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DESIGNED: JUS

REVIEWED: JUS

DRAFTED: DTF

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	○	●
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	△	▶
VALVE BOX	⊞	⊞
FIRE HYDRANT	⊙	⊙
CLEANOUT	⊞	⊞
SANITARY SEWER	—▶—	—▶—
STORM SEWER	—) —	—) —
WATER MAIN	— W —	— W —
ELECTRICAL CABLE	— E —	— E —
GAS MAIN	— G —	— G —
TELEPHONE LINE	— T —	— T —
UTILITY CROSSING		⊞
LIGHTING	☀	☀
ELECTRICAL TRANSFORMER OR PEDESTAL	⊞	⊞
POWER POLE	⊞	⊞
POWER POLE WITH LIGHT	☀	☀
GUY WIRE	⊞	⊞
STREET SIGN	⊞	⊞
CONTOUR	749	749
SPOT ELEVATION	× (750.00)	◆ 750.00
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	→	→
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING	⊞	⊞
TOPSOIL PROBE	⊞	⊞
FENCE LINE, TEMPORARY SILT	— SF —	— SF —
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

ABBREVIATIONS			
BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
FYG	FINISHED YARD GRADE	TS	TOP OF SIDEWALK
HWL	HIGH WATER LEVEL	TW	TOP OF FOUNDATION WALL
INV	INVERT	WM	WATER MAIN
L	LENGTH OF CURVE	Δ	INTERSECTION ANGLE

CIVIL ENGINEERING PLANS

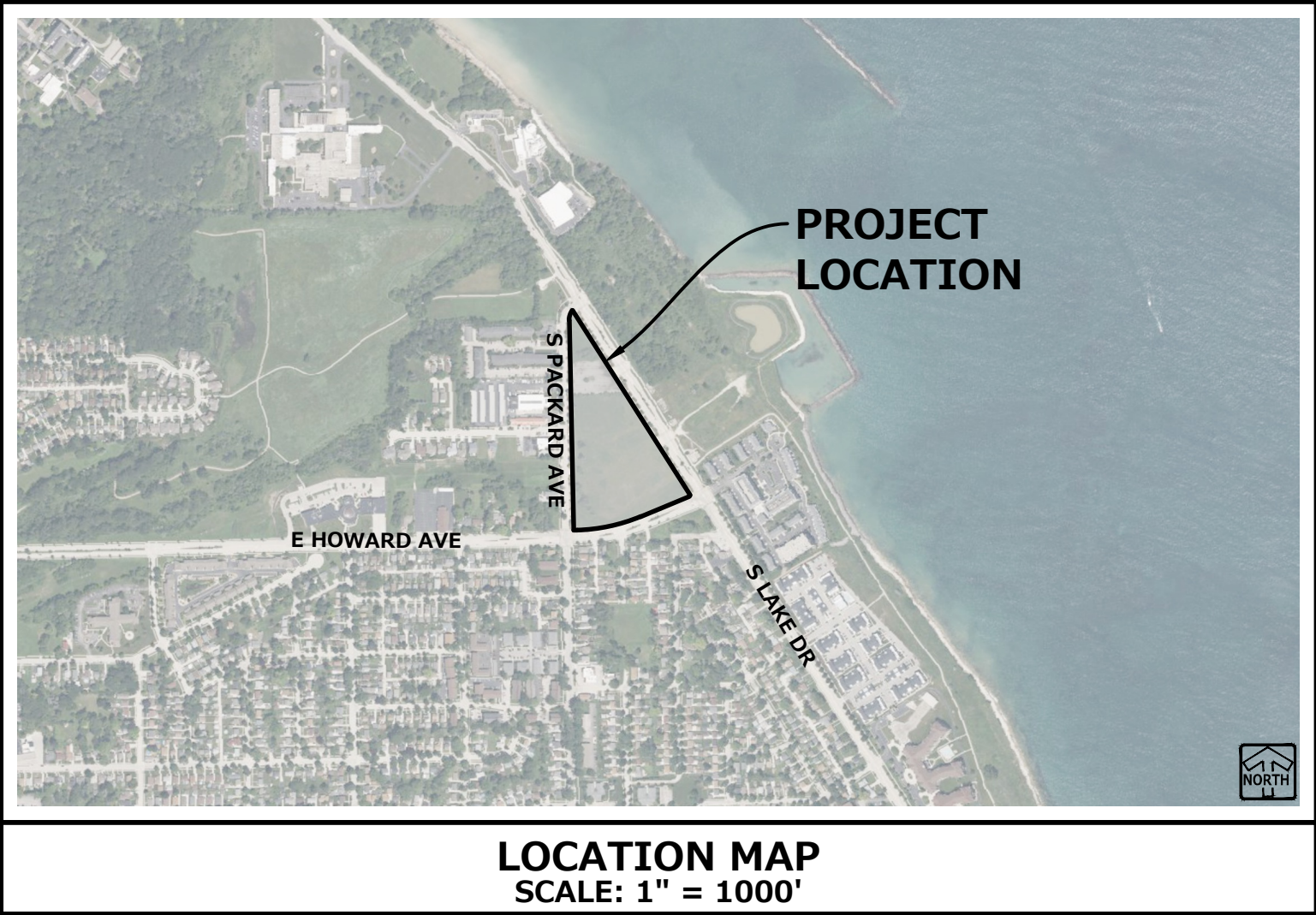
SEAPORT DEVELOPMENT DISTRICT

CITY OF ST. FRANCIS

PLANS PREPARED FOR

CREAM CITY REAL ESTATE INVESTMENTS

3707 S. Lake Drive
ST. FRANCIS, WI 53235



GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT FOR THIS SITE HAS NOT BEEN PREPARED FOR THIS SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE OFFICES. THE PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

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PROJECT TEAM CONTACTS

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BENCHMARKS AND DATUM

HORIZONTAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1927).
VERTICAL DATUM: CITY OF ST. FRANCIS (CITY OF ST. FRANCIS VERTICAL DATUM CONSERVATION = NATIONAL GEODETIC VERTICAL DATUM OF 1929 MINUS (-) 580.603).
SITE BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION 14, TOWN 6 NORTH, RANGE 22 EAST, CITY OF ST. FRANCIS DATUM ELEVATION 52.18 (632.78 NVGD29).

DIGGERS HOTLINE

Toll Free (800) 242-8511

Milwaukee Area (414) 259-1181

Hearing Impaired TDD (800) 542-2289

www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

SEAPORT DEVELOPMENT DISTRICT

ST. FRANCIS

COVER SHEET

REVISIONS

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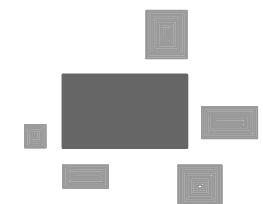
PEC JOB No. 579-10

MTS

PLAN DATE 08/24/24

SCALE N.T.S.

SHEET
C-1
OF
C-16



PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

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CHICAGO | MILWAUKEE | NATIONWIDE

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DESIGNED: AMC
DRAFTED: AMC
REVIEWED: ACT

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 362-363, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL MILWAUKEE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSION PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHALL HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN +1 TO +3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEPED IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 12 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½ INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND WALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

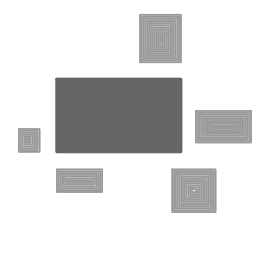
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.

9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH DOUBLE ROW OF SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. BULKHEAD/REMOVE CONNECTIONS AS NECESSARY AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



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GENERAL NOTES

REVISIONS

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REC JOB No. **579-10**

PEG PM **MTS**

PLAN DATE **08/24/26**

SCALE **N.T.S.**

SHEET

C-2

OF

C-16

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DESIGNED: AMC
DRAFTED: AMC
REVIEWED:

10"

1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.

3-1/2"

HMA PAVEMENT (2 LIFTS)
1-3/4" BINDER COURSE (4 LT 58-28 S)
1-3/4" SURFACE COURSE (5 LT 58-28 S)

14"

1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.

5"

HMA PAVEMENT (2 LIFTS)
3" BINDER COURSE (4 LT 58-28 S)
2" SURFACE COURSE (5 LT 58-28 S)

6"

1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.

8"

P.C.C. (4,000 PSI AIR ENTRAINED CONCRETE)

6"

1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.

5"

P.C.C. (4,000 PSI AIR ENTRAINED CONCRETE)

PARKING COUNT (FOR INFORMATIONAL ONLY, NOT TO BE PAINTED)

4" WIDE SOLID WHITE STRIPE

4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.

18" WIDE CONC. CURB & GUTTER (SEE DETAIL)

18" WIDE REVERSE PITCH CONC. CURB & GUTTER (SEE DETAIL)

30" WIDE CONC. CURB & GUTTER (SEE DETAIL)

CURB HEAD TAPER (SEE DETAIL)

CURB TRANSITION (FROM STANDARD TO REVERSE PITCH)

BUILDING DOOR SLAB (2% MAX. SLOPE WITHIN DRIVE IN OR MAN DOOR)

ADA COMPLIANT CURB RAMP (SEE DETAIL)

R7-8 HANDICAP PARKING SIGN WITH BOLLARD (SEE DETAIL)

ADA COMPLIANT STALL INSIGNIA, WHITE

DEPRESS & TAPER CURB HEAD. INSTALL NEENAH DETACTABLE WARNING PLATE AT SIDEWALK.

R7-8 HANDICAP PARKING SIGN WITHOUT BOLLARD (SEE DETAIL)

INTEGRAL CURB AND GUTTER (SEE DETAIL)

PUBLIC ROAD - SEE ROADWAY INFRASTRUCTURE PLAN

SITE DATA	
CITY LOT	
PROPOSED SITE AREA:	0.53 AC (23,248 SQFT)
GREEN SPACE AREA:	0.35 AC (15,184 SQFT)
GREEN SPACE (%):	65.3%
LOT 1	
PROPOSED SITE AREA:	3.17 AC (138,210 SQFT)
GREEN SPACE AREA:	0.88 AC (38,234 SQFT)
GREEN SPACE (%):	27.7%
FLOOR AREA RATIO (FLOORS 1-6):	1.29
EXTERIOR PARKING STALLS:	76 (INCL. 4 ADA)
LOT 2	
PROPOSED SITE AREA:	3.65 AC (158,889 SQFT)
GREEN SPACE AREA:	1.35 AC (42,979 SQFT)
GREEN SPACE (%):	27.0%
FLOOR AREA RATIO:	0.19
EXTERIOR PARKING STALLS:	149 (INCL. 7 ADA)
LOT 3	
PROPOSED SITE AREA:	3.62 AC (157,566 SQFT)
GREEN SPACE AREA:	1.07 AC (46,715 SQFT)
GREEN SPACE (%):	29.6%
FLOOR AREA RATIO (FLOORS 1-6):	1.16
EXTERIOR PARKING STALLS:	82 (INCL. 4 ADA)
WEST LOT	
PROPOSED SITE AREA:	3.47 AC (151,219 SQFT)
GREEN SPACE AREA:	2.90 AC (126,330 SQFT)
GREEN SPACE (%):	83.5%
EXTERIOR PARKING STALLS:	61 (INCL. 3 ADA)

CONTRACTOR RESPONSIBILITY:

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EXISTING CONDITIONS SURVEY:

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SITE DIMENSIONAL & PAVING PLAN OVERVIEW

REVISIONS	
1	
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3	
4	
5	

PEG JOB NO. 579.10

MTS

PEG PM

PLAN DATE 08/24/26

SCALE 1"=120'

SHEET

C-3

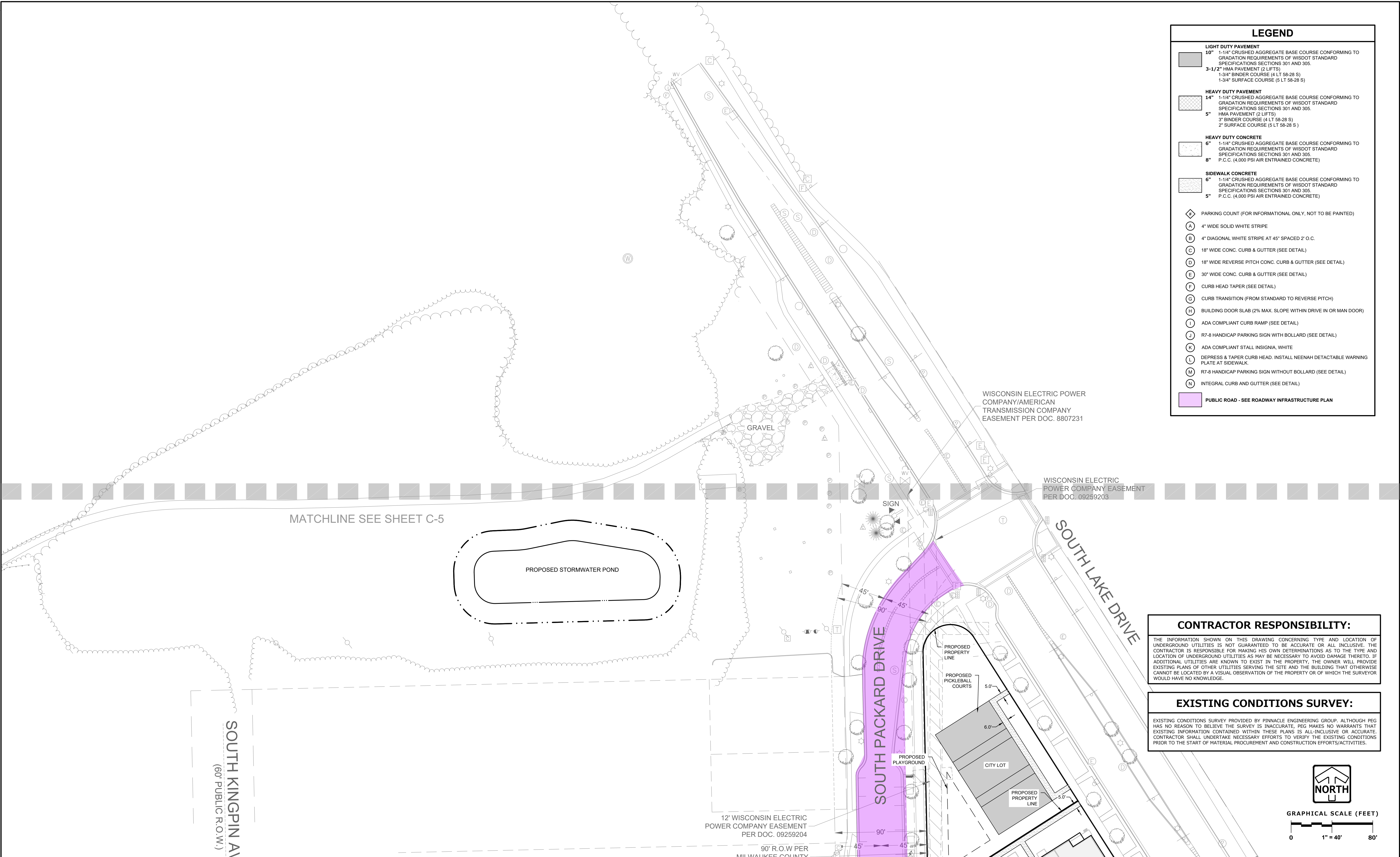
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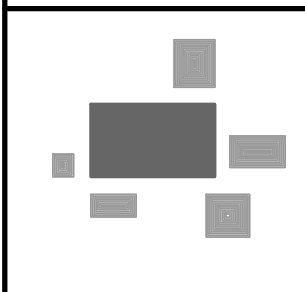
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Z:\PROJECTS\2015\579.10-WI\CAD\SHEETS\579.10 SITE DIMENSIONAL & PAVING PLAN.DWG

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30% PLANS
SITE DIMENSIONAL & PAVING PLAN OVERVIEW

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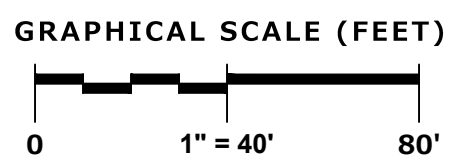
SITE DIMENSIONAL & PAVING PLAN

REVISIONS	

PEG JOB NO.	579.10
MTS	
PLAN DATE	08/24/26
SCALE	1"=40'

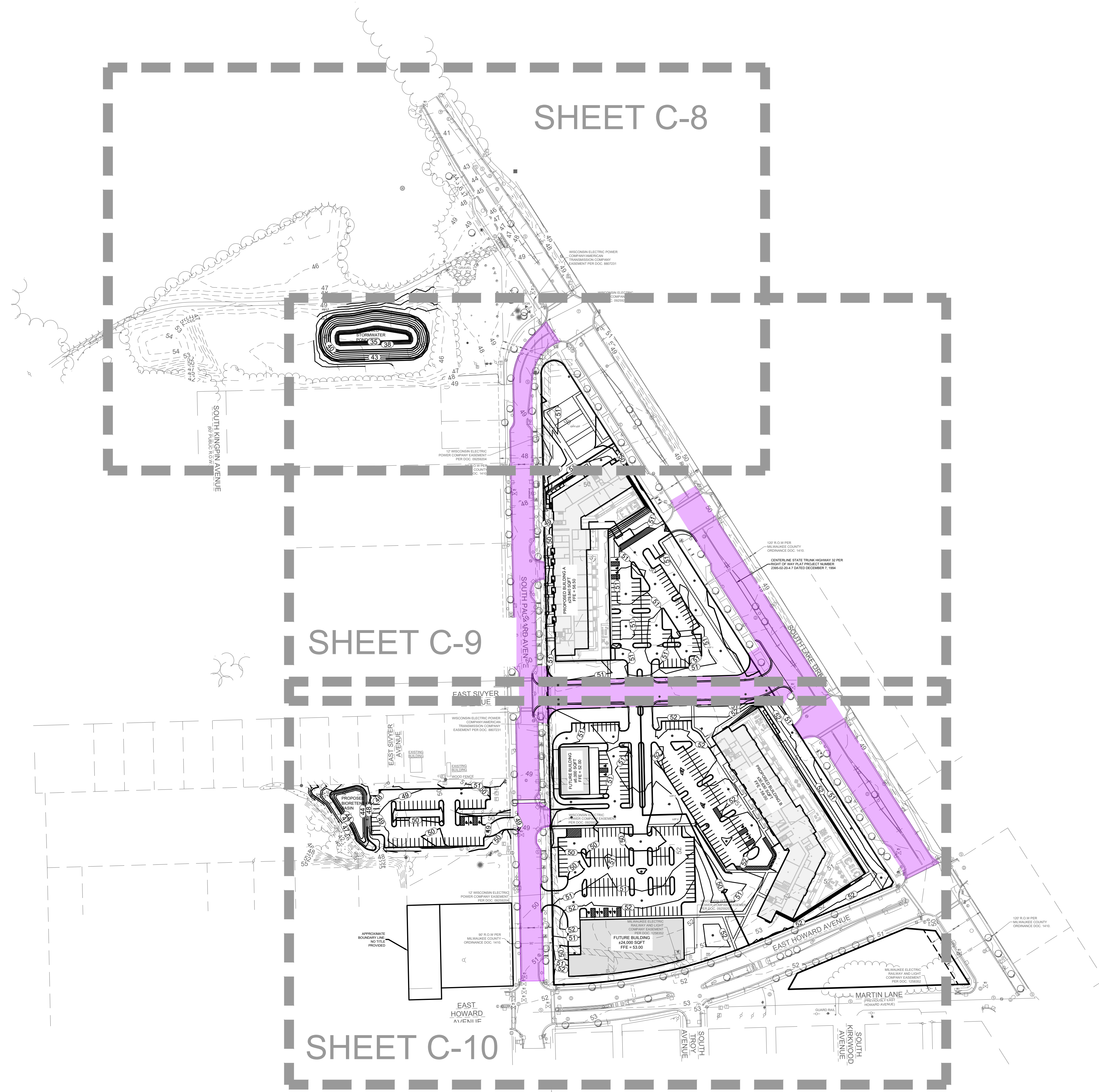
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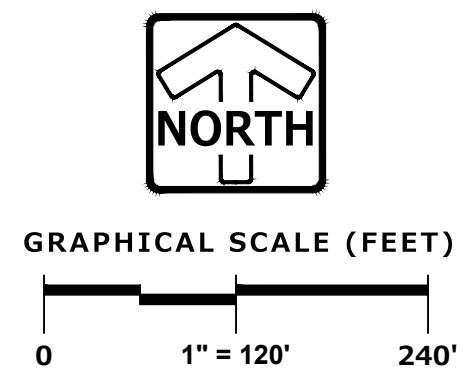


**CONTRACTOR RESPONSIBILITY: SEE
ADDITIONAL CONSTRUCTION NOTES
LOCATED ON SHEET C-2**



CONTRACTOR RESPONSIBILITY:

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GRADING PLAN OVERVIEW

REVISIONS			

PEP JOB No.	579.10
PEP PM	MTS
PLAN DATE	08/24/26
SCALE	1"=120'

SHEET

C-7

OF

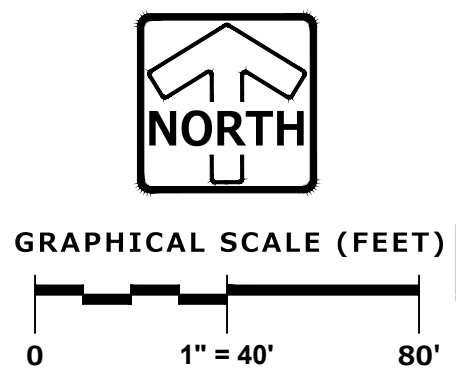
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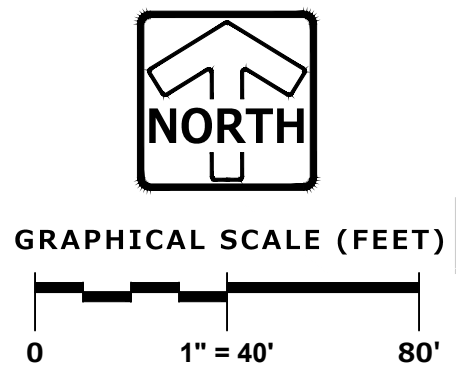
**CONTRACTOR RESPONSIBILITY: SEE
ADDITIONAL CONSTRUCTION NOTES
LOCATED ON SHEET C-2**

EXISTING CONDITIONS SURVEY:

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Z:\PROJECTS\2015\579.10-WI\CAD\SHEETS\579.10-WI GRADING.DWG



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GRADING PLAN

REVISIONS	

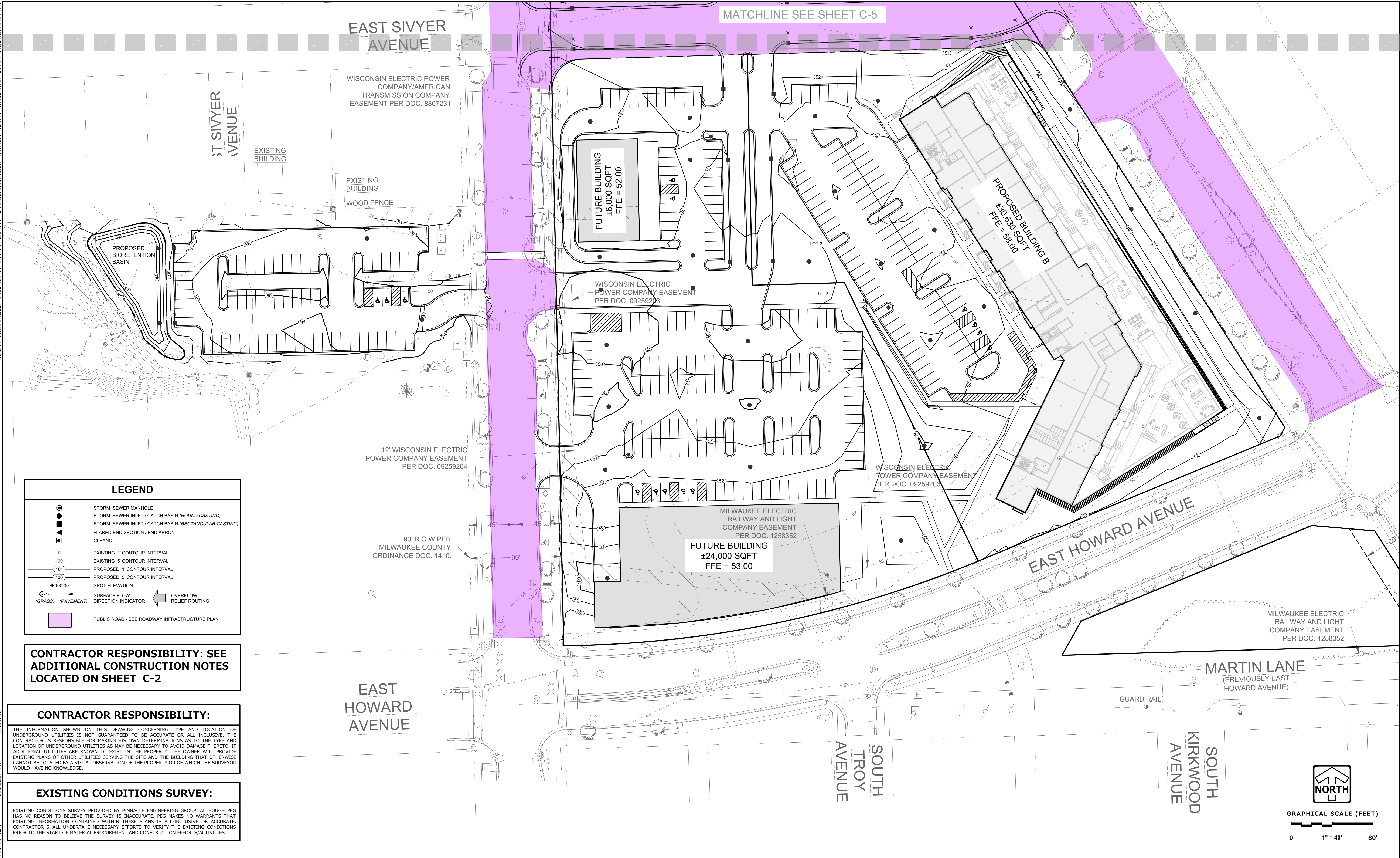
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 PEG PM MTS
 PLAN DATE 08/24/26
 SCALE 1"=40'

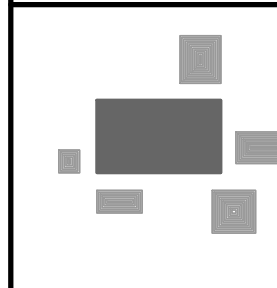
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DESIGNED: AWC

DRAFTED: AWC

REVIEWED:





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REVISIONS	

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PEG PM MTS

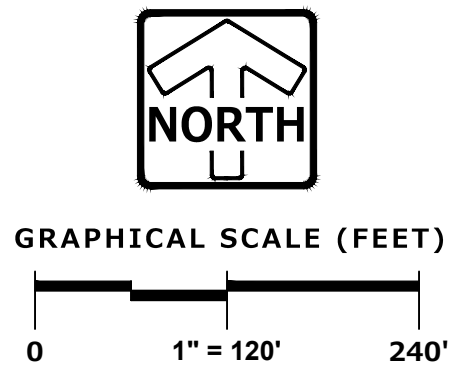
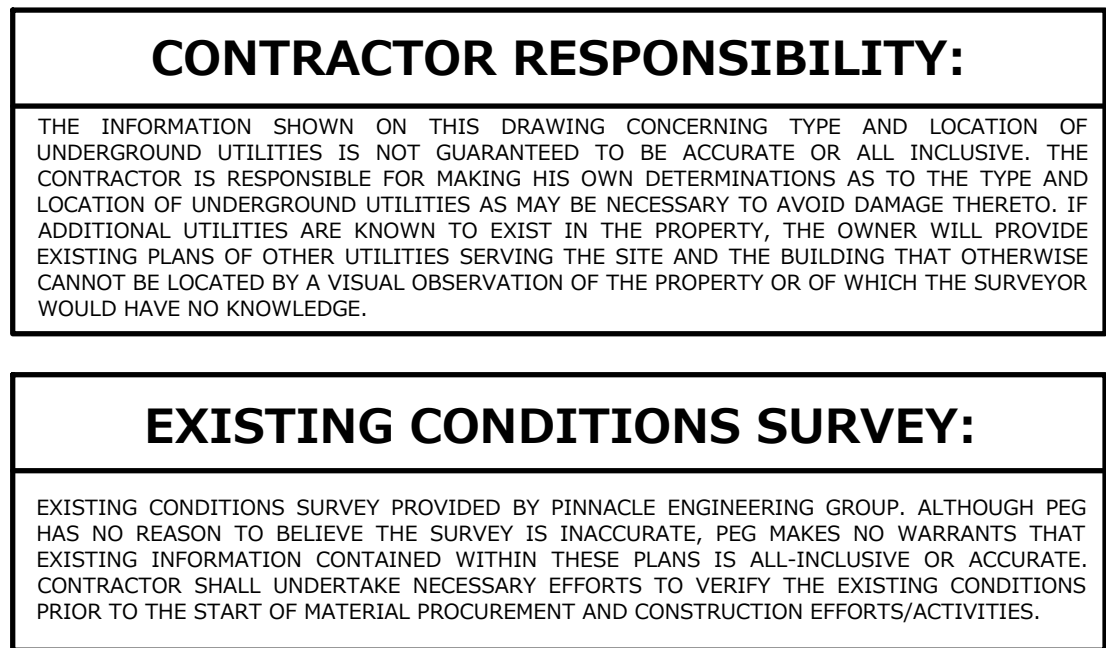
PLAN DATE 08/24/26

SCALE 1"=40'

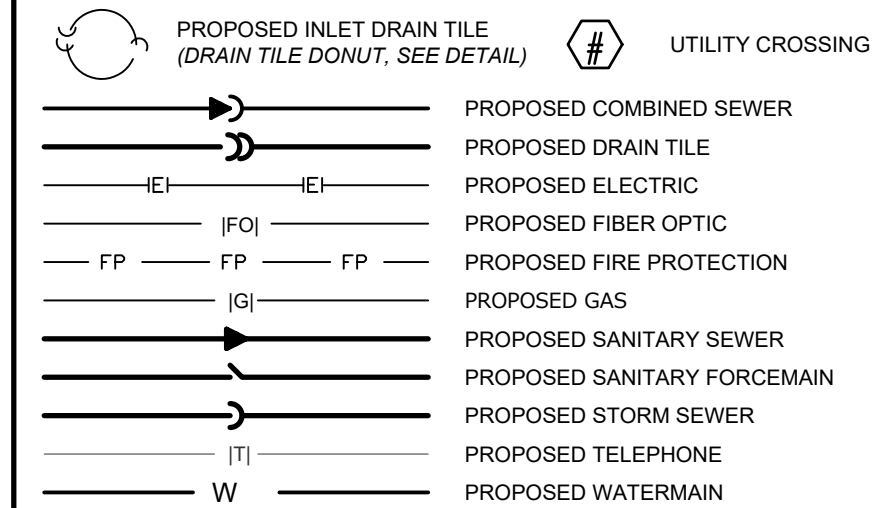
SHEET
C-10
OF
C-16

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**CONTRACTOR RESPONSIBILITY: SEE
ADDITIONAL CONSTRUCTION NOTES
LOCATED ON SHEET C-2**



REG JOB No. **579.10**
 REG PM **MTS**
 PLAN DATE **08/24/26**
 SCALE **1"=120'**



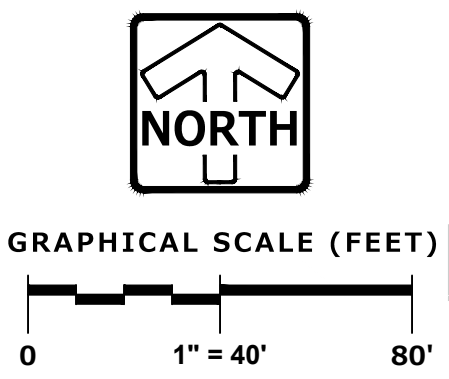
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ADDITIONAL CONSTRUCTION NOTES
LOCATED ON SHEET C-2**

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MATCHLINE SEE SHEET C-13

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SEAPORT DEVELOPMENT DISTRICT

ST. FRANCIS

UTILITY PLAN

REVISIONS

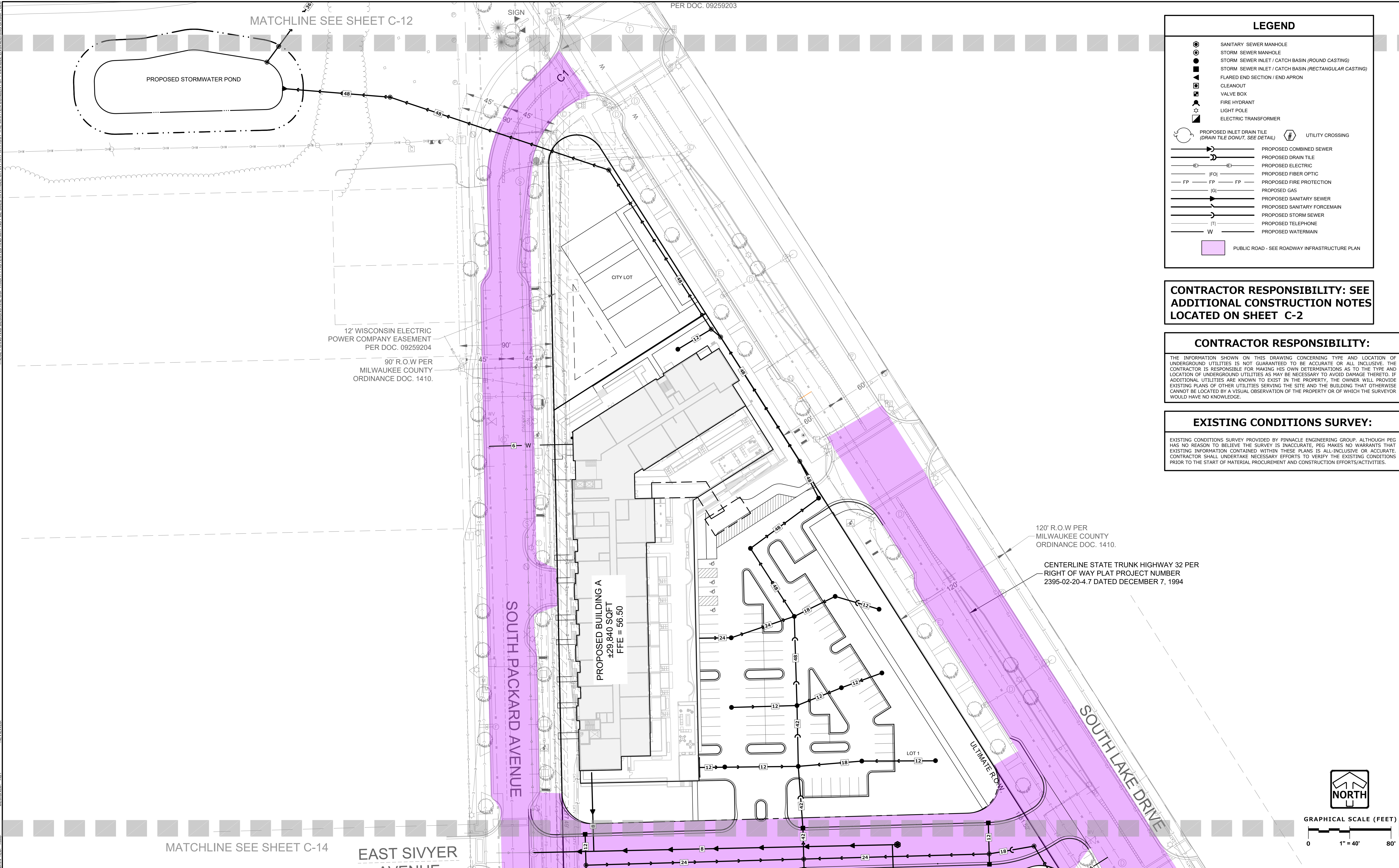
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EG JOB No. 579.10
EG PM MTS
LAN DATE 08/24/26

SHEET
C-12
OF
C-16

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DESIGNED: AMC
DRAFTED: AMC
REVIEWED:



LEGEND

●	SANITARY SEWER MANHOLE
○	STORM SEWER MANHOLE
●	STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
■	STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
▤	FLARED END SECTION / END APRON
□	CLEANOUT
■	VALVE BOX
■	FIRE HYDRANT
○	LIGHT POLE
■	ELECTRIC TRANSFORMER
○	PROPOSED INLET DRAIN TILE (DRAIN TILE DONUT, SEE DETAIL)
■	UTILITY CROSSING
—	PROPOSED COMBINED SEWER
—	PROPOSED DRAIN TILE
—	PROPOSED ELECTRIC
—	PROPOSED FIBER OPTIC
—	PROPOSED FIRE PROTECTION
—	PROPOSED GAS
—	PROPOSED SANITARY SEWER
—	PROPOSED SANITARY FORCEMAIN
—	PROPOSED STORM SEWER
—	PROPOSED TELEPHONE
—	PROPOSED WATERMAIN
■	PUBLIC ROAD - SEE ROADWAY INFRASTRUCTURE PLAN

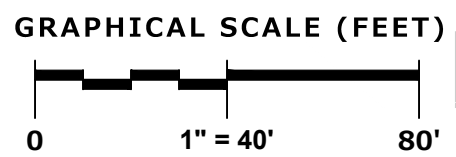
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ST. FRANCIS

UTILITY PLAN

REVISIONS	

PEG JOB NO. 579.10
MTS
PEG PM
PLAN DATE 08/24/26
SCALE 1"=40'

SHEET
C-13
OF
C-16

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DESIGNED: AWC
DRAWN: ACT
REVIEWED:

MATCHLINE SEE SHEET C-13

EAST SIVYER AVENUE

WISCONSIN ELECTRIC POWER COMPANY/AMERICAN TRANSMISSION COMPANY EASEMENT PER DOC. 8807231

EXISTING BUILDING

EXISTING BUILDING
WOOD FENCE

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- LIGHT POLE
- ELECTRIC TRANSFORMER

PROPOSED INLET DRAIN TILE (DRAIN TILE DONUT, SEE DETAIL)

UTILITY CROSSING

- PROPOSED COMBINED SEWER
- PROPOSED DRAIN TILE
- PROPOSED ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED FIRE PROTECTION
- PROPOSED GAS
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED STORM SEWER
- PROPOSED TELEPHONE
- PROPOSED WATERMAIN

PUBLIC ROAD - SEE ROADWAY INFRASTRUCTURE PLAN

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12' WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. 09259204

90' R.O.W PER MILWAUKEE COUNTY ORDINANCE DOC. 1410.
TRAFFIC SIGNAL POLE W/ MAST ARM (TYP.)

MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY EASEMENT PER DOC. 1258352
FUTURE BUILDING
±24,000 SQFT
FFE = 53.00

FUTURE BUILDING
±6,000 SQFT
FFE = 52.00

PROPOSED BUILDING B
±20,630 SQFT
FFE = 58.00

EAST HOWARD AVENUE

MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY EASEMENT PER DOC. 1258352

MARTIN LANE
(PREVIOUSLY EAST HOWARD AVENUE)



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

SEAPORT DEVELOPMENT DISTRICT

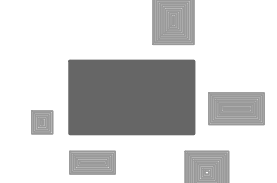
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UTILITY PLAN

REVISIONS

PEG JOB NO. 579.10
MTS
PEG PM
PLAN DATE 08/24/26
SCALE 1"=40'

SHEET
C-14
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30% PLANS

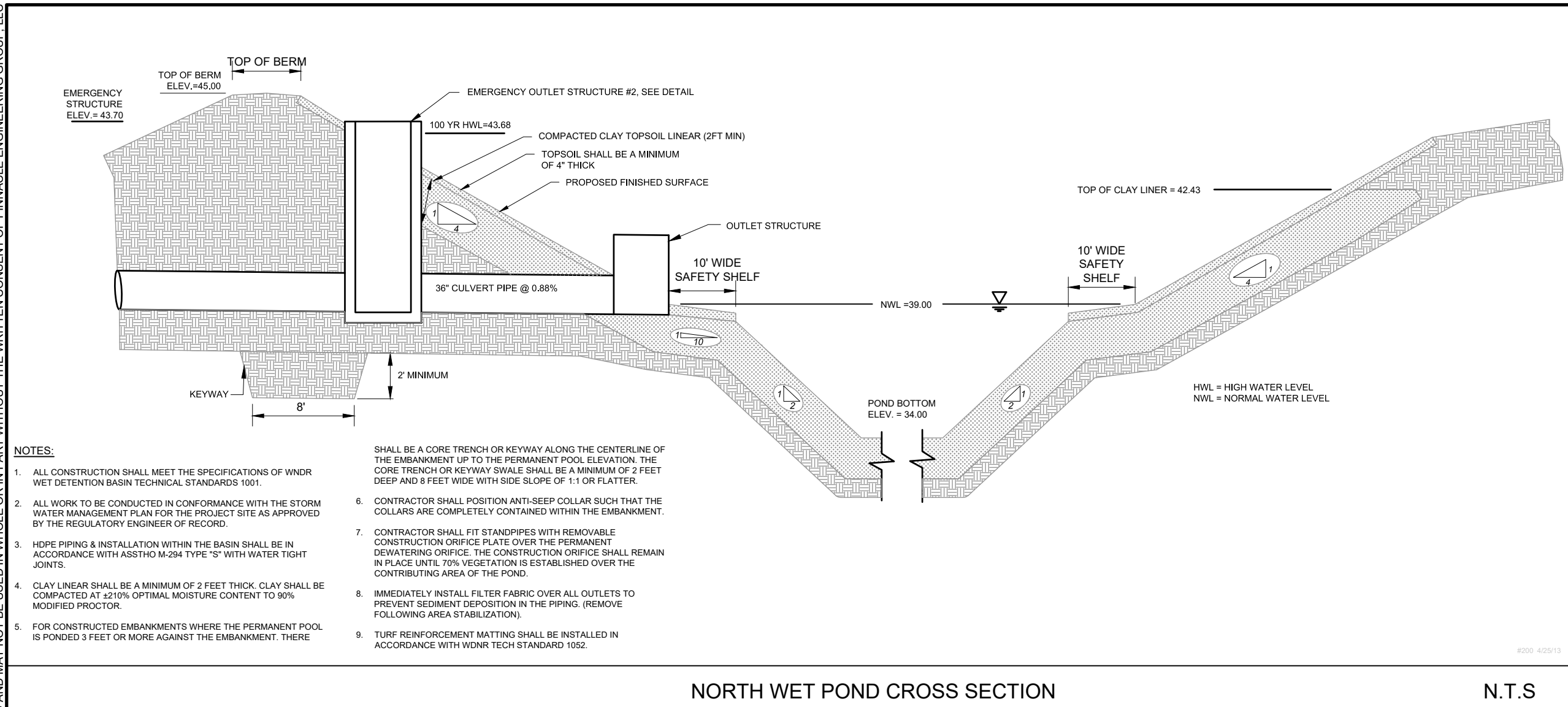
UTILITY PLAN

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DESIGNED: AWC

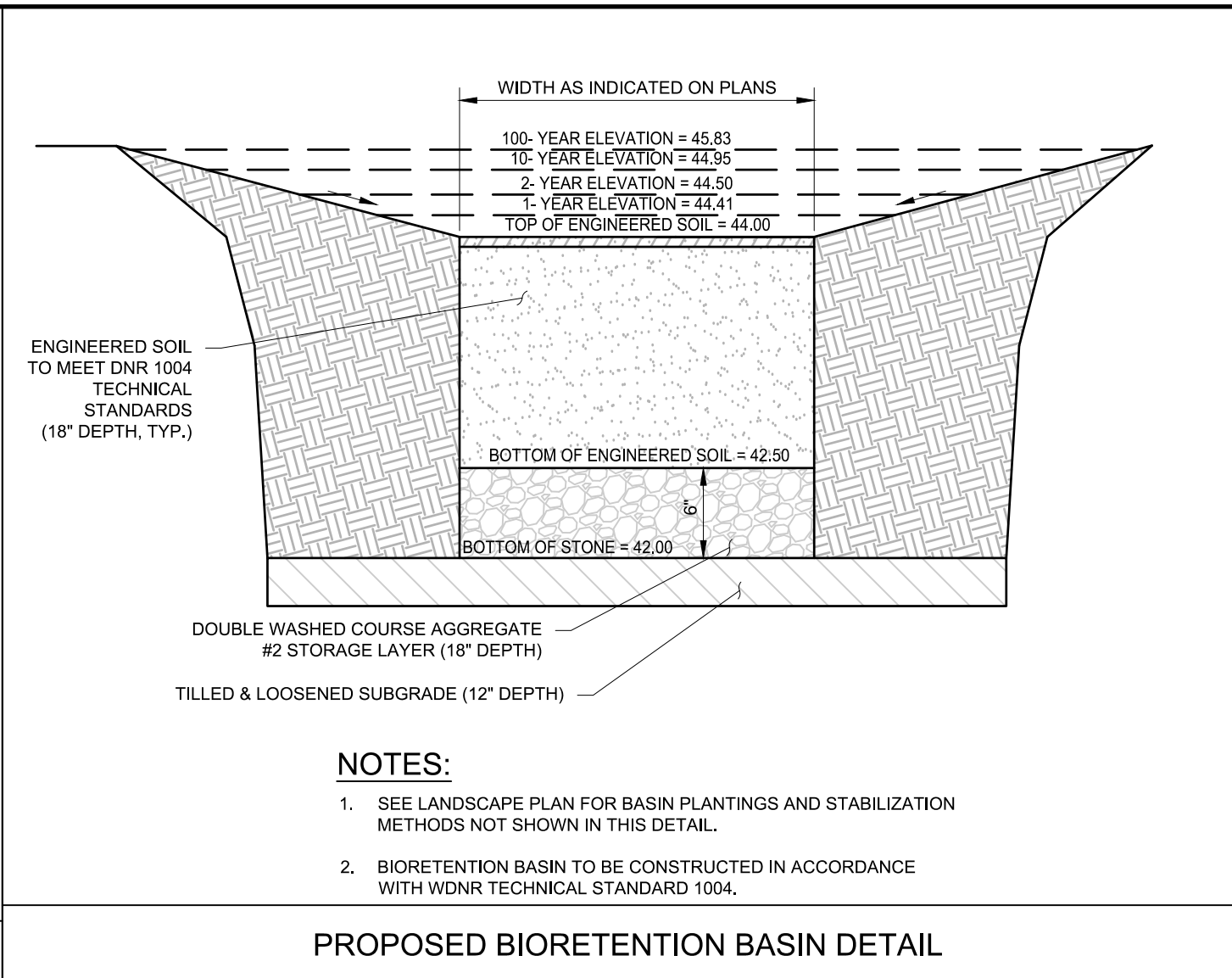
DRAWN: AWC

REVIEWED: AWC

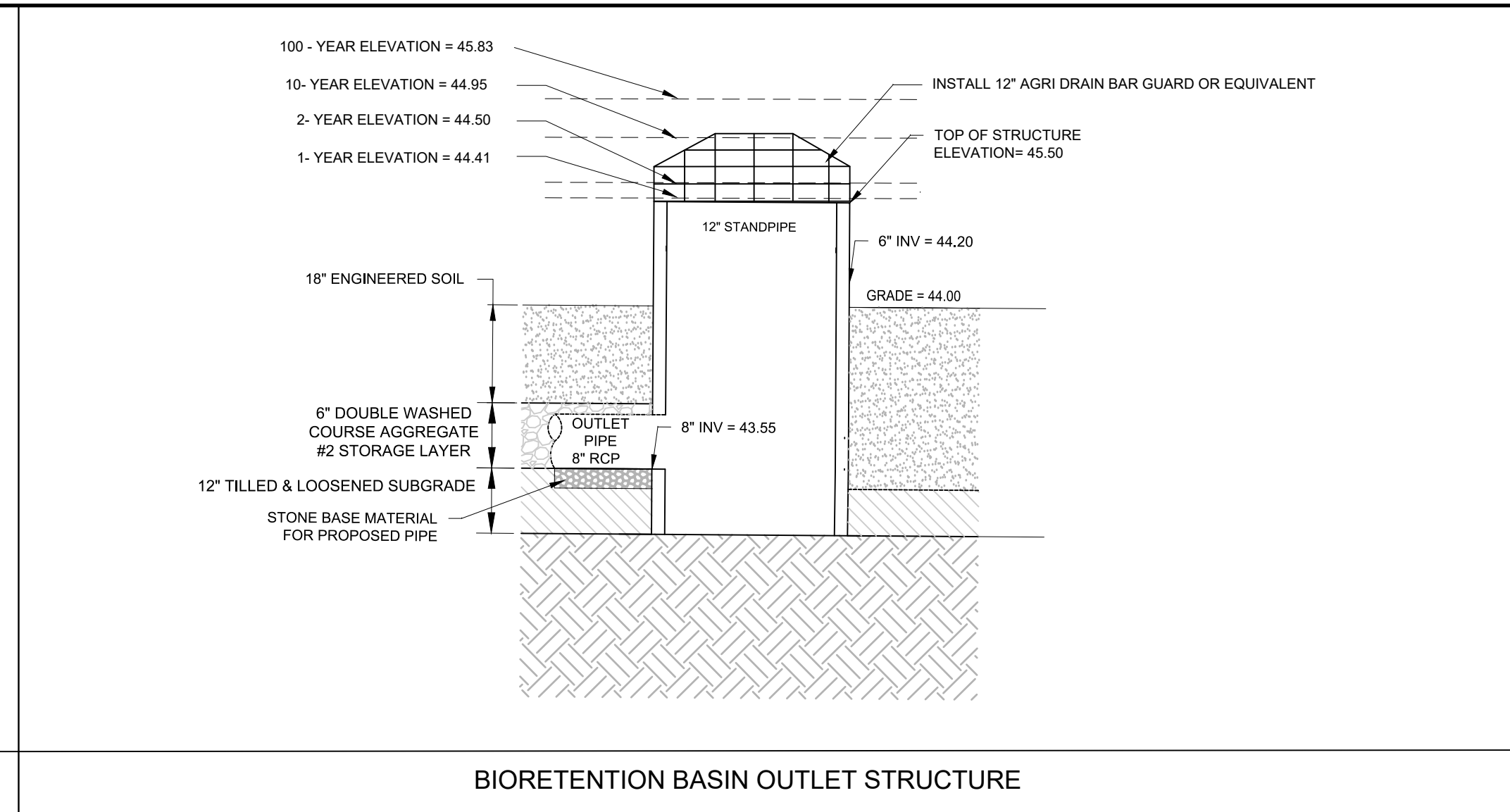


NORTH WET POND CROSS SECTION

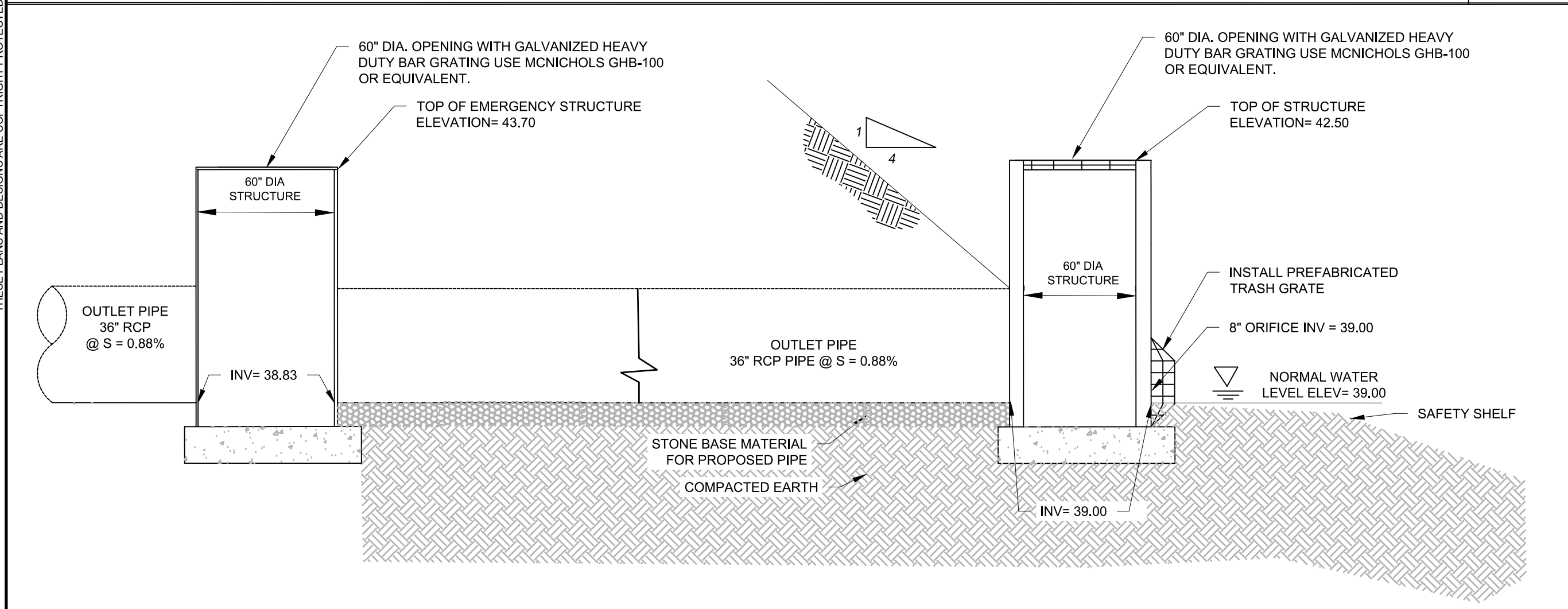
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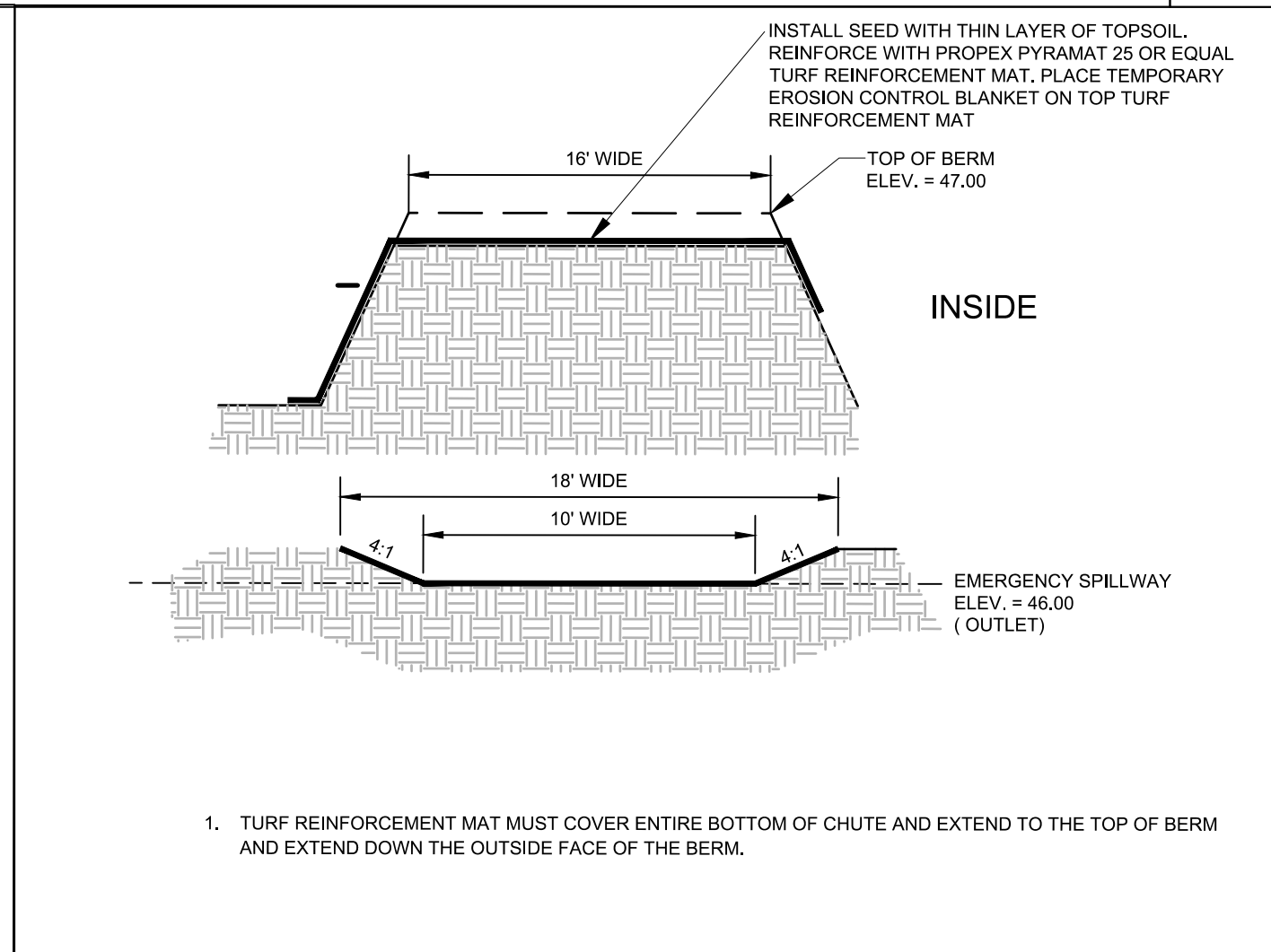
PROPOSED BIORETENTION BASIN DETAIL



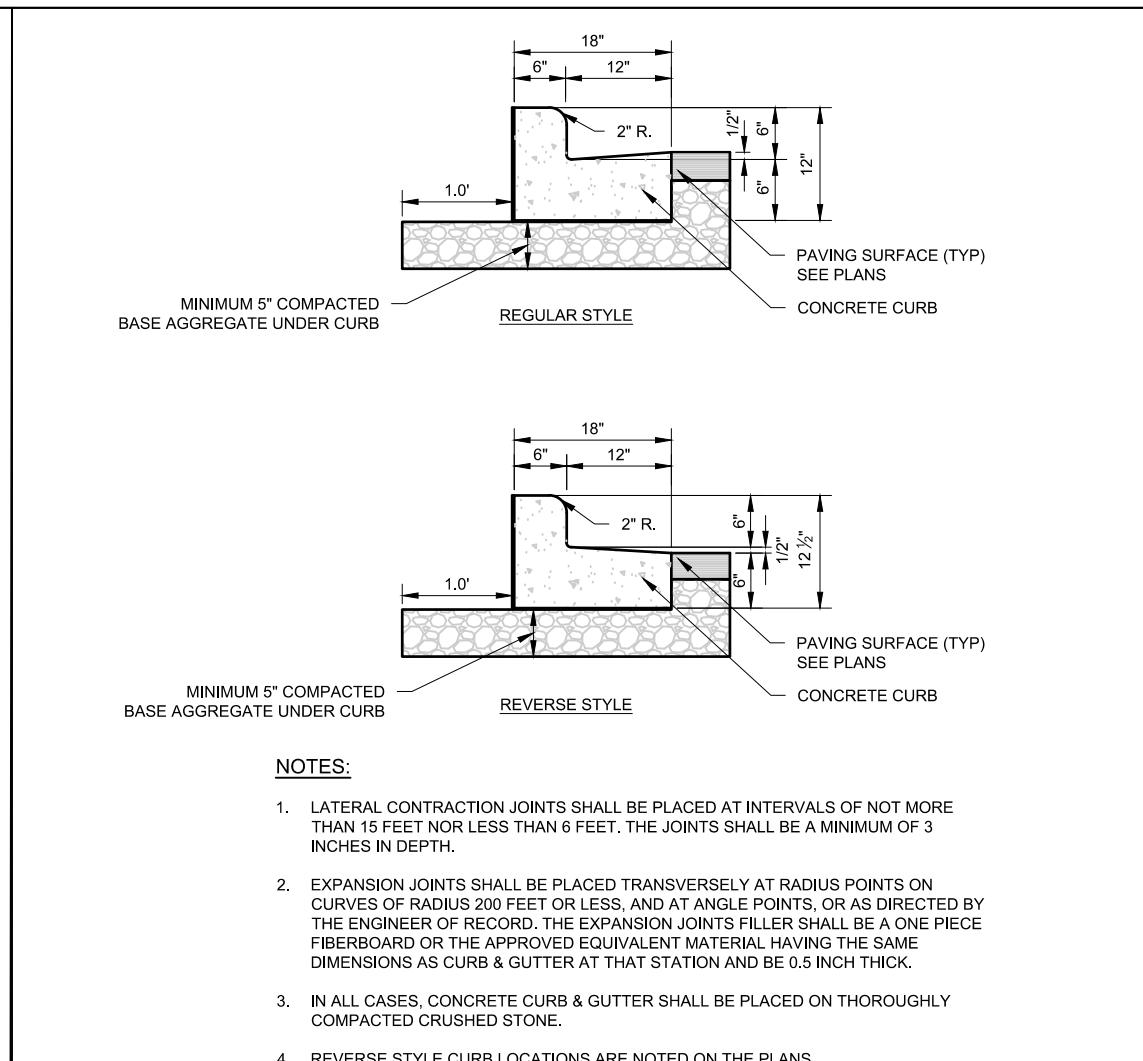
BIORETENTION BASIN OUTLET STRUCTURE



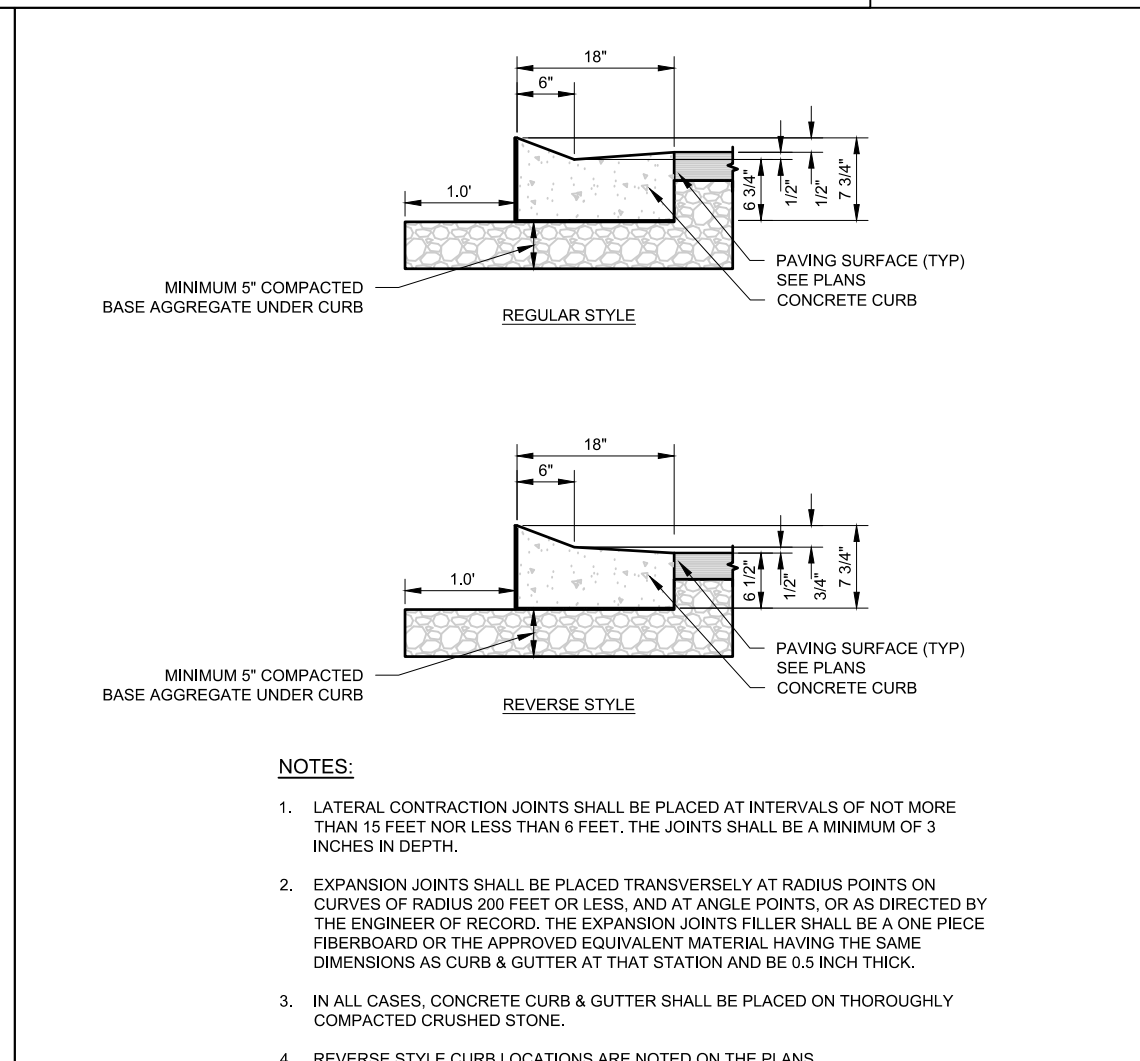
NORTH POND OUTLET & EMERGENCY STRUCTURES



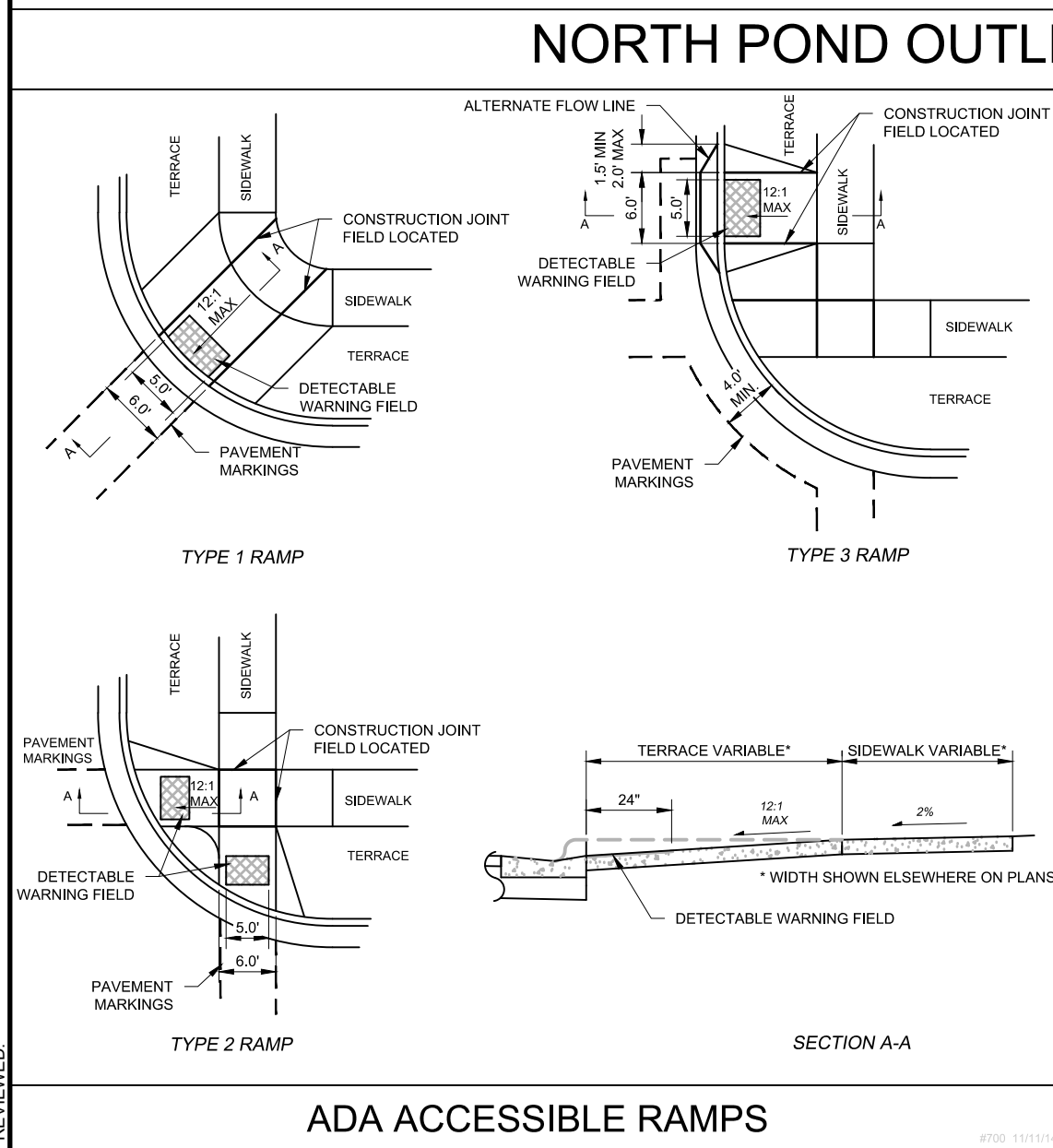
BIORETENTION SPILLWAY DETAIL



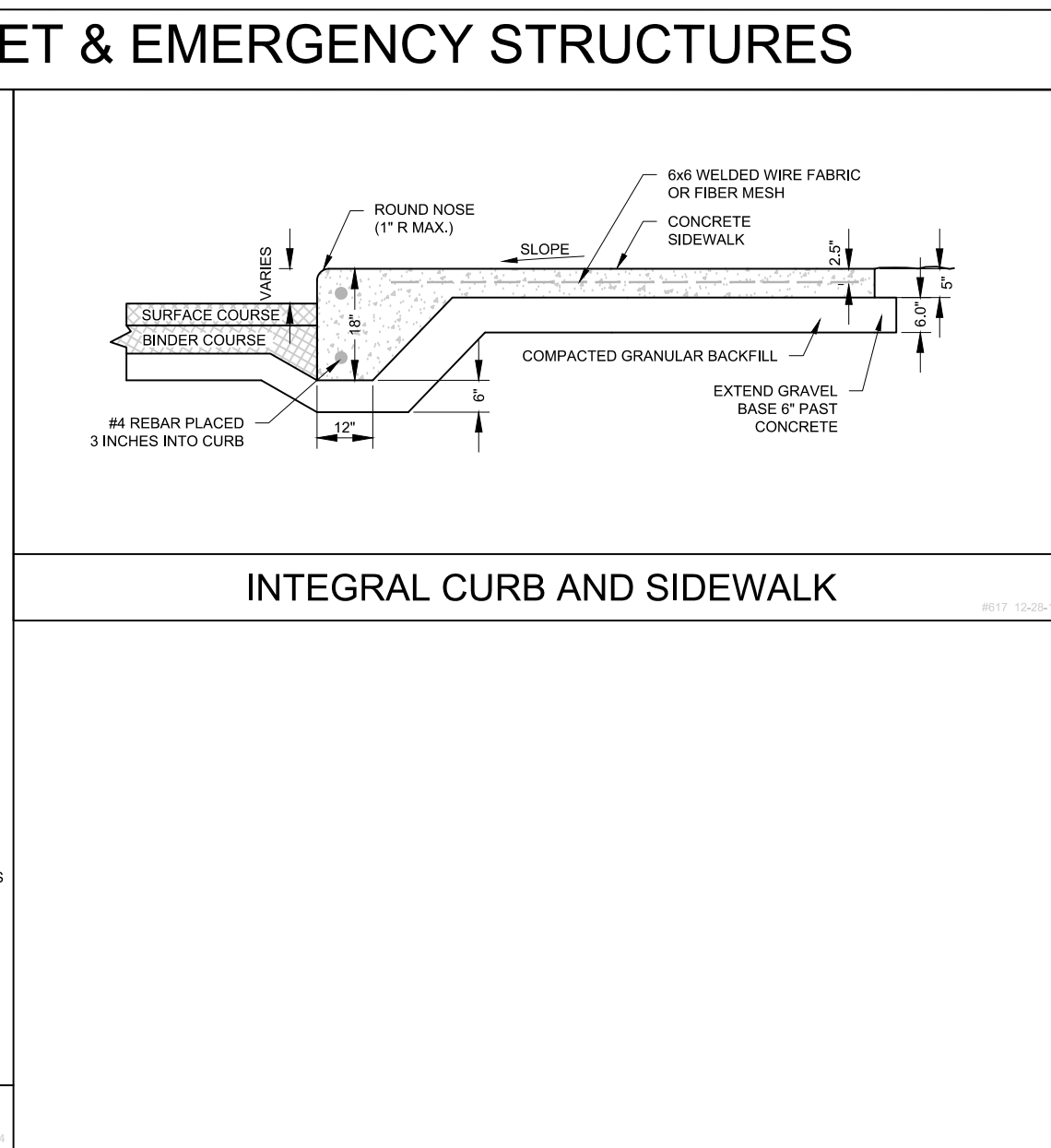
18" VERTICAL FACE CURB



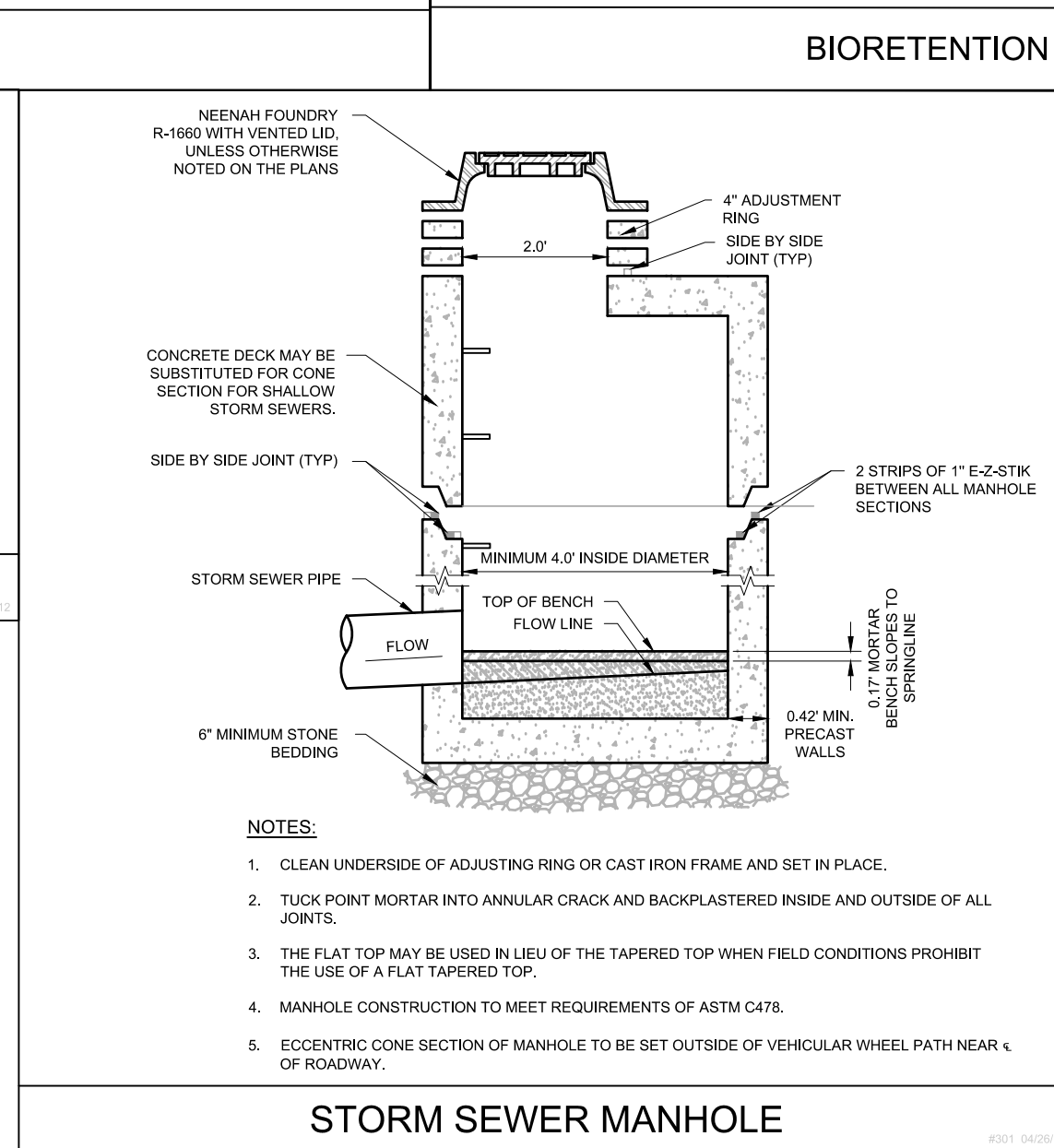
18" DEPRESSED CURB



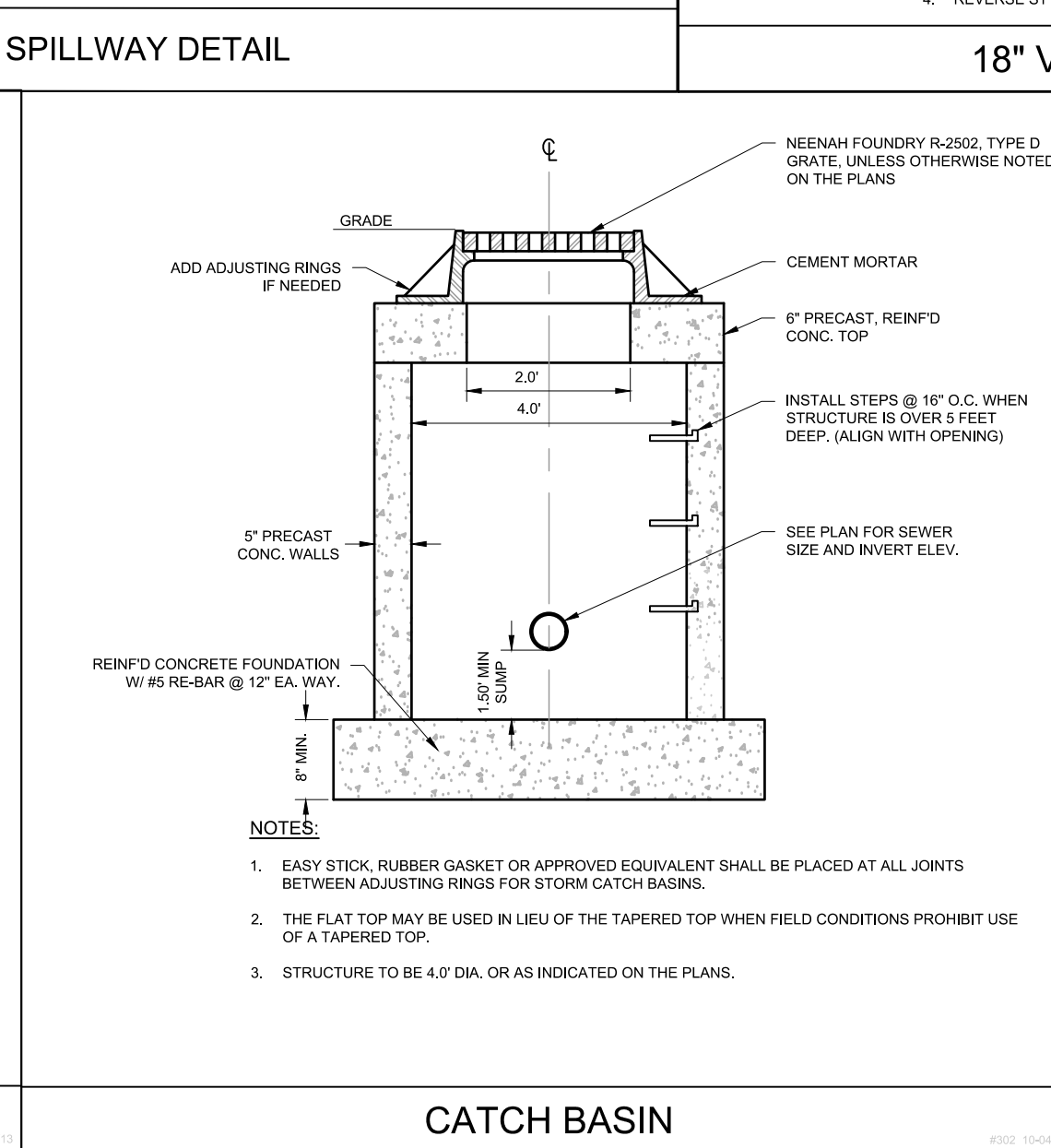
ADA ACCESSIBLE RAMPS



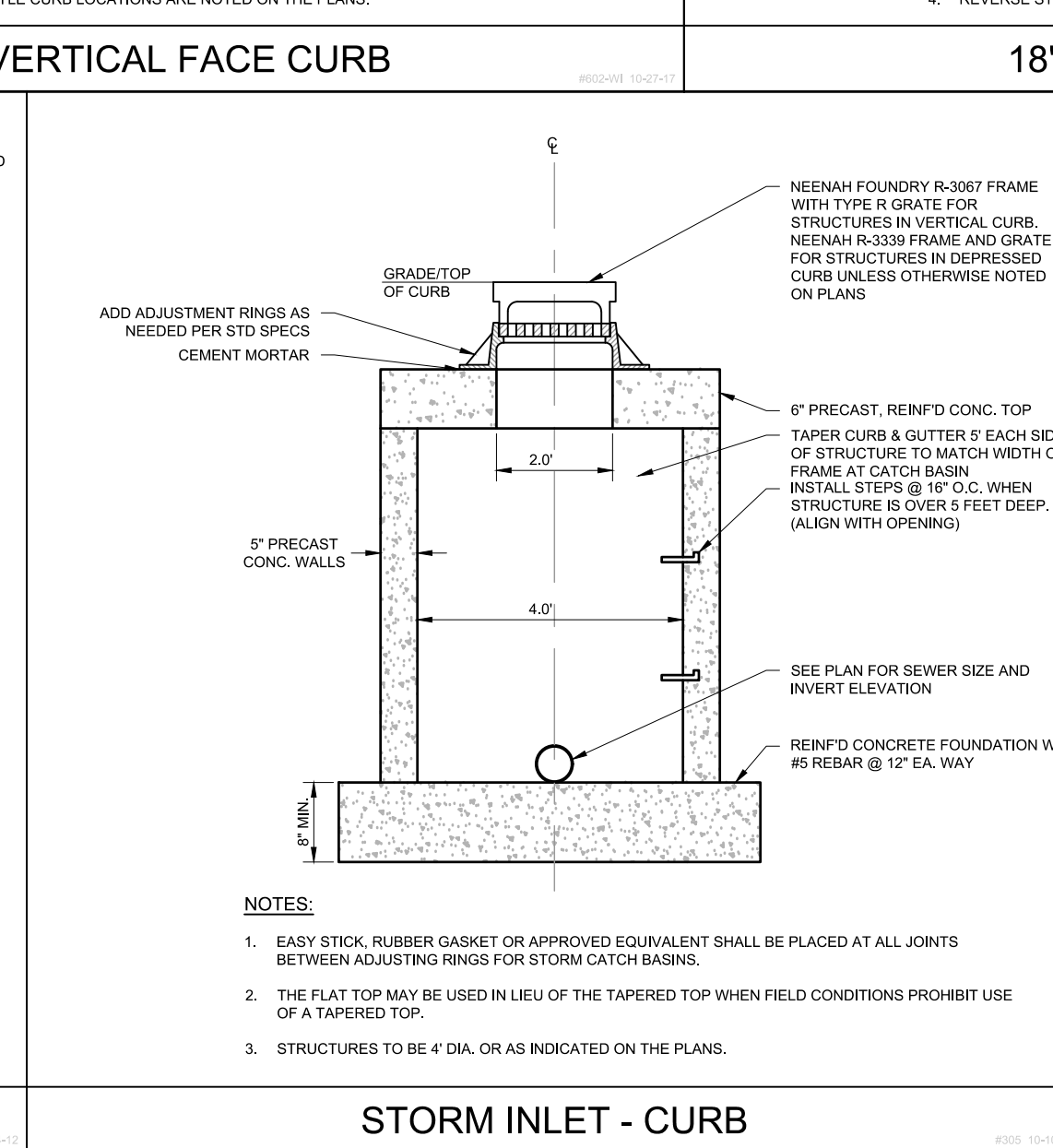
INTEGRAL CURB AND SIDEWALK



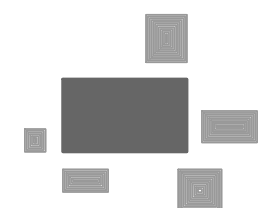
STORM SEWER MANHOLE



CATCH BASIN



STORM INLET - CURB



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CONSTRUCTION DETAILS

REVISIONS	

PEC JOB NO. **579-10**

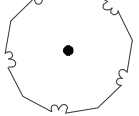
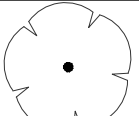
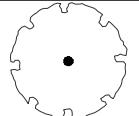
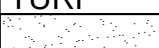
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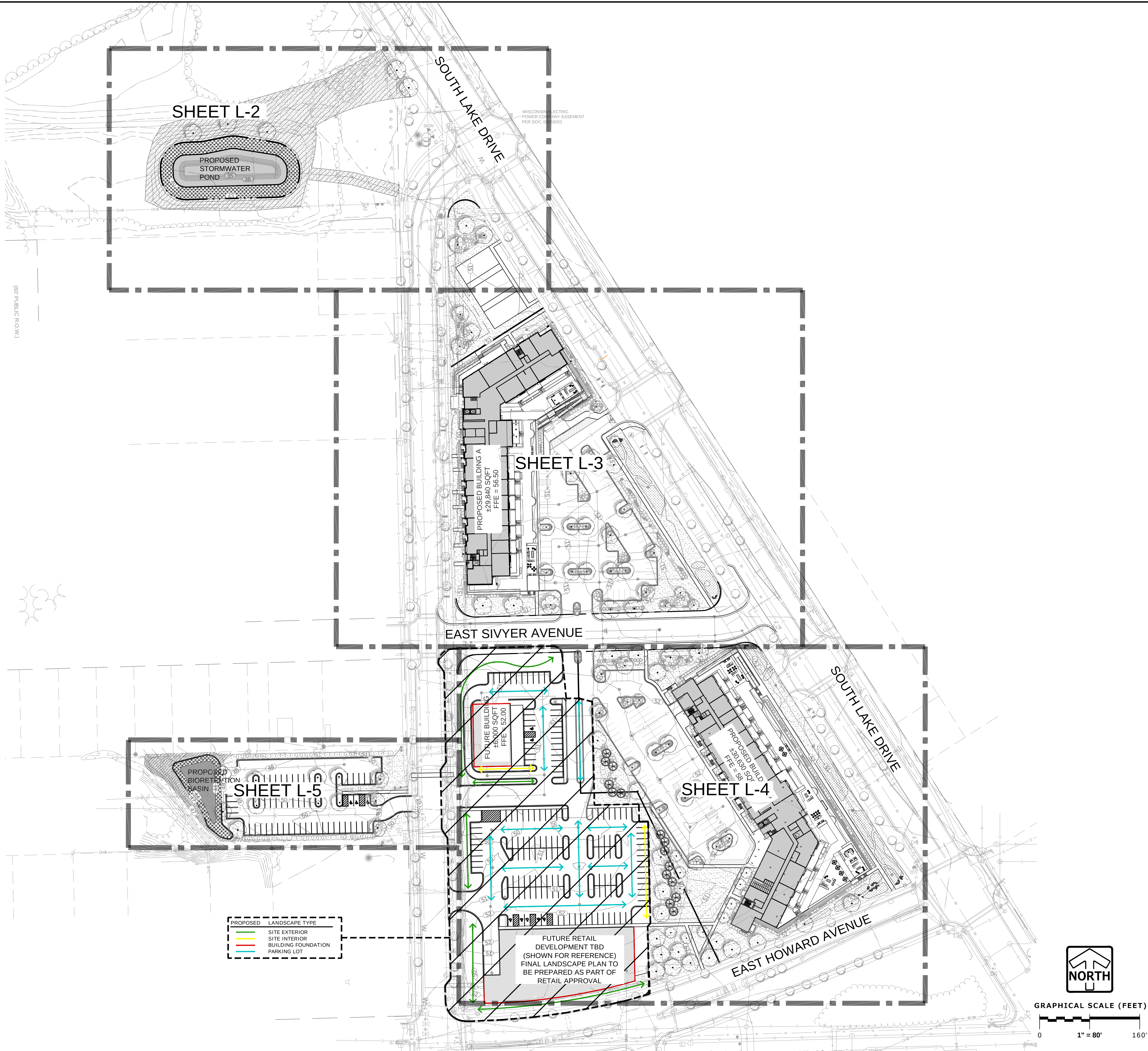
PLAN DATE **08/24/26**

SCALE **N.T.S.**

SHEET
C-16
OF
C-16

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DRAFTED: NER DESIGNED: JSJ REVIEWED: DBR

PLANT KEY - TREES & GROUND COVERS				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
	DECIDUOUS TREE: POSSIBLE SPECIES			
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple	2" Cal.	55' T x 45' W
	Ginkgo biloba	Ginkgo Tree	2" Cal.	65' T x 45' W
	Liriodendron tulipifera	Tulip Tree	2" Cal.	75' T x 45' W
	Platanus x acerifolia 'Morton Circle'	Exclamation London Plane Tree	2" Cal.	60' T x 45' W
	Ulmus x 'Morton Glossy'	Triumph Elm	2" Cal.	55' T x 40' W
	EVERGREEN TREE: POSSIBLE SPECIES			
	Picea glauca 'Densata'	Black Hills Spruce	6" Ht.	30' T x 15' W
	Pinus flexilis 'Vanderwolfs Pyramid'	Vanderwolfs Pyramid Limber Pine	6" Ht.	50' T x 25' W
	Pinus strobus	Eastern White Pine	6" Ht.	65' T x 30' W
	STREET TREES: POSSIBLE SPECIES			
	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2" Cal.	50' T x 40' W
	Gymnocladus dioica 'McKBranced'	Decaf Kentucky Coffee Tree	2" Cal.	50' T x 40' W
	Quercus x schuetti	Schuetti Oak	2" Cal.	70' T x 65' W
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	60' T x 35' W
	ORNAMENTAL TREE: POSSIBLE SPECIES			
	Amelanchier x 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	7" Ht.	20' T x 20' W
	Cercis canadensis	Eastern Redbud Multi-stem	7" Ht.	25' T x 25' W
	Koeleruteria paniculata	Golden Rain Tree	1.5" Cal.	30' T x 25' W
	Maackia amurensis	Amur Maackia	1.5" Cal.	25' T x 25' W
GROUND COVERS				
	RAIN WATER RENEWAL PLUGS			
	Asclepias incarnata	Swamp Milkweed	2" Plug	
	Aster novae-angliae	New England Aster	2" Plug	
	Baptisia leucantha	White False Indigo	2" Plug	
	Bromus ciliatus	Fringed Brome	2" Plug	
	Calamagrostis canadensis	Bluejoint Reed Grass	2" Plug	
	Carex annectens	Yellow-fruited Sedge	2" Plug	
	Carex bebbii	Bebbs Sedge	2" Plug	
	Carex crinita	Caterpillar Sedge	2" Plug	
	Carex stipata	Sawbeak Sedge	2" Plug	
	Carex vulpinoidea	Brown Fox Sedge	2" Plug	
	Elymus riparius	Riverbank Wild Rye	2" Plug	
	Elymus virginicus	Virginia Wild Rye	2" Plug	
	Eupatorium maculatum	Joe Pye Weed	2" Plug	
	Glyceria grandis	Reed Manna Grass	2" Plug	
	Liatris pycnostachya	Gayfeather	2" Plug	
	Liatris spicata	Spike Gayfeather	2" Plug	
	Monarda fistulosa	Bergamot	2" Plug	
	Panicum virgatum	Switch Grass	2" Plug	
	Physostegia virginiana	Obedient Plant	2" Plug	
	Ratibida pinnata	Yellow Coneflower	2" Plug	
	Rudbeckia hirta	Black-eyed Susan	2" Plug	
	Rudbeckia subtomentosa	Sweet Black-eyed Susan	2" Plug	
	Sorghastrum nutans	Indian Grass	2" Plug	
	Spartina pectinata	Prairie Cordgrass	2" Plug	
	Tradescantia ohiensis	Blue Jacket	2" Plug	
	Verbena hastata	Blue Vervain	2" Plug	
	Vernonia fasciculata	Ironweed	2" Plug	
	PLANNED MEADOW	PRAIRIE SEEDING AND VARIOUS PLANTS		
NATIVE				
	Native Seeding	Agrecol Rainwater Renewal Seed Mix	seed	
	Prairie	Agrecol Economy Prairie Mix	seed	
TURF				
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix	seed	



SEAPORT DEVELOPMENT DISTRICT

ST. FRANCIS

TREE OVERVIEW

REVISIONS

REG JOB No. 579.10

REG PM MTS

PLAN DATE 08/24/26

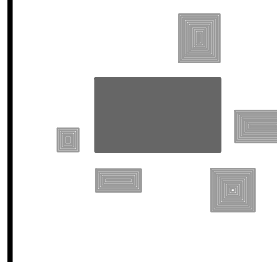
SCALE 1" = 80'

SHEET

L-1

OF

L-15



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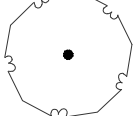
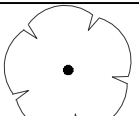
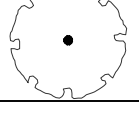
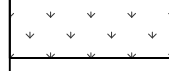
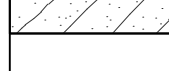
20725 WATERTOWN ROAD, SUITE 100

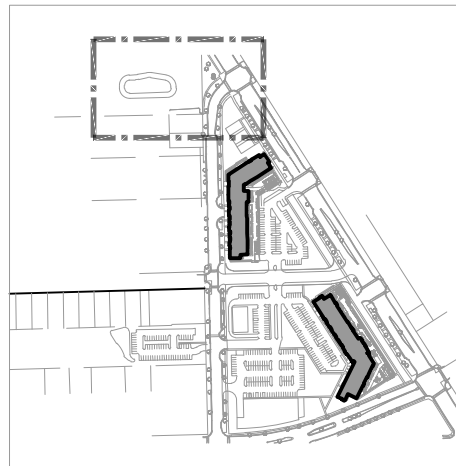
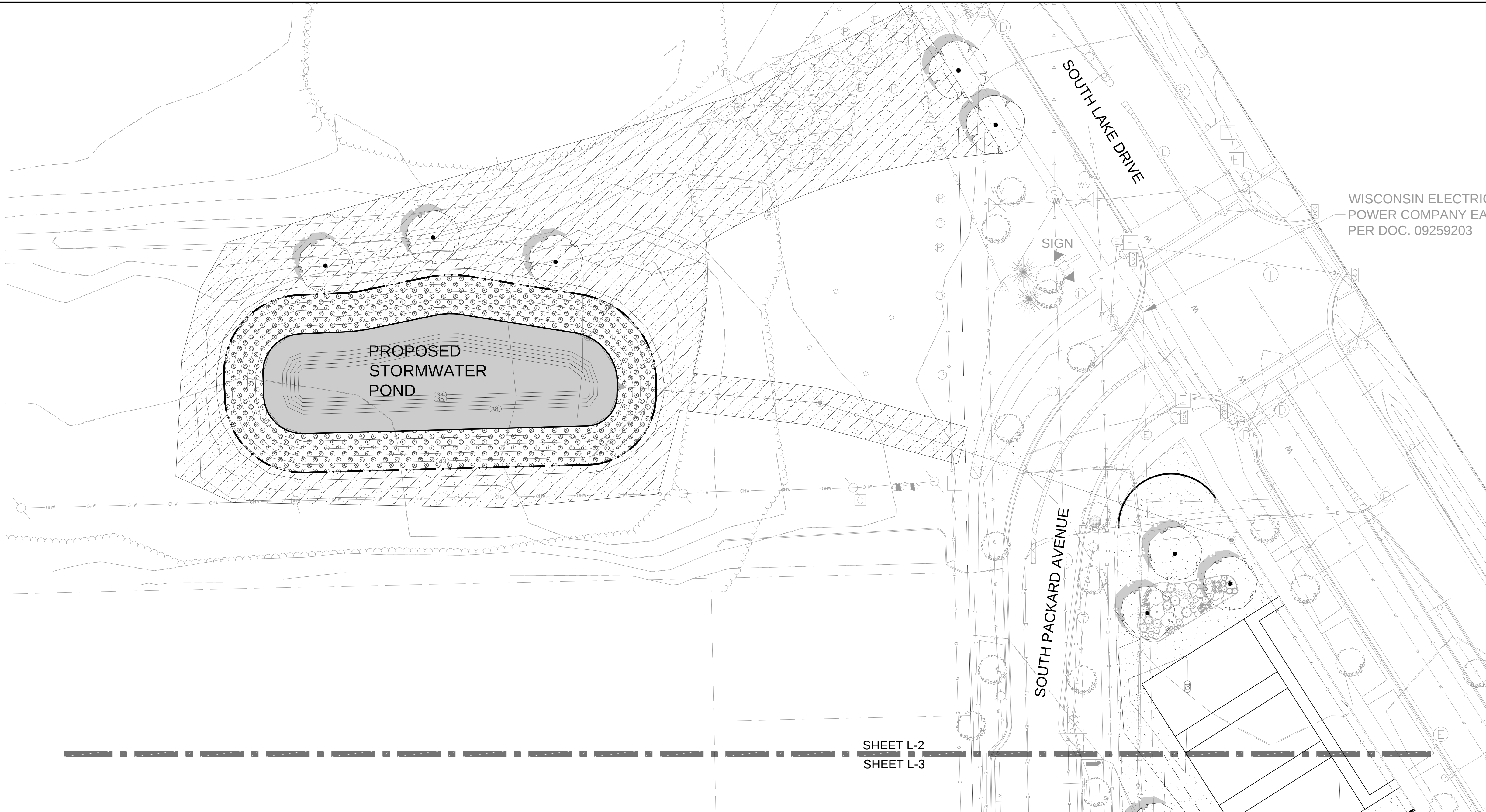
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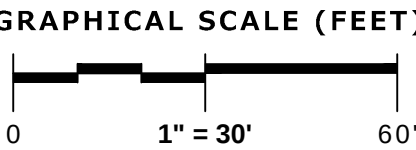
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PLANT KEY- TREE & GROUND COVER		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	DECIDUOUS TREE: POSSIBLE SPECIES	
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Ginkgo biloba	Ginkgo Tree
	Liriodendron tulipifera	Tulip Tree
	Platanus x acerifolia 'Morton Circle'	Exclamation London Plane Tree
	Ulmus x 'Morton Glossy'	Triumph Elm
	EVERGREEN TREE: POSSIBLE SPECIES	
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine
	Pinus strobus	Eastern White Pine
	STREET TREES: POSSIBLE SPECIES	
	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
	Gymnocladus dioica 'McKBranded'	Decaf Kentucky Coffee Tree
	Quercus x schuetti	Schuetti Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	ORNAMENTAL TREE: POSSIBLE SPECIES	
	Amelanchier x 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry
	Cercis canadensis	Eastern Redbud Multi-stem
	Koelreuteria paniculata	Golden Rain Tree
	Maackia amurensis	Amur Maackia
GROUND COVERS		
	RAIN WATER RENEWAL PLUGS	SEE SCHEDULE
	PLANNED MEADOW	PRAIRIE SEEDING AND VARIOUS PLANTS
NATIVE		
	Native Seeding	Agrecol Rainwater Renewal Seed Mix
	Prairie	Agrecol Economy Prairie Mix
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix



KEY MAP (N.T.S.)



SEAPORT DEVELOPMENT DISTRICT

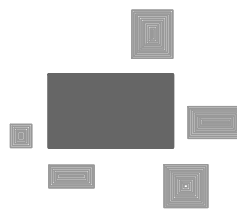
ST. FRANCIS

TREE ENLARGEMENT

REVISIONS

REG JOB No. 579.10
REG PM MTS
PLAN DATE 08/24/26
SCALE 1" = 30'

SHEET
L-2
OF
L-15



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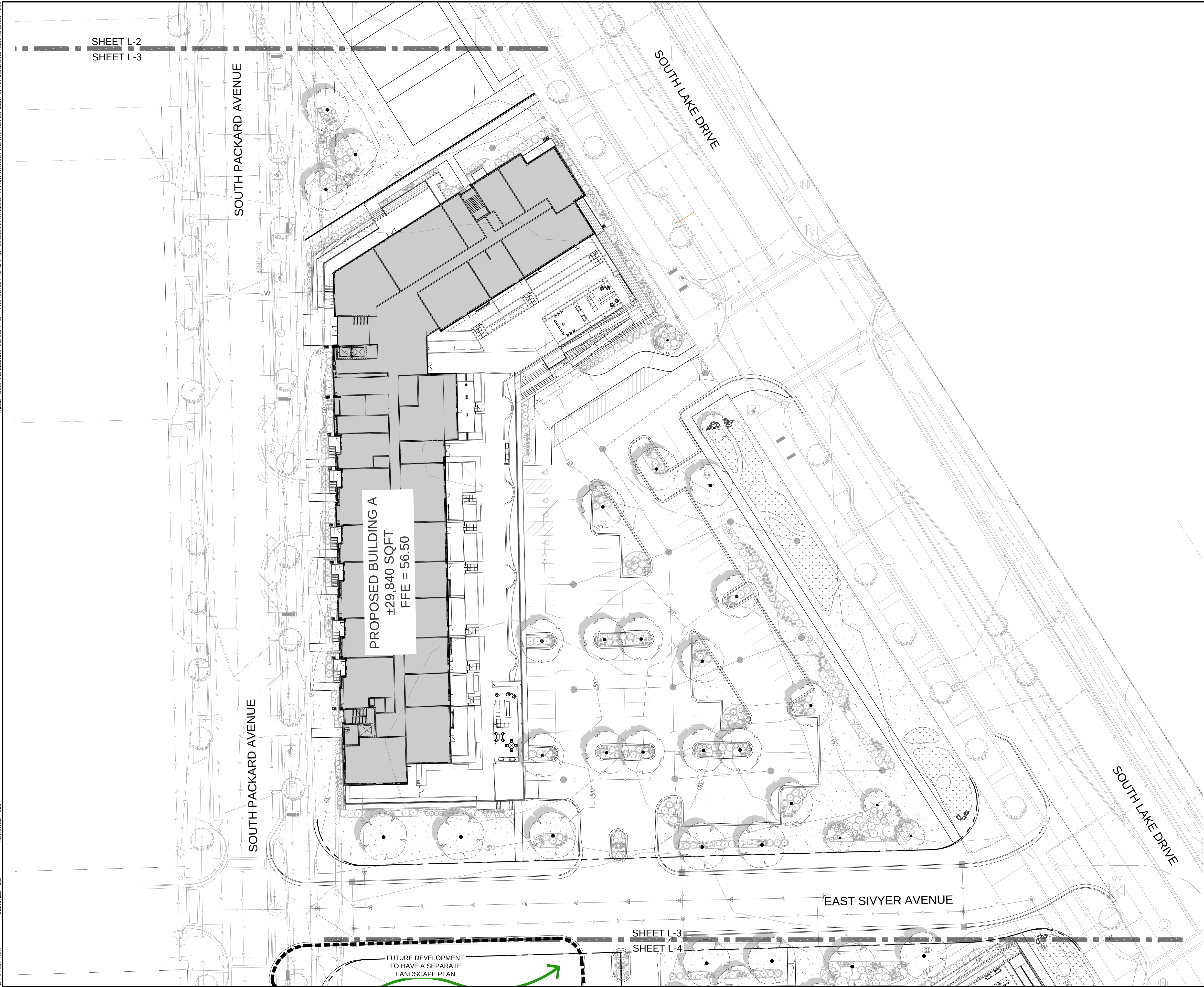
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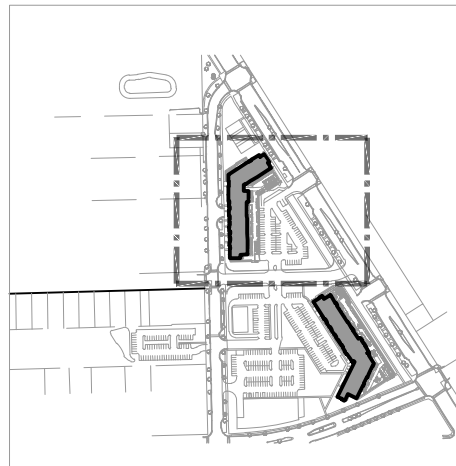
REVIEWED: DDB

DESIGNED: JSJ

DRAFTED: NER



PLANT KEY- TREE & GROUND COVER		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	DECIDUOUS TREE: POSSIBLE SPECIES	
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Ginkgo biloba	Ginkgo Tree
	Liriodendron tulipifera	Tulip Tree
	Platanus x acerifolia 'Morton Circle'	Exclamation London Plane Tree
	EVERGREEN TREE: POSSIBLE SPECIES	
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine
	Pinus strobus	Eastern White Pine
	STREET TREES: POSSIBLE SPECIES	
	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
	Gymnocladus dioica 'McKBranded'	Decaf Kentucky Coffee Tree
	Quercus x schuetti	Schuetti Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	ORNAMENTAL TREE: POSSIBLE SPECIES	
	Amelanchier x 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry
	Cercis canadensis	Eastern Redbud Multi-stem
	Koelreuteria paniculata	Golden Rain Tree
	Maackia amurensis	Amur Maackia
GROUND COVERS		
	RAIN WATER RENEWAL PLUGS	SEE SCHEDULE
	PLANNED MEADOW	PRAIRIE SEEDING AND VARIOUS PLANTS
NATIVE		
	Native Seeding	Agrecol Rainwater Renewal Seed Mix
	Prairie	Agrecol Economy Prairie Mix
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix



KEY MAP (N.T.S.)



GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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ST. FRANCIS

TREE ENLARGEMENT

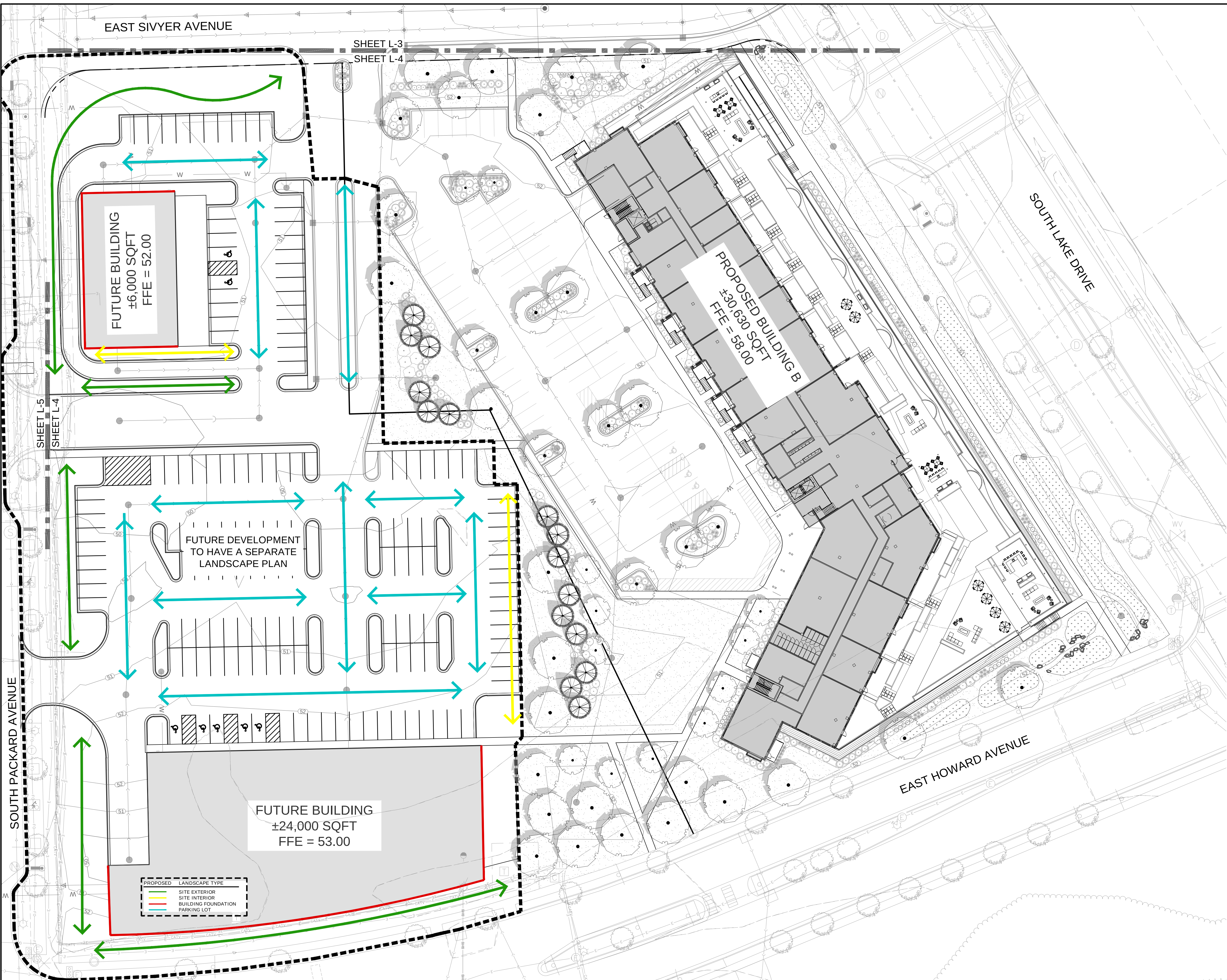
REVISIONS

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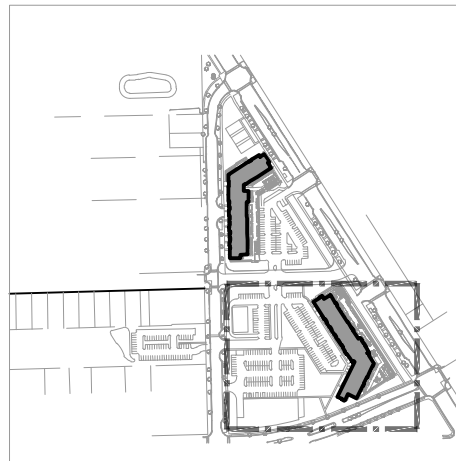
REG. JOB No. _____ 579.10
M.T.S.
REG. F.W. _____
PLAN DATE: 08/24/26
SCALE: 1" = 30'

SHEET
L-3
OF
L-15

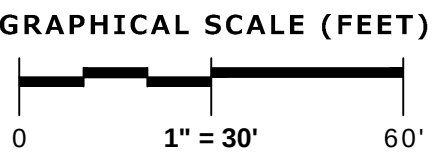
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PLANT KEY- TREE & GROUND COVER		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	DECIDUOUS TREE: POSSIBLE SPECIES	
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Ginkgo biloba	Ginkgo Tree
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	Platanus x acerifolia 'Morton Circle'	Exclamation London Plane Tree
	Ulmus x 'Morton Glossy'	Triumph Elm
	EVERGREEN TREE: POSSIBLE SPECIES	
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine
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	RAIN WATER RENEWAL PLUGS	SEE SCHEDULE
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KEY MAP (N.T.S.)



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TREE ENLARGEMENT

REVISIONS

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REG JOB No. 579.10

REG PM MTS

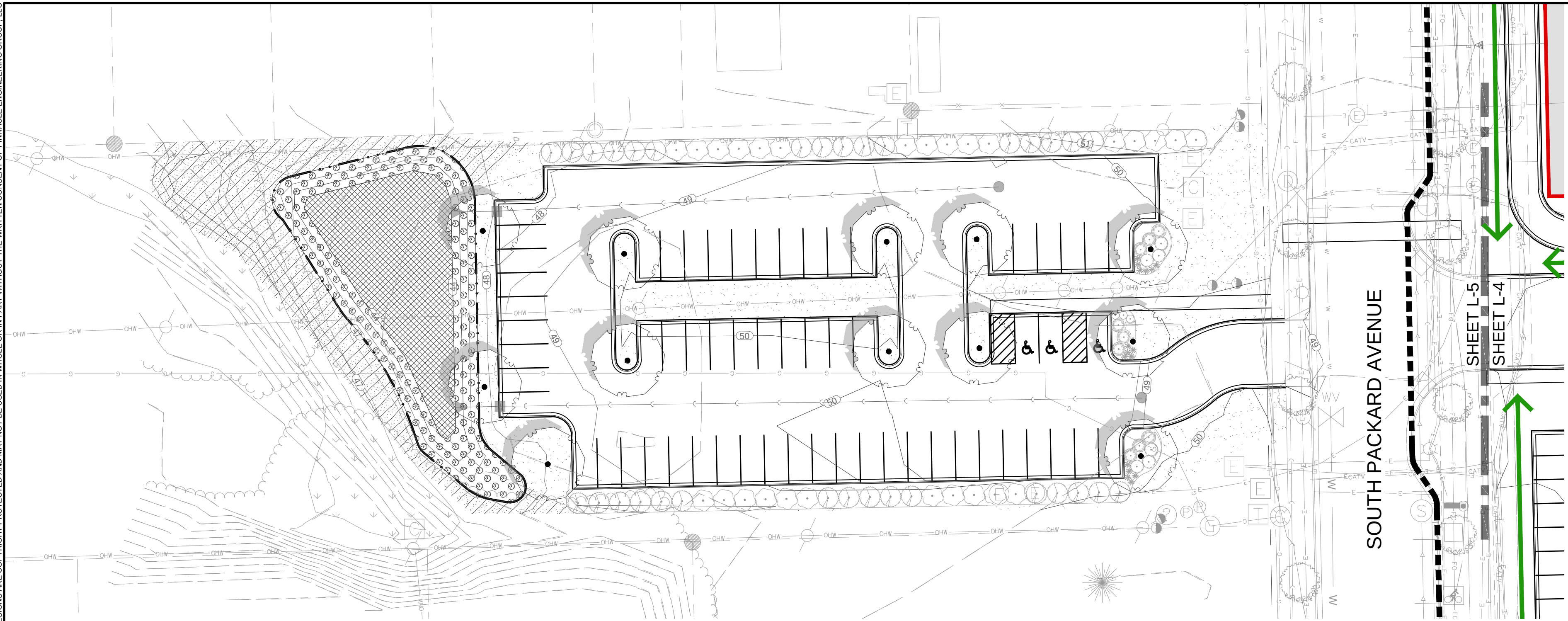
PLAN DATE 08/24/26

SCALE 1" = 30'

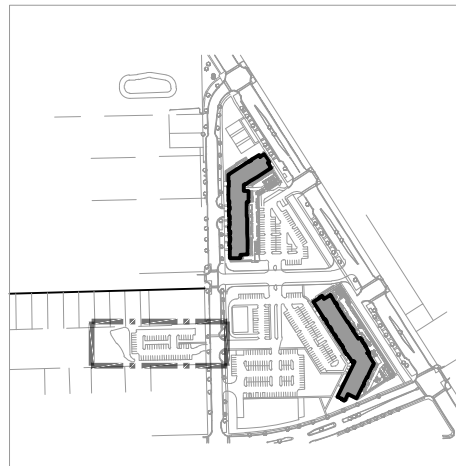
SHEET
L-4
OF
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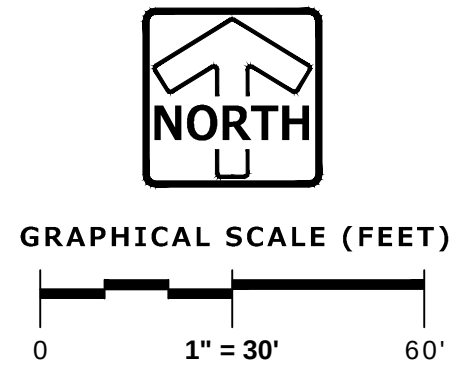
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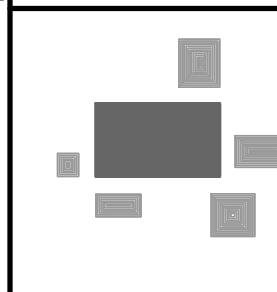


PLANT KEY- TREE & GROUND COVER		
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	DECIDUOUS TREE: POSSIBLE SPECIES	
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KEY MAP (N.T.S.)





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TREE ENLARGEMENT

REVISIONS

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REG JOB No. 579.10

REG PM MTS

PLAN DATE 08/24/26

SCALE 1" = 30'

SHEET

L-5

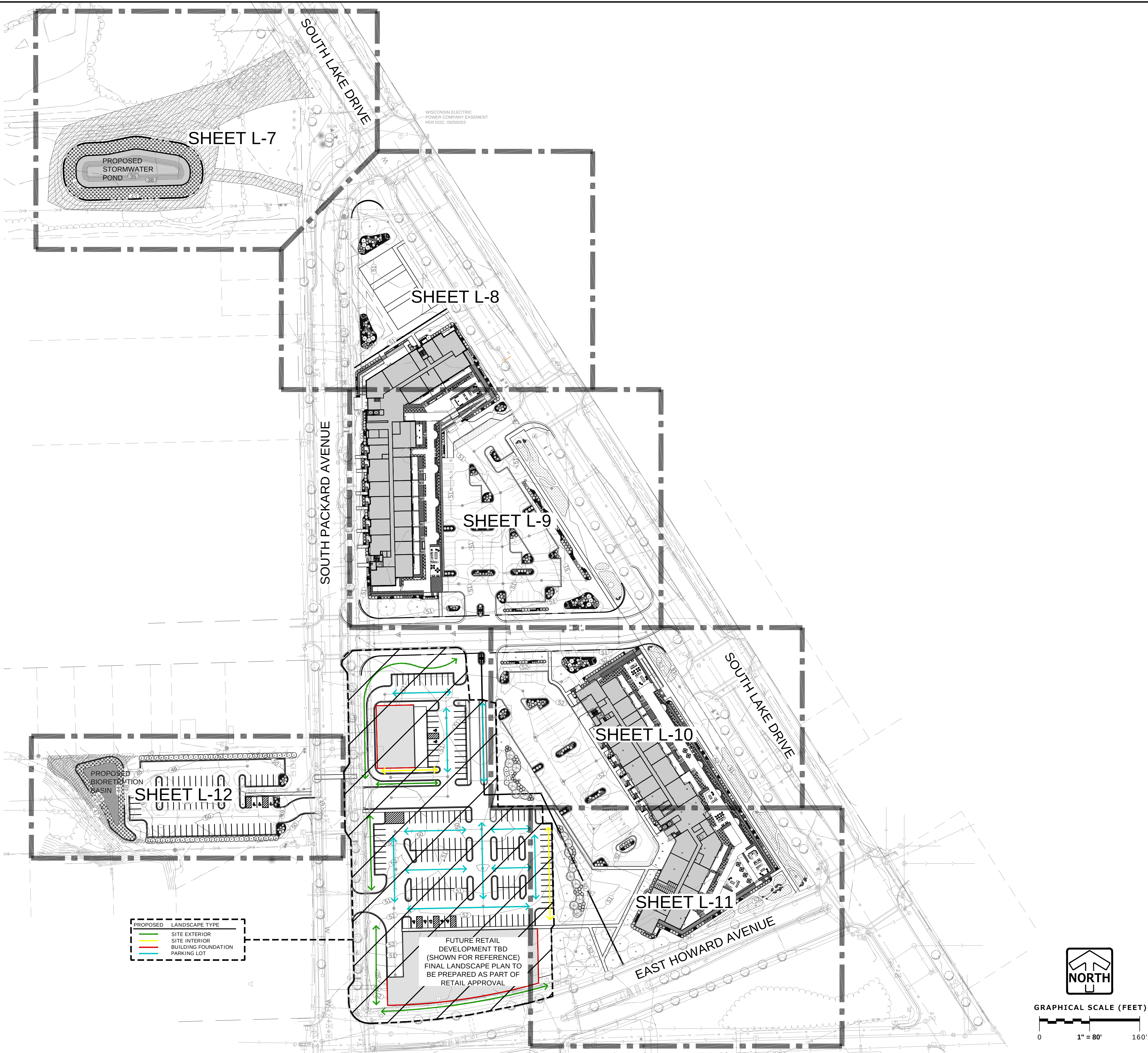
OF

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DESIGNED: JSJ
DRAFTED: NEB

PLANT KEY - SHRUBS & PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS				
	MEDIUM EVERGREEN SHRUB: POSSIBLE SPECIES			
	Juniperus chinensis 'Old Gold'	Old Gold Juniper	3 gal.	3' T x 5' W
	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	5' T x 5' W
	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gal.	3' T x 5' W
	Taxus x media 'Densiformis'	Dense Yew	3 gal.	5' T x 6' W
	Taxus x media 'Tauntonii'	Tauton Yew	3 gal.	4' T x 5' W
	MEDIUM DECIDUOUS SHRUB: POSSIBLE SPECIES			
	Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry	3 gal.	3' T x 5' W
	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	3 gal.	6' T x 5' W
	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	3 gal.	5' T x 5' W
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gal.	5' T x 5' W
	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	3 gal.	5' T x 5' W
	LARGE DECIDUOUS SHRUB: POSSIBLE SPECIES			
	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal.	7' T x 6' W
	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush	5 gal.	8' T x 8' W
	Cotinus coggygria 'Nordine'	Nordine Smokebush	5 gal.	10' T x 10' W
	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	5 gal.	8' T x 8' W
	Syringa vulgaris 'Sensation'	Sensation Lilac	5 gal.	10' T x 6' W
	SMALL EVERGREEN SHRUB: POSSIBLE SPECIES			
	Juniperus squamata 'Blue Star'	Blue Star Juniper	2 gal.	3' T x 4' W
	Picea abies 'Nidiformis'	Nest Spruce	2 gal.	2' T x 4' W
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2 gal.	3' T x 3' W
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	2 gal.	2' T x 3' W
	SMALL DECIDUOUS SHRUB: POSSIBLE SPECIES			
	Diervilla x 'G2X88544'	Kodiak Orange Diervilla	2 gal.	4' T x 4' W
	Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea	2 gal.	4' T x 3' W
	Rosa x 'Coral Cove'	Coral Cove Rose	2 gal.	3' T x 3' W
	Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea	2 gal.	2' T x 2.5' W
	Weigela florida 'Dark Horse'	Dark Horse Weigela	2 gal.	3' T x 3' W
	GAINT ORNAMENTAL GRASS: POSSIBLE SPECIES			
	Miscanthus x giganteus	Giant Miscanthus	1 gal.	8' T x 4' W
	TREE FORM SHRUB: POSSIBLE SPECIES			
	Saccharum ravennae	Ravenna Grass	1 gal.	8' T x 4' W
	TALL EVERGREEN SHRUB: POSSIBLE SPECIES			
	Hydrangea paniculata 'Tardiva' TF	Tardiva Panicle Hydrangea TF	3' Ht.	10' T x 10' W
	Salix integra 'Hakuro-nishiki' TF	Hakuro-nishiki Willow TF	3' Ht.	5' T x 6' W
	Syringa patula 'Miss Kim' TF	Miss Kim Korean Lilac TF	3' Ht.	7' T x 7' W
	TALL EVERGREEN SHRUB: POSSIBLE SPECIES			
	Juniperus chinensis 'Ames'	Ames Juniper	3' Ht.	9' T x 8' W
	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	3' Ht.	16' T x 8' W
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	3' Ht.	15' T x 8' W
	TALL/NARROW DECIDUOUS SHRUB: POSSIBLE SPECIES			
	Thuja occidentalis 'BailJohn'	Technito Arborvitae	3' Ht.	12' T x 5' W
	TALL/NARROW EVERGREEN: POSSIBLE SPECIES			
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	3' Ht.	12' T x 3' W
	TALL/NARROW EVERGREEN: POSSIBLE SPECIES			
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	3' Ht.	16' T x 3' W
	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	3' Ht.	14' T x 4' W
	VINES ON GABLE TRELLIS: POSSIBLE SPECIES			
	Campsis radicans 'Stromboli'	Atomic Red Trumpet Creeper	1 gal.	20' T x 4' W
	VINES ON GABLE TRELLIS: POSSIBLE SPECIES			
	Clematis paniculata 'S S Love'	Sweet Summer Love Clematis	1 gal.	13' T x 6' W
	Hydrangea petiolaris	Climbing Hydrangea	1 gal.	
	Wisteria macrostachya 'Betty Mathews'	Summer Cascade Wisteria	1 gal.	
	LOW EVERGREEN SHURB: POSSIBLE SPECIES			
	Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper	3 gal.	3' T x 7' W
	Juniperus sabina 'Buffalo'	Buffalo Juniper	3 gal.	1' T x 7' W
	Taxus x media 'Everlow'	Everlow Yew	3 gal.	3' T x 5' W
	TALL ORNAMENTAL GRASS: POSSIBLE SPECIES			
	Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem	1 gal.	36" T x 30" W
	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	36" T x 24" W
	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	1 gal.	48" T x 36" W
	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	42" T x 28" W
	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	1 gal.	30" T x 30" W
	SHORT ORNAMENTAL GRASS: POSSIBLE SPECIES			
	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	24" T x 30" W
	Eragrostis spectabilis	Purple Love Grass	1 gal.	24" T x 18" W
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	12" T x 15" W
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	1 gal.	15" T x 18" W
	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.	15" T x 20" W
SHRUB AREAS				
	PERENNIALS	VARIOUS SPECIES	1 gal.	
	RAISE TERRACE PLANTERS	VARIOUS SPECIES	1-3 gal.	
	RAISED GROUND PLANTERS	VARIOUS SPECIES	1-3 gal.	
	ROOF PERENNIALS + 8"	VARIOUS SPECIES	1 gal.	
	ROOF PERENNIALS - 8"	VARIOUS SPECIES	1 gal.	

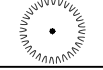
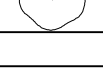
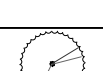
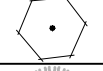
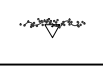
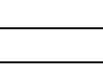
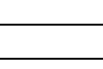
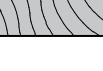
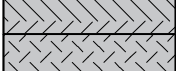
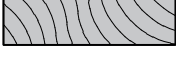


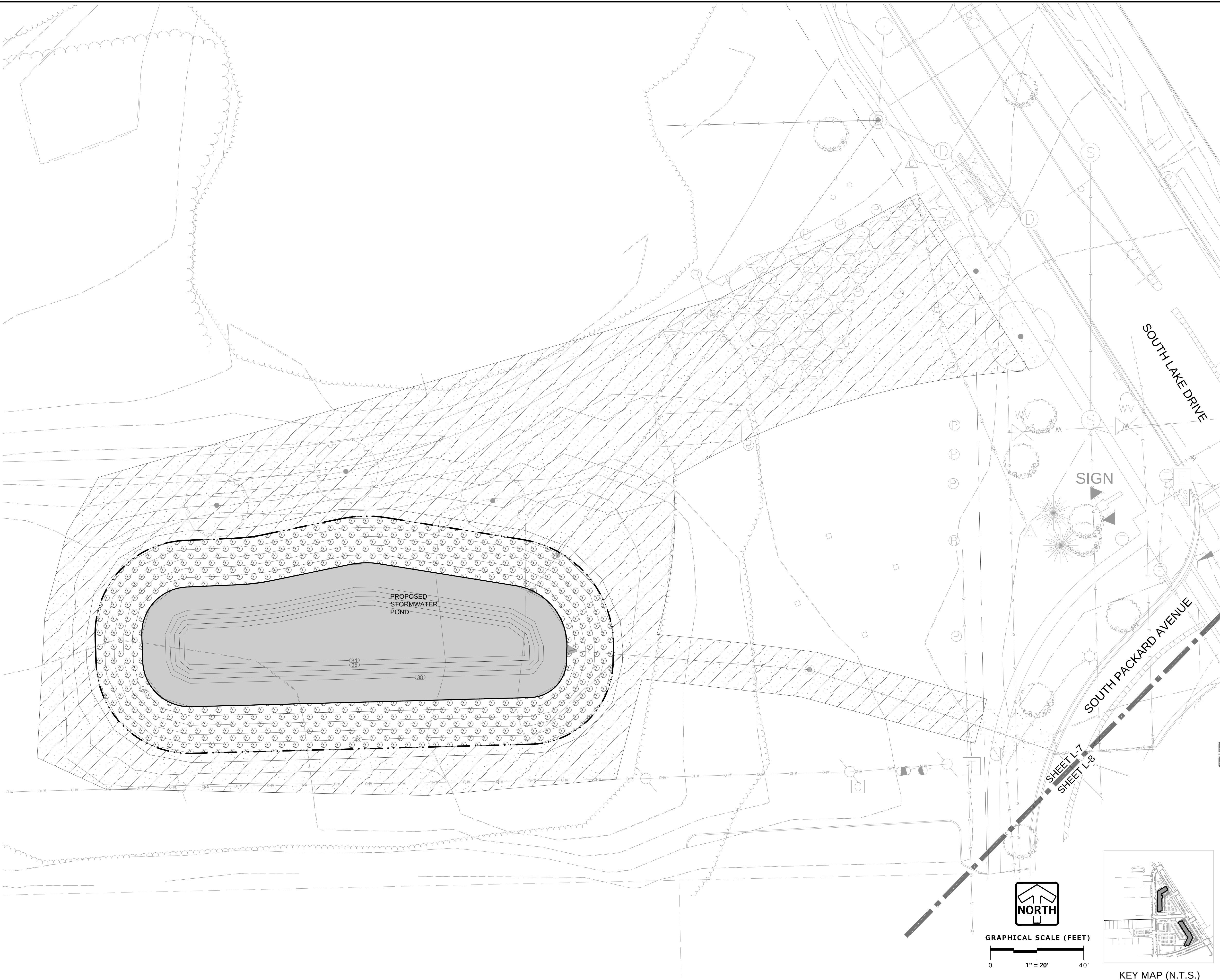
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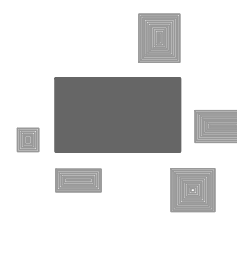
DESIGNED: JSJ

DRAFTED: NEB

REVIEWED: DBB

PLANT KEY- SHRUBS & PERENNIALS		
SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	MEDIUM EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Old Gold'	Old Gold Juniper
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper
	Taxus x media 'Densiformis'	Dense Yew
	Taxus x media 'Tauntonii'	Tauton Yew
	MEDIUM DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry
	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
	LARGE DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush
	Cotinus coggygia 'Nordine'	Nordine Smokebush
	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark
	SMALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus squamata 'Blue Star'	Blue Star Juniper
	Picea abies 'Nidiformis'	Nest Spruce
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Diervilla x 'G2X88544'	Kodiak Orange Diervilla
	Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea
	Rosa x 'Coral Cove'	Coral Cove Rose
	Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea
	GAINT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Miscanthus x giganteus	Giant Miscanthus
	Saccharum ravennae	Ravenna Grass
	TREE FORM SHRUB: POSSIBLE SPECIES	
	Hydrangea paniculata 'Tardiva' TF	Tardiva Panicle Hydrangea TF
	Salix integra 'Hakuro-nishiki' TF	Hakuro-nishiki Willow TF
	Syringa patula 'Miss Kim' TF	Miss Kim Korean Lilac TF
	TALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Ames'	Ames Juniper
	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
	Thuja occidentalis 'BailJohn'	Technito Arborvitae
	TALL/NARROW DECIDUOUS SHRUB: POSSIBLE SPECIES	
	TALL/NARROW EVERGREEN: POSSIBLE SPECIES	
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar
	VINES ON GABLE TRELLIS: POSSIBLE SPECIES	
	Campsis radicans 'Stromboli'	Atomic Red Trumpet Creeper
	Clematis paniculata 'S S Love'	Sweet Summer Love Clematis
	Hydrangea petiolaris	Climbing Hydrangea
	Wisteria macrostachya 'Betty Mathews'	Summer Cascade Wisteria
	LOW EVERGREEN SHURB: POSSIBLE SPECIES	
	Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper
	Juniperus sabina 'Buffalo'	Buffalo Juniper
	Taxus x media 'Everlow'	Everlow Yew
	TALL ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem
	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass
	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus
	Panicum virgatum 'Northwind'	Northwind Switch Grass
	SHORT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
	RAISE TERRACE PLANTERS	VARIOUS SPECIES
	RAISED GROUND PLANTERS	VARIOUS SPECIES
	ROOF PERENNIALS + 8"	VARIOUS SPECIES
	ROOF PERENNIALS - 8"	VARIOUS SPECIES





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SHRUB & PERENNIAL ENLARGEMENT

REVISIONS	

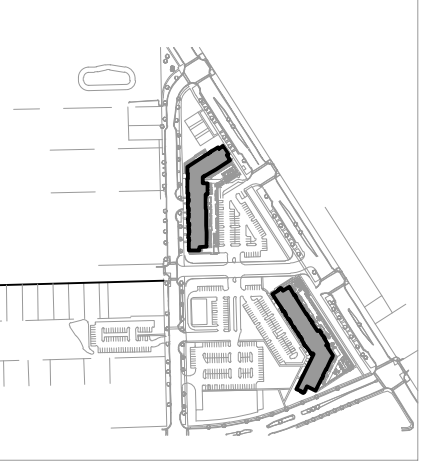
REG JOB No. 579.10

REG PM MTS

PLAN DATE 08/24/26

SCALE 1" = 20'

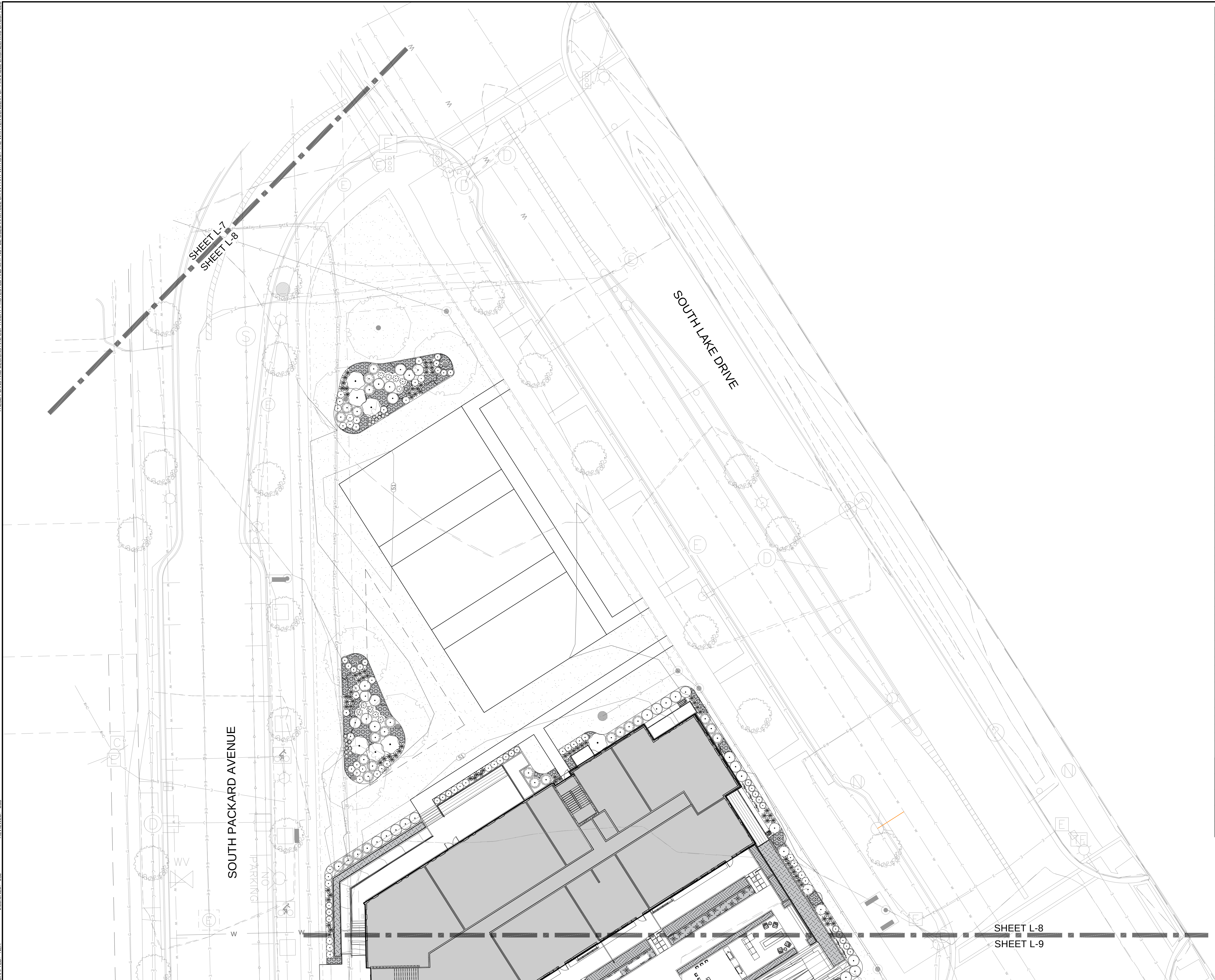
KEY MAP (N.T.S.)



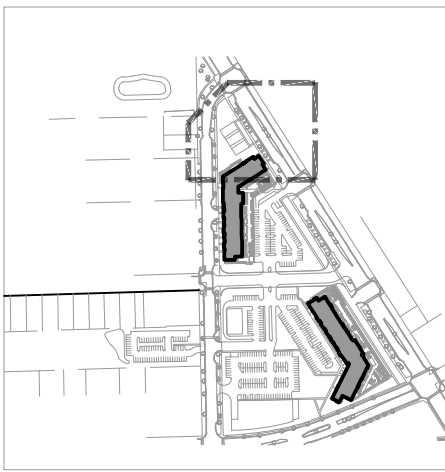
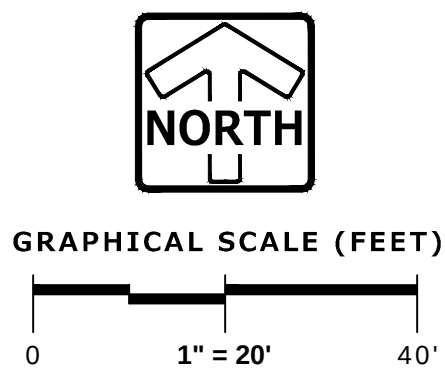
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PLANT KEY- SHRUBS & PERENNIALS		
SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	MEDIUM EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Old Gold'	Old Gold Juniper
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper
	Taxus x media 'Densiflora'	Dense Yew
	Taxus x media 'Tauntoni'	Tauton Yew
	MEDIUM DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia melanocarpa 'Troquois Beauty'	Black Chokeberry
	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
	LARGE DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush
	Cotinus coggygria 'Nordine'	Nordine Smokebush
	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark
	Syringa vulgaris 'Sensation'	Sensation Lilac
	SMALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus squamata 'Blue Star'	Blue Star Juniper
	Picea abies 'Nidiformis'	Nest Spruce
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Diervilla x 'G2X88544'	Kodiak Orange Diervilla
	Hydrangea arborescens 'NCHA1'	Invincible Spirit Hydrangea
	Rosa x 'Coral Cove'	Coral Cove Rose
	Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea
	Weigela florida 'Dark Horse'	Dark Horse Weigela
	GAIINT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Miscanthus x giganteus	Giant Miscanthus
	Saccharum ravennae	Ravenna Grass
	TREE FORM SHRUB: POSSIBLE SPECIES	
	Hydrangea paniculata 'Tardiva' TF	Tardiva Panicle Hydrangea TF
	Salix integra 'Hakuro-nishiki' TF	Hakuro-nishiki Willow TF
	Syringa patula 'Miss Kim' TF	Miss Kim Korean Lilac TF
	TALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Ames'	Ames Juniper
	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
	Thuja occidentalis 'BallJohn'	Technito Arborvitae
	TALL/NARROW DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar
	VINES ON GABLE TRELLIS: POSSIBLE SPECIES	
	Campsis radicans 'Stromboli'	Atomic Red Trumpet Creeper
	Clematis paniculata 'S S Love'	Sweet Summer Love Clematis
	Hydrangea petiolaris	Climbing Hydrangea
	Wisteria macrostachya 'Betty Mathews'	Summer Cascade Wisteria
	LOW EVERGREEN SHURB: POSSIBLE SPECIES	
	Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper
	Juniperus sabina 'Buffalo'	Buffalo Juniper
	Taxus x media 'Everlow'	Everlow Yew
	TALL ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem
	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass
	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus
	Panicum virgatum 'Northwind'	Northwind Switch Grass
	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
	SHORT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Deschampsia cespitosa	Tufted Hair Grass
	Eragrostis spectabilis	Purple Love Grass
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass
	Sporobolus heterolepis 'Tara'	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
	RAISE TERRACE PLANTERS	VARIOUS SPECIES
	RAISED GROUND PLANTERS	VARIOUS SPECIES
	ROOF PERENNIALS + 8'	VARIOUS SPECIES
	ROOF PERENNIALS - 8'	VARIOUS SPECIES



KEY MAP (N.T.S.)

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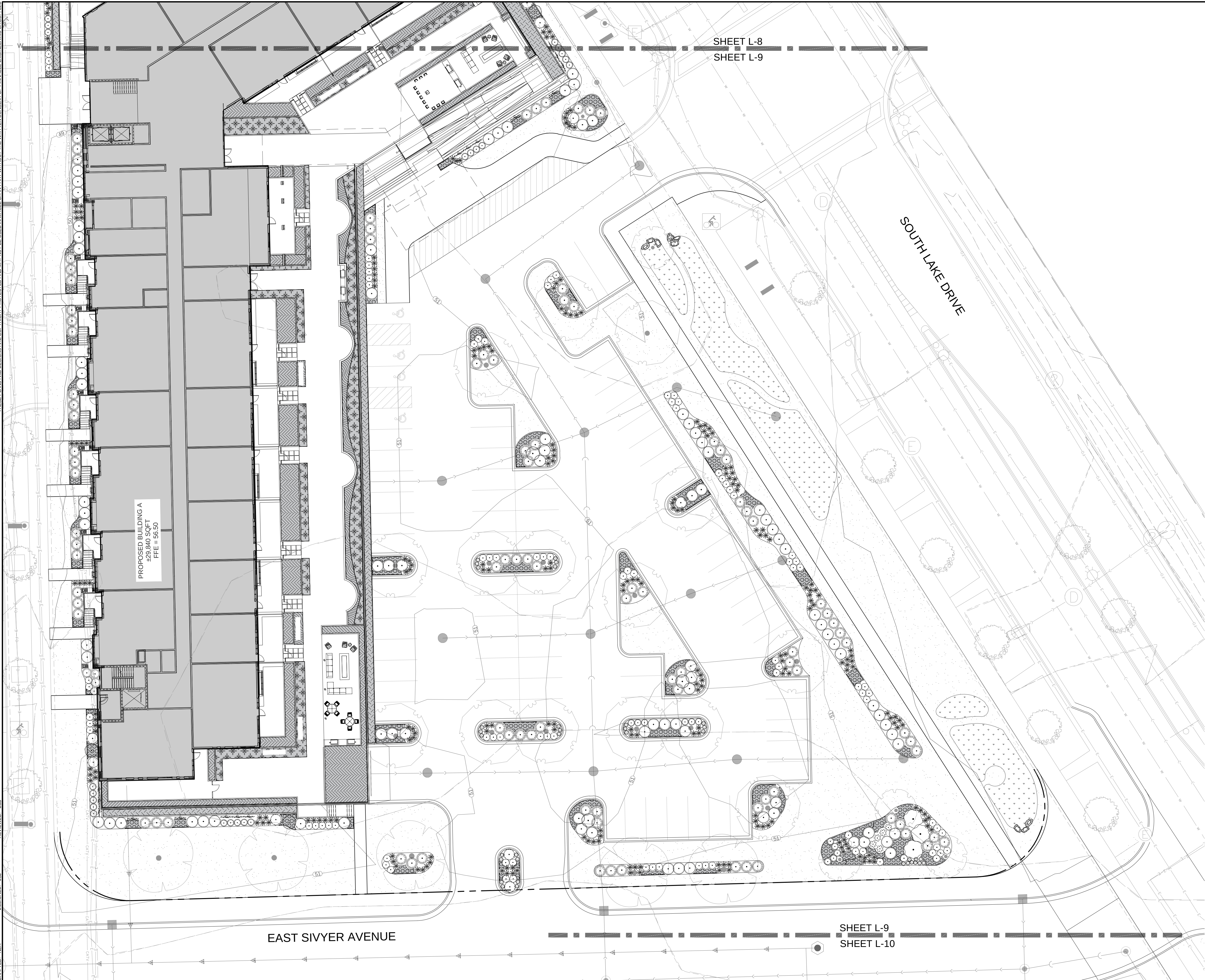
SHRUB & PERENNIAL ENLARGEMENT

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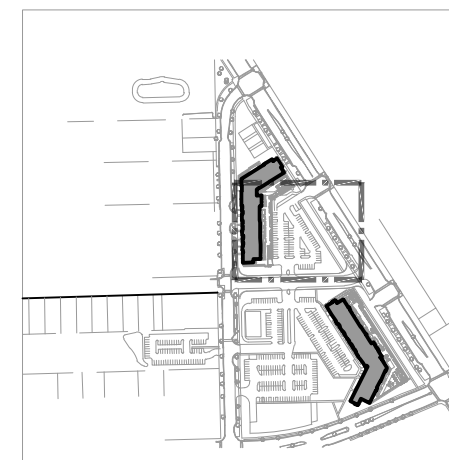
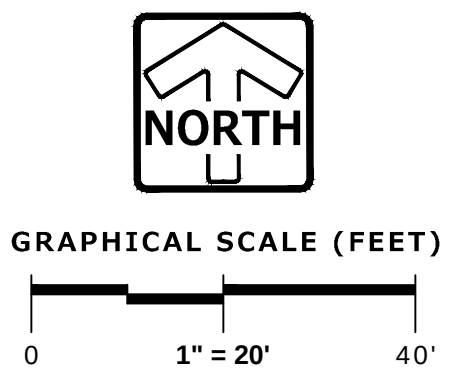
REG JOB No. 579.10
M.I.S.
REG PM
PLAN DATE 08/24/2026
SCALE 1" = 20'

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OF
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DESIGNED: JSJ
REVIEWED: DBR
DRAFTED: NEB



PLANT KEY- SHRUBS & PERENNIALS		
SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	MEDIUM EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Old Gold'	Old Gold Juniper
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper
	Taxus x media 'Densiflora'	Dense Yew
	Taxus x media 'Tauntonii'	Taunton Yew
	MEDIUM DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia melanocarpa 'Inkberry'	Black Chokeberry
	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
	LARGE DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush
	Cotinus coggygria 'Nordine'	Nordine Smokebush
	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark
	Syringa vulgaris 'Sensation'	Sensation Lilac
	SMALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus squamata 'Blue Star'	Blue Star Juniper
	Picea abies 'Nidiformis'	Nest Spruce
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Diervilla x 'G2X8544'	Kodiak Orange Diervilla
	Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea
	Rosa x 'Coral Cove'	Coral Cove Rose
	Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea
	Weigela florida 'Dark Horse'	Dark Horse Weigela
	GAIANT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Miscanthus x giganteus	Giant Miscanthus
	Saccharum ravennae	Ravenna Grass
	TREE FORM SHRUB: POSSIBLE SPECIES	
	Hydrangea paniculata 'Tardiva' TF	Tardiva Panicle Hydrangea TF
	Salix integra 'Hakuro-nishiki' TF	Hakuro-nishiki Willow TF
	Syringa patula 'Miss Kim' TF	Miss Kim Korean Lilac TF
	TALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Ames'	Ames Juniper
	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
	Thuja occidentalis 'Baldy John'	Technito Arborvitae
	TALL/NARROW DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar
	VINES ON GABLE TRELLIS: POSSIBLE SPECIES	
	Campsis radicans 'Stromboli'	Atomic Red Trumpet Creeper
	Clematis paniculata 'S S Love'	Sweet Summer Love Clematis
	Hydrangea petiolaris	Climbing Hydrangea
	Wisteria macrostachya 'Betty Mathews'	Summer Cascade Wisteria
	LOW EVERGREEN SHURB: POSSIBLE SPECIES	
	Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper
	Juniperus sabina 'Buffalo'	Buffalo Juniper
	Taxus x media 'Everlow'	Everlow Yew
	TALL ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem
	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass
	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus
	Panicum virgatum 'Northwind'	Northwind Switch Grass
	SHORT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
	Deschampsia cespitosa	Tufted Hair Grass
	Eragrostis spectabilis	Purple Love Grass
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass
	Sporobolus heterolepis 'Tara'	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
	RAISE TERRACE PLANTERS	VARIOUS SPECIES
	RAISED GROUND PLANTERS	VARIOUS SPECIES
	ROOF PERENNIALS + 8"	VARIOUS SPECIES
	ROOF PERENNIALS - 8"	VARIOUS SPECIES



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REG. JOB No. 579,110

REG. FIRM M.I.S.

PLAN DATE 08/24/2026

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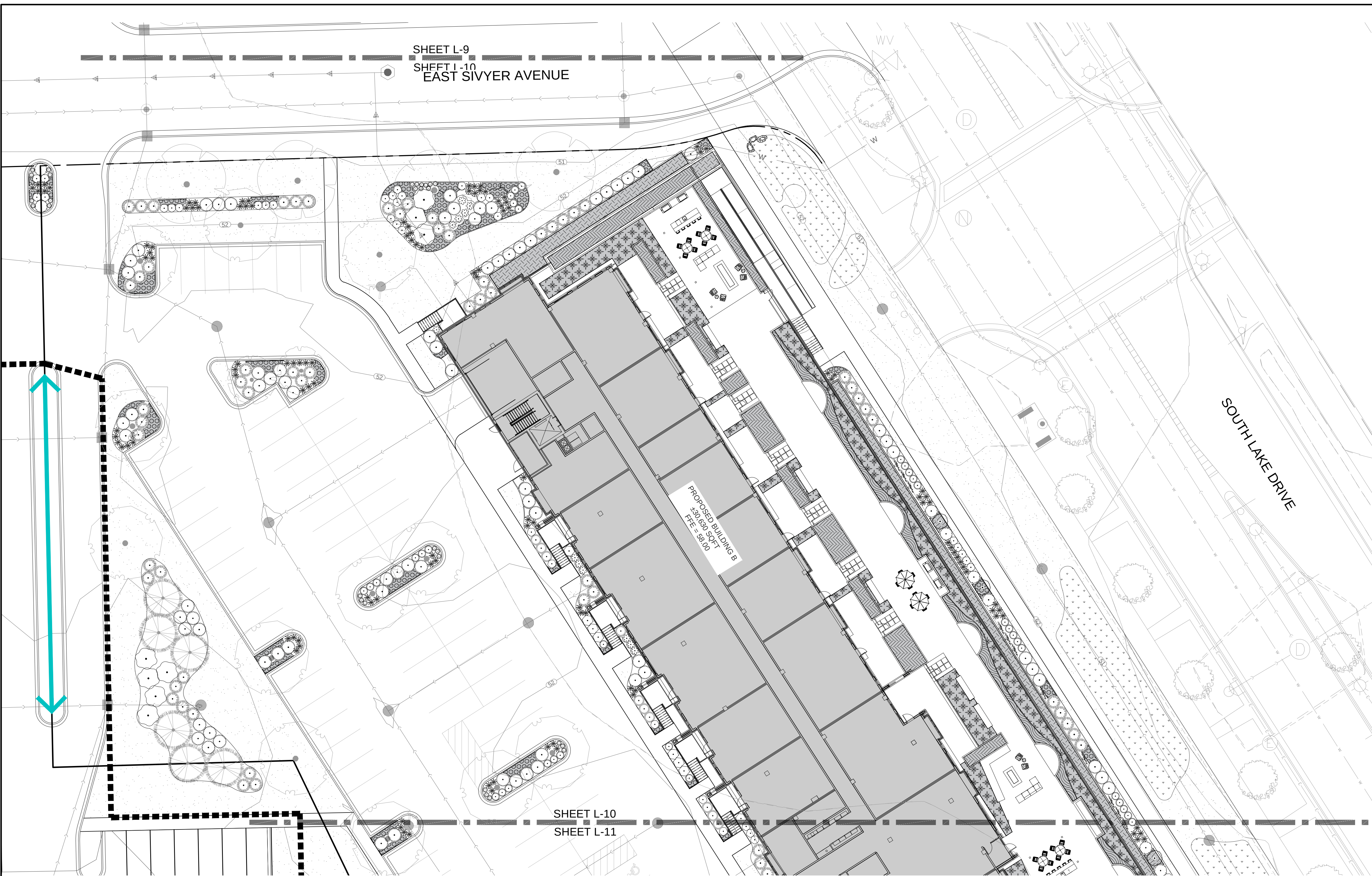
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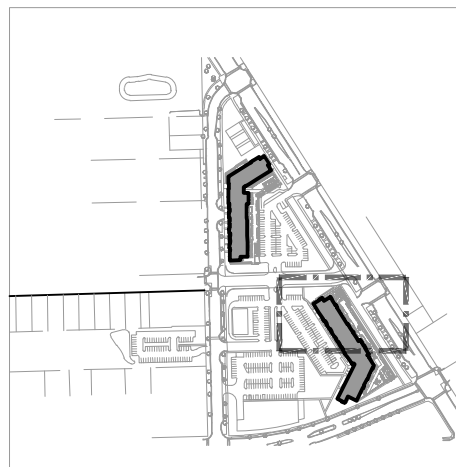
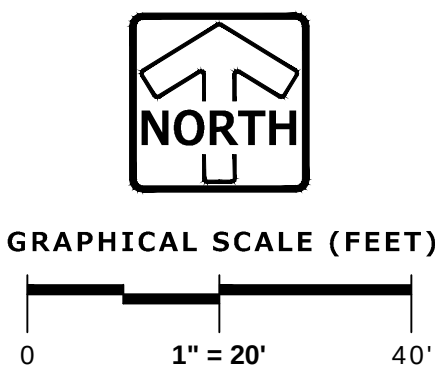
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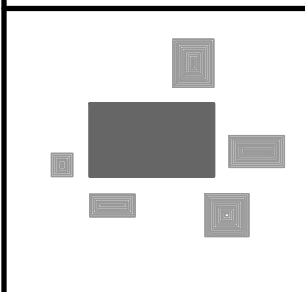
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REVIEWED: DBB



PLANT KEY- SHRUBS & PERENNIALS		
SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	MEDIUM EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Old Gold'	Old Gold Juniper
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper
	Taxus x media 'Densiformis'	Dense Yew
	Taxus x media 'Tauntonii'	Tauton Yew
	MEDIUM DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry
	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
	LARGE DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush
	Cotinus coggygria 'Nordine'	Nordine Smokebush
	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark
	Syringa vulgaris 'Sensation'	Sensation Lilac
	SMALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus squamata 'Blue Star'	Blue Star Juniper
	Picea abies 'Nidiformis'	Nest Spruce
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB: POSSIBLE SPECIES	
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	TREE FORM SHRUB: POSSIBLE SPECIES	
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	Salix integra 'Hakuro-nishiki' TF	Hakuro-nishiki Willow TF
	Syringa patula 'Miss Kim' TF	Miss Kim Korean Lilac TF
	TALL EVERGREEN SHRUB: POSSIBLE SPECIES	
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	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
	Thuja occidentalis 'BaiJohn'	Technito Arborvitae
	TALL/NARROW DECIDUOUS SHRUB: POSSIBLE SPECIES	
	TALL/NARROW EVERGREEN: POSSIBLE SPECIES	
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper
	Juniperus scopulorum 'Skysrocket'	Skysrocket Juniper
	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar
	VINES ON GABLE TRELLIS: POSSIBLE SPECIES	
	Campsis radicans 'Stromboli'	Atomic Red Trumpet Creeper
	Clematis paniculata 'S S Love'	Sweet Summer Love Clematis
	Hydrangea petiolaris	Climbing Hydrangea
	Wisteria macrostachya 'Betty Mathews'	Summer Cascade Wisteria
	LOW EVERGREEN SHURB: POSSIBLE SPECIES	
	Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper
	Juniperus sabina 'Buffalo'	Buffalo Juniper
	Taxus x media 'Everlow'	Everlow Yew
	TALL ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem
	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass
	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus
	Panicum virgatum 'Northwind'	Northwind Switch Grass
	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
	SHORT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Deschampsia cespitosa	Tufted Hair Grass
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	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass
	Sporobolus heterolepis 'Tara'	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
	RAISE TERRACE PLANTERS	VARIOUS SPECIES
	RAISED GROUND PLANTERS	VARIOUS SPECIES
	ROOF PERENNIALS + 8"	VARIOUS SPECIES
	ROOF PERENNIALS - 8"	VARIOUS SPECIES



KEY MAP (N.T.S.)



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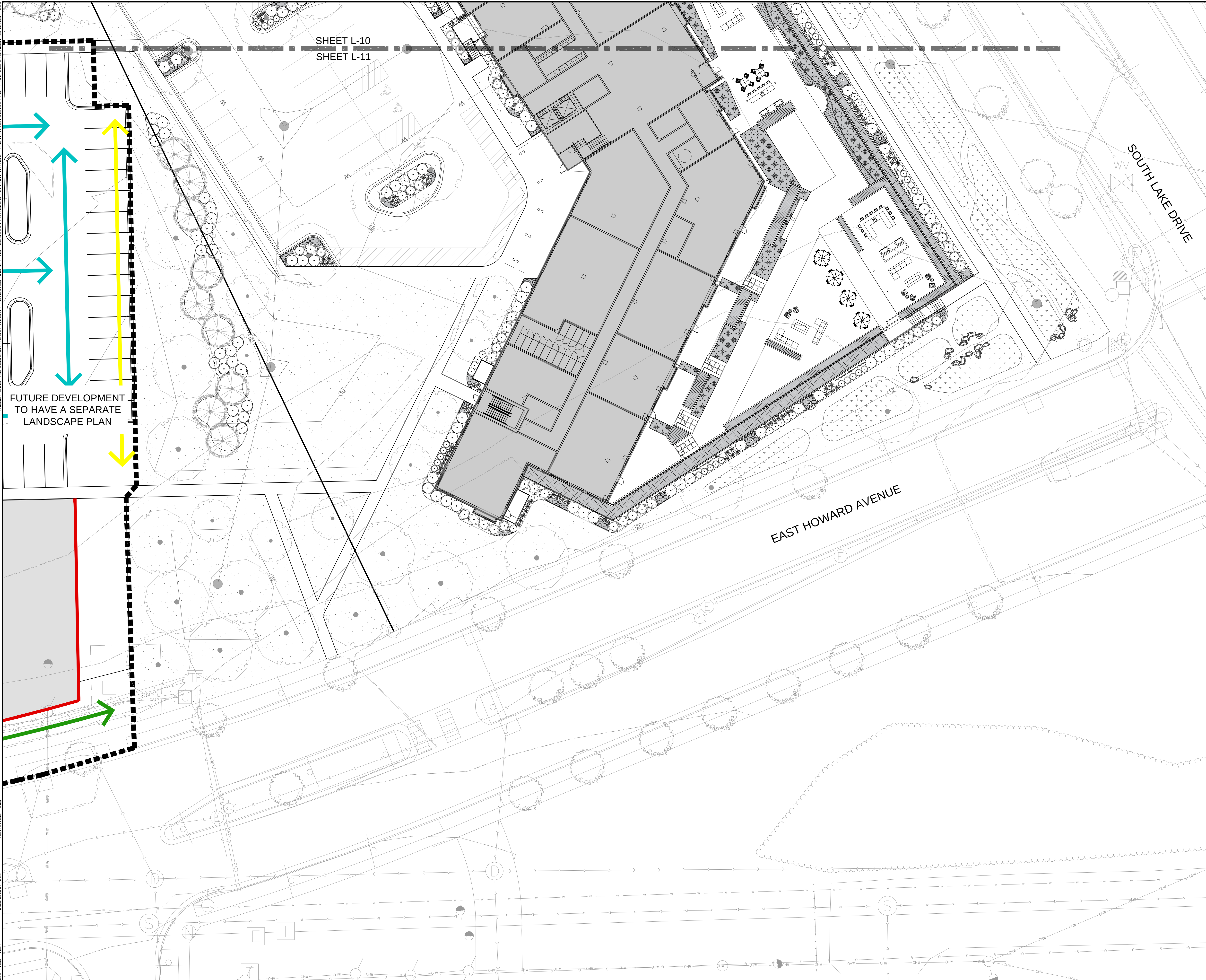
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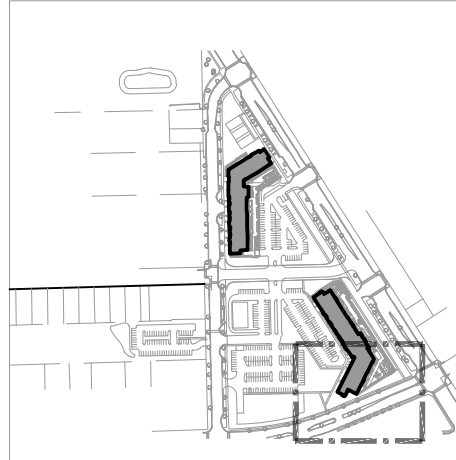
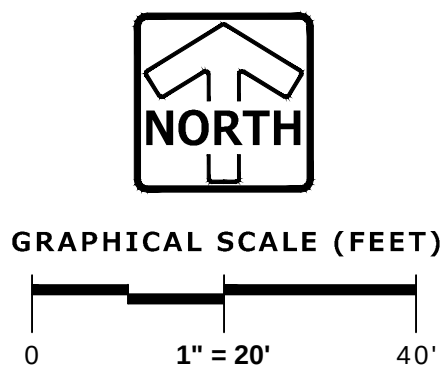
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PLAN DATE 08/24/26	SCALE 1" = 20'	L-10
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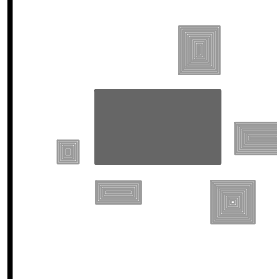
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DRAFTED: NER
REVIEWED: DBR



PLANT KEY- SHRUBS & PERENNIALS		
SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	MEDIUM EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Old Gold'	Old Gold Juniper
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper
	Taxus x media 'Densiformis'	Dense Yew
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	MEDIUM DECIDUOUS SHRUB: POSSIBLE SPECIES	
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	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
	LARGE DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush
	Cotinus coggygria 'Nordine'	Nordine Smokebush
	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark
	Syringa vulgaris 'Sensation'	Sensation Lilac
	SMALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus squamata 'Blue Star'	Blue Star Juniper
	Picea abies 'Nidiformis'	Nest Spruce
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Diervilla x 'G2X88544'	Kodiak Orange Diervilla
	Hydrangea arborescens 'NCHA1'	Invincible Spirit Hydrangea
	Rosa x 'Coral Cove'	Coral Cove Rose
	Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea
	Weigela florida 'Dark Horse'	Dark Horse Weigela
	GAINT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Miscanthus x giganteus	Giant Miscanthus
	Saccharum ravennae	Ravenna Grass
	TREE FORM SHRUB: POSSIBLE SPECIES	
	Hydrangea paniculata 'Tardiva' TF	Tardiva Panicle Hydrangea TF
	Salix integra 'Hakuro-nishiki' TF	Hakuro-nishiki Willow TF
	Syringa patula 'Miss Kim' TF	Miss Kim Korean Lilac TF
	TALL EVERGREEN SHRUB: POSSIBLE SPECIES	
	Juniperus chinensis 'Ames'	Ames Juniper
	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
	Thuja occidentalis 'BallJohn'	Technito Arborvitae
	TALL/NARROW DECIDUOUS SHRUB: POSSIBLE SPECIES	
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar
	VINES ON GABLE TRELLIS: POSSIBLE SPECIES	
	Campsis radicans 'Stromboli'	Atomic Red Trumpet Creeper
	Clematis paniculata 'S S Love'	Sweet Summer Love Clematis
	Hydrangea petiolaris	Climbing Hydrangea
	Wisteria macrostachya 'Betty Mathews'	Summer Cascade Wisteria
	LOW EVERGREEN SHURB: POSSIBLE SPECIES	
	Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper
	Juniperus sabina 'Buffalo'	Buffalo Juniper
	Taxus x media 'Everlow'	Everlow Yew
	TALL ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem
	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass
	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus
	Panicum virgatum 'Northwind'	Northwind Switch Grass
	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
	SHORT ORNAMENTAL GRASS: POSSIBLE SPECIES	
	Deschampsia cespitosa	Tufted Hair Grass
	Eragrostis spectabilis	Purple Love Grass
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass
	Sporobolus heterolepis 'Tara'	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
	RAISE TERRACE PLANTERS	VARIOUS SPECIES
	RAISED GROUND PLANTERS	VARIOUS SPECIES
	ROOF PERENNIALS + 8'	VARIOUS SPECIES
	ROOF PERENNIALS - 8'	VARIOUS SPECIES



KEY MAP (N.T.S.)



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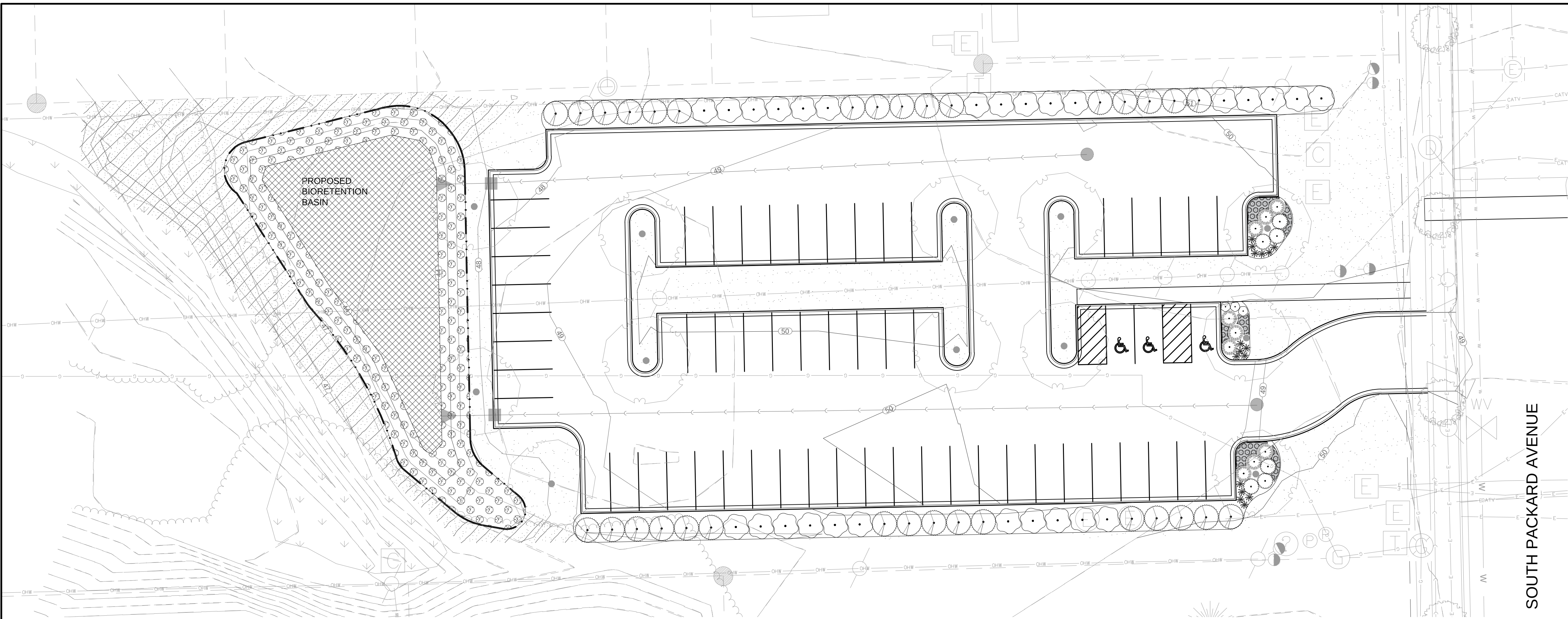
SEAPORT DEVELOPMENT DISTRICT

ST. FRANCIS

SHRUB & PERENNIAL ENLARGEMENT

REVISIONS	
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PLAN DATE 08/24/26	OF
SCALE 1" = 20'	L-15

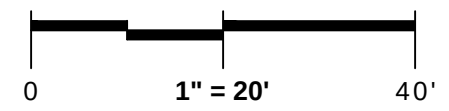


SOUTH PACKARD AVENUE

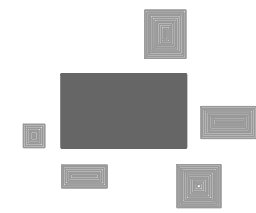
PLANT KEY- SHRUBS & PERENNIALS			
SYMBOL	BOTANICAL NAME	COMMON NAME	
SHRUBS			
	MEDIUM EVERGREEN SHRUB: POSSIBLE SPECIES		
	Juniperus chinensis 'Old Gold'	Old Gold Juniper	
	Juniperus chinensis 'Sea Green'	Sea Green Juniper	
	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	
	Taxus x media 'Densiformis'	Dense Yew	
	MEDIUM DECIDUOUS SHRUB: POSSIBLE SPECIES		
	Aronia melanocarpa 'Inoquois Beauty'	Black Chokeberry	
	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	
	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	
	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	
	LARGE DECIDUOUS SHRUB: POSSIBLE SPECIES		
	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	
	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush	
	Cotinus coggygia 'Nordine'	Nordine Smokebush	
	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	
	SMALL EVERGREEN SHRUB: POSSIBLE SPECIES		
	Juniperus squamata 'Blue Star'	Blue Star Juniper	
	Picea abies 'Nidiformis'	Nest Spruce	
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	
	Thuja occidentalis 'Congate'	Fire Chief Arborvitae	
	SMALL DECIDUOUS SHRUB: POSSIBLE SPECIES		
	Diervilla x 'GZX8544'	Kodiak Orange Diervilla	
	Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea	
	Rosa x 'Coral Cove'	Coral Cove Rose	
	Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea	
	GAINT ORNAMENTAL GRASS: POSSIBLE SPECIES		
	Miscanthus x giganteus	Giant Miscanthus	
	Saccharum ravennae	Ravenna Grass	
	TREE FORM SHRUB: POSSIBLE SPECIES		
	Hydrangea paniculata 'Tardiva' TF	Tardiva Panicle Hydrangea TF	
	Salix integra 'Hakuro-nishiki' TF	Hakuro-nishiki Willow TF	
	Syringa patula 'Miss Kim' TF	Miss Kim Korean Lilac TF	
		TALL EVERGREEN SHRUB: POSSIBLE SPECIES	
Juniperus chinensis 'Ames'		Ames Juniper	
Juniperus chinensis 'J.N. Select Blue'		Star Power Juniper	
Juniperus scopulorum 'Moonglow'		Moonglow Juniper	
Thuja occidentalis 'BailJohn'		Technito Arborvitae	
	TALL/NARROW DECIDUOUS SHRUB: POSSIBLE SPECIES		
		TALL/NARROW EVERGREEN: POSSIBLE SPECIES	
		Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper
		Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
Thuja occidentalis 'Holmstrup'		Holmstrup Cedar	
		VINES ON GABLE TRELLIS: POSSIBLE SPECIES	
	Campsis radicans 'Stromboli'	Atomic Red Trumpet Creeper	
	Clematis paniculata 'S S Love'	Sweet Summer Love Clematis	
	Hydrangea petiolaris	Climbing Hydrangea	
	Wisteria macrostachya 'Betty Mathews'	Summer Cascade Wisteria	
	LOW EVERGREEN SHURB: POSSIBLE SPECIES		
	Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper	
	Juniperus sabina 'Buffalo'	Buffalo Juniper	
	Taxus x media 'Everlow'	Everlow Yew	
		TALL ORNAMENTAL GRASS: POSSIBLE SPECIES	
Andropogon gerardii 'Dancing Wind'		Dancing Wind Big Blue Stem	
Calamagrostis x a 'Karl Foerster'		Karl Foerster Reed Grass	
Miscanthus sinensis 'Oktoberfest'		Oktoberfest Miscanthus	
Panicum virgatum 'Northwind'		Northwind Switch Grass	
	SHORT ORNAMENTAL GRASS: POSSIBLE SPECIES		
	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	
	Deschampsia cespitosa	Tufted Hair Grass	
	Eragrostis spectabilis	Purple Yew Grass	
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	
	Sporobolus heterolepis 'Tara'	Prairie Dropseed	
SHRUB AREAS			
	PERENNIALS	VARIOUS SPECIES	
	RAISE TERRACE PLANTERS	VARIOUS SPECIES	
	RAISED GROUND PLANTERS	VARIOUS SPECIES	
	ROOF PERENNIALS + 8'	VARIOUS SPECIES	
	ROOF PERENNIALS -8'	VARIOUS SPECIES	



GRAPHICAL SCALE (FEET)



KEY MAP (N.T.S.)



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ENLARGEMENT

REVISIONS

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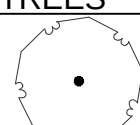
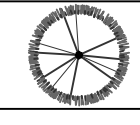
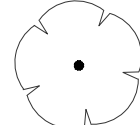
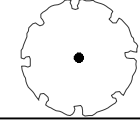
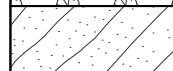
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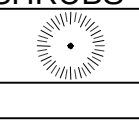
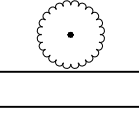
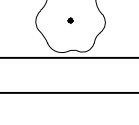
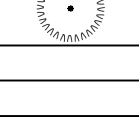
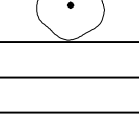
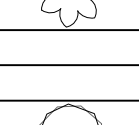
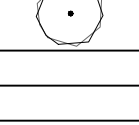
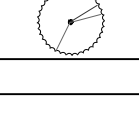
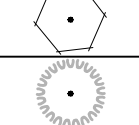
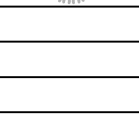
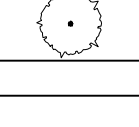
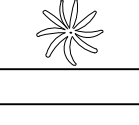
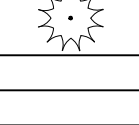
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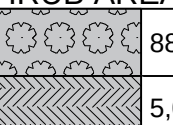
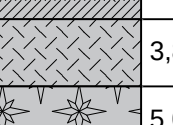
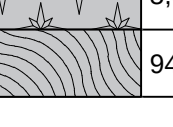
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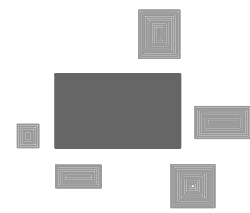
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DESIGNED: JSJ
DRAFTED: NEP
REVIEWED: DBR

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
		66	DECIDUOUS TREE: POSSIBLE SPECIES			
	AFM		Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple	2" Cal.	55' T x 45' W
	GB		Ginkgo biloba	Ginkgo Tree	2" Cal.	65' T x 45' W
	LTP		Liriodendron tulipifera	Tulip Tree	2" Cal.	75' T x 45' W
	PMC		Platanus x acerifolia 'Morton Circle'	Exclamation London Plane Tree	2" Cal.	60' T x 45' W
	UMG		Ulmus x 'Morton Glossy'	Triumph Elm	2" Cal.	55' T x 40' W
		15	EVERGREEN TREE: POSSIBLE SPECIES			
	PGD		Picea glauca 'Densata'	Black Hills Spruce	6' Ht.	30' T x 15' W
	PFV		Pinus flexilis 'Vanderwolfs Pyramid'	Vanderwolfs Pyramid Limber Pine	6' Ht.	50' T x 25' W
	PEW		Pinus strobus	Eastern White Pine	6' Ht.	65' T x 30' W
		11	STREET TREES: POSSIBLE SPECIES			
	CCH		Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2" Cal.	50' T x 40' W
	GDK		Gymnocladus dioica 'McKBranded'	Decaf Kentucky Coffee Tree	2" Cal.	50' T x 40' W
	QXS		Quercus x schuetti	Schuetti Oak	2" Cal.	70' T x 65' W
	TTS		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	60' T x 35' W
		17	ORNAMENTAL TREE: POSSIBLE SPECIES			
	AAB		Amelanchier x 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	7' Ht.	20' T x 20' W
	CER		Cercis canadensis	Eastern Redbud Multi-stem	7' Ht.	25' T x 25' W
	KPG		Koeleruteria paniculata	Golden Rain Tree	1.5" Cal.	30' T x 25' W
	MA		Maackia amurensis	Amur Maackia	1.5" Cal.	25' T x 25' W
SYMBOL		QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
GROUND COVERS						
		3,009 sf	RAIN WATER RENEWAL PLUGS			
		20	Asclepias incarnata	Swamp Milkweed	2" Plug	
		10	Aster novae-angliae	New England Aster	2" Plug	
		31	Baptisia leucantha	White False Indigo	2" Plug	
		163	Bromus ciliatus	Fringed Brome	2" Plug	
		10	Calamagrostis canadensis	Bluejoint Reed Grass	2" Plug	
		10	Carex annectens	Yellow-fruited Sedge	2" Plug	
		20	Carex bebbii	Bebbs Sedge	2" Plug	
		10	Carex cincta	CaterpillarSedge	2" Plug	
		10	Carex stipata	Sawbeak Sedge	2" Plug	
		10	Carex vulpinoidea	Brown Fox Sedge	2" Plug	
		194	Elymus riparius	Riverbank Wild Rye	2" Plug	
		245	Elymus virginicus	Virginia Wild Rye	2" Plug	
		10	Eupatorium maculatum	Joe Pye Weed	2" Plug	
		10	Glyceria grandis	Reed Manna Grass	2" Plug	
		20	Liatris pycnostachya	Gayfeather	2" Plug	
		41	Liatris spicata	Spike Gayfeather	2" Plug	
		10	Monarda fistulosa	Bergamot	2" Plug	
		31	Panicum virgatum	Switch Grass	2" Plug	
		10	Physostegia virginiana	Obedient Plant	2" Plug	
		20	Ratibida pinnata	Yellow Coneflower	2" Plug	
		20	Rudbeckia hirta	Black-eyed Susan	2" Plug	
		20	Rudbeckia subtomentosa	Sweet Black-eyed Susan	2" Plug	
		41	Sorghastrum nutans	Indian Grass	2" Plug	
		20	Spartina pectinata	Prairie Cordgrass	2" Plug	
		10	Tradescantia ohienensis	Blue Jacket	2" Plug	
		10	Verbena hastata	Blue Vervain	2" Plug	
		10	Vernonia fasciculata	Ironweed	2" Plug	
		10,003 sf	PLANNED MEADOW	PRAIRIE SEEDING AND VARIOUS PLANTS		
NATIVE						
		12,889 sf	Native Seeding	Agrecol Rainwater Renewal Seed Mix	seed	
		40,481 sf	Prairie	Agrecol Economy Prairie Mix	seed	
TURF						
		99,327 sf	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix	seed	

PLANT SCHEDULE, cont.					
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE REMARKS
SHRUBS					
		227	MEDIUM EVERGREEN SHRUB: POSSIBLE SPECIES		
	JO3		Juniperus chinensis 'Old Gold'	Old Gold Juniper	3 gal. 3' T x 5' W
	JSG		Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal. 5' T x 5' W
	JGO		Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gal. 3' T x 5' W
	TMD		Taxus x media 'Densiformis'	Dense Yew	3 gal. 5' T x 6' W
	TMT		Taxus x media 'Tauntonii'	Tauton Yew	3 gal. 4' T x 5' W
		248	MEDIUM DECIDUOUS SHRUB: POSSIBLE SPECIES		
	AMI		Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry	3 gal. 3' T x 5' W
	HVS		Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	3 gal. 6' T x 5' W
	RPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	3 gal. 5' T x 5' W
	SMP		Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gal. 5' T x 5' W
	WWR		Weigela florida 'Wine & Roses'	Wine & Roses Weigela	3 gal. 5' T x 5' W
		45	LARGE DECIDUOUS SHRUB: POSSIBLE SPECIES		
	ACB		Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal. 7' T x 6' W
	CPP		Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush	5 gal. 8' T x 8' W
	CSN		Cotinus coggygria 'Nordine'	Nordine Smokebush	5 gal. 10' T x 10' W
	PCG		Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	5 gal. 8' T x 8' W
	SVS		Syringa vulgaris 'Sensation'	Sensation Lilac	5 gal. 10' T x 6' W
		109	SMALL EVERGREEN SHRUB: POSSIBLE SPECIES		
	JB8		Juniperus squamata 'Blue Star'	Blue Star Juniper	2 gal. 3' T x 4' W
	PNS		Picea abies 'Nidiformis'	Nest Spruce	2 gal. 2' T x 4' W
	PMS		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2 gal. 3' T x 3' W
	TFC		Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	2 gal. 2' T x 3' W
		188	SMALL DECIDUOUS SHRUB: POSSIBLE SPECIES		
	DLR		Diervilla x 'G2X88544'	Kodiak Orange Diervilla	2 gal. 4' T x 4' W
	HIS		Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea	2 gal. 4' T x 3' W
	RCC		Rosa x 'Coral Cove'	Coral Cove Rose	2 gal. 3' T x 3' W
	SDC		Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea	2 gal. 2' T x 2.5' W
	WFD		Weigela florida 'Dark Horse'	Dark Horse Weigela	2 gal. 3' T x 3' W
		27	GAINT ORNAMENTAL GRASS: POSSIBLE SPECIES		
	MXG		Miscanthus x giganteus	Giant Miscanthus	1 gal. 8' T x 4' W
	SRP		Saccharum ravennae	Ravenna Grass	1 gal. 8' T x 4' W
		13	TREE FORM SHRUB: POSSIBLE SPECIES		
	HP4		Hydrangea paniculata 'Tardiva' TF	Tardiva Panicle Hydrangea TF	3' Ht. 10' T x 10' W
	SHW		Salix integra 'Hakuro-nishiki' TF	Hakuro-nishiki Willow TF	3' Ht. 5' T x 6' W
	SMK		Syringa patula 'Miss Kim' TF	Miss Kim Korean Lilac TF	3' Ht. 7' T x 7' W
		32	TALL EVERGREEN SHRUB: POSSIBLE SPECIES		
	JAM		Juniperus chinensis 'Ames'	Ames Juniper	3' Ht. 9' T x 8' W
	JSP		Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	3' Ht. 16' T x 8' W
	JMO		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	3' Ht. 15' T x 8' W
	TTE		Thuja occidentalis 'BailJohn'	Technito Arborvitae	3' Ht. 12' T x 5' W
		8	TALL/NARROW DECIDUOUS SHRUB: POSSIBLE SPECIES		
		13	TALL/NARROW EVERGREEN: POSSIBLE SPECIES		
	JBA		Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	3' Ht. 12' T x 3' W
	JSR		Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	3' Ht. 16' T x 3' W
	THH		Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	3' Ht. 14' T x 4' W
		42	VINES ON GABLE TRELLIS: POSSIBLE SPECIES		
	CRE		Campsis radicans 'Stromboli'	Atomic Red Trumpet Creeper	1 gal. 20' T x 4' W
	CSL		Clematis paniculata 'S S Love'	Sweet Summer Love Clematis	1 gal. 13' T x 6' W
	HPC		Hydrangea petiolaris	Climbing Hydrangea	1 gal.
	WBC		Wisteria macrostachya 'Betty Mathews'	Summer Cascade Wisteria	1 gal.
		24	LOW EVERGREEN SHURB: POSSIBLE SPECIES		
	JPK		Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper	3 gal. 3' T x 7' W
	JSB		Juniperus sabina 'Buffalo'	Buffalo Juniper	3 gal. 1' T x 7' W
	TME		Taxus x media 'Everlow'	Everlow Yew	3 gal. 3' T x 5' W
		500	TALL ORNAMENTAL GRASS: POSSIBLE SPECIES		
	AGD		Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem	1 gal. 36" T x 30" W
	CKF		Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	1 gal. 36" T x 24" W
	MSO		Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	1 gal. 48" T x 36" W
	PNW		Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal. 42" T x 28" W
	SBH		Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	1 gal. 30" T x 30" W
		82	SHORT ORNAMENTAL GRASS: POSSIBLE SPECIES		
	DTH		Deschampsia cespitosa	Tufted Hair Grass	1 gal. 24" T x 30" W
	ESP		Eragrostis spectabilis	Purple Love Grass	1 gal. 24" T x 18" W
	PBB		Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal. 12" T x 15" W
	PLB		Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	1 gal. 15" T x 18" W
	STD		Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal. 15" T x 20" W

PLANT SCHEDULE, cont.					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUB AREAS					
	887	PERENNIALS	VARIOUS SPECIES	1 gal.	
	5,046 sf	RAISE TERRACE PLANTERS	VARIOUS SPECIES	1-3 gal.	
	3,824 sf	RAISED GROUND PLANTERS	VARIOUS SPECIES	1-3 gal.	
	5,042 sf	ROOF PERENNIALS + 8"	VARIOUS SPECIES	1 gal.	
	940 sf	ROOF PERENNIALS -8"	VARIOUS SPECIES	1 gal.	



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LANDSCAPE SCHEDULE

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REG JOB No. 579-J0
REG PW MTS
PLAN DATE 08/24/26
SCALE N/A

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GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS

- INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
 - ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
 - ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
 - TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
 - THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
 - THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
 - THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
 - PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING & PLUG PLANTINGS

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING/PLUG PLANTING:

- ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.
- PREPARATION OF SOIL PRIOR TO SEEDING
 - REFER TO CIVIL PLANS FOR SOIL MIXTURE.
 - ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
 - AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
 - AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

- COVER CROP
 - ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
 - WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.
- SEED MIX:
 - MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
 - BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
 - BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
 - COVER SEED WITH $\frac{1}{4}$ -INCH TO $\frac{1}{2}$ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
 - ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
 - KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLUGS INSTALLATION

INSTALLATION OF PLUGS SHOULD OCCUR ON A CLOUDY, COOL DAY IN EITHER THE MORNING OR AFTERNOON. PLANTING SHOULD ALSO OCCUR AS EARLY IN THE SEASON AS POSSIBLE ONCE THE RISK OF FREEZING HAS PASSED.

IF INSTALLING PLUGS IN COMBINATION WITH SEEDING, INSTALL PLUGS AFTER SEED HAS BEEN PLACED.

INSTALL PLUGS PRIOR TO PLACEMENT OF STRAW MULCH EXCEPT WHERE AN EROSION CONTROL BLANKET WILL BE UTILIZED. ENSURE THAT NEWLY PLANTED PLUGS HAVE ADEQUATE STRAW MULCH COVERAGE FOLLOWING INSTALLATION.

- DIG A HOLE IN YOUR FRESHLY WORKED SOIL ABOUT TWICE THE DIAMETER AND THE SAME HEIGHT OF THE ROOT BALL OF THE PLANT. PUT THE SOIL ASIDE TO FILL THE HOLE BACK IN LATER. GENTLY REMOVE THE PLANT FROM ITS CONTAINER, AND BRUSH YOUR HAND OVER THE ROOT BALL TO STIMULATE THE ROOTS.
- PLACE THE PLANT IN THE HOLE. PLACE THE ROOTS AT THE PROPER LEVEL SO THAT THE PLANTS ROOTS AREN'T EXPOSED AND THE FOLIAGE OF LOW-LYING PLANTS DOESN'T GET TOO WET. FILL THE HOLE ABOUT HALF-WAY WITH THE ORIGINAL SOIL. GENTLY PACK THE SOIL TO REMOVE ANY TRAPPED AIR. WATER PLANT THOROUGHLY.
- FINISH FILLING IN WITH SOIL AROUND THE PLANT, GENTLY PACK, AND WATER THOROUGHLY AGAIN.
- COVER THE BASE OF THE PLANT WITH 1" OF STRAW MULCH.
- AFTER PLANTING, KEEP YOUR PLANTS WELL WATERED FOR THE FIRST YEAR UNTIL THEY ESTABLISH A GOOD ROOT SYSTEM.

GROUP PLUGS IN DYNAMIC PATTERNS OF 7-11 PLANTS OF THE SAME SPECIES PER GROUPING. PLUGS SHALL HAVE A TRIANGULAR SPACING OF 21 INCHES APART.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

SEAPORT DEVELOPMENT DISTRICT

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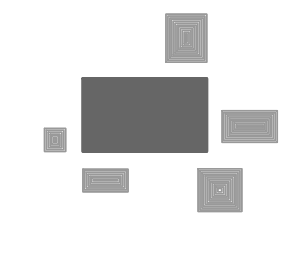
LANDSCAPE GENERAL NOTES

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REG JOB No. _____	579.10
REG PW _____	MIS
PLAN DATE _____	08/24/26
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