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CONCEPT #43

MIDTOWN CENTER
73RD STREET & UNIVERSITY AVENUE
WINDSOR HEIGHTS, IOWA

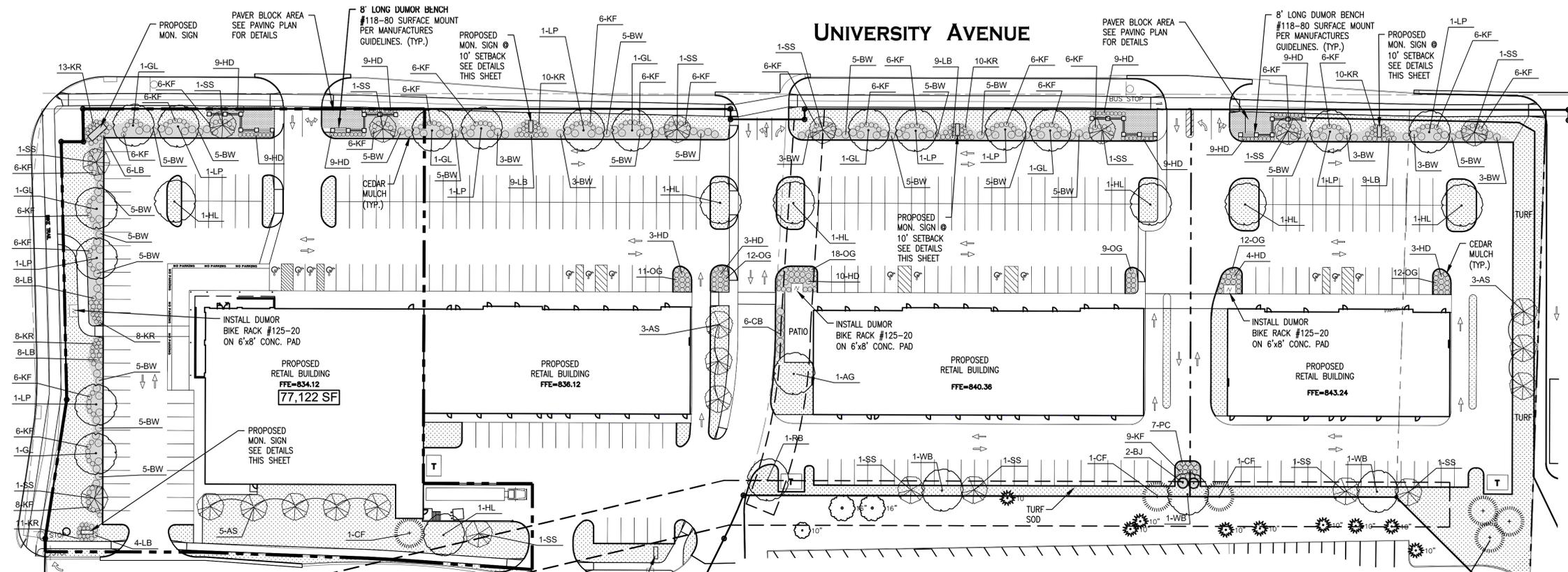
AUGUST 14, 2015

NORTH

 1" = 80'-0" @ 11"x17" Sheet
 SAA# 12043
 DRAWN BY: AVG



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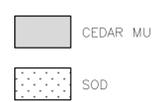
LANDSCAPE NOTES:

1. ALL SITEWORK, SEEDING, AND LANDSCAPING SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION'S STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
4. HOLES FOR TREES, EVERGREENS AND SHRUBS SHALL BE 2" GREATER THAN THE TREE ROOTBALL.
5. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL. CONTRACTOR MUST SOD, FERTILIZE AND MAINTAIN ALL AREAS OUTSIDE PAVED AREAS THAT WERE DISTURBED DURING CONSTRUCTION UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
6. COMMERCIAL GRADE PLASTIC EDGING SHALL BE PROVIDED AROUND ALL LANDSCAPE BEDS. ALL EDGING SHALL BE INSTALLED AT A DEPTH THAT IS FLUSH WITH THE SURROUNDING FINISH GRADE.
7. CANOPY TREE, EVERGREEN TREE AND SHRUB LANDSCAPE BEDS SHALL HAVE WEED-PREVENTION FABRIC INSTALLED. WEED PREVENTION FABRIC SHALL COVER THE ENTIRE LANDSCAPE BED, PAYING CLOSE ATTENTION TO LEAVE NO GAPS ALONG THE EDGES.
8. PERENNIAL BEDS SHALL RECEIVE NO WEED-PREVENTION FABRIC, BUT SHALL BE WEEDED BEFORE INSTALLATION. SHALL RECEIVE PRE-EMERGENT APPLIED TO THE SOIL AND PRE-EMERGENT APPLIED TO THE MULCH AFTER INSTALLATION.
9. ALL LANDSCAPE BEDS SHALL RECEIVE ONE APPLICATION OF PRE-EMERGENT, SUCH AS PREEN. PRE-EMERGENT SHALL BE APPLIED IN THE AMOUNT RECOMMENDED BY THE MANUFACTURER. PRE-EMERGENT SHALL BE APPLIED TO BARE GROUND IN LANDSCAPE BEDS PRIOR TO MULCH INSTALLATION, AND TO THE MULCH AFTER INSTALLATION.
10. CANOPY TREE AND EVERGREEN TREES SHALL RECEIVE A MINIMUM OF 4" SHREDDED HARDWOOD MULCH. MULCH AROUND TREES SHALL BE EXTENDED OUT AS FAR AS THE HOLE DUG FOR PLANTING AND SHALL BE PLACED IN SUCH A WAY AS TO FORM A BOWL AT THE BASE OF THE TRUNK ALLOWING WATER TO COLLECT MORE EFFICIENTLY.
11. ALL PLANT MATERIAL SHALL MEET MIN. REQUIREMENTS IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
12. PLANT MATERIALS SHALL BE OF APPROPRIATE SIZE AND TYPE AS SHOWN IN THE PLANTING SCHEDULE. ANY SUBSTITUTIONS TO THE PLANT SCHEDULE SHALL BE SUBMITTED IN WRITING FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
13. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE, DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
14. OVERSTORY TREES SHALL HAVE STRAIGHT LEADERS AND NO 'V' CROTCHES. UNDERSTORY TREES SHALL HAVE NO BRANCHES BELOW 30" AND NO 'V' CROTCHES.
15. REMOVE ALL WIRE, TWINE OR BURLAP FROM THE ROOTBALLS OF STREET TREES PRIOR TO PLANTING.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
17. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ANY TREES THAT HAVE BECOME TILTED WITHIN ONE YEAR FROM DATE OF INSTALLATION.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR WEEDING ALL PLANT BEDS FOR THREE MONTHS OF THE FIRST GROWING SEASON.
20. CONTRACTOR TO SOD ALL DISTURBED AREAS OF THE SITE NOT SET ASIDE AS PLANTING BEDS.
21. SOD, WHERE APPLICABLE, SHALL BE WELL-ROOTED AND BE COMPLETELY FREE FROM NOXIOUS WEEDS AND REASONABLY FROM OTHER OBJECTIONABLE GRASSES, STONES AND FOREIGN OBJECTS.
22. SOD, WHERE APPLICABLE, SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES THE SOD SHALL BE STAKED INTO THE GROUND.
23. ALL SODDED AND DISTURBED AREAS SHALL BE INSPECTED AFTER EACH RAINFALL. ALL WASHES, GULLIES, AND RILLS SHALL BE IMMEDIATELY REPAIRED AND RESODDED.
24. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY AND EXISTING UTILITIES FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
25. ALL UNPAVED AREAS DISTURBED WITHIN THE PUBLIC RIGHT-OF-WAY TO BE SODDED.

PLANT SCHEDULE:

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	MATURE SIZE
CANOPY TREES						
LP	9	BLOODGOOD LONDON PLANETREE	PLATANUS X ACERFOLIA "BLOODGOOD"	1.5" CAL	B&B	55-85' HT/50-65" SP
HL	7	SKYLINE HONEYLOCUST	GLEITSIA TRIANCANTHOS VAR. INERMIS "SKYCOLE"	1.5" CAL	B&B	45-55' HT/30-35" SP
WB	3	WHITESPIRE BIRCH	BETULA POPULIFOLIA "WHITESPIRE"	1.5" CAL	B&B	30-40' HT/20-25" SP
SS	14	SPRING SNOW CRAB (FRUITLESS)	MALUS "SPRING SNOW"	1.5" CAL	B&B	20-25' HT/15-20" SP
AS	11	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA "AUTUMN BRILLIANCE"	1.5" CAL	B&B	15-25' HT/15-18" SP
AG	1	AUTUMN GOLD GINKGO	GINKGO BILOBA "AUTUMN GOLD"	1.5" CAL	B&B	50-80' HT/30-40" SP
GL	7	GREENSPIRE LINDEN	TILIA CORDATA "GREENSPIRE"	1.5" CAL	B&B	40-50' HT/30-35" SP
EVERGREEN TREES						
CF	6	WHITE FIR	ABIES CONCOLOR	6" HT	B&B	40-60' HT/15-30" SP
BJ	2	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM "WICHITA BLUE"	6" HT	CONT	18-20' HT/5-8" SP
SHRUBS						
CB	6	COMPACT EUROPEAN CRANBERRYBUSH	VIBURNUM OPULANS "COMPACTUM"	#2	CONT	4-6' HT/5-6" SP
HD	95	HURON DOGWOOD	CORNUS RACEMOSA "HURZAM"	#2	CONT	3-4' HT/3-4" SP
KR	70	KNOCK OUT ROSE	ROSA "RADRAZZ"	#2	CONT	3' HT/3" SP
BW	123	WINTERGREEN LITTLELEAF BOXWOOD	BUXUS MICROPHYLLA "WINTERGREEN"	#2	CONT	3-4' HT/3-4" SP
PERENNIALS						
OG	74	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS "SAPHIRSPRUDEL"	#1	CONT.	24-30" SP/2' HT
KF	161	KARL FOERSTER'S FEATHER REED GRASS	CALAMAGROSIS ACUTIFLORA "KARL FOERSTER"	#1	CONT.	3' SP/4-5HT
LB	53	THE BLUES LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM "THE BLUES"	#1	CONT.	2-3' HT/2-3" SP
PC	7	MAGNUS PURPLE CONEFLOWER	ECHINACEA PURPUREA "MAGNUS"	#1	CONT	3' HT/2" SP

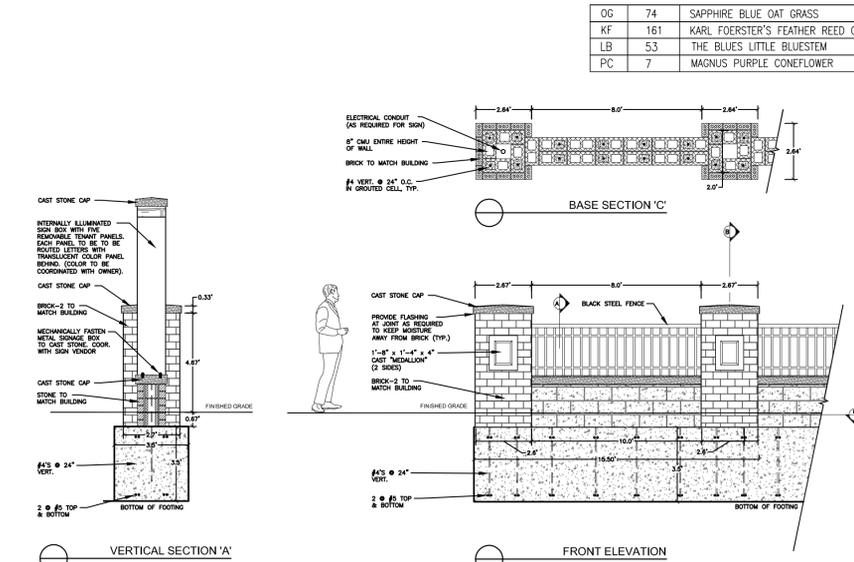
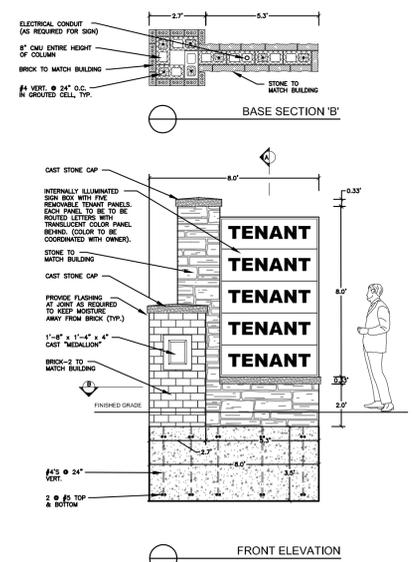
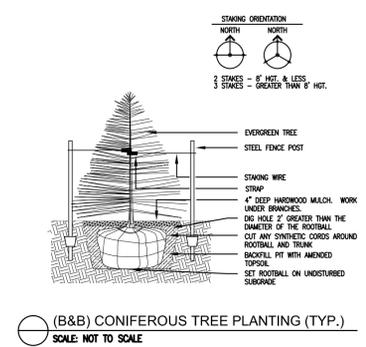
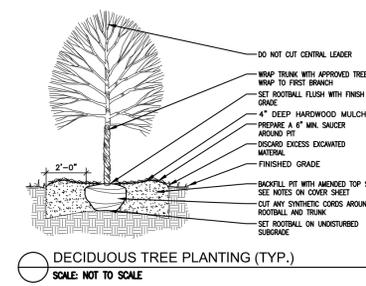
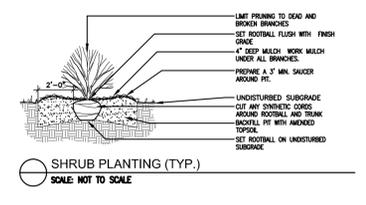
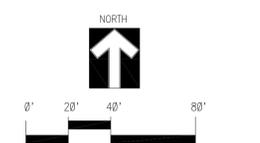
LEGEND:



I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

ALAN F. VANGUNDY
 LICENSE NO. 528
 EXPIRES 30, 2017

DATE: _____
 SHEETS COVERED BY THIS SEAL: L1



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MIDTOWN CENTER
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 WINDSOR HEIGHTS, IOWA

Date: 01-13-2015
 02-16-2015
 03-19-2015
 07-29-2015
 08-14-2015

Issue / Revision:
 FIRST SUBMITTAL
 SECOND SUBMITTAL
 THIRD SUBMITTAL
 FOURTH SUBMITTAL
 FIFTH SUBMITTAL

Job No. 12043 Proj. Mgr. AVG
 Sheet Title LANDSCAPE PLAN
 Sheet No.