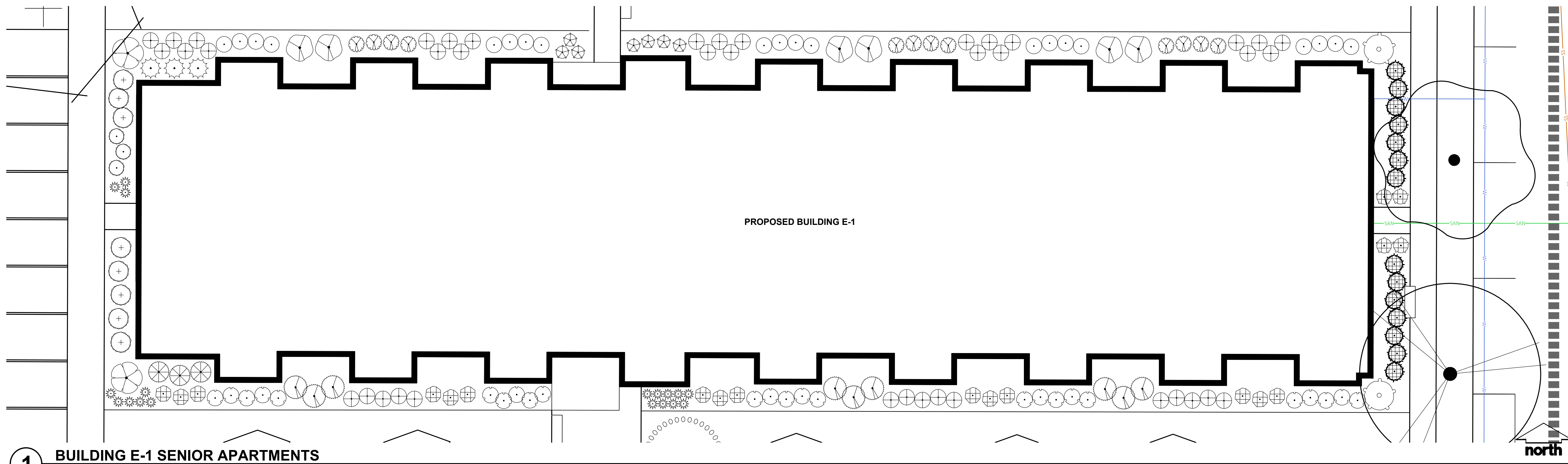
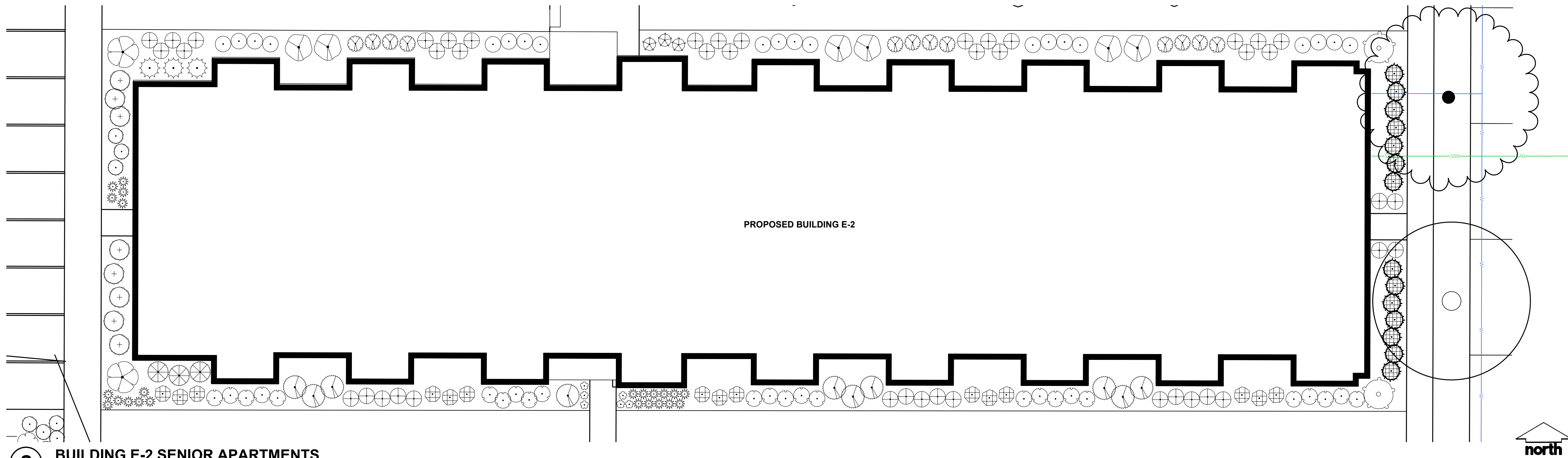


**DPD SUBMITTAL
NOT FOR CONSTRUCTION**

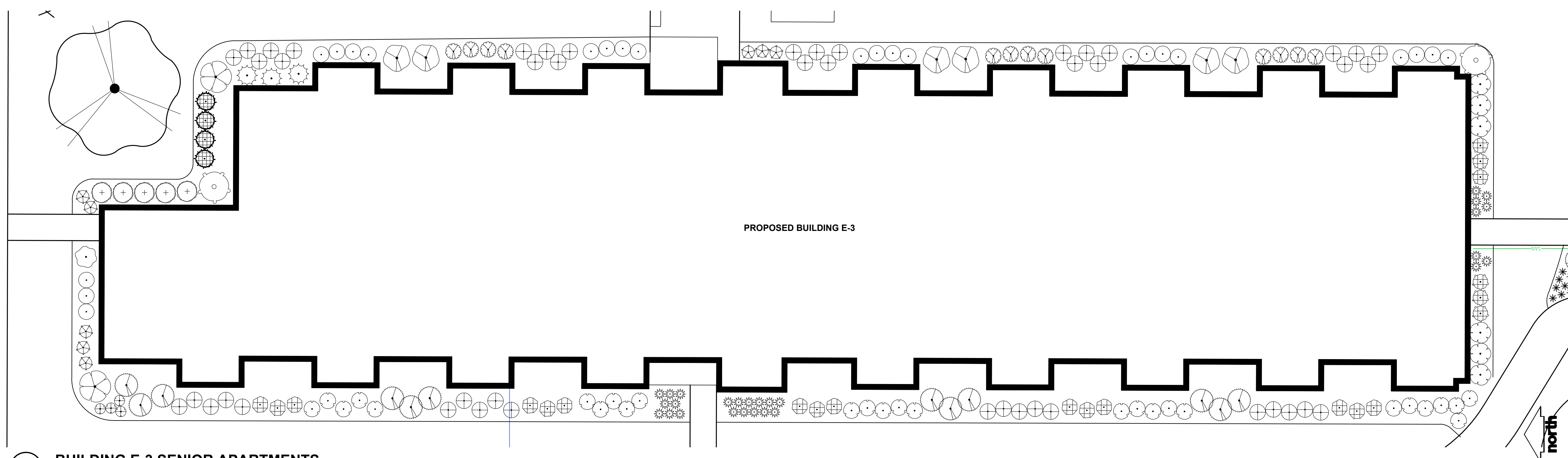
PLANT LIST - "E" BUILDINGS	
ORNAMENTAL TREES	CODE BOTANICAL / COMMON NAME
○	GACAF <i>Gaspinus caroliniana</i> 'L.N. Select A' / Fire King™ American Hornbeam
○	MASU <i>Malus</i> x 'Sullyana' / Sugar Tyme® Crabapple
○	ACM <i>Acer nyctelab</i> 'Marston' TM / Stone Street Miyabi Maple
○	ACFR <i>Acer</i> x freemontii 'Mormo' / Mormo Freeman Maple
○	CEOC <i>Celtis occidentalis</i> 'Prairie Pride' / Prairie Pride Hackberry
○	GLTR <i>Geoffroia ericoides</i> 'Shademaster' TM / Shademaster Locust
○	OTDI <i>Gymnocladus dioica</i> 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree
○	PLAC <i>Platanus</i> x acerifolia 'Marston Circle' TM / Exclamation! London Plane Tree
○	ULAM <i>Ulmus americana</i> 'New Harmony' / New Harmony American Elm
LWRIGHT EVERGREEN SHRUB	
CODE BOTANICAL / COMMON NAME	
●	THOC <i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae
DECIDUOUS SHRUBS	
CODE BOTANICAL / COMMON NAME	
○	ARME <i>Aranis melanocarpa</i> 'Marston' TM / Inque Beauty Black Chokeberry
○	CAPL <i>Calycanthus floricus</i> 'SANGAP' / Simply Scentation® Sweetshrub
○	COSE <i>Cornus sericea</i> 'Taraa' / Arctic Fire® Red Twig Dogwood
○	SSSE <i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeylocust
○	HYAR <i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea
○	HYPA <i>Hydrangea paniculata</i> 'Dip Pinky' TM / Pinky Milky Panic Hydrangea
○	HYAL <i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
○	PHOP <i>Physocarpus opulifolius</i> 'Amber Jubilee' / Ninebark
○	PHOP <i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark
○	RWAR <i>Rhus aromatica</i> 'Gra-Lea' / Gra-Lea Fragrant Sumac
○	RYAL <i>Ribes alpinum</i> 'Green Mound' / Green Mound Alpine Currant
○	SPIA <i>Spiraea japonica</i> 'SANGSUMF' TM / Double Play Red Spirea
○	SYFA <i>Syringa</i> x 'SANGRIP' TM / Blooming Dwarf Pink Lilac
EVERGREEN SHRUBS	
CODE BOTANICAL / COMMON NAME	
○	JUCHK <i>Juniperus chinensis</i> 'Pfitzerana Kallias Compacta' / Kally Pfitzer Compact Juniper
○	RHOD <i>Rhododendron</i> x 'PLJM' / PLJM Rhododendron
○	YAMEE <i>Taxus x media</i> 'Dark Green' / Dark Green Yew
○	YAMEE <i>Taxus x media</i> 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	
CODE BOTANICAL / COMMON NAME	
○	ALSU <i>Alum</i> x 'Summer Beauty' / Summer Beauty Alum
○	GERW <i>Geranium</i> x 'Razanne' / Razanne Craneball
○	SCSC <i>Schizanthus luteum</i> 'Prairie Blues' / Prairie Blues Little Bluestem



1 BUILDING E-1 SENIOR APARTMENTS
SCALE: 1" = 10'



2 BUILDING E-2 SENIOR APARTMENTS
SCALE: 1" = 10'



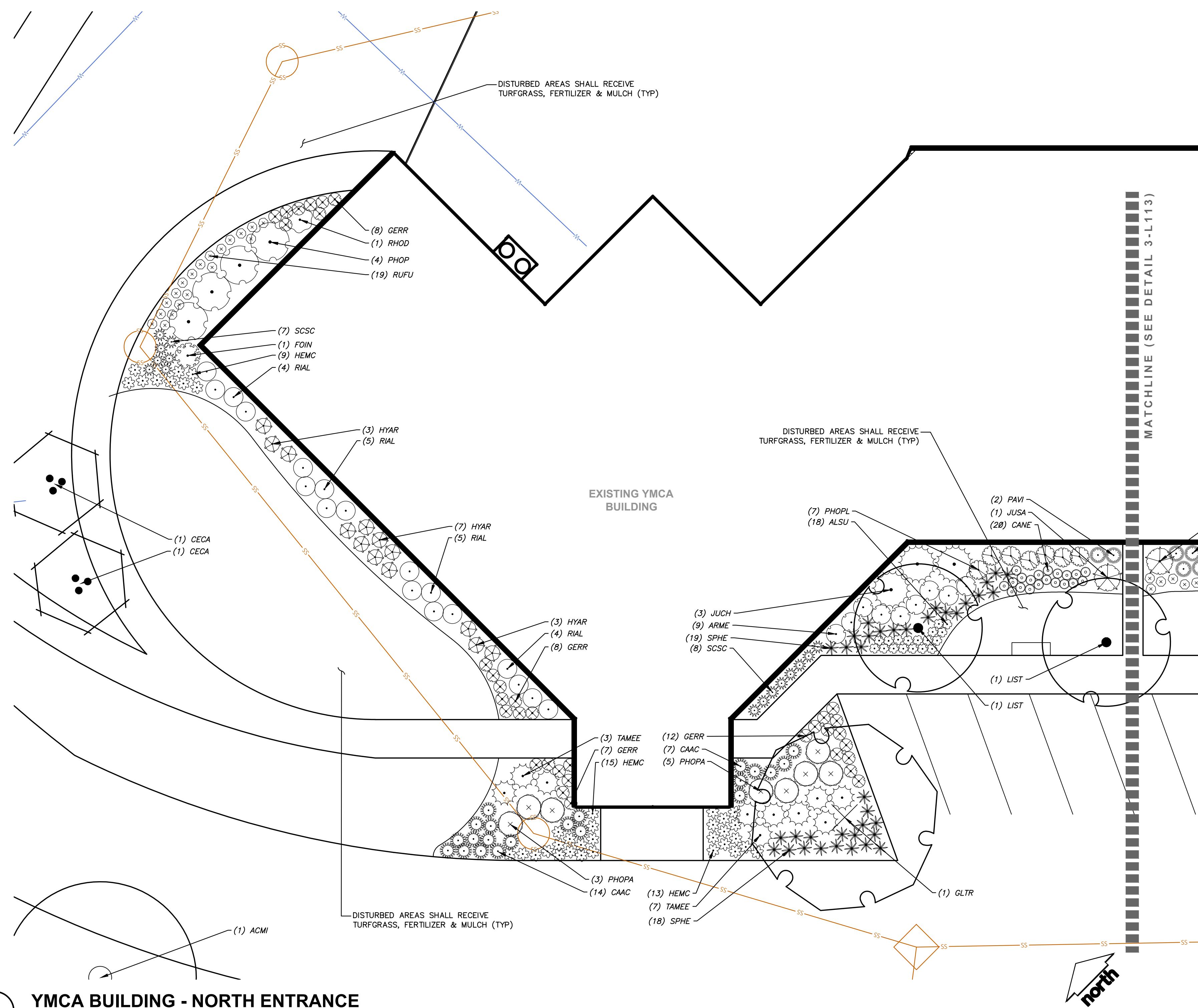
3 BUILDING E-3 SENIOR APARTMENTS
SCALE: 1" = 10'

CONTRACTOR NOTES

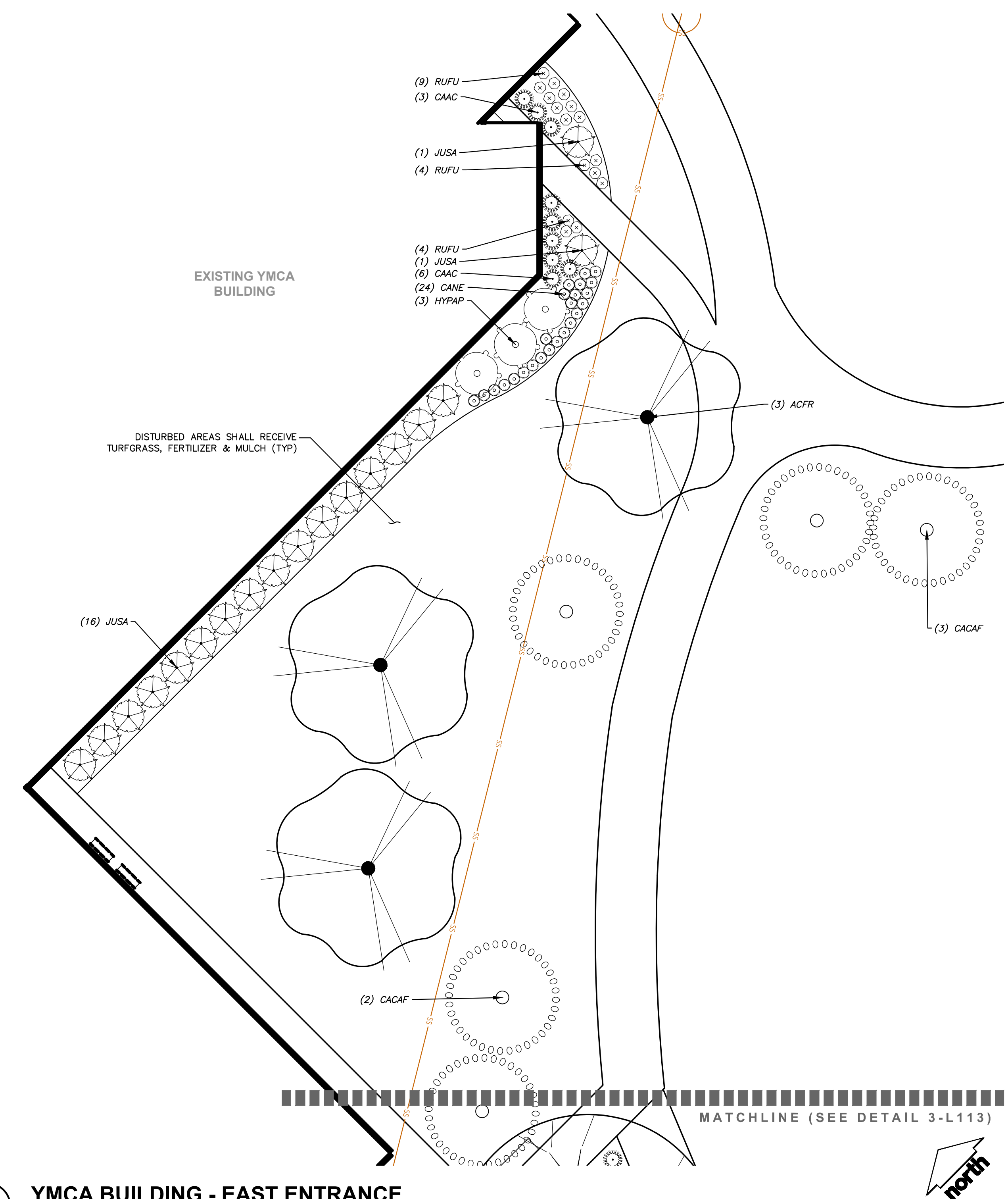
- ALL PLANTING BEDS SHALL BE EDGED WITH POLYETHYLENE LANDSCAPE EDGING UNLESS OTHERWISE DEPICTED.
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.



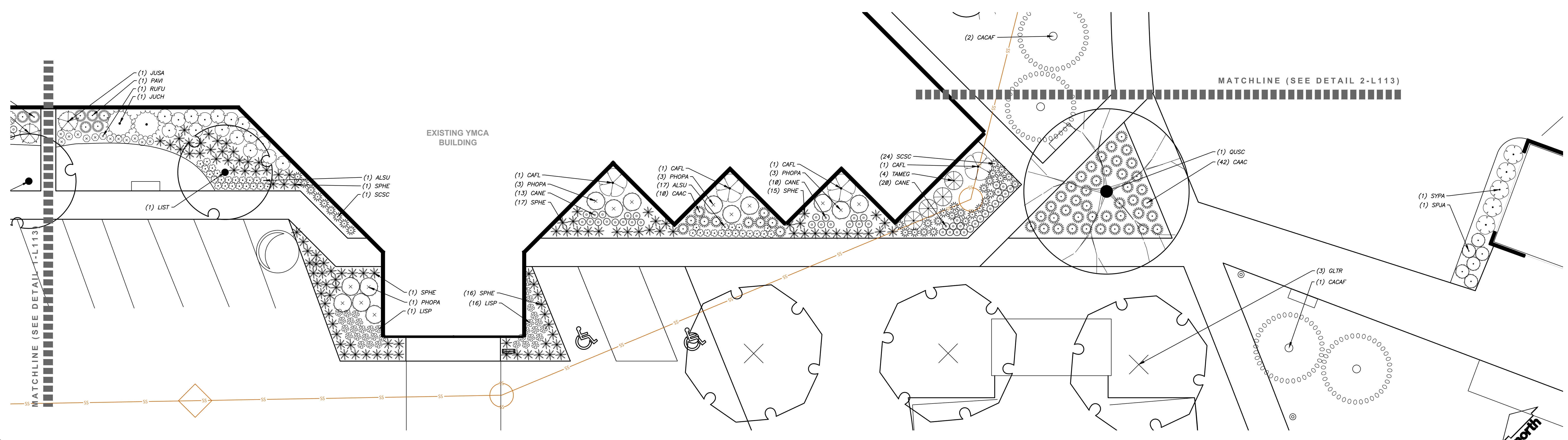
**DPD SUBMITTAL
NOT FOR CONSTRUCTION**



1 YMCA BUILDING - NORTH ENTRANCE
SCALE: 1" = 10'

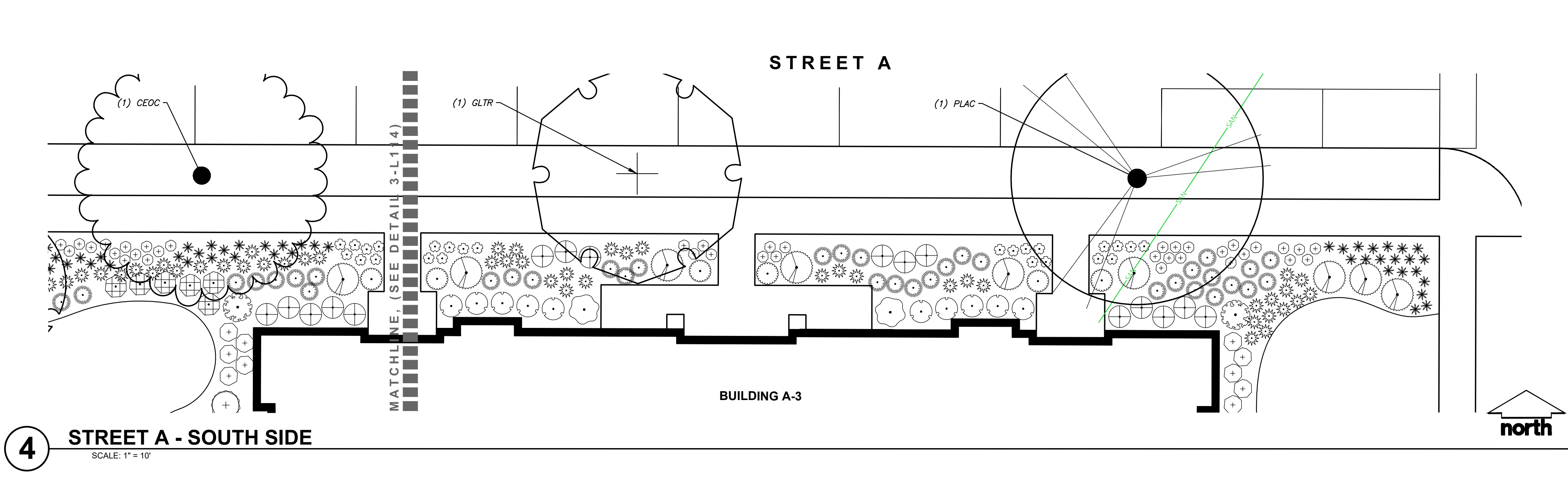
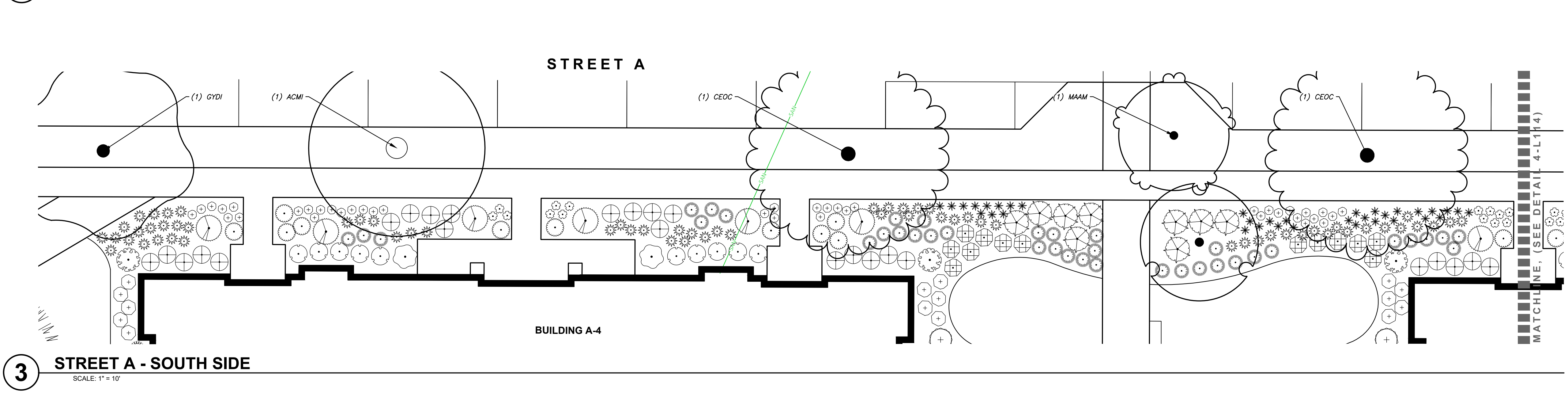
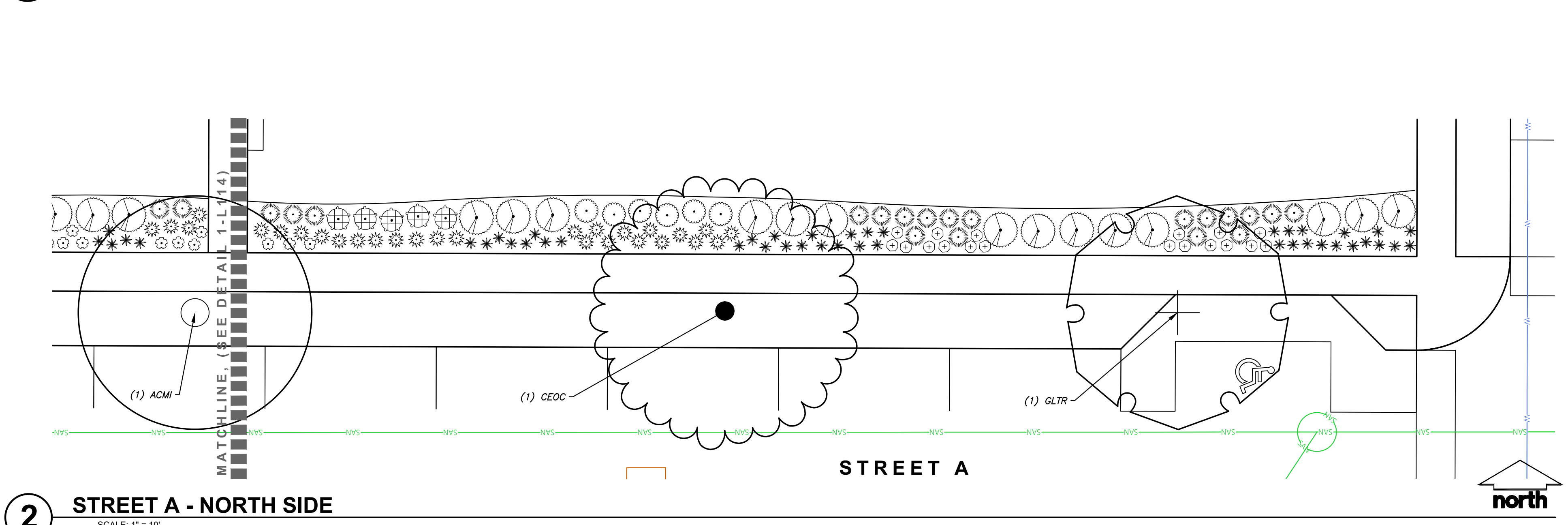
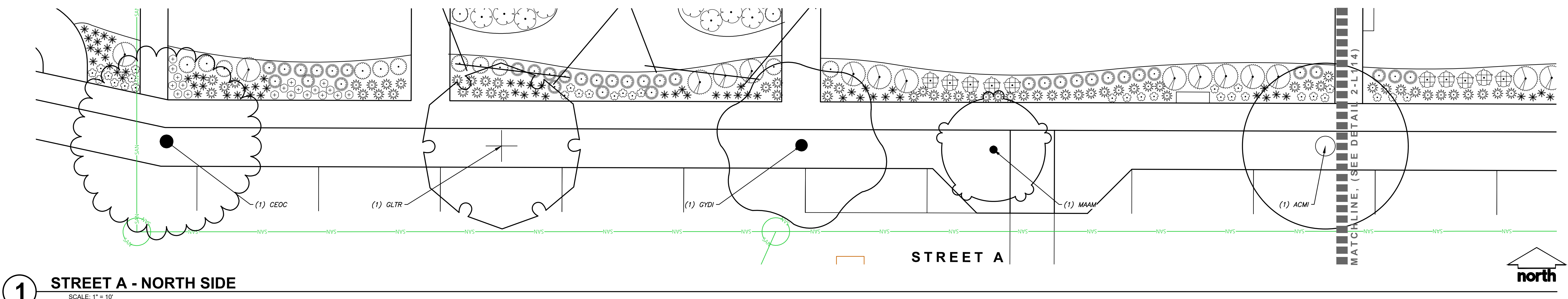


2 YMCA BUILDING - EAST ENTRANCE
SCALE: 1" = 10'



3 YMCA BUILDING - SOUTH ENTRANCE
SCALE: 1" = 10'

PLANT LIST - STREET A		
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	LIST	<i>Liquidambar styraciflua</i> 'Morraine' / Morraine Sweetgum
	MAAM	<i>Maackia amurensis</i> 'JFS-Schieffel' / Maackia
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACMI	<i>Acer miyabei</i> 'Morton' TM / State Street Miyabei Maple
	CEOC	<i>Celtis occidentalis</i> 'Prairie Pride' / Prairie Pride Hackberry
	GLTR	<i>Gleditsia triacanthos inermis</i> 'Shadmaster' TM / Shadmaster Locust
	GYDI	<i>Gymnocladus dioica</i> 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree
	PLAC	<i>Platanus x acerifolia</i> 'Morton Circle' TM / Exclamation! London Plane Tree
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry
	COSE	<i>Cornus sericea</i> 'Farrow' / Arctic Fire® Red Twig Dogwood
	SISE	<i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle
	FOIN	<i>Forsythia x intermedia</i> 'Mindor' / Show Off® Forsythia
	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
	SPJA	<i>Spiraea japonica</i> 'SMNSJMFR' TM / Double Play Red Spirea
	SYPA	<i>Syringa x 'SMNJRPI'</i> TM / Bloomerang Dwarf Pink Lilac
	WEFL	<i>Weigela florida</i> 'Dark Horse' / Dark Horse Weigela
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood
	JUCHK	<i>Juniper chinensis</i> 'Pflizerana Kallays Compacta' / Kally Pflizer Compact Juniper
	JUSA	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper
	RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
	RUFU	<i>Rudbeckia fulgida sultivantii</i> 'Goldsturm' / Goldsturm Coneflower
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem
	SPHE	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed



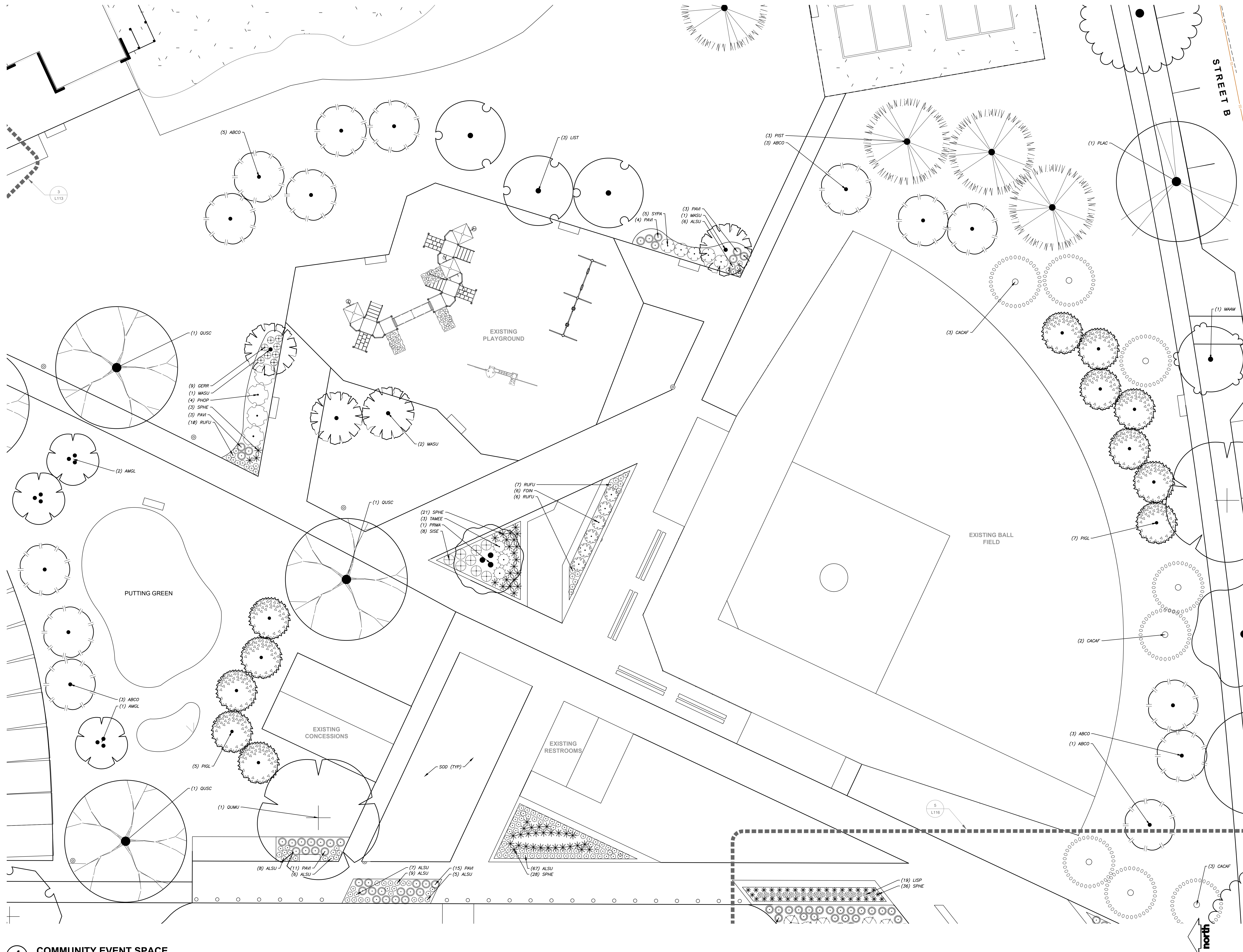
ISSUED FOR:		
DPD SUBMITTAL		08-30-2023
REVISION FOR:		
NO.	DESCRIPTION	DATE

BUILDING A-3
 DPD SUBMITTAL
 NOT FOR CONSTRUCTION

DRAWN BY	MWS
CHECKED BY	KJY

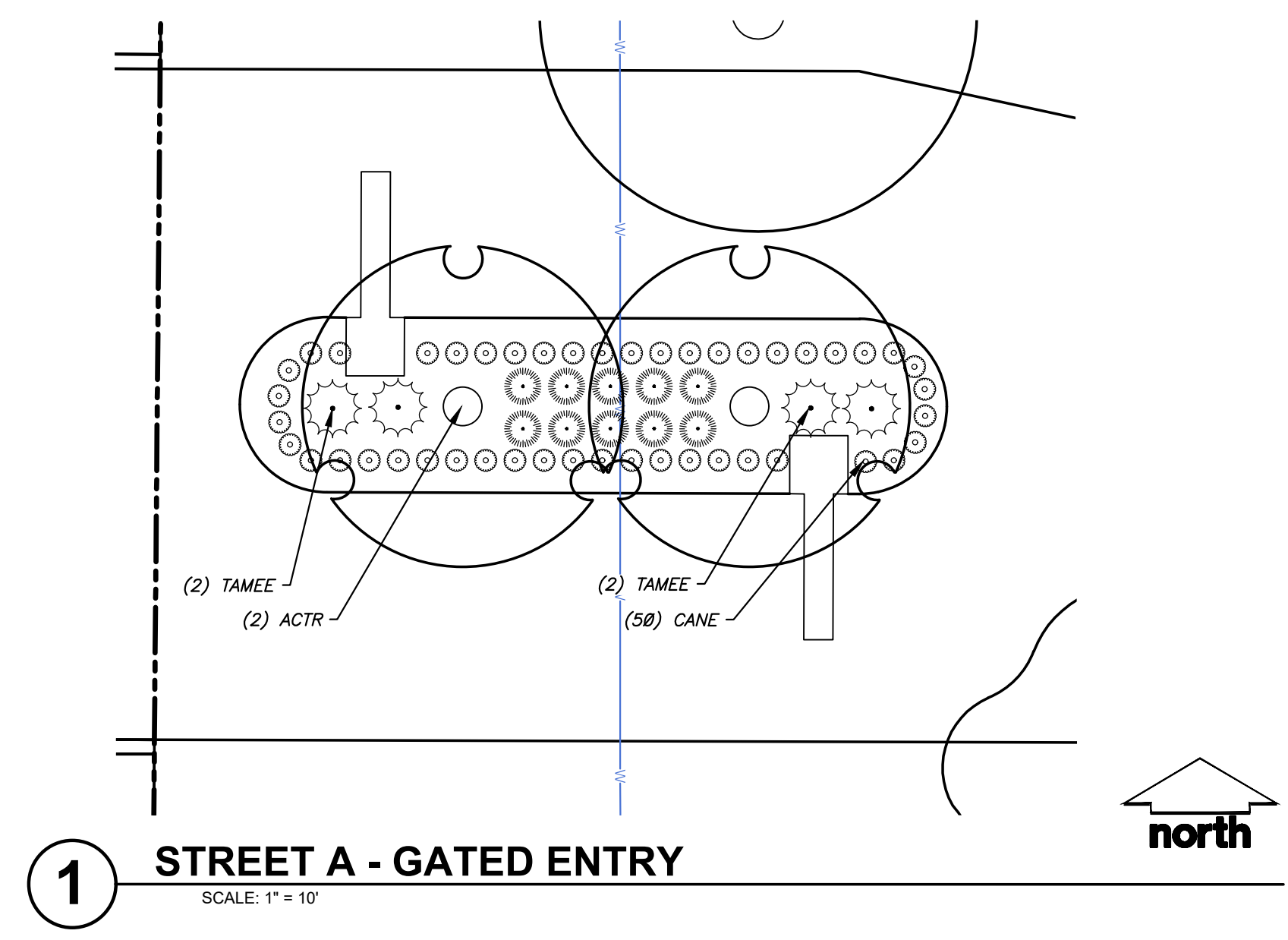
Street A

DPD SUBMITTAL
NOT FOR CONSTRUCTION

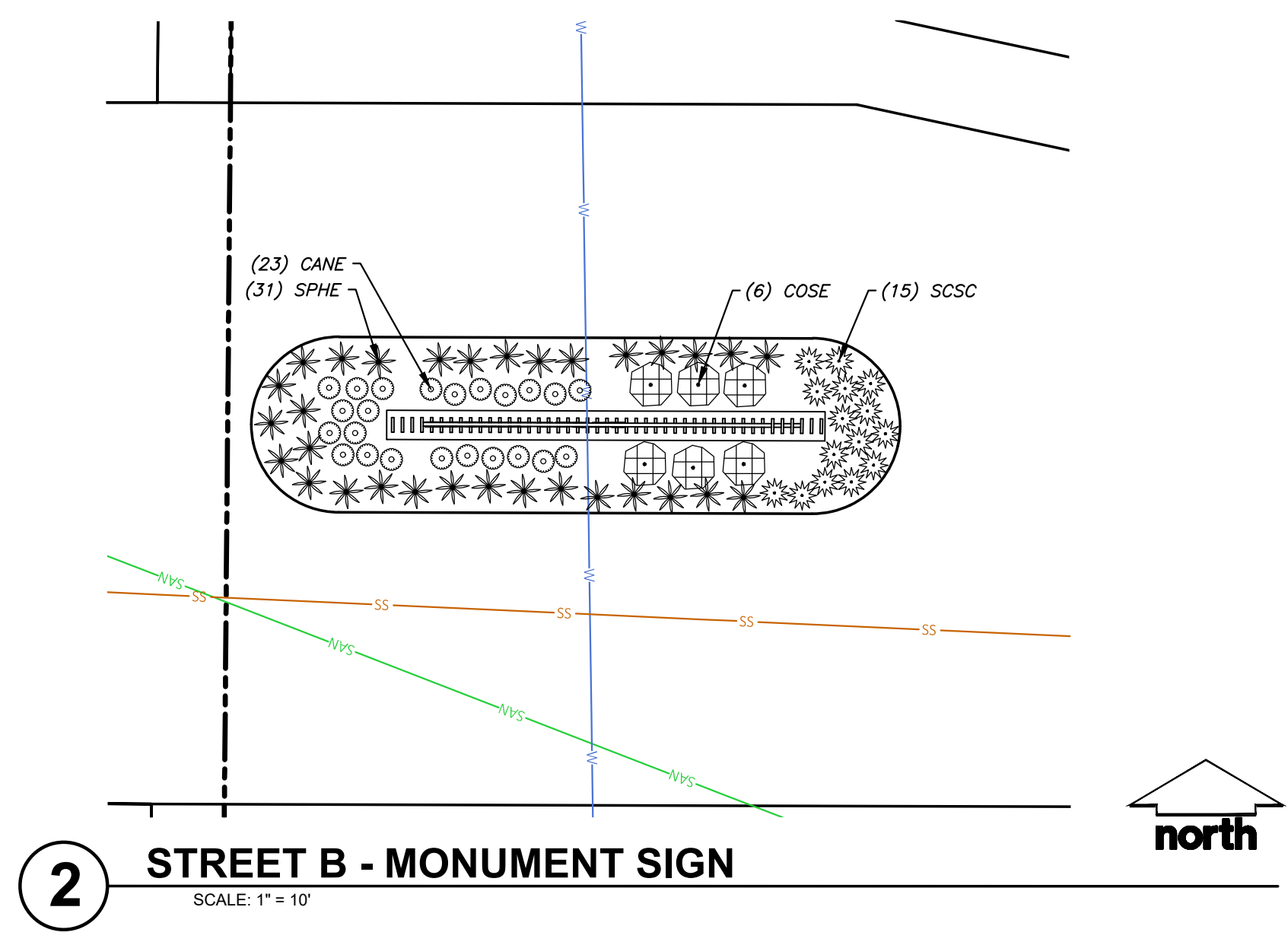


1 COMMUNITY EVENT SPACE
SCALE: 1" = 10'

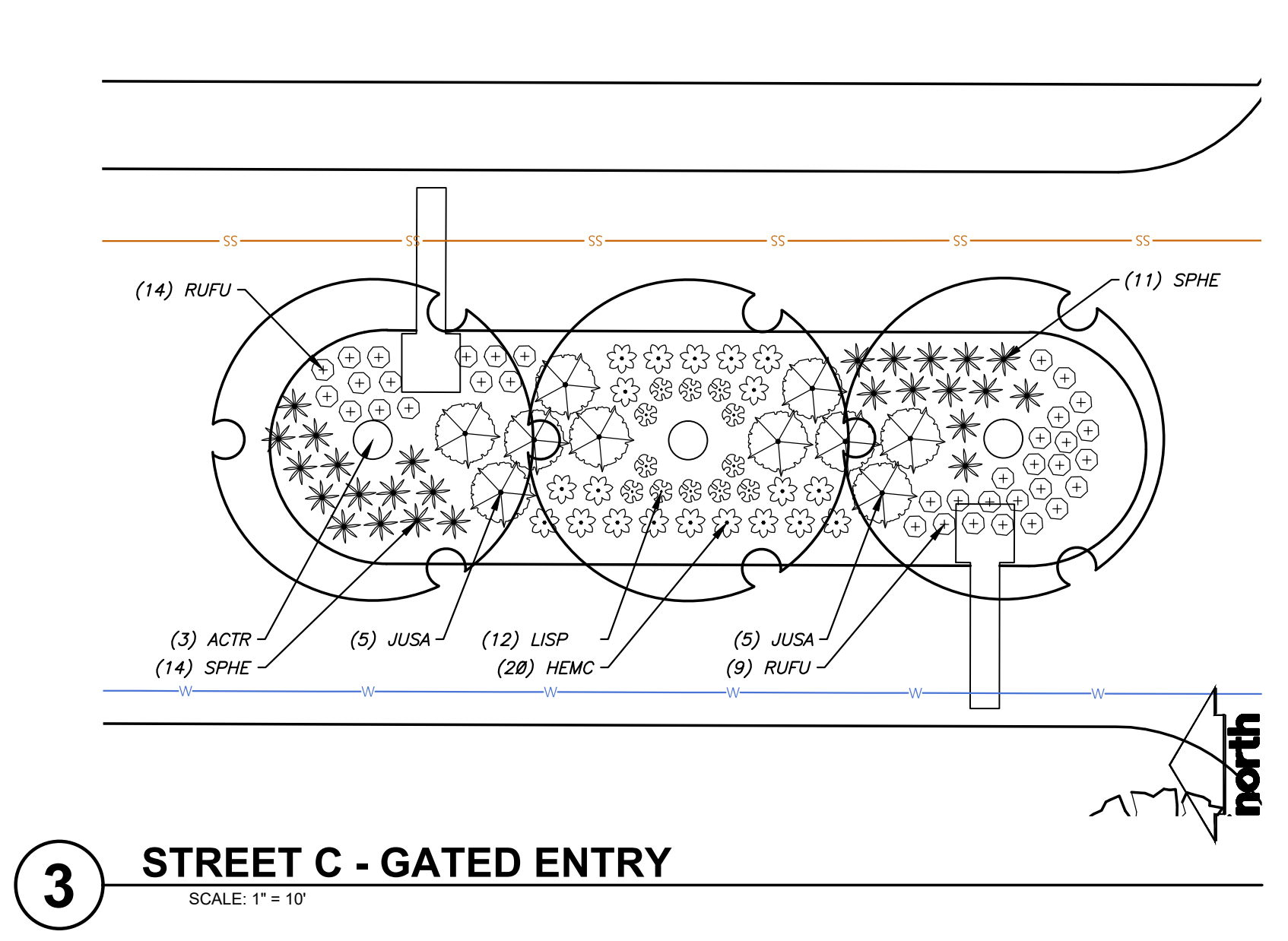
SCALE IN FEET
10' 0' 10'



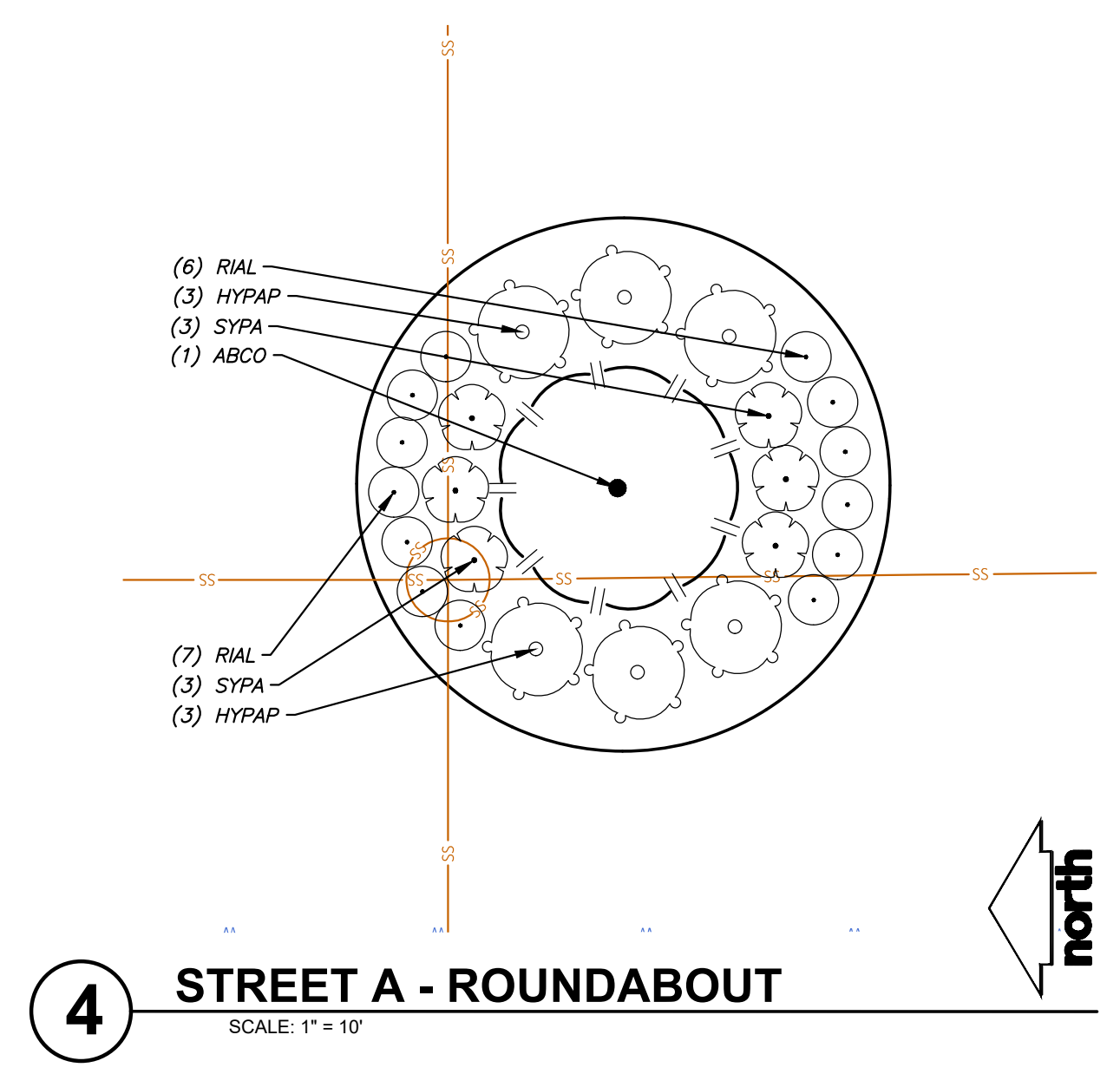
1 STREET A - GATED ENTRY
SCALE: 1" = 10'



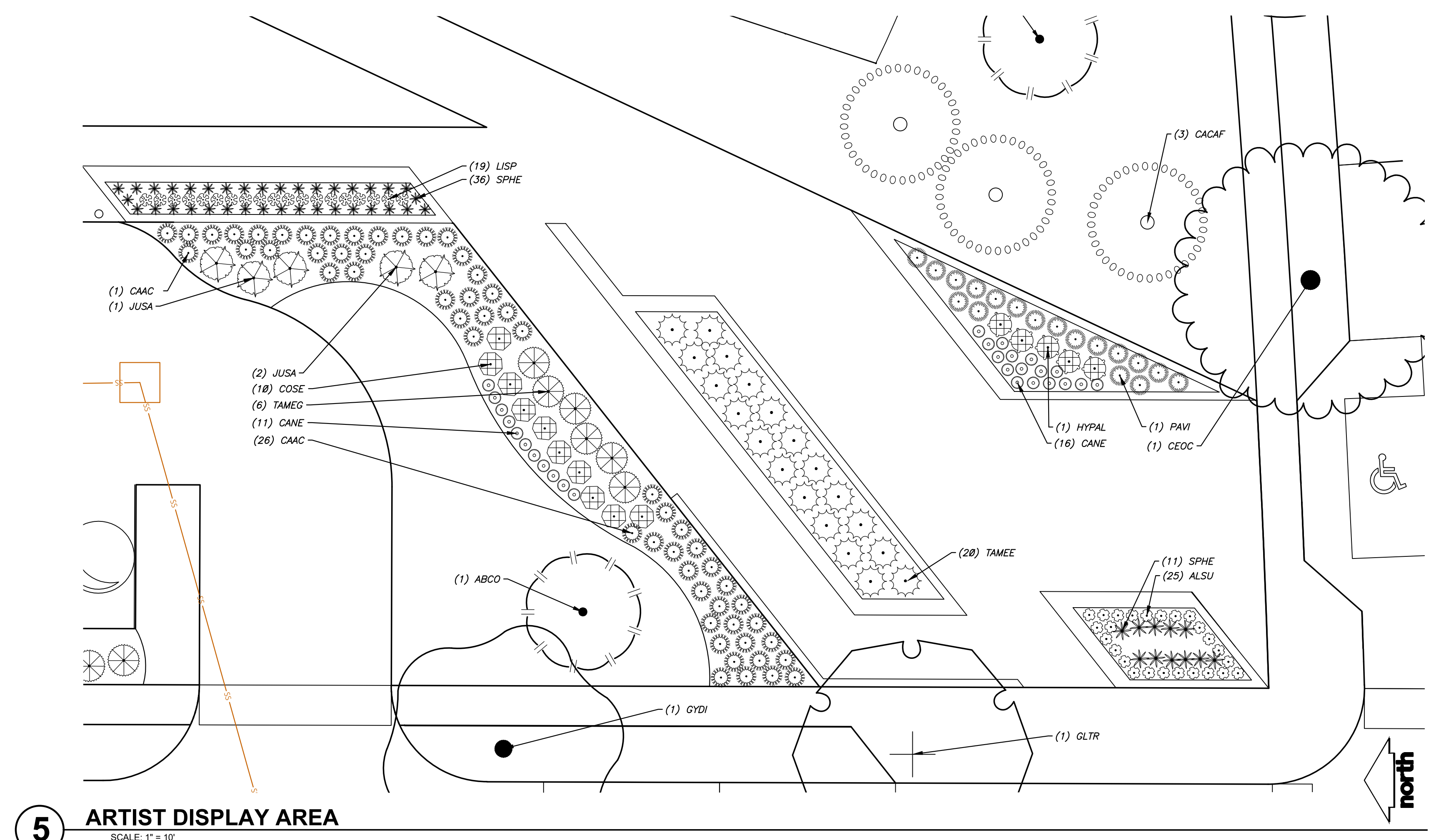
2 STREET B - MONUMENT SIGN
SCALE: 1" = 10'



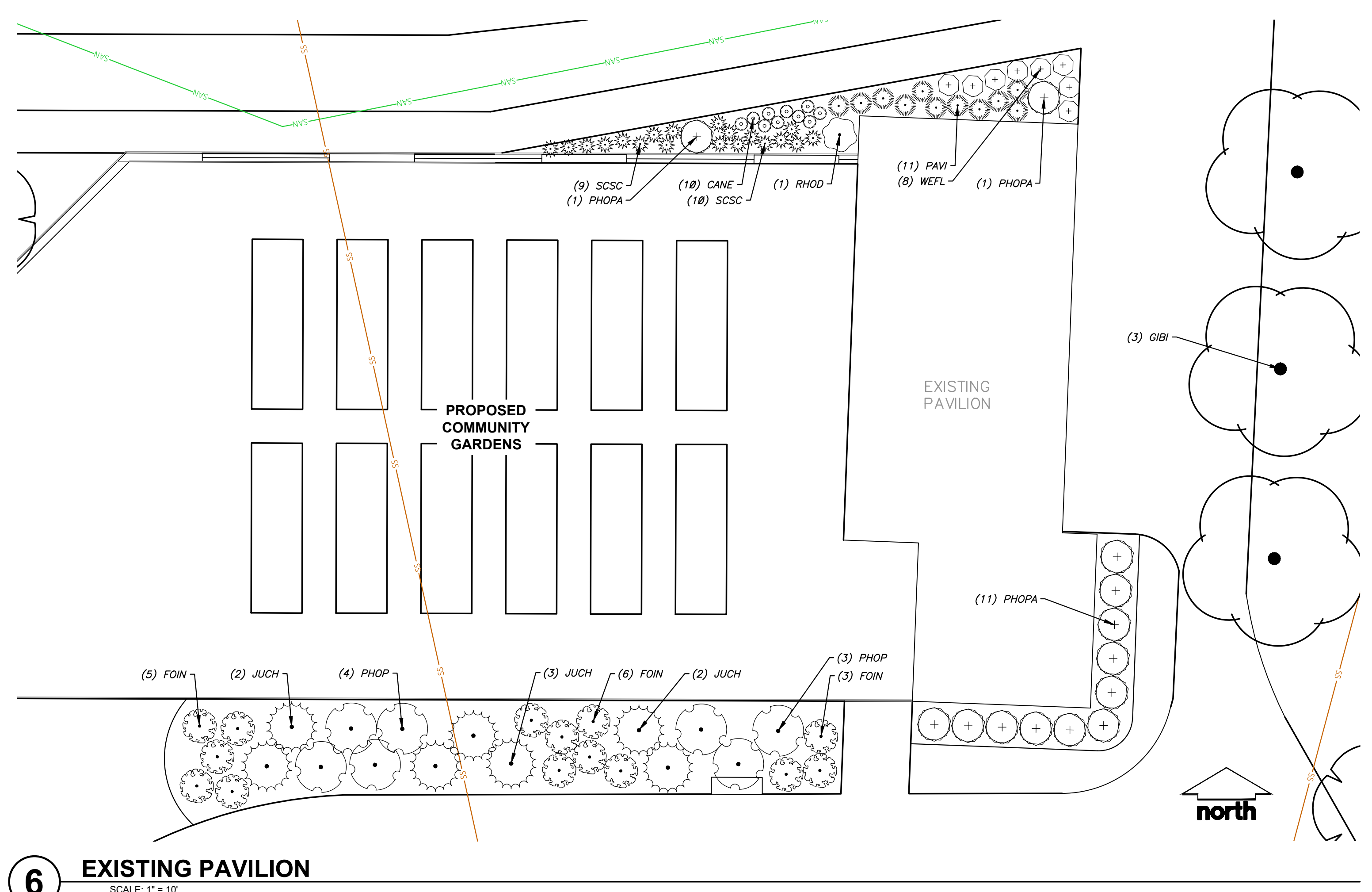
3 STREET C - GATED ENTRY
SCALE: 1" = 10'



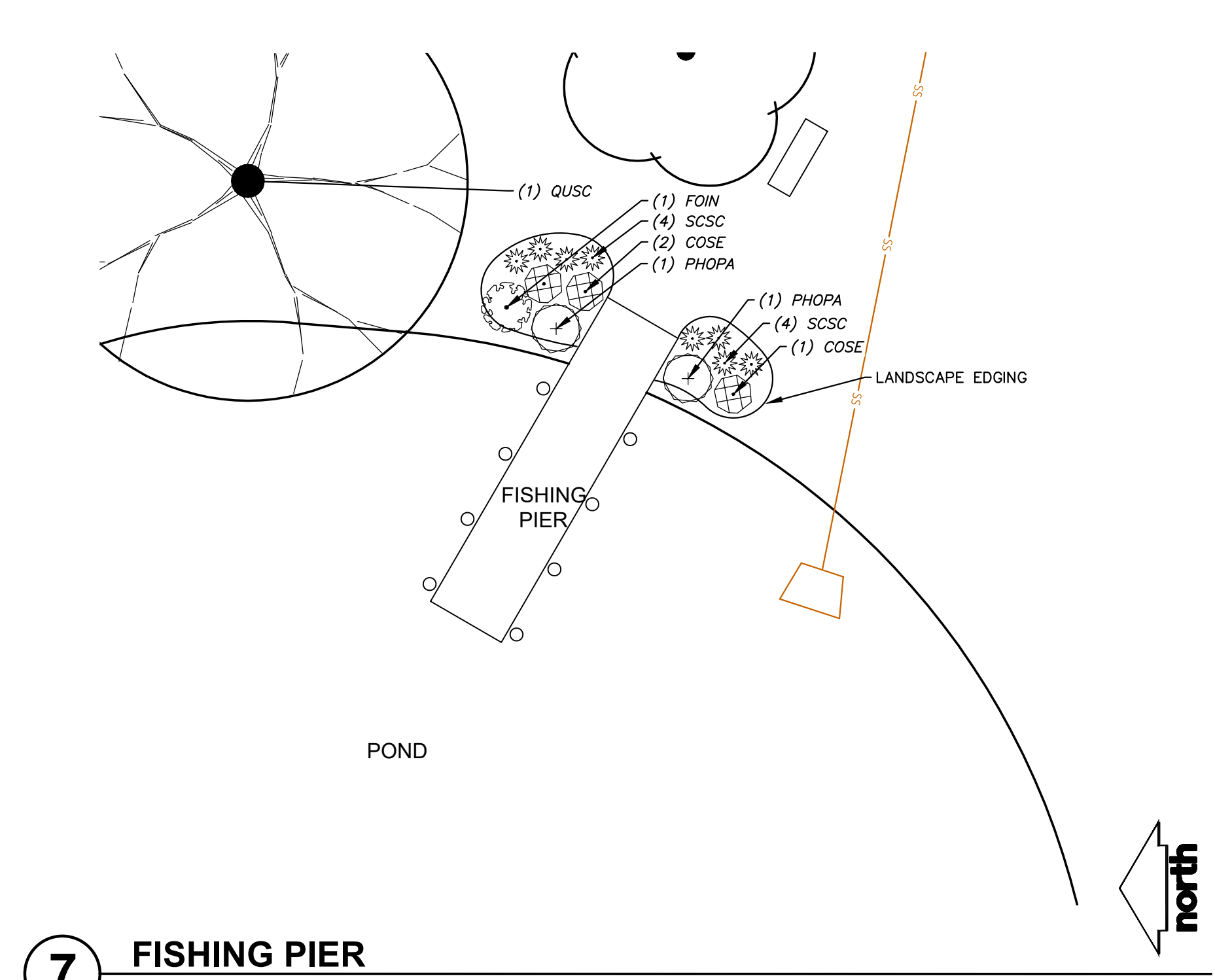
4 STREET A - ROUNDABOUT
SCALE: 1" = 10'



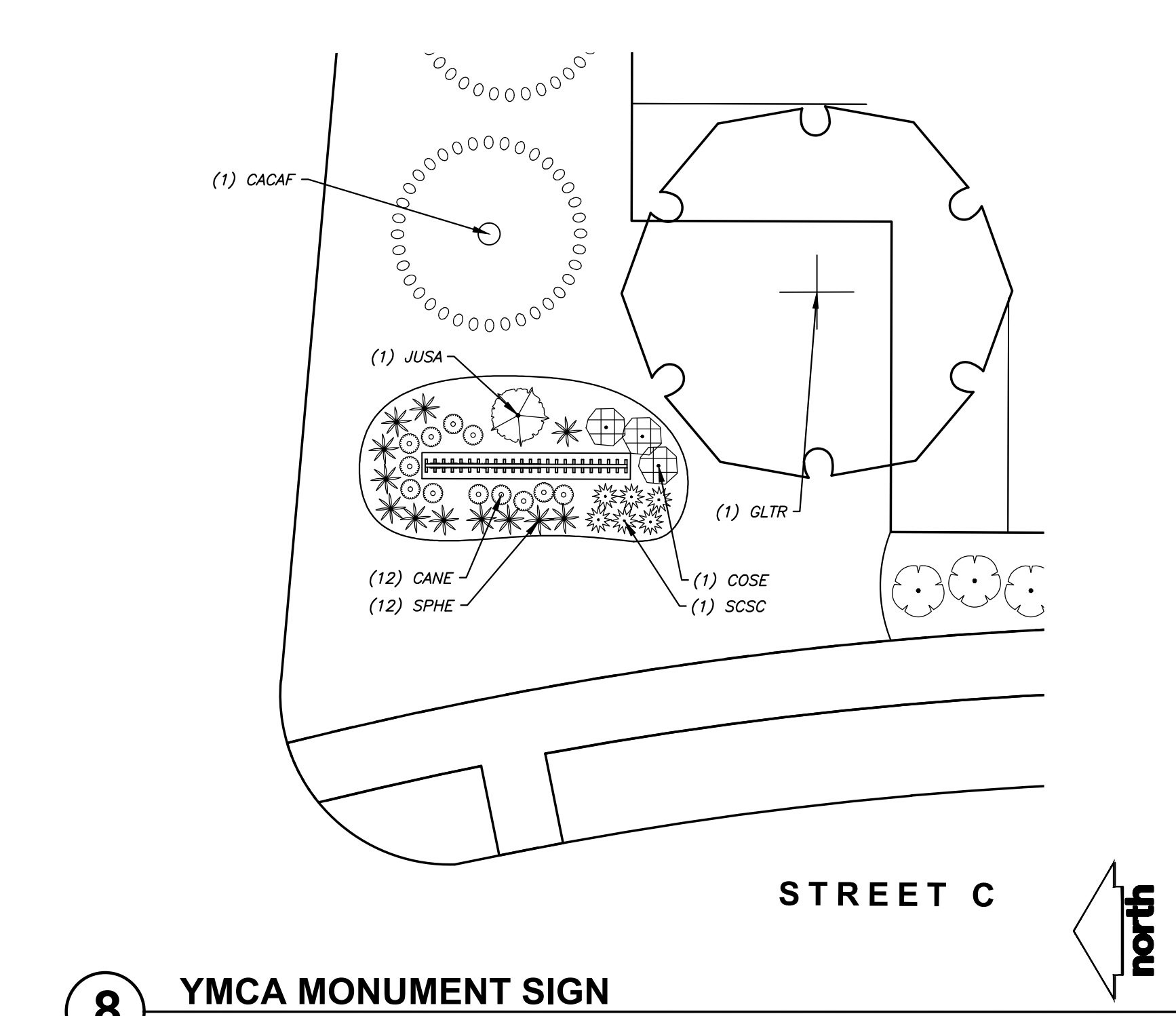
5 ARTIST DISPLAY AREA
SCALE: 1" = 10'



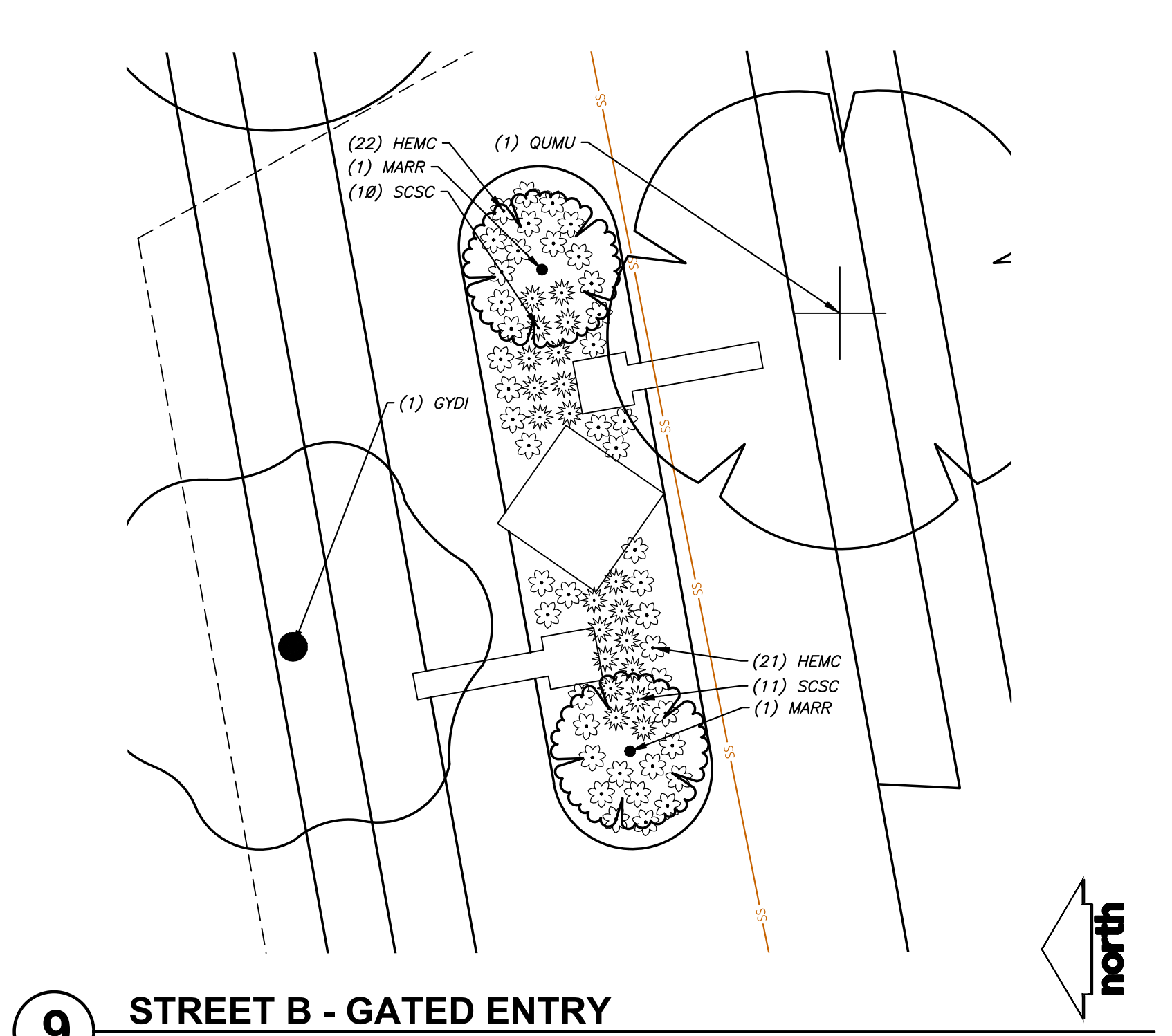
6 EXISTING PAVILION
SCALE: 1" = 10'



7 FISHING PIER
SCALE: 1" = 10'



8 YMCA MONUMENT SIGN
SCALE: 1" = 10'



9 STREET B - GATED ENTRY
SCALE: 1" = 10'

ISSUED FOR:

DPD SUBMITTAL	08-30-2023
---------------	------------

REVISION FOR:







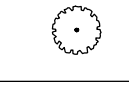

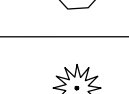

NO.	DESCRIPTION	DATE

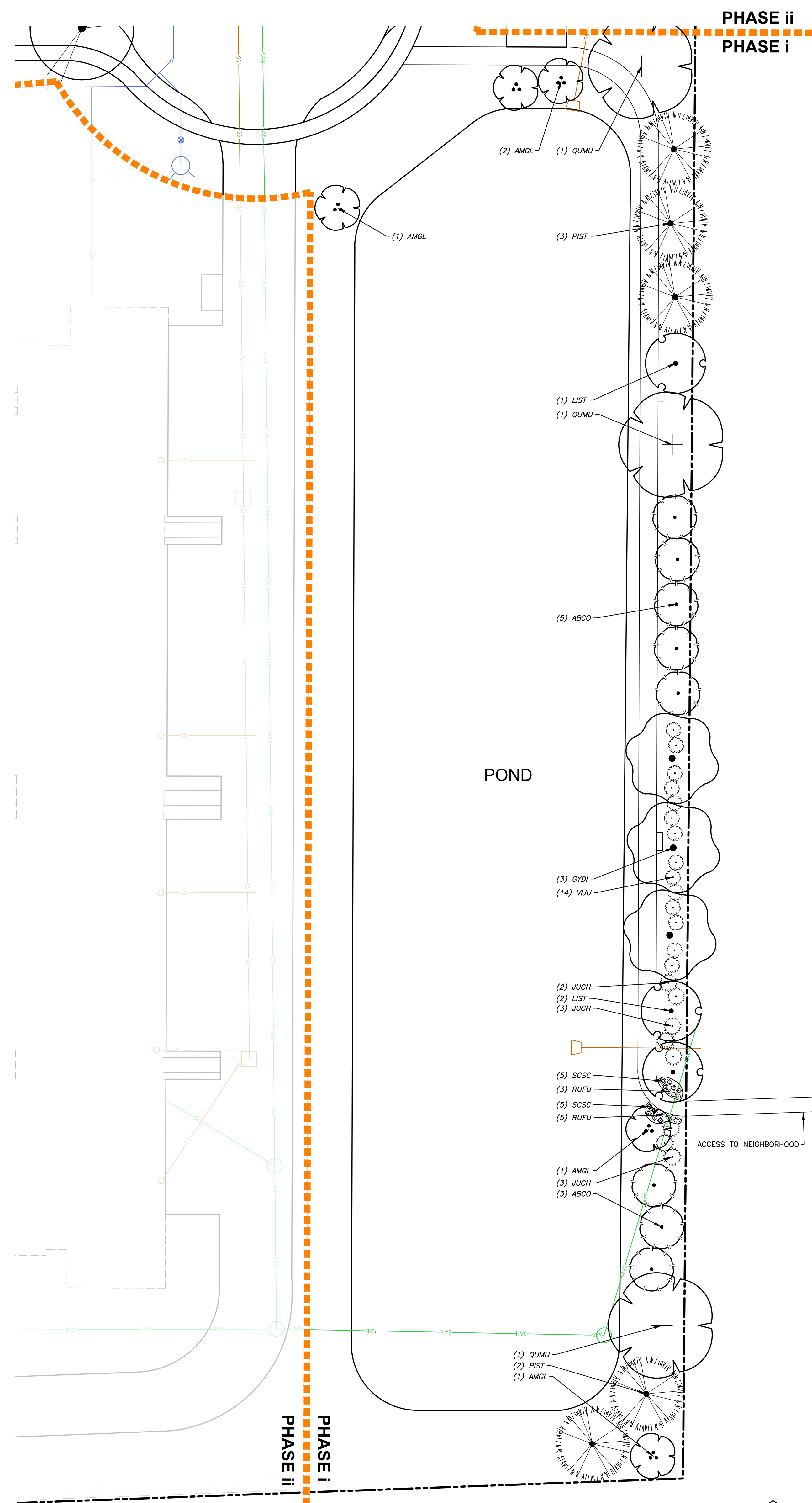
**DPD SUBMITTAL
NOT FOR CONSTRUCTION**

DRAWN BY MWS
CHECKED BY KJY

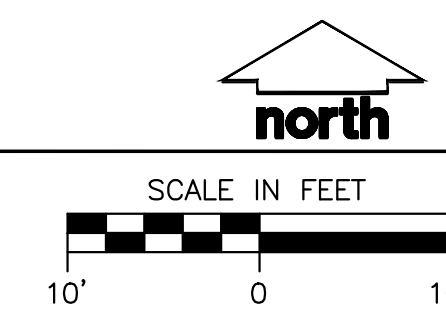
Detailed Landscape Areas

**DPD SUBMITTAL
NOT FOR CONSTRUCTION**

PLANT LIST - EAST BUFFERYARD		
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	ABCO	<i>Abies concolor</i> / White Fir
	PIST	<i>Pinus strobus</i> / White Pine
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	LIST	<i>Liquidambar styraciflua</i> 'Moraine' / Moraine Sweetgum
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	GYDI	<i>Gymnocladus dioica</i> 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree
	QUMU	<i>Quercus muehlenbergii</i> / Chinkapin Oak
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	VUJU	<i>Viburnum x juddii</i> / Judd Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	JUCH	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	RUFU	<i>Rudbeckia fulgida sultivantii</i> 'Goldsturm' / Goldsturm Coneflower *
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem *

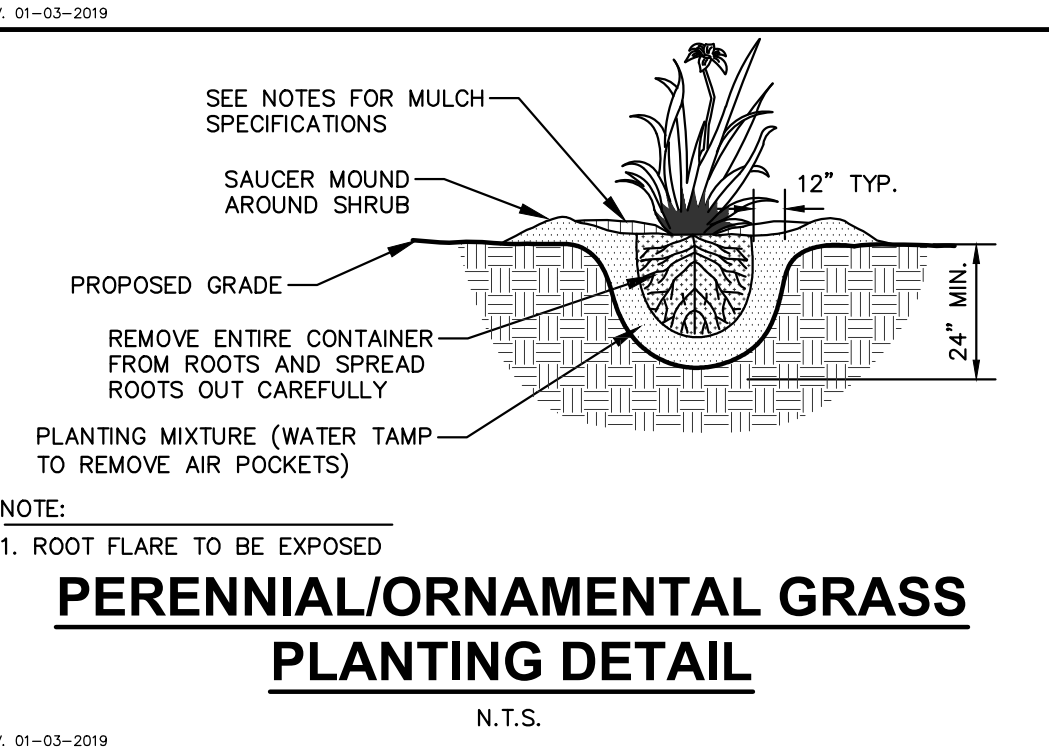
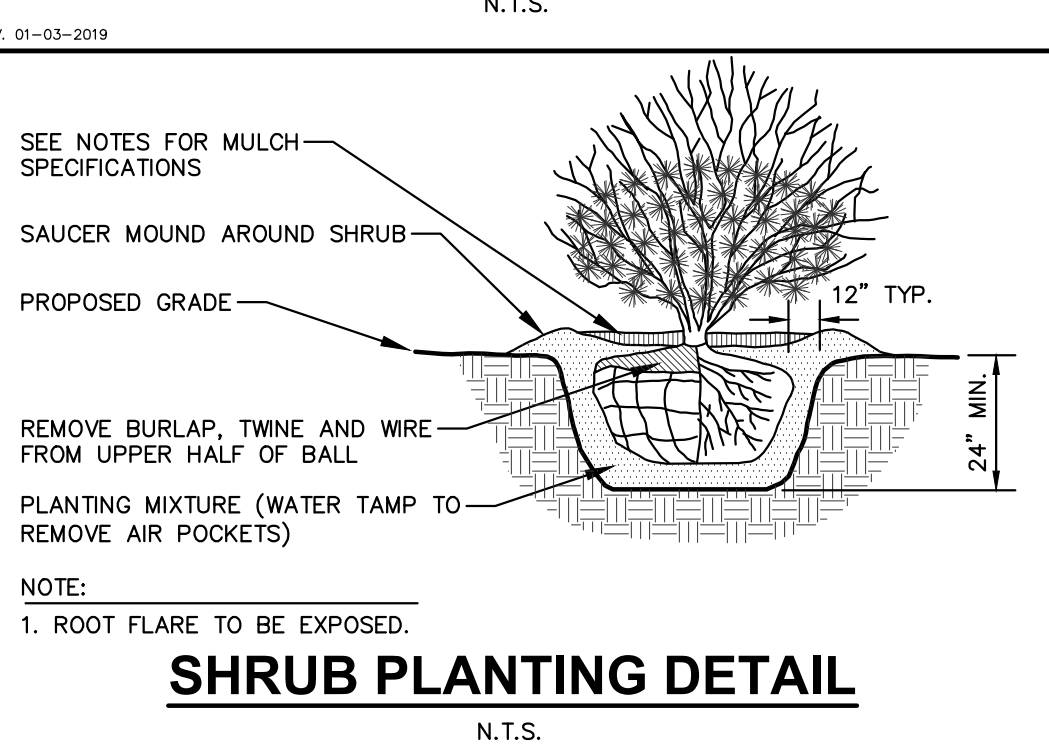
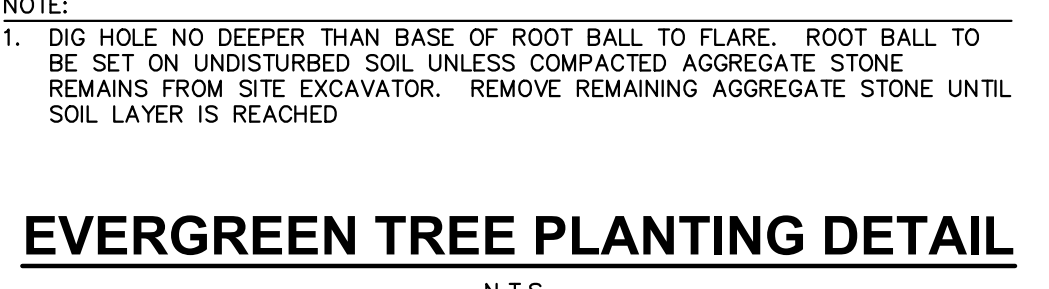
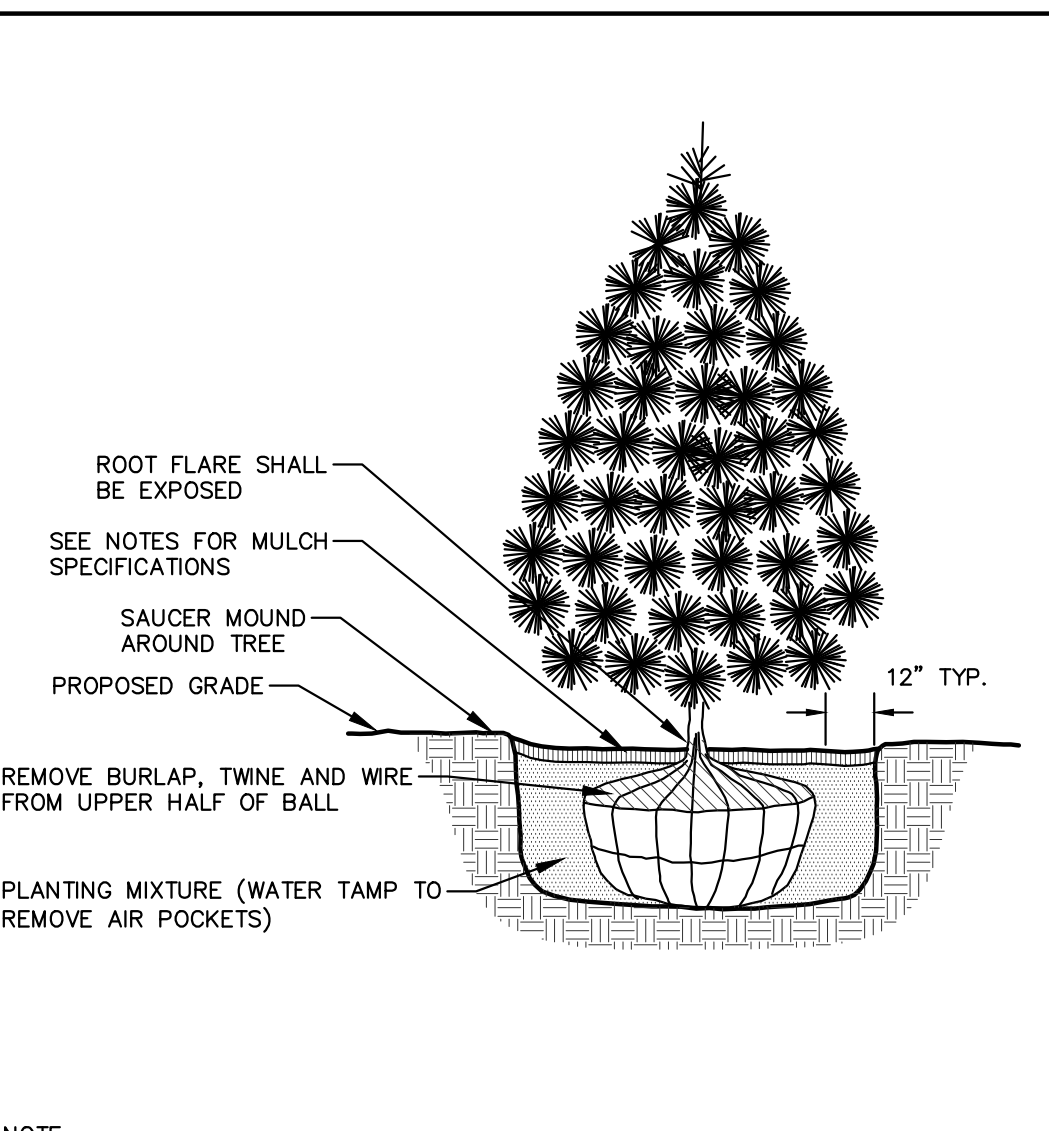
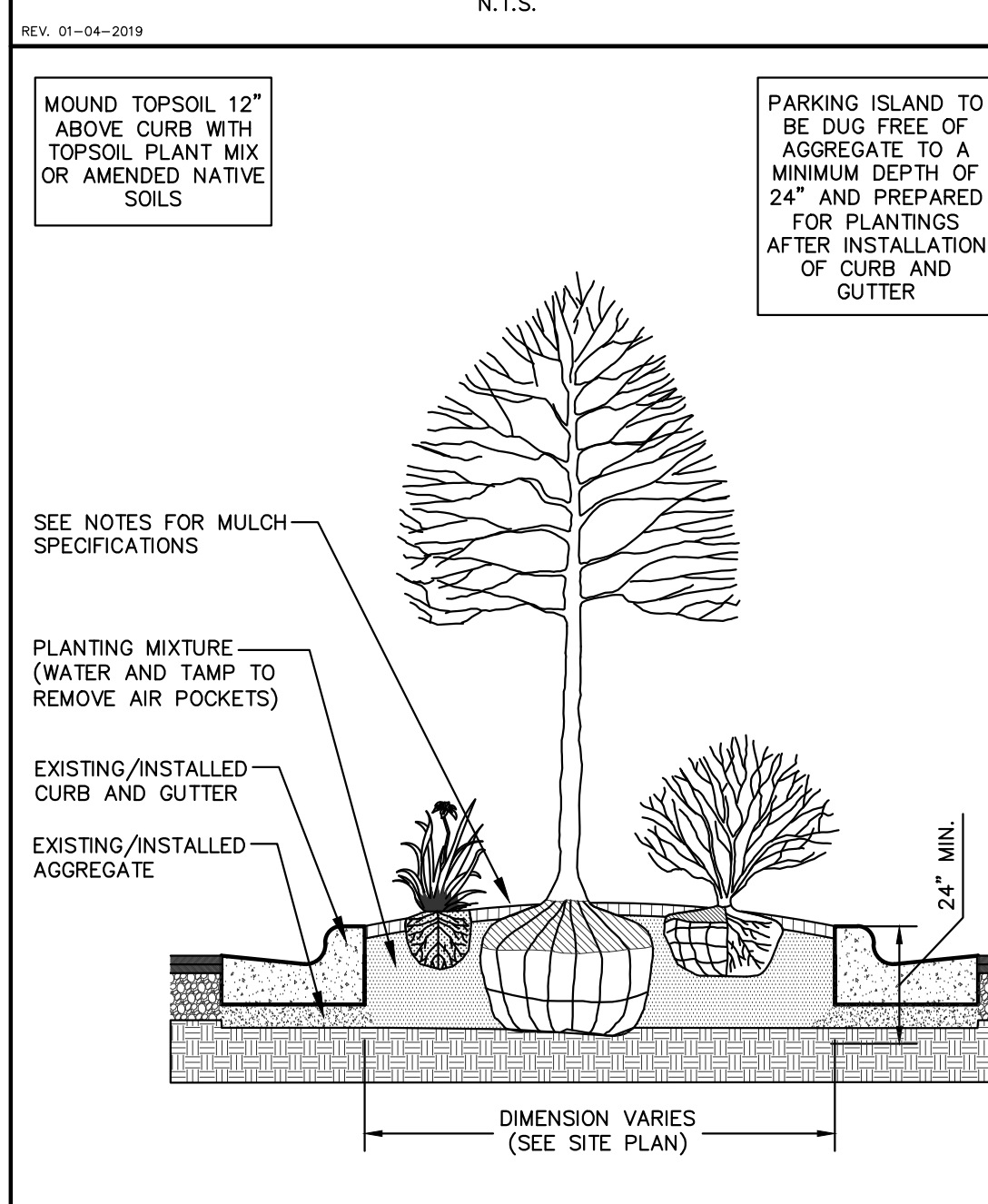
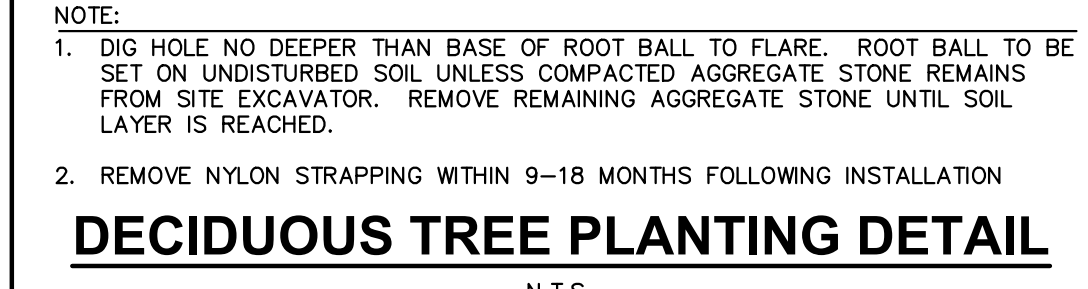
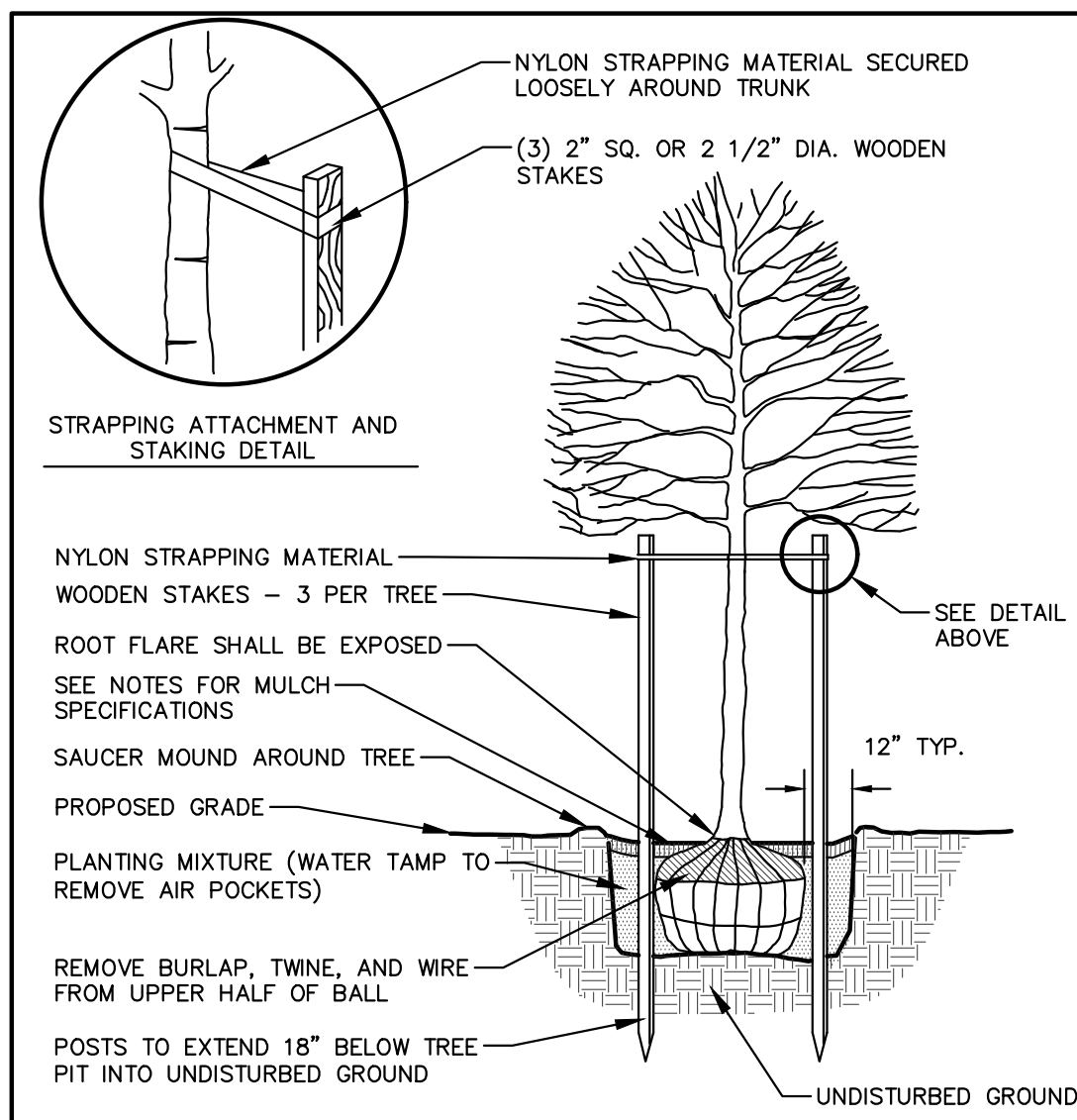


1 EAST BUFFERYARD
SCALE: 1" = 20'



L117

COMPREHENSIVE PLANT SCHEDULE				
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	ABCO	<i>Abies concolor</i> / White Fir	B & B	Min. 6' Ht.
	PIGL	<i>Picea glauca</i> / White Spruce	B & B	Min. 6' Ht.
	PIST	<i>Pinus strobus</i> / White Pine	B & B	Min. 6' Ht.
	TADI	<i>Taxodium distichum</i> 'Nickselton'™ / Shawnee Broke Bald Cypress	B & B	Min. 6' Ht.
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	ACTR	<i>Acer truncatum</i> x <i>platanoides</i> 'Kalthurst'™ / Norwegian Sunset® Maple	B & B	1.5' Cal
	AMGL	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'™ / Autumn Brilliance Serviceberry	B & B	1.5' Cal (Multi-Stem)
	CACAF	<i>Carpinus caroliniana</i> 'N. Select A' / Fire King™ American Hornbeam	B & B	1.5' Cal (Single Stem)
	CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud	B & B	2" Cal (Multi-Stem)
	LIST	<i>Liquidambar styraciflua</i> 'Morraine' / Morraine Sweetgum	B & B	1.5' Cal
	MAMM	<i>Maackia amurensis</i> 'JFS-Schlectel'™ / Maackia® Maackia	B & B	1.5' Cal
	MARR	<i>Malus</i> x 'Royal Raindrops'™ / Royal Raindrops Crabapple	B & B	1.5' Cal
	MASU	<i>Malus</i> x 'Sullyam'™ / Sugar Tyme® Crabapple	B & B	1.5' Cal
	PRMA	<i>Prunus maackii</i> 'Jeffree'™ / Goldrush® Amur Chokecherry	B & B	Min. 6' Ht.
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	ACM	<i>Acer miyabei</i> 'Morton'™ / State Street Miyabei Maple	B & B	2.5' Cal
	ACFR	<i>Acer</i> x <i>freemanii</i> 'Marmo'™ / Marmo Freeman Maple	B & B	2.5' Cal
	BEW	<i>Betula nigra</i> 'Heritage'™ - Single / Heritage River Birch - Single	B & B	2.5' Cal
	CEOC	<i>Celtis occidentalis</i> 'Prairie Pride'™ / Prairie Pride Hackberry	B & B	2.5' Cal
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold'™ / Autumn Gold Maidenhair Tree	B & B	2.5' Cal
	GLTR	<i>Gleditsia triacanthos inermis</i> 'Shademaster'™ / Shademaster Locust	B & B	2.5' Cal
	GYDI	<i>Gymnocladus dioica</i> 'J.C. McDaniel'™ / Prairie Titan Kentucky Coffeetree	B & B	2" Cal
	PLAC	<i>Platanus</i> x <i>acerifolia</i> 'Morton Circle'™ / Exclamation! London Plane Tree	B & B	2.5' Cal
	QUBI	<i>Quercus bicolor</i> / Swamp White Oak	B & B	2" Cal
	QUAM	<i>Quercus muhlenbergii</i> / Chinquapin Oak	B & B	2" Cal
	QUSC	<i>Quercus</i> x <i>schuettei</i> / Swamp Bur Oak	B & B	2" Cal
	ULAM	<i>Ulmus americana</i> 'New Harmony'™ / New Harmony American Elm	B & B	2.5' Cal
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	THOC	<i>Thuja occidentalis</i> 'Emerald'™ / Emerald Arborvitae	B & B	Min. 3' tall
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	ARME	<i>Aronia melanocarpa</i> 'Morton'™ / Iniquis Beauty Black Chokeberry	#3	Min. 12"-24"
	CAFL	<i>Calycanthus floridus</i> 'SMNCAF'™ / Simply Scentation® Sweetshrub	B & B	Min. 12"-24"
	COSE	<i>Cornus sericea</i> 'Farrow'™ / Arctic Fire® Red Twig Dogwood	B & B	Min. 12"-24"
	SISE	<i>Dierilla sessilifolia</i> 'Cool Splash'™ / Cool Splash False Honeysuckle	B & B	Min. 18"-24" Ht.
	FOIN	<i>Forsythia</i> x <i>intermedia</i> 'Midora'™ / Show Girl® Forsythia	B & B	Min. 18"-24" Ht.
	HYAR	<i>Hydrangea arborescens</i> 'Incrediball'™ / Incrediball White Hydrangea	#3	Min. 12"-24"
	HYAP	<i>Hydrangea paniculata</i> 'Dop Pinky'™ / Pinky Winky Panicle Hydrangea	B & B	Min. 24" Ht.
	HYPL	<i>Hydrangea paniculata</i> 'Little Quick Fire'™ / Little Quick Fire Hydrangea	#3	Min. 12"-24"
	HYPB	<i>Hydrangea paniculata</i> 'L'LOBO'™ / Bobo® Panicle Hydrangea	#3	Min. 12"-24"
	PHOP	<i>Physocarpus opulifolius</i> 'Amber Jubilee'™ / Ninebark	B & B	Min. 24" Ht.
	PHDPL	<i>Physocarpus opulifolius</i> 'Little Devil'™ / Dwarf Ninebark	#3	Min. 12"-24"
	PHOP	<i>Physocarpus opulifolius</i> 'Center Glow'™ / Center Glow Ninebark	B & B	Min. 24" Ht.
	RHAR	<i>Rhus aromatica</i> 'Gra-Low'™ / Gra-Low Fragrant Sumac	#3	Min. 12"-24"
	RIAL	<i>Ribes alpinum</i> 'Green Mound'™ / Green Mound Alpine Currant	#3	Min. 12"-24"
	SPJA	<i>Spiraea japonica</i> 'SMNSJMR'™ / Double Play Red Spirea	B & B	Min. 24" Ht.
	SPYA	<i>Syringa</i> x 'SMNUPR'™ / Blooming Dwarf Pink Lilac	B & B	Min. 24" Ht.
	VIJU	<i>Viburnum</i> x <i>juddii</i> / Judd Viburnum	#3	Min. 12"-24"
	WEFL	<i>Weigela florida</i> 'Dark Horse'™ / Dark Horse Weigela	B & B	Min. 12"-24"
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	BUGV	<i>Buxus</i> x 'Green Velvet'™ / Green Velvet Boxwood	3 gal	Min. 12"-24"
	JUCHK	<i>Juniperus chinensis</i> 'Pfitzerana Kallaya Compacta'™ / Katy Pfitzer Compact Juniper	B & B	Min. 12" Wide
	JUCH	<i>Juniperus chinensis</i> 'Sea Green'™ / Sea Green Juniper	B & B	Min. 24" wide
	JUSA	<i>Juniperus sabinna</i> 'Mini-Arcadia'™ / Mini Arcadia Juniper	#3	Min. 12" Wide
	RHOD	<i>Rhododendron</i> x 'P.J.M.'™ / P.J.M. Rhododendron	B & B	Min. 12"-24"
	TAMEG	<i>Taxus</i> x <i>media</i> 'Dark Green'™ / Dark Green Yew	#3	Min. 12"-24"
	TAMEE	<i>Taxus</i> x <i>media</i> 'Everlow'™ / Everlow Yew	#3	Min. 12" Wide
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	ALSU	<i>Allium</i> x 'Summer Beauty'™ / Summer Beauty Allium	#1	Min. 8"-18"
	CACG	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'™ / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"
	CANE	<i>Calamagrostis nepeta</i> 'Mantrose White'™ / Mantrose White Catmint	#1	Min. 8"-18"
	GERR	<i>Geranium</i> x 'Rozanne'™ / Rozanne Cranesbill	#1	Min. 8"-18"
	HEMC	<i>Hemerocallis</i> x 'Chicago Apache'™ / Daylily	#1	Min. 8"-18"
	LISP	<i>Liatris spicata</i> 'Kobold'™ / Kobold Spike Gayfeather	#1	Min. 8"-18"
	RAV	<i>Panicum virgatum</i> 'Shenandoah'™ / Shenandoah Switch Grass	#1	Min. 8"-18"
	RUFU	<i>Rudbeckia fulgida sultivantii</i> 'Goldsturm'™ / Goldsturm Coneflower	#1	Min. 8"-18"
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues'™ / Prairie Blues Little Bluestem	#1	Min. 8"-18"
	SPHE	<i>Sporobolus heterolepis</i> 'Tara'™ / Prairie Dropseed	#1	Min. 8"-18"



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JOB SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THE CONTRACTOR IS NOT PLANTING THE PLANT MATERIALS, THEY SHALL BE STORED IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIA. HAND DIG AND HANDLE FROM THE BOTTOM OF THE CONTAINER OR BASKET TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BASKET. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CULTURAL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNDESIGNATED SUPERIOR IN FORM, CONDUCT, AND HABIT. PLANTS SHALL BE SOUND, HEALTHY, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF WULF, PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND OTHER DEFECTIVE BRANCHES, ANY BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING PERMITTED. PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER OR BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN A CAVITY WITH AN APPROVED INCONSPICUOUS, LATEX-BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, SNAGS AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED ON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE AND SIZE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPREGNATED BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VOILETIN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. SB183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING & SODDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARLY CARBET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1/2 LBS PER 1000 SQUARE FEET. FERTILIZER AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 80 INCH, PLUS OR MINUS 25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNLINED EDGES WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE AT NO COST TO OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS NECESSARY FOLLOWING REPLACEMENT, INCLUDING BUT NOT LIMITED TO DEGRADING EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS AT A MINIMUM THROUGH THE PERIOD OF 60 DAYS UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAWING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MAINTAINED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



MILWAUKEE | MADISON | TUCSON | CHICAGO



MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

9050 N. Swan Rd.
Royal Capital Group
Cudary Farms P1, LLC
710 N. Plankinton Ave., Suite 300
Milwaukee, WI.

PROJECT NUMBER 19301.00



ISSUED FOR:

DPD SUBMITTAL 08-30-2023

REVISION FOR:

NO. DESCRIPTION DATE

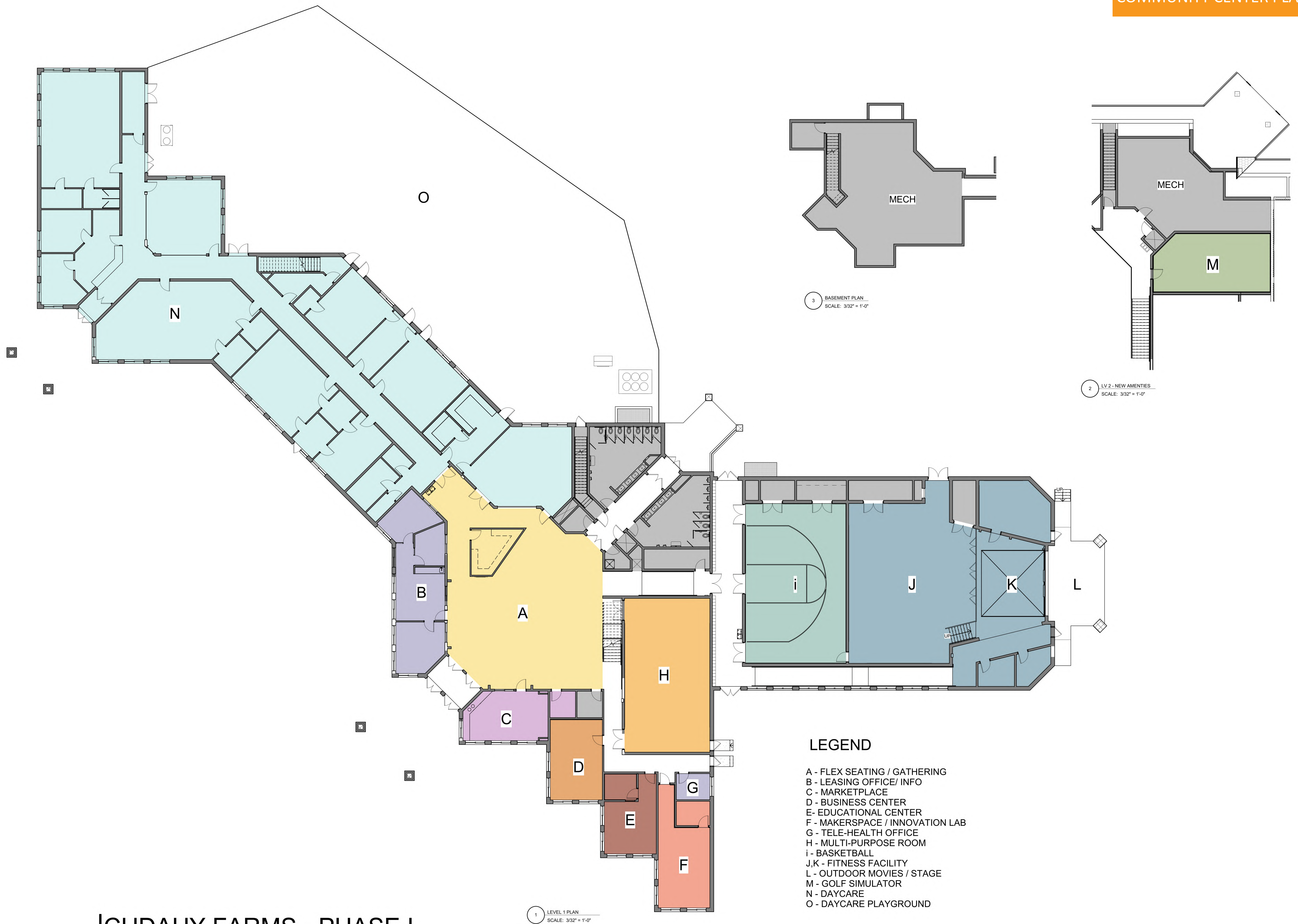
DPD SUBMITTAL NOT FOR CONSTRUCTION

DRAWN BY MWS

CHECKED BY KJY

Landscape Details & Notes

L200



- LEGEND**
- A - FLEX SEATING / GATHERING
 - B - LEASING OFFICE/ INFO
 - C - MARKETPLACE
 - D - BUSINESS CENTER
 - E - EDUCATIONAL CENTER
 - F - MAKERSPACE / INNOVATION LAB
 - G - TELE-HEALTH OFFICE
 - H - MULTI-PURPOSE ROOM
 - i - BASKETBALL
 - J,K - FITNESS FACILITY
 - L - OUTDOOR MOVIES / STAGE
 - M - GOLF SIMULATOR
 - N - DAYCARE
 - O - DAYCARE PLAYGROUND

CUDAHY FARMS - PHASE I

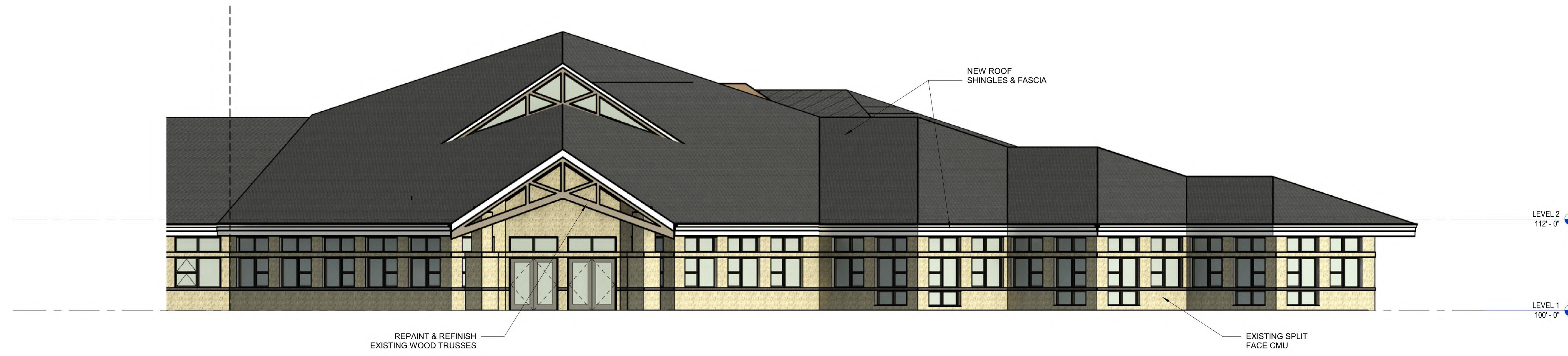
COMMUNITY CENTER PLAN
SCALE: 3/32" = 1'-0"

Engberg Anderson Project No. 193051.00





SOUTHWEST ELEVATION - NORTH



SOUTHWEST ELEVATION - SOUTH



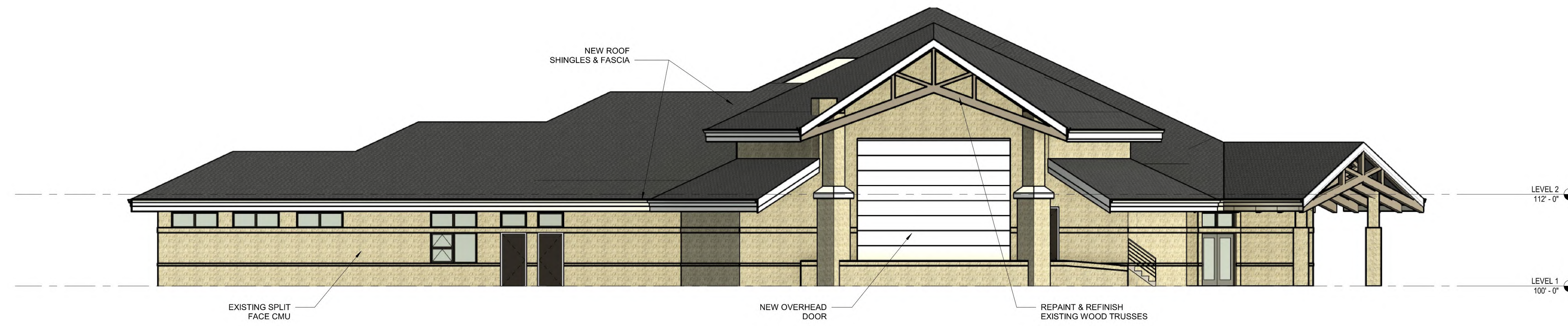
NORTHEAST ELEVATION

CUDAHY FARMS - EXISTING BUILDING

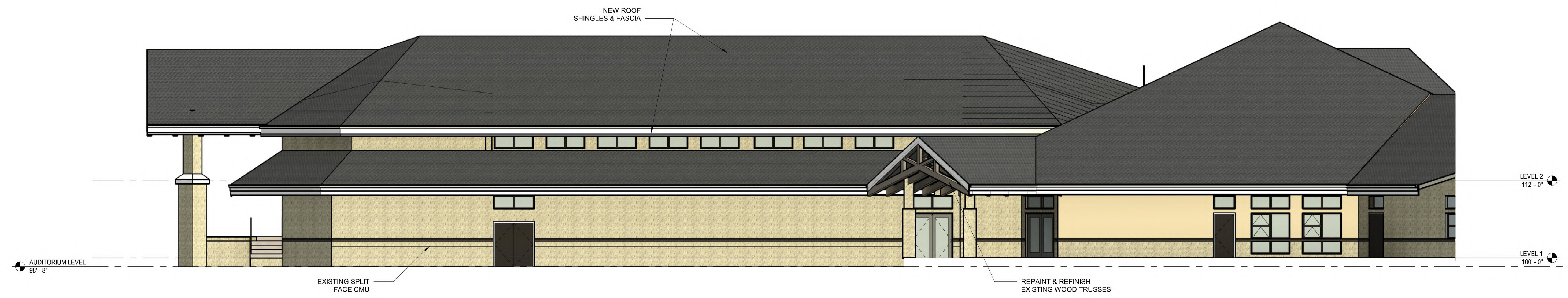
EXISTING BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

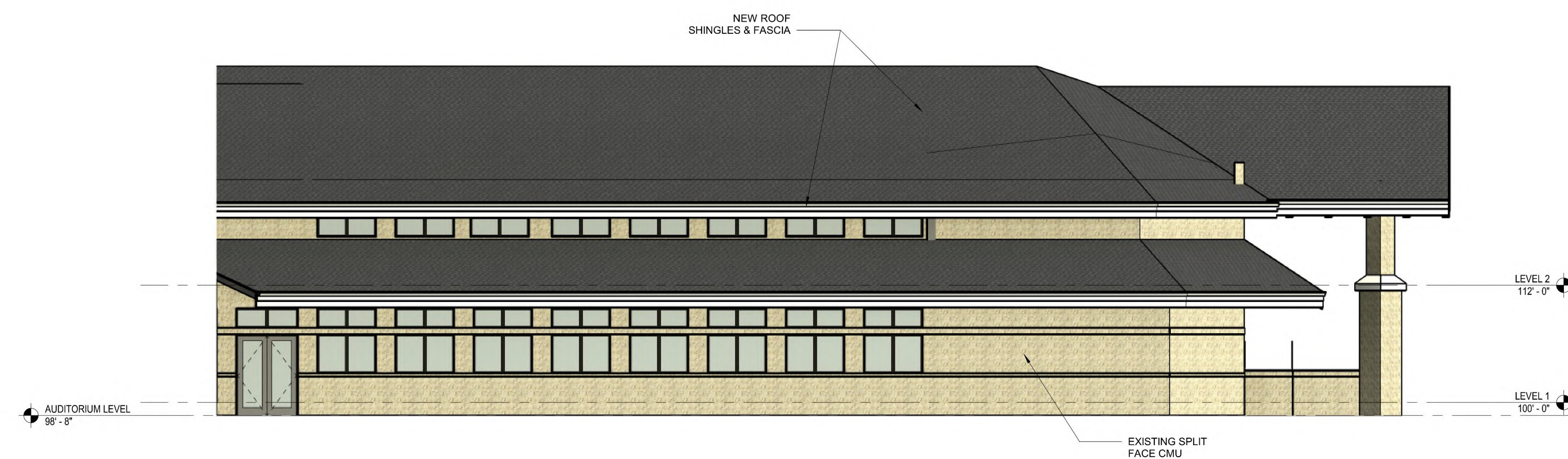
Engberg Anderson Project No. 193051.00



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

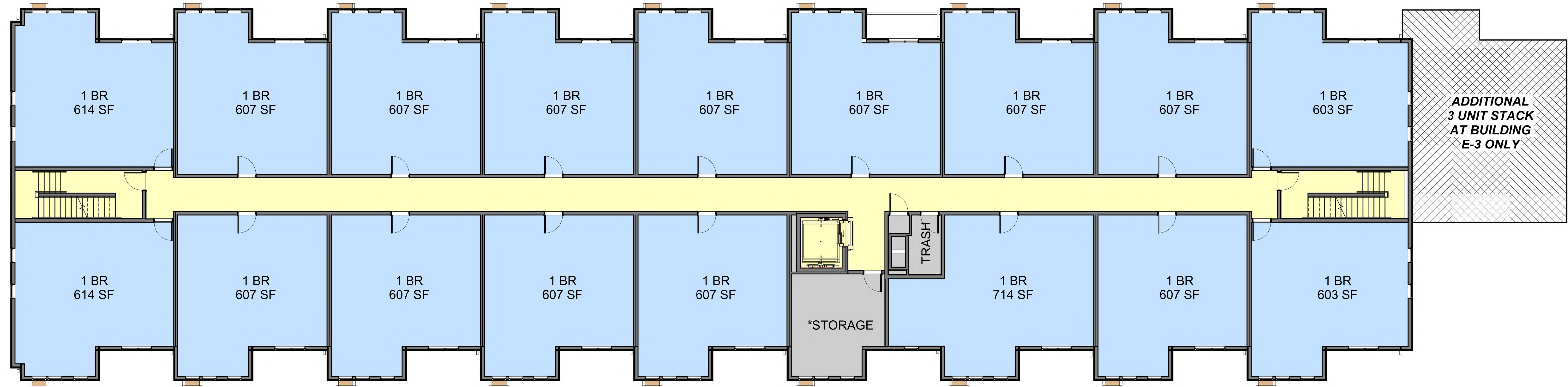
CUDAHY FARMS - EXISTING BUILDING

EXISTING BUILDING ELEVATIONS

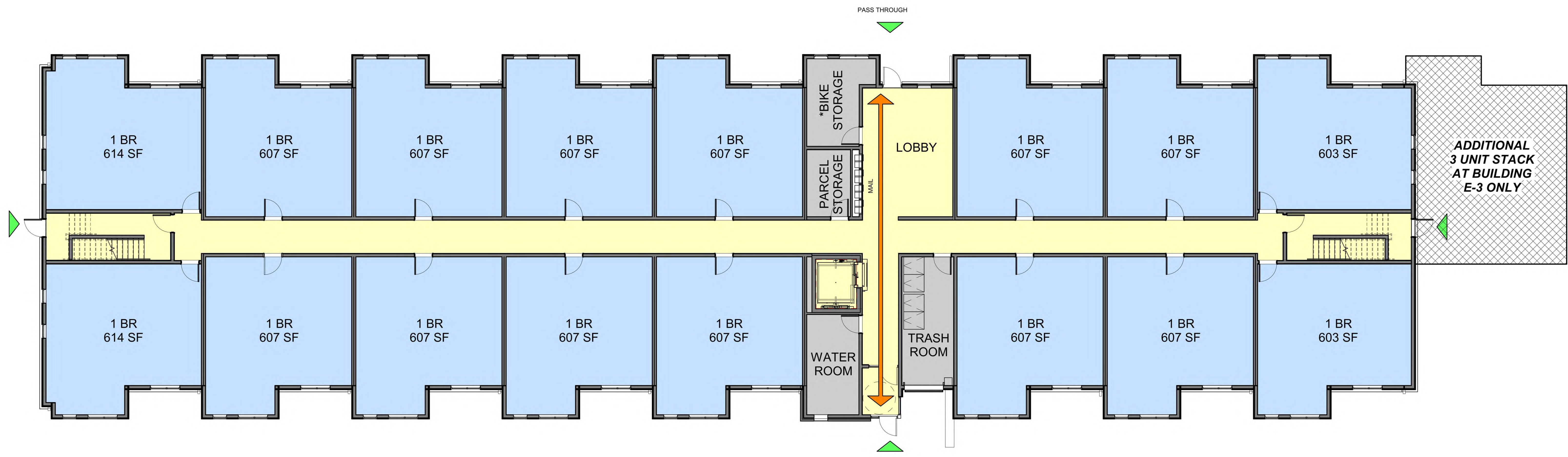
SCALE: 1/8" = 1'-0"

Engberg Anderson Project No. 193051.00





2 Typical Level (Levels 2 & 3)
SCALE: 1/8" = 1'-0"



1 Level 1 Design
SCALE: 1/8" = 1'-0"

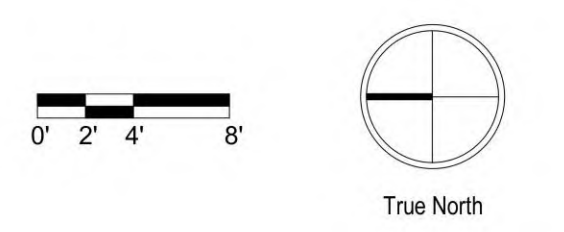
UNIT	TYPE	BED	BATH	SF	UNITS PER FLOOR			TOTALS
					1ST	2ND	3RD	
1A	-	1	1	607 SF	9	9	9	27
1A.1	WHEDA	1	1	607 SF	3	3	3	9
1B	-	1	1	603 SF	2	2	2	6
1C	-	1	1	614 SF	2	2	2	6
1D	ADA / WHEDA	1	1	714 SF	-	1	1	2
TOTAL UNITS					16	17	17	50

*BIKE STORAGE MEET REQ. OF 1 SPACE PER 4 DWELLINGS

CUDAHY FARMS - PHASE I



OVERALL PLANS
SCALE: As indicated
8/3/22
Engberg Anderson Project No. 193051.00

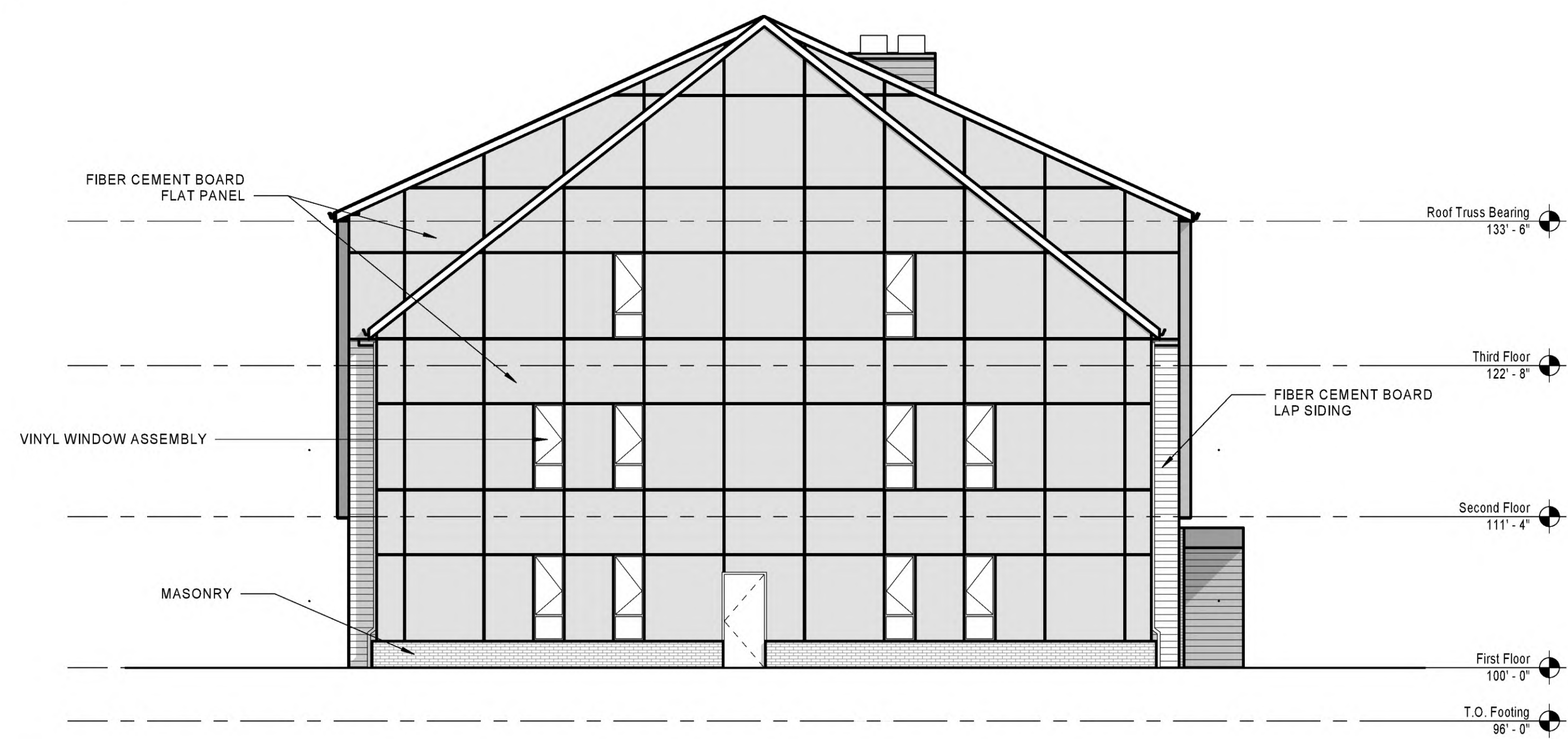




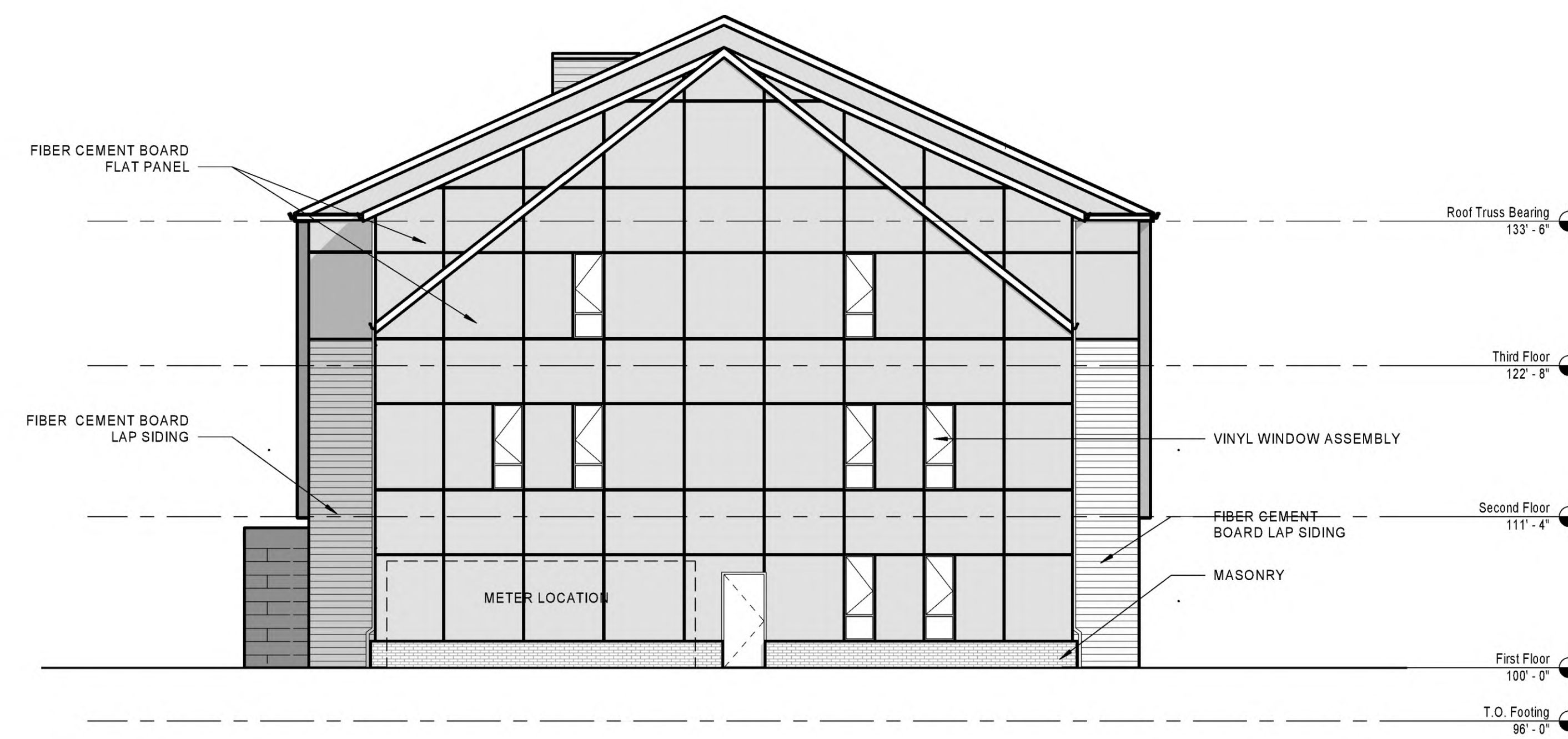
2 WEST ELEVATION COPY
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION COPY
SCALE: 1/8" = 1'-0"

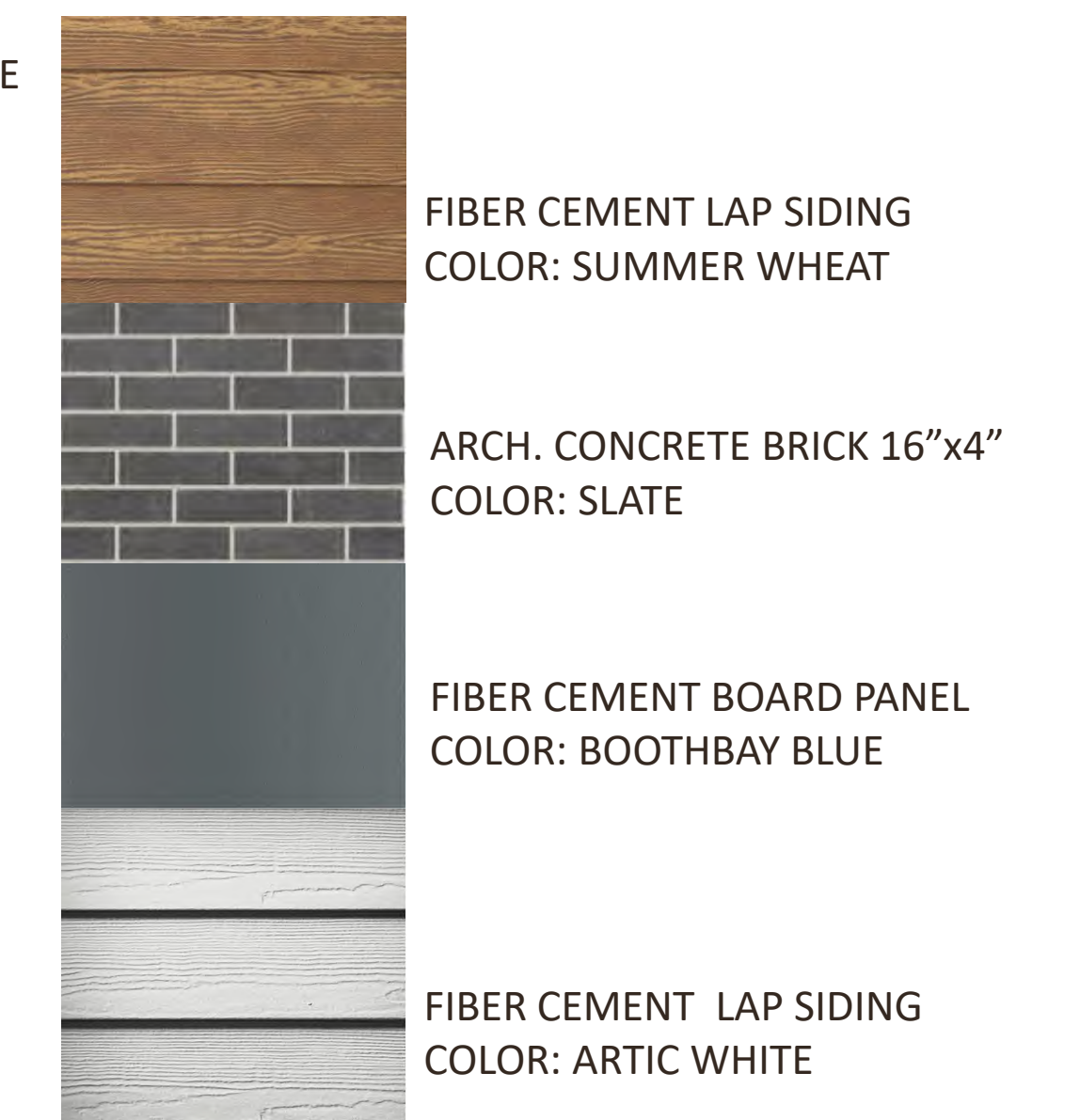


3 NORTH ELEVATION COPY
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION COPY
SCALE: 1/8" = 1'-0"

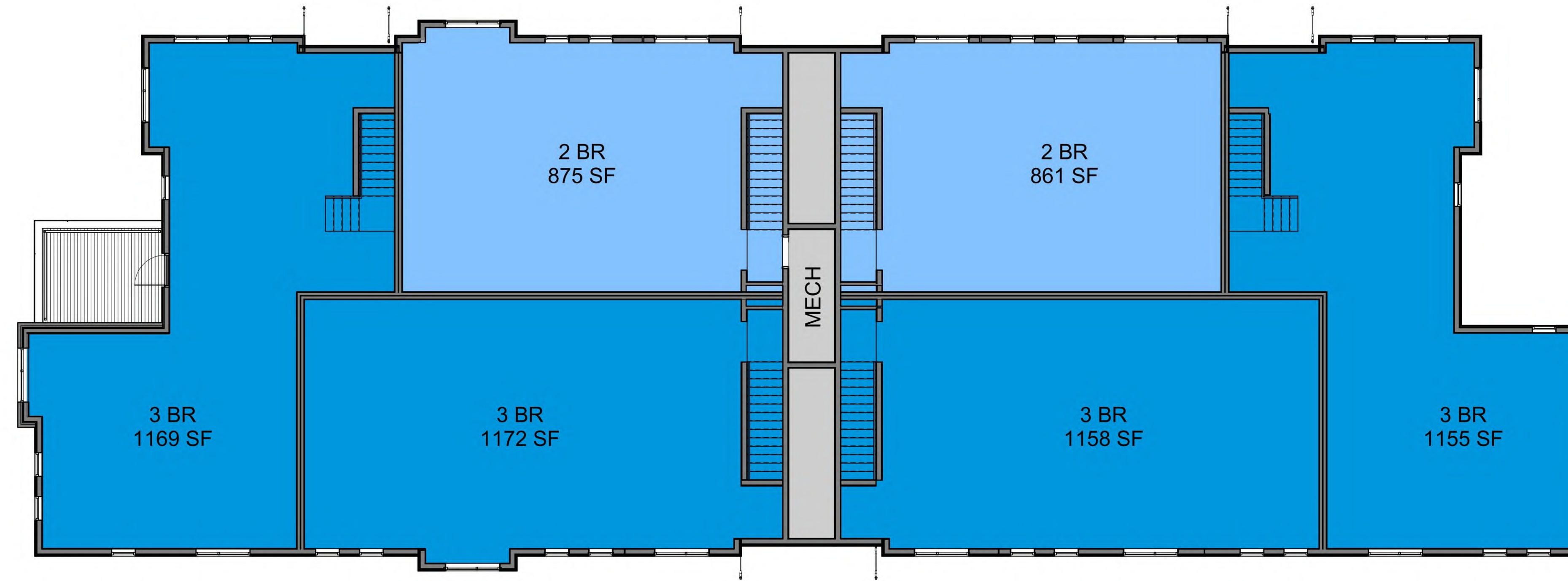
COLOR SCHEME



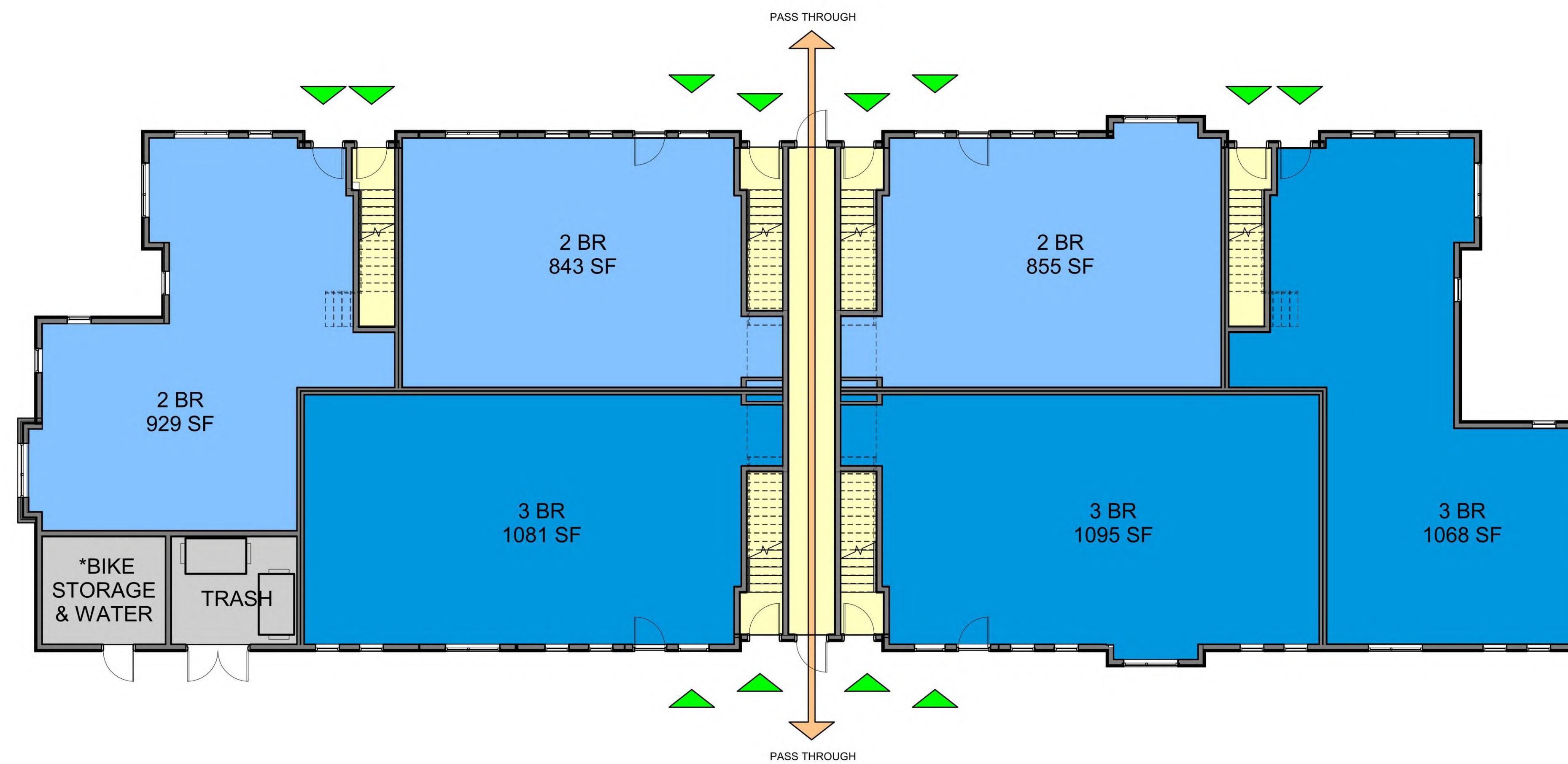
CUDAHY FARMS - PHASE I



BUILDINGS: E1, E2, E3



2 LEVEL 2
SCALE: 1/8" = 1'-0"

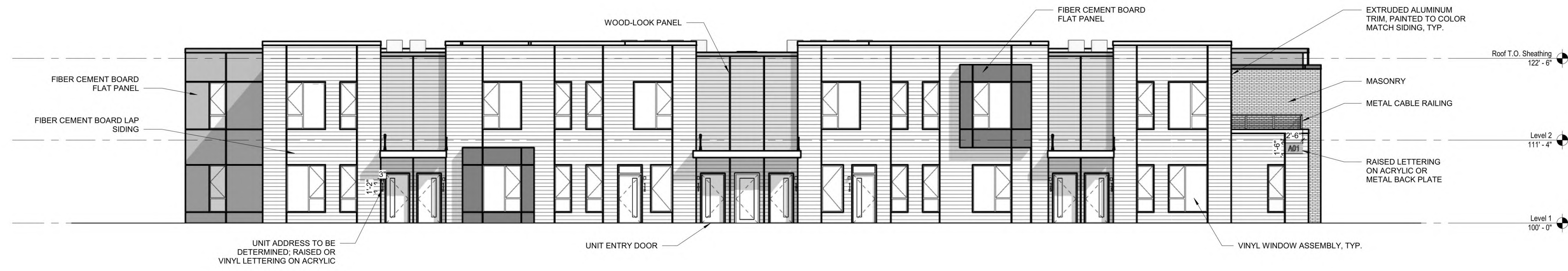


1 LEVEL 1
SCALE: 1/8" = 1'-0"

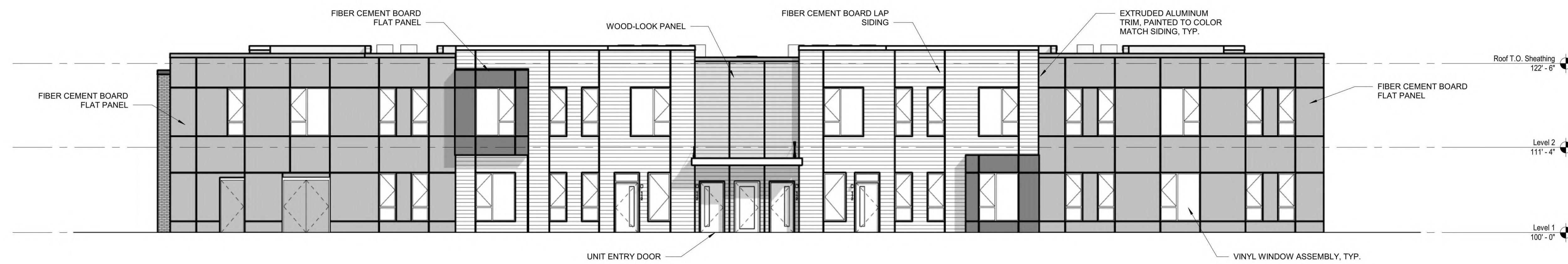
UNIT	TYPE	BED	BATH	SF	UNITS PER FLOOR		
					1ST	2ND	TOTALS
2A	-	2	1	843	1	-	1
2C	ADA / WHEDA	2	1	855	1	-	1
2D	-	2	1	929	1	-	1
2E	-	2	1	875	-	1	1
2F	-	2	1	861	-	1	1
3B	WHEDA	3	2	1,081**	2	-	2
3C	-	3	2	1,158**	-	2	2
3D	-	3	2	1,155	-	2	2
3E	-	3	2	1,068	1	-	1
				TOTAL UNITS	6	6	12

*BIKE STORAGE MEET REQ. OF 1 SPACE PER 4 DWELLINGS
**ADDITIONAL 14 SF @ UNITS WITH BUMPOUTS

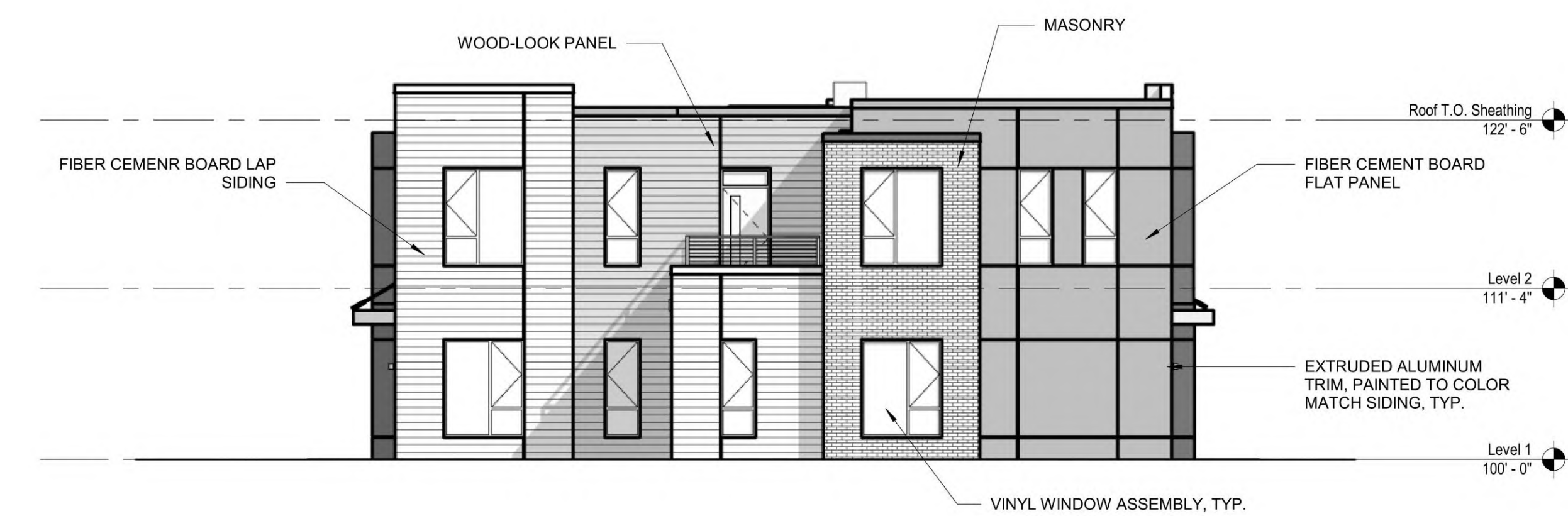
CUDAHY FARMS - PHASE I



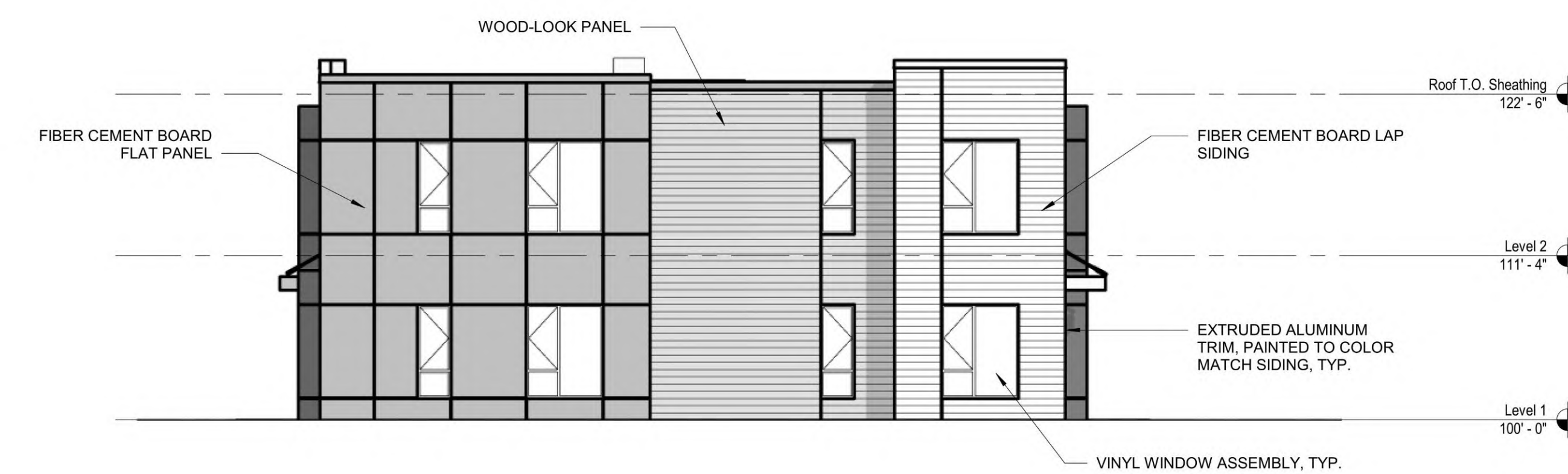
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

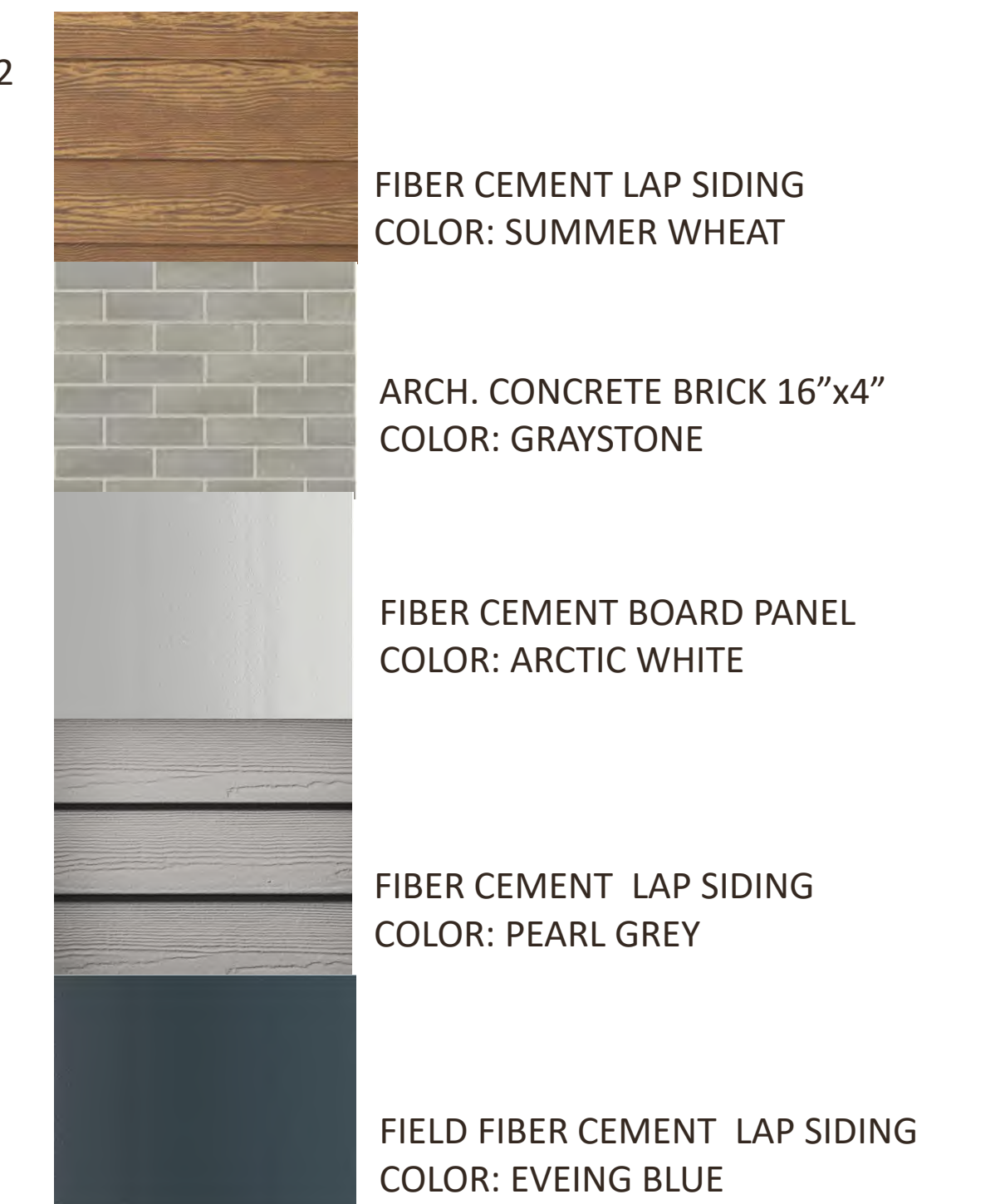


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 1



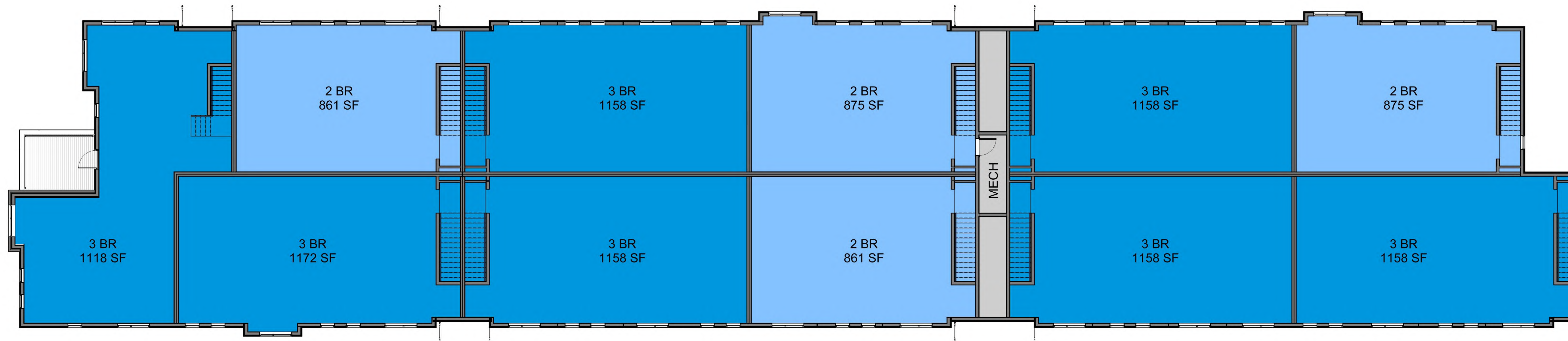
COLOR SCHEME 2



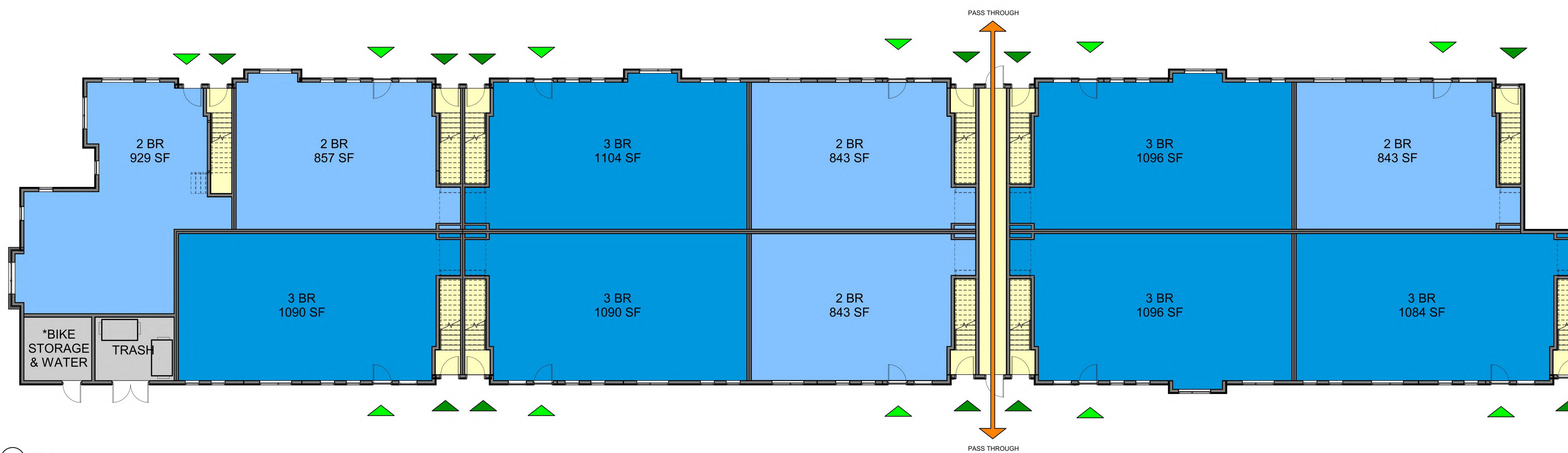
COLOR SCHEME 3



CUDAHY FARMS - PHASE I



2 LEVEL 2
SCALE: 1/8" = 1'-0"

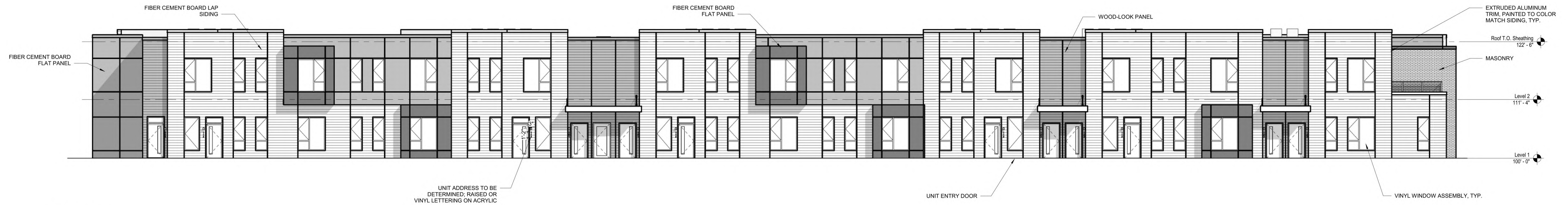


1 LEVEL 1
SCALE: 1/8" = 1'-0"

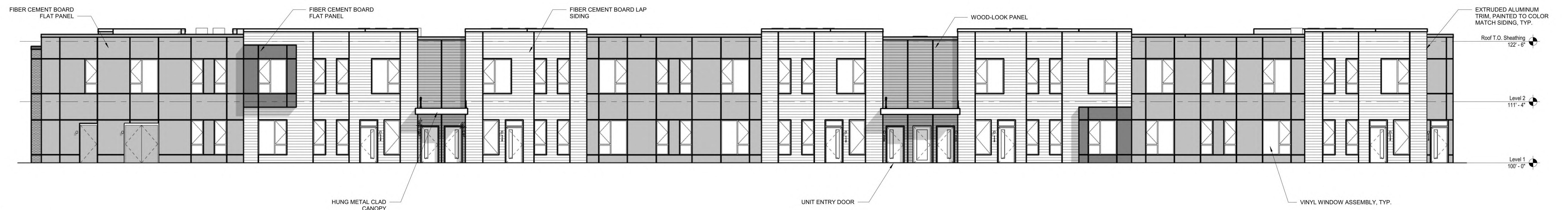
UNIT	TYPE	BED	BATH	SF	UNITS PER FLOOR		
					1ST	2ND	TOTALS
2A	-	2	1	843**	2	-	2
2B	WHEDA	2	1	843	1	-	1
2C	ADA / WHEDA	2	1	843	1	-	1
2D	-	2	1	929	1	-	1
2E	-	2	1	861*	-	3	3
2F	-	2	1	875	-	1	1
3A	-	3	2	1,081**	3	-	3
3B	WHEDA	3	2	1,081**	3	-	3
3C	-	3	2	1,158**	-	6	6
3D	-	3	2	1,155	-	1	1
TOTAL UNITS					11	11	22

*BIKE STORAGE MEET REQ. OF 1 SPACE PER 4 DWELLINGS
**ADDITIONAL 14 SF @ UNITS WITH BUMPOUTS

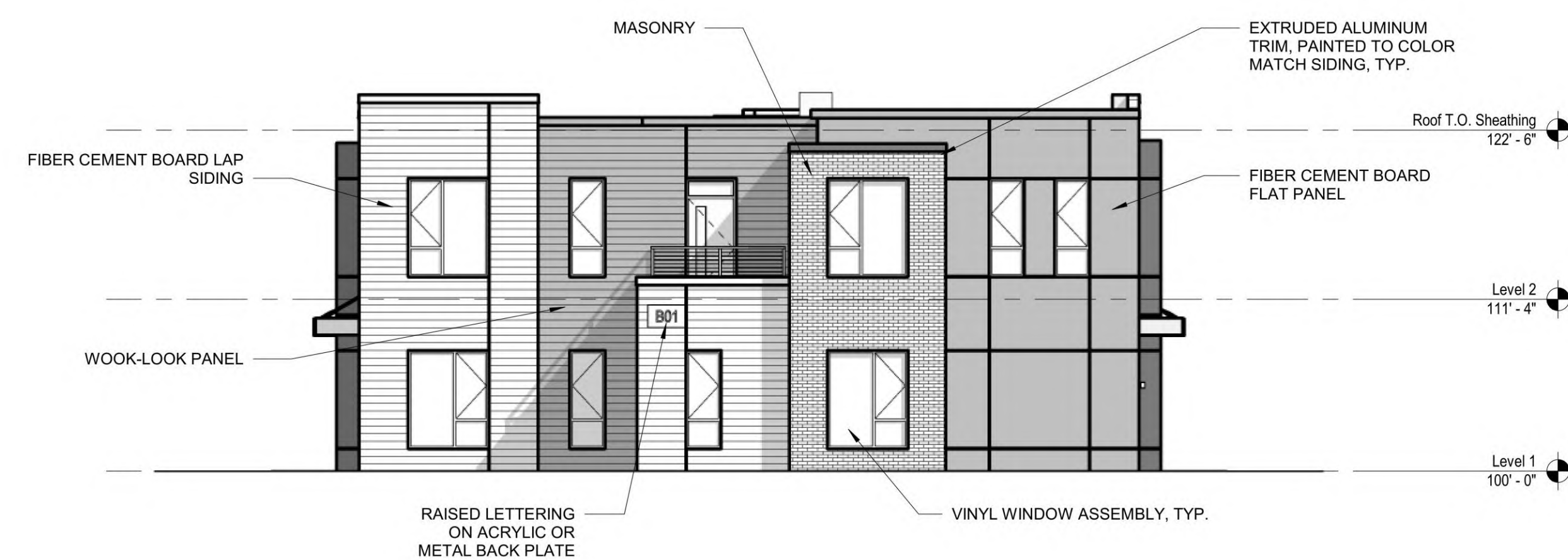
CUDAHY FARMS - PHASE I



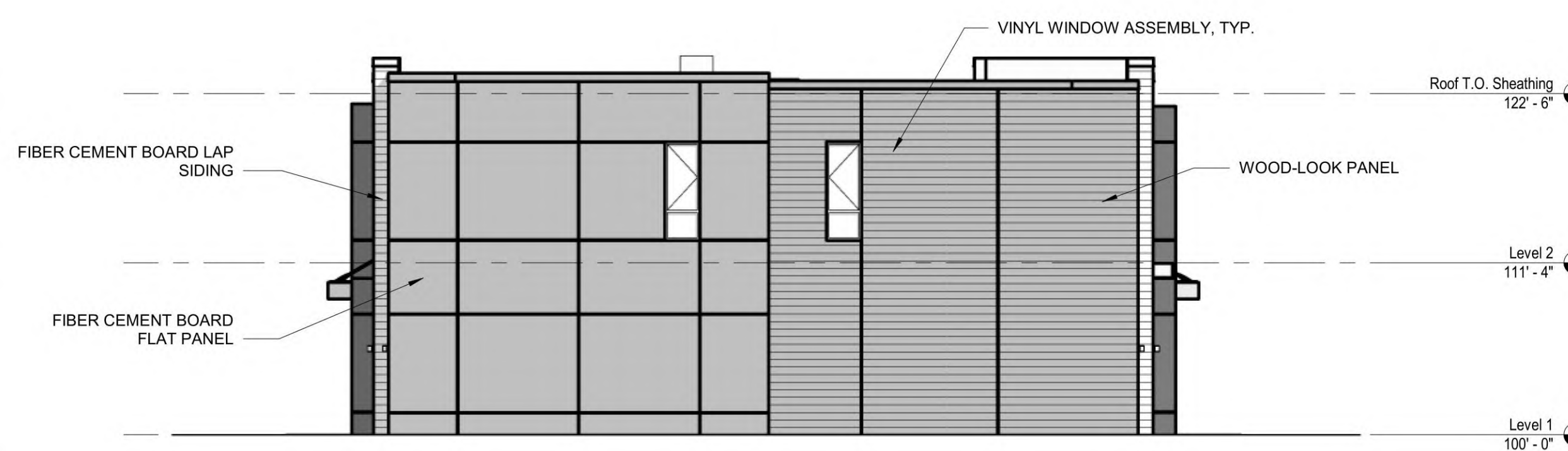
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

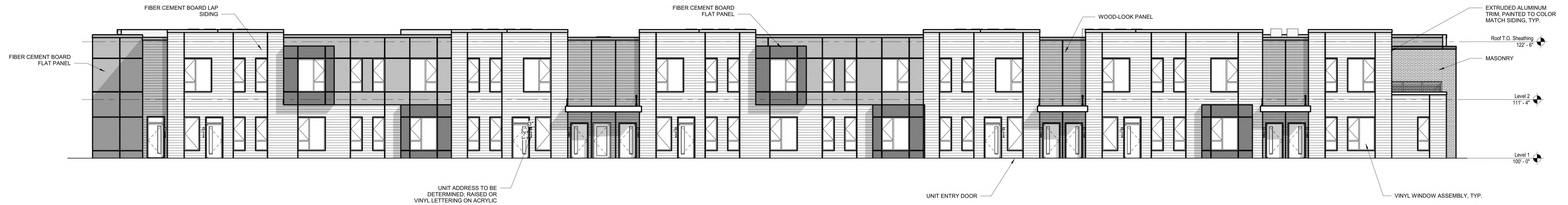


4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 1



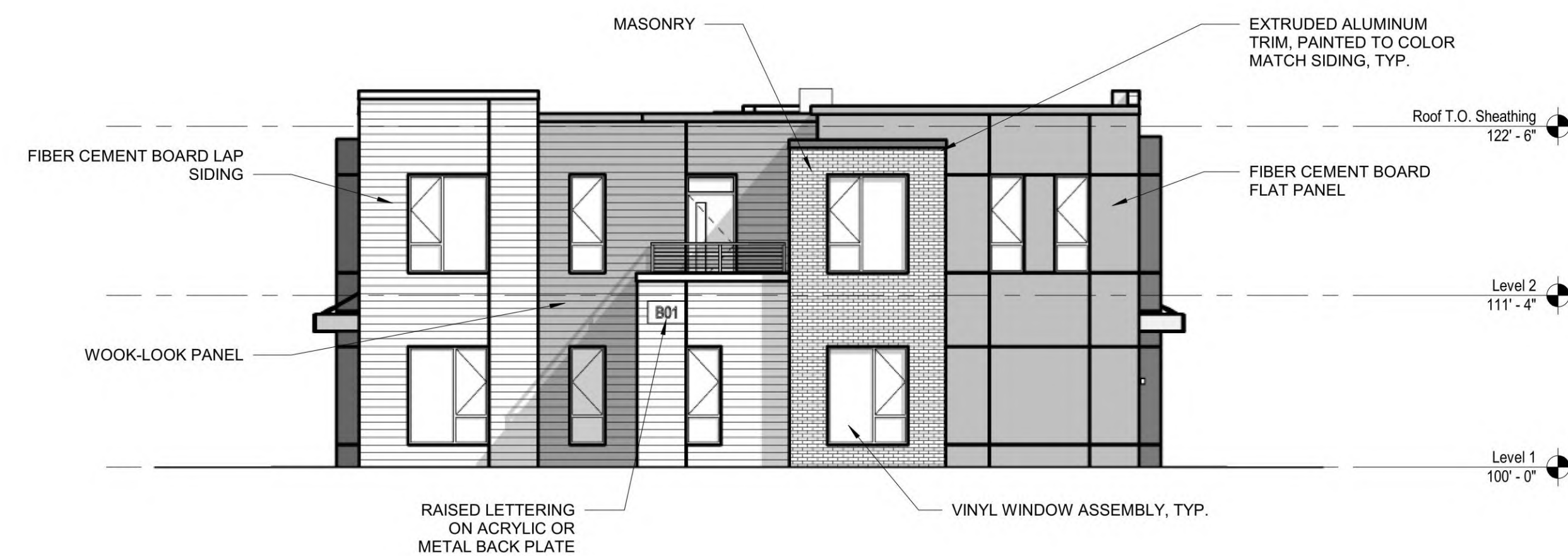
CUDAHY FARMS - PHASE I



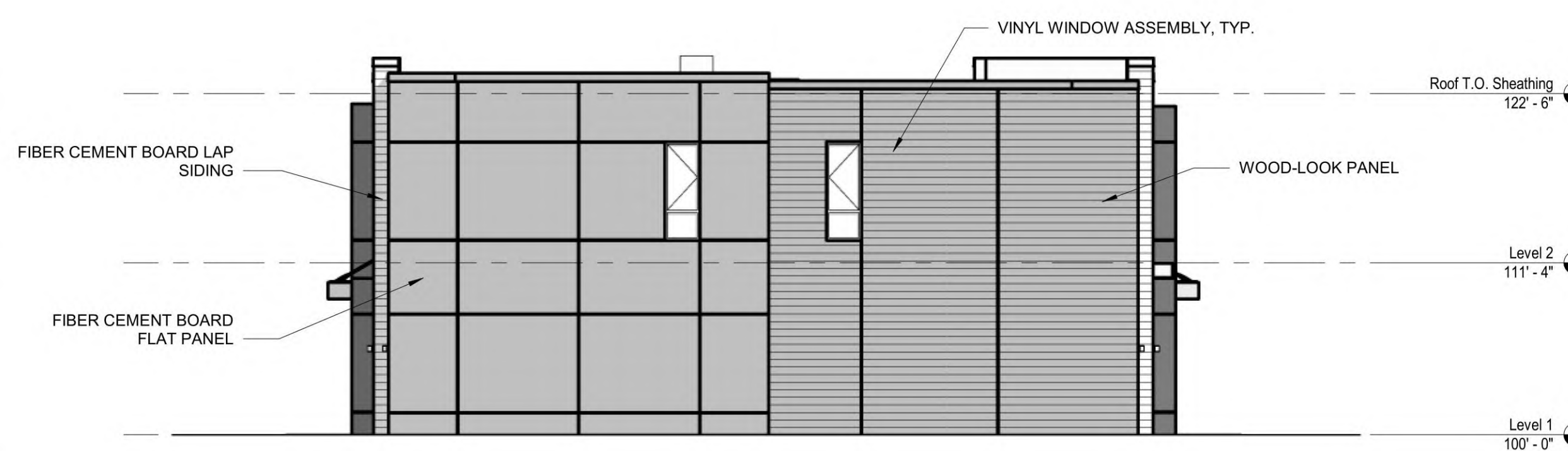
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

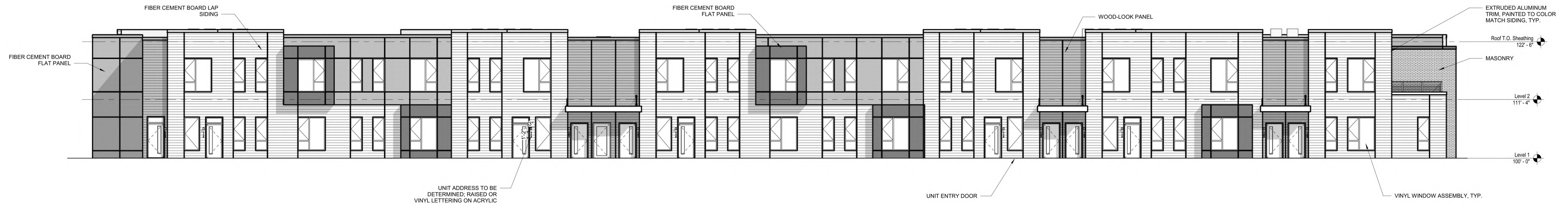


4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 2



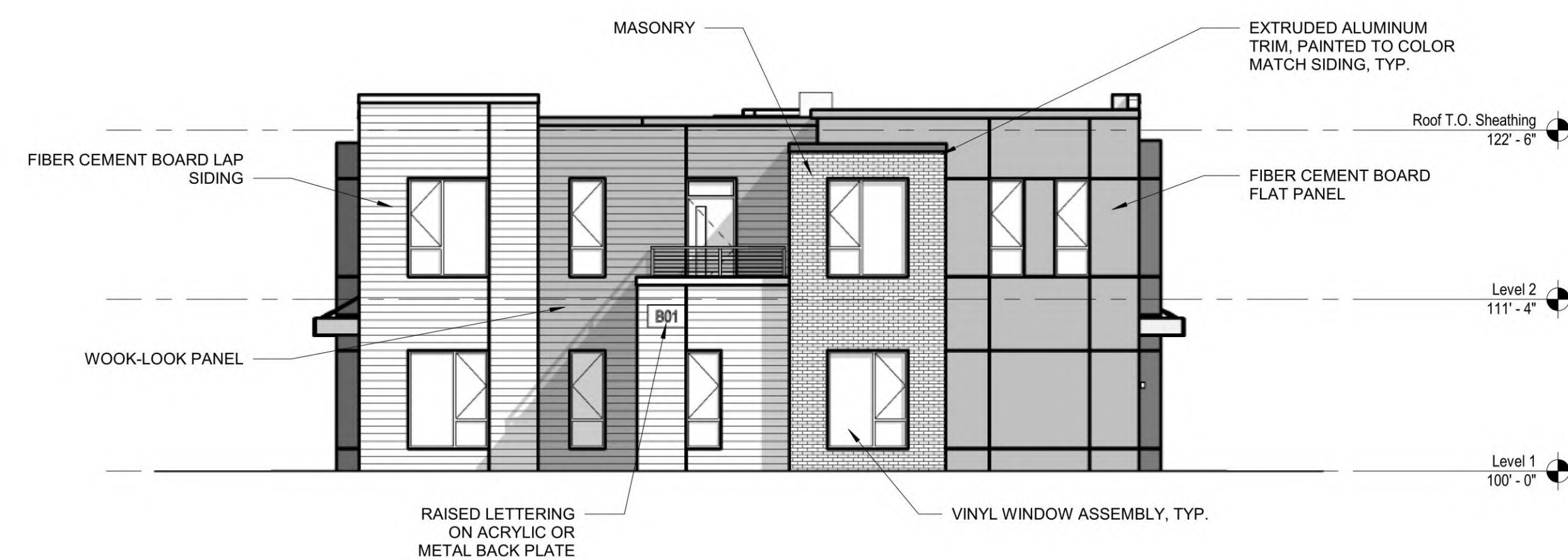
CUDAHY FARMS - PHASE I



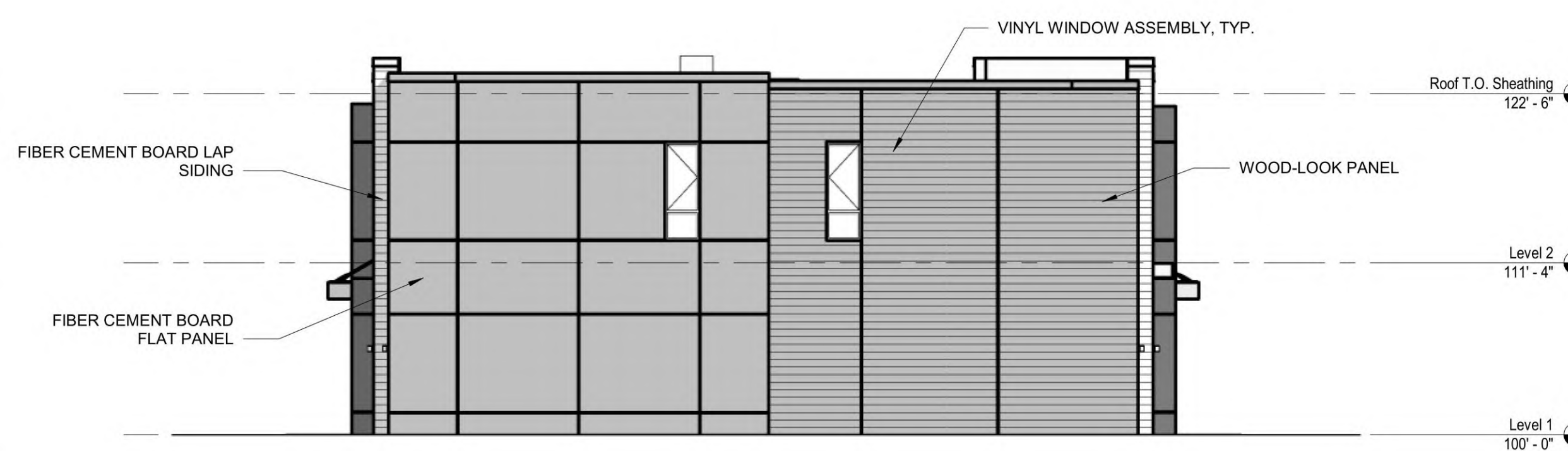
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 3





