

**GENERAL NOTES**

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

**LANDSCAPE PLANTING SCHEDULE**

**TREES**

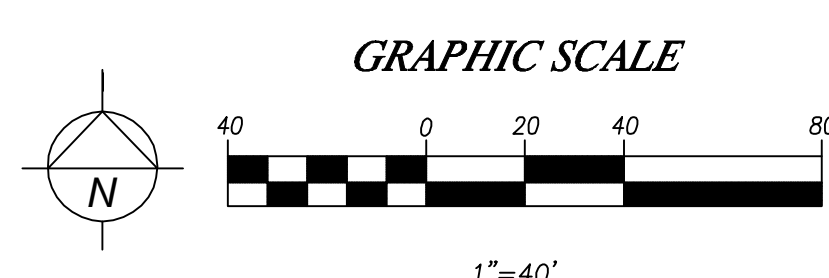
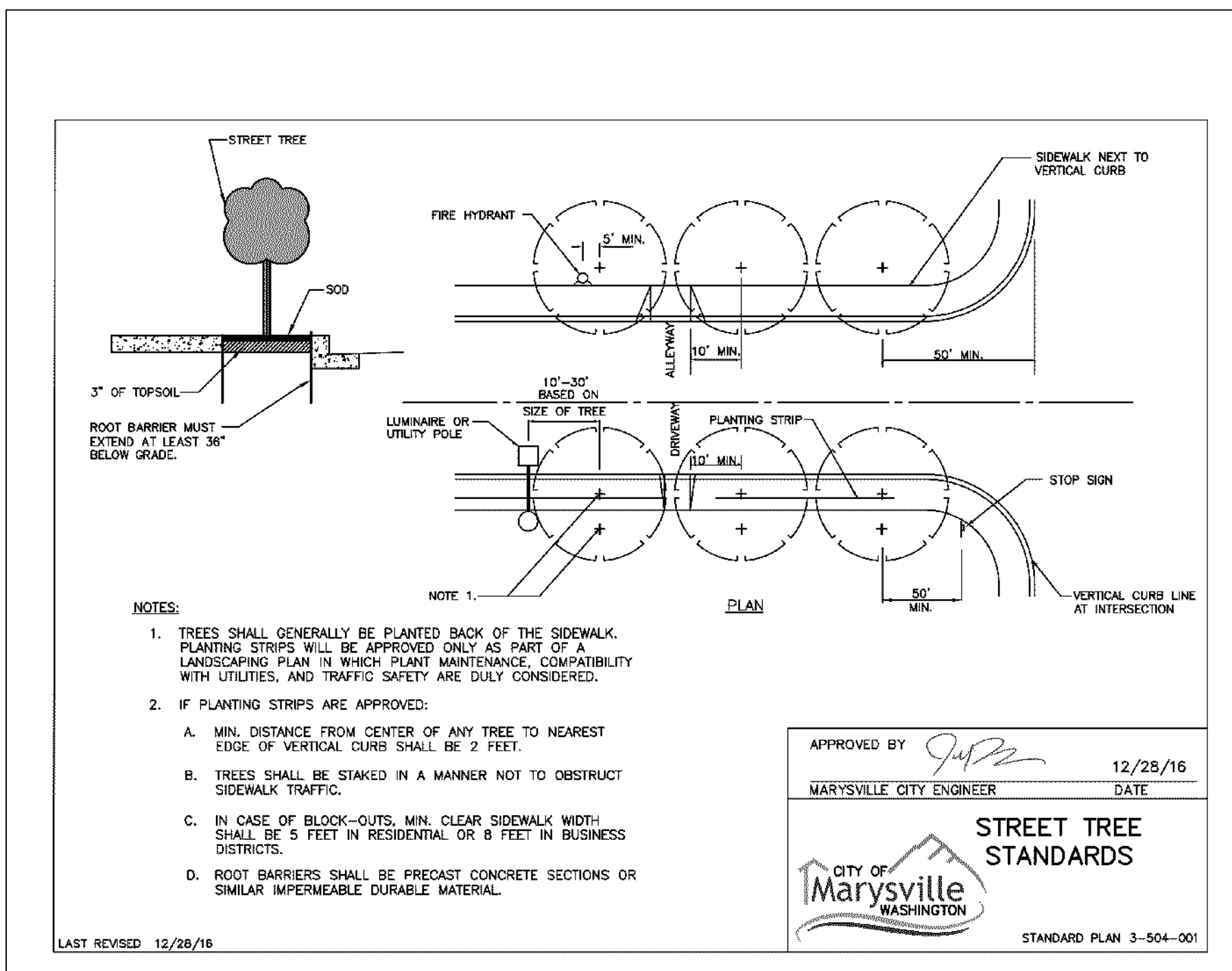
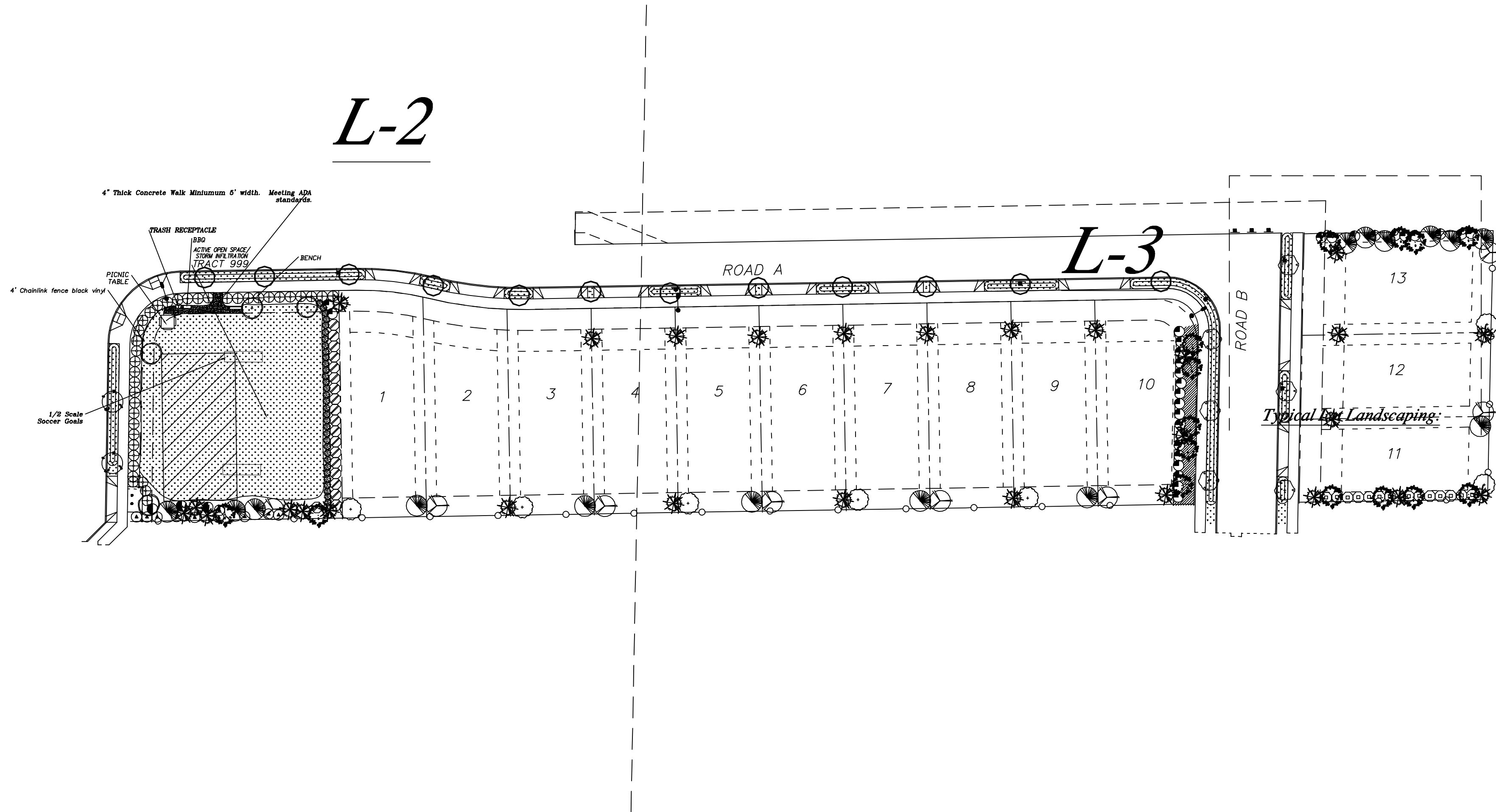
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	2	<i>Crataegus lavallei</i> / Lavalle Hawthorne	2" CAL.	B&B
	28	<i>Chamaecyparis nootkatensis</i> 'Pendula' / WEEPING ALASKAN CEDAR	6' MIN. HT.	B&B
	15	<i>Cercidiphyllum japonicum</i> / Katsura Tree	6/7'	B&B
	11	<i>Parrotia persica</i> / Persian Parrotia	2" CAL.	B&B
	6	Street Trees to Match Species on 26th Drive to the south	2" CAL.	B&B
	3	<i>Liriodendron tulipifera</i> / Tulip Tree	7" CAL.	B&B
	8	<i>Cornus kousa</i> / Kousa Dogwood	7" CAL.	B&B
	7	<i>Acer palmatum</i> / Japanese Maple	7" CAL.	B&B
	15	<i>Pinus nigra</i> / Austrian Pine	6' MIN. HT	B&B

**SHRUBS**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	10	<i>Rhododendron 'Anah Kruschke'</i> / N.C.N.	21" MIN.	HCON. GROWN
	27	<i>Viburnum x burkwoodii</i> / Burkwood Viburnum	21" MIN.	HCON. GROWN
	29	<i>Prunus laurocerasus</i> 'Otto Luyken' / OTTO LUYKEN LAUREL	21" MIN.	HCON. GROWN
	4	<i>Taxus cuspidata</i> / Japanese Yew	21" MIN.	HCON. GROWN
	14	<i>Rhododendron 'Cunningham's White'</i> / N.C.N.	21" MIN.	HCON. GROWN
	17	<i>Pieris japonica</i> / Andromeda	21" MIN.	HCON. GROWN
	26	<i>Rosa 'Coral Flower Carpet'</i> / Flower Carpet Rose	2 gallon	CON. GROWN

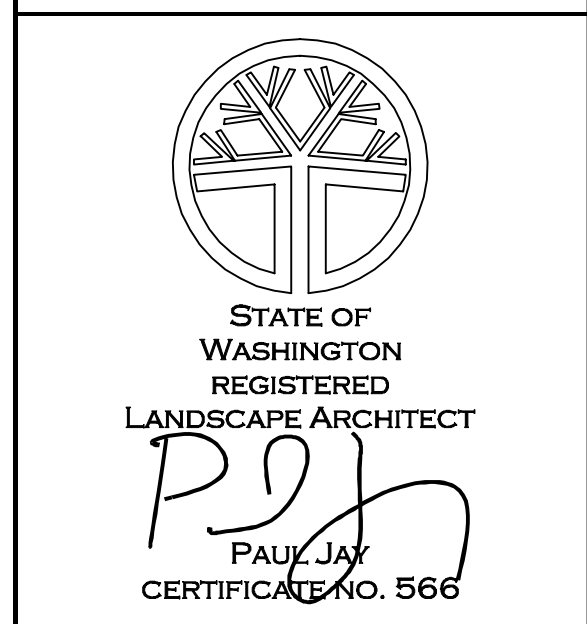
**GROUND COVER**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
		Seed with Micro-Clover and Companion grass mix in all swales bio retention and recreation areas.		
	120	<i>Rubus calycinoides</i> / Creeping Salmonberry	4" Pots	24" o.c.



DATE	REVISION	BY
2.3.22	1	PJU
5.4.22	2	PJU

**Paul Jay**  
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e. pauljay@ajmail.com



**Evans Park PRD**  
LANDSCAPE PLAN

APPLICANT:  
Huseby Homes

DATE:  
1.29.22

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

**LANDSCAPE PLAN**

SHEET  
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OF 5

**LANDSCAPE PLANTING SCHEDULE**

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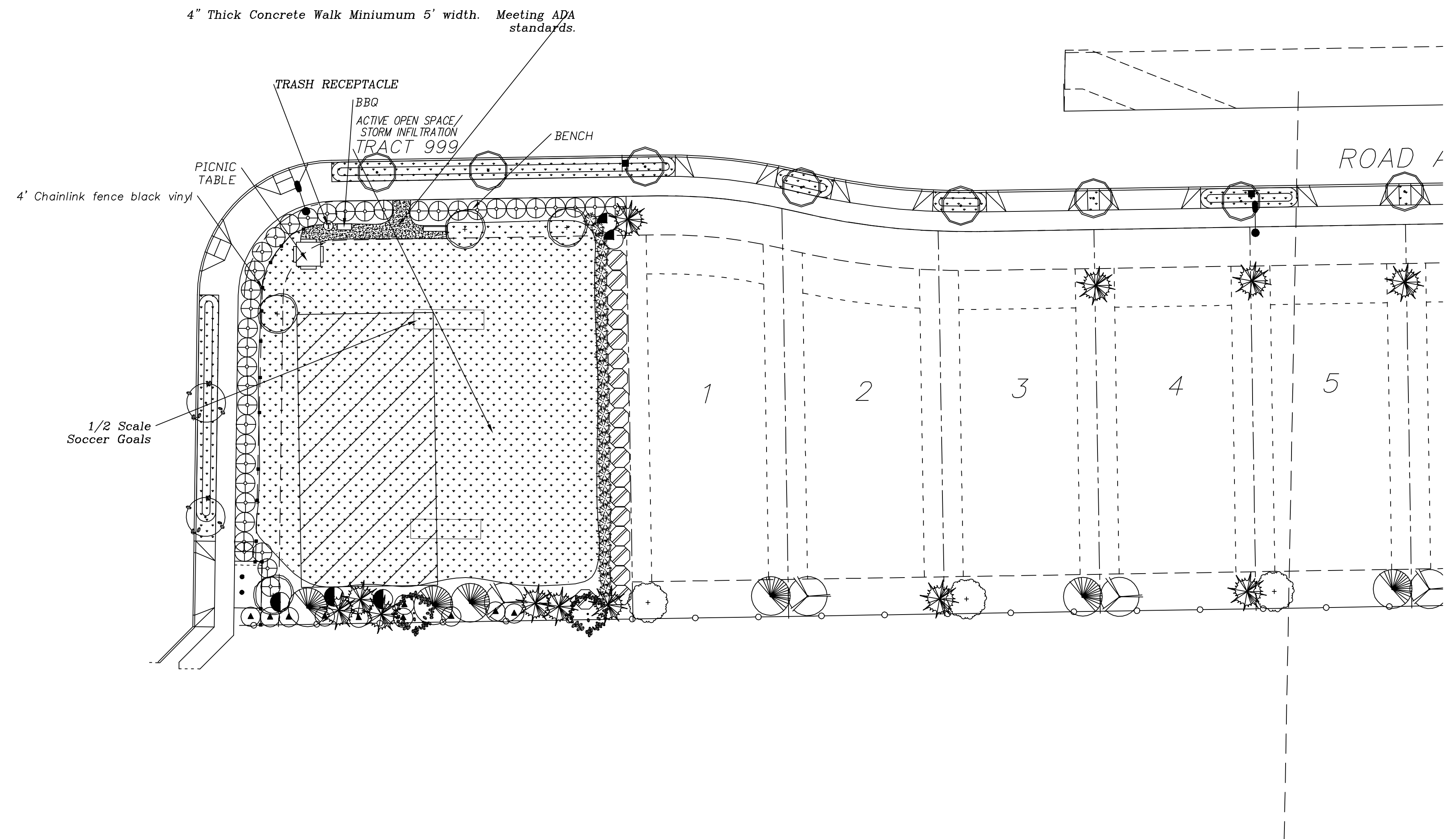
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	15	<i>Cercidiphyllum japonicum</i> / Katsura Tree	6/7"	B&B
	11	<i>Parrotia persica</i> / Persian Parrotia	2" CAL.	B&B
	6	Street Trees to Match Species on 26th. Drive to the south	2" CAL.	B&B
	3	<i>Lireodendron tulipifera</i> / Tulip Tree	7" CAL.	B&B
	8	<i>Cornus kousa</i> / Kousa Dogwood	7" CAL.	B&B
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	4	<i>Taxus cuspidata</i> / Japanese Yew	21" MIN.	HTON. GROWN
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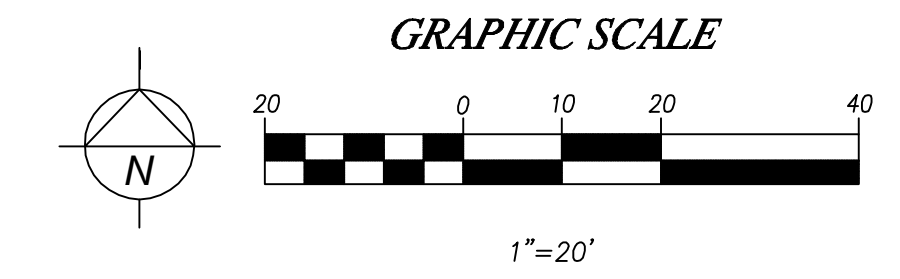
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LANDSCAPE PLAN

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**LANDSCAPE PLANTING SCHEDULE**

**TREES**

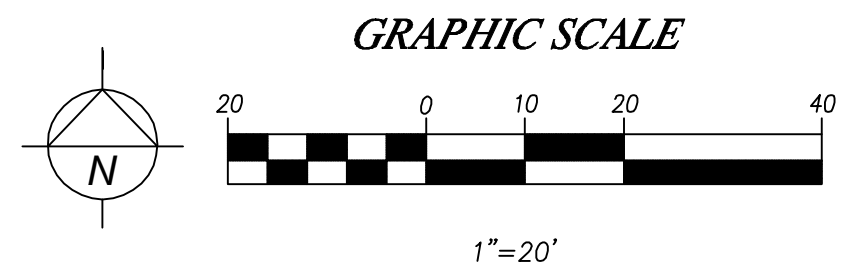
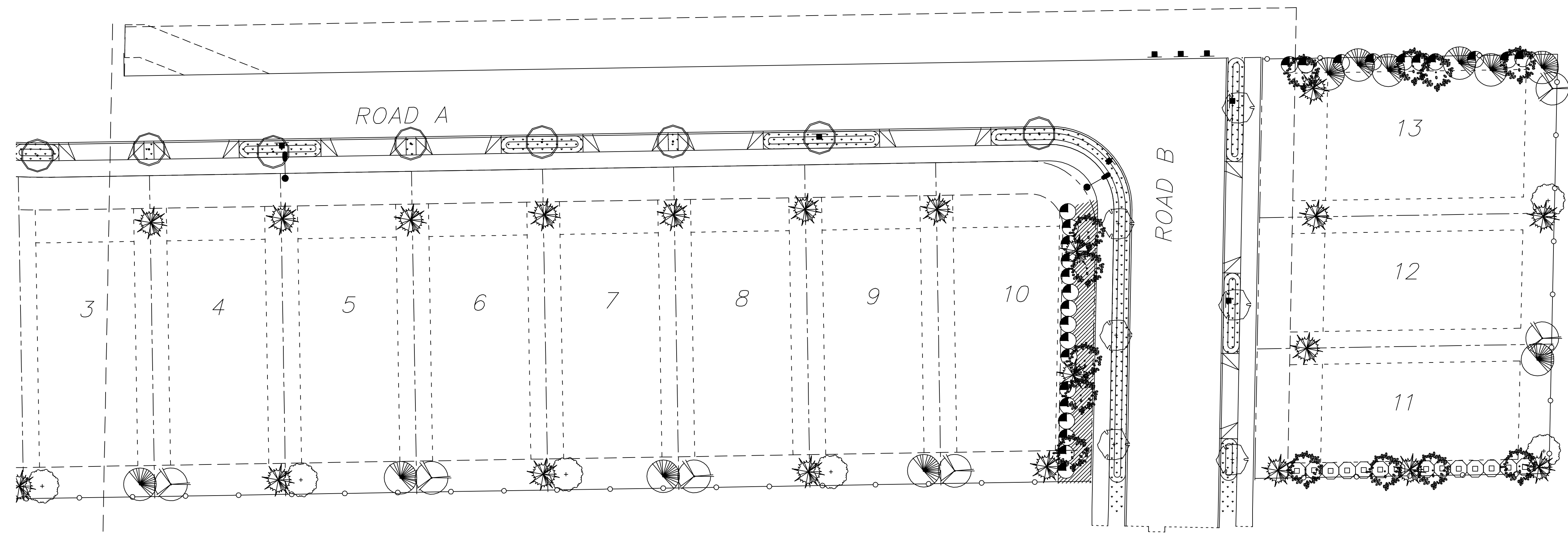
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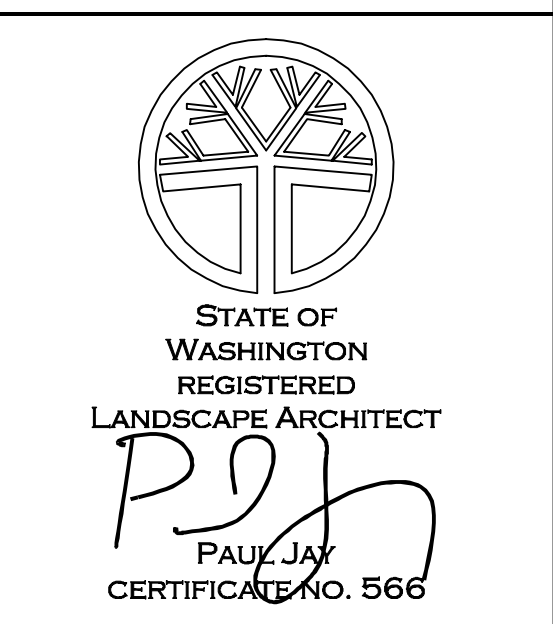
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