

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.

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IRRIGATION ASSESSMENT












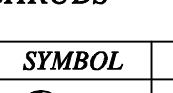
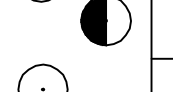
SUPPLEMENTAL HAND WATERING MAY BE NECESSARY FOR THE FIRST GROWING SEASON TO ESTABLISH PLANTINGS, BUT MAY NOT BE NECESSARY IN SUBSEQUENT YEARS.

Landscape Maintenance Notes:

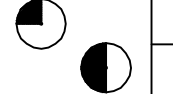

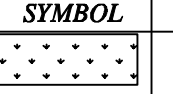
- 22C.120.180 Landscaping ? Maintenance.
- (1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
 - (2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
 - (3) All landscaped areas must be kept free of debris and weeds.
 - (4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
 - (5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
 - (6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
 - (7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds. (Ord. 2852 § 10 (Ex. A), 2011).

LANDSCAPE PLANTING SCHEDULE

TREES

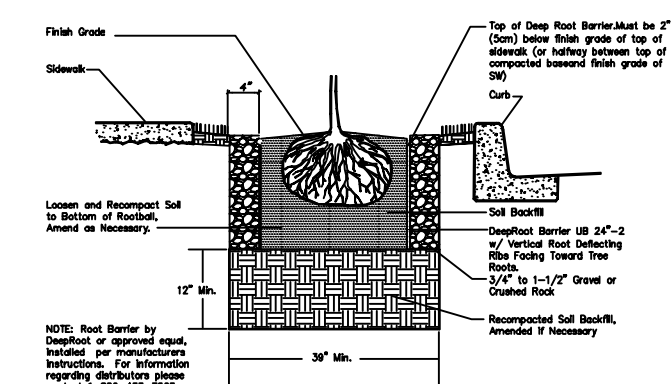
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	37	Acer rubrum 'Bowhall' / Bowhall Red Maple	11/2" CAL.	B&B
	18	Acer platanoides 'Columnare Broad' / Parkway Maple	11/2" CAL.	B&B
	15	Fraxinus pennsylvanica 'Patmore' / Patmore Ash	11/2" CAL.	B&B
	12	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2" CAL.	B&B
	31	Parrotia persica / Persian Parrotia	11/2" CAL.	B&B
	36	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2" CAL.	B&B
	60	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	27	Acer freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2" CAL.	B&B
	6	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2" CAL.	B&B
	29	Lireodendron tulipifera / Tulip Poplar	11/2" CAL.	B&B
	58	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	20	Sequoia gigantea / Giant Sequoia	6' MIN. HT.	B&B, 8' O.C.
	94	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B, 8' O.C.

SHRUBS

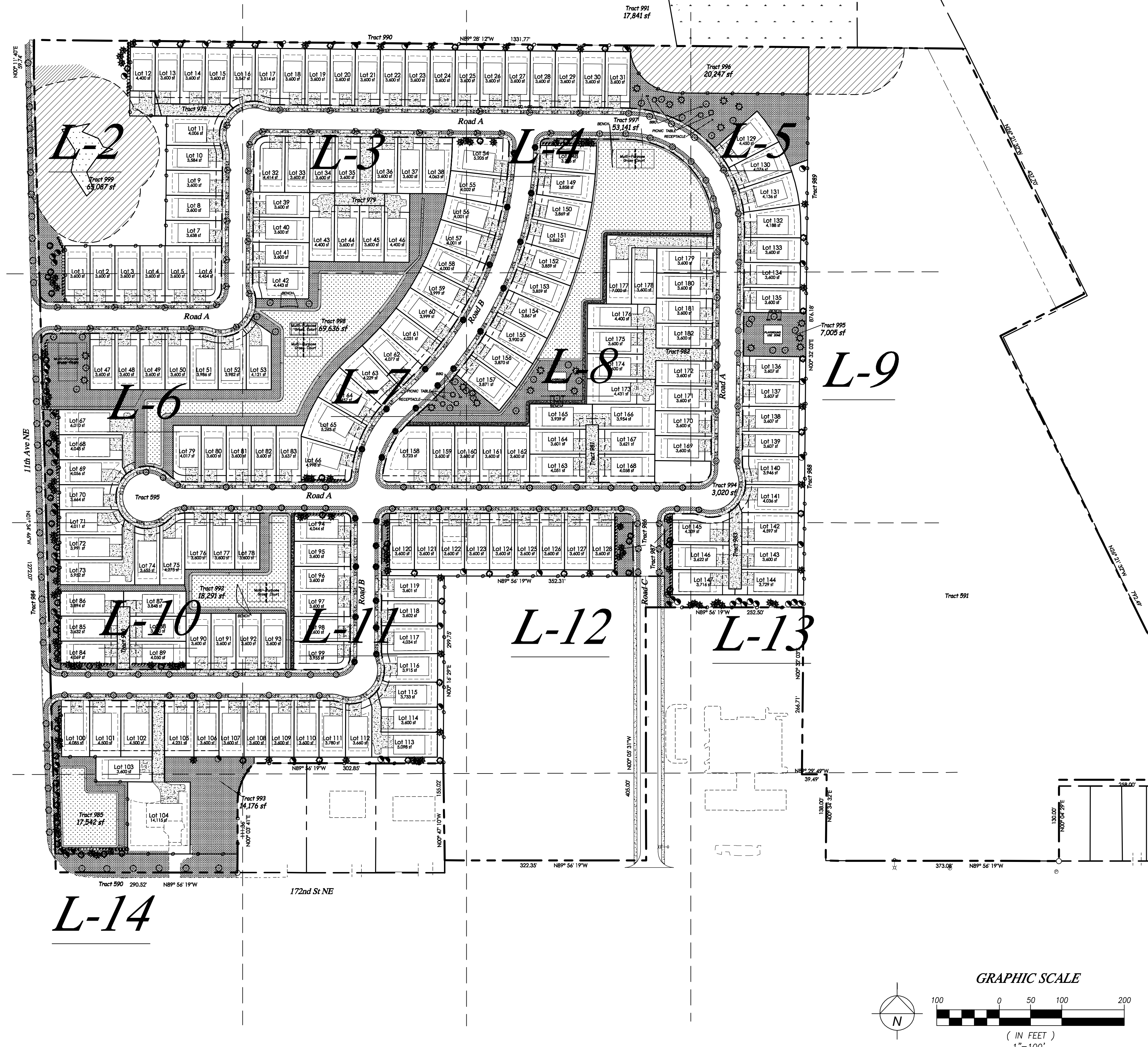
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	65	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	Container Grown

GROUND COVER

SYMBOL	BOTANICAL / COMMON NAME
	Lawn Area / Sodded In Street Tree Strips / Microclover Hydroseed
	All Other Areas



Root Barrier Detail:



BY	REVISION	DATE

Paul Jay
 Landscape Architect
 1115 Bridge Road
 Eastham, MA 02642
 p. 380.659.8159
 c. 425.210.1986
 e. pauljay@aol.com



Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
 Landtechnologies

DATE:
 2.22.22

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-1
 OF 14

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	36	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2" CAL.	B&B
	60	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	27	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2" CAL.	B&B
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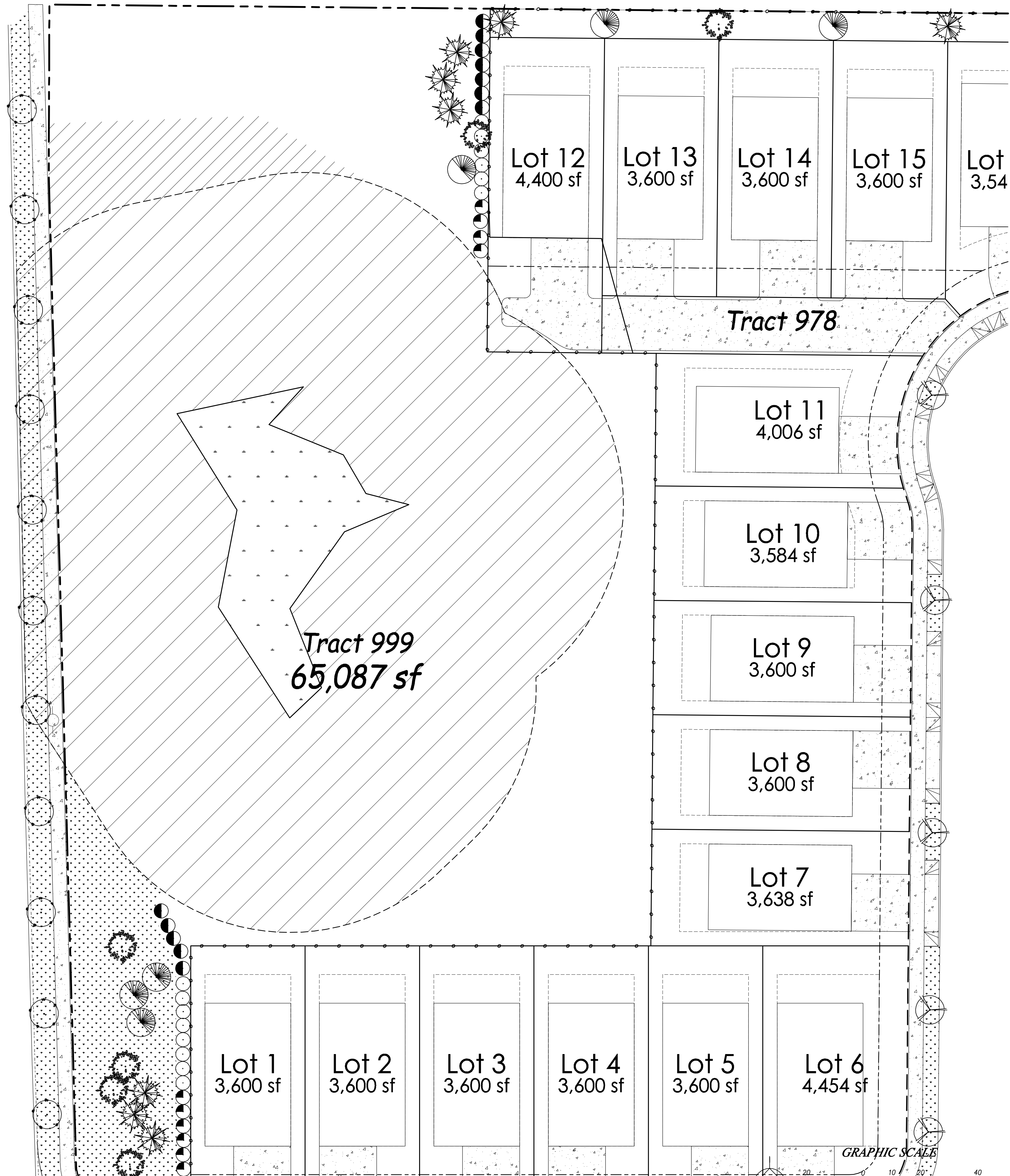
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GROUND COVER

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	Lawn Area / Sodded In Street Tree Strips / Microclover Hydroseed All Other Areas

N00° 11' 40"E
59.74'



BY	REVISION	DATE

Paul Jay
Landscape Architect
1115 Bridge Road
Eastham, MA 02642
p. 380.659.8159
c. 425.210.1986
e. pauljay@jagmail.com



Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
Landtechnologies

DATE: 2.22.22
PJLA JOB NO.:
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LANDSCAPE PLAN

SHEET
L-2
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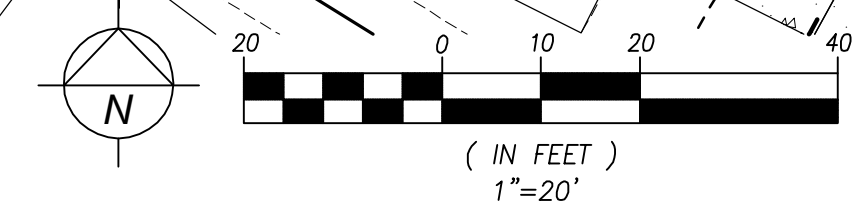
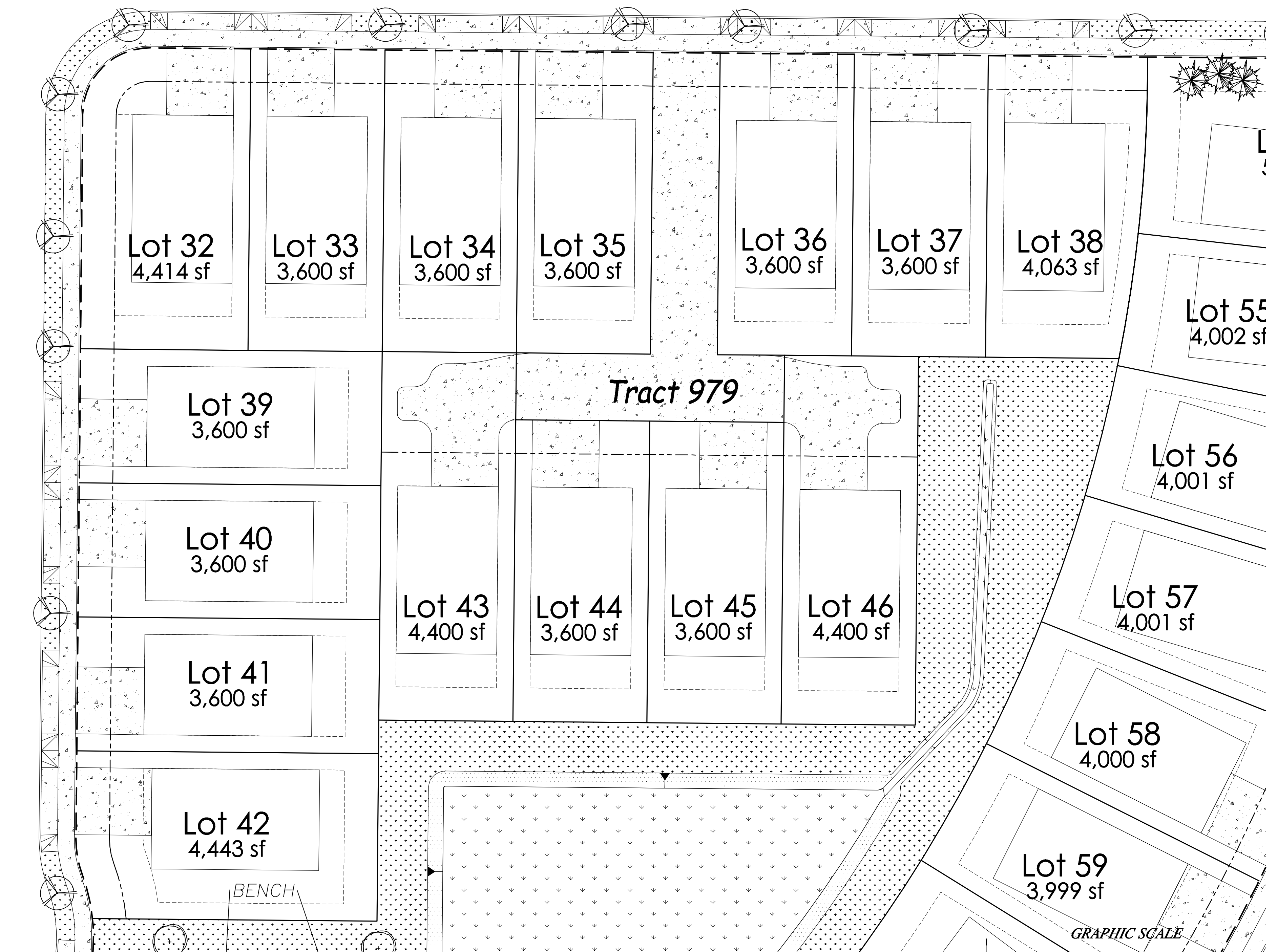
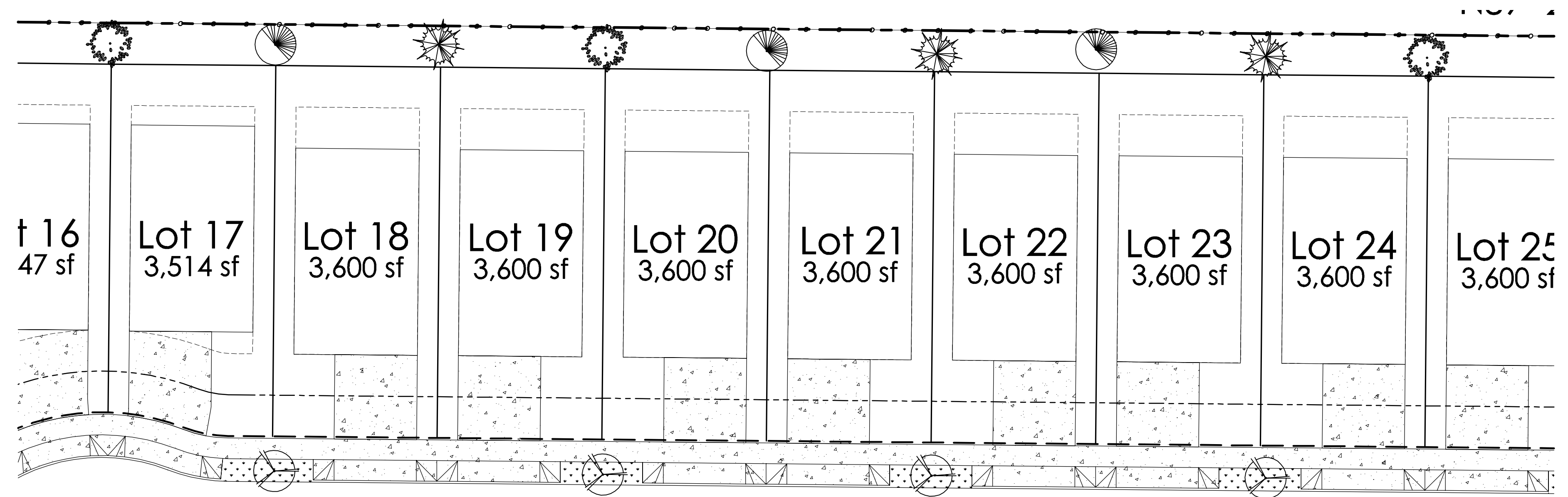
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Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
Landtechnologies

DATE: 2.22.22
PJLA JOB NO.:
DRAWN BY: PJ
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LANDSCAPE PLAN

SHEET
L-3
OF 14

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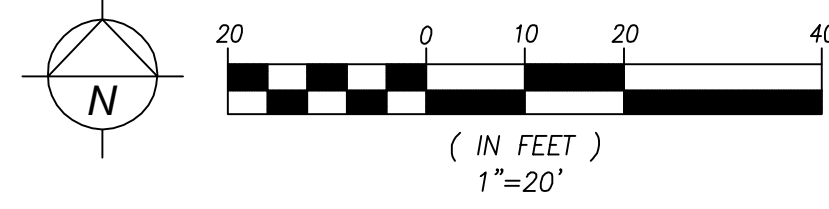
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LANDSCAPE PLAN

SHEET
L-4
OF 14

Feb 21, 2022 - 11:23am karen F:\Sv\Bain\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP.dwg Layout Name: L-4

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LANDSCAPE PLANTING SCHEDULE

TREES

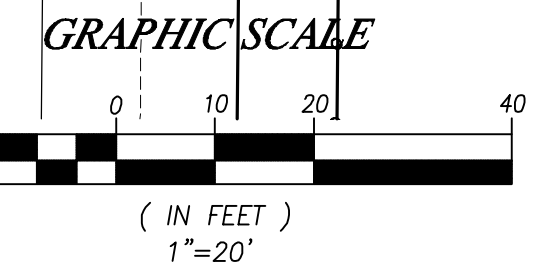
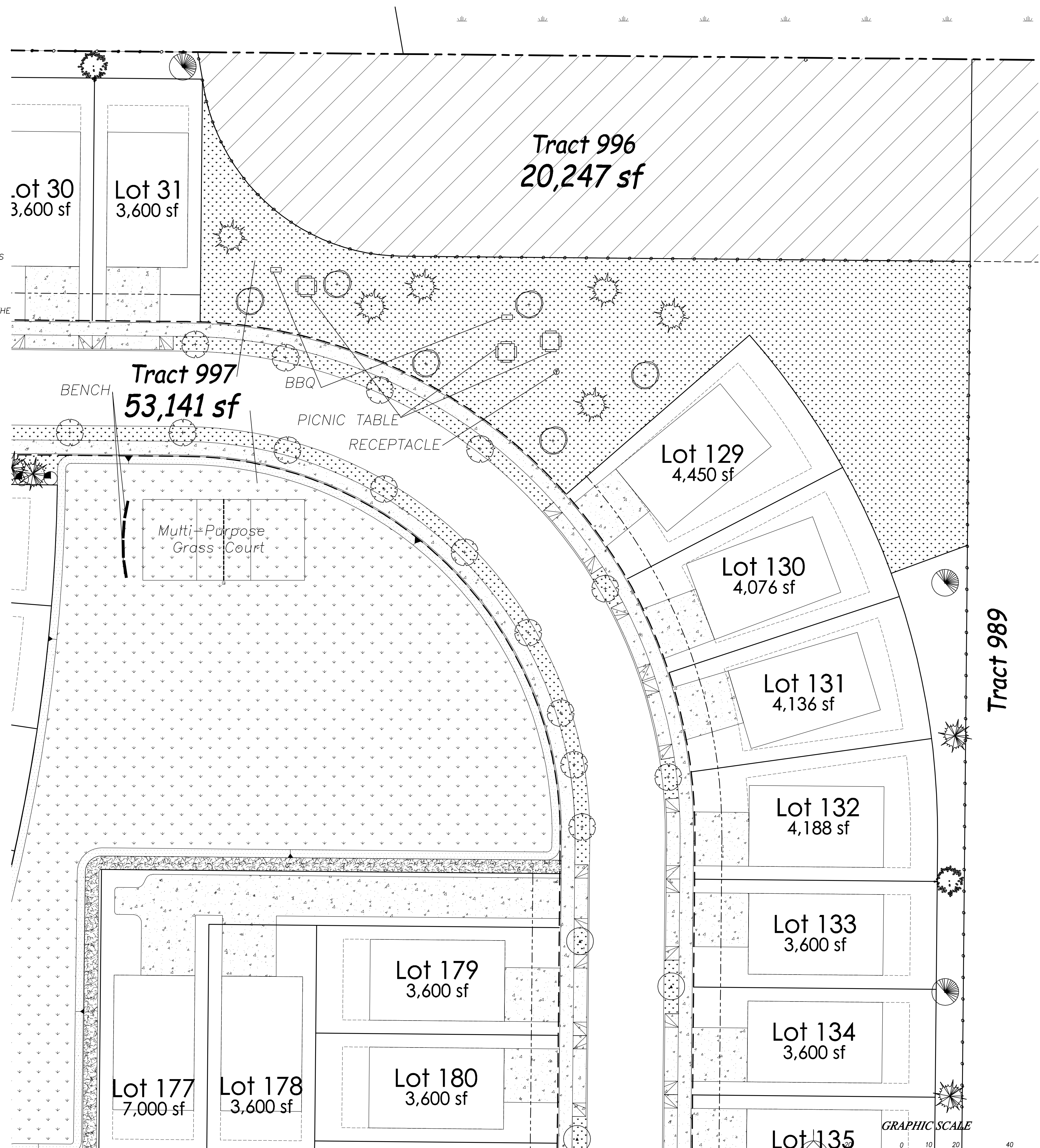
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	37	Acer rubrum 'Bowhall' / Bowhall Red Maple	11/2" CAL.	B&B
	18	Acer platanoides 'Columnare Broad' / Parkway Maple	11/2" CAL.	B&B
	15	Fraxinus pennsylvanica 'Patmore' / Patmore Ash	11/2" CAL.	B&B
	12	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2" CAL.	B&B
	31	Parrotia persica / Persian Parrotia	11/2" CAL.	B&B
	36	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2" CAL.	B&B
	60	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	27	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2" CAL.	B&B
	6	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2" CAL.	B&B
	29	Lireodendron tulipifera / Tulip Poplar	11/2" CAL.	B&B
	58	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	20	Sequoia gigantea / Giant Sequoia	6' MIN. HT.	B&B, 8' O.C.
	94	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B, 8' O.C.

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	186	Rhododendron spp. / Medium Sized Mixed Rhododendrons	21" MIN. HT.	Container Grown
	60	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	21" MIN. HT.	Container Grown
	65	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	Container Grown

GROUND COVER

SYMBOL	BOTANICAL / COMMON NAME
	Lawn Area / Sodded In Street Tree Strips / Microclover Hydroseed
	All Other Areas



BY	REVISION	DATE

Paul Jay
 Landscape Architect
 1115 Bridge Road
 Eastham, MA 02642
 p. 380.659.8159
 c. 425.210.1986
 e. pauljay@gmail.com



Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
 Landtechnologies

DATE: 2.22.22
 PJLA JOB NO.:
 DRAWN BY: PJ
 CHECKED BY: PJ

LANDSCAPE PLAN
 SHEET
L-5
 OF 14

GENERAL NOTES

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	36	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2" CAL.	B&B
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SHRUBS

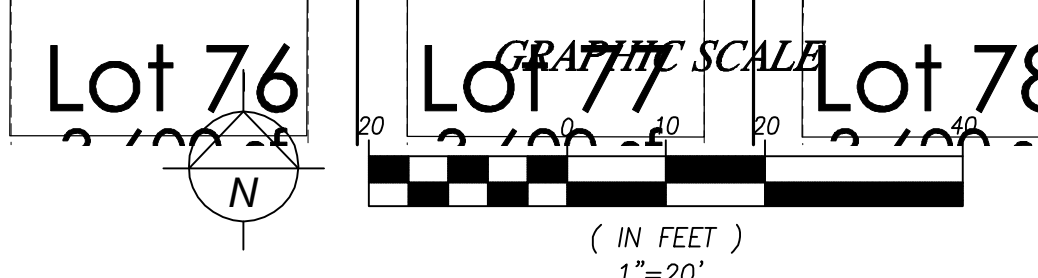
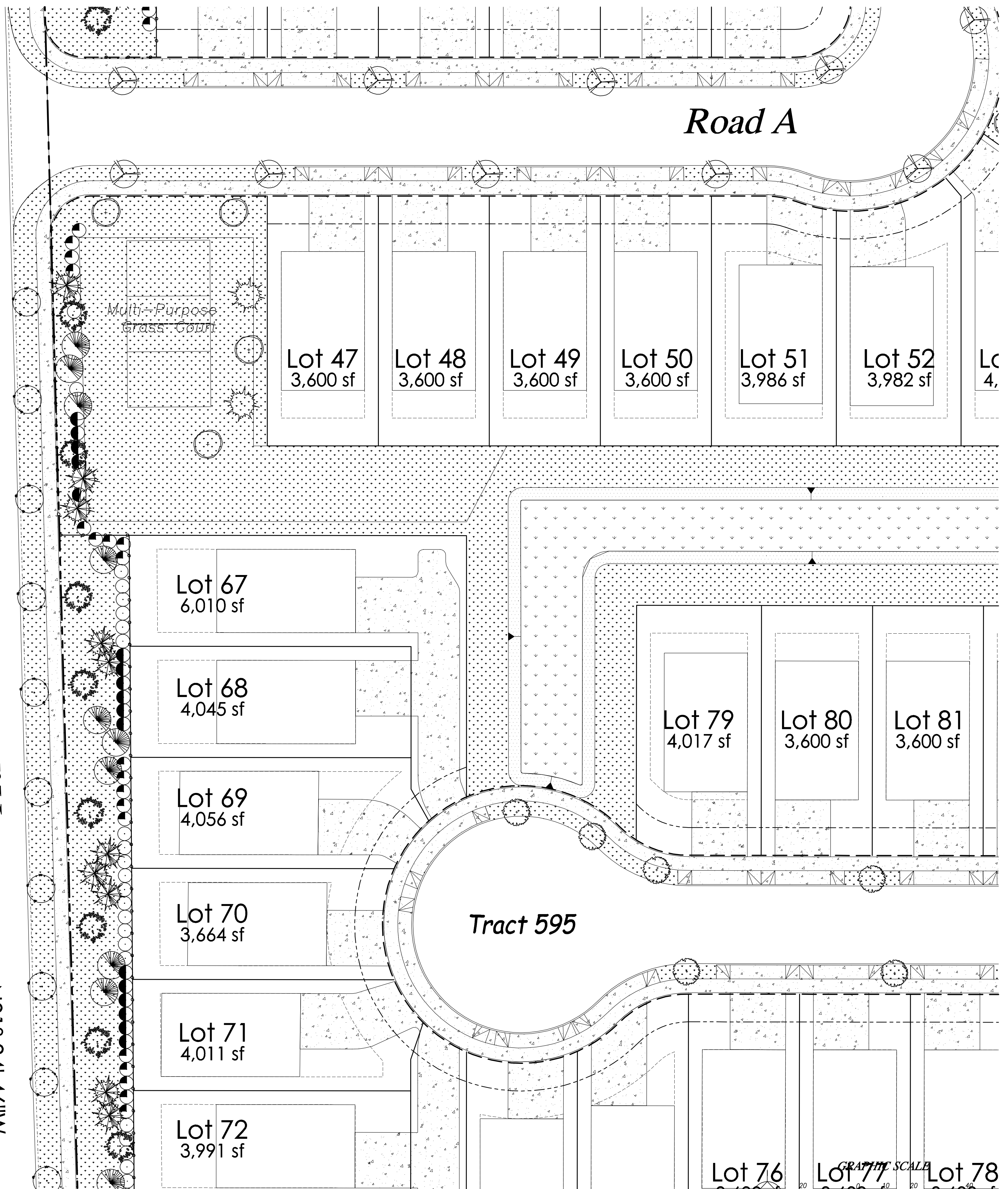
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11th Ave NE

N 01° 34' 46" W



DATE	REVISION	BY

Paul Jay
 Landscape Architect
 1115 Bridge Road
 Eastham, MA 02642
 p. 360.659.8159
 c. 425.210.1986
 e. pauljay@aol.com



Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
 Landtechnologies

DATE: 2.22.22
 PJLA JOB NO.:
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 CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-6
 OF 14

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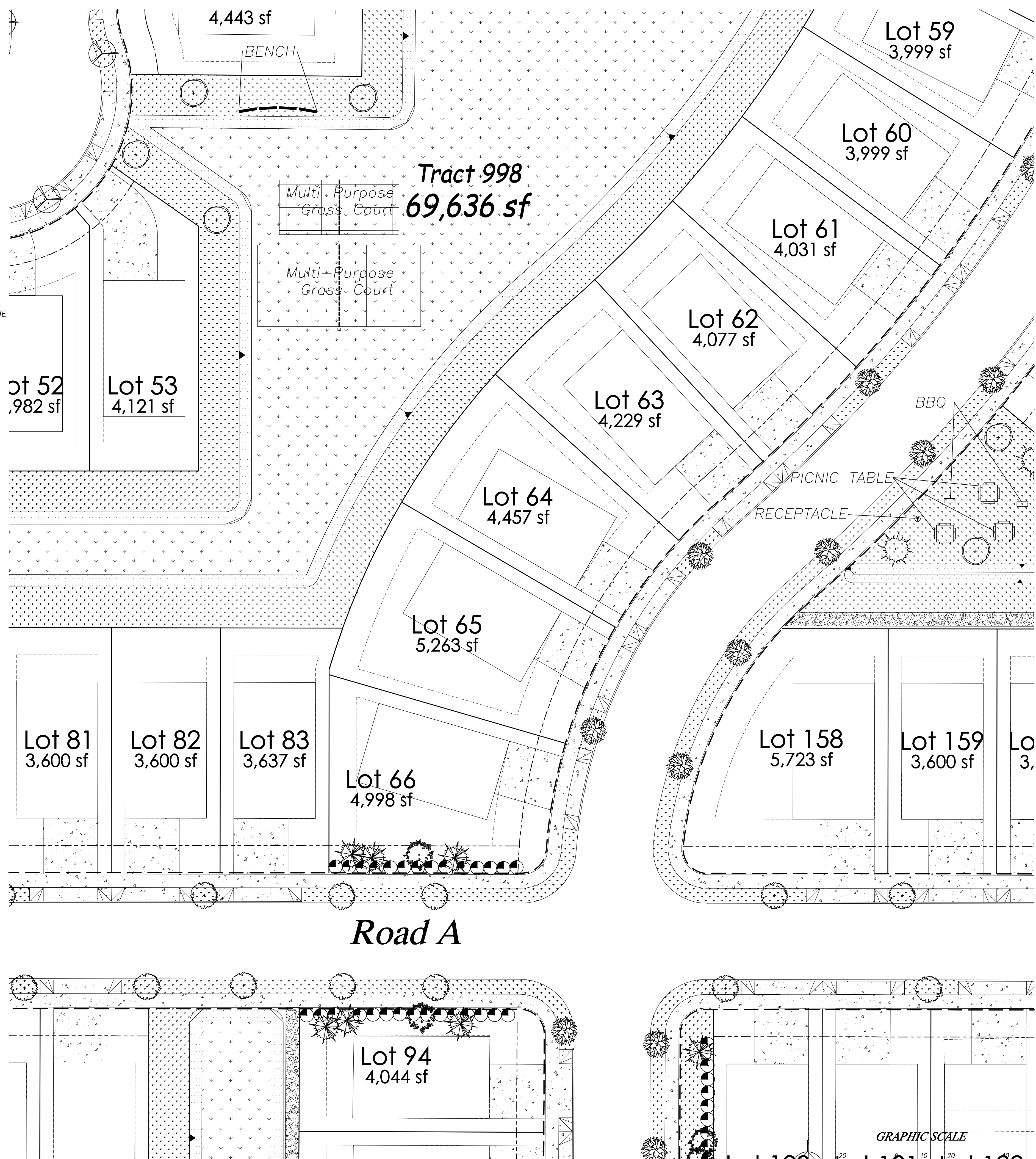
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LANDSCAPE PLANTING SCHEDULE

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DATE	REVISION	BY

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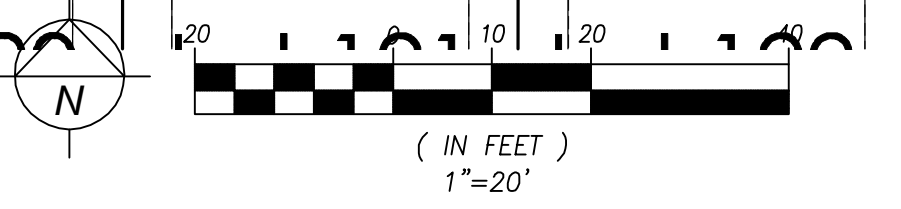


Gemmer Lakewood PRD
LANDSCAPE PLAN

APPLICANT:
Landtechnologies
DATE: 2.22.22
PJLA JOB NO.:
DRAWN BY: PJ
CHECKED BY: PJ

LANDSCAPE PLAN
SHEET
L-7
OF 14

GRAPHIC SCALE



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LANDSCAPE PLANTING SCHEDULE

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GROUND COVER

SYMBOL	BOTANICAL / COMMON NAME
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BY	
REVISION	
DATE	
<p>Paul Jay Landscape Architect 1115 Bridge Road Eastham, MA 02642 p. 380.659.8159 c. 425.210.1986 e. pauljay@jagmail.com</p>	
 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT PAUL JAY CERTIFICATE NO. 566	
<p>Gemmer Lakewood PRD</p> <p>LANDSCAPE PLAN</p>	
APPLICANT: Landtechnologies	
DATE: 2.22.22	
PJLA JOB NO.:	
DRAWN BY: PJ	
CHECKED BY: PJ	
<p>LANDSCAPE PLAN</p>	
SHEET	<p>L-8 OF 14</p>

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IRRIGATION ASSESSMENT

SUPPLEMENTAL HAND WATERING MAY BE NECESSARY FOR THE FIRST GROWING SEASON TO ESTABLISH PLANTINGS, BUT MAY NOT BE NECESSARY IN SUBSEQUENT YEARS.

LANDSCAPE PLANTING SCHEDULE

TREES

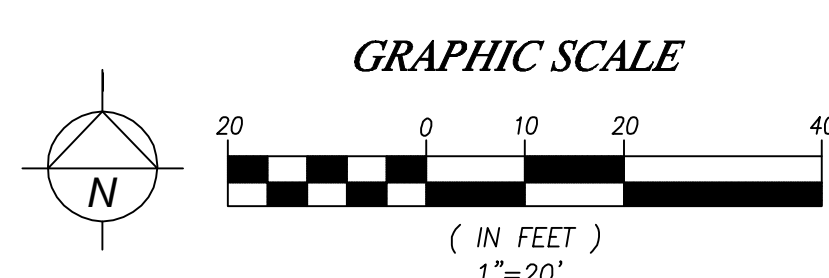
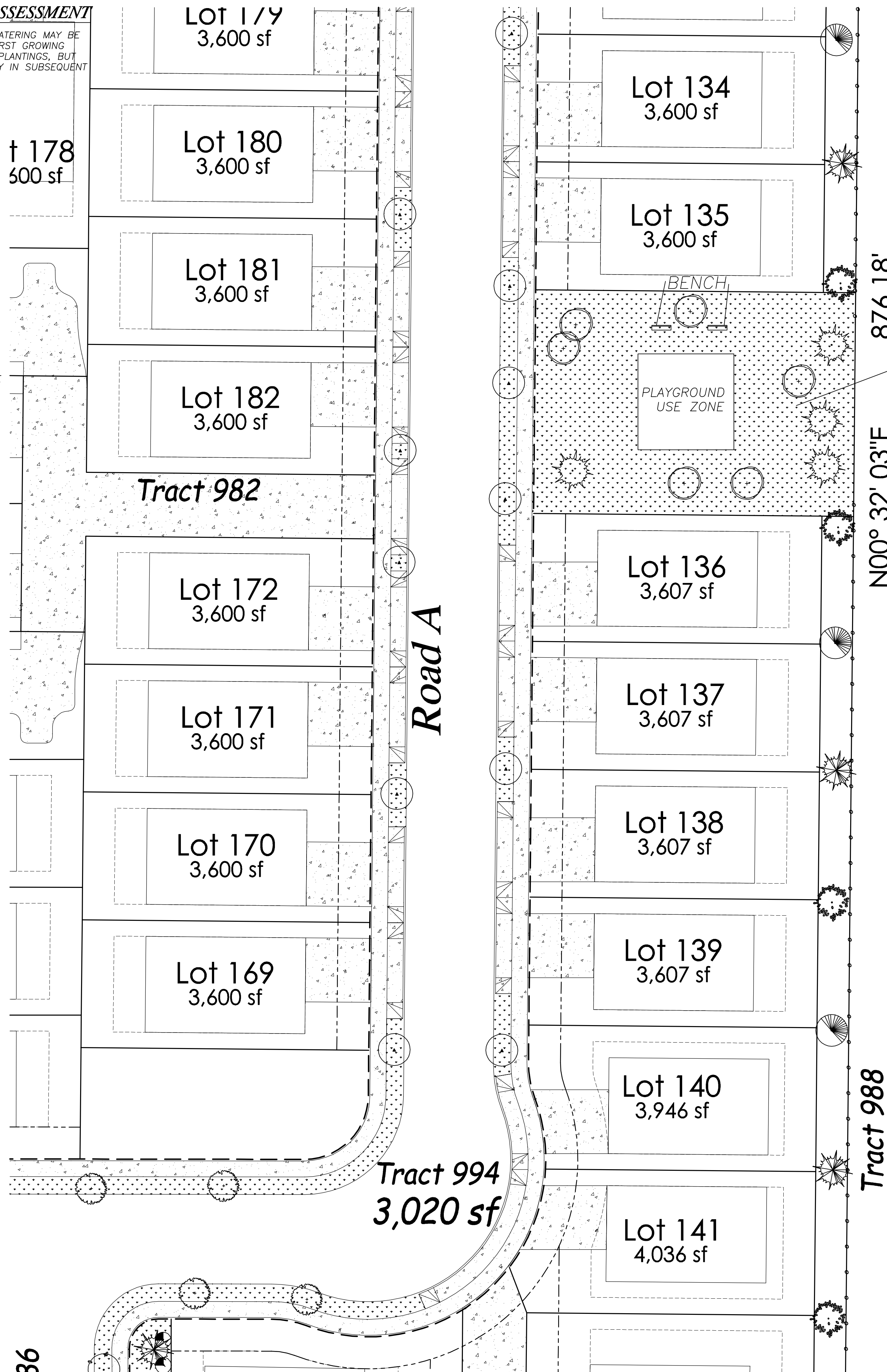
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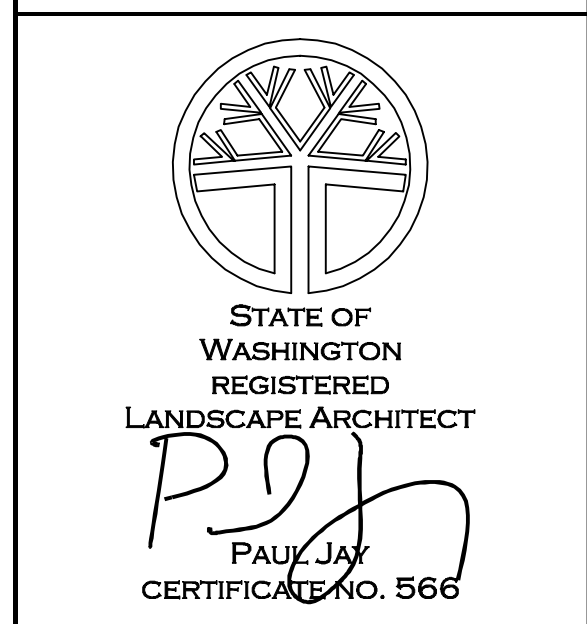
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 LANDSCAPE PLAN

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L-9
 OF 14

Feb 21, 2022 - 11:25am karen F:\SrvData\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP.dwg Layout Name: L-9

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

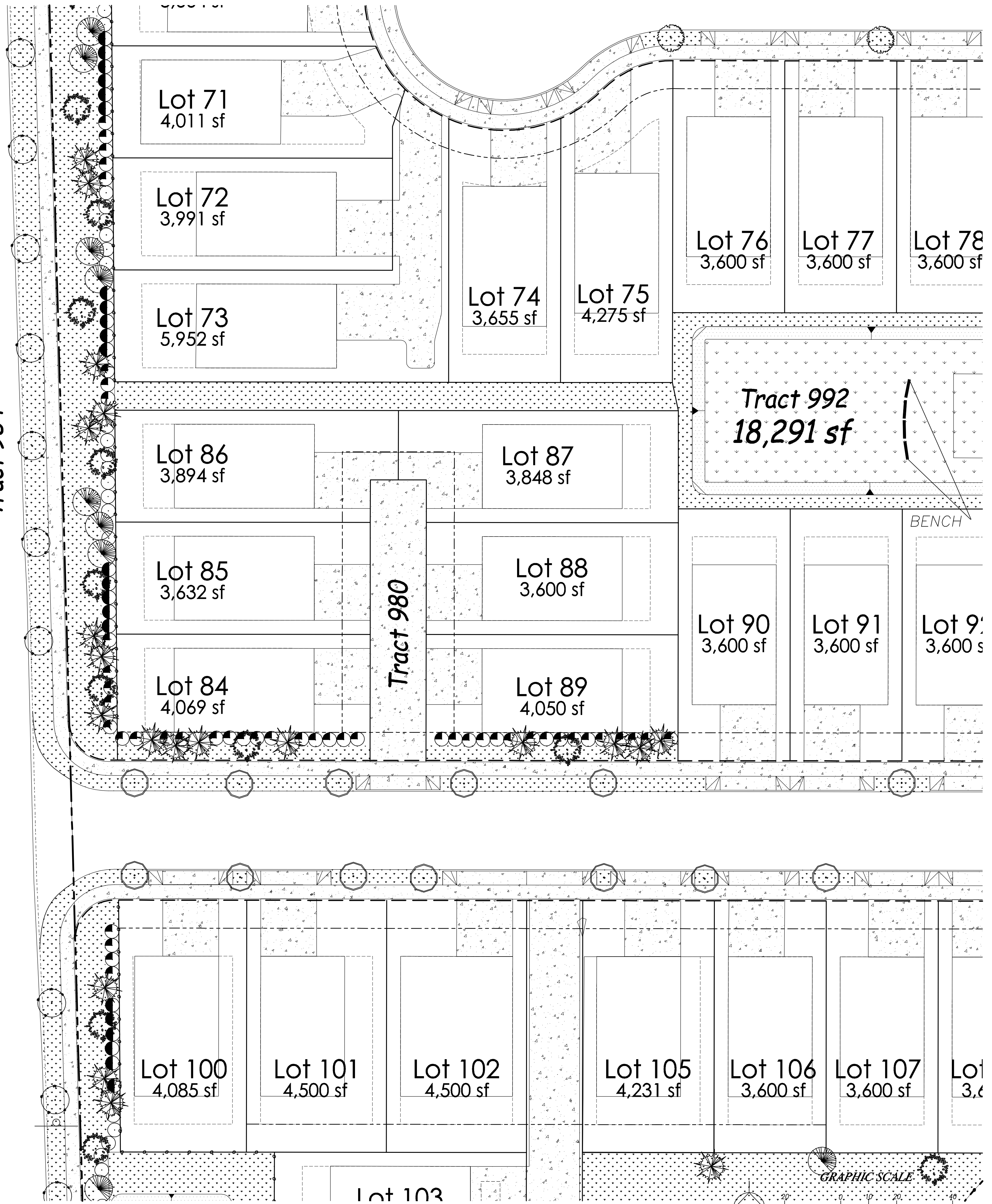
LANDSCAPE PLANTING SCHEDULE

TREES				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	37	Acer rubrum 'Bowhall' / Bowhall Red Maple	11/2" CAL.	B&B
	18	Acer platanoides 'Columnare Broad' / Parkway Maple	11/2" CAL.	B&B
	15	Fraxinus pennsylvanica 'Patmore' / Patmore Ash	11/2" CAL.	B&B
	12	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2" CAL.	B&B
	31	Parrotia persica / Persian Parrotia	11/2" CAL.	B&B
	36	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2" CAL.	B&B
	60	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	27	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2" CAL.	B&B
	6	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2" CAL.	B&B
	29	Lireodendron tulipifera / Tulip Poplar	11/2" CAL.	B&B
	58	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	20	Sequoia gigantea / Giant Sequoia	6' MIN. HT.	B&B, 8' O.C.
	94	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B, 8' O.C.
SHRUBS				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	186	Rhododendron spp. / Medium Sized Mixed Rhododendrons	21" MIN. HT.	Container Grown
	60	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	21" MIN. HT.	Container Grown
	65	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	Container Grown
GROUND COVER				
SYMBOL	BOTANICAL / COMMON NAME			
	Lawn Area / Sodded In Street Tree Strips / Microclover Hydroseed All Other Areas			

N01° 34' 46"W

1272.07'

Tract 986



BY	REVISION	DATE

Paul Jay
 Landscape Architect
 1115 Bridge Road
 Eastham, MA 02642
 p. 380.659.8159
 c. 425.210.1986
 e. pauljay@jagmail.com



Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
 Landtechnologies

DATE: 2.22.22
 PJLA JOB NO.:
 DRAWN BY: PJ
 CHECKED BY: PJ

LANDSCAPE PLAN

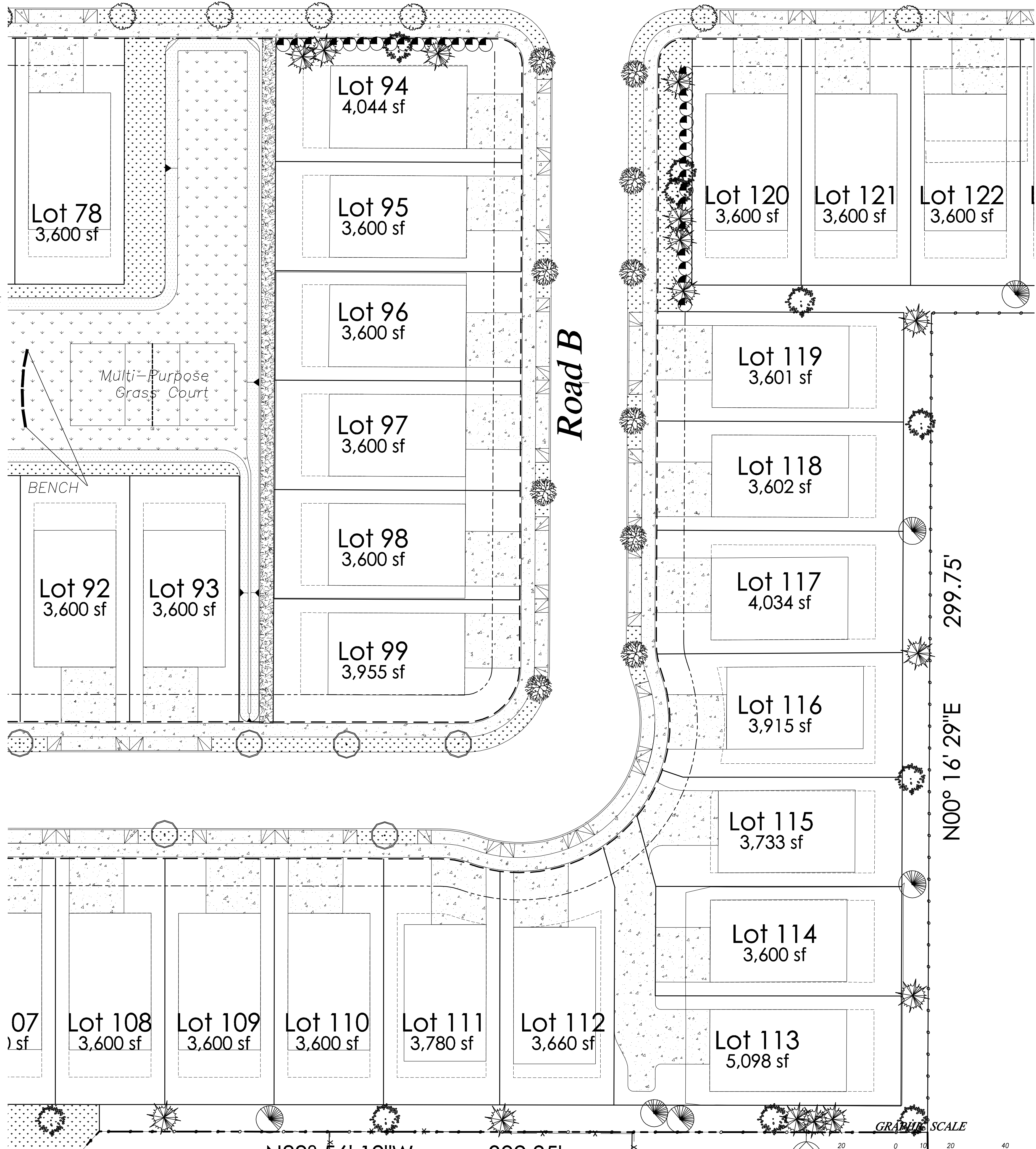
SHEET
L-10
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SYMBOL	BOTANICAL / COMMON NAME			
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	All Other Areas			



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Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
 Landtechnologies

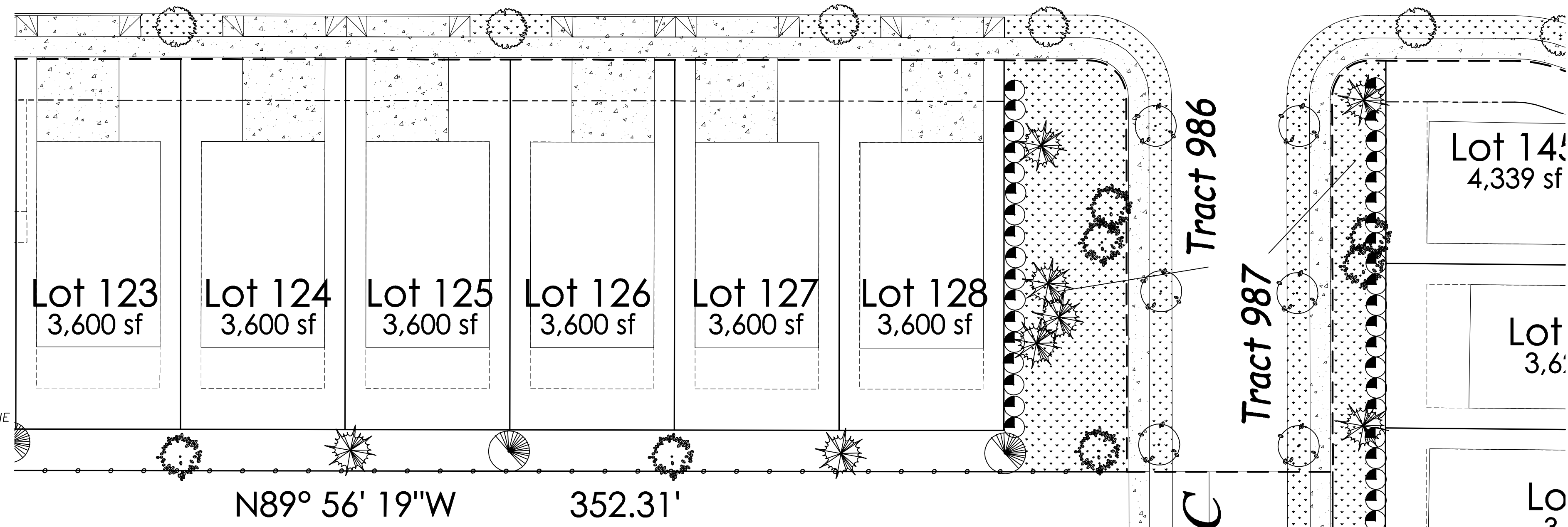
DATE: 2.22.22
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LANDSCAPE PLAN

SHEET
L-11
 OF 14

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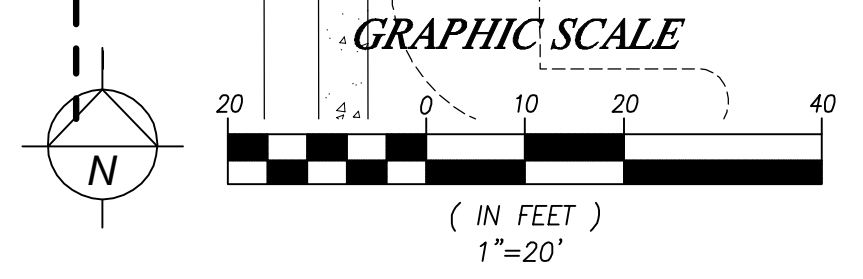
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GROUND COVER

SYMBOL	BOTANICAL / COMMON NAME
	Lawn Area / Sodded In Street Tree Strips / Microclover Hydroseed
	All Other Areas

N 05° 31' 11" W



DATE	REVISION	BY

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 Landscape Architect
 1115 Bridge Road
 Eastham, MA 02642
 p. 380.659.8159
 c. 425.210.1986
 e. pauljay@ajmail.com



Gemmer Lakewood PRD
 LANDSCAPE PLAN

APPLICANT:
 Landtechnologies

DATE:
 2.22.22

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

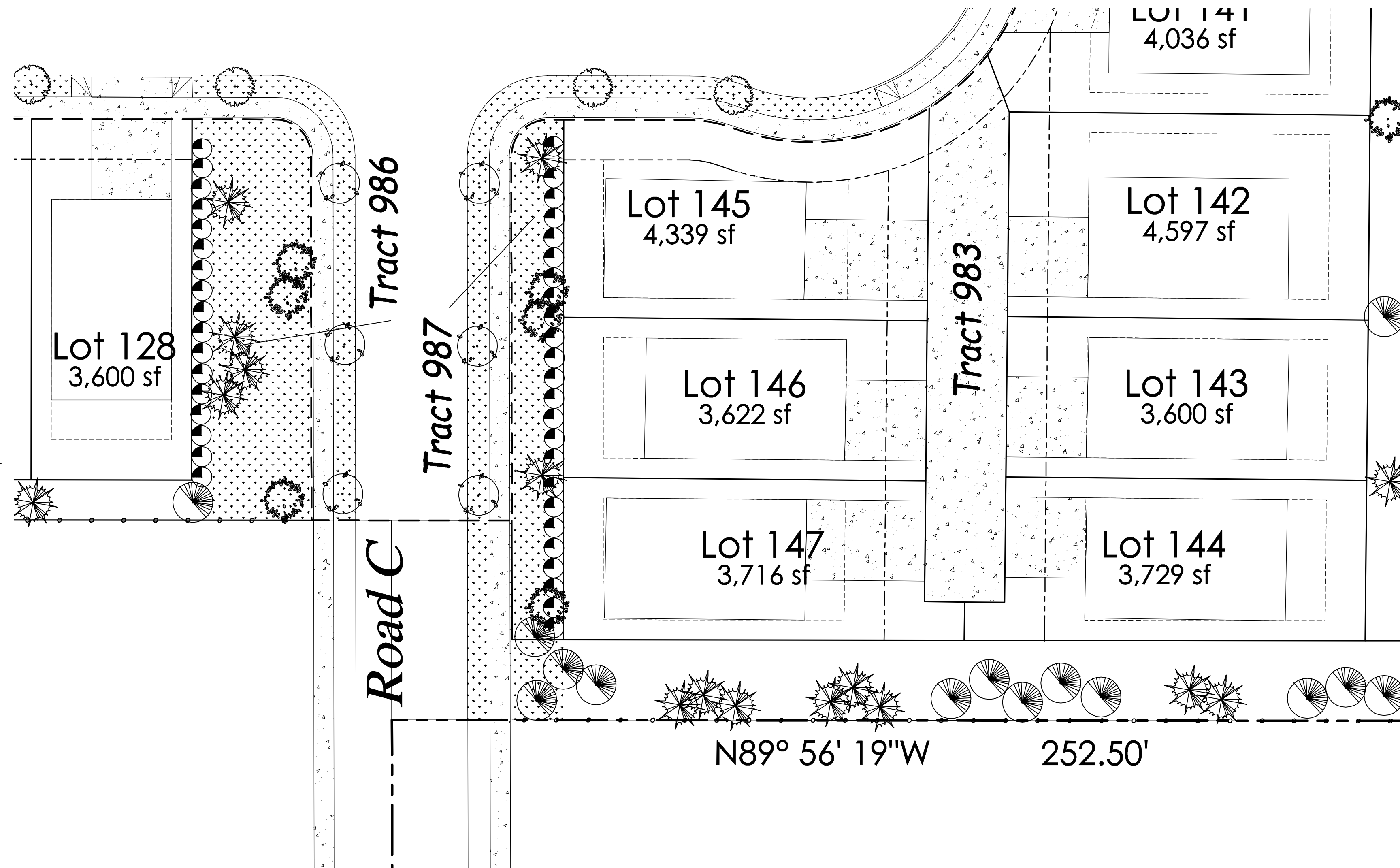
LANDSCAPE PLAN

SHEET
L-12
 OF 14

Feb 21, 2022 - 11:26am karen F:\SrvData\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP.dwg Layout Name: L-12

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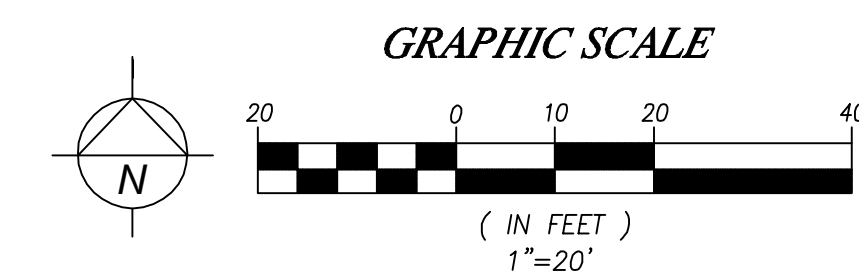
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LANDSCAPE PLAN

SHEET
L-13
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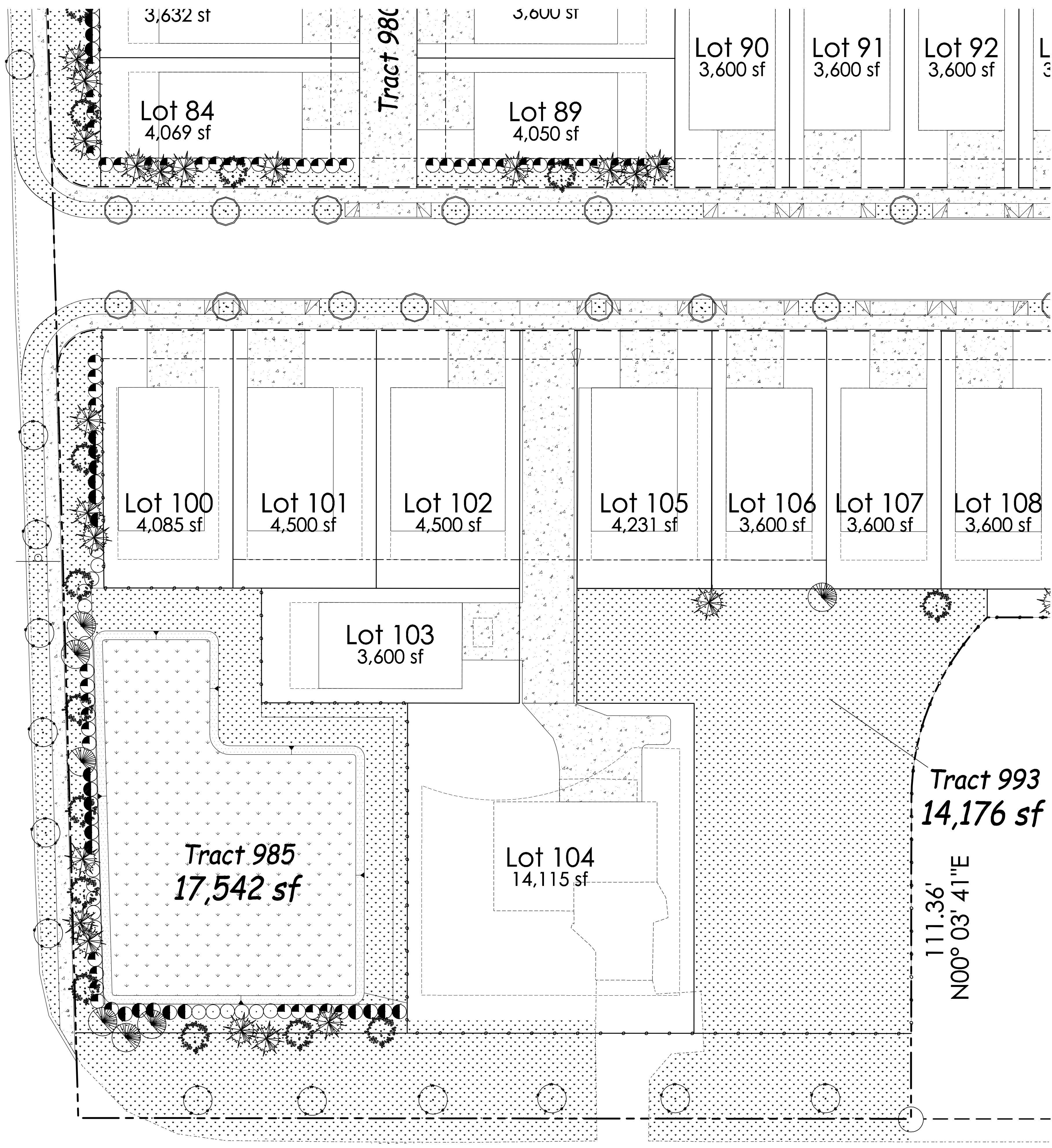
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	60	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	27	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2" CAL.	B&B
	6	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2" CAL.	B&B
	29	Lireodendron tulipifera / Tulip Poplar	11/2" CAL.	B&B
	58	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	20	Sequoia gigantea / Giant Sequoia	6' MIN. HT.	B&B, 8' O.C.
	94	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B, 8' O.C.

SHRUBS

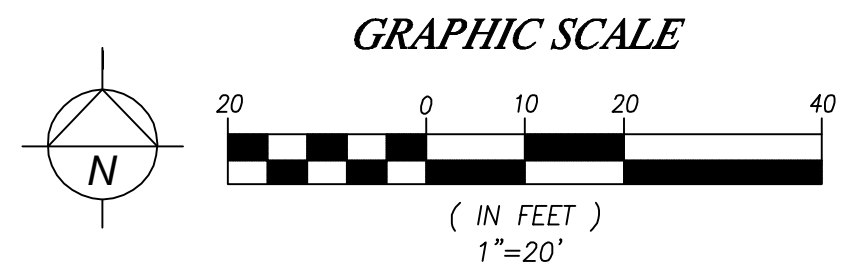
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	186	Rhododendron spp. / Medium Sized Mixed Rhododendrons	21" MIN. HT.	Container Grown
	60	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	21" MIN. HT.	Container Grown
	65	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	Container Grown

GROUND COVER

SYMBOL	BOTANICAL / COMMON NAME
	Lawn Area / Sodded In Street Tree Strips / Microclover Hydroseed
	All Other Areas



Tract 590 290.52' N89° 56' 19"W



DATE	REVISION	BY

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Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
 Landtechnologies

DATE:
 2.22.22
 PJLA JOB NO.:
 DRAWN BY: PJ
 CHECKED BY: PJ

LANDSCAPE PLAN
 SHEET
L-14
 OF 14

Feb 21, 2022 - 11:27am karen F:\SvData\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP.dwg Layout Name: L-14