GENERAL PLANTING NOTES

THE CONTRACTOR SHALL:

1. CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
2. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
3. FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
4. PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
5. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
6. LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
7. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
8. NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
9. REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
10. KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR THE DURATION OF THE PROJECT.
11. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OTHER OPERATIONS BY OTHER CONTRACTORS BEING PERFORMED ON THE SITE. PROTECTION IS TO BE MAINTAINED FOR THE DURATION OF INSTALLATION AND MAINTENANCE PERIODS.
12. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
13. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
14. PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
15. PROVIDE AND INSTALL ANY AND ALL LANDSCAPE PROTECTION REQUIRED FOR DEER RUT SEASON.

THE CONTACTOR'S WARRANTY SHALL INCLUDE:

1. A WARRANT FOR EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
2. SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
3. THE SERVICES OF MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD, IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT (UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON,) AND THE REPLACEMENT OF EXTERIOR PLANTS MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

*THE ABOVE WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

NOTE: LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

PREPARATION AND PLANTING

- TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- COMPOST SHALL BE WELL-COMPOSTED, STABILE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 % BY WEIGHT; 100 % PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS PER METER; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:

- LOOSEN SUBGRADE TO A DEPTH OF 4 – 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD COMPOST AT A DEPTH OF 4 – 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- EDGE BEDS 3 – 4" DEEP (SEE DETAIL).
- ADDITIONAL PREPARATION FOR PERENNIAL BEDS: PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL. THOROUGHLY BLEND MIXTURE. DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS TO 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.
- ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT) AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURERS SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

THE SEED CONTRACTOR SHALL:

1. PERFORM A SOIL TEST FOR SEED NEEDS AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
2. TILL AREA TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
3. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
4. RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
5. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES/ AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. *SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
6. PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1–1/2" IN LOOSE DEPTH OVER
7. SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION, YIELDING 80% OPACITY WITHIN 90 DAYS OR INSTALLATION.
8. SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

ALL WORK SHALL BE PREFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS." IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

IN THE EVENT OF A CONFLICT BETWEEN THE LANDSCAPE PLAN AND THE PLANT KEY, THE LANDSCAPE PLAN PREVAILS. CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

ALL STREET TREES SHALL BE CENTERED BETWEEN THE WALK AND CURB OF THE TREE LAWN EXCEPT WHERE PROHIBITED BY UTILITIES.

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE DEER PROTECTION SYSTEMS TO PLANTS REQUIRING SUCH, AND IF DAMAGE OCCURS BECAUSE OF BAD INSTALLATION OF SUCH PROTECTION OR LACK OR INSTALLATION PROTECTION IN A TIMELY MANNER THE CONTRACTOR SHALL REPLACE THE PLANT.

IF ANY BUILT OR MANMADE ELEMENTS (TRANSFORMERS, UTILITY BOXES, UTILITY POLES, MANHOLES, LIGHTS, SIGNS, MONUMENTS, OVERHEAD WIRES, GUARDRAILS, CATCH BASINS, WALKS, FENCES, ETC.) IMPACT THE LANDSCAPE, THE DESIGN INTENT SHALL BE EXECUTED PER PLAN--THIS INCLUDES EARTHEN MOUNDS THAT WERE NOT INSTALLED PER PLAN IN HEIGHT AND/OR LOCATION.

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INFORM THE LANDSCAPE ARCHITECT OR THE CLIENT REPRESENTATIVE WHEN DESIGN ADJUSTMENTS ARE REQUIRED. THE CONTRACTOR SHALL NOT PROCEED WITH DESIGN CHANGES UNTIL APPROVAL FROM THE LANDSCAPE ARCHITECT OR CLIENT REPRESENTATIVE HAS BEEN GRANTED. IN THE EVENT ADJUSTMENTS OR DEVIATIONS TO THE DESIGN ARE MADE WITHOUT APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF A CORRECTED LANDSCAPE DESIGN AS PROVIDED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE CLIENT.

1/29/2026			PLANT KEY
QNT	SIZE	COMMON	LATIN
3	2 in	Armstrong Gold Maple	Acer rubrum 'Armstrong Gold'
2	2 in	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'
3	2.5 in	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'
1	3 in	Sweetgum slender silhouette	Liquidambar styraciflua 'Slender Silhouette'
5	2.5 in	ColumnarTulip Tree	Liriodendron tulipfera 'fastigiata'
4	2"	Crimson Spire Oak	Quercus robur "Crimschmidt"
3	2 in	Regal Prince Oak	Quercus x warei 'Long'
2	2.5 in	Patriot Elm	Ulmus carpinifolia 'Patriot'
4	2.5 in	New Horizon Elm	Ulmus "New Horizon"
3	6'-8'/1.75 in	Golden Falls Weeping Redbud	Cercis canadensis "Golden Falls"
1	6'-8'/1.75 in	Ruby Falls Weeping Redbud	Cercis canadensis 'Ruby Falls'
1	6'-7'	Norway Weeping Spruce	Picea abies var. pendula
1	6'	Canaertii Juniper	Juniperus virginiana 'Canaertii'
40	3 gal	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
12	3 gal	Celtic Pride Siberian Cypress	Microbiota decussata 'Celtic Pride'
7	3 gal	Mugo Pine	Pinus mugo var. 'Mugo'
6	3 gal	Hello Spring' Feather Reed Grass	Calamagrostis x acutiflora 'Hello Spring'

Type of Plants Normal Planting Dates
Non–Container Grown, Deciduous: October 1 to April 1
Non–Container Grown, Other: October 1 to May 1
Container Grown: Year–Round if suitable precautions are taken to protect the stock from extremes of moisture and temperature. If there is doubt, obtain a variance or a performance bond.

MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, GRADE A MATERIALS APPLY TO 100 PERCENT OPACITY TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3"DEPTH

PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS

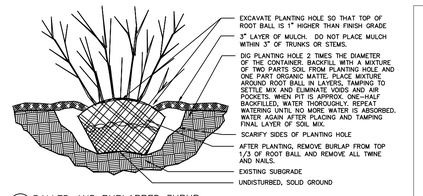
- LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED
- DYED BROWN MULCH DOUBLE SHREDDED
- DOUBLE SHREDDED HARDWOOD BLEND
- CYPRESS MULCH
- MINI PINE NUGGET
- MINI PINE FINES
- PINE STRAW
- PREMIUM WOOD CHIP
- WOOD CHIP

PROVIDE CLIENT WITH QNT MULCH PROVIDED ____CUBIC YARDS

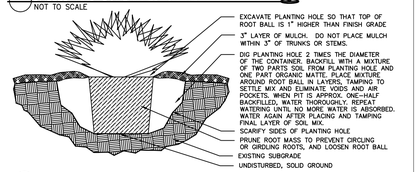
PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED ____ CUBIC YARDS

PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDE ____ CUBIC YARDS

ABSOLUTELY NO PLANT SUBSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE MUNICIPALITY ZONING STAFF, CLIENT REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT (GAYLE A. FRAZER)



BALLED AND BURLAPPED SHRUB
NOT TO SCALE



CONTAINERIZED PLANTS
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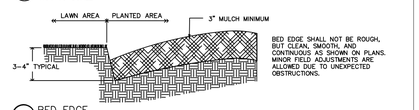

BED EDGE
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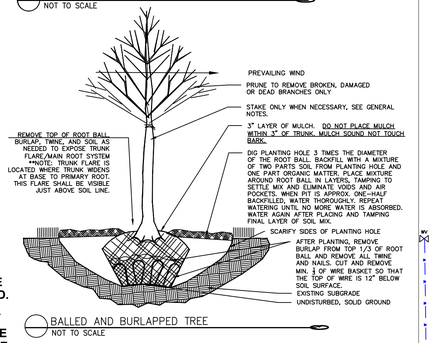

BALLED AND BURLAPPED TREE
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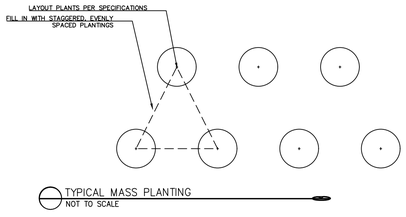
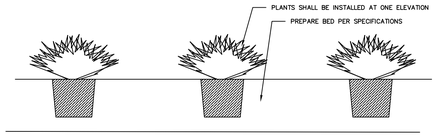
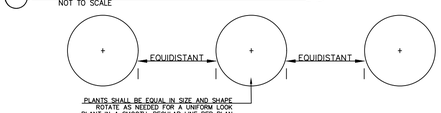


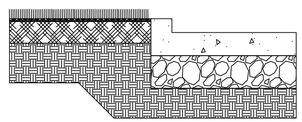
TYPICAL MASS PLANTING
NOT TO SCALE



TYPICAL HEDGE DETAIL: ELEVATION
NOT TO SCALE



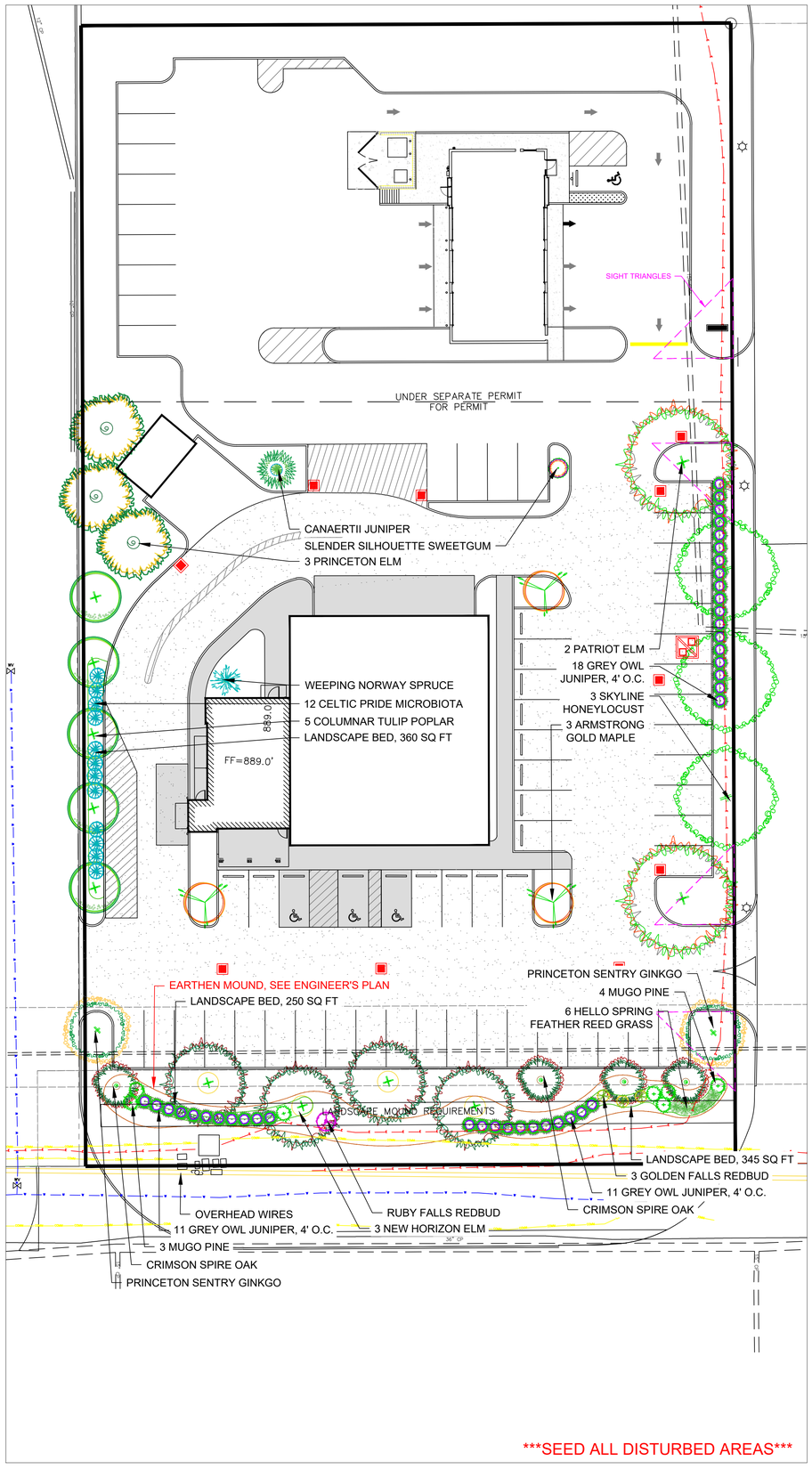
TYPICAL HEDGE DETAIL: PLAN VIEW
NOT TO SCALE



THE GENERAL CONTRACTOR SHALL:

1. PROVIDE GRADES WITHIN ½ OF A FOOT OF PROPOSED GRADES.
2. SPREAD 3" OF TOPSOIL AND CULTIVATE ENTIRE AREA TO A DEPTH OF 6"; HAND RAKE SMOOTH
3. APPLY LIME AND FERTILIZER, THEN ROTOTILL PER SPECIFICATIONS
4. PRIOR TO LAYING SOD, WATER ENTIRE AREA
5. LAY SOD AND ROLL; WATER THOROUGHLY AFTER INSTALL

TYPICAL SOD INSTALLATION
NOT TO SCALE



GAYLE A. FRAZER

DUTCH BROS COFFEE
9096 E 56TH STREET
BROWNSBURG, IN

LANDSCAPE PLAN

SCALE
1.0"=20'-0"

CURRENT:
1/29/2026

REVISED:
1/29/2026

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PLOT DATE: 1/29/2026 12:15 PM

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