Attachment C

GENERAL NOTES:

1. PROVIDE A CULTIVATED EDGE FOR ALL PLANTING BED EDGING AND WHERE BEDS ABUT BACK OF CURBS AND SIDEWALKS. REFERENCE DETAIL 2, THIS SHEET.
2. CONTRACTOR SHALL MULCH ALL PLANTING BEDS AND TREE PITS. REFERENCE DETAILS 1 & 2, THIS SHEET.
3. PROVIDE 6" OF TOPSOIL FOR TURF AREAS, 2-4" FOR PLANTING BEDS.
4. INSTALL PLANTS WHERE THEY ABUT CURBS TO ALLOW FOR A 2.5 FEET SPACE BETWEEN BACK OF CURB AND ESTIMATED MATURE SPREAD.
5. PROVIDE WATERING BAGS FOR ALL TREE. CHECK AND FILL WEEKLY.. REFERENCE SPECIFICATION FOR TEMPORARY IRRIGATION FOR PLANT ESTABLISHMENT.
6. SEED ALL AREAS DISTURBED BY CONSTRUCTION WHETHER NOTED ON DRAWING OR NOT.

SEED TYPE A

BLEND (AS INDICATED BELOW) BASED UPON NDOT REGION 'B' SHOULDER SEED MIXTURE

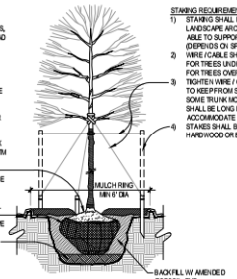
GRASSES	% OF MIX
PERENNIAL RYEGRASS	85
WESTERN WHEATGRASS	85
SLENDER WHEATGRASS	85
KENTUCKY FESCUE	85
RED FESCUE	85
BLUE GRAMA	30
BUFFALOGRASS	80
SIDEOATS GRAMA	75
SAND DROPSEED	90
OATS/WHEAT	90

SOD TYPE A

THE SOD BLEND IS BASED ON UNITED SEEDS "SUPER TURF III" SEED MIXTURE. AN "OR EQUAL" IS ALLOWED IF APPROVED BY ARCHITECT/ENGINEER DURING THE BIDDING PROCESS

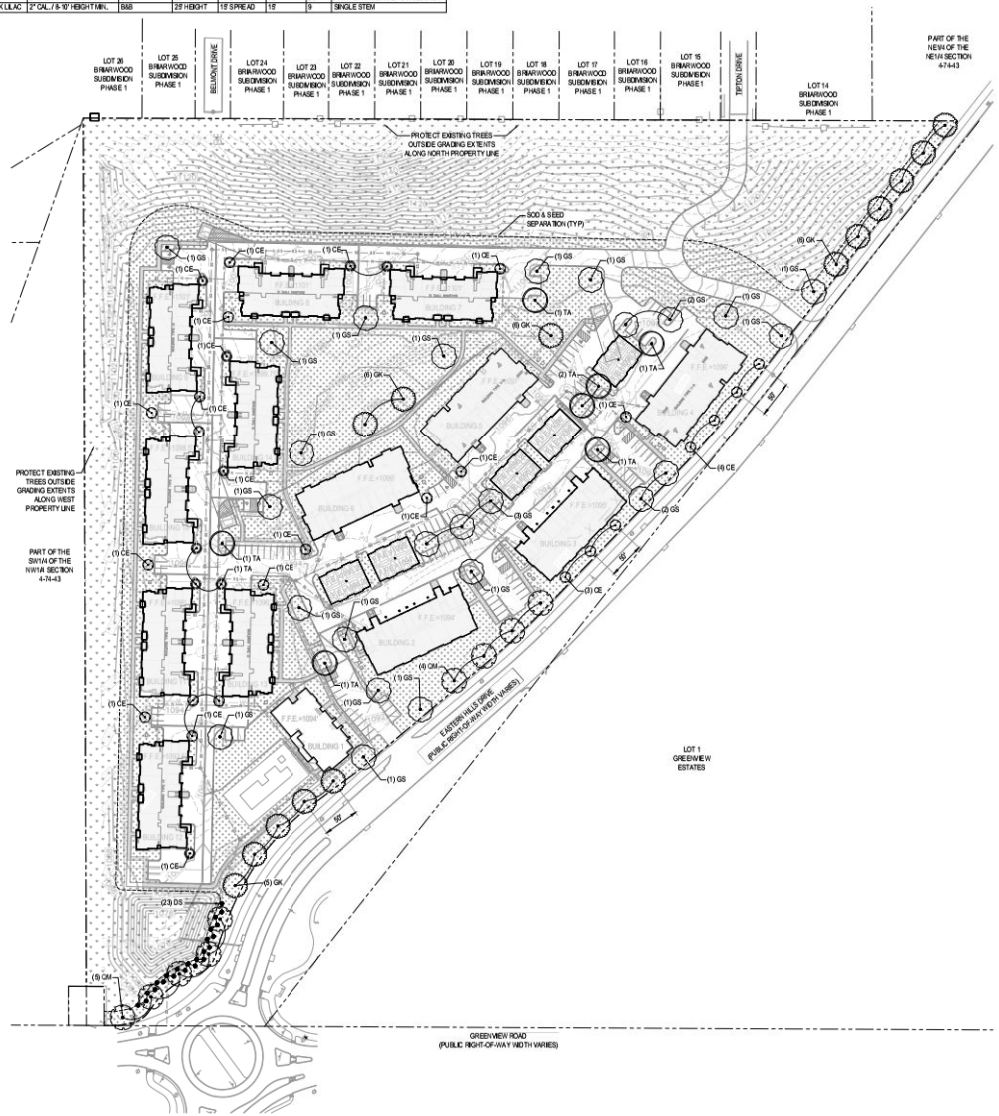
TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
4) APPLY 3"TH WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK
5) APPLY TREE WRAP TO TRUNK FROM THE BTM UPWARD, SECURE w/ TAPE
6) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL
7) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE ROOT BALL AND REMOVE WIRE BASKETS.
8) PLACE ALL ROOT BALLS ON UNEXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) STAKING SHALL BE w/APPROVAL OF LANDSCAPE ARCH., IF TREE WILL NOT BE ABLE TO SUPPORT ITSELF (DEPENDS ON SPECIES)
2) WIRE / CABLE SHALL BE GALV, 14-GAUGE FOR TREES UNDER 2 1/2" CAL, 12-GAUGE FOR TREES OVER 3" CAL.
3) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
4) STAKES SHALL BE 1 1/2"x1 1/2" HARDWOOD OR EQUAL



1 **PLANTING INSTALLATION**
SCALE: 1/2"=1'-0" (IN ALL SOIL TYPES)

PLANT SCHEDULE								
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	CANOPY	QTY	REMARKS
DECIDUOUS TREES									
GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3" CAL./ 8-10' HEIGHT MIN.	B&B	45' HEIGHT	40' SPREAD	35'	25	ARY
GK	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3" CAL./ 8-10' HEIGHT MIN.	B&B	50' HEIGHT	40' SPREAD	35'	14	ARY
QM	QUERCUS MACROCARPA	SWAMP WHITE OAK	3" CAL./ 8-10' HEIGHT MIN.	B&B	50' HEIGHT	40' SPREAD	35'	9	DENSE
TA	TILIA AMERICANA	AMERICAN LINDEN	3" CAL./ 8-10' HEIGHT MIN.	B&B	50' HEIGHT	40' SPREAD	35'	7	DENSE
EVERGREEN TREES									
DS	PICEA GLAUCA 'NANA'	DWARF SERBIAN SPRUCE	6' HEIGHT MIN.	B&B	8' HEIGHT	6' SPREAD	6'	23	
FLOWERING TREES									
CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL./ 8-10' HEIGHT MIN.	B&B	25' HEIGHT	15' SPREAD	15'	23	PINK - ORNAMENTAL - SINGLE STEM
JT	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE IVORY SILK LILAC	2" CAL./ 8-10' HEIGHT MIN.	B&B	25' HEIGHT	15' SPREAD	15'	9	SINGLE STEM



SITE LANDSCAPE PLAN
SCALE: 1"=80'

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50% Design Review Submittal

Broadmoor Eastern Hills

Council Bluffs, IA
Review Submittal
CE No.: 372-003-25

April 1, 2025

DRAFT
PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY -- NOT FOR CONSTRUCTION.

Site Landscape Plan

L1.01

Plot Time Stamp: 4 / 01 / 2025 11:54:55 AM
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