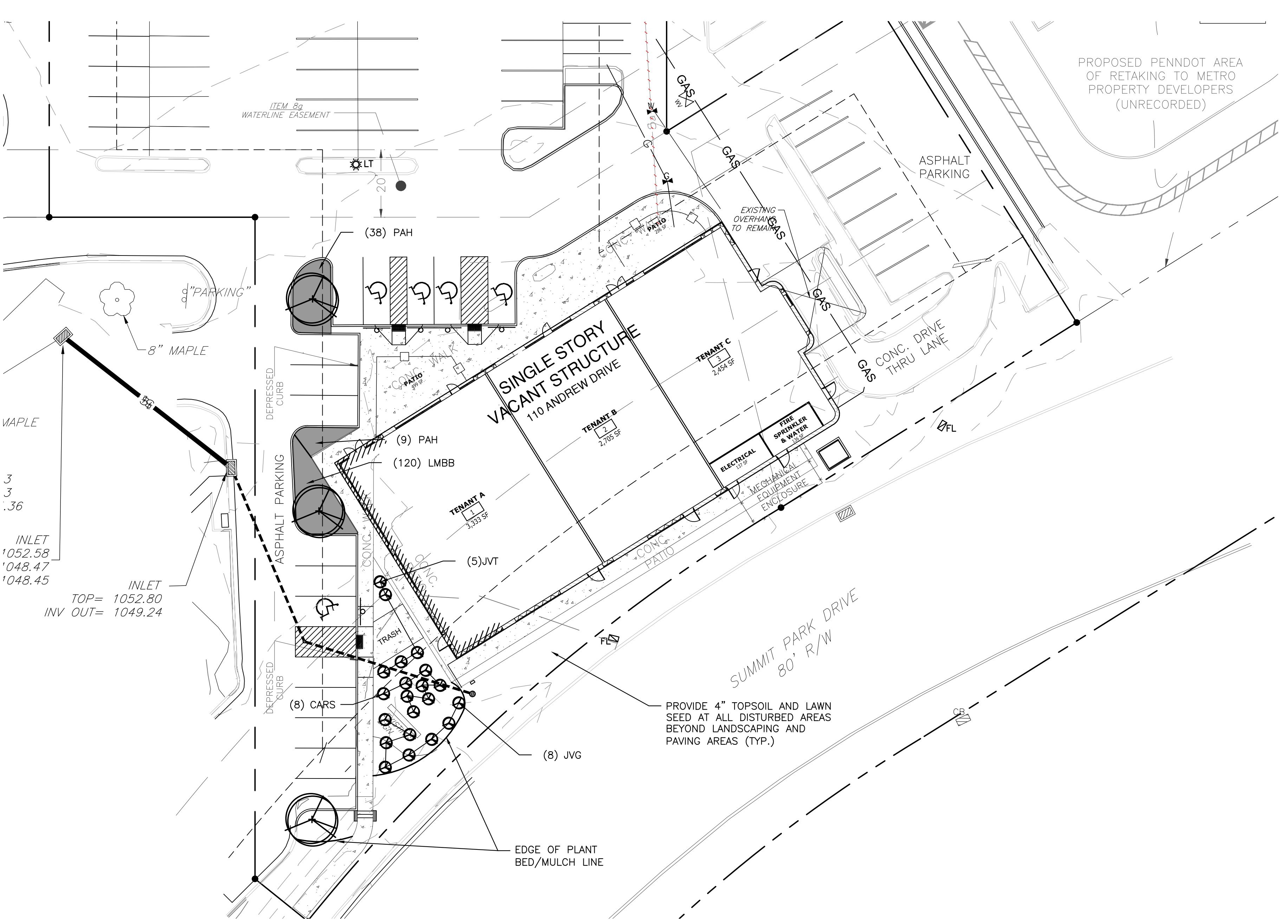


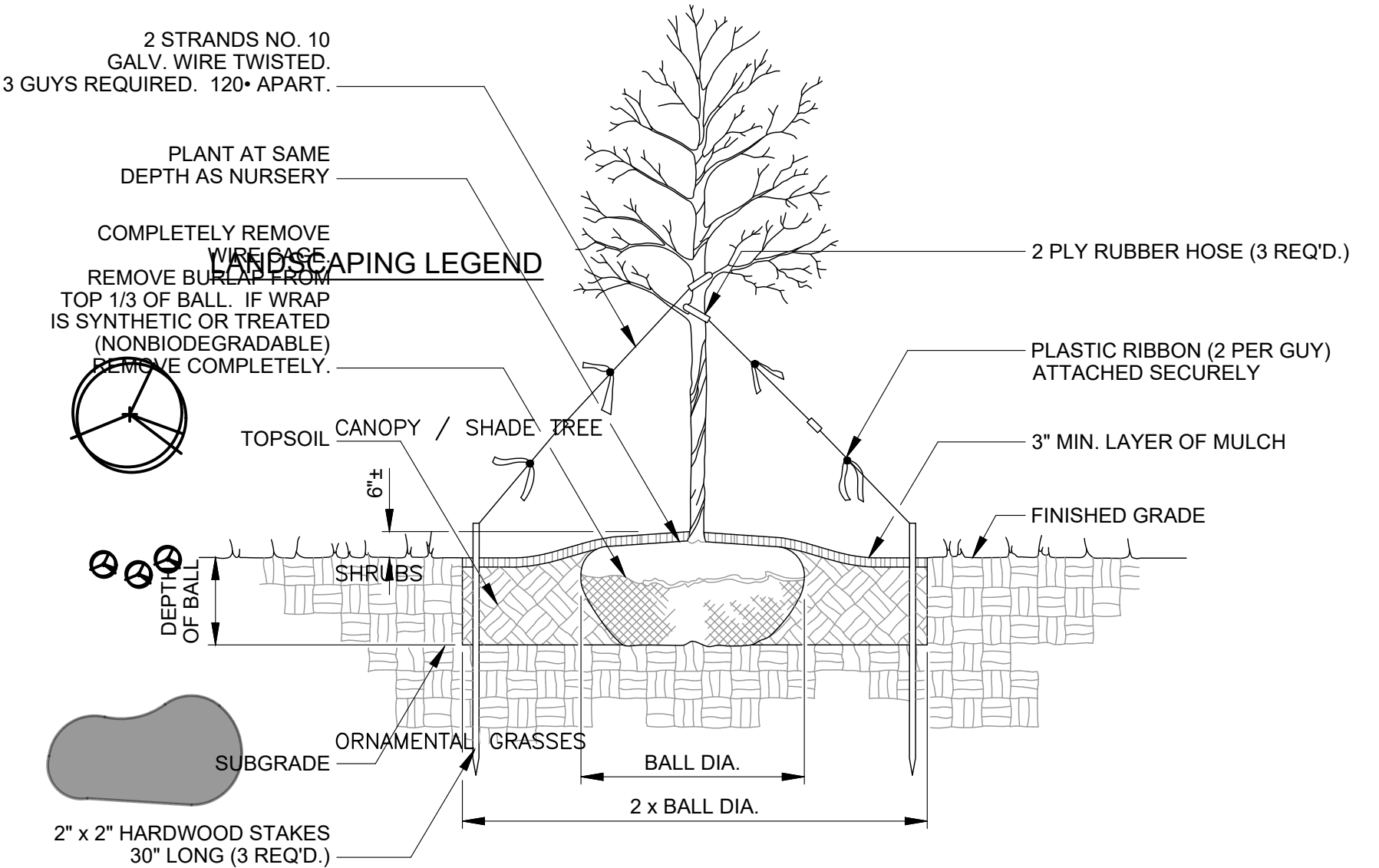
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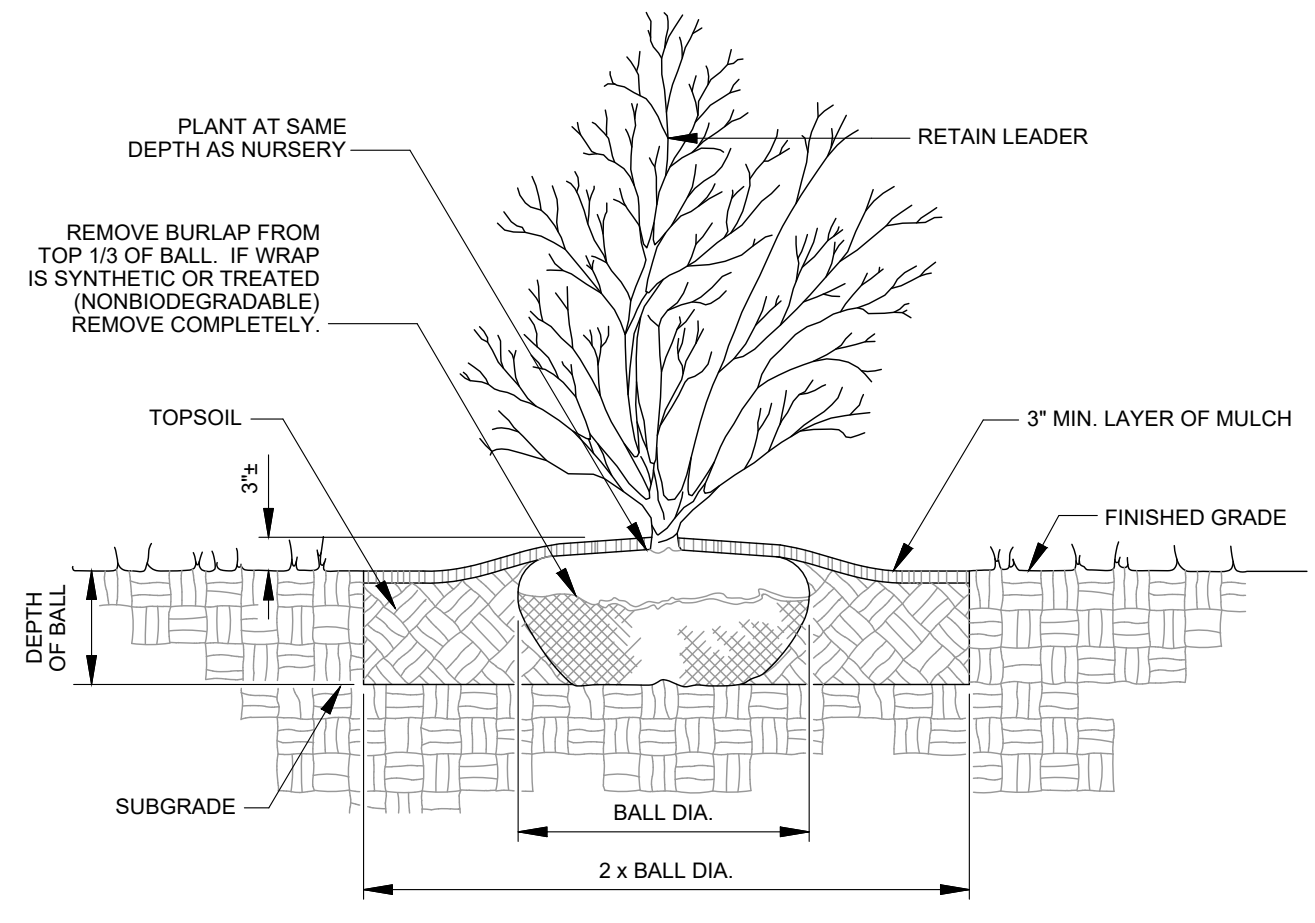
PLANT LIST						
NO.	KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	SIZE-CALIPER INCHES	COND.
<b>Canopy/Shade Trees</b>						
3	GBF	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	Per Plan	3" cal.	B&B
<b>Shrubs</b>						
8	CARS	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	Per Plan	24" ht.	No. 5 cont./B&B
8	JVG	Juniperus virginiana 'Gray Owl'	Gray Owl Juniper	Per Plan	24" ht.	B&B
5	JVT	Juniperus virginiana 'Taylor'	Taylor Juniper	Per Plan	4' ht.	B&B
<b>Ornamental Grasses</b>						
47	PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Per Plan	-	No. 2 Cont.
120	LMBB	Liriope muscari 'Big Blue'	Big Blue Lily Turf	Per Plan	-	No. 1 Cont.

**LAWN SEEDING AREAS (any disturbed areas not to receive landscaping or other surfacing)**  
 Topsoil: 4"  
 Seed Mix:  
 Scientific Name      Minimum %      Maximum %      Seeding Rate  
 Common Name      Purity      Germ.      lbs./acre  
 \*Poa pratensis      90      80      50  
 Kentucky Bluegrass  
 Festuca rubra v. 'Pennlawn' 98      85      30  
 Pennlawn Red Fescue  
 \*\*Lolium perenne      98      90      20  
 Perennial Ryegrass

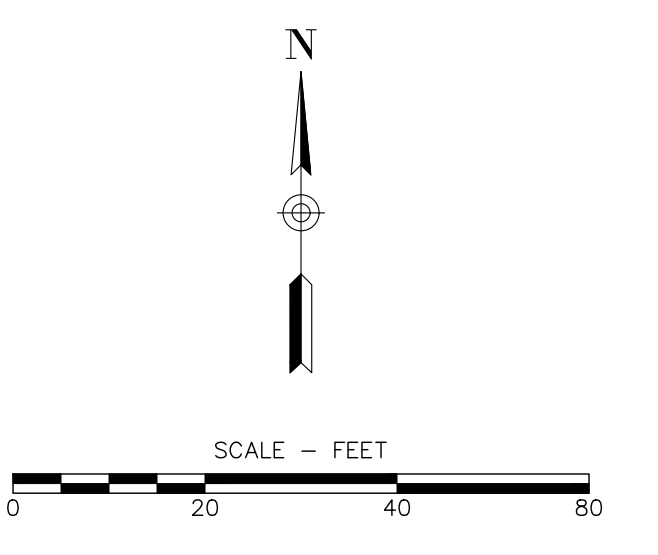
\*A combination of Certified Bluegrass varieties without one variety exceeding 25% of the total. Submit varieties to be used to the Engineer for approval.  
 \*\*A combination of two (2) Certified Perennial Ryegrass cultivars without one variety exceeding 60% of the total. Submit cultivars to be used to the Engineer for approval.



**SECTION**  
 ○ DECIDUOUS TREE PLANTING  
 NTS



**SECTION**  
 ○ SHRUB AND ORNAMENTAL GRASS PLANTING  
 1" = 1'-0"



NO.	REVISION DESCRIPTION	DATE	APPROVED

SCALE: 1" = 20'  
 DATE: APR 2023  
 DRAWN: MAS  
 CHECKED: TOM  
 APPROVED: TOM

REFERENCE:  
 BOUNDARY SURVEY BY:  
 TOPOGRAPHIC SURVEY BY:  
 PROJECT NAME:  
 PROJECT DATE:

ENGINEER:  
  
**NOT FOR CONSTRUCTION**

PREPARED BY:  
  
**KU Resources, Inc.**  
 22 South Linden Street  
 Duquesne, PA 15110  
 412.469.9331  
 412.469.9336 fax  
 www.kuresources.com

PREPARED FOR:  
**KEY DEVELOPMENT PARTNERS, LLC**  
 449 N. CLARK STREET, SUITE 400  
 CHICAGO, IL 60654

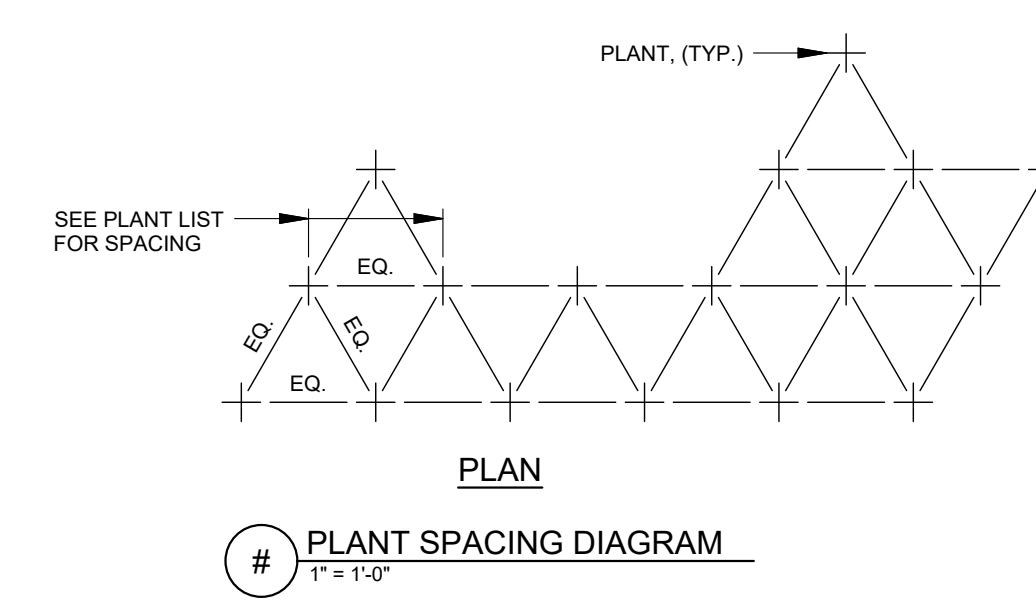
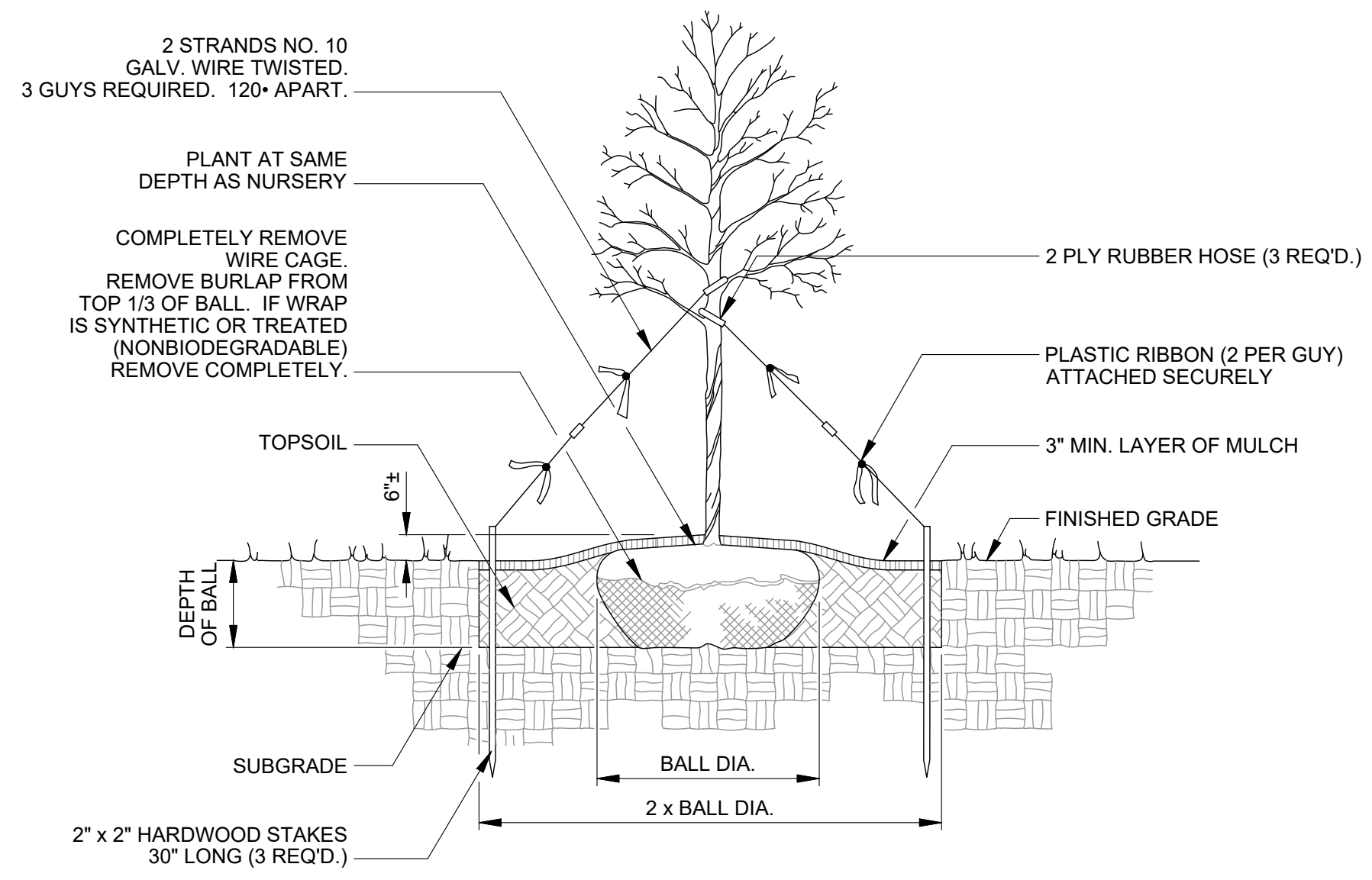
PROJECT:  
**MULTI-TENANT BUILDING**  
 110 ANDREW DRIVE  
 NORTH FAYETTE TOWNSHIP,  
 ALLEGHENY COUNTY, PA

DRAWING TITLE:  
**LANDSCAPING PLAN**

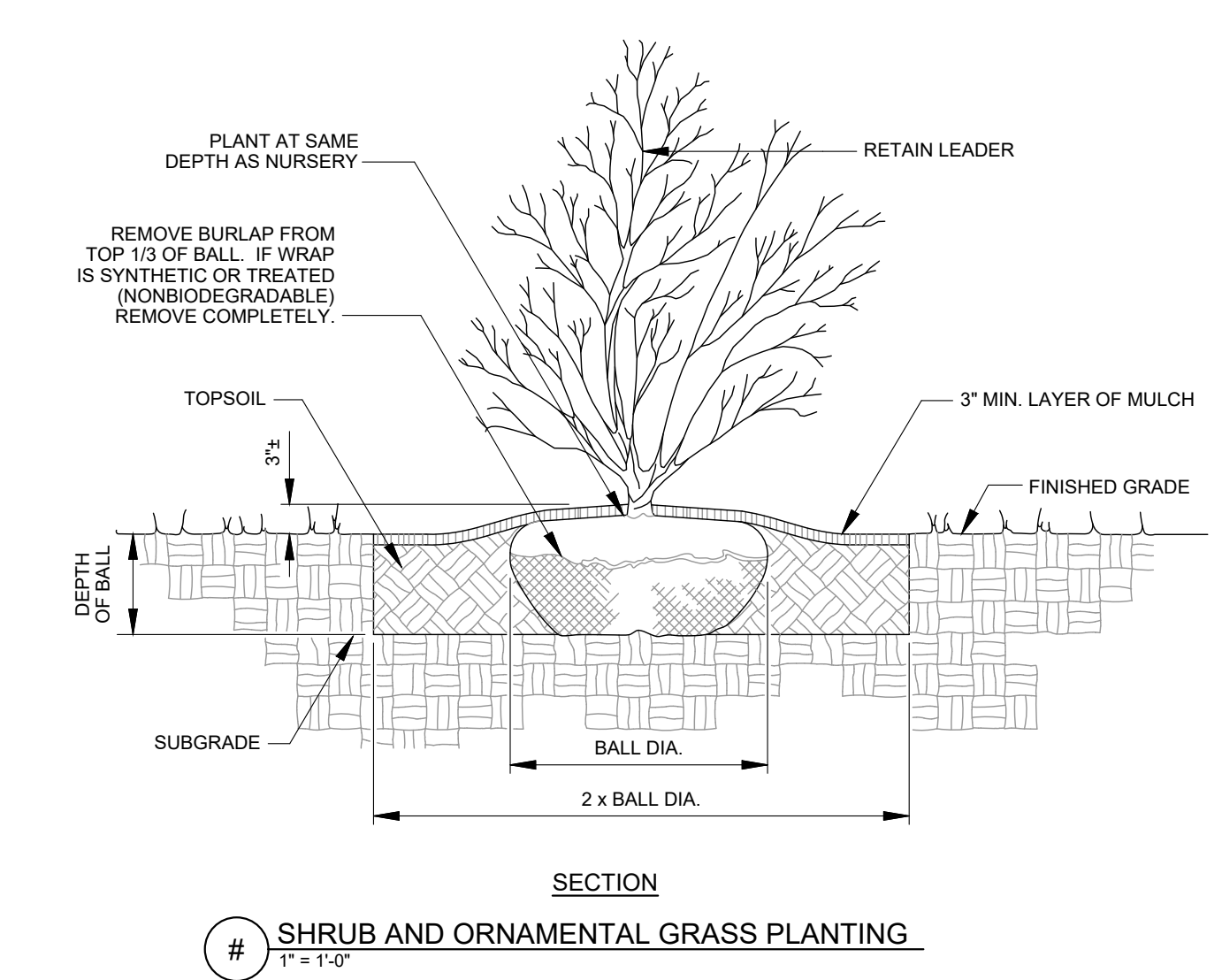
SHEET NO.  
**L-801**

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING NOTICE CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call Systems, Inc.  
  
 PENNSYLVANIA ACT 187 (1996) NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH, CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 BEFORE ANY DISTURBANCE.

CAD FILE NUMBER: 231450600 PROJECT NUMBER: KUR-16000-XXX  
 KULLENBACH DEVELOPMENT PARTNERS, LLC V3121450600 - 02 - NORTH FAYETTE REDEVELOPMENT LAND PRODUCTION V3121450600 - LANDSCAPING PLAN (P&L)-802



**SECTION # DECIDUOUS TREE PLANTING NTS**

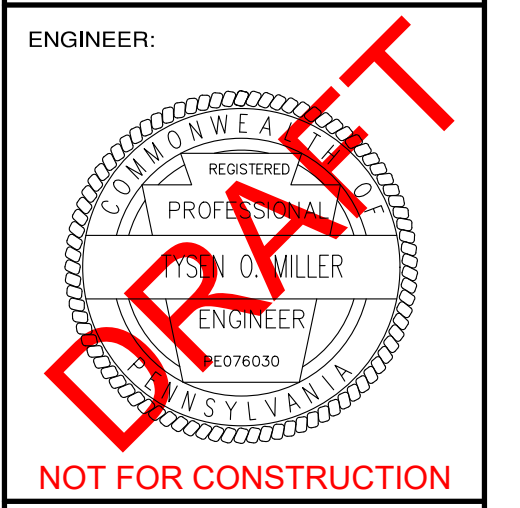


- LANDSCAPE PLAN GENERAL NOTES**
1. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
  2. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY ALL UTILITIES, ABOVE AND BELOW GROUND, THROUGH THE PENNSYLVANIA ONE-CALL SYSTEM PRIOR TO ANY EXCAVATION.
  3. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
  4. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AT LEAST 12 MONTHS FOLLOWING INSTALLATION.
  5. ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
  6. PROVIDE 3\"/>

NO.	REVISION DESCRIPTION	DATE	APPROVED

SCALE: \_\_\_\_\_  
 DATE: APR 2023  
 DRAWN: MAS  
 CHECKED: TOM  
 APPROVED: TOM

REFERENCE:  
 BOUNDARY SURVEY BY:  
 TOPOGRAPHIC SURVEY BY:  
 PROJECT NAME:  
 PROJECT DATE:



PREPARED BY:  
  
**KU Resources, Inc.**  
 22 South Linden Street  
 Duquesne, PA 15110  
 412.469.9331  
 412.469.9336 fax  
[www.kuresources.com](http://www.kuresources.com)

PREPARED FOR:  
**KEY DEVELOPMENT PARTNERS, LLC**  
 449 N. CLARK STREET, SUITE 400  
 CHICAGO, IL 60654

PROJECT:  
**MULTI-TENANT BUILDING**  
 110 ANDREW DRIVE  
 NORTH FAYETTE TOWNSHIP,  
 ALLEGHENY COUNTY, PA

DRAWING TITLE:  
**LANDSCAPING NOTES AND DETAILS**

SHEET NO.  
**L-802**

PLANT LIST						
NO.	KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	SIZE - CALIPER INCHES	COND.
<b>Canopy/Shade Trees</b>						
3	GBF	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	Per Plan	3" cal.	B&B
<b>Shrubs</b>						
8	CARS	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	Per Plan	24" ht.	No. 5 cont./B&B
8	JVG	Juniperus virginiana 'Gray Owl'	Gray Owl Juniper	Per Plan	24" ht.	B&B
5	JVT	Juniperus virginiana 'Taylor'	Taylor Juniper	Per Plan	4' ht.	B&B
<b>Ornamental Grasses</b>						
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120	LMBB	Liriope muscari 'Big Blue'	Big Blue Lily Turf	Per Plan	-	No. 1 Cont.

**LAWN SEEDING AREAS (any disturbed areas not to receive landscaping or other surfacing).**

Topsoil: 4"

Seed Mix:

Scientific Name	Minimum % Purity	Maximum % Germ.	Seeding Rate lbs./acre
*Poa pratensis	90	80	50
Kentucky Bluegrass			
Festuca rubra v. 'Pennlawn' 98		85	30
Pennlawn Red Fescue			
**Lolium perenne	98	90	20
Perennial Ryegrass			

\*A combination of Certified Bluegrass varieties without one variety exceeding 25% of the total. Submit varieties to be used to the Engineer for approval.  
 \*\*A combination of two (2) Certified Perennial Ryegrass cultivars without one variety exceeding 60% of the total. Submit cultivars to be used to the Engineer for approval.

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