

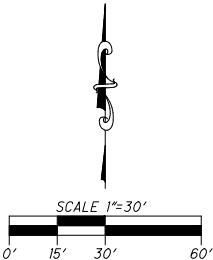


- LEGEND:**
- 830 — EXISTING CONTOURS
 - 830 — PROPOSED CONTOURS
 - PROPOSED STORM SEWER
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CURB

EG = EXISTING GROUND ELEVATION
TOP = PROPOSED TOP OF STRUCTURAL ELEVATION

- GRADING GENERAL NOTES:**
1. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION IS PROVIDED WHERE PROPOSED AND EXISTING GRADES MEET THROUGHOUT THE SITE WITH SPECIAL ATTENTION GIVEN TO AREAS WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT. EXISTING PAVEMENT AT TRANSITION SHALL BE SAWCUT FULL DEPTH TO PROVIDE A CLEAN EDGE. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED PRIOR TO THE CONSTRUCTION OF PROPOSED WORK.
 2. CONTRACTOR SHALL ENSURE PROPER GRADING AND DRAINAGE IS PROVIDED FOR ALL AREAS WITHIN THE SITE TO DRAIN TO EXISTING OR PROPOSED STORM SYSTEMS OR SWALES.
 3. CONTRACTOR SHALL ENSURE THAT DRAINAGE IS DIRECTED AWAY FROM ANY BUILDINGS/STRUCTURES. THIS SHALL INCLUDE ALL TEMPORARY GRADING AS NEEDED DURING THE COURSE OF CONSTRUCTION INCLUDING INSTALLING TEMPORARY DRAINAGE SWALES AND INSTALLING TEMPORARY STORM SEWER, CATCH BASINS, INLETS, ETC.
 4. CONTOURS TO BE WARPED AT ALL RETENTION/DETENTION BASIN PIPE OUTLETS/OUTFALLS, HEADWALLS, AND OUTLET STRUCTURES TO ENSURE PROPER COVER (MIN 1.5').

- GRADING LIMITS NOTE:**
- CONTRACTOR SHALL VERIFY THE FOLLOWING WITH THE CONSTRUCTION MANAGER AND CITY'S REPRESENTATIVE:
1. AREAS WHERE GRADING OPERATIONS ARE TO TAKE PLACE.
 2. GRADING TIE-IN POINTS TO EXISTING GRADES.



**EAST MAIN PARKING LOT
CITY OF MASON
GRADING PLAN**

REVISIONS:

FILE NAME GRADING
DRAWN BY AJK
CHECKED BY MLS
PROJECT No. WARMAS2502
DATE 08-26-2026
SHEET NUMBER



SCALE IN FEET

0 15 30 60

CITY OF MASON NOTES:

- A. IRRIGATION WILL BE PROVIDED
- B. ALL DEAD, DAMAGED, OR MISSING LANDSCAPE MATERIALS WILL BE REPLACED PER THE CITY'S LANDSCAPE ORDINANCE
- C. ANY CHANGES MADE TO THE APPROVED LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF MASON
- D. NO TREES SHALL BE PLANTED WITHIN 10' OF FIRE HYDRANT

GENERAL NOTES

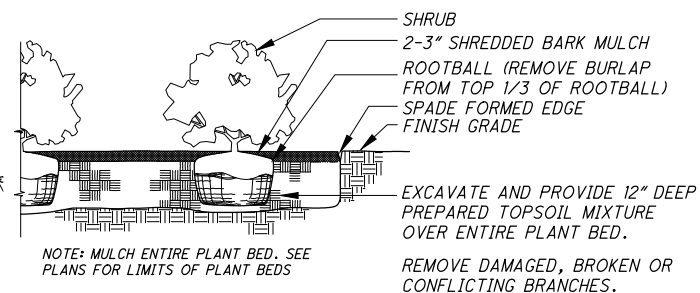
- A. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND THE OWNER OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- B. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE OWNER. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
- C. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION. CALL 811
- D. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
- E. CONTRACTOR SHALL CAREFULLY CLEAN ALL PAVED AREAS AND REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
- F. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
- G. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
- H. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- I. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
- J. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING DETAILS AND SPECIFICATIONS.
- K. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
- L. TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
- M. LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
- N. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
- O. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD. (I.E., THEY MUST BE THRIVING)

INSTALLATION NOTES

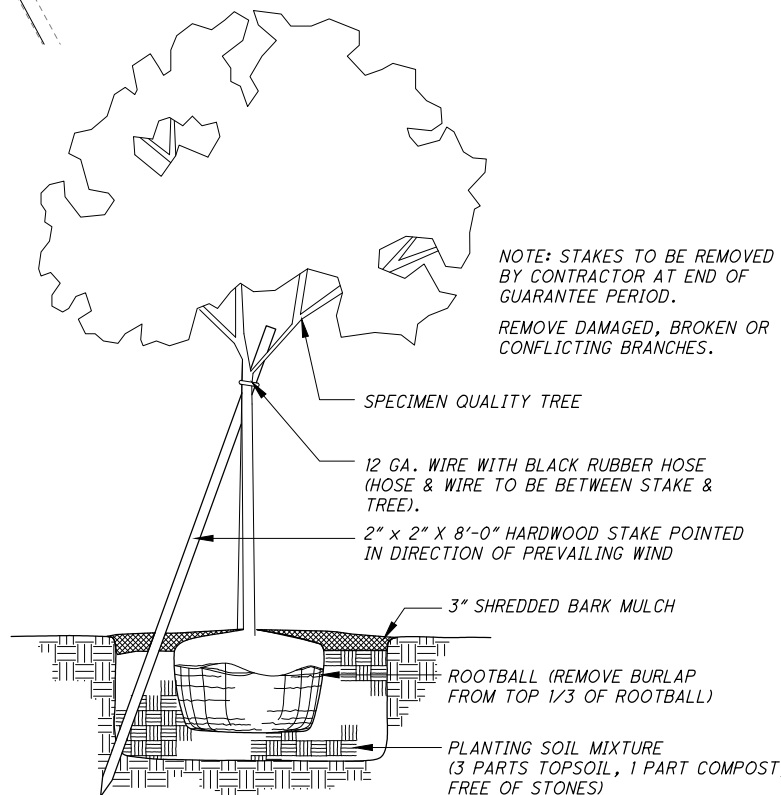
- A. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
- B. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
- C. LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
- D. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
- E. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
- F. MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
- G. THE SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE MUST BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
- H. PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
- I. DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL WILL NOT BE ACCEPTED IN THE FINISHED WORK.
- J. SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE $\frac{1}{3}$ TOP OF BURLAP (IF APPLICABLE).
- K. SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
- L. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F WITHIN 7 DAYS.

PLANTING SCHEDULE

QTY.COMMON NAME		BOTANICAL NAME	SIZE	ROOT
TREES				
CK AM	5 AMERICAN YELLOWWOOD	CLADRASTIS KENTUKEA	2.5" CAL.	B&B
AG AM	4 AMUR MAPLE	ACER GINNALA	6' HGT.	B&B
AG AB	5 AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X G. 'AUTUMN BRILLIANCE'	2.5" CAL.	B&B
GB AG	6 AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL.	B&B
CO CO	5 COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	B&B
TO SM	12 EMERALD GREEN ARBORVITAE	THUJA O. 'SMARAGD'	7' HGT.	B&B
TA AS	2 AMERICAN SENTRY LINDEN	LILIA AMERICANA 'AMERICAN SENRTY'	2.5" CAL.	B&B
GT IM	3 IMPERIAL HONEYLOCUST	GLEDITSIA 'I. IMPERIAL'	2.5" CAL.	B&B
CJ KA	3 KATSURA TREE	CERCIDIPHYLLUM JAPONICUM	2.5" CAL.	B&B
UP LA	4 LACEBARK ELM	ULMUS PARVIFOLIA	2.5" CAL.	B&B
AC SU	5 SUGAR MAPLE	ACER SACCHARUM	2.5" CAL.	B&B
CV WH	4 WHITE FRINGETREE	CHIONANTHUS VIRGINICUS	6' HGT.	NO. 10 CONT.
SHRUBS				
SM PA	10 PALABIN LILAC	SYRINGA MEYERI	24" SPR.	NO. 5 CONT.
AM AM	16 AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA M. 'AUTUMN MAGIC'	24" SPR.	NO. 3 CONT.
FG BS	16 BLUE SHADOW FOTHERGILLA	FOTHERGILLA X G. 'BLUE SHADOW'	24" SPR.	NO. 5 CONT.
AA BR	6 BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	24" SPR.	NO. 3 CONT.
TM DE	31 DENSE YEW	TAXUS MEDIA 'DENSIFORMIS'	24" SPR.	B&B
JV GO	37 GREY OWL JUNIPER	JUNIPERUS V. 'GREY OWL'	24" SPR.	B&B
HA IN	14 INCREDIBALL HYDRANGEA	HYDRANGEA A. 'INCREDIBALL'	24" SPR.	NO. 5 CONT.
JC SG	42 SEA GREEN JUNIPER	JUNIPERUS CH. 'SEA GREEN'	24" SPR.	B&B
IG SH	11 SHAMROCK INKBERRY	ILEX G. 'SHAMROCK'	24" SPR.	NO. 5 CONT.
PO TW	10 TINY WINE NINEBARK	PHYSOCARPUS O. 'TINY WINE'	24" SPR.	NO. 3 CONT.
GRASSES / PERENNIALS				
HS BL	44 BLUE OAT GRASS	HELIOTRICHUM SEMPERVIRENS	CLUMP	NO. 2 CONT.
PA HA	42 DWARF FOUNTAIN GRASS	PENNISETUM A. 'HAELN'	CLUMP	NO. 2 CONT.
SS SO	24 STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM S. 'STANDING OVATION'	CLUMP	NO. 2 CONT.
NL WL	37 WALKER'S LOW CATMINT	NEPETA X F. 'WALKER'S LOW'	CLUMP	NO. 2 CONT.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL