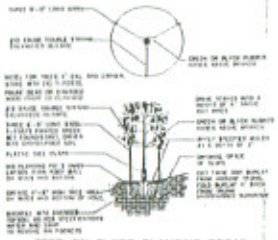
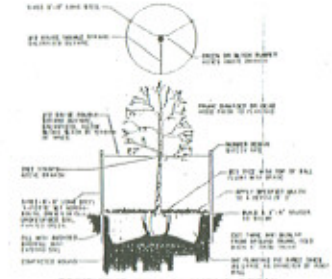
TREE MITIGATION PLAN

VINTAGE FARMS OKC

BEING A PART OF THE SW 1/2, SEC. 17, R-3-W, T-10-N, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

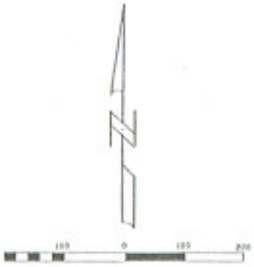


TREE ON SLOPE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

INTERIM TREE WATERING DETAIL



PLANT MATERIAL SCHEDULE

Key	Quantity	Common Name	Botanical Name	Size	Comments
BC	35	Bald Cypress	Taxodium distechum	2" cal.	Strong central leader, balanced branching.
CP	26	Chinese Pistache	Pistachia chinensis	2" cal.	Straight trunk, balanced branching.
LE	34	Lacebark Elm	Ulmus parvifolia	2" cal.	Straight trunk, balanced branching.
PC	32	Pecan	Carya illinoisensis	2" cal.	Strong central leader, balanced branching.
RB	33	Redbud	Cercis canadensis	2" cal.	Straight trunk, balanced branching.
SO	30	Swamp White Oak	Quercus bicolor	2" cal.	Strong central leader, balanced branching.
WO	29	Water Oak	Quercus nigra	2" cal.	Strong central leader, balanced branching.
	219	Total Trees Provided			
	198	Total Trees Required			

LANDSCAPE INSTRUCTIONS:

GENERAL:

A. Prior to completion or installation of the landscape, the contractor shall locate all underground utilities and shall take proper precaution so as not to disturb them. Any damage done to underground utilities or structures shall be repaired at the landscape contractors expense.

B. Scope of work. (to include but not limited to):
1. Raking out and leveling of all landscaped areas.
2. Clearing out of all weeds and debris and any other material that may be harmful to or hinder the growth of the plant material.
3. Furnishing and installation of planting bed preparation materials, trees, shrubs, ground cover, mulch, grass and plant protection and other items that may be required for a complete installation.
4. Maintenance of the landscape areas during the period of construction.
5. Overall cleaning of all landscape areas of the completion of this installation and prior to final acceptance by owner.

C. All plant materials shall conform to grading, type, etc. as set forth in the "American Standard for Nursery Stock" by the American Association of Nurserymen. Plants shall be free from disease and insects, alive and quality shall be equal to or better than specified.

D. Landscape Contractor if separate from the General Contractor shall review all grades indicated (see sheet C-1.1-C-1.3) of a part of this grade as called for on the drawings.

E. All landscape areas shall be graded so as to not hold water or be inclined from the grading plan.

F. All deficiencies prior to final acceptance by planting any material. Report all discrepancies to the owners representative before proceeding with the work.

G. Landscape contractor shall coordinate his work with other contractors on the job in order to eliminate or minimize conflicts and prevent delay of the completion of the project.

H. When discrepancies arise between the Plant Material Schedule and the Plans, the Plans shall take precedence over the Plans.

I. Provide all irrigation system operating manuals and instructions along with all guarantees and any special care instructions required for any of the plant material prior to completion of the work.

J. Remove all weeds and debris created by landscape operations on a daily basis, on completion, clean all paved areas of soil and debris and remove excess from site.

K. All deciduous vegetation, weeds, debris, etc. in the landscape areas shall be removed and disposed of properly off site of this contractors expense.

SOIL PREPARATION FOR TREES AND SHRUBS

A. Tree pits shall be at least 3 feet greater in diameter than the root ball, and at least 2 1/2 feet below finish grades.

B. Shrub pits shall be at least 1 foot greater in diameter than the root ball or the container and at such depth as is necessary to properly set the plant at finished grades.

C. All pits are to be circular in outline and with vertical sides. Excavated materials containing rocks, debris or roots are to be disposed of off premises.

D. The bottom of each pit is to contain a minimum of 6" mean screened soil mixed with 1/3 Black-to-Earth (B&E) by volume.

E. Pits excavated before planting shall be protected by public safety.

F. Plant and nursery stock consist of two kinds (1) (2) parts natural topsoil, humus and sand and mix (1) (2) part (B&E) by volume. Thoroughly mixed prior to backfilling by the Backfilling shall be in six (6) inch lifts with each lift being water settled without puddling before proceeding with the next lift.

PLANT MATERIALS

A. Plants are to be nursery grown under climatic conditions similar to those of the project location, free of disease, insect eggs, pests and larvae.

B. Trees are to be freshly dug with a firm natural ball, large enough to include all fibrous and feeding roots.

C. Trees are to be closely matched in size, spread and branch structure.

D. Balled and burlapped plants delivered that cannot be planted immediately are to be protected with wet straw or other acceptable means from excessive drying.

PLANT SOURCES

A. Plant material sources shall be submitted for approval. Only plant material from approved sources shall be planted. The landscape Contractor shall be prepared to provide photographs of plant material proposed for this project. Substitutions for plant materials shall be included unless approved has been submitted and confirmed by the Landscape Architect.

PITS AND SHRUBS

A. Plant pits are to be staked prior to installation.

B. Plant pits are to be backfilled with a pit mixture of 1/3 clean, screened soil and 1/3 Back-to-Earth by volume with 5 lbs. fertilizer for each tree and 8 oz. fertilizer for each shrub. Backfilling to be completed to 6" layers, each carefully tamped and thoroughly watered.

C. All balled and burlapped plants are to have the top one third of the burlap cut back from the top of the ball after plant is positioned.

D. Blocking branch structure toward public thoroughfare and parking areas may be helpful appearance and symmetrical form.

E. Fertilizing bags and shrubs are to have a 6" high earth berm, 18" in diameter, formed around the pit and filled with mulch.

F. All trees 2" in caliper or larger are to be properly guyed and staked. Stakes are to be angled from the ground up to the first lower branches.

G. Remove all dead wood, suckers, broken or badly damaged branches. Prune approximately 1/3 of lead extension growth by thinning or shortening branches.

H. Build shall be detailed tank, gate hardwood or other product approved by the Architect.

I. Trees that need to be limbed up, shall be of sufficient size and health to be not have growth structure affected. Shall all cuts over 3/8" in diameter with tree paint. Paint must be water-based, free of benzene, cresols or other harmful materials.

GUARANTEE:

A. Contractor shall maintain with substantial completion to include of landscaping (grasses, trees, shrubs, etc.) including watering, weeding, spraying, pruning, cleaning up and other normal care as is appropriate.

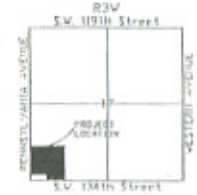
B. Upon acceptance of substantial completion, the Contractor shall maintain trees for a period of six (6) months growing season or one full calendar year which ever is longer. Maintenance operations shall include watering, weeding, mulching, fertilizing, spraying, pruning, cleaning, and other other normal care as is appropriate.

C. Contractor shall at no expense to the Owner replace with like material any damaged, diseased or dead trees which occurs during the maintenance period.

WARRANTY

A. Contractor shall warranty all plant material in writing for a period of six (6) months. Replacements shall be made prior to the completion of the maintenance period. The warranty period will commence on the date of substantial completion of the landscaping.

B. Contractor shall at no expense to the Owner replace with like material any damaged, diseased, unacceptable, or dead plant which occurs within the warranty period. The warranty is a one time replacement warranty for each plant.



LOCATION MAP
1" = 2000'

MITIGATION PLAN

VINTAGE FARMS OKC

S.W. 134th St. & PENNSYLVANIA AVE.
OKLAHOMA CITY, OKLAHOMA

SPEAR & McCALEB CO., P.C.
SMC

No.	Revision	By	Date

DATE: 6/26/05
SCALE: 1" = 100'
SHEET NO. 1
PROJECT NO: 1-02-0-1-0
OWNER:

OKR2014781
LEGACY DEVELOPERS, LLC
UNNAMED TRIBUTARY TO CANADIAN RIVER
WATERWAY RELOCATION
ENCLOSURE 2 OF 2