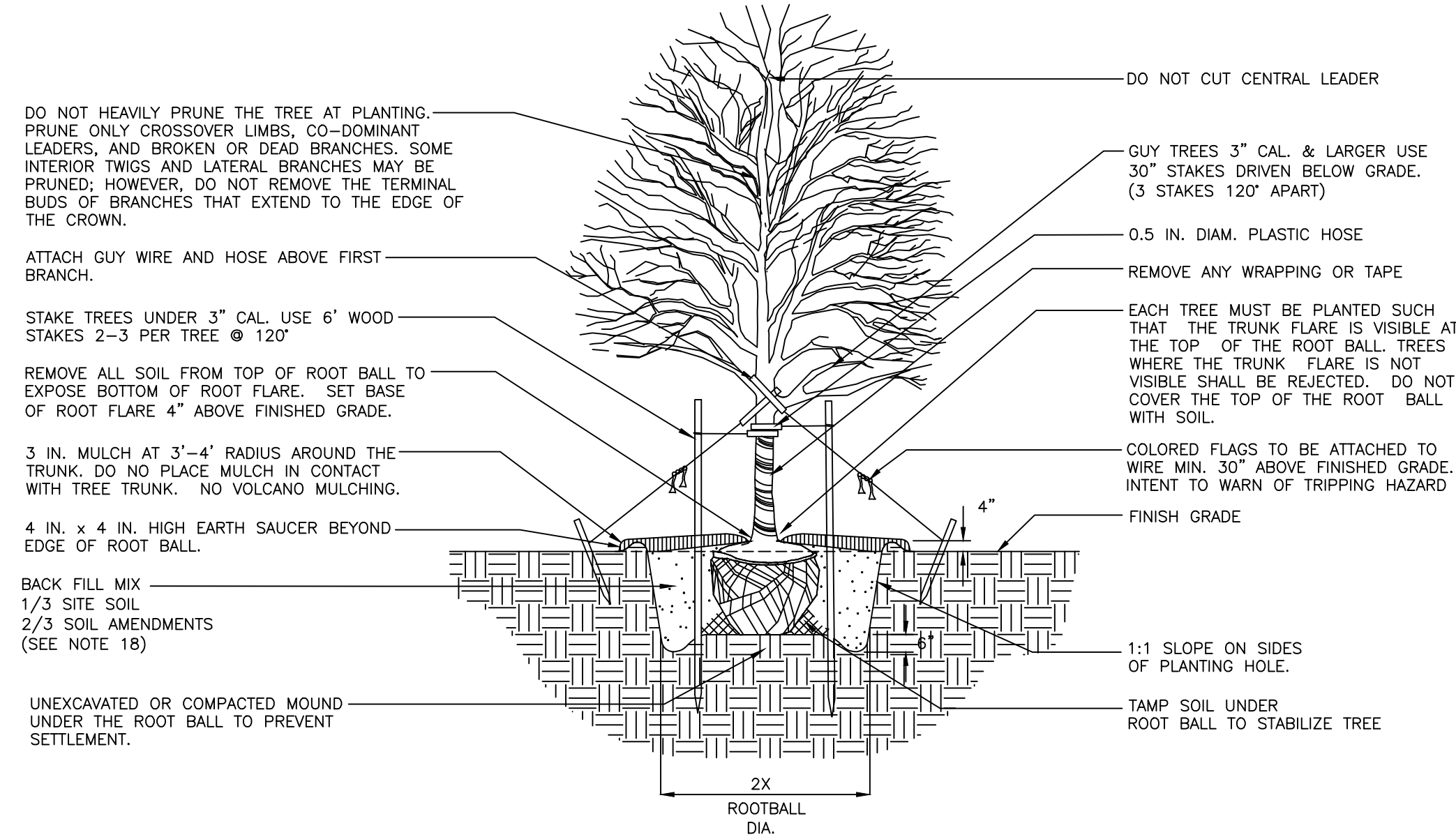


PLANTING NOTES

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY REQUIRE RE-APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE-APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE, BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANT SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z-60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE. REFER TO THE WRITTEN SPECIFICATIONS.
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. ALL TREES 2-INCH CALIPER AND LARGER SHALL BE STAKED AND GUYED AS SPECIFIED. STAKE AND GUYED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR 12 MONTHS AFTER FINAL ACCEPTANCE.
7. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESE SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS.
8. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S APPROVAL.
9. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO REJECTION AND/ OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
10. PRE-EMERGENT HERBICIDES, TRIFLUR OR EPTAM, SHALL BE APPLIED TO ALL PLANTING AREAS. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
11. APPLY ROOT STIMULATOR, CONTAINING MICRORHIZAZA, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
12. SEEDING: EVENLY APPLY THE TEMPORARY/PERMANENT SEED MIXTURES USING HYDROSEEDING, BROADCAST, OR DRILL SEEDING METHODS THAT PLANT SEED LESS THAN ¼-INCH BELOW THE GROUND SURFACE; APPLY LEGUME SEED INOCULANTS SPECIFICALLY MADE FOR THE LEGUME SEED TYPE BEING APPLIED AT FIVE TIMES THE MANUFACTURER'S RECOMMENDED RATE. USE NO SEED OR INOCULANT THAT HAS BEEN IMPROPERLY STORED, EXPIRED, OR SEED OLDER THAN 9 MONTHS FROM THE MANUFACTURE TEST DATE. IF HYDROSEEDING METHODS ARE USED, SEED, INOCULANTS, FERTILIZERS, AND POLYMER TACKIFIER/SOIL STABILIZER (BELOW) MAY BE APPLIED IN ONE APPLICATION, PROVIDED THAT SEED AND INOCULANTS ARE NOT HELD IN A SLURRY WITH FERTILIZERS FOR MORE THAN ONE HOUR.
13. ALL DISTURBED AREAS THAT DO NOT RECEIVE MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADED TO TRANSITION SMOOTHLY INTO ADJACENT GRADES AND RECEIVE THE FOLLOWING PERMANENT SEED MIX IF NO OTHER PERMANENT SEED MIX IS PROVIDED. PERMANENT SEED MIX SHALL MATCH THE EXISTING LAWN TYPE AND CONSIST OF A MINIMUM 4 NAMED VARIETIES OF EACH SEED TYPE. SUBMIT THE SEED MIX TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SEEDING.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE (1) YEAR BEGINNING UPON THE WRITTEN DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE FOR OCCUPANCY PERMIT.
15. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR (SEE NOTE 18). ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
16. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
17. ALL TREE, SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, SHREDDED HARDWOOD BARK, SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED. ALL INDIVIDUALLY PLANTED TREES ARE TO RECEIVE A MULCH RING TO A DEPTH OF 3 INCHES MINIMUM. SEE TREE PLANTING DETAIL.
18. DUE TO EXISTING CONTAMINATED SITE CONDITIONS, THE TYPICAL PLANTING AREA SOIL BACKFILL MIX MUST CONSIST OF THE FOLLOWING:  
1/3 SITE SOIL (SEE NOTE 15)  
2/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS)  
2 PARTS HUMUS AND OR PEAT  
1 PART COARSE RIVER SAND  
1 PART STERILIZED COMPOSTED COW MANURE OR MUSHROOM COMPOST  
COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT.  
COMPLETELY BLEND BACKFILL SOIL MIX PRIOR TO PLACEMENT.



NOTES:

1. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
2. REMOVE TOP HALF OF WIRE BASKET AFTER PLACING ROOTBALL IN PLANT PIT.
3. REMOVE ROPE TIES & TOP 1/3 OF BURLAP FROM ROOT BALL AFTER PLANTING.
4. POLYPROPYLENE STRAPS MAY BE SUBSTITUTED IN LIEU OF WIRES, ARBORITIE OR EQUIVALENT.
5. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REFERENCE

1. EXISTING CONDITIONS DERIVED FROM SURVEY PROVIDED BY:
- 1.1. RIG CONSULTING, INC. ON 11-12-2018 & 04-05-2019
- 1.2. GAI CONSULTANTS ON 09-11-2018
- 1.3. SURFACE SUPPLEMENTED BY PASDA 2020 UDAR INFORMATION ON 09-18-2024
2. PROPERTY BOUNDARY LINES BASED ON FIELD SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 12-11-2023 AND 12-20-2023

Table 1. Summerset at Frick Park Phase 3 - Tree Survey (CEC#180-669)

Scientific Name	Common Name	Diameter Breast Height (DBH; inches) <sup>1</sup>	Trees 12" DBH and Greater (to be removed and replaced)	Invasive Rank	Coordinates		Notes <sup>3</sup>
					Latitude	Longitude	
<i>Ulmus americana</i>	American elm	6.5			40.420328	-79.907309	naturally occurring
<i>Acer negundo</i>	Boxelder	12	X		40.419716	-79.907371	naturally occurring
<i>Ulmus americana</i>	American elm	7			40.419731	-79.907292	naturally occurring
<i>Ulmus americana</i>	American elm	6.5			40.419788	-79.907304	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	8			40.419819	-79.907268	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	10			40.419926	-79.907249	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	11			40.419949	-79.907251	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	10		3	40.419956	-79.907258	naturally occurring
<i>Maclura pomifera</i>	Osage orange	8			40.419879	-79.907071	naturally occurring
<i>Maclura pomifera</i>	Osage orange	9			40.419894	-79.907052	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	16	X	1	40.419776	-79.907061	naturally occurring
<i>Morus alba</i>	White mulberry	6		1	40.419754	-79.907064	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	20	X		40.419729	-79.907107	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	11			40.419743	-79.907107	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	7			40.419725	-79.907131	naturally occurring
<i>Acer negundo</i>	Boxelder	6.5		3	40.419804	-79.906928	naturally occurring
<i>Morus alba</i>	White mulberry	9			40.420174	-79.907185	naturally occurring
<i>Prunus virginiana</i>	Choke cherry	10			40.420303	-79.907456	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	7			40.42031	-79.907677	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	6		1	40.420319	-79.907666	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	9.5		1	40.420298	-79.90771	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	11		1	40.420418	-79.907588	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	7		1	40.420752	-79.908416	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	7			40.420741	-79.908407	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	6			40.421487	-79.908044	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	10			40.421224	-79.908809	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	7		3	40.421254	-79.909035	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	12	X		40.421037	-79.908949	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	7			40.421113	-79.909351	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	8			40.421062	-79.909471	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	6			40.420913	-79.909309	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	6		3	40.420726	-79.909526	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	10			40.420356	-79.909602	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	15	X		40.419865	-79.90795	naturally occurring
<i>Ulmus americana</i>	American elm	8		1	40.419537	-79.908446	naturally occurring
<i>Ulmus americana</i>	American elm	6.5		1	40.4197	-79.908549	naturally occurring
<i>Morus alba</i>	White mulberry	11		1	40.41963	-79.90854	naturally occurring
<i>Prunus virginiana</i>	Choke cherry	9.5			40.419942	-79.90878	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	9			40.419843	-79.90894	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	8		Watch	40.419827	-79.909008	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	7			40.419831	-79.909021	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	6		Watch	40.419806	-79.909007	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	8		Watch	40.419798	-79.909033	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	6		Watch	40.419802	-79.909036	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	9		Watch	40.419806	-79.909031	naturally occurring
<i>Platanus occidentalis</i>	American sycamore	36	X	1	40.419729	-79.909321	Multi trunked, naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	8		1	40.419683	-79.909916	naturally occurring
<i>Prunus serotina</i>	Black cherry	8		1	40.418774	-79.910894	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	12	X	Watch	40.419197	-79.910448	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	13	X	Watch	40.419252	-79.910508	naturally occurring
<i>Ulmus americana</i>	American elm	7			40.419426	-79.910328	naturally occurring
<i>Ulmus pumila</i>	Siberian elm	7			40.419416	-79.910392	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	6		3	40.419403	-79.909933	naturally occurring
<i>Ulmus americana</i>	American elm	6			40.4195	-79.909723	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	7		1	40.419673	-79.909286	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	13	X	1	40.419346	-79.909223	Multi-trunked, naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	9		1	40.4201	-79.911014	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	7		1	40.420096	-79.910998	naturally occurring
<i>Ailanthus altissima</i>	Tree-of-heaven	7		1	40.42009	-79.910962	naturally occurring
<i>Ulmus americana</i>	American elm	7		1	40.420107	-79.910892	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	6		1	40.420118	-79.910785	naturally occurring
<i>Betula lenta</i>	Sweet birch	7.5			40.420033	-79.91092	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	7		1	40.420178	-79.910904	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	6			40.420178	-79.910944	naturally occurring
<i>Robinia pseudoacacia</i>	Black locust	10		Watch	40.420216	-79.910797	naturally occurring
<i>Populus grandidentata</i>	Big tooth aspen	7.5		Watch	40.420721	-79.910703	naturally occurring
<i>Populus grandidentata</i>	Big tooth aspen	6			40.42077	-79.910654	naturally occurring
<i>Populus grandidentata</i>	Big tooth aspen	7.5		Watch	40.420878	-79.910583	naturally occurring
<i>Populus grandidentata</i>	Big tooth aspen	8		1	40.421268	-79.910273	naturally occurring
<i>Acer platanoides</i>	Norway maple	7			40.421355	-79.910199	naturally occurring
<i>Platanus occidentalis</i>	American sycamore	15	X		40.424262	-79.905869	naturally occurring
<i>Salix nigra</i>	Black willow	9			40.424285	-79.905833	naturally occurring

<sup>1</sup>Collected using a diameter forestry tape. Trees with a minimum of 12-inches DBH were recorded. (City of Pittsburgh 915.02.D). Trees were measured on August 8 & 9, 2024.

<sup>2</sup>DCNR defines invasive plants as those species that are not native to the state, grow aggressively, and spread and displace native vegetation. Invasive plant species have been ranked in terms of the

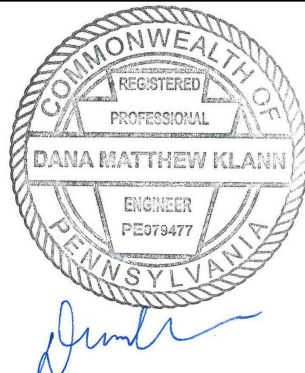
<sup>3</sup>Landscape trees are considered trees that were planted in, or around, established structures or buffer yard. Naturally occurring trees are considered trees that are within a naturalized forest community.

LANDSCAPE DETAILS

DRAWING NO.:

C703

DATE:	NOVEMBER 2024	DRAWN BY:	RVD
DWG SCALE:	AS SHOWN	CHECKED BY:	SEC
PROJECT NO.:	180-669	APPROVED BY:	RPC



700 Cherrington Parkway  
Moon Township, PA 15108  
Ph. 412.429.2324 · 800.365.2324  
www.cecinc.com



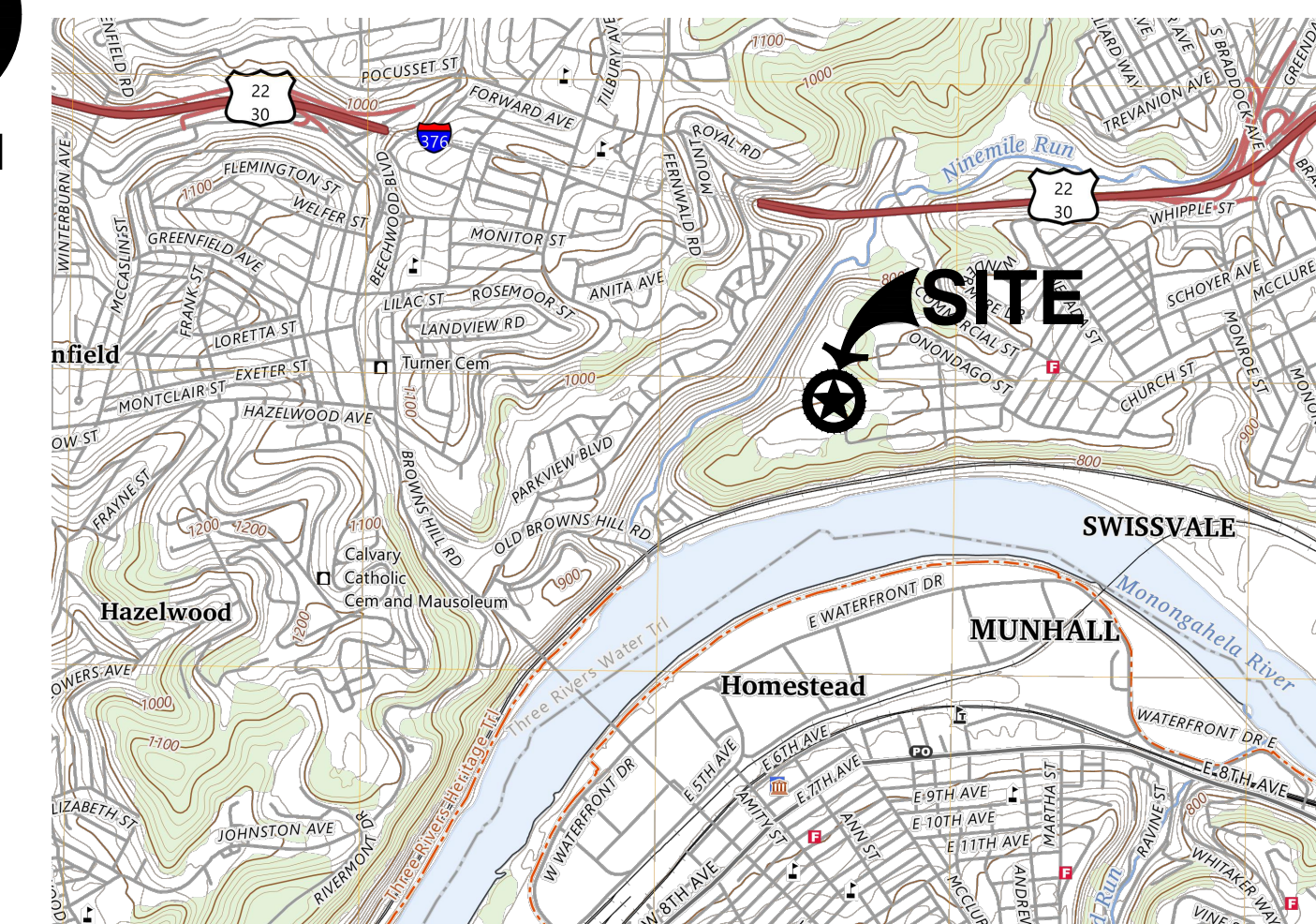
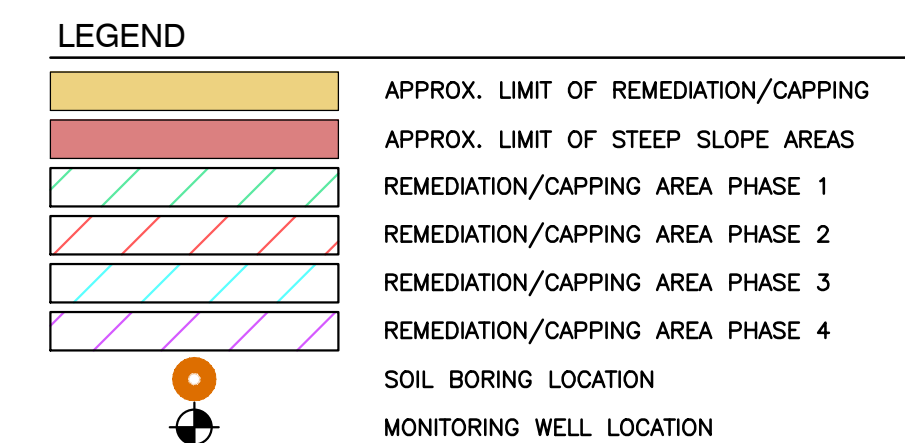
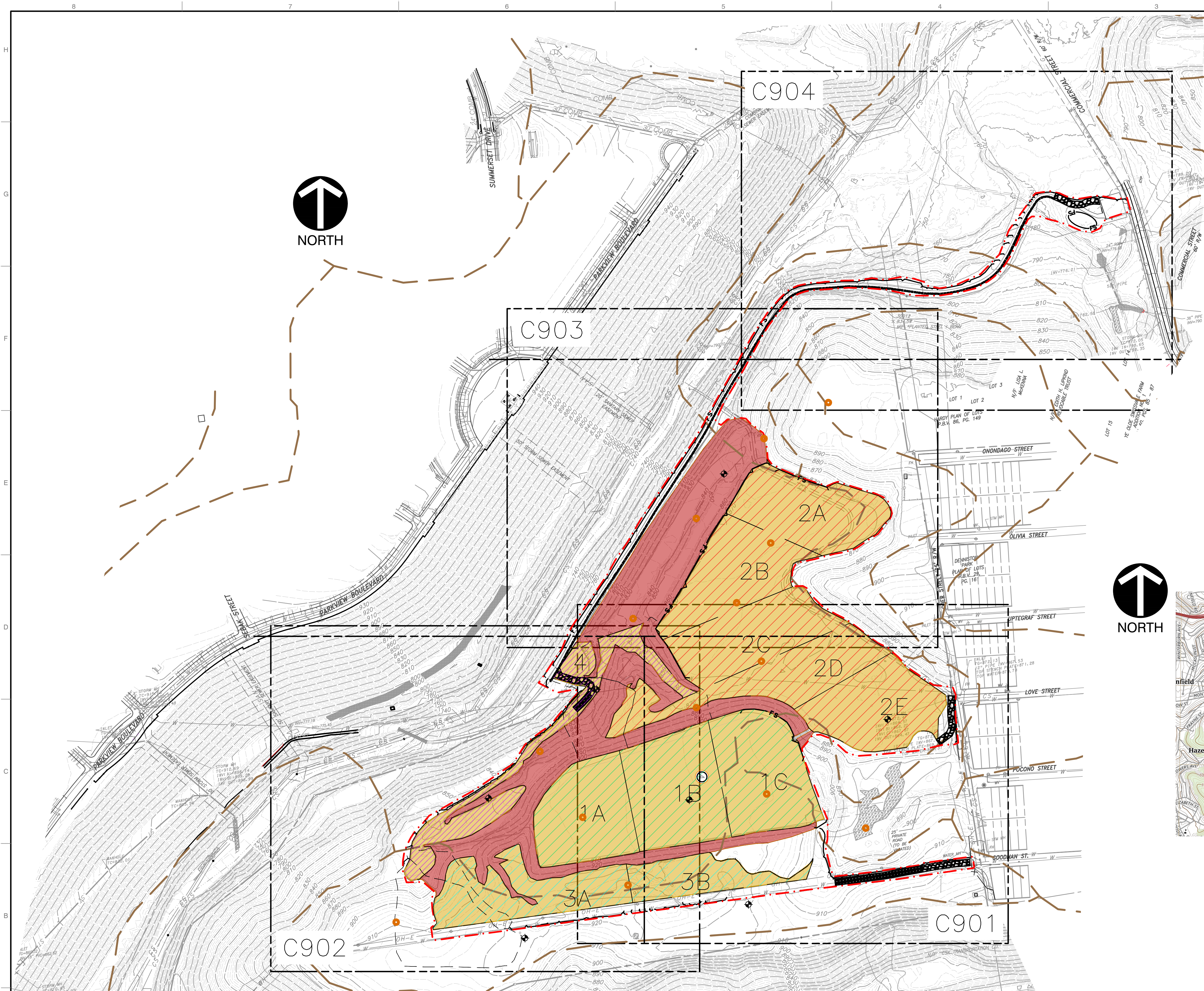
Civil & Environmental  
Consultants, Inc.

URBAN REDEVELOPMENT AUTHORITY  
SUMMERSET AT FRICK PARK PHASE 3  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA

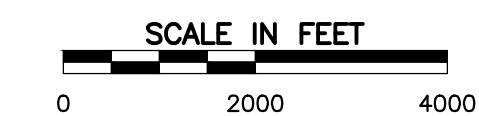
REVISION RECORD

NO.	DATE	DESCRIPTION





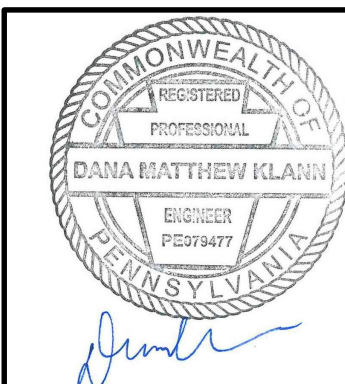
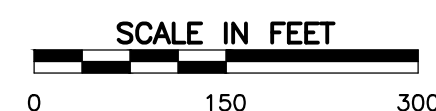
### VICINITY MAP



1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, PITTSBURGH EAST QUADRANGLE, PA, DATED 2023.

## REFERENCE

- |      |  |
|------|--|
| 1.   | EXISTING CONDITIONS DERIVED FROM SURVEY PROVIDED BY:   |
| 1.1. | RIG CONSULTING, INC. ON 11-12-2018 & 04-05-2019  |
| 1.2. | GAI CONSULTANTS ON 09-11-2018  |
| 1.3. | SURFACE SUPPLEMENTED BY PASDA 2020 LIDAR INFORMATION ON 19-18-2024   |
| 2.   | PROPERTY BOUNDARY LINES BASED ON FIELD SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 12-11-2023 AND 12-20-2023 |



## EROSION AND SEDIMENTATION CONTROL PLAN

**URBAN REDEVELOPMENT AUTHORITY  
SUMMERSET AT FRICK PARK PHASE 3  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA**

700 Cherrington Parkway  
Moon Township, PA 15108  
Ph: 412.429.2324 • 800.365.2324  
[www.cecinc.com](http://www.cecinc.com)

NO	DATE	DESCRIPTION
	03/07/2026	ISSUED FOR CONSTRUCTION

DRAWING NO.:  
**C900**