

LANDSCAPE NOTES

1. VERIFY ALL CONDITIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ENGINEER OR OWNER.
2. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGED UTILITIES.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES REFLECTED ON THE PLANT LIST. IF A DISCREPANCY EXISTS BETWEEN THE LIST AND THE PLAN, THE PLAN SHALL BE HELD VALID.
4. INSTALLATION AND SIZE OF ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERY MEN OR AS SPECIFIED IN THE WRITTEN SPECS.
5. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS, OR OTHER PROBLEM AREAS, SHALL BE RESOLVED AT THIS TIME.
6. THE LOCATION OF ALL PLANTS SHALL BE SCALED FROM THE DRAWINGS OR INTERPRETED FROM THE PLANT LIST. PRIOR TO PLANT INSTALLATION THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REP. 2 WORKING DAYS BEFORE INSTALLATION TO ALLOW THE OWNER'S REP. THE OPTION TO REVIEW PLANT LOCATIONS.
7. IF ROUGH GRADE IS DONE BY OTHERS, CONTRACTOR SHOULD REVIEW THAT GRADE AND ADDRESS ANY PROBLEMS WITH THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING AND SITE SURFACE DRAINAGE, DRAIN TO PAVING, CATCH BASIN ETC. NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED.
8. ANY RAISED EARTH BERMS SHOWN ON THE PLANS SHALL BE MADE ENTIRELY OF LIGHT ORGANIC SOILS AND SHALL BLEND SMOOTHLY INTO EXISTING TOPOGRAPHY.
9. WATER-IN ALL PLANT MATERIAL IMMEDIATELY AFTER INSTALLATION.
10. ALL PLANTING BEDS TO HAVE A PRE-EMERGENT HERBICIDE (RONSTAR OR APPROVED EQUAL) APPLIED PER MANUFACTURER'S INSTRUCTIONS. SUBMIT LABELS FOR APPROVAL.
11. MULCH CIRCLES FOR ALL TREES SHALL COVER ENTIRE PLANTING PIT. IF SOIL HAS HEAVY CLAY CONTENT, PLANTING THE TREE 6" HIGH IS ACCEPTABLE. ADVISE ENGINEER PRIOR TO PLANTING.
12. SUBMIT SAMPLES OF MULCH, TOPSOIL, PRE-EMERGENT, STONE, ETC., AS REQUIRED BY THE PROJECT.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SUPPLY AND PLACEMENT OF TOPSOIL PER SPECIFICATIONS.
14. ALL TREES SHALL HAVE CLAY LOAM ROOT BALLS - NO SAND BALLS ACCEPTED.
15. SNOW/TREE PROTECTION FENCING NEEDS TO BE INSTALLED AROUND PERIMETER OF WORK AREA TO PROTECT EXISTING TREES AND PROPERTY.
16. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE ENGINEER. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS, IN ACCORDANCE WITH THE TREE PROTECTION DETAIL, AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT PRIOR APPROVAL FROM THE OWNER OR THE PROJECT ENGINEER.
17. DIG SHRUB PIT A MINIMUM OF 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH TWO PARTS TOP SOIL, TWO PARTS SOIL FROM EXCAVATED PLANTING HOLE AND ONE PART PEAT. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
18. REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS. REMOVE ALL NON-BIODEGRADABLE MATERIAL SUCH AS PLASTIC OR NYLON COMPLETELY.
19. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 6" DEEP SHREDDED HARDWOOD BARK RINGS OR APPROVED DESIGN FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
20. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH TO A MINIMUM DEPTH OF 4". ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
21. UPON COMPLETION, ALL PLANT MATERIALS MUST BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. ALL CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS. PAINT ALL CUTS OVER 1" DIA. WITH TREE PAINT.
22. EXISTING LAWN THAT THE OWNER INTENDS TO SAVE AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED BY THE OWNER'S REP. TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE & FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:
 EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT FOR A MINIMUM PERIOD OF SEVEN (7) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOD AND WEEDS TO A MINIMUM OF FOUR (4)-SIX (6) INCHES. NEW TOPSOIL TO ALL LAWN AREAS TO BE REPLACED. BACK FILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS AND WALKS PRIOR TO SOODING/SEEDING. REGRADE TO ELIMINATE ALL BUMPS AND DEPRESSIONS AND RESOD ALL AREAS.
 EXISTING LAWN FOUND TO BE GENERALLY IN GOOD CONDITION BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING, OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEED PROGRAM.

No.	Description	Date
50%	OWNER'S REVIEW	1-26-17
75%	OWNER'S REVIEW	1-09-17
	FOR BIDDING & PERMITTING	3-06-17
	ADDENDUM NO. A	3-24-17



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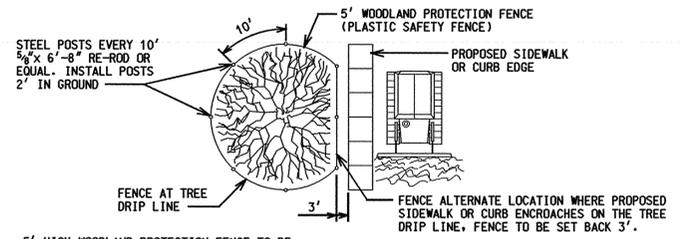
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HERBACEOUS PLANT SPECIES PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SD	20	HEMERO. STELLA D'ORO	GOLD REBLOOM DAYLILY #1	#1 POT	
EAC	28	IMPERATA CYLINDERICA 'RED BARON'	JAPANESE BLOOD GRASS	#1 POT	
LC	302	LIRIOPE MUSCARI 'SILVER SUNPROOF'	SILVERY SUNPROOF LILY-TUFT	#1 POT	
PT	750	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	FLATS	
PA	16	PENNISETUM A. L. BUNNY	DWF. FOUNTAIN GRASS #1	#1 POTS	
RF	68	RUDBECKIA F. GOLDSTURM	BLACK EYED SUSAN #1	#1 POTS	
VM	650	VINCA MINOR	MYRTLE	FLATS	

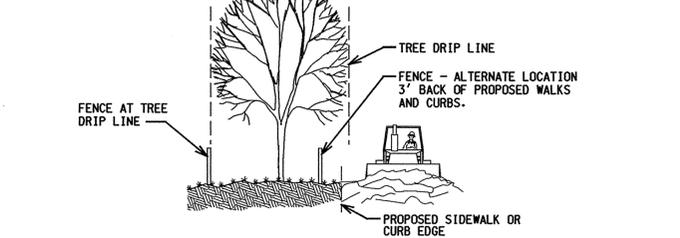
WOODY PLANT SPECIES PLANT LIST

KEY	QT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	4	ACER RUBRUM AUTUMN FLAME	AUTUMN FLAME RED MAPLE	3" CAL B&B	
EAC	34	EUONYMUS ALATUS COMPACTUS	BURNING BUSH	36" B&B	
FS	1	FAGUS SYLVATICA	EUROPEAN BEECH	4" CAL B&B	SPECIMEN
GT	2	GLEDITSIA TI SKYLINE	HONEYLOCUST 2"	3" CAL B&B	
JPN	16	J. PROCUMBENS NANA	SPREADING JUNIPER	24" SPD.	CONT.
JT	14	J. SA. TAMARISCIFOLIA	SPREADING JUNIPER	24" SPD.	CONT.
MS	6	MALUS SARGENTII	WHITE FLW CRAB	1.75" B&B	
PP	4	PICEA PUNGENS GLAUCA CBS	COLORADO SPRUCE	10" B&B	
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL B&B	
CR	15	ROSA SPEC.	RED CARPET ROSE	#2 POTS	
SB	44	SPIRAEA B. A. WATERER	BUMALD SPIREA	24" CONT.	
TD	67	TAXUS DENSIFORMIS	SPREADING YEW	24" B&B	
TO	18	THUJA OC. TECHNY	TECHNY ARBORVITAE	5' HT. B&B	
VC	19	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	36" B&B	
MR	5	MALUS RADIENT	RADIANT CRABAPPLE	2" CAL B&B	



5' HIGH WOODLAND PROTECTION FENCE TO BE INSTALLED AROUND DRIP LINE OF TREES TO BE SAVED PRIOR TO ANY LAND CLEARING OR CONSTRUCTION.

NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA WITHOUT OWNER'S APPROVAL.



ALL SPRINKLER HEADS OR SPRINKLER SYSTEMS DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE REPLACED AND REPAIRED TO THE SATISFACTION OF THE ENGINEER. REPLACEMENT, RELOCATION OR REPAIRS TO SPRINKLER SYSTEMS WILL BE INCIDENTAL TO THE PROJECT.

TREE PROTECTION DETAILS
 NO SCALE

23. BACKFILL DIRECTLY BEHIND ALL CURBS AND SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
24. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANTS FOR ONE YEAR FROM THE TIME OF PLANTING AND FINAL INSPECTION BY THE OWNER'S REPRESENTATIVE. THIS GUARANTEE INCLUDES FURNISHING NEW PLANTS AS WELL AS THE LABOR AND MATERIALS FOR THE INSTALLATION OF REPLACEMENTS. ALL REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL PERIOD OF ONE YEAR.
25. PLANT MATERIAL WITH 25% OR GREATER DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE REPLACED AS STIPULATED ABOVE.
26. TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATERIAL.
27. SEED SHALL BE A MIX OF THE FOLLOWING TYPES IN THE PORTIONS SHOWN. APPLY AT A RATE OF 250 LBS/ACRE (6 LBS/1000 SF)
 KENTUCKY BLUEGRASS 'BARON/CHERI/ADELPI'.....20%
 TURF TYPE TALL FESCUE.....35%
 CREEPING RED FESCUE.....10%
 PERENNIAL RED GRASS (MANHATTAN).....35%
 WEED CONTENT SHALL NOT EXCEED 0.30 OF 1%.

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DATE: 16 February 2017
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