



LANDSCAPE DEVELOPMENT NOTES

- All existing and/or proposed site utilities shall be field located, flagged, and verified prior to any landscape or irrigation construction.
- All specified and installed plant material shall be in full and strict accordance with Nurseryman Standards and be:
 - Nursery grown.
 - State Department of Agriculture inspected and approved.
 - No. 1 grade with straight, unscarred trunks & well-developed uniform crowns on trees.
 - Warranted for a min. 1 year from date of acceptance
- Specified planting soil mixture for all specified beds shall be three (3) parts imported well-drained, screened organic topsoil, to one (1) part imported clean sand, to one (1) part Canadian sphagnum peat moss, to one (1) part Natural Compost (Weed-Free)-complete with 10% natural poultry manure. Install 9-12" minimum depth in all perennial, groundcover, annual, and shrub beds. All beds must be excavated, remove and dispose (off-site) existing earth/soil to accept proposed plant mixture.
- Proposed shredded hardwood bark mulch shall be seasoned for a minimum 6 months, dark brown in color, and installed 4" deep under all proposed trees (included in unit cost), 4" deep in all shrub and tree beds, and 3" deep in all perennial and groundcover beds.
- All proposed lawn and landscape areas shall be watered by an automatically operated sprinkler irrigation system. Separate lawn and shrub zones. Contractor shall submit shop drawings to the owner and landscape architect for approval prior to installation of irrigation system.
- All proposed "Specimen" plant material must be approved by the Landscape Architect prior to installation and/or delivery to the site.
- The Landscape Contractor shall keep the street and drive clean and free of dirt and debris at all times, and shall thoroughly sweep and/or wash the drive at the end of each work day.
- The Landscape Contractor shall stake the location of all proposed trees for the Landscape Architect to approve prior to planting. The Landscape Contractor shall also set on-site all shrubs, perennials, ornamental grasses, vines, and groundcovers as per plan for the Landscape Architect to approve prior to planting.
- All dead and unacceptable plant materials shall be replaced by the Landscape Contractor during the warranty period. The warranty period shall be one (1) year from the Acceptance of Installation issued by the Landscape Architect.

