GENERAL NOTES

1. LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS (EXISTING AND PROPOSED) ALONG WITH EXISTING CONDITIONS AND GRADES (EXISTING AND PROPOSED), AND NOTE ANY DISCREPANCIES TO OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING WITH ANY WORK.

2. BASE INFORMATION FOR THESE PLANS WAS TAKEN FROM ENGINEER'S SITE SURVEY, GEOMETRIC, AND GRADING PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED FEATURES, AND FAMILIARIZE THEMSELVES WITH ANY OBSTACLES ENCUMBERING THE INSTALLATION OF THIS PROJECT.

3. ANY EXISTING TREE SURVEYS OR LOCATIONS FOR THESE PLANS WERE PREPARED BY THE ENGINEER OR A CERTIFIED ARBORIST. SEE PLANS FOR INFORMATION.

4. ALL SOIL/UNDERGROUND CONDITIONS SHALL BE REFERRED TO SOIL TESTING REPORTS PREPARED BY THE OWNER'S CONSULTANT.

5. ANY ARCHEOLOGICAL INFORMATION RELEVANT TO THESE PLANS SHALL BE REFERRED TO ARCHEOLOGICAL SURVEY AND REPORTS (IF APPROPRIATE TO JOB SITE) BY THE OWNER'S CONSULTANT.

6. WHERE POSSIBLE, AND AT ENGINEER'S APPROVAL AND PER CODE, ALL UNDERDRAINAGE SHALL BE TIED INTO EXISTING OR PROPOSED STORM STRUCTURES.

GENERAL PLANTING NOTES

GENERAL CONDITIONS:

1. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL LANDSCAPE SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK. ANY QUESTIONS OR CONCERNS SHALL BE DIRECTED TO THE ENGINEER IN WRITING PRIOR TO LANDSCAPE WORK COMMENCEMENT.

2. ALL PROJECT LIMITS SHALL BE FENCED WITH TEMPORARY PLASTIC FENCING AT 48" HEIGHT, STAKED AT 4' ON CENTER, AND CLEARLY SIGNED FOR CONSTRUCTION ACTIVITIES. ALL EXISTING, PROTECTED VEGETATION SHALL BE FENCED AT A MINIMUM OF THE PLANTS DRIP LINE OR AS APPROVED BY THE ENGINEER.

3. THE LANDSCAPE CONTRACTOR SHALL KEEP ALL AREAS CLEAN AND ORDERLY AT ALL TIMES.

4. THE LANDSCAPE CONTRACTOR SHALL KEEP ALL ROADWAYS AND WALKWAYS CLEAR OF MUD AND DEBRIS THAT RESULT FROM LANDSCAPE OPERATIONS.

SOIL & PLANTING MIX:

5. ALL SOIL PLANTING MIX FOR BACKFILL OR BEDS, WHETHER FROM ON-SITE STOCKPILE OR NEW IMPORTED SOIL, SHALL BE TESTED FOR APPROVED SPECIFIED PH LEVELS AND NUTRIENT CONTENT. SUBMIT TESTING AGENCY WITH LABORATORY REPORT TO THE ENGINEER FOR APPROVAL, ALONG WITH RECOMMENDATIONS TO AMENDING SOIL AS APPROPRIATE FOR USE IN PLANTING.

6. TOPSOIL SHALL BE CLEAN, PULVERIZED SOIL FROM AN ACCEPTABLE SOURCE. TOPSOIL SHALL BE FREE OF DEBRIS, STONES, AND OTHER MATERIAL NOT MORE THAN ONE INCH (1") DIAMETER IN SIZE. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH RECEIPT OF SOIL SOURCE AND SOIL TEST RESULTS FROM A QUALIFIED LAB UPON REQUEST.

7. IT IS ANTICIPATED THAT ALL PLANTING AREAS, INCLUDING LAWN, SHALL BE THOROUGHLY TILLED TO A MINIMUM OF 12-18" DEPTH. ALL ON-SITE TOPSOIL SHALL BE AMENDED AND REUSED AS APPROVED, OR REMOVED OFF-SITE AND DISPOSED OF PROPERLY. NEW PLANTING SOIL MIX SHALL BE INSTALLED AND PROPERLY COMPACTED TO THE FOLLOWING DEPTHS NOTED IN THE SPECIFICATIONS AND LANDSCAPE PLANTING DETAILS.

8. CLEAN TOPSOIL MIX SHOULD HAVE A TESTED AND APPROVED PH OF 6.0 – 7.0.

9. ALL PLANTING BEDS SHALL BE THOROUGHLY TILLED AND AMENDED WITH TOPSOIL/COMPOST MIX TO A MINIMUM OF 12" DEPTH.

10. ALL EXCESS MATERIALS AND SPOILS RESULTING FROM THE LANDSCAPE WORK SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE LANDSCAPE CONTRACTOR.

PLANTING STANDARDS:

12. ALL PLANT MATERIAL SHALL BE TOP-QUALITY GRADE, FREE OF DEFECTS, AND MEET ACCEPTED HORTICULTURAL STANDARDS ESTABLISHED BY THE AMERICAN NURSERYMEN'S ASSOCIATION (AAN) AND AS DEEMED APPROPRIATE BY THE ENGINEER. THE ENGINEER SHALL HAVE THE RIGHT TO REJECT ANY, AND ALL, PLANT MATERIAL DELIVERED TO THE SITE THAT DOES NOT MEET ACCEPTABLE STANDARDS.

13. ALL SOD SHALL BE SALT TOLERANT.

14. SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES.

15. ALL PLANTS TO BE BALLED-IN-BURLAP OR CONTAINER-GROWN AS SPECIFIED IN PLANT SCHEDULE. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.

16. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSECANT WITHIN TWENTY-FOUR (24) HOURS AFTER PLANTING. ANTITRANSPIRANT SHALL BE "WILTPRUF" OR AN APPROVED EQUAL.

17. THE ENGINEER SHALL FIELD VERIFY AND APPROVE ALL FINAL STAKED TREE, SHRUB, AND PERENNIAL BED LOCATIONS PRIOR TO INSTALLATION.

18. THE LANDSCAPE CONTRACTOR SHALL REPAIR TO ITS ORIGINAL CONDITION ANY PLANT MATERIAL WHICH BECOMES DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.

19. ALL PERENNIALS SHALL BE PLANTED AT LEAST TWO (2) FEET FROM THE TREE TRUNKS PLANTED WITHIN PLANTING AREAS.

FERTILIZER & MULCHING:

20. ALL TREES AND SHRUB BEDS SHALL RECEIVE A MINIMUM DEPTH OF 3" SHREDDED HARDWOOD MULCH TOP-DRESSING.

21. ALL PERENNIALS AND GROUNDCOVER BEDS SHALL BE TOP-DRESSED WITH A MINIMUM DEPTH OF 3" OF COMPOST.

MAINTENANCE & WARRANTIES:

22. ALL PLANTS SHALL BE THOROUGHLY WATERED IN AT TIME OF PLANTING AND WATERED AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL FINAL ACCEPTANCE BY ENGINEER. CONTRACTOR SHALL WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING THE FIRST TWENTY-FOUR (24) HOURS AFTER PLANTING.

23. ALL NEWLY SODDED OR SEEDED AREAS SHALL BE MAINTAINED, WATERED, AND MOWED THROUGHOUT THEIR GROWING SEASONS DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE BY ENGINEER.