

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEETS ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. PLANTING LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. CONTRACTOR SHALL LAY OUT THE WORK FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
5. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT SAMPLES FROM EACH PROPOSED TOPSOIL SOURCE TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO OWNER OR LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR PROPER SOIL pH AND PLANT GROWTH AS RECOMMENDED BY TEST REPORTS AT NO INCREASE IN CONTRACT PRICE.
6. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. WHEN QUANTITIES LISTED IN THE PLANT SCHEDULE DIFFER FROM THOSE REQUIRED BY THE DRAWINGS, THE LARGER QUANTITY SHALL BE USED.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SOIL, AND BLASTED ROCK SHALL BE REMOVED FROM PLANTING PITS AND LANDSCAPE ISLANDS TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITH ISLANDS WITH LOAM OR SANDY LOAM FREE OF STONES AND DEBRIS 1" OR GREATER IN DIAMETER AND ALL OTHER MATERIAL HARMFUL TO PLANT DEVELOPMENT.
8. PLANTING SOIL MIXTURE FOR ALL PLANTINGS SHALL CONSIST OF: 1 PART PEAT MOSS OR COMPOST, 3 PARTS TOPSOIL, "TRANSPLANT 1-STEP" FERTILIZER / BIOSIMULANT / MYCORRHIZA INOCULATED AS MANUFACTURED BY ROOTS, INC. OR AN APPROVED EQUIVALENT, AND LIME AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS.
9. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7 FEET IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.
10. ALL SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". USE UNCOLORED, SHREDDED BARK MULCH AGED AT LEAST SIX MONTHS FOR ALL BEDS.
11. GUARANTEE: GUARANTEE ALL PLANTS AND LAWNS FOR A MINIMUM OF 1 YEAR TO BE ALIVE AND IN VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD FOR ALL PLANTS SHALL BEGIN UPON APPROVAL AS SPECIFIED UNDER SEMI-FINAL ACCEPTANCE. ANY PLANTINGS WHICH DIE, OR WITH 75% OR MORE DIEBACK, WITHIN THE FIRST YEAR FOLLOWING PLANTING SHALL BE REPLACED. REPLACEMENTS: ALL PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS, AND SHALL BEAR FOLIAGE OF A NORMAL DENSITY, SIZE AND COLOR. PROMPTLY REMOVE DEAD, UNSIGHTLY, UNHEALTHY, OR EXCESSIVELY PRUNED PLANTS. THESE AND ANY PLANTS MISSING DUE TO THE CONTRACTOR'S NEGLIGENCE, SHALL BE REPLACED OR ADDED WITH THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED AS SOON AS CONDITIONS PERMIT. METHOD OF REPLACEMENT SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING WITH REPLACEMENTS MATCHING ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS AND THEY SHALL BE MAINTAINED AND GUARANTEED. REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE GUARANTEED FOR ONE FULL YEAR FROM TIME OF REPLACEMENT.
12. ALL SLOPES STEEPER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.
13. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMITS.
14. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEEDING MIXTURE.
15. IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT AND SHOULD BE SCALED ACCORDINGLY.

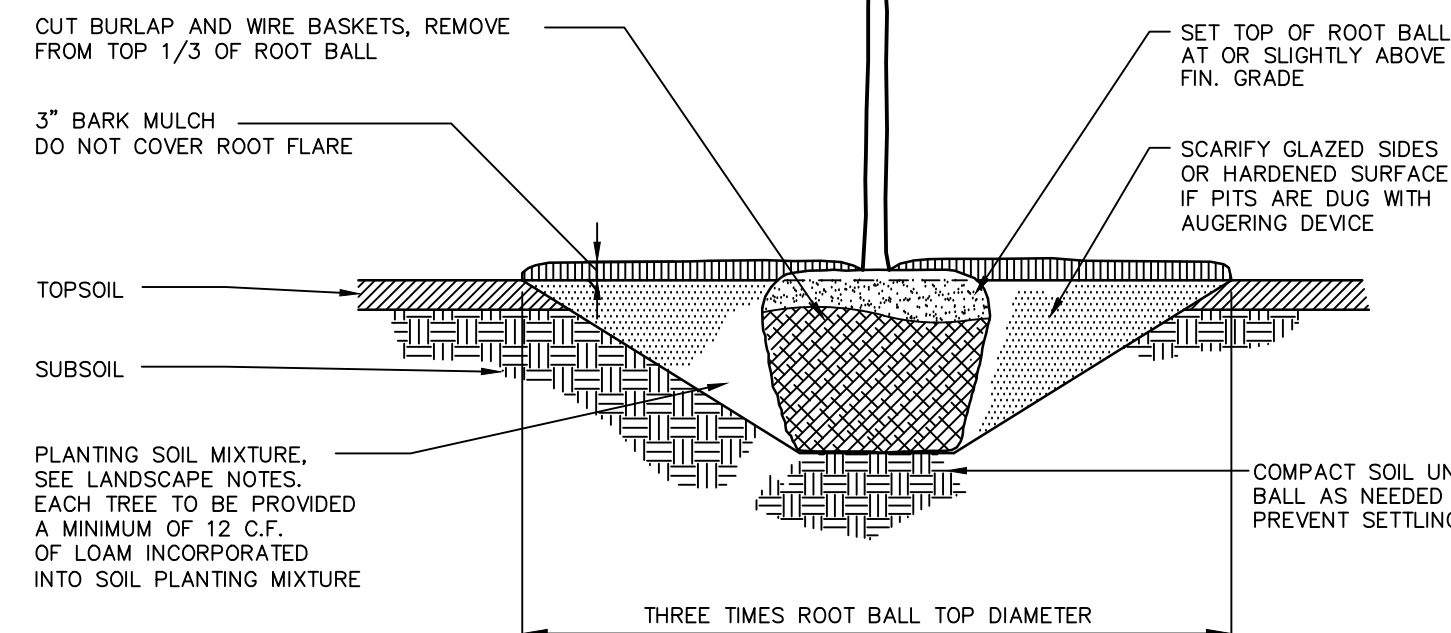
SEEDING MIXTURES

- A. LAWN SEEDING MIXTURE:
 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
 60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 SEEDING RATE: 5 LBS/1,000 S.F.
 SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15, UNLESS OTHERWISE APPROVED BY OWNER.
- B. CONSERVATION SEED MIX (NEW ENGLAND CONSERVATION/WILDLIFE MIX)
 APPLICATION RATE: 25 LBS/ ACRE (1 LB PER 1,750 SF)
 SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

SPECIES:

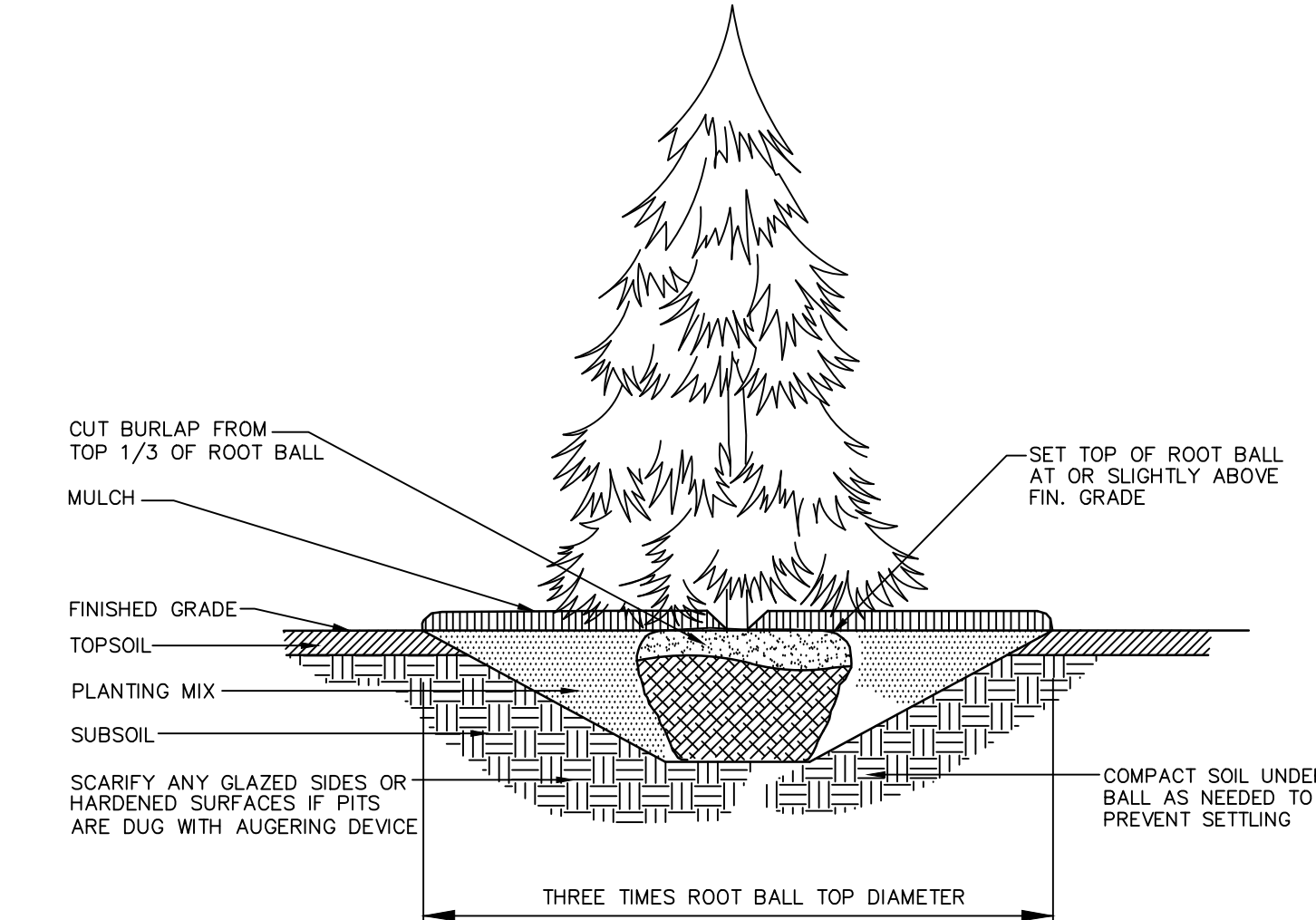
VIRGINIA WILD RYE (ELYMUS VIRGINICUS)
 LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)
 BIG BLUESTEM (ANDROPOGON GERARDII)
 CREEPING RED FESCUE (FESTUCA RUBRA)
 SWITCH GRASS (PANICUM VIRGATUM)
 PARTRIDGE PEA (CHAMAECRISTA FASCICULATA (CASSIA F.))
 DEER TONGUE (PANICUM CLANDESTINUM)
 INDIAN GRASS (SORGHASTRUM NUTANS)
 OX EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
 COMMON MILKWEED (ASCLEPIAS SYRIACA)
 SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM)
 GRASS LEAVED GOLDENROD (EUTHAMIA GRAMINIFOLIA (SOLIDAGO G.))
 BLUE VERVAIN (VERBENA HASTATA)
 NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
 EARLY GOLDENROD (SOLIDAGO JUNCEA)

NOTE: PRUNE ONLY BROKEN AND DAMAGED LIMBS



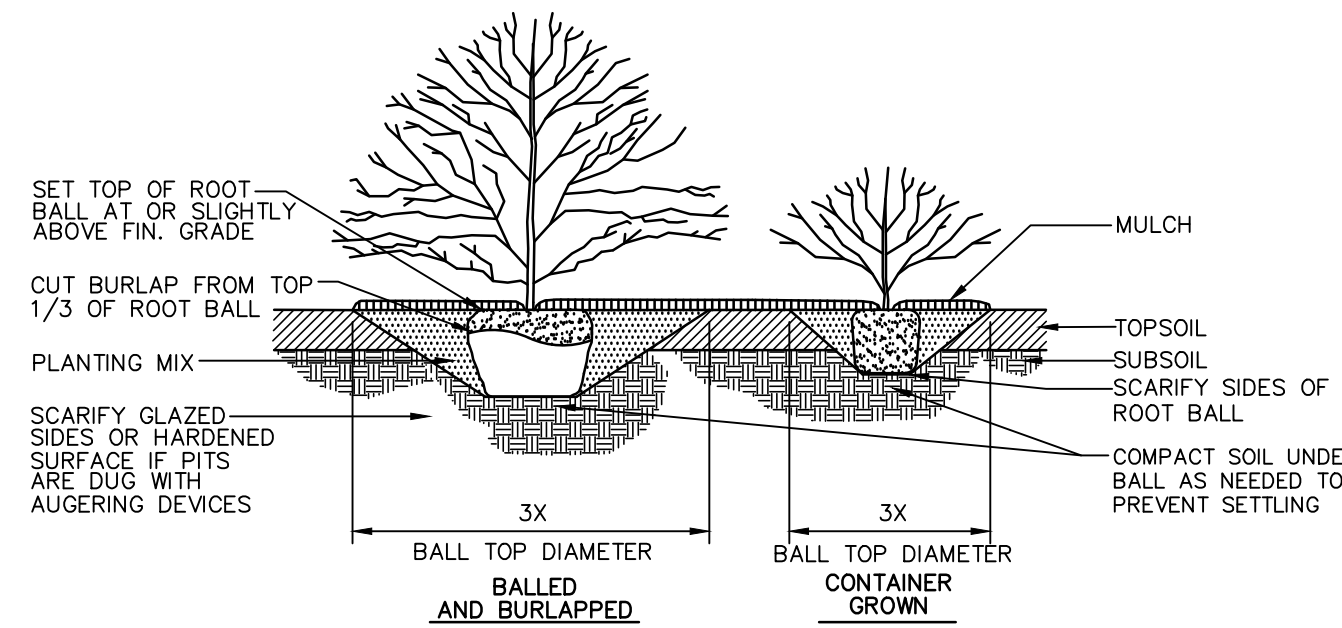
TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING WITHOUT GUY WIRES

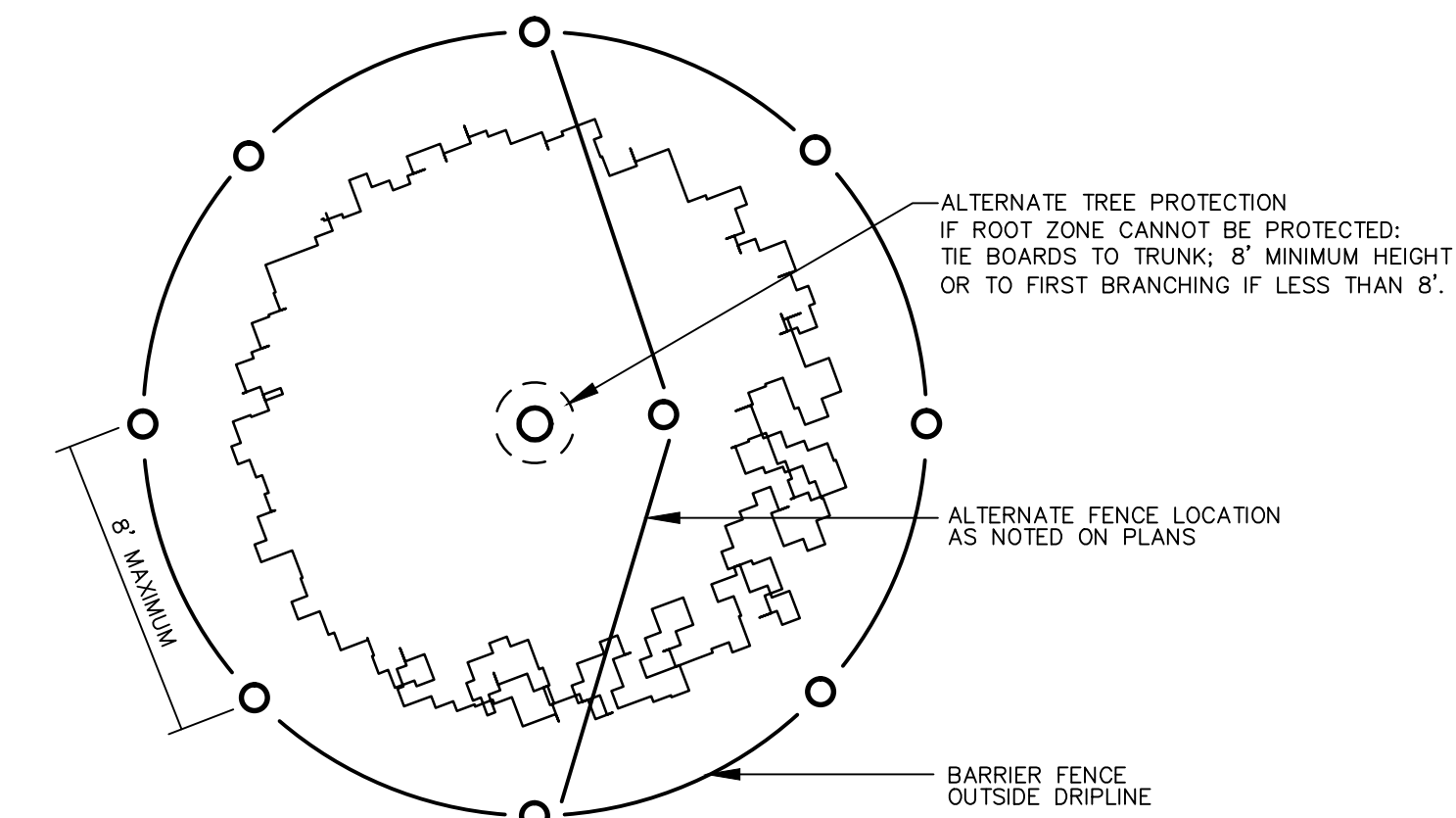
N.T.S.



NOTE:
 * IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.

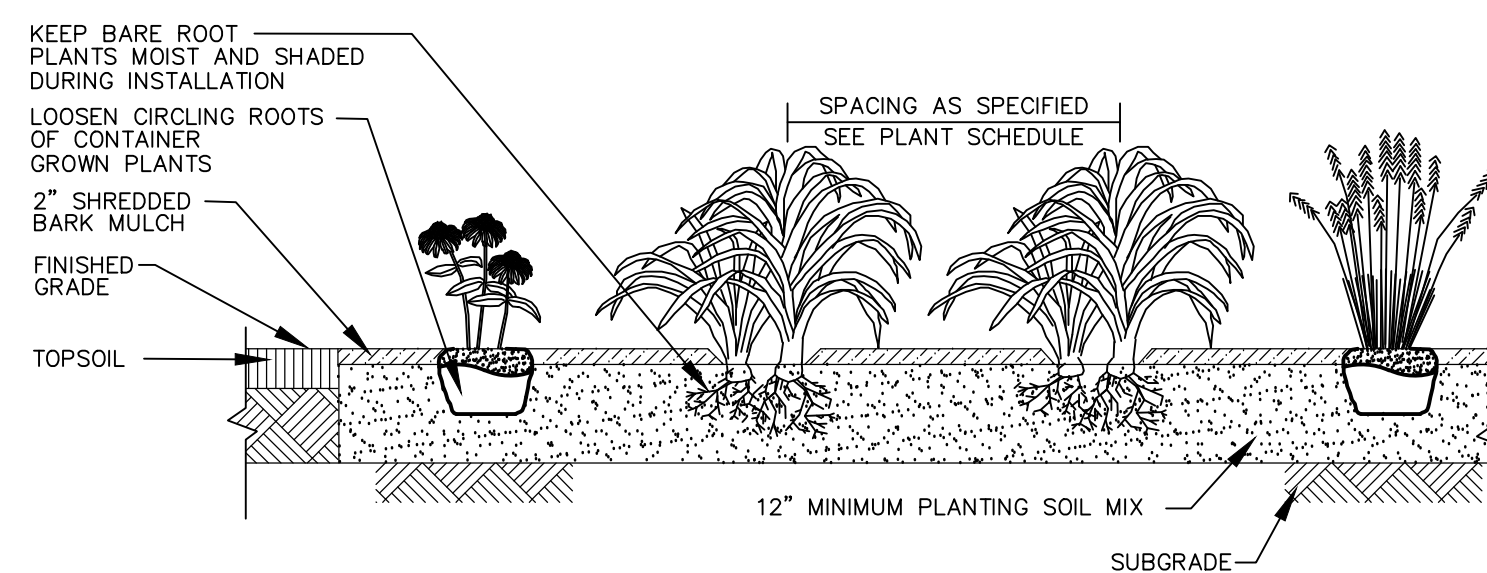
SHRUB PLANTING

N.T.S.



TREE PROTECTION

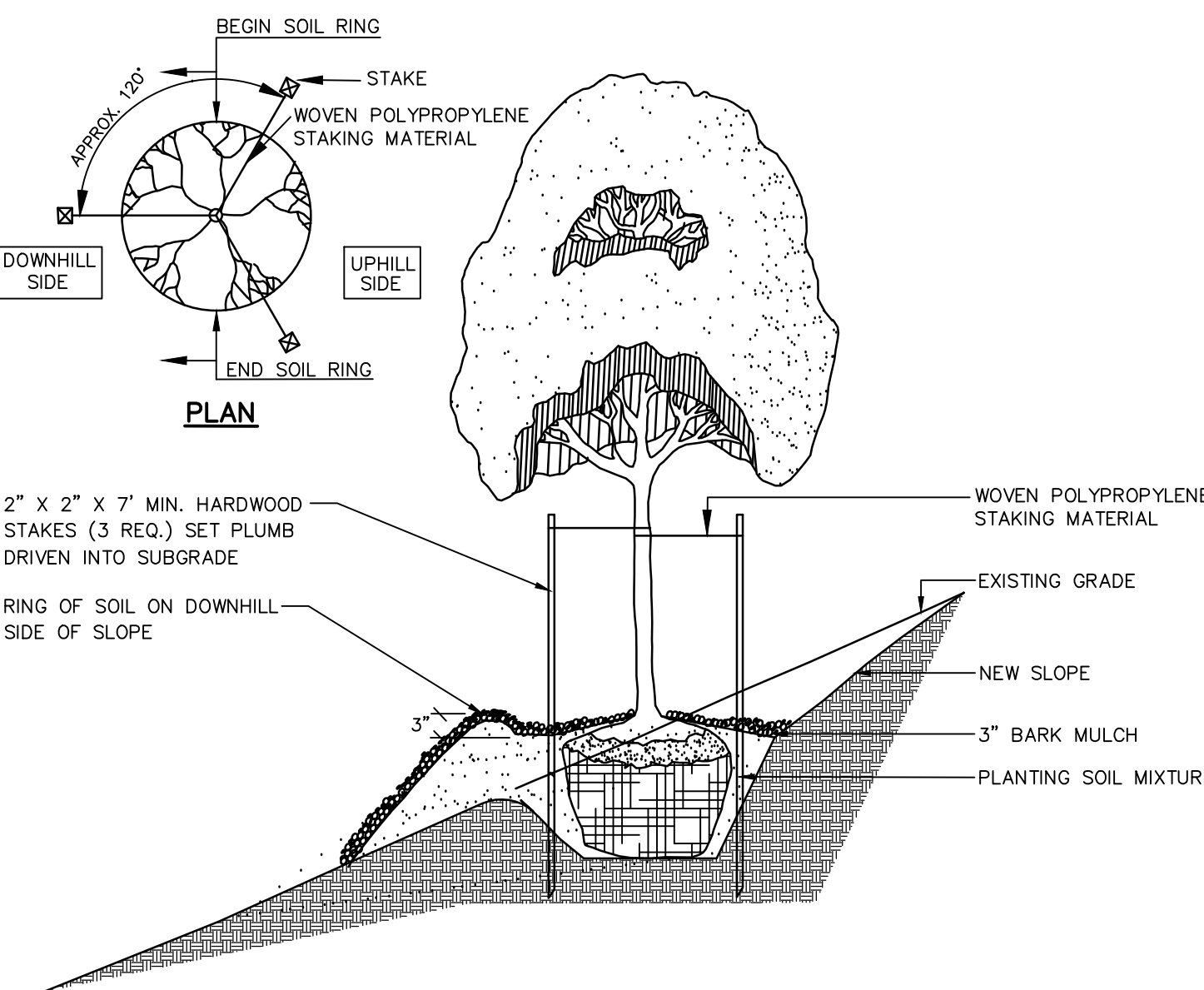
N.T.S.



- NOTES:
 1. ROTOTILL FERTILIZER, LIME, AND OTHER AMENDMENTS INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE WITH SOIL ANALYSIS RECOMMENDATIONS.
 2. THOROUGHLY WATER ALL PLANTING BEDS IMMEDIATELY AFTER PLANTING.
 3. ADJUST BULB PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.

ANNUAL/PERENNIAL AND GROUNDCOVER BEDS

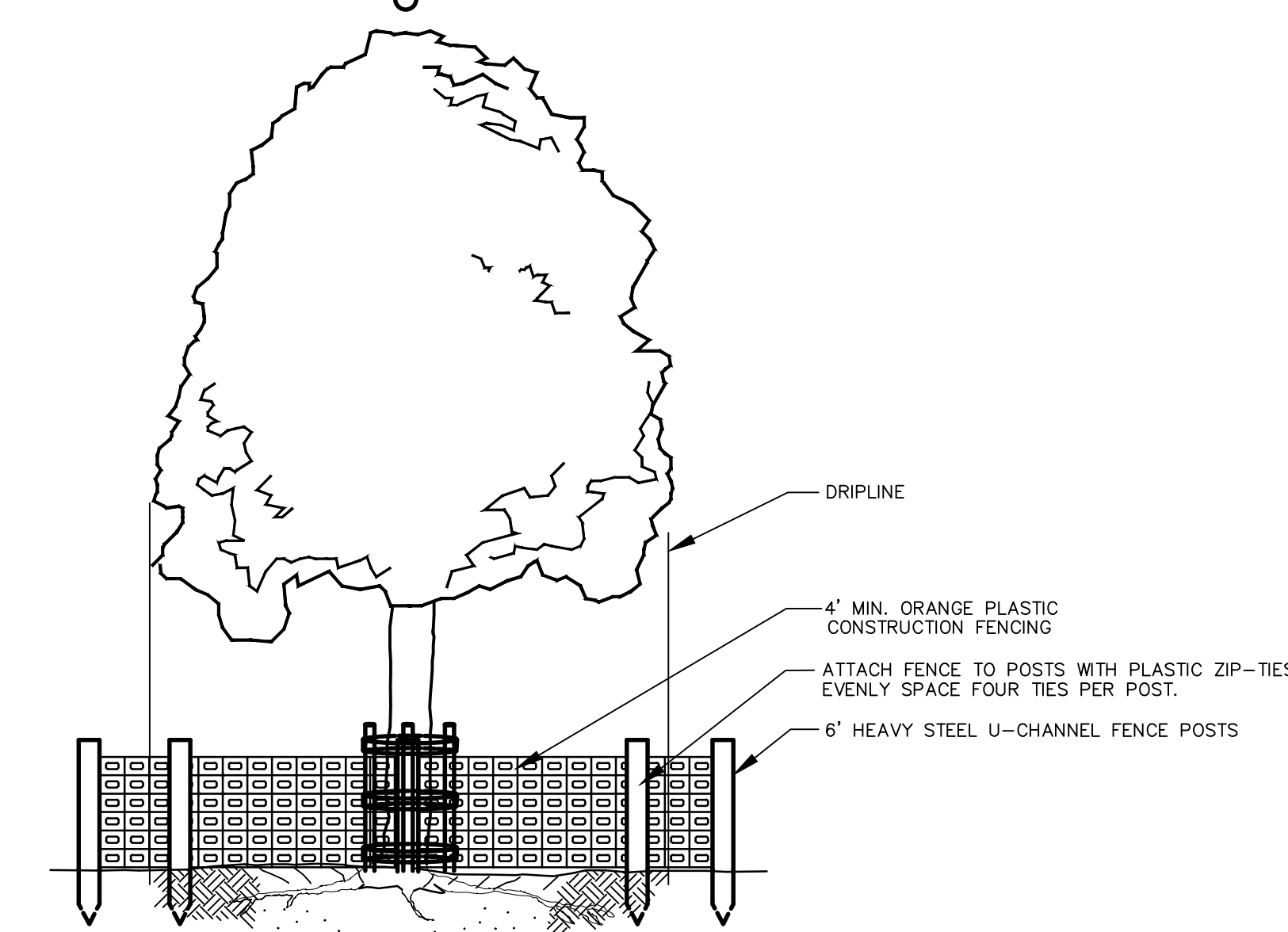
N.T.S.



- NOTES:
 1. THIS DETAIL SHALL APPLY TO TREE PLANTING ON 3H:1V SLOPES OR STEEPER UNLESS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE. DECIDUOUS TREES 2 1/2" CAL. OR GREATER, ALL EVERGREEN TREES 6 FT. OR GREATER, AND MULTI-STEMMED TREES 6 FT. OR GREATER IN HEIGHT SHALL BE STAKED AS SHOWN.
 3. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOF ARBORTIE (GREEN) OR APPROVED EQUIVALENT. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.

TREE SLOPE PLANTING

N.T.S.



FOR PERMITTING PURPOSES ONLY
 NOT RELEASED FOR CONSTRUCTION



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REVISIONS	DATE	REVISION	PER REVIEW COMMENTS
No. 1.	1/22/16	GENERAL	
No. 2.	2/24/16	REVISED	PER REVIEW COMMENTS

Designed: WEV
 Drawn: WEV
 Checked: ---
 Approved: ---
 Scale: NTS
 Project No: 14C4892
 Date: 1/4/16

CAD File: LL14C489201

Title: LANDSCAPE DETAILS

Sheet No.

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