

GENERAL LANDSCAPE PLANTING NOTES:

- PLANTING MATERIALS**
- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
 - STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
 - NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
 - TREES WITH GIRDLING OR CIRCLING ROOTS ARE NOT ACCEPTABLE AND WILL BE REJECTED ON INSPECTION. ANY TREES REJECTED FOR GIRDLING OR CIRCLING ROOTS SHALL BE REPLACED BY TREES AS SPECIFIED WITHOUT THIS DEFECT.
 - THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
 - THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
 - ALL REJECTED OR DEFICIENT PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING SOILS**
- REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.
 - SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
 - IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS; MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.
 - WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
 - IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO A DEPTH INDICATED IN PLANS AND DETAILS, TOPSOIL AND PLANTING SOILS TO DETERMINE IF THE MATERIALS ARE CONDUIVE TO SUSTAINING PROPOSED PLANTINGS SHOULD BE FURNISHED BY THE CONTRACTOR. TOPSOIL AND PLANTING SOILS SHALL BE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
 - SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
 - ORGANIC CONTENT: 2-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
 - SOLUBLE SALTS: LESS THAN 0.5 MM NOS/CM
 - SOIL PH: 4.5-7% TO BE AMENDED PER SOIL TEST RESULTS
 - PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE: SAND: 40-60% SILT: 25-60% CLAY: 5-20% -NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.
 - ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY PARAMETER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL MOVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.
 - IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM NOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL; FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER
 - SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS AND TOPSOIL SHALL BE PLACED IN 12-18" LIFTS AND WATERED THOROUGHLY BEFORE INSTALLING NEXT LIFT. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.
- DELIVERY, STORAGE, AND HANDLING**
- PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
 - TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO NOT DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSPORT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
 - ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
 - THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- INSTALLATION**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
 - THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
 - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
 - ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH, WEEDS, UNWANTED VEGETATION, AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
 - THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
 - AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
 - MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
 - ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
 - AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
 - TREES MAY BE STAKED AT LANDSCAPE CONTRACTOR'S DISCRETION. CURRENT HORTICULTURAL PRACTICE DOES NOT RECOMMEND STAKING TREES EXCEPT IN CONDITIONS WHERE TREES ARE SUBJECT TO BLOW DOWNS DUE TO SOIL CONDITIONS, HEAVY PREVAILING WINDS OR A HIGH RATIO OF TOP GROWTH TO ROOT BALL. IF STAKING IS DEEMED NECESSARY BY CONTRACTOR, STAKE AND GUYS SHOULD BE LOCATED AND FLAGGED IN A MANNER TO PREVENT TRIPPING HAZARDS. WIRES OR GUYS SHALL BE LOCATED AND COVERED SO AS NOT TO PULL OR DAMAGE BRANCHES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
- GUARANTEE**
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF 24 MONTHS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

ADDITIONAL LANDSCAPE NOTES:

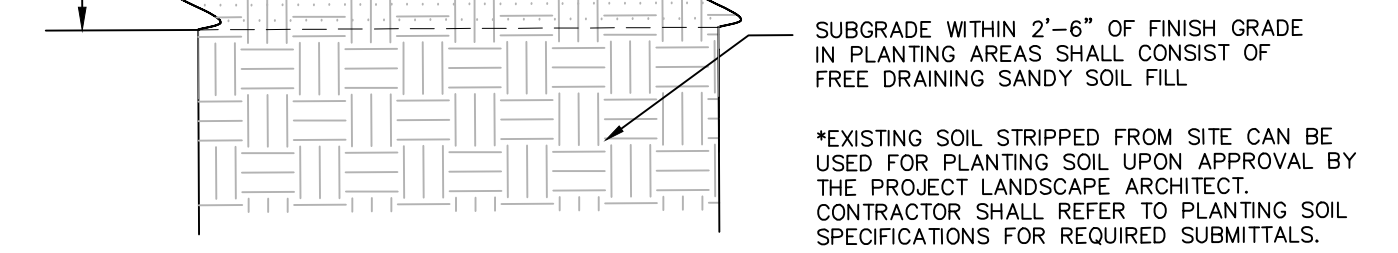
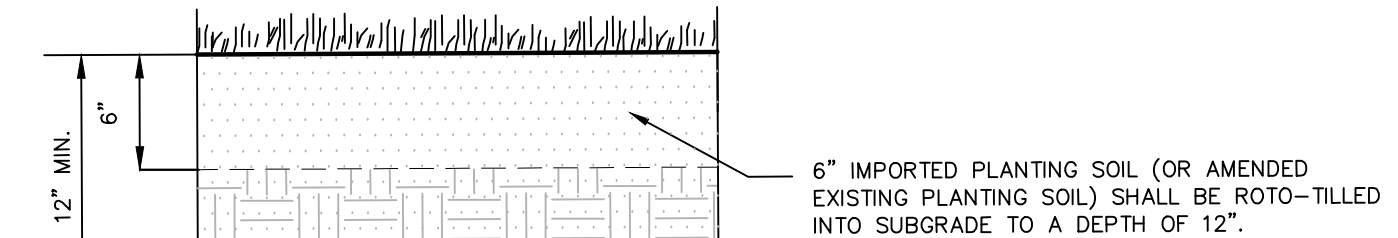
- ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND SHALL BE FIRST QUALITY NURSERY GROWN STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE AND APPLICABLE CITY STANDARDS
- ALL TREES (EXCEPT AS NOTED) SHALL BE BALLED AND BURLAPPED, NURSERY GROWN STOCK.
- ALL PLANT MATERIALS AND LAWNS SHALL BE PLANTED WITHIN THE RECOMMENDED SEASONAL TIME PERIODS AS PRESCRIBED BY ACCEPTED HORTICULTURAL PRACTICE. PLANT MATERIAL WITH FALL PLANTING HAZARDS SHALL BE HANDLED ACCORDINGLY.
- A TEMPORARY FENCE, SUCH AS A SNOW FENCE, SHALL BE ERECTED AT THE PERIMETER OF THE DRIP-LINE OF ALL EXISTING VEGETATION INDICATED TO REMAIN PRIOR TO ANY EXCAVATION, CONSTRUCTION OR SITE WORK. THIS FENCE MAY BE REMOVED ONLY AT THE TIME OF COMPLETION OF ALL CONSTRUCTION AND FINAL GRADING.
- EXISTING TREES TO BE RELOCATED SHALL BE HANDLED ACCORDING TO ACCEPTABLE HORTICULTURAL PRACTICE.
- ALL DISTURBED AREAS NOT SHOWN AS PLANTED OR LAWN ARE TO BE TOPSOILED AND SEEDED OR RETURNED TO THEIR ORIGINAL STATE BEFORE DISTURBANCE AS DIRECTED BY THE CITY ENGINEER.
- ALL AREAS NOT RELATED TO THE DEVELOPMENT SHALL REMAIN IN THEIR NATURAL STATE.
- ADDITIONAL LANDSCAPING APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED BY THE APPLICANT TO REPLACE ANY VEGETATION INADVERTENTLY REMOVED FROM OUTSIDE THE LIMIT OF DISTURBANCE LINE AS SHOWN ON THE APPROVED GRADING PLAN DURING CONSTRUCTION.
- PROPOSED TREES SHALL NOT BE PLANTED WITHIN EASEMENTS, DRIVEWAYS AND SIGHT TRIANGLES. THEREFORE, THE TREE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE ADJUSTED IN THE FIELD.
- ALL SHADE TREES IN PEDESTRIAN WALK AREAS SHALL HAVE INITIAL LIMBS STARTING AT A MINIMUM OF SEVEN (7) FEET ABOVE FINISHED GRADE.
- ALL PLANTINGS ARE TO BE MULCHED WITH A THREE (3) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK.
- PLANTS ARRANGED IN CONTINUOUS GROUPINGS SHALL BE SET IN MULCHED BEDS.
- IF A DISCREPANCY EXISTS BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLAN AND THE QUANTITY INDICATED ON THE LANDSCAPE SCHEDULE, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
- PROPOSALS FOR PLANT SUBSTITUTIONS (NECESSITATED BY THE LACK OF AVAILABILITY OF CERTAIN SPECIES) MAY BE CONSIDERED IF SPECIFICALLY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. ANY PLANT SUBSTITUTIONS SHALL BE SUBJECT TO THE TIMELY REVIEW AND APPROVAL OF THE CITY ENGINEER.
- PLANTING DEBRIS SHALL BE REMOVED FROM THE PROPERTY.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR TWO (2) YEARS BY THE DEVELOPER TO BE IN HEALTHY AND VIGOROUS CONDITION FROM THE DATE OF ACCEPTANCE. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD TO THE HIGHEST HORTICULTURAL STANDARDS. THE OWNER MAY BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PROPOSED PLANTINGS BY PROVIDING THE CORRECT METHODS OF WEEDING, SPRAYING, WATERING, PRUNING, AND FERTILIZING.
- ANY LIVE TREE WHICH IS SUBSTANTIALLY DAMAGED AS A RESULT OF GRADING OR GENERAL CONSTRUCTION MUST BE REMOVED AND REPLACED WITH ANOTHER TREE OR TREES AS APPROVED BY THE CITY ENGINEER.
- TREE REMOVAL FROM ANY SLOPE OR ENVIRONMENTALLY SENSITIVE AREA IS PROHIBITED IF IT WILL CONTRIBUTE, IN THE OPINION OF THE CITY ENGINEER, TO EXTRA RUNOFF OF SURFACE WATER ONTO ADJOINING PROPERTY AND EROSION AND SILTING, UNLESS OTHER MEANS APPROVED BY THE CITY ENGINEER ARE PROVIDED TO PREVENT RUNOFF AND EROSION.
- NO HEALTHY TREE THAT IS SPECIAL BY VIRTUE OF HISTORY, UNUSUAL SIZE, OR AGE, OR OF A RARE SPECIES, SHALL BE REMOVED EXCEPT AS MAY BE REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY OR WELFARE.
- SELECTED EXISTING HEALTHY TREES SIX (6) INCHES IN CALIPER OR LESS MEASURED FOUR (4) FEET ABOVE THE GROUND SHALL BE RELOCATED ON-SITE UNDER THE DIRECTION AND APPROVAL OF THE CITY ENGINEER.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND REGULAR GROWTH OF ALL PLANTS.

LAWN SEED MIX:

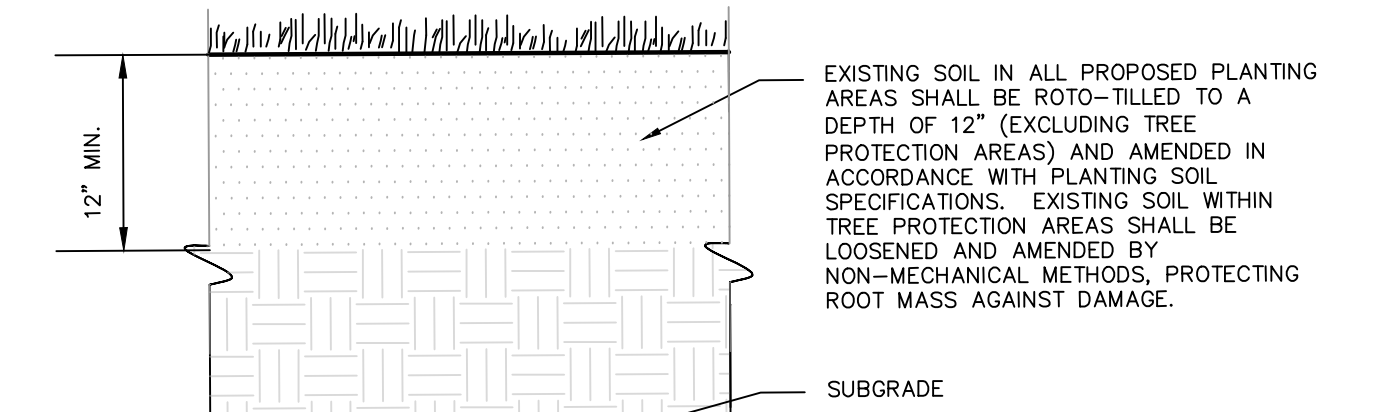
- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICATED:
 - RED FESCUE 1 1/2 LBS./1,000 SF
 - PERENNIAL RYEGRASS 1 LBS./1,000 SF
 - KENTUCKY BLUEGRASS 1 1/2 LBS./1,000 SF
 - SPREADING FESCUE 1 LBS./1,000 SF
- SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRASS STRAW ANCHORED WITH TACKIFIER AS NECESSARY. AREAS PRONE TO EROSION SHALL BE PROTECTED AS NECESSARY WITH BIODEGRADABLE EROSION CONTROL MATERIALS IN ADDITION TO THE STANDARD MULCH. ALL MULCH MATERIALS AND HYDROMULCH/MULCH MUST BE REMOVED FROM ANY ADJACENT STRUCTURES, PAVING OR VEHICLES IMMEDIATELY.
- SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
 - SPRING: APRIL 1 - MAY 31
 - FALL: AUGUST 16 - OCTOBER 31
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE



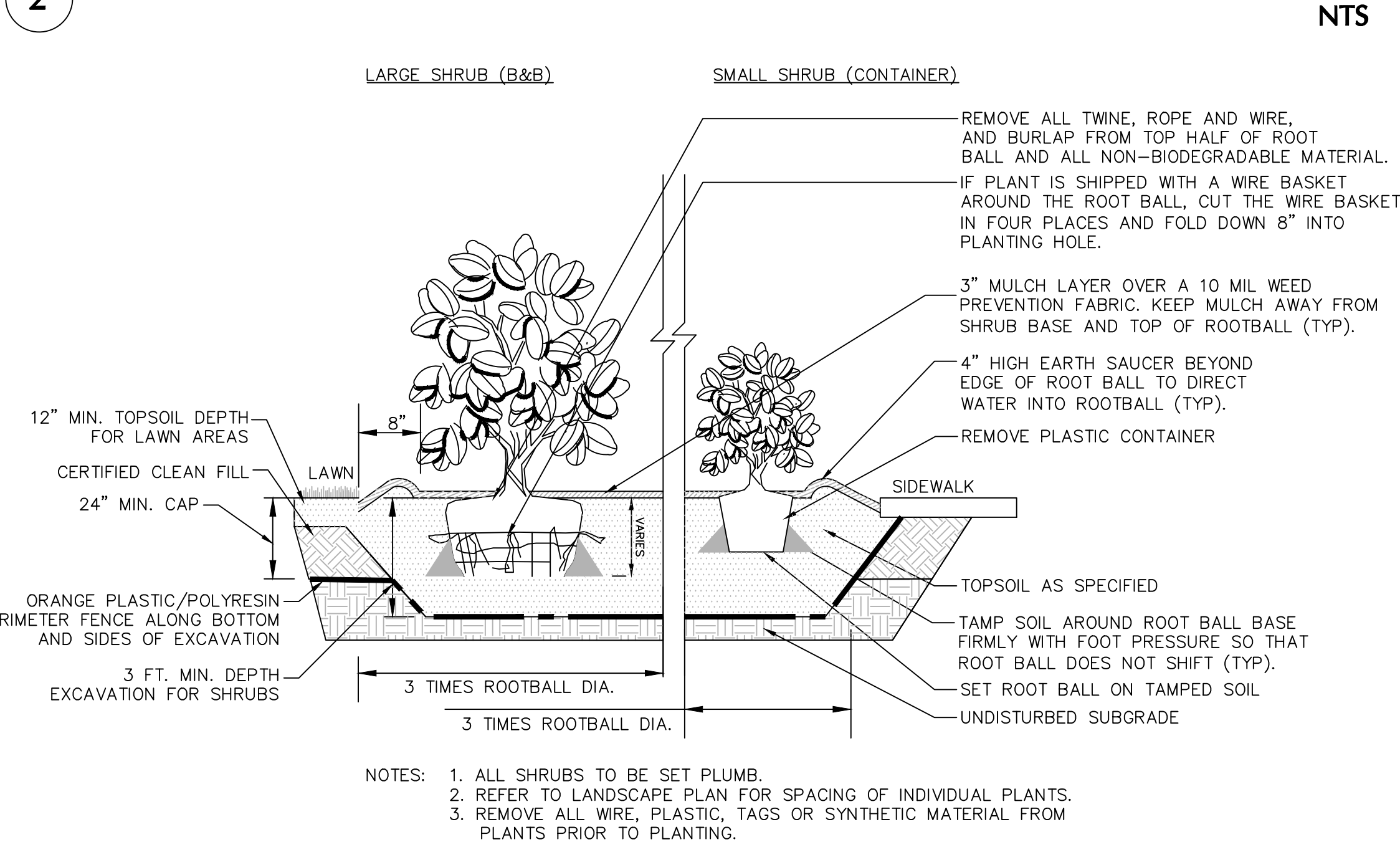
PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

- NOTES:**
- CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 SQ. FT.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
 - RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
 - IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
 - CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.).
 - NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

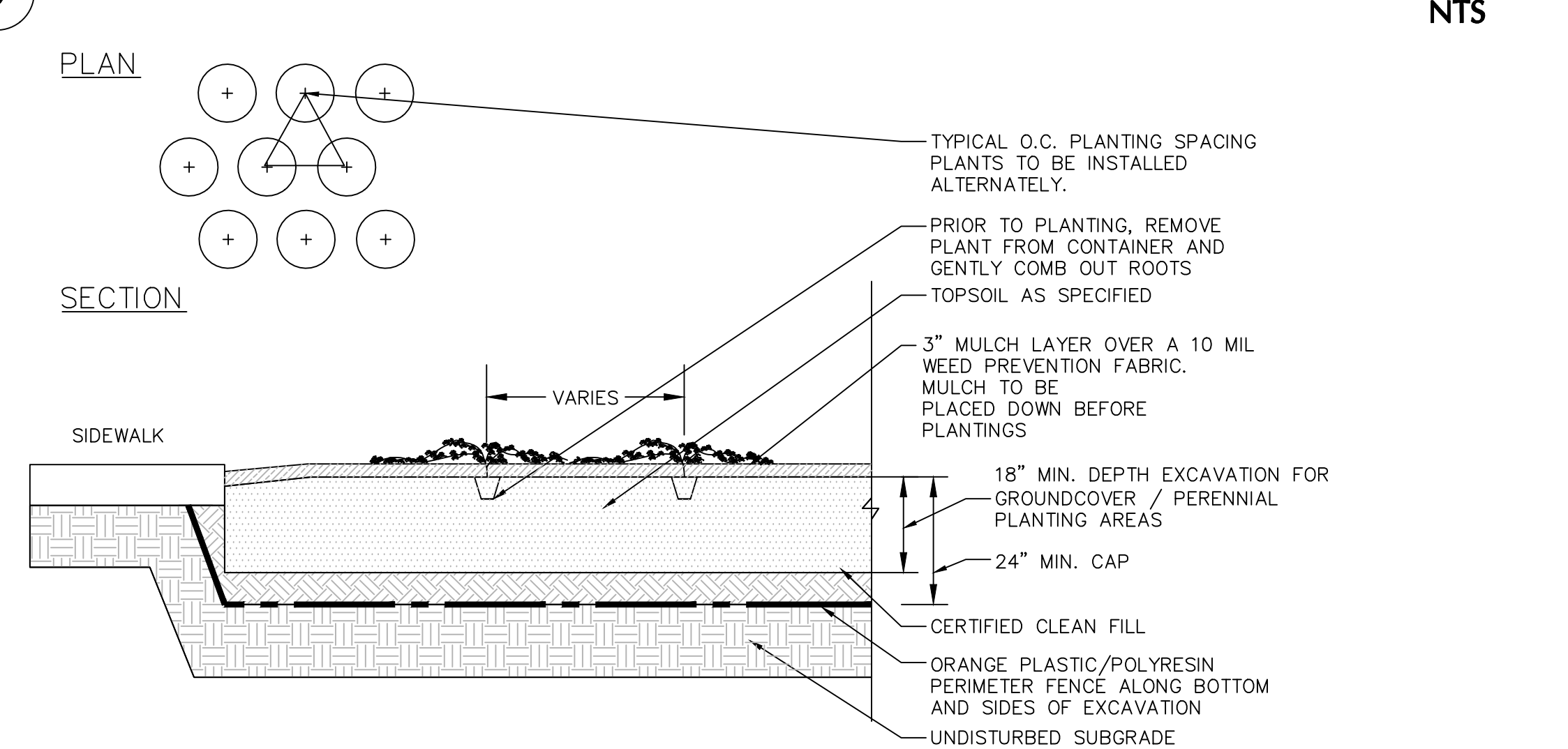
1 PLANTING SOIL

NTS

2 DECIDUOUS TREE PLANTING



3 SHRUB PLANTING



- NOTES:**
- PLANTS ARE TO BE SPACED EQUIDISTANT FROM EACH OTHER.
 - REFER TO PLAN AND SCHEDULE FOR SPACING OF INDIVIDUAL PLANTS.
 - REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

4 GROUNDCOVER/ PERENNIAL PLANTING

NTS

Date	Description	No.
Revisions		

LANGAN
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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400

SUBARU TRAFFIC CALMING
AMENDED SITE PLAN FOR BLOCK 1459, LOT 9
1 SUBARU DRIVE
CAMDEN
CAMDEN COUNTY NEW JERSEY

LANDSCAPE NOTES AND DETAILS

Project No.	Drawing No.
220140301	LP501
Date	
15 DECEMBER 2023	
Drawn By	
KK	
Checked By	
AP/OS	
Sheet 13 of 13	