1.0 GENERAL NOTES:

1.1 THIS SHEET IS FOR PLANTING ONLY.

1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 REQUIREMENTS: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

1.4 PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

1.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

1.6 SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

1.7 QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.8 PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.

1.12 PLANT COSTS: INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS SHALL BE SUPPLIED TO THE OWNER AND LANDSCAPE ARCHITECT AT THE BIDDING TIME.

2.3 SOIL AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

TREES:

SOIL AMENDMENTS ------- RATE---------- SIZE OR SQ.FT.
10-6-4 FERTILIZER ---- 10 LBS ---------- 1,000 SQ.FT.

SHRUBS:

SOIL AMENDMENTS ------- RATE---------- SIZE OR SQ.FT.
10-6-4 FERTILIZER ---- 5 LBS ---------- 100 SQ.FT.

PERENNIALS & GROUNDCOVERS:

SOIL AMENDMENTS ------- RATE---------- SIZE OR SQ.FT.
14-14-14 FERTILIZER -- 3 LBS ---------- 100 SQ.FT.
COMPOST ---------- 3 YARDS ---------- 1,000 SQ.FT.

SEASONAL COLOR: SUMMER ANNUAL BED PREPARATION

SOIL AMENDMENTS ------- RATE---------- SIZE OR SQ.FT.
14-14-14 FERTILIZER -- 3 LBS ---------- 100 SQ.FT.
COMPOST ---------- 1.5 YARDS ---------- 1,000 SQ.FT.

SEASONAL COLOR: FALL PANSY BED PREPARATION

SOIL AMENDMENTS ------- RATE---------- SIZE OR SQ.FT.
14-14-14 FERTILIZER -- 3 LBS ---------- 100 SQ.FT.
COMPOST ---------- 1.5 YARDS ---------- 1,000 SQ.FT.

CONTAINERS / POTS:

SOIL AMENDMENTS ------- RATE---------- SIZE OR SQ.FT.
14-14-14 FERTILIZER -- 3 LBS ---------- 100 SQ.FT.

2.4 PLANTS: ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.

2.5 BALLED AND BURLAPPED (B&B) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.

2.6 CONTAINER GROWN MATERIAL: ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

2.7 DORMANT PROPAGULES: (RHIZOMES, TUBERS, CORMS AND BULBS): SHOOTS AND RHIZOMES SHALL EXHIBIT TURGOR AND SHOOTS SHALL BE LIGHTLY COLORED. BODIES OF TUBERS AND BULBS SHALL BE RIGID TO THE TOUCH. PROPAGULES WHOSE SHOOTS AND BODIES ARE SOFT OR MUSHY TO THE TOUCH, OR WHOSE SHOOTS LACK TURGOR OR ARE DARK COLORED SHALL BE REJECTED.

2.8 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6") INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

2.9 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.10 MINIMUM SIZES: SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED.

2.11 PLANT HARDINESS: THE SUPPLIER OF ALL PLANTS SHALL CERTIFY THAT THE ORIGIN OF THE PLANTS IS FROM HARDINESS ZONES 6 OR 7, FROM THE EASTERN OR CENTRAL PORTIONS OF THE U.S., PRIOR TO PLANTING UNLESS AGREED TO OTHERWISE WITH THE LANDSCAPE ARCHITECT.

2.12 MULCH: IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS. FINE GROUND BARK MULCH SUCH AS NATURE'S HELPER OR APPROVED EQUAL IS TO BE USED FOR PERENNIAL BEDS. PINE BARK FINES SHALL BE GROUND PINE BARK WITH NO PARTICLES WITH A DIMENSION GREATER THAN 3/4". DOUBLE SHREDDED HARDWOOD BARK IS TO BE USED AT "EXISTING TREES TO REMAIN". MULCH SHALL EXTEND INWARD INTO TREE PRESERVATION AREAS A MINIMUM OF 10 FEET OR 3.3 METERS FROM EDGE OF TREE SAVE.

2.13 GEO-TEXTILE EROSION CONTROL BLANKET: SHALL BE A NATURAL FIBER WOVEN MESH OR A PHOTO DEGRADABLE NETTING WITH 1" x 3" OR 2" x 2" SQUARE OPENINGS, SUCH AS: COCONUT COIR MESH, WOOD EXCELSIOR OR APPROVED EQUAL WITH FABRIC TENSILE STRENGTH 432 LB/FT. X 138 LB/FT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2.14 SOIL TESTING: PRIOR TO PLANTING, ANY TOPSOIL TO BE SPREAD SHALL BE TESTED BY AN APPROVED SOIL TESTING LABORATORY OR AGRICULTURAL EXTENSION SERVICE LABORATORY. TESTS SHALL INCLUDE MECHANICAL AND CHEMICAL ANALYSIS. A SOILS REPORT SHALL INCLUDE RECOMMENDATIONS FOR THE ADDITION OF FERTILIZER AND ADJUSTMENTS TO PH, OR OTHER AMENDMENTS AND INDICATE THE AMOUNT OF ORGANIC MATTER. A WRITTEN REVIEW OF SAID ANALYSIS AND RECOMMENDATIONS IS REQUIRED TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER 15 DAYS PRIOR TO INSTALLATION.

2.15 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2.16 ORGANIC AMENDMENTS: ORGANIC MATTER FOR AMENDING PLANTING SOILS SHALL BE A STABLE, HUMUS-LIKE MATERIAL PRODUCED FROM AEROBIC DECOMPOSITION AND CURING OF LEAF AND YARD WASTE COMPOSTED FOR A MINIMUM OF ONE YEAR (12 MONTHS). THE LEAF AND YARD WASTE COMPOST SHALL BE FREE OF DEBRIS SUCH AS PLASTICS, METAL, CONCRETE OR OTHER DEBRIS. THE LEAF AND YARD WASTE COMPOST SHALL BE FREE OF STONES LARGER THAN 1/2", LARGER BRANCHES AND ROOTS. WOOD CHIPS OVER 1" IN LENGTH OR DIAMETER SHALL BE REMOVED BY SCREENING. THE COMPOST SHALL BE A DARK BROWN TO BLACK COLOR AND BE CAPABLE OF SUPPORTING PLANT GROWTH WITH APPROPRIATE MANAGEMENT PRACTICES IN CONJUNCTION WITH ADDITION OF FERTILIZER AND OTHER AMENDMENTS AS APPLICABLE, WITH NO VISIBLE FREE WATER OR DUST, WITH NO UNPLEASANT ODOR, AND MEETING THE FOLLOWING CRITERIA AS LISTED IN 2.2.

3.0 INSTALLATION:

3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" AND WORKED INTO THE TOP 12" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.

3.5 PLANTING HOLES FOR CONTAINER GROWN PLANTS: SHALL BE ONE FOOT (1') DEEP PLUS THE CONTAINER DEPTH IN WHICH THE PLANT HAS BEEN GROWN AND TWO FEET (2') WIDER THAN THE CONTAINER.

3.6 PLANTING HOLES FOR B&B PLANTS: THE CROWN OF THE ROOTBALL SHALL BE HIGHER AFTER SETTLING THAN THE ADJACENT SOIL. THE PLANTING HOLE SHALL BE EXCAVATED ONE FOOT (1') DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2') WIDER THAN THE ROOTBALL.

3.7 PLANTING: BACKFILL THE PLANTING HOLES WITH IN-SITU SOIL MATERIALS REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. A MYCORRHIZAL INNOCULANT SHALL BE ADD TO THE BACKFILL PER THE MANUFACTURER'S INSTRUCTIONS. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS.) THE PLANTING HOLE AREAS MUST NOT BE DEPRESSED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS.

3.8 WATERING: ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT FREE CONDITION.

3.9 SITE WORK CONDITIONS: ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

3.10 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE GRASS OR AN APPROVED EQUAL BEFORE INSTALLATION AT THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL PRATICE.

3.11 FIELD ADJUSTMENTS: LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN (1 FOOT OR .3 METERS) AIRSPACE BETWEEN UNIT AND PLANT. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIALS AROUND THE CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

3.12 TREE STAKING AND GUYING: SHALL BE DONE PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

3.13 BURLAP, TAGS AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

3.14 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.

3.15 A.D.A.: THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS REQUIRE THAT A (7 FOOT OR 2.13 METER) VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIAN SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD SLIGHTLY TO MINIMIZE BRANCH OVERHANG. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN CLEAR ACCESS OF PEDESTRIAN WAYS IN ACCORDANCE WITH THE ADA REQUIREMENTS.

3.16 SLOPES: SHRUBS, GROUNDCOVERS AND PERENNIALS PLANTED ON SLOPES GREATER THAN 3:1 SHALL HAVE A NATURAL FIBER GEO-TEXTILE WOVEN MESH MATERIAL PINNED TO GROUND PER MANUFACTURER'S SPECIFICATIONS. GROUNDCOVER BEDS SHALL HAVE 2 INCHES OF GROUND LEAF COMPOST SPREAD ONTO SLOPE PRIOR TO PLACING MESH. EXCAVATE PLANT PITS THROUGH MESH.

3.17 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.

3.18 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASONS.

3.19 PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OR 1.22 METERS OF PLANT BEDS SHALL SHARE THE SAME MULCH BED.

3.20 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF (3 FEET OR.91 METERS OR 4 FEET OR 1.20 METERS) FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

4.0 R.O.W. PLANTING:

4.1 TREE PLANTING AND STAKING SHALL COMPLY WITH THE CURRENT VERSION OF THE DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, SECTION 608.02 AND PER STANDARD DRAWINGS NO. 608.02 AND 608.03. DECIDUOUS TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 AS PER THE SPRING AND FALL PLANTING SEASON DATES (STANDARD DRAWING NO. 608.08 AND 608.09).

4.2 PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT

4.3 COMPANION PLANTS (I.E. PERENNIALS, GRASSES, SHRUBS, ETC.) TO BE INSTALLED IN A TREE SPACE MUST CONFORM TO THE CURRENT VERSION OF THE DDOT DESIGN AND ENGINEERING MANUAL CHAPTER 47 - LANDSCAPE DESIGN AND DCMR TITLE 24 SECTION 109 - BEAUTIFICATION OF TREE SPACES. COMPANION PLANTS SHALL NOT EXCEED 3 FEET IN HEIGHT, HAVE SHALLOW ROOT SYSTEM AND BE PLANTED AT A MINIMUM 2 FEET FROM THE ROOF FLARE (CROWN) OF THE STREET TREE.

4.4 GRASS/SOD IN CONTINUOUS PLANTING STRIPS SHALL NOT BE PLANTED WITHIN 4 FEET OF THE ROOF FLARE OF THE TREE

4.5 FINISH OFF UNPLANTED AREAS IN A TREE SPACE WITH A 2-3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND ROOT FLARE.

4.6 CONTRACTOR SHALL CONTACT JACK CHAPMAN, WARD_6_ARBORIST AT JACK.CHAPMAN@DC.GOV WHEN THE STREET TREES ARE READY TO BE PLANTED, PROVIDING AT LEAST 48 HOURS' NOTICE.

5.0 LANDSCAPE MAINTENANCE NOTES:

5.1 SOILS AND AMENDMENTS

5.1.1 DECOMPACTION: DECOMPACT TOPSOIL BY TILLING OR SUBSOILING AND INCORPORATING COMPOST THROUGHOUT THE DEPTH OF THE COMPACTED SOIL. DO NOT TILL SOILS UNDER EXISTING TREES; INSTEAD CONSIDER PRACTICES SUCH AS MULCHING UNDER THE CANOPY OR AIR TILLING TO AMELIORATE COMPACTION.
5.1.2 MULCH: APPLY YEARLY, OR AS NECESSARY, AT A DEPTH OF 2-3INCHES TO REPLACE DECOMPOSED MULCH. MULCH SHALL BE DERIVED FROM ORGANIC SOURCES SUCH AS SHREDDED BARK
5.1.3 COMPOST: APPLY YEARLY AT A DEPTH OF 1-2 INCHES. COMPOST SHALL MEET REQUIREMENTS LISTED IN 2.16
5.1.4 FERTILIZER: APPLY PER RATES LISTED IN TABLE 2.3

5.2 BIORETENTION

5.2.1 SEE CHAPTER 3.6.7 OF THE DOEE 2013 STORMWATER MANAGEMENT GUIDEBOOK FOR BIORETENTION CRITERIA

5.3 NEW AND EXISTING PLANTING

5.3.1 PROVIDE SUPPLEMENTAL WATERING IF RAINFALL IS LESS THAN 1 INCH PER WEEK DURING THE FIRST TWO GROWING SEASONS
5.3.2 CONDUCT WEEDING AS NECESSARY
5.3.3 MONITOR PLANTING FOR DISEASE AND STRESS. MODIFY CULTURAL PRACTICES AND INTEGRATED PEST MANAGEMENT STRATEGY AS NECESSARY
5.3.4 INSTALL AND FILL AS NECESSARY, SLOW LEAK WATERING BAGS DURING THE FIRST TWO GROWING SEASONS. REMOVE WATERING BAGS AFTER PLANT ESTABLISHMENT
5.3.5 ENSURE MULCH PLACED AROUND TREES DOES NOT CONTACT TREE TRUNK
5.3.6 IN EARLY SPRING, CUT BACK DEAD TOP GROWTH FROM PERENNIALS AND WARM SEASON GRASSES
5.3.7 PERIODICALLY DIVIDE PERENNIALS AND GRASSES NECESSARY TO ENCOURAGE REJUVENATED GROWTH

5.4 TREE PRESERVATION

5.4.1 PROPERTY OWNER SHALL REPLACE DEAD TREES WITH AN EQUIVALENT LANDSCAPE ELEMENT TO MEET THE MINIMUM-REQUIRED GAR SCORE FOR THE SITE
5.4.2 PRUNE DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES AS NECESSARY. RAISE LOWER BRANCHES AS NEEDED TO PROVIDE PEDESTRIAN AND VEHICULAR CLEARANCE. NEVER PRUNE MORE THAN 20% OF TOTAL TREE CANOPY PER YEAR.
5.4.3 EXISTING ROOT PRUNED TREES SHALL BE WATERED AT LEAST ONCE A WEEK, 1 INCH PER WEEK, DURING THE FIRST GROWING SEASON AFTER CONSTRUCTION IS COMPLETED

5.5 VEGETATED ROOFS

5.5.1 INSPECT VEGETATED ROOF DRAINAGE STRUCTURES FOR BLOCKAGE OR SIGNS OF LOSS OF SOIL MEDIA, LEAKS, AND VEGETATIVE COVER TWICE YEARLY
5.5.2 HAND WEED ROOF TO REMOVE INVASIVE AND VOLUNTEER PLANTS.
5.5.3 SEE GREEN AREA RATIO GUIDEBOOK, CHAPTER 6, TABLE 10 FOR ADDITIONAL VEGETATED ROOF MAINTENANCE ACTIVITIES.
5.5.4 SEE DOEE 2013 STORMWATER MANAGEMENT GUIDEBOOK, APPENDIX L FOR MAINTENANCE AND INSPECTION FORMS

5.6 SEE GREEN AREA RATIO GUIDEBOOK, CHAPTER 6, FOR ADDITIONAL LANDSCAPE MAINTENANCE INFORMATION.

5.7. IRRIGATION

5.7.1 CONTRACTOR IS RESPONSIBLE FOR DESIGN OF THE IRRIGATION SYSTEM BASED UPON DESIGN CRITERIA PROVIDED BY THE OWNER. ALL LANDSCAPE AND SOD AREAS ARE TO BE 100% IRRIGATED WITH PROPER ZONING AND PROGRAMMING TO PROPERLY HYDRATE ALL PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES, CONDUIT, OR PIPING REQUIRED TO PERFORM THE IRRIGATION WORK.
5.7.2 LANDDESIGN DOES NOT PROVIDE DETAILED IRRIGATION PLANS OR SPECIFY ANY EQUIPMENT.
5.7.3 IRRIGATION CONSULTANT OR CONTRACTOR TO PROVIDE ALL EQUIPMENT SCHEDULES.
5.7.4 ALL IRRIGATION TO COMPLY WITH LEED BD+C VERSION 2009 W.E. CREDIT 1.
5.7.5 IRRIGATION FOR GREEN ROOF AREAS AND BIORETENTION SHALL ONLY BE USED FOR INITIAL ESTABLISHMENT AND DURING EXTENDED PERIODS OF DROUGHT.
5.7.6 RAINWATER CISTERN WILL BE USED TO IRRIGATE ALL GREEN ROOF, BIORETENTION, AND LANDSCAPED AREAS DURING THEIR ESTABLISHMENT PERIOD AND DURING PERIODS OF EXTENDED DROUGHT.
5.7.7 HARVESTED RAINWATER WILL ACCOUNT FOR 100% OF IRRIGATION REQUIREMENTS.
5.7.8 SEE CIV703 FOR MONTHLY ESTIMATED WATER DEMAND AND CISTERN MAINTENANCE CRITERIA.

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GMP SET

PROJECT NAME

4 EYE STREET, SE

WASHINGTON, DC

PROJECT NUMBER RCP09

OWNER
CRESCENT-RCP VENTURE 1, LLC

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ISSUE

MARK	DATE	DESCRIPTION
*	10.27.2017	DD SET
	02.02.2018	PERMIT SET
	02.21.2018	GAR
	02.21.2018	PERMIT RESPONSE
	04.27.2018	PERMIT RESPONSE
	05.11.2018	GMP SET

SEAL

KEYPLAN

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DRAWING TITLE

PLANTING NOTES

DATE 5.11.2018

SCALE 1"=10'

L013