



HYDRO-SEEDING SPECIFICATIONS:

THE CONTRACTOR SHALL REMOVE ALL WEEDS, STONES OVER 1" IN DIAMETER, ROOTS, BRUSH, STAMPS, BUILDING MATERIAL AND OTHER DEBRIS.

AREAS INDICATED "H" SHALL BE HYDRO-SEEDED WITH A PUMP RATED AND OPERATED AT NO LESS THAN 100 GPM AND NO LESS THAN 100 PSI WITH A MECHANICAL ASPIRATOR THAT WILL ENSURE UNIFORM SUSPENSION OF SEED AND FERTILIZER IN WATER. EACH 1000 GALLONS OF SLURRY MIX SHALL CONTAIN 100 LB. OF APPROVED CELLULOSE FIBER, 200 LB. OF THE SPECIFIED SEED MIXTURE AND 800 LB. OF AN APPROVED (12/12) COMMERCIAL FERTILIZER.

APPLY SEED AND FERTILIZER AT A RATE OF NOT LESS THAN 1000 GALLONS OF SLURRY PER ACRE.

FRESH GRADING - AFTER CLEAN UP AND PRIOR TO TOP SOILING THE CONTRACTOR SHALL FINE GRADE WITH MECHANICAL EQUIPMENT AND HAND RAKING IF REQUIRED TO BRING ALL AREAS TO THE DESIGN GRADES INDICATED ON THE SITE PLAN AND NECESSARY TO MAINTAIN POSITIVE DRAINAGE.

TOPSOIL SHALL BE UNIFORMLY SPREAD TO SUPPORT SEED GERMINATION AND PRODUCE TYP. TOPSOIL SAMPLES MAY BE REQUIRED BY THE LANDSCAPE ARCHITECT AND THE SOURCE DESIGNATED BY THE CONTRACTOR.

SEED MIXTURE:

- 40% NURSERY BLENDUP
- 50% PERENNIAL RED PEGGIE
- 50% PERENNIAL PERENNIAL RED PEGGIE

SEED AND FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE MANUFACTURER'S ORIGINAL SEALED CONTAINERS STATING MIXTURE COMPONENTS AND PERCENTAGES. SEED AND FERTILIZER OTHERWISE DELIVERED WILL NOT BE ACCEPTED.

WARRANTY:

THE CONTRACTOR HAS THE RESPONSIBILITY OF IRRIGATING THE SEED BED.

GUARANTEE:

THE CONTRACTOR SHALL OVERSEE ALL AREAS THAT HAVE BARE SPOTS IN EXCESS OF ONE SQ. FT. IN SIZE.

INSPECTION:

THE LANDSCAPE ARCHITECT SHALL BE THE OWNER'S AGENT FOR THIS WORK AND WILL DETERMINE COMPLETION AND ACCEPTANCE OF WORK PERFORMED, AND WILL MAKE CASUAL INSPECTION DURING REPAIR OPERATIONS. PROMPT CLEANUP OF THE SITE UPON COMPLETION WILL BE REQUIRED. WALKS AND DRIVES SHALL BE KEPT CLEAN AND PASSABLE.

GENERAL NOTES:

ALL LANDSCAPE AREAS ADJACENT TO DRIVES OR PARKING AREAS ARE TO BE CURBED WITH A MINIMUM 4" CONCRETE CURBING.

ALL PLANTING BEDS ARE TO BE EDED.

ALL LANDSCAPING IS TO BE CONTINUOUSLY MAINTAINED.

ALL SITE IMPROVEMENTS DETAILED ON THIS PLAN ARE TO BE COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

ALL RIGHT OF WAY AREAS ARE TO BE SEEDED OR HYDROSEEDED.

ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY OWNER.

LANDSCAPE NOTES:

ALL PLANT MATERIAL SHALL BE TRUE TO NAME, FREE FROM PHYSICAL DAMAGE AND WIND BURN. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY WOODRUSY GROWING CONDITION.

PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.

ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) FULL YEAR FOLLOWING PLANTING.

ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

PROVIDE CLEAN BACK FILL SOIL, USING MATERIAL STOCKPILED ON SITE. SOIL SHALL BE SCREENED AND FREE OF ANY DEBRIS, FOREIGN MATERIAL, AND STONE. "GIFTS" TAKES OF SIMILAR SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANTING PITS BEFORE BEING BACKFILLED.

ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A MINIMUM DEPTH OF 4". MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL CONTAIN NO PIECES OF INCONGRUENT SIZE.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN ON THE LANDSCAPE DRAWINGS AND SPECIFICATIONS.

NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL POSITION THROUGHOUT THE GUARANTEED PERIOD.

THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO RECTIFY ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS, IF REQUESTED BY OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING PLANT QUANTITIES TO ENSURE QUANTITIES ON DRAWINGS AND PLANT LIST ARE THE SAME. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES ON THE PLANS SHALL PREVAIL.

THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED DURING CONSTRUCTION, THROUGHOUT THE DEVELOPMENT.

A PRE-EMERGENT WEED CONTROL AGENT, "PREENT" OR EQUAL, SHALL BE APPLIED UNIFORMLY TO ALL PLANTING BEDS PRIOR TO MULCHING.

SITE CONDITIONS:

THE LANDSCAPE CONTRACTOR SHALL NOT OBSTRUCT ROADS, PARKING AREAS OR WALKS WITH MATERIALS, EQUIPMENT OR DEBRIS. THE ENTIRE PARKING AREA MUST BE AVAILABLE FOR CAPACITY USE DURING WORKING HOURS. SPECIAL ARRANGEMENTS WILL BE MADE TO ISOLATE SPECIFIC AREAS REQUIRED FOR CONSTRUCTION. THESE AREAS WILL BE PRE-ARRANGED WITH HIGH ADMINISTRATION BY THE LANDSCAPE ARCHITECT.

QTY.	PLANT TYPE	BOTANICAL NAME	SIZE	ROOT
21	BRADFORD PEAR	PYRUS CALLERYANA	2" CAL	B&B
1	BLUE SPRUCE	PICEA PUGENS	8' HT.	B&B
5	DENSE YEWS	TEXAS MEDIA DENSIFORMIS	2 GAL.	CONT.
7	FOUNTAIN GRASS	PENISSETUM ALOPECUROIDES	2 GAL.	CONT.
5	HOSTA		1 GAL.	CONT.
4	LIMELIGHT HYDRANGEA	HYDRANGEA PANICULATA	1 GAL.	CONT.

TOTAL PAVING — 201,280 SQ. FT.
INTERIOR LANDSCAPING BED — 10,464 SQ. FT.
5% OF TOTAL PAVED AREA — 10,464 SQ. FT.
AREA PROVIDED — 10,460 SQ. FT.

GENERAL NOTES:

1) ALL STONE PLANTING AREAS TO RECEIVE 5" HACHED STONE (2"-4" DIA) PER PLAN OVER. DE-WIT FABRIC NEED BARRIER UNDERLAYMENT.

ALL TREES PLANTINGS TO RECEIVE 24" DIA CEDAR MULCH AROUND BASE. DE-WIT FABRIC NEED BARRIER UNDERLAYMENT.

2) LAWN EDGING TO BE PLASTIC OR APPROVED EQUAL.

GROUND COVER PLANTS TO BE PLANTED IN SOIL MIX (NO STONE AROUND).

NOTE:

ALL LAWN AND LANDSCAPED AREAS ARE TO HAVE SPRINKLER SYSTEM

