

**GENERAL NOTES:**

- CONTRACTOR TO VERIFY EXISTING SITE INFORMATION INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, AND CURBS AND GUTTERS, THAT MAY AFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
- EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM. RESTORATION OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND ADJUSTMENTS OR PROPOSED WORK SHALL BE APPROVED BY LANDSCAPE ARCHITECT. ADJUSTMENTS OF PLANT MATERIAL DUE TO CONFLICTS WITH UTILITIES SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. CALL UNDERGROUND LOCATES # 311(522)87, 1 WEEK PRIOR TO PLANTING.
- PROVIDE OWNER OR LANDSCAPE ARCHITECT WITH NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE INFORMATION BEFORE STARTING WORK.
- LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN WORK FOR THE DURATION OF THE CONTRACT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL.
- IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL DESIGN CRITERIA AS NOTED BY THE DRAWING OR TECHNICAL SPECIFICATIONS. ANY DISCREPANCIES, OMISSIONS, ADDITIONS, OR ALTERATIONS TO THE DRAWINGS OR SPECIFICATIONS SHALL BE PRESENTED IN WRITING TO THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL ENGINEERING IS THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING TO 1/4" - 1/2" OF FINISHED GRADE & LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADING.
- ALL WORK AND PARTS SHALL BE MAINTAINED FOR A MINIMUM OF ONE YEAR FROM DATE OF COMPLETION.
- A MINIMUM OF 48 HOURS NOTICE IS REQUIRED FOR ALL MODIFICATIONS, REVIEW & APPROVAL REQUESTS TO LANDSCAPE ARCHITECT.
- AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER AND ARRANGE A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN GOOD WORKSMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- OWNER OR AUTHORIZED REPRESENTATIVE MAY COMPLETE PORTIONS OR ALL OF APPROVALS AND WORK OUTLINED IN NOTES IN LIB OF LANDSCAPE ARCHITECT.
- STORE DRAIN EDGE TO BE 1" TO 2" NATIVE RIVER COBBLE OVER FILTER FABRIC UNLESS SPECIFIED OTHERWISE PER PLAN PROVISIONS SAMPLE FOR OWNER APPROVAL.
- ALL DOWN SLOPES, DRAIN INLETS, DRAIN LINES AND FRENCH DRAINS TO BE INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

**PLANTING NOTES & SPECIFICATIONS:**

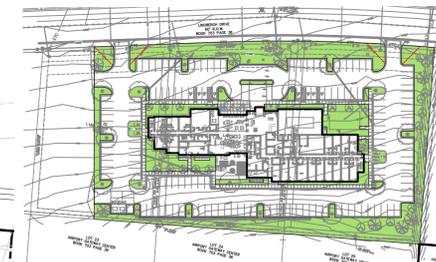
- THE PLANTING PLAN IS DIAGNOSTIC. ALL PLANT LOCATIONS ARE APPROXIMATE. QUANTITIES SHOWN ON THE PLANTING LEGEND ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. QUANTITIES OF PLANT SYMBOLS SHOWN ON PLANS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED WITHIN THE LEGENDS/CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN QUANTITIES AND SYMBOLS SHOWN.
- LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE HERBICIDES ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS, PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. HERBICIDES SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE BEGINNING WORK.
- PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES & PESTS.
- ALL CONTAINERIZED PLANTS NEED TO BE TO EDGE OF CONTAINER & HOLD ROOT BALL TOGETHER.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE MOISTENED.
- ALL PLANT MATERIAL SHALL BE PLACED IN PITS HAVING A MINIMUM DIAMETER OF 50 PERCENT OF THE PLANTS TOTAL ROOT BALL OR CONTAINER VOLUME.
- PERENNIAL BEDS SHALL BE BACKFILLED WITH A 5:1 RATIO OF TOPSOIL & COMPOST TO A DEPTH OF 6".
- ALL TREES SHALL HAVE THE ROOT GROWN PLANTED 2" ABOVE THE SURROUNDING FINISHED GRADE.
- ALL TREES SHALL HAVE ALL THREE OR OTHER BRANCH MATERIAL REMOVED AROUND CROWN OF TRUNK. ALL TREES SHALL HAVE BURLAP AND BINDING MATERIALS PULLED BACK FROM A MINIMUM OF THE TOP ONE THIRD OF THE ROOT BALL PRIOR TO BACKFILLING.
- ALL SHRUB BEDS AND TREE HELLS WILL BE MULCHED WITH 2" (2) INCHES SHREDED BARK MULCH THROUGHOUT ENTIRE BED. PERENNIAL PLANTING BEDS SHALL NOT RECEIVE BARK MULCH COVER BUT BE TOP DRESSED WITH 1" COMPOST. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- EVERGREEN TREES 12" IN HEIGHT AND ALL DECIDUOUS TREES ARE TO BE STAKED WITH 5 FOOT STEEL "I" STAKES AND GATED WITH 1/2 GAUGE GALVANIZED WIRE AND 1/2" HIGH HOPE GREEN NYLON TREE STRAPS. STAKES ARE TO BE REMOVED 3 YEARS FROM DATE OF INSTALLATION UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- ALL EVERGREEN AND DECIDUOUS TREES SHALL BE PROVIDED WITH AN "EARTHEN SAUCER" AT ITS BASE. SAUCERS ARE TO BE CONSTRUCTED HAVING A MINIMUM SHALLOW DEPTH OF FOUR (4) INCHES. SAUCERS SHALL BE INSTALLED ON DOWNHILL SIDE ONLY WHEN PLANTINGS OCCUR ON A SLOPE.
- ALL NEWLY PLANTED TREES & SHRUBS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH BIOSOL MIX ALL-PURPOSE FERTILIZER PER MANUFACTURER'S SPECIFICATIONS. FERTILIZER TO BE MIXED IN WITH BACKFILL.
- ALL SOIL AREAS SHALL BE SEPARATED FROM ADJACENT PLANTING BEDS WITH EDGING. EDGING SHALL BE 1/2" X 4" GALVANIZED STEEL ROLL TOP, TACKED IN PLACE WITH THREE (3) INCH EDGING PINS SPACED EVERY 10' SECTION OF EDGING. OVERLAP EDGING BY 1/4" & SECURE OVERLAPPING SECTIONS WITH 2 PINS. EDGING SHALL NOT PROTRUDE ABOVE SURROUNDING FINISHED GRADE BY MORE THAN 1/4".
- ALL PLANTING SHALL BE COMPLETED DURING THE NORMAL GROWING SEASON, NO PLANTING SHOULD OCCUR DURING INCLEMENT OR FREEZING WEATHER.
- LANDSCAPE CONTRACTOR SHALL SURVEY AND DISTRIBUTE COMPOST TO THE SITE. TOPSOIL NATIVE TO THE SITE IS PREFERRED IF AVAILABLE. IF TOPSOIL IS NEEDED FROM OFFSITE, THE TOPSOIL AND COMPOST ARE TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE PRIOR TO DELIVERY. TILL AT TOPSOIL 1/2" COMPOST AND TOP DRESS WITH 1" COMPOST FOR ALL PERENNIAL BEDS. SPREAD TOPSOIL TO A DEPTH OF 3" TO ESTABLISH ALL TREE AREAS. A DEPTH OF 1" FOR ALL DISTURBED AREAS TO RECEIVE NATIVE REVEGETATION AND FOR THE AMENDED BACKFILL OF ALL NEW TREES AND SHRUBS. SCARIFY EXISTING SOIL SURFACE PRIOR TO THE ADDITION OF TOPSOIL TO FORM AN ADEQUATE BOND. FOR FINISH GRADING, SOIL SURFACE SHOULD BE A LOOSE MOIST SURFACE. PLANTING SHOULD OCCUR WITHIN 10 DAYS OF SURFACE PREPARATION.
- PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING:  
 17A. LOOSEN SOIL TO A MINIMUM OF 4" DEPTH, REMOVE STONES OVER 2" IN DIAMETER, STICKS, ROOTS, RUBBISH AND EXTRANEOUS MATTER.  
 17B. DISTRIBUTE 1" OF TOPSOIL TO BE CULTIVATED INTO NATIVE SOIL.  
 17C. GRADE AREAS TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.  
 17D. ONE APPLICATION OF A BROAD LEAF FERTILIZER SHALL BE BROADCAST PRIOR TO SEEDING AT A RATE OF 2 LBS PER 1000 SQ FT.
- ALL DISTURBED AREAS TO BE REVEGETATED WITH PANNEE BUTTES MOUNTAIN NATIVE SEED MIX SOON AT RECOMMENDED RATE UNLESS SPECIFIED OTHERWISE.
- MULCH ALL SEED SOAK AREAS WITH 1" - 2" OF CERTIFIED WOOD CHIP STRAW OR HAY. ALL STRAW AREAS ARE TO BE TACKLED WITH APPROVED ORGANIC TACKLER AT THE RATE OF 100 LBS / ACRE, OR HYDROMULCH IN LIB OF GRASS OR HAY.
- ALL SEED SOAK AREAS ARE TO BE LIGHTLY RAKED 1/4" INTO THE SOIL AND IRRIGATED.
- LANDSCAPE CONTRACTOR SHALL SUBMIT THE COMPANY'S WRITTEN DOCUMENT REGARDING ITS POLICY ON PLANT GUARANTEE AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIAL INCLUDING LABOR, DUE TO THE SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF ONE-YEAR FOLLOWING THE PLANTS INSTALLATION. NURSERY STOCK IS NOT GUARANTEED AGAINST FLOOD, OWNER NEGLIGENCE, VEHICULAR OR LAWN MOWER DAMAGE, STORM DAMAGE, THEFT OR ANIMAL DAMAGE (DOMESTIC OR WILDLIFE).
- CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF EXISTING LANDSCAPE AREA, DAMAGE INCURRED IS TO BE REPAIRED AT THE CONTRACTOR'S COST.
- PERENNIAL SPECIFICATIONS AND LAYOUT PROVIDED BY LANDSCAPE CONTRACTOR IN COORDINATION WITH OWNER.

**PLANT LEGEND**

| TREES  |   | COMMON NAME               |            | SIZE | QUANTITY |
|--------|---|---------------------------|------------|------|----------|
| SYMBOL | BOTANICAL NAME                              | COLORADO SPRUCE           | 8' HT MIN. | 8    |          |
| SYMBOL | PICEA PUNGENS                               | QUAKING ASPEN             | 2-3' CAL.  | 11   |          |
| SYMBOL | POPULUS TREMULOIDES                         | FLAME AMUR MAPLE          | 8' HT TREE | 15   |          |
| SYMBOL | ACER GINALLA 'FLAME'                        | SHADEMASTER HONEY LOCUST  | 2-3' CAL.  | 15   |          |
| SYMBOL | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | MONTGOMERY SPRUCE         | 6' HT.     | 2    |          |
| SYMBOL | PICEA PUNGENS 'MONTGOMERY'                  | SPRING SNOW CRABAPPLE     | 2' CAL.    | 21   |          |
| SYMBOL | MALUS 'SPRING SNOW'                         | SHRUBS                    |            | SIZE | QUANTITY |
| SYMBOL | BOTANICAL NAME                              | PAINEE BUTTES SAND CHERRY | #5         | 44   |          |
| SYMBOL | FRUNUS BESSEYI 'PAINEE BUTTES'              | MOUNTAIN NINEBARK         | #5         | 36   |          |
| SYMBOL | PH PHYSOCARPUS MONOGYNUS                    | DIABOLO NINEBARK          | #5         | 2    |          |
| SYMBOL | PD PHYSOCARPUS OPULIFOLIUS 'DIABOLO'        | RUSSIAN SAGE              | #5         | 55   |          |
| SYMBOL | PA PEROVSKIA ATRIPLICIFOLIA                 | WHITE SNOWBERRY           | #5         | 60   |          |
| SYMBOL | SA SYMPLOCARPOS ALBUS                       | ASH-LEAF FALSE SPIREA     | #5         | 34   |          |
| SYMBOL | SS SORBARIA SORBIFOLIA                      | CHEYENNE MOCK ORANGE      | #5         | 10   |          |
| SYMBOL | PLC PHILIDELPHUS LEWISII                    | ORNAMENTAL GRASSES        |            | SIZE | QUANTITY |
| SYMBOL | BOTANICAL NAME                              | BLUE AVENA GRASS          | #1         | 140  |          |
| SYMBOL | A HELICTOTRICHON SEMPERVIRENS               | KARL FORSTER GRASS        | #1         | 134  |          |
| SYMBOL | K CALAMAGROSTIS 'KARL FORSTER'              |                           |            |      |          |

**GROUNDCOVERS**

| SYMBOL | COMMON NAME   | 1 GAL. | 342            |
|--------|---|--------|----------------|
| SYMBOL | ASSORTED GROUND COVERS AND PERENNIAL FLOWERS                      | 1 GAL. | 342            |
| SYMBOL | 1140 SQ. FT.  | F-10   | 46             |
| SYMBOL | PAINEE BUTTES LOW GROW NATIVE SEED MIX, WITH PERMANENT IRRIGATION |        | 7650 SQ. FT.   |
| SYMBOL | PAINEE BUTTES MOUNTAIN NATIVE SEED MIX, WITH TEMPORARY IRRIGATION |        | 18,420 SQ. FT. |
| SYMBOL | 2-3" NATIVE RIVER COBBLE MULCH                                    |        | 6350 SQ. FT.   |
| SYMBOL | BLUEGRASS LAWN, WITH PERMANENT IRRIGATION                         |        | 3750 SQ. FT.   |
| SYMBOL | ARTIFICIAL TURF   |        | 1370 SQ. FT.   |
| SYMBOL | BARK MULCH  |        | 2000 SQ. FT.   |



LANDSCAPE AREA (NOT TO SCALE)

|  |                             |
|--|-----------------------------|
| Total Lot Area                                 | 147436.4 s.f. (3.38 acres)  |
| Landscape Area Required                        | 29487.3 s.f. (20.0% of Lot) |
| Impervious Cover (Building, Parking, & Patios) | 101,743 s.f. (64% of Lot)   |
| Landscape Area Provided                        | 45,643 s.f. (31% of Lot)    |

- SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
  - STAPLE WIRE FENCING TO THE POSTS.
  - ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.
  - BACKFILL AND COMPACT THE EXCAVATED SOIL.
- NOTE: SET EACH ROW OF SILT FENCING (3') THREE FEET FROM THE OTHER. IN ADDITION

**SILT FENCE V.E. & S.C. GRAPHIC LEGEND**

| SYMBOL | DESCRIPTION   |
|--------|---|
| SYMBOL | EXISTING SPRUCE, PINE, OR FIR TREE TO BE PRESERVED. SEE SURVEY FOR SIZES. |
| SYMBOL | EXISTING ASPEN TREE TO BE PRESERVED. SEE SURVEY FOR SIZES.                |
| SYMBOL | EXISTING TREE TO BE REMOVED. SEE SURVEY FOR SIZES.                        |
| SYMBOL | PROPOSED CONTOUR  |
| SYMBOL | EXISTING CONTOUR  |
| SYMBOL | LIMITS OF DISTURBANCE   |
| SYMBOL | SILT FENCE  |

