

GENERAL LANDSCAPE NOTES:

02/2007

ALL LAWN AREAS SHALL BE CONTOURED AND ROLLED WITH A WEIGHTED HAND ROLLER PRIOR TO SODDING OPERATIONS.

CONTRACTOR MAY PROVIDE PHOTOGRAPHS OR SAMPLES OF ALL TREE PLANT MATERIAL FOR APPROVAL BY THE DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE TO SEE IF SPECIFICATIONS ARE MET. THIS DOES NOT GUARANTEE ACCEPTANCE OF ALL TREES UPON DELIVERY TO PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION. THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING ALL NOTES, CHECKING PLANT NAMES AND CONFIRMING ALL NUMBERS, SIZES, AND PLANT AVAILABILITY PRIOR TO SUBMITTING BID.

IF QUANTITIES LISTED IN THE PLANTING SCHEDULES DO NOT CORRELATE WITH THE QUANTITIES INDICATED ON THE PLANS, THEN PLAN QUANTITIES SHALL GOVERN.

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO INSTALL ALL MATERIALS COMPLETE AND IN PLACE AS SHOWN AND/OR SPECIFIED.

FINISH GRADES IN ALL LAWN AREAS SHALL BE ESTABLISHED BEFORE INSPECTION BY THE DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF SOD.

ROUGH GRADE, FINISH GRADE AND ALL BERM LOCATION/SHAPES SHALL BE ESTABLISHED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION OF THE IRRIGATION SYSTEM, SITE ELEMENTS OR ANY SOD.

SOIL AMENDMENTS IN COMPLIANCE WITH DEVELOPMENT STANDARDS 3.11 SHALL BE INCORPORATED INTO THE TOP 8" TO 10" (MIN) OF THE ROUGH GRADE OF ALL LAWN AREAS PRIOR TO SODDING.

ROUGH GRADE IN ALL LAWN AND PLANTING BED AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8"-10" (MIN.) PRIOR TO INSTALLATION OF PLANT MATERIAL, BERMS AND SOD.

ALL SOD AND PLANT MATERIALS SHALL BE #1 GRADE NURSERY STOCK AND WARRANTED FOR ONE YEAR AFTER FINAL PROJECT ACCEPTANCE. REPLACE ANY PLANT WHICH DIES WITHIN 30 DAYS AFTER NOTIFICATION, EXCEPT DURING WINTER, WHEN REPLANTING MAY BE DELAYED, WITH PLANTS EQUAL TO ORIGINAL MATERIALS.

THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE ALL LAWN & PLANTING BED AREAS TO ESTABLISH ROUGH GRADE AND INSTALL REQUIRED SOIL AMENDMENTS. (4 1/2" BELOW TOP OF CURBS IN PLANTING AREAS & 1 1/2" BELOW SIDEWALKS IN LAWN AREAS.)

ANY IMPORTED TOPSOIL REQUIRED FOR INSTALLATION OF THE BERMS OR ESTABLISHMENT OF ROUGH GRADE OR FINISH GRADE SHALL BE TOPSOIL MIX APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL PRIOR TO INSTALLATION.

TREE STAKING SHALL BE DONE ON ALL TREES. CONTRACTOR SHALL STAKE AS PER DETAIL. ORIGINAL NURSERY STAKES ON TREES SHALL BE REMOVED BEFORE INSTALLATION. TREES MUST STAND UPRIGHT WITHOUT SUPPORT TO BE ACCEPTABLE.

INSTALL A PROFESSIONAL GRADE LANDSCAPE FABRIC UNDER ALL ROCK MULCH AREAS. SECURE TO ROUGH GRADE. DO NOT LEAVE EXPOSED. (SEE DEV ST 3.11) NO PLASTIC SHEETING CAN BE PLACED UNDER ROCK MULCH

ROCK MULCH SHALL BE WASHED AND CLEANED. MULCH DEPTH TO BE 4"-6" MIN. AND BE INSTALLED IN ALL PLANTING AREAS AND OVER ALL BERMS AS SHOWN ON APPROVED LANDSCAPE PLANS. WEED FABRIC SHOULD BE COVERED BY MULCH AND NOT VISIBLE.

ALL PLANTING PITS SHALL BE EITHER HAND OR BACKHOE DUG (NO AUGER). THE BOTTOM AND SIDES OF THE PLANTING PITS SHALL BE SCARIFIED BEFORE INSTALLATION OF THE PLANT MATERIAL, HOLES SHALL BE THREE TIMES AS WIDE AS THE ROOTBALL DIAMETER, THE SAME DEPTH AS THE ROOTBALL AND BACKFILLED WITH AN APPROVED SOIL MIX.

ALL PLANTING BEDS AND SOD AREAS SHALL BE STRIPPED AND CLEARED OF ALL LAWN, ROOTS, WEEDS, AND DEBRIS AND SHALL BE RAKED TO A SMOOTH AND EVEN GRADE PRIOR TO PLANT MATERIAL OR SOD INSTALLATION.

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INSTALL IBDU WATER SOLUBLE STARTER PLANT FERTILIZER BAGS/TABLETS OR AN APPROVED EQUAL IN ALL PLANTING PITS. USE 1 PER 1-GALLON CONTAINER, 3 PER 5-GALLON CONTAINER, AND 5 PER 15-GALLON CONTAINER/ 2" CAL. OR LARGER TREE.

CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE AND PERMEABLE LANDSCAPE FABRIC THROUGHOUT ALL ROCK MULCH AREAS PRIOR TO PLACING MULCH. NO PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN PERENNIAL, GROUNDCOVER, BULB AND ANNUAL AREAS. ADD GRANULAR PRE-EMERGENT HERBICIDE PER MANUFACTURER'S WRITTEN RECOMENDATIONS PRIOR TO INSTALLING LANDSCAPE FABRIC AND ROCK MULCH.

FINAL LOCATION OF ALL LANDSCAPE PLANT MATERIAL SHALL BE SET BY THE CONTRACTOR ACCORDING TO THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REP BEFORE INSTALLATION.

NO PLANTS SHALL BE PLACED TO CONFLICT OR CREATE CONFLICT W/ SIGNS, LIGHTS, UTILITIES, ETC. IF PLANT LOCATION WILL CAUSE A CONFLICT, CONTACT THE LANDSCAPE ARCHITECT.

ALL PERENNIAL & GROUNDCOVER AREAS SHALL BE HAND SET BY THE CONTRACTOR IN AREAS SHOWN ON DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REP BEFORE INSTALLATION.

THE CONTRACTOR SHALL REMOVE ALL BURLAP, TWINE, TIES, CONTAINERS AND WIRE BASKETS FROM ALL PLANT MATERIAL. DO NOT DISTURB ROOTBALLS. REMOVE ANY EXCESS SOIL ON TREES OR SHRUBS THAT HAS ACCUMULATED DURING THE PACKAGING & SHIPPING PROCESS, (B&B STOCK – ESPECIALLY) IN ORDER TO DETERMINE PROPER PLANTING DEPTH IN ORDER TO PLACE ROOTBALL AT 1" ABOVE GRADE. CLEAN DOWN TO THE TOP OF STRUCTURAL (FLARED) ROOT SYSTEM.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROVIDE EFFECTIVE DUST CONTROL OF ALL PREPARED SOIL AREAS.

ALL TREES TO BE #1 GRADE NURSERY STOCK AND MEET CURRENT INDUSTRY QUALITY STANDARDS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60 AND NEVADA REVISED STATES (NRS) 555 (REGULATIONS OF NURSERY AND NURSERY STOCK). ALL TREES MUST COMPLY WITH:

- NO GIRDLING, KINKED, CIRCLING OR "J" ROOTS.
- NO TREES THAT HAVE BEEN TOPPED.
- NO WOUNDS IN THE TRUNK BARK OR ON LIMBS.
- INSECT AND DISEASE FREE, RODENT AND MECHANICAL DAMAGE FREE.
- NO TREES THAT HAVE LARGE NURSERY STAKES THROUGH ROOTBALL OR HAVE BEEN GROWN ON A NURSERY STAKE.
- ROOTBALL TO BE APPROPRIATE TO CALIPER AND CROWN SIZE.
- TRUNK/ CROWN STRUCTURE AND TRUNK TAPER TO BE APPROPRIATE FOR THE SPECIES.
- ALL GRAFT UNIONS TO BE HEALTHY WITH TRUNK DIAMETER BELOW UNION LARGER THAN ABOVE UNION.
- ALL TREES TO STAND UPRIGHT WITHOUT STAKES.
- ROOTS, BARK AND SHOOT GROWTH TO GIVE EVIDENCE OF GOOD TREE VIGOR.
- ANY REPLACEMENT OF PLANT STOCK TO BE EQUAL TO ORIGINAL SPECIFICATION AND APPROVED BY THE OWNER'S REPRESENTATIVE OR DESIGN PROFESSIONAL AND THE COMMUNITY DEVELOPMENT PLANNING DEPARTMENT.

ALL PLANTING BEDS AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

ALL BOX TREES TO BE STAKE FREE NURSERY STOCK, NO LARGE STAKES THROUGH ROOTBALL.

THE CONTRACTOR SHALL SPACE PLANT MATERIALS TO ACCOMMODATE EVERGREEN TREE GROWTH. SPACE ALL SHRUBS/ GROUNDCOVERS/ PERENNIALS A MINIMUM OF 8' AWAY FROM ANY EVERGREEN TREE TRUNK.

ANY SUBSTITUTION OF PLANT MATERIAL MUST BE SUBMITTED IN WRITING FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL AND THE COMMUNITY DEVELOPMENT DEPARTMENT.

THE CONTRACTOR SHALL INSPECT THE SITE REGULARLY TO REVIEW THE CONDITION OF ALL PLANTINGS. IF ANY CHANGES IN THE OVERALL MAINTENANCE PROGRAM ARE REQUIRED TO IMPROVE THE CONDITIONS TO AN ACCEPTABLE STANDARD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR THE CONDITION OF THE PLANTINGS AND MUST HONOR THE GUARANTEE. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.

THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE MAINTENANCE OF THE ENTIRE IRRIGATION SYSTEM & ALL LANDSCAPING UNTIL FINAL PROJECT ACCEPTANCE. AFTER FINAL PROJECT ACCEPTANCE ALL PROJECT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

THE CONTRACTOR SHALL TOP DRESS ROUGH GRADE OF ALL LAWN AREAS WITH 2" OF PROFESSIONAL GRADE TOP SOIL MIX, APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL. SCARIFY ALL LAWN AREAS INCORPORATING TOPSOIL INTO ROUGH GRADE.

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UPON INSTALLATION OF LANDSCAPING AND THE IRRIGATION SYSTEM, THE REGISTERED DESIGN PROFESSIONAL OR LANDSCAPE ARCHITECT OR OTHERS AS ALLOWED PER NRS SHALL CERTIFY THAT THE INSTALLATION WAS COMPLETED PER THE APPROVED PLANS. THE REGISTERED DESIGN PROFESSIONAL SHALL CHECK THE INSTALLATION TO VERIFY COMPLIANCE WITH APPROVED PLANS. THEN THE PLANNING DEPARTMENT SHALL INSPECT FOR FINAL APPROVAL. PLANT SPECIES IDENTIFICATION TAGS ARE TO BE LEFT ON PLANTS UNTIL AFTER APPROVAL OF THE LANDSCAPING AND THEN REMOVED.

IT IS UNDERSTOOD THAT MINOR DEVIATION AND/OR PLANT SUBSTITUTIONS MAY BE NECESSARY DURING THE COURSE OF THE PROJECT. THESE DEVIATIONS MAY BE DONE IF APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL OR OTHERS AS ALLOWED PER NRS, AND IF CONSISTENT WITH THE ORIGINAL APPROVED DESIGN AND PLANTS SELECTED ARE SIMILAR TO THE ORIGINAL PLAN AND INTENDED PURPOSE. NOTIFICATION IN WRITING TO THE COMMUNITY DEVELOPMENT PLANNING DEPARTMENT IS REQUIRED FOR THESE INSTANCES. APPROVAL IS REQUIRED FROM THE DIRECTOR PRIOR TO INSTALLATION. UPON COMPLETION, AS-BUILT LANDSCAPE PLANS SHALL BE SUBMITTED TO COMMUNITY DEVELOPMENT PLANNING DEPARTMENT. MAJOR DESIGN REVISIONS MAY REQUIRE NEW FEES AND ADDITIONAL STAFF RESOURCES.

ALL LANDSCAPE AREAS MUST BE MAINTAINED BY THE PROPERTY OWNERS, INCLUDING USING THE MOST CURRENT PRUNING STANDARDS ACCEPTED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR THE NATIONAL ARBORIST ASSOCIATION. ANY DAMAGED OR DEAD PLANT MUST BE REPLACED OR REPAIRED BY THE PROPERTY OWNERS WITHIN 30 DAYS FOLLOWING NOTIFICATION BY THE DIRECTOR. IF THE SEASON OF THE YEAR MAKES THIS REPAIR OR REPLACEMENT WITHIN A 30 DAY PERIOD IMPRACTICAL, THE PERSON RESPONSIBLE FOR LANDSCAPING SHALL SCHEDULE AN APPROPRIATE TIME FOR THE COMPLETION OF THE ACCOMPLISHMENT OF THIS WORK AS REQUIRED BY THE DIRECTOR.

MAINTENANCE MUST INCLUDE THE CHECKING OF THE SPRINKLER PATTERN AND DRIP SYSTEMS, PLANT CONDITION, WEEDING, FERTILIZATION, PEST CONTROL, REPLACEMENT OF MULCHES, WEED BARRIER AND CLEAR AWAY DEBRIS, PROPER PRUNING AND USE OF PROPER MOWING HEIGHTS. RADICAL PRUNING OR TRIMMING SUCH AS AS TOPPING SHALL REQUIRE REPLACEMENT OF THE PLANT MATERIAL.

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Owner Maintenance Agreement

All landscaping, irrigation and screening shall be maintained at all times to conform to the regulations of Development Standards Division 3 Landscaping. Landscaping and related equipment including, but not limited to, trees, shrubs, plants, screens, walkways, benches, fountains and irrigation systems shall be maintained by the present or subsequent owner of the property. The owner of the property is responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Each owner shall be required at all times to keep all landscaping materials in good health, repair and maintenance.

The City may require the immediate replacement of any and all dead or damaged plant materials at any time. If any portion of the landscaping material or irrigation equipment is dead, dying, damaged, destroyed or otherwise affected, the owner of the development project shall replace or repair the damaged or affected material within thirty days following notification from the Director. If the season of the year makes this repair or replacement impractical within the thirty-day period, the person responsible for the landscaping shall submit a letter of request to the Director asking for a delay to replace materials and shall submit a time frame for the accomplishment of this work. If the repair or replacement is not accomplished in a timely fashion the Director may initiate proceedings to revoke the special use permit or business license for the subject use.

Signature of Owner

Date