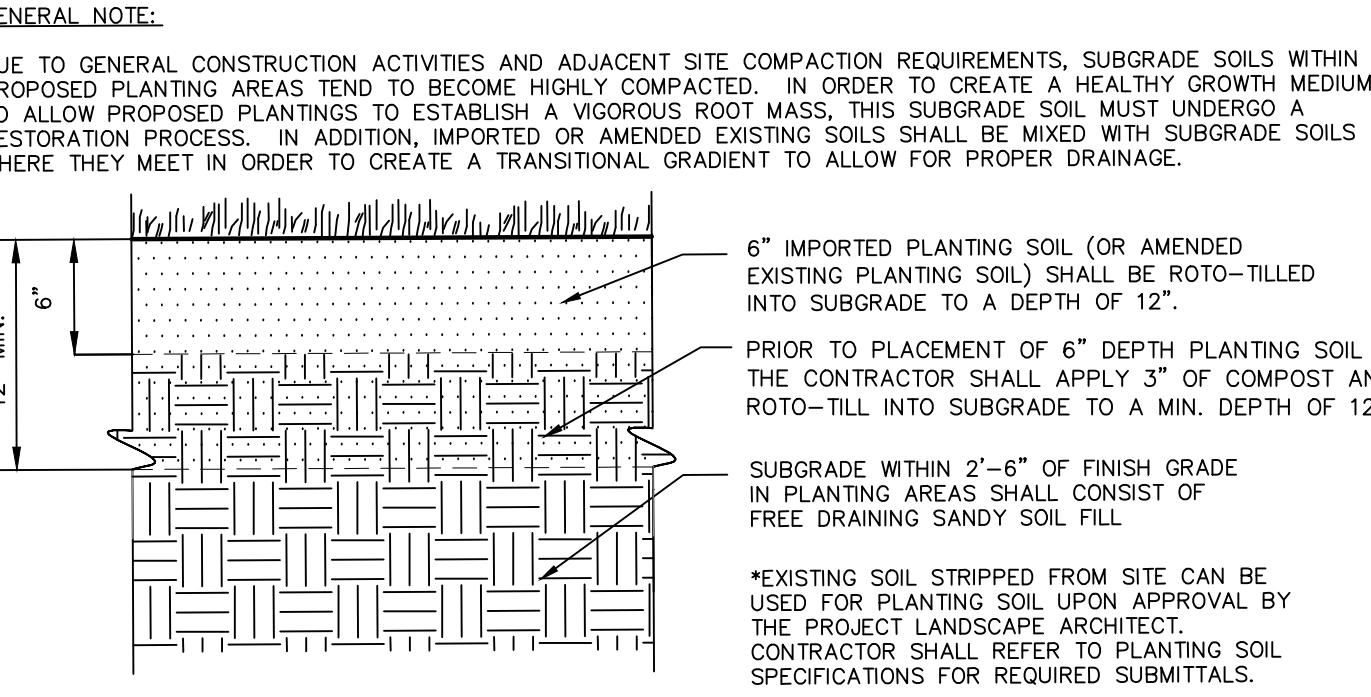


GENERAL LANDSCAPE PLANTING NOTES

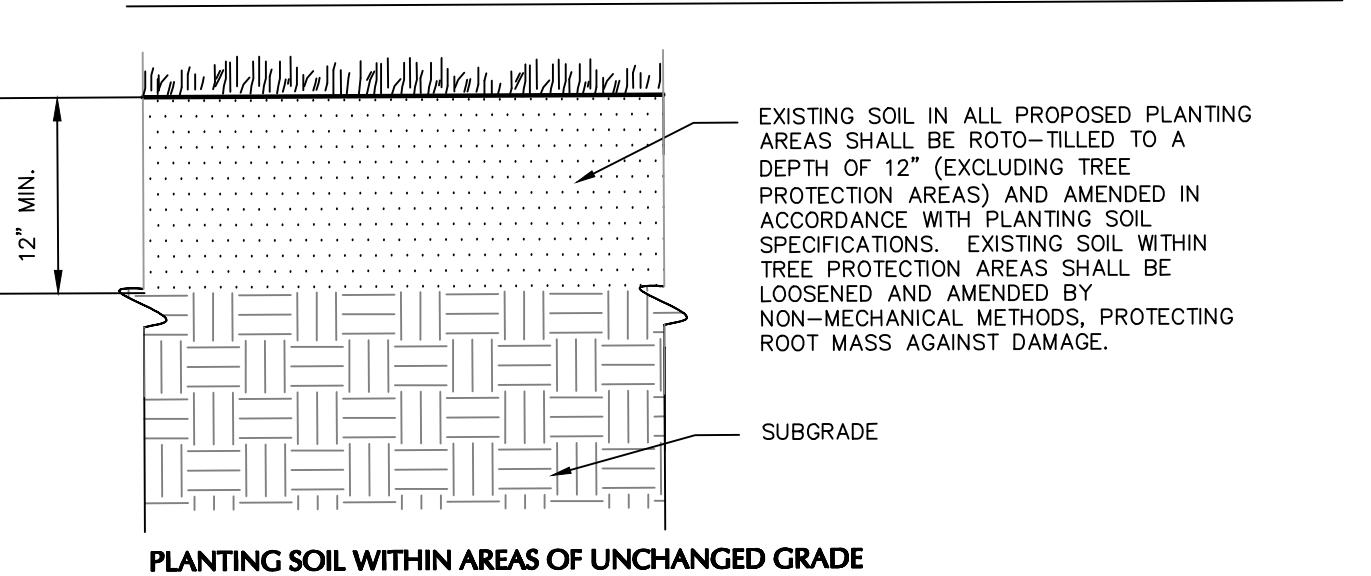
1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. STANDARDS FOR 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 NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
3. NEW PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION. SAME RELATED TO PLANTED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIMEN, BUT OF THE SAME SIZE, COLOR, SHAPE, AND ARCHITECTURE AS PLANTED MATERIAL SHALL BE ACCEPTED. CONTRACTOR SHALL REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES. TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED.
4. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SUBGRADE DRAINAGE OR PERCOLATION CHARACTERISTICS, WHETHER THE SUBGRADE SOILS ARE EXISTING OR IMPORTED AND PLACED. CONTRACTOR TO ENSURE POSITIVE VERTICAL DRAINAGE THROUGHOUT PLANTED AREAS. DISCREPANCIES SHALL BE ADDRESSED WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANT MATERIALS.
6. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE FINISH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
7. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 – JUNE 15 OR AUGUST 15 – NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.
8. ALL FENCE AND GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF CONSTRUCTION. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
10. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON PLANS BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED AS APPROXIMATE. SITE CONDITIONS MAY REQUIRE ADJUSTMENT OF UTILITY LINES AND STRUCTURES, SITE APPURTENANCES, ETC. ADJACENT TO THE WORK AREA, TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
11. 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.
12. LANDSCAPE 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/OR 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.
13. ALL MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIALS AT THE SITE FOR CONSTRUCTION PURPOSES FOR GEOPOLITICAL, ENVIRONMENTAL, 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 PLANTING. CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
14. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, MISSING, 25% OR MORE DEAD, WHICH DID NOT DEVELOP FROM PLANTING STOCK, THAT APPEARS UNHEALTHY OR UNSLIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES DEAD, OR REJECTED FOR ANY OTHER REASON (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
16. DELIVERY, STORAGE, AND HANDLING: PLANTED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DEFORMATION DURING DELIVERY, AND WHILE STORED AT SITE.
- B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. NOT PRUNED 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 DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAP PLANTED STOCK DURING DELIVERY AND HANDLING.
- C. ALL PLANTS, BULBS, AND BARE ROOTS: PLANTS AS SPECIFIED TO CONTAINERS AND STOCK WILL BE ACCEPTED IF THEY ARE IN GOOD CONDITION. ROPE BOUND, ROPE WRAPPED, AND CONTAINER PLANTS 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 INCHES INTO THE PLANTING HOLE. WITH CONTAINED GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
- D. 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 8 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADY, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
17. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES, AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
19. CONTRACTOR'S GUARANTEE: ALL PLANTINGS AND PLANTING AREAS SHALL BE PERMANENTLY MAINTAINED. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS FOR A PERIOD OF TWO YEARS FROM THE ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING, FURNISHING, MAINTAINING, AND MAINTAINING PLANTED MATERIAL (MULCH, FERTILIZERS, ETC.) ALL OF THE PLANT MATERIAL AND LAWN FOR THE DURATION OF THE GUARANTEED PERIOD. 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.
20. THE CONTRACTOR SHALL KEEP AREA CLEAR DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ACCUMULATED DEBRIS OR UNUSED MATERIALS. REMOVE DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
21. 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.
22. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD PULL DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
23. 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 NATURAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST. MULCH SHALL BE A FIBROUS DOUBLE SHREDDED HARDWOOD MULCH. 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 COLAR.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. FOR ANY DISCREPANCIES BETWEEN THE PLANS, SCHEDULE, AND PLANTING PLAN, THE GRAPHIC QUANTITY SHALL OVERIDE.
25. LANDSCAPE PUNCH LIST ITEMS TO BE REFERRED TO THE PROJECT LANDSCAPE ARCHITECT. IF UNDER CONTRACT FOR SUCH WORK, WILL NOT BE SCHEDULED UNTIL COMMUNICATED TO RECEIVED THAT ALL PROPOSED LANDSCAPE ITEMS HAVE BEEN INSTALLED, OR DEFICIENCIES NOTED IN THE PRIOR PUNCH LIST REPORT HAVE BEEN CORRECTED. THE PUNCH LIST SITE VISIT WILL THEN BE PERFORMED WITHIN 10 BUSINESS DAYS.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
- A. PLANT CARE SHALL BE IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
 - C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE, AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
- A. MAINTENANCE SHALL BE IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND HEAVILY DAMAGED, REPAIRS SHALL BE MADE.
 - B. A SUBSTANTIALLY NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME THE REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
 - C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE, OR OTHER CAUSE, WHETHER OR NOT THE CONTRACTOR IS AT FAULT, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 - D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
 - E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT DECEASED OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
- A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
 - B. WATER TO KEEP SURFACE SOIL MOST. REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LINING, FERTILIZING, AND RE-SEEDING. WATER TO A DEPTH OF 1/2 INCHES. DO NOT WATER MORE THAN 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MONITOR FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.
 - C. MEADOW AND STORMWATER AREA MAINTENANCE:
 - A. ANY BARE OR DEAD AREAS SHALL BE PREPARED, RE-SEEDED AND RE-ESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.
 - B. DURING THE ESTABLISHMENT PERIOD, CONTRACTOR SHALL MOW MEADOW IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT THE HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
 - C. CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS (IF APPLICABLE).
 - D. DURING THE FIRST 2-4 YEARS OF ESTABLISHMENT, AND AFTER ESTABLISHMENT DEPENDING ON THE LOOK DESIRED, SELECTIVE WEEDING WITH A BROADLEAF WEED-CONTROL HERBICIDE, OVER-SEEDED BARE SPOTS AND WATERING TO PROMOTE A UNIFORM DROUGHT-TOLERANT STAND OF PLANTS MAY BE NEEDED.
 - E. FERTILIZERS ARE NOT GENERALLY NEEDED OR RECOMMENDED FOR NATIVE MEADOWS UNLESS SOIL TEST RESULTS HOW A SIGNIFICANT LACK OF NUTRIENTS. USE ONLY SLOW-RELEASE FERTILIZERS WITH LITTLE TO NO NITROGEN IN APRIL OR SEPTEMBER.
 - F. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOVED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
 - G. MOVE THE WETLAND AND INfiltration MANAGEMENT AREAS DURING DRIER SITE CONDITIONS TO MINIMIZE SOIL COMPACTATION. MAINTENANCE OF WETLAND AND INfiltration TRANSITION AREAS SHALL OCCUR LATE SUMMER (JULY 15 – AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOVE IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.
 - H. REFER TO ADDITIONAL STORMWATER MAINTENANCE NOTES ON SHEET CS002 AND THE STORMWATER
- A. INSPECT PLANTINGS REGULARLY AND EMPLOY INTEGRATED PEST MANAGEMENT TO ADDRESS ANY PESTS OR DISEASES.
- B. PER WEST WINDSOR TOWNSHIP, OWNER MUST POST BOND TO ASSURE IMPLEMENTATION OF LANDSCAPE MAINTENANCE FOR FIVE YEARS AFTER OCCUPANCY.
4. GENERAL MAINTENANCE:
- A. INSPECT PLANTINGS REGULARLY AND EMPLOY INTEGRATED PEST MANAGEMENT TO ADDRESS ANY PESTS OR DISEASES.
 - B. PER WEST WINDSOR TOWNSHIP, OWNER MUST POST BOND TO ASSURE IMPLEMENTATION OF LANDSCAPE MAINTENANCE FOR FIVE YEARS AFTER OCCUPANCY.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE



PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

NOTES:

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

1 PLANTING SOIL

MEADOW SEED MIXES:

1. MEADOW SEED MIX A - ERNST SEED MIX ERNMX-183 "NATIVE DETENTION AREA MIX"

NOTES:

1. SOW AT A RATE OF 20 LBS./ACRE ON BASIN BOTTOMS.
2. FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ACRE.
3. FOR FALL SEEDING, APPLY A NURSE CROP OF WINTER RYE AT A RATE OF 30 LBS./ACRE.

2. MEADOW SEED MIX B - ERNST SEED MIX ERNMX-181-2 "NATIVE STEEP SLOPE SLOPE MIX W/ GRAIN RYE"

NOTES:

1. SOW AT A RATE OF 75 LBS./ACRE ON BASIN SIDES.

2. FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ACRE.

3. FOR FALL SEEDING, APPLY A NURSE CROP OF WINTER RYE AT A RATE OF 30 LBS./ACRE.

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:

 - RED FESCUE 1 1/2 LBS./1,000 SF
 - PERENNIAL RYEGRASS 1 1/2 LBS./1,000 SF
 - KENYA GRASS 1 1/2 LBS./1,000 SF
 - SPREADING FESCUE 1 LBS./1,000 SF

3. SEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD. UNACCEPTABLE MULCH IS ACCEPTABLE. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRAN STRAW ANCHORED WITH TACKIEF 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 HYDROSEED/MULCH SHALL BE REMOVED AS SOON AS POSSIBLE. CONTRACTOR SHALL NOT USE MULCH OR HYDROSEED/MULCH ON PLANTING AREAS.
4. SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:

 - FALL: AUGUST 16 - OCTOBER 31
 - SPRING: APRIL 15 - JUNE 15

5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

SOD SPECIFICATIONS:

1. SOD IS TO BE A FESCUE/BLUESGRASS BLEND APPROXIMATELY 70/30. SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.

2. PRIOR TO SODING, ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A LIGHT STERILIZED FERTILIZER.
3. ALL STOKE SHOULD BE REMOVED FROM ALL PLACED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1') FROM EACH OTHER.

4. SOD IS TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1') FROM EACH OTHER.
5. SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES (1 1/2") PER WEEK UNTIL ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED, NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.

6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.
7. THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RE-SEEDED AND RE-ESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.
 8. IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS FROM SEED ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL PH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.
 9. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED.
 10. AFTER SEEDING IS PREPARED, SOD IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
 11. DEPENDING ON SOIL TEMPERATURE, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
 12. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
 13. MOW TO A HEIGHT OF NO LESS THAN 8-10 INCHES IN MID-SUMMER. CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS (IF APPLICABLE).