LANDSCAPE NOTES

1. SEE CIV PLANS FOR GRADING AND DRAINAGE INFORMATION.

2. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OR ANY DEMOLITION OF CONSTRUCTION OPERATIONS, OTHERWISE NOTED.

3. PRIOR TO DIGGING, VERIFY LOCATION OF ALL UNDERGROUND UTILITY (S) CABLES, CONDUIT, GAS, WATER, SEWER, ELECTRICAL AND GAS DISTRIBUTION LINES.

4. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.

5. IN THE EVENT OF CONSIDERABLY OR SEEKING OF UTILITY FACTORS AFFECTING INSTALLATION AS PER PLAN NOTIFY THE LANDSCAPE ARCHITECT.

6. ALL LAMP PLACEMENTS SHALL BE VERIFIED AND TO MEET CITY CODES, ALONG WITH THE CITY AND SCHOOL DISTRICT NEEDS TO MEET THE CITY CODES.

7. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OR ANY DEMOLITION OF CONSTRUCTION OPERATIONS, OTHERWISE NOTED.

8. HORIZONTAL: NAVD - 88

9. TOP SOIL TO BE INSTALLED TO A DEPTH OF 4", IN LAWN AREAS, UNLESS OTHERWISE NOTED. TOPSOIL BROUGHT TO THE SITE SHALL BE CURED TO 12" DEEP AND THEN RAKED TO A SMOOTH AND EVEN GRADE, AND ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED.

10. CONFLICTS PER THE CITY OF SPOKANE CODE.

11. AMENDED BACKFILL FOR SHRUB PLANTING HOLES SHALL BE:

   a. 50% BOREAL CREEPING RED FESCUE
   b. 20% OF ORGANIC AMENDMENT.
   c. 30% COMPOSTED ORGANIC AMENDMENT

12. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S NATIONAL STANDARD SPECIFICATIONS.

13. ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED AND MAINTAINED FOR 1 YEAR AFTER INSTALLATION. ALL PLANT NAMES, SIZES, AND QUANTITIES CONFORM TO CITY OF SPOKANE STANDARDS.

14. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.

15. ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN.

16. THREE INCHES (3") DEEP OF MEDIUM BARK MULCH IS TO BE USED IN ALL SHRUB BEDS. SPREAD PREEN OR EQUIVALENT, BEFORE MULCH IS SPREAD.

17. THE CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ON SITE ACCORDING TO DETAIL V-101 AND V-102. AFTER PLANTING, IF TREES ARE UNSTABLE, STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE, AFTER 6 MONTHS, TREE MAY NEED TO BE REPLACE.

18. THE CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ON SITE ACCORDING TO DETAIL V-101 AND V-102. AFTER PLANTING, IF TREES ARE UNSTABLE, STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE, AFTER 6 MONTHS, TREE MAY NEED TO BE REPLACE.

19. PAVEMENT AND 12" ELSEWHERE. IRRIGATION SYSTEM 2.5" PER SECOND, MAXIMUM VELOCITY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL.

20. CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL.

21. VERIFY THAT ALL STREET TREES WILL HAVE A MINIMUM OF 150 CURB FEET OF LACOMPOISED SCAFFOLD (5" DEEP).

22. ANY SUBSTITUTION OF STREET TREES MUST HAVE PRIOR WRITTEN APPROVAL FROM URBAN FORESTRY TO INSTALLATION.

23. THERE SHALL BE NO DEBRIS OR TRASH STACKING TO THE CURB LINE. STREET TREES ARE NOT MEANT FOR PLACARDS OR OTHER ITEMS.

24. CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ON SITE ACCORDING TO DETAIL V-101 AND V-102. AFTER PLANTING, IF TREES ARE UNSTABLE, STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE, AFTER 6 MONTHS, TREE MAY NEED TO BE REPLACE.

25. VERIFY THAT ALL STREET TREES WILL HAVE A MINIMUM OF 150 CURB FEET OF LACOMPOISED SCAFFOLD (5" DEEP).

26. ANY SUBSTITUTION OF STREET TREES MUST HAVE PRIOR WRITTEN APPROVAL FROM URBAN FORESTRY TO INSTALLATION.

27. THERE SHALL BE NO DEBRIS OR TRASH STACKING TO THE CURB LINE. STREET TREES ARE NOT MEANT FOR PLACARDS OR OTHER ITEMS.

28. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.

29. ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED AND MAINTAINED FOR 1 YEAR AFTER INSTALLATION. ALL PLANT NAMES, SIZES, AND QUANTITIES CONFORM TO CITY OF SPOKANE STANDARDS.

30. ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN.

31. THREE INCHES (3") DEEP OF MEDIUM BARK MULCH IS TO BE USED IN ALL SHRUB BEDS. SPREAD PREEN OR EQUIVALENT, BEFORE MULCH IS SPREAD.

32. THE CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ON SITE ACCORDING TO DETAIL V-101 AND V-102. AFTER PLANTING, IF TREES ARE UNSTABLE, STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE, AFTER 6 MONTHS, TREE MAY NEED TO BE REPLACE.

33. PAVEMENT AND 12" ELSEWHERE. IRRIGATION SYSTEM 2.5" PER SECOND, MAXIMUM VELOCITY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL.

34. CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL.

35. VERIFY THAT ALL STREET TREES WILL HAVE A MINIMUM OF 150 CURB FEET OF LACOMPOISED SCAFFOLD (5" DEEP).

36. ANY SUBSTITUTION OF STREET TREES MUST HAVE PRIOR WRITTEN APPROVAL FROM URBAN FORESTRY TO INSTALLATION.

37. THERE SHALL BE NO DEBRIS OR TRASH STACKING TO THE CURB LINE. STREET TREES ARE NOT MEANT FOR PLACARDS OR OTHER ITEMS.