

CITY OF POST FALLS GENERAL LANDSCAPE NOTES

ALL CONTRACTOR WORK SHALL BE CONDUCTED IN ACCORDANCE WITH IDAHO STANDARD PUBLIC WORKS CONSTRUCTION, IDAHO STATE CODE, AND POST FALLS MUNICIPAL CODE.

SEE CIVIL PLANS FOR GRADING AND DRAINAGE INFORMATION.

CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DIGGING. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.

CONTRACTOR RESPONSIBLE FOR ALL REQUIRED PERMITS AND LOCAL CODES.

LANDSCAPING SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. IF LANDSCAPING CANNOT BE COMPLETED PRIOR TO OCCUPANCY DUE TO WEATHER OR OTHER EXTENUATING CIRCUMSTANCE, FINANCIAL GUARANTEES SHALL BE PROVIDED.

CONTRACTOR IS RESPONSIBLE FOR CHECKING ANY QUESTIONABLE NOTES, PLANT NAMES, SIZES, AND QUANTITIES. IN THE EVENT OF DISCREPANCY OR SITE FACTORS AFFECTING INSTALLATION AS PER PLAN, NOTIFY THE LANDSCAPE ARCHITECT.

PROVIDE A FULLY IRRIGATED UNDERGROUND SPRINKLER SYSTEM FOR ALL LANDSCAPED AND SWALE AREAS. SYSTEM SHALL HAVE BACKFLOW PREVENTION. A SEPARATE WATER METER FOR IRRIGATION SHOULD BE INSTALLED SO THAT IRRIGATION WATER CAN BE SUBTRACTED FOR SEWER BILLING PURPOSES.

IRRIGATION FOR ALL RIGHT-OF-WAY LANDSCAPING SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNER(S).

NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, AND PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED.

GROUND PREPARATION – PROPER GROUND PREPARATION AND INSTALLATION IS REQUIRED FOR AN APPROVED LANDSCAPE. THE FOLLOWING SPECIFICATIONS SHALL BE THE MINIMUM:

SOILS IN PLANTING AREAS SHALL HAVE ADEQUATE POROSITY TO ALLOW ROOT GROWTH. SOILS THAT HAVE BEEN COMPACTED SHALL BE LOOSENED TO INCREASE AERATION TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") OR REPLACED WITH IMPORTED TOPSOIL.

TOPSOIL THAT IS REASONABLY FREE OF STONES SHALL BE PLACED IN ALL PLANTING BEDS. SUBSOIL SHALL NOT BE USED AS A PLANTING MEDIUM. PLANTING AREAS MUST BE FILLED TO THE TOP OF ALL CURBING OR EDGING OF A PLANTING BED, ALLOWING FOR SETTLING OF APPROXIMATELY TWO INCHES (2") TO FINISH GRADE OF TURF OR GROUND COVER.

TOPSOIL BROUGHT TO THE SITE SHALL BE SANDY LOAM THAT IS NON-TOXIC, WELL-DRAINED, AND FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS, ROCKS GREATER THAN 1" DIAMETER, COURSE GRAVEL, HARD CLAY, AND OTHER DEBRIS UNLESS OTHERWISE NOTED. FINAL GRADE SHALL BE RAKED SMOOTH AND EVEN.

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

ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH BY ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK'. PLANTS NOT MEETING THESE STANDARDS FOR QUALITY, OR PLANTS DETERMINED TO BE UNHEALTHY OR DAMAGED, WILL BE REJECTED.

ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED FOR 1-YEAR. LANDSCAPE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLIGENCE, WITH PLANT MATERIAL EQUAL TO ORIGINAL.

ALL PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT, AND SUBSTITUTIONS APPROVED BY POST FALLS COMMUNITY DEVELOPMENT DEPARTMENT AND POST FALLS URBAN FORESTER.

COORDINATE PLANTING AND INSPECTION WITH POST FALLS URBAN FORESTER.

ALL TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH POST FALLS TREE PLANTING DETAIL AND POST FALLS TREE STANDARDS MANUAL.

TREES PLANTED ON SITE SHALL BE A MINIMUM OF 1 ½" CALIPER FOR BROADLEAFS AND 4' HEIGHT FOR CONIFERS.

ALL EXISTING TREES DESIGNATED TO REMAIN ON SITE DURING CONSTRUCTION MUST BE PROTECTED BY FOLLOWING ARBORICULTURE INDUSTRY BEST MANAGEMENT PRACTICES (ANSI A300 PART 5).

TREE RINGS SURROUNDING EXISTING TREES SHALL BE RE-ESTABLISHED TO COMPLY WITH POST FALLS TREE PLANTING DETAIL.