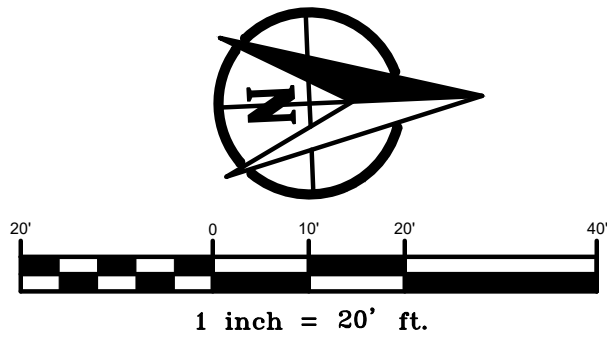
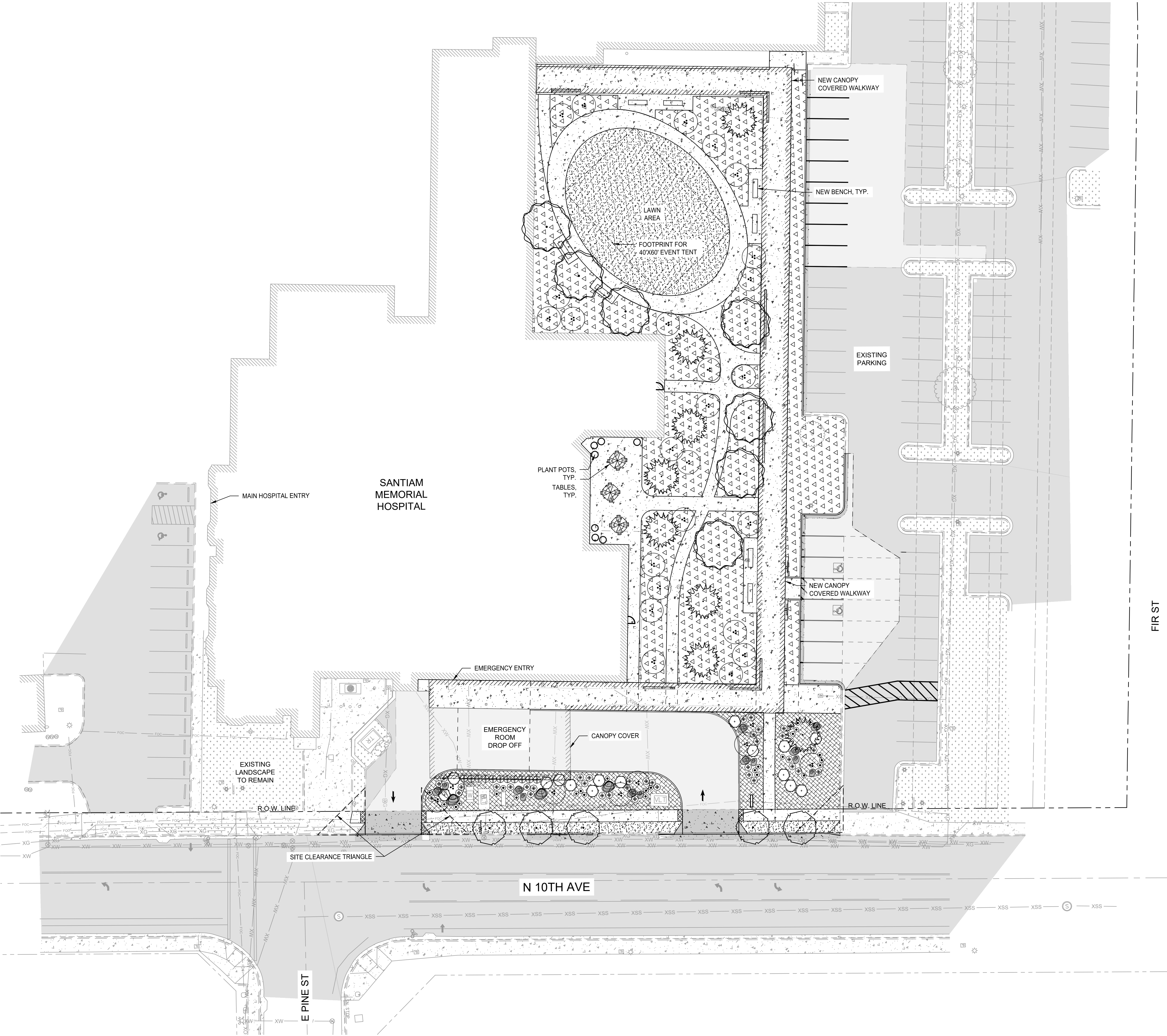


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GENERAL LANDSCAPE NOTES:

- LANDSCAPE PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE CITY OF STAYTON MUNICIPAL CODE (2025). STORMWATER FACILITY PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE CITY OF PORTLAND'S STORMWATER MANAGEMENT MANUAL (2025).
- ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH.
- LANDSCAPE AREAS SHALL HAVE A COMPLETE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH DRIP OR WATER SAVING SPRINKLER NOZZLES WITH FULL HEAD TO HEAD COVERAGE AND CONNECTED TO A WEATHER AND/OR MOISTURE SENSING TECHNOLOGY.
- ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- CONTRACTOR SHALL RESTORE ALL LANDSCAPE AREAS NOT ON THIS PLANTING PLAN BUT DISTURBED BY CONSTRUCTION ACTIVITIES TO PRE-CONSTRUCTION CONDITION.

LANDSCAPE PLANT MATERIAL SCHEDULE

SYMBOL	STREET TREES ITEM	SIZE	QTY.	COMMENTS
	ACER RUBRUM 'BOWHALL' BOWHALL MAPLE	2" CAL. B&B	5	REFER TO DETAILS 4 & 5 / SHEET L-110 MATURE: 40' HT. / 15' WD. FALL: YELLOW-ORANGE-RED
SYMBOL	SITE TREES ITEM	SIZE	QTY.	COMMENTS
	CORNUS NUTTALLII PACIFIC DOGWOOD	2" CAL. B&B	7	REFER TO DETAIL 4 / SHEET L-110 MATURE: 65' HT. / 50' WD. PNW NATIVE
	TSUGA MERTENSIANA MOUNTAIN HEMLOCK	6" HT. B&B	8	REFER TO DETAIL 3 / SHEET L-110 MATURE: 30' HT. / 15' WD. PNW NATIVE
SYMBOL	SHRUBS & ACCENTS ITEM	SIZE	QTY.	COMMENTS
	ACER CIRCINATUM VINE MAPLE	6" HT. B&B	33	REFER TO DETAIL 2 / SHEET L-110 MATURE: 15' HT. / 10' WD. FALL: ORANGE-RED / PNW
	BERBERIS THUNBERGII 'CRIMSON PYGMY' DWARF JAPANESE BARBERRY	5 GAL. 3" O.C.	37	REFER TO DETAIL 2 / SHEET L-110 MATURE: 2' HT. / 3' WD. FULL TO PART SUN
	ESCALLONIA 'COMPAKTA' COMPACT ESCALLONIA	5 GAL. 4" O.C.	15	REFER TO DETAIL 2 / SHEET L-110 MATURE: 2-3' HT. / 4-6" WD. SUN TO PART SHADE / EVERGREEN
	MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN MAIDEN GRASS	2 GAL. 1.5' O.C.	26	REFER TO DETAIL 2 / SHEET L-110 MATURE: 3' HT. / 1.5' WD. FULL SUN / EVERGREEN
	NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	5 GAL. 3" O.C.	11	REFER TO DETAIL 2 / SHEET L-110 MATURE: 4-5' HT. / 3' WD. SUN TO PART SHADE / EVERGREEN
SYMBOL	GROUNDCOVERS ITEM	SIZE	QTY.	COMMENTS
	RUBUS CALY 'EMERALD CARPET' EMERALD CARPET CREEPING BERRY	1 GAL. 3" O.C.	1,990 SF 255 PLANTS	REFER TO DETAIL 1 / SHEET L-110 MATURE: 4" HT. / 3' WD. FULL SUN TO SHADE / EVERGREEN / LOW
	NORTHWEST SUPREME LAWN MIX BY SUNMARK SEEDS	SEED 8 LBS. / 1,000 SF	4,530 SF 36 LBS.	REFER TO NOTES 70% PERENNIAL RYEGRASSES 30% FINE FESCUES
SYMBOL	MISCELLANEOUS ITEM	SIZE	QTY.	COMMENTS
	ON-SITE TREE AND SHRUB AREAS PLANT SELECTION TBD ROUNDED BASALT BOULDER FROM A LOCAL SUPPLIER	S = 24" HT x 24" W M = 30" HT x 30" W L = 36" HT x 48" W	6 7 3	REFER TO DETAIL 6 / SHEET L-110
	EXISTING TREES TO REMAIN, DECIDUOUS CONTRACTOR TO PROTECT WITHIN DRIP LINES			SEE TREE PROTECTION & DEMOLITION PLANS

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ISSUE:	LAND USE SUBMITTAL	

PROJECT NO.:	2042699500
DRAWN BY:	BFS
CHECKED BY:	MCL
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PLANTING PLAN

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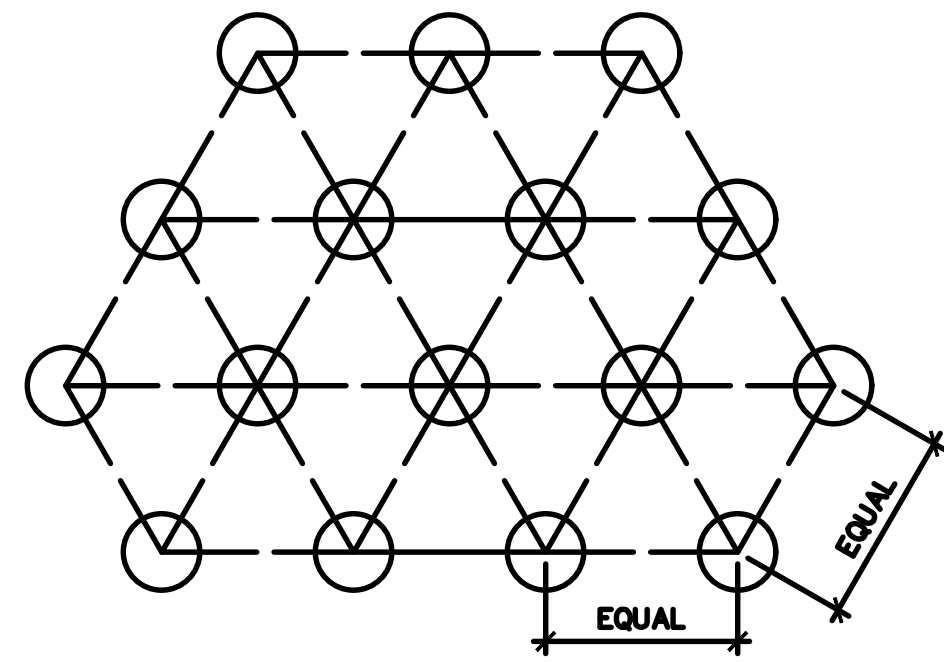
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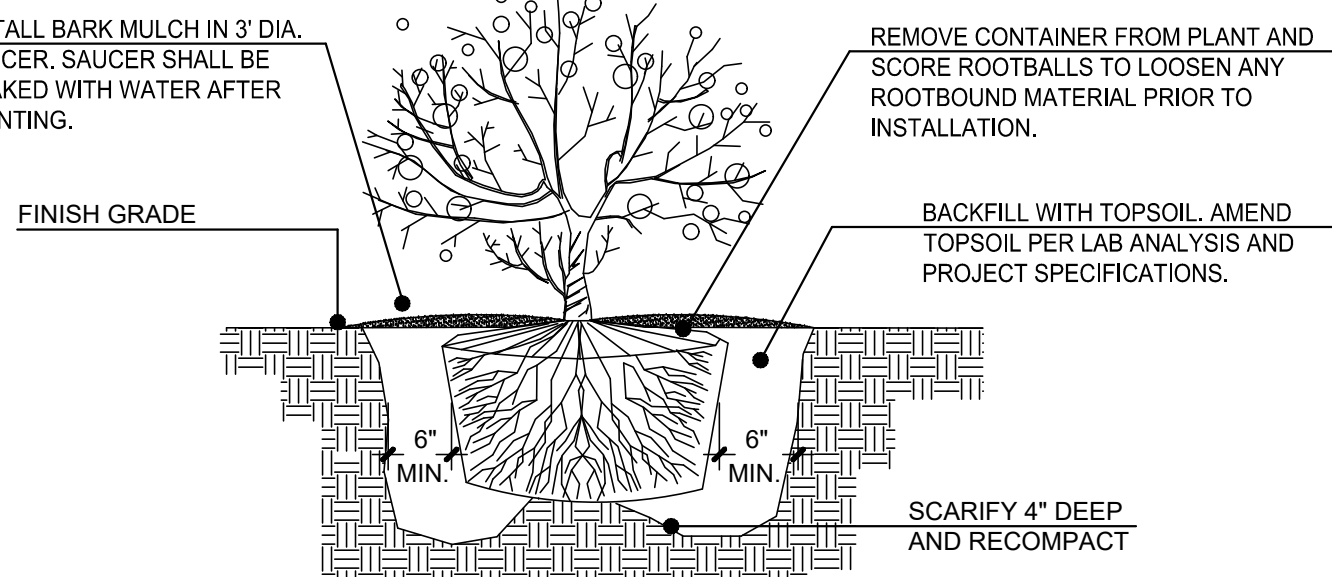
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

BACKFILL WITH APPROVED TOPSOIL, AMEND TOPSOIL PER THE LAB ANALYSIS.

1 GROUND COVER SPACING DIAGRAM

SCALE: NOT TO SCALE

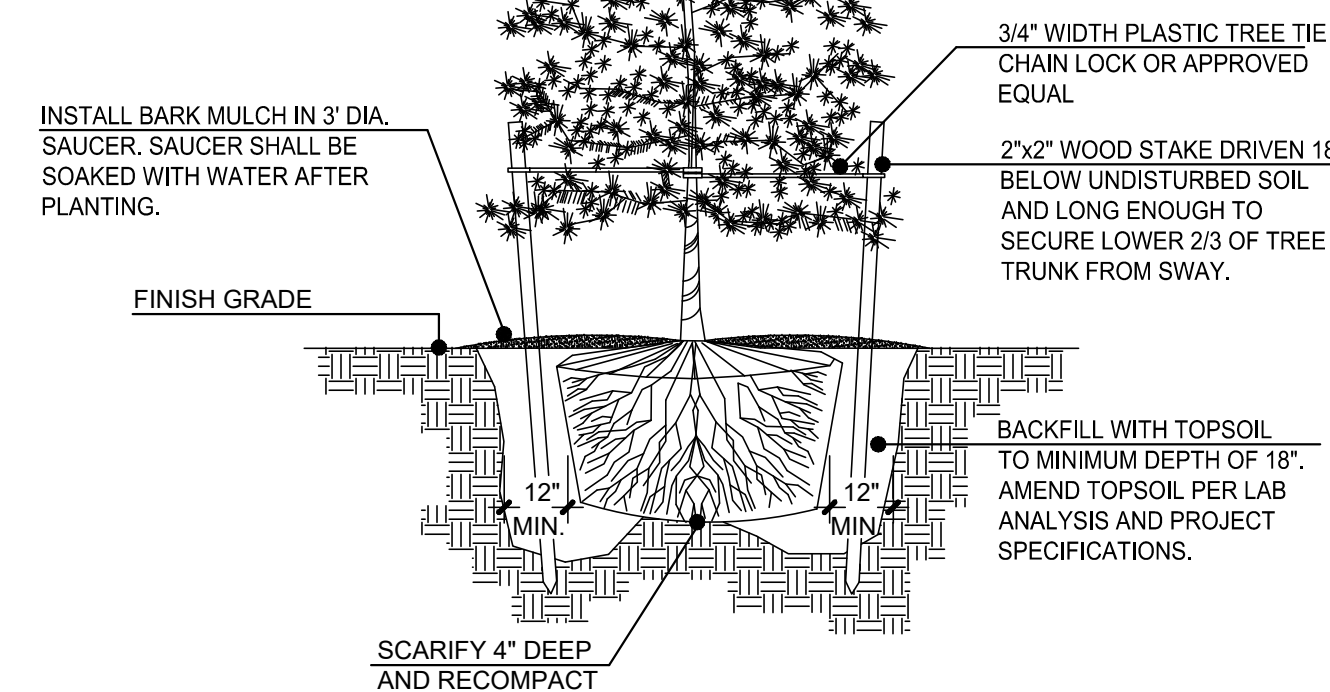


2 SHRUB PLANTING

SCALE: NOT TO SCALE

TREE INSTALLATION STEPS:

1. WHILE TREE IS OUT OF THE HOLE
 - REMOVE WIRE BASKET COMPLETELY.
 - LOOSEN TWINE FROM ROOTBALL AND REMOVE COMPLETELY.
2. PLACE TREE IN HOLE.
3. UNFOLD BURLAP AND CUT AWAY AT LEAST 3/4 OF BURLAP.
4. BACKFILL TREE ROOTBALL WITH APPROVED AMENDED SOIL.



3 EVERGREEN TREE PLANTING

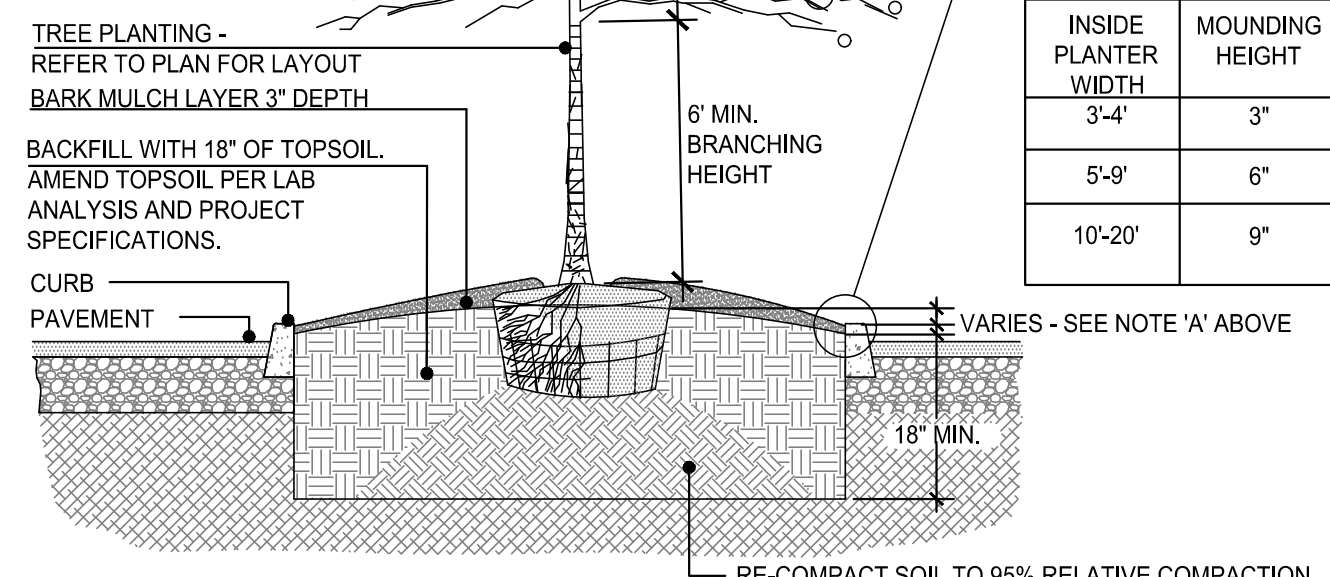
SCALE: NOT TO SCALE

ROOT BARRIER REQUIREMENT:
INSTALL 18" X 15' ROOT BARRIER* WHERE ANY TREE LOCATION IS WITHIN 4' OF ANY CURB, SIDEWALK, OR DRIVEWAY. INSTALL PER MANUFACTURER'S RECOMMENDATION.

***APPROVED ROOT BARRIERS:**
DEEPROOT UB 18-2
NDS EP-1850
OR EQUIVALENT

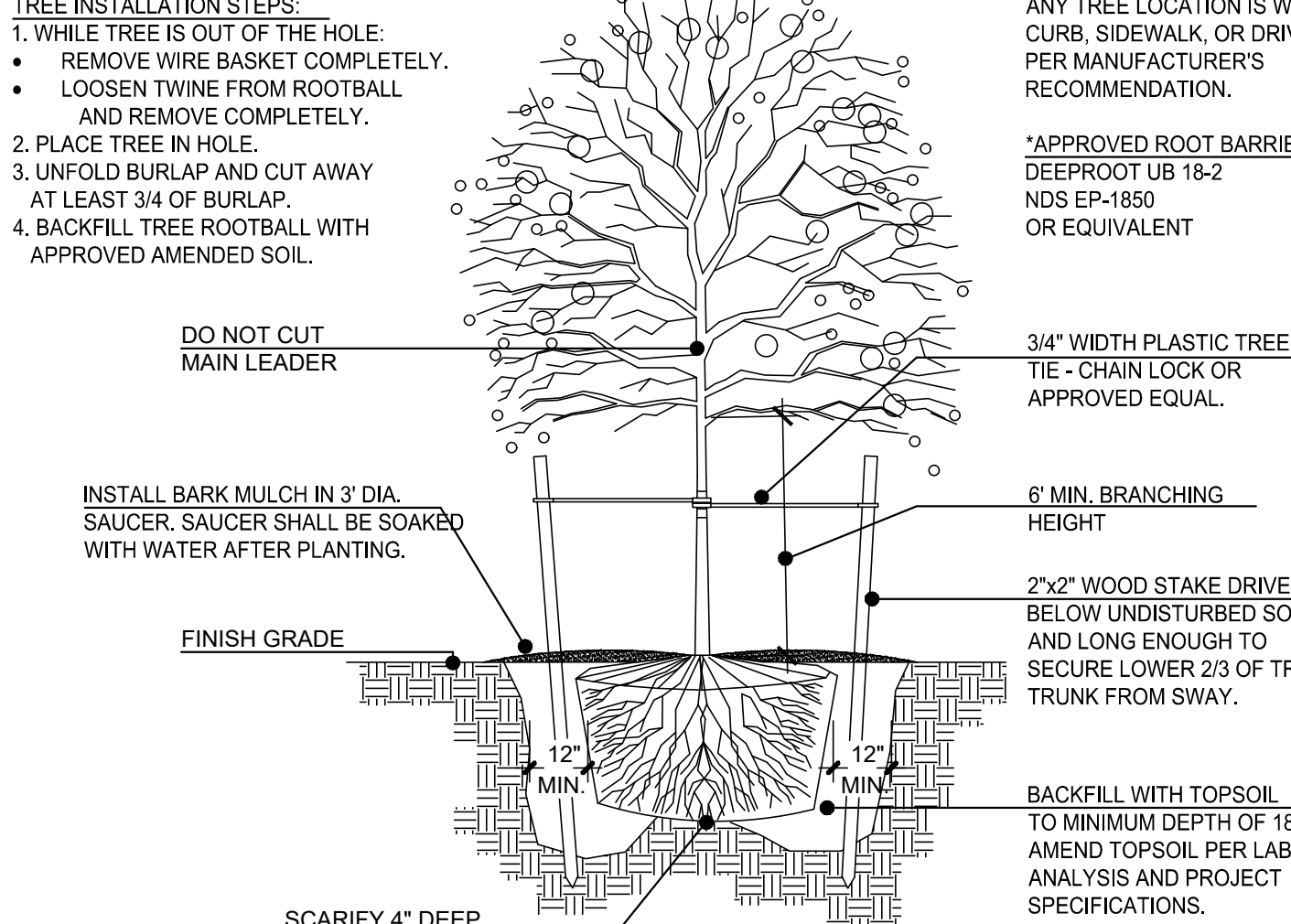
NOTES:

- PLACE MULCH 3" AWAY FROM TRUNK.
- TOPSOIL DEPTH TO BE A MINIMUM OF 18" IN PLANTER ISLANDS.
- SEE STAKING DETAIL FOR STAKING IN PLANTERS.



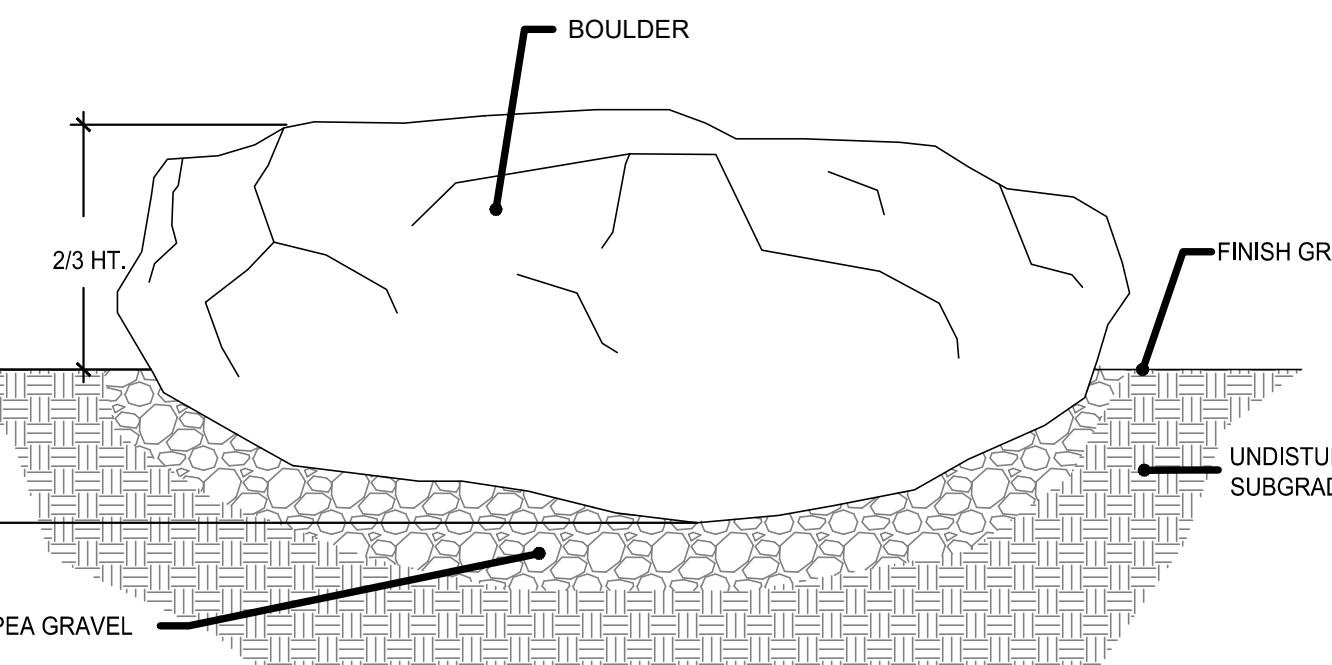
5 SOIL MOUNDING IN PLANTER ISLAND

SCALE: NOT TO SCALE



4 DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



8 BOULDER PLACEMENT

SCALE: NOT TO SCALE

TOPSOIL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN ALTERNATE NUMBER IN THE BASE BID TO FURNISH AND INSTALL AMENDED TOPSOIL IN ALL LANDSCAPE BEDS AND SEEDBED AREAS AS SPECIFIED BELOW UNLESS OTHERWISE NOTED. AMENDED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZERS, ORGANIC AND INORGANIC AMENDMENTS, BASED ON INDUSTRY STANDARDS FOR EXCEPTIONAL PLANT DEVELOPMENT.
 - SCARIFY ALL PLANTING AREA SUB-GRADE TO A DEPTH OF 6". INSTALL & TILL IN 2" LAYER OF AMENDED TOPSOIL INTO SCARIFIED SUB-GRADE AND RE-COMPACT TO 95%.
 - PROVIDE MIN. 12" DEPTH AMENDED TOPSOIL TO ALL PLANTING AREAS.
 - PROVIDE MIN. 18" DEPTH AMENDED TOPSOIL TO ALL PLANTER ISLANDS PLUS MOUNDING REQUIREMENT.
2. IMMEDIATELY UPON BEING AWARDED THE CONTRACT, THE GENERAL CONTRACTOR SHALL COORDINATE WITH A STATE LICENSED SOIL LABORATORY AND THE LANDSCAPE ARCHITECT, TO DETERMINE THE SUITABILITY AND AVAILABILITY OF THE EXISTING SITE TOPSOIL. THE CONTRACTOR SHALL SEND THE RECOMMENDED TOPSOIL SAMPLES TO A SOIL LABORATORY FOR ANALYSIS, STATING THAT THE TOPSOIL IS TO BE ANALYZED FOR A LANDSCAPE CROP. AFTER RECEIVING RECOMMENDATIONS FROM THE SOILS EXPERT, THE CONTRACTOR SHALL FORWARD A COPY TO THE OWNERS REPRESENTATIVE AT WHICH TIME A DECISION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT THE EXISTING ON-SITE STOCKPILE WILL BE USED FOR TOPSOIL FOR THE PROJECT.
3. IF THE EXISTING TOPSOIL IS TO BE USED THE CONTRACTOR SHALL ADD THE RECOMMENDED AMENDMENTS AND FERTILIZERS AS STATED IN THE SOILS ANALYSIS ALONG WITH ADDITIONAL AMENDMENTS AND FERTILIZERS LISTED IN NOTE #6 AND #7 BELOW.
4. IN THE EVENT THE EXISTING ON-SITE TOPSOIL IS OF POOR QUALITY (AS DETERMINED BY THE SOIL ANALYSIS) OR IS UNAVAILABLE FOR USE, THE OWNERS REPRESENTATIVE WILL MAKE A DECISION AS TO WHETHER OR NOT THE ADDITIONAL COST ASSOCIATED WITH IMPORTING 9" OF AMENDED TOPSOIL WILL BE ADDED TO THE SIGNED CONTRACT AGREEMENT.
5. IF AMENDED IMPORTED TOPSOIL IS TO BE USED, THE GENERAL CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER'S REPRESENTATIVE AND THE CONTRACT MODIFIED ACCORDINGLY. TOPSOIL SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM BOGS OR MARSHES. IMPORTED TOPSOIL SHALL COMPLY WITH ASTM D 5285, WITH A PH RANGE OF 5.5 TO 7.0, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS MATERIALS (ROCKS, STICKS, RUBBISH, SOD) HARMFUL TO PLANT GROWTH. AN ADDITIONAL SOILS ANALYSIS WILL BE REQUIRED FOR THE IMPORTED TOPSOIL.
6. AMENDED IMPORTED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZER AND AMENDMENTS PER THE SOIL ANALYSIS RECOMMENDATIONS. TOPSOIL ANALYSIS SHALL STATE ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY AND SAND), DELETERIOUS MATERIAL, PH, MINERAL AND PLANT-NUTRIENT CONTENT. IN ADDITION THE REPORT SHALL ALSO STATE THE RECOMMENDED QUANTITIES (BY PERCENTAGE OF WEIGHT, I.E. 2 LBS OF 15-15-15 PER 1,000 SF) OF NITROGEN, PHOSPHORUS AND POTASH, NUTRIENTS AND ANY LIME, LIME, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY AMENDED TOPSOIL. CONTRACTOR SHALL FURNISH REPORT AND RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO MOBILIZATION.
7. IN ADDITION TO THE SOILS ANALYSIS RECOMMENDATIONS, THE LANDSCAPE CONTRACTOR SHALL ADD 1 PART (2" LAYER) OF APPROVED HUMUS MATERIAL TO 2 PARTS AMENDED TOPSOIL. SUBMIT CUT SHEET OF HUMUS MATERIAL (CERTIFIED FINE COMPOSTED YARD DEBRIS) TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO MIXING.
8. PRIOR TO PLACEMENT OF TOPSOIL, SCARIFY AND LOOSEN SUB-GRADE OF PLANTING BED AREA TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATERIALS. REMOVE WEEDS FROM EXISTING SUB-GRADE AND TREAT WITH NECESSARY HERBICIDE TO PREVENT WEED GROWTH. SPREAD HALF OF THE AMENDED TOPSOIL MIXTURE AND WORK INTO UPPER LAYER OF LOOSENED SUB-GRADE TO CREATE A TRANSITION LAYER. AFTER LIGHT ROLLING AND NATURAL SETTLEMENT, PLACE REMAINING HALF OF THE PLANTING SOIL MIXTURE TO THE DEPTH REQUIRED TO MEET THICKNESS, GRADES, AND ELEVATIONS SHOWN.
9. WITHIN TREE WELLS & PLANTER ISLANDS, REMOVE EXISTING SOIL AND OTHER DEBRIS, TO A MINIMUM DEPTH OF 18" AND REPLACE WITH AMENDED TOPSOIL. ADD ADDITIONAL SOIL, AS REQUIRED PER DETAILS AND NOTES.
10. THE CONTRACTOR SHALL SUBMIT SHIPPING TICKETS FOR IMPORTED TOP SOIL, AND HUMUS MATERIAL TO THE LANDSCAPE ARCHITECT 60 DAYS PRIOR TO INSTALLATION FOR REVIEW AND WRITTEN APPROVAL.

PLANTING NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH OWNER AND UTILITY COMPANIES FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER 72 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO THE LANDSCAPE ARCHITECT.
3. THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES. THIS COULD INCLUDE, BUT NOT NECESSARILY LIMITED TO, EROSION CONTROL FABRIC, STAKING, NETTING, AND STRAW WATTLES. SUBMIT METHOD OF SLOPE STABILIZATION TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO IMPLEMENTATION.
5. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, PRIOR TO PLANTING.
6. ALL LANDSCAPE AREAS THAT HAVE BEEN PREVIOUSLY TREATED WITH CEMENT, SHALL BE EXCAVATED A MINIMUM OF 6" BELOW BOTTOM OF TREATMENT AREA AND REMOVED FROM THE SITE. BACKFILL WITH TOPSOIL TO ORIGINAL GRADE PRIOR TO ADDING THE SPECIFIED AMENDED SOIL PER THE PLANS.
7. CONTRACTOR TO FINE GRADE AND REMOVE ALL ROCK GREATER THAN 1 INCH DIAMETER IN ALL PLANTING AREAS PRIOR TO PLANTING, AND PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS.
9. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER.
10. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF THEY BELIEVE ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS MAY BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT, ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE OWNERS REPRESENTATIVE, AND THE LANDSCAPE ARCHITECT, A WRITTEN ESTIMATE TO INCREASE PLANT MATERIAL (AND INSTALL) THE NEXT AVAILABLE CONTAINER SIZE PLANT (I.E. 4" POT TO ONE GALLON CONTAINER, 2" CALIPER TREE TO 2.5" CALIPER).
12. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT 90 DAYS PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS, IF REJECTED, WILL BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
13. PLANT QUANTITIES LISTED IN THE LEGEND ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFF'S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS INDICATED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER IN THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
14. COORDINATE PLANTING INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
15. CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
16. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS OR TREE SPECIES.
17. ROOT BARRIER REQUIREMENT: INSTALL 18" X 15' ROOT BARRIER* WHERE ANY TREE LOCATION IS WITHIN 4' OF ANY CURB, SIDEWALK, OR DRIVEWAY.
 - *APPROVED ROOT BARRIERS: DEEPROOT UB 18-2, NDS EP-1850, OR EQUIVALENT.
18. DO NOT LOCATE TREES WITHIN EASEMENTS.
19. LANDSCAPE BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING, UNLESS OTHERWISE SHOWN. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
20. ALL PLANT MASSES TO BE CONTAINED WITHIN A 3" LAYER OF BARK MULCH BED, UNLESS NOTED OTHERWISE. ALL TREES LOCATED IN LAWN AREAS SHALL HAVE A 3" DIAMETER CIRCLE, ON CENTER OF TREE, WITH 3" BARK MULCH LAYER. DO NOT PLACE BARK MULCH AGAINST TRUNK OF TREE.
21. BACKFILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO FOUR PARTS TOPSOIL BY VOLUME. INCORPORATE ANY SLOW RELEASE FERTILIZERS AND AMENDMENTS PER SOIL LAB ANALYSIS RECOMMENDATIONS.
22. PLANTING RESTRICTIONS - PLANTING IS NOT PERMITTED DURING THE FOLLOWING CONDITIONS, UNLESS OTHERWISE APPROVED IN WRITING:
 - a. COLD WEATHER: LESS THAN 32 DEGREES FAHRENHEIT
 - b. HOT WEATHER: GREATER THAN 90 DEGREES FAHRENHEIT
 - c. WET WEATHER: SATURATED SOIL
 - d. WINDY WEATHER: WIND VELOCITIES GREATER THAN 20 M.P.H.
23. ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
24. LANDSCAPE CONTRACTOR MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE INSTALLATION OF ALL PLANTING OPERATIONS, AND CONTINUES UNTIL FINAL ACCEPTANCE. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS, AND COMPLETE FERTILIZATION AND WEED CONTROL PROGRAM UNTIL FINAL ACCEPTANCE. FINAL ACCEPTANCE OCCURS NO LESS THAN 90 DAYS AFTER ALL PLANTING LIST ITEMS HAVE BEEN DEEMED COMPLETE, AND THE LANDSCAPE MEETS OWNER REPRESENTATIVE'S APPROVAL. WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. SEE SPECIFICATIONS FOR MORE DETAIL.
25. ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK. THOSE THAT DO NOT, WILL BE REJECTED. 2" CALIPER TREES MUST BRANCH AT 6" MIN. HT.

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