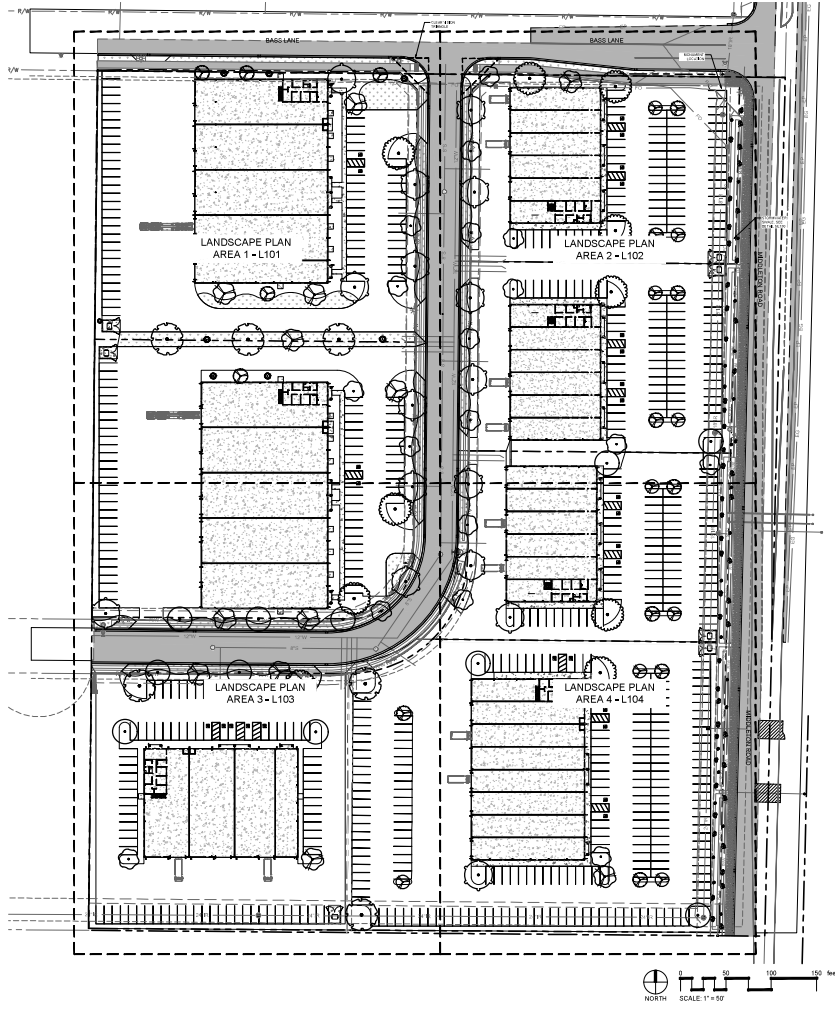


LANDSCAPE NOTES

1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be completed in accordance with ILLINOIS (Illinois Standard Trade Works Construction) 2022 for most recent published, and City of Middleton, ID codes, standards and rules and local regulations.
2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be repaired at contractor expense.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plans for information on existing features.
 - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & basins etc. address. Protect all drainage at all times. protect all utilities at all times.
3. GRADING & SITE PREPARATION
 - 3.1. Prepare final grades for planting by grubbing and removing weeds. If necessary apply French or equivalent technique, using a certified applicator. Remove roots and other materials over 2".
 - 3.2. All grade coverage to be removed and disposed of off site.
 - 3.3. Final grade to be smooth topsoil to allow for entire site to be a natural living space.
 - 3.4. Final grade areas to elevations set by Engineers plans with positive drainage away from structures.
 - 3.5. Refer to Engineers plans for grading information & all drainage pipes and locations. Protect and retain drainage at all times.
 - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
 - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
 - 4.2. All other areas shall receive 18" min depth of screened topsoil. Imported topsoil must be from a local source and be screened free of any objects or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
 - 4.3.1. Smooth, compact and grade topsoil to have areas to smooth and uniform grade 3" below adjacent surfaces.
 - 4.3.2. Amend all new plantings with 3 parts topsoil 1 part compost.
 - 4.4. Reuse of existing topsoil on site is permitted if
 - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - 4.4.2. Topsoil is to be loose. Provide any foam that is clean and free of other materials, remove weeds, weed seeds, rocks, grass or other foreign matter.
 - 4.5. 4.5.A. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving on-site topsoil per the approval of engineer's change.
5. LAWN AREAS
 - 5.1. Seeded lawn to be tall fescue fence, or approved other.
 - 5.2. Seeded lawn to be regularly and hand mowed, by not within 24 hours of harvesting.
 - 5.3. Lay out the lawn in a solid mass with either single finger points on one grade.
 - 5.4. Any existing lawn that is damaged shall be replaced with seeded lawn of the same type of existing lawn.
 - 5.5. All lawn areas adjacent to driveways, walkways, or aggregate pathways shall have a 4" thick weed eating matting installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - 5.6. Lawn adjacent to building, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 18" away.
 - 5.6.1. Install 2" chips or other approved gravel mulch type in row strip at a depth of 2" over commercial grade weed barrier fabric. Installed per manufacturer recommendations.
 - 5.7. Provide tree rings with a minimum 2" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
 - 6.1. All planter beds to receive 3" depth of black & tan mix rock mulch or approved equal, subject to approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
 - 7.1. All plant material shall be installed per industry standards.
 - 7.2. All plant material shall meet or exceed the minimum federal standards as required by ANCEL 601. American Standard for Nursery Stock. Plants not meeting these standards for quality or plants determined to be inferior by Owner's representative, will be rejected.
 - 7.3. All ball and burlap trees to be installed per Ball and Burlap planting manual. All shrubs to be installed per detail.
 - 7.4. Trees and shrubs over 30" shall not be planted within clear view triangles.
 - 7.5. Fertilize all trees and shrubs with "Agriform" planting tablets or approved equal. Apply per manufacturer recommendations.
8. IRRIGATION
 - 8.1. Irrigation system shall be built to the following specifications:
 - 8.1.1. Adhere to city codes when connecting to city water.
 - 8.1.2. All irrigation material to be new with manufacturer warranty fully intact.
 - 8.2. Install automatic control in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor to provide location and install.
 - 8.3. Contractor to have On/Off rain switch or rain shut off device that does not alter program.
 - 8.5. All remote control valves (including master control valve) to have flow control device.
 - 8.6. Irrigation system piping to be minimum 1/2" PVC or approved equal. Movers to be double the size of pipes located within all areas to be connected in separate sheets 1/2" dia min.
 - 8.7. Use common trenching where possible.
 - 8.8. All PVC located under hardscape to be schedule 40 PVC with same rack as above.
 - 8.9. All wires to be Page wire 7500 or 7501 direct bury wire at a minimum of 12" below finished grade.
 - 8.10. Connect mainline to point of connection in approximate location shown on plan.
 - 8.11. Contractor is responsible complying with all codes and paying all permits necessary.
 - 8.12. Sprinkler heads shall have matched precipitation within each control circuit. Valves shall not exceed 5 feet per second.
 - 8.13. All pipe irrigation to be buried 12" below finished grade.
 - 8.14. Water schedule to be provided at a rate of 80% evapotranspiration as determined by the local E.T.
 - 8.15. Install all irrigation and irrigation drawings will be material specified or approved equal.
 - 8.16. Contractor shall control the static water pressure at least five days before construction begins and to control the backflow installed in writing the pressure is below 10 psi.
 - 8.17. Contractor to flow back the pipe to construction. Control backflow architect flow and psi are below what are indicated on the planter bed.
 - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
 - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size or one up to Owner.
 - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=50" scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.



STACK ROCK
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PRELIMINARY

MIDDLETON INDUSTRIAL

MIDDLETON, ID

NOT FOR CONSTRUCTION

DATE: 11/15/23
SCALE: 1"=50'

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L100

