

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



R. Joseph Emerson, Jr., AICP  
Director of Planning  
(804) 501-4602

February 26, 2024

Bay Companies, Inc.  
Attn: Joe Faudale, P.E.  
8500 Bell Creek Road  
Mechanicsville, VA 23116

RE: POD2023-00349  
Tidemark case POD2023-00458  
Gayton Village  
3<sup>rd</sup> Construction plan review

Sir:

The Planning Department has completed its review of the above-referenced plans, received February 12, 2024, and has the following comments:

1. **Still outstanding – partially addressed:** An update to the 2021 parking study was submitted in response to the original plan review comments to reflect the current proposal. Shared parking located within the areas of other plans of development, are not clearly identified on the plan. **Details of a shared parking agreement need to be provided for review and if not already, recorded for perpetuity.** In addition, an overall parking tabulation for all plans included in the shared parking must be provided.
2. The retaining wall between West Village and Gayton Village spans in height up to 10 feet. Wall construction must be designed to eliminate concerns of conflict among geogrid reinforcement layers and required trees along the common property line for the West Village parking lot perimeter, which are on hold for installation pending the construction of the wall. In reference to the wall detail located on sheet C16, the wall construction type presents a problem for installation of the trees, so this issue is not resolved. Various discussions touched on the possibility of alternative wall types. The applicant must present a viable solution prior to approval of this plan. The approved landscape plan for West Village is attached.

You may contact me at [cra094@henrico.us](mailto:cra094@henrico.us) or 804-501-7175 if you need any additional information concerning the above comments.

Sincerely,

Aimee B. Crady, AICP  
County Planner

Pc. SKM, LLC  
Stanley Martin Homes, LLC

SITE DATA

1. OWNER  
SKM LLC  
1519 SUMMIT AVENUE, SUITE 102  
RICHMOND, VA 23230  
CONTACT: BRIAN MCNEAL  
EMAIL: BMCNEAL@REBKEE.COM  
PHONE: (804) 387-1426

2. DEVELOPER  
SKM LLC  
1519 SUMMIT AVENUE, SUITE 102  
RICHMOND, VA 23230  
CONTACT: BRIAN MCNEAL  
EMAIL: BMCNEAL@REBKEE.COM  
PHONE: (804) 387-1426

3. ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.  
2035 MAYWILL ST. SUITE 200  
RICHMOND, VA 23230  
CONTACT: DAVID ELLINGTON, P.E.  
EMAIL: DAVID.ELLINGTON@KIMLEY-HORN.COM  
PHONE: (804) 673-3882

4. LANDSCAPE ARCHITECT  
KIMLEY-HORN AND ASSOCIATES, INC.  
2035 MAYWILL ST. SUITE 200  
RICHMOND, VA 23230  
CONTACT: ROBBIE ROACH  
EMAIL: ROBBIE.ROACH@KIMLEY-HORN.COM  
PHONE: (804) 673-4725

5. GPIN # 733-765-4819

6. ADDRESS  
12120 WEST BROAD ST  
HENRICO, VIRGINIA 23233

7. ACREAGE  
12.81 AC. (PARCEL)  
0.99 AC. (VDOT ROW ACQUISITION)  
13.27 AC. (OVERALL)

8. ZONING  
A-1, B-2C

9. PROPOSED USE  
RETAIL

10. PREVIOUS APPROVAL  
A. POD # \_\_\_\_\_  
B. ADMINISTRATIVE # \_\_\_\_\_  
C. ZONING CASE # REZ 2021-00044  
D. VARIANCE (BZA) CASE # \_\_\_\_\_  
E. PROVISIONAL USE PERMIT # PUP 2021-00025  
F. SPECIAL EXCEPTION (CONDITIONAL USE) # \_\_\_\_\_

11. UTILITIES

COUNTY WATER	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
COUNTY SEWER	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
WELL	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
SEPTIC	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
OTHER	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO

12. PARKING SCHEDULE

A. # SPACES REQUIRED 209  
B. BASIS FOR PARKING CALCULATIONS  
3.5 SPACE PER 1000 SF  
59,903 / 1000 = 59.9 \* 3.5 = 209  
C. # SPACES PROVIDED 279 SPACES  
D. # ACCESSIBLE SPACES PROVIDED 9  
INCLUDING 9 VAN ACCESSIBLE  
E. INTERIOR GREENSPACE CALCULATIONS  
TOTAL PARKING SPACES = 279 X 162 SF = 45,198 SF  
TOTAL = 45,198 SF; AREA REQUIRED (5%) = 2,260 SF  
AREA PROVIDED = 4,678 SF

13. SPECIAL FLOOD HAZARD AREA INFORMATION  
SPECIAL FLOOD HAZARD AREA (FLOODPLAIN)  
YES ☐ NO ☒

14. BUILDING INFORMATION  
A. SQ. FOOTAGE OF BUILDING  
RETAIL 1: 27,600 SF  
RETAIL 2: 8,250 SF  
RETAIL 3: 7,200 SF  
RETAIL 4: 9,180 SF  
RETAIL 5: 7,673 SF  
B. NUMBER OF STORIES 1 (ALL BUILDINGS)  
C. NUMBER OF UNITS  
D. CONSTRUCTION TYPE TYPE IIB  
E. SPRINKLERED  
RETAIL 1: YES  
RETAIL 2-5: NO  
F. USE GROUP(S) BUSINESS GROUP B  
G. MEDICAL OFFICE YES ☐ NO ☒

15. VIRGINIA HYDROLOGIC UNIT CODE  
VAHU6 JM84, HUC8 02080205

16. TREE CANOPY CALCULATIONS

TOTAL SITE AREA	274,971 SF (6.312 AC)
BUILDING FOOTPRINT AREA	59,903 SF (1.379 AC)
PARKING AREA	45,198 SF (1.037 AC)
EASEMENT AREA	44,671 SF (1.025 AC)
ADJUSTED SITE AREA	125,283 SF (2.876 AC)
15 PERCENT CANOPY REQUIRED	18,792 SF (.431 AC)
TOTAL CANOPY PROVIDED	20,930 SF (.480 AC)

Sheet List Table

Sheet Number	Sheet Title
LP-100	COVER SHEET
LP-101	LANDSCAPE PLAN
LP-102	LANDSCAPE PLAN
LP-501	LANDSCAPE NOTES
LP-502	LANDSCAPE DETAILS

TRAFFIC IMPACT STUDY

☒ DOES NOT REQUIRE SUBMISSION OF A TRAFFIC STUDY FOR THIS PROPOSED PLAN.

1. AM PEAK HOUR WEEKDAY TRIP GENERATION: 92  
(ENTER/EXIT)  
2. PM PEAK HOUR WEEKDAY TRIP GENERATION: 312  
(ENTER/EXIT)  
3. VEHICLE TRIPS PER WEEKDAY: 3,170

☐ DOES REQUIRE SUBMISSION OF A TRAFFIC STUDY FOR THIS PROPOSED PLAN PER TRAFFIC ENGINEERING.

EROSION CONTROL QUANTITIES (FOR BOND PURPOSES ONLY)

SAFETY FENCE	2,500 LF
CONSTRUCTION ENTRANCE	2 EA.
SILT FENCE	700 LF
INLET PROTECTION	23 EA.
DIVERSIONS	1,000 LF
TEMPORARY SEEDING	10.0 AC.
PERMANENT SEEDING	3.0 AC.
SODDING	0.5 AC.
LIMITS OF DISTURBANCE	11.00 AC.
STOCKPILE	500 CY.

WEST VILLAGE - PHASE 1  
LANDSCAPE PLAN  
12120 WEST BROAD ST  
RICHMOND, VA 23233  
POD PLANS

THREE CHOPT MAGISTERIAL DISTRICT  
HENRICO COUNTY, VIRGINIA

VICINITY MAP  
SCALE 1" = 1,000'

ALTA/NSPS LAND TITLE SURVEY PERFORMED MARCH 11, 2020.  
SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY:  
JENNINGSSTEPHENSON, P.C.  
CONTACT: KENNY BLAYLOCK  
EMAIL: KBLAYLOCK@JSPC-VA.COM  
10160 STAPLES MILL ROAD, SUITE 103  
GLEN ALLEN, VA, 23060  
PHONE: 804-545-6235  
FAX: 804-545-6259

NOTE: ALL WATER SERVICE ACCESSORIES AND FITTINGS SHALL BE LEAD-FREE IN COMPLIANCE WITH SECTION 1417 OF THE SAFE DRINKING WATER ACT, AND NSF 61 APPROVED.  
VWP GENERAL PERMIT NUMBER WP4-21-2200

IT IS HEREBY ACKNOWLEDGED AND UNDERSTOOD, IT IS AT THE OWNERS AND DEVELOPERS RISK TO PROCEED WITH CONSTRUCTION PRIOR TO FULL POD CONSTRUCTION PLAN APPROVAL AND CONSTRUCTION OF SHARED IMPROVEMENTS FOR BOTH THE SKM ACCESS ROAD AND OLD THREE CHOPT APARTMENTS

SIGNATURE  
BRIAN MCNEAL 11-22-2022  
NAME (PRINT) DATE

EXCEPTIONS GRANTED

DATE	DEPT(S)	DESCRIPTION

ENGINEER'S CERTIFICATION  
TO THE BEST OF MY KNOWLEDGE, THIS PLAN SATISFIES ALL ZONING CODE REQUIREMENTS, CONDITIONS OF APPROVAL, AND PROFFERS.

SIGNATURE  
DATE

REVISIONS TO APPROVED PLANS

NO.	DATE	DESCRIPTION

APPROVAL BLOCK

APPROVED BY THE COUNTY OF HENRICO  
BOARD OF SUPERVISORS

DATE COUNTY MANAGER

APPROVED BY:  
THE HENRICO COUNTY  
PLANNING COMMISSION

APPROVED BY:  
THE HENRICO COUNTY  
PLANNING DEPARTMENT  
NOV 16 2023

P.C. DATE ☐ ACTING SECRETARY DATE ☒ COUNTY PLANNER  
☐ PRINCIPAL PLANNER  
☐ DIRECTOR

THIS APPROVAL ENCOMPASSES ONLY THOSE REVISIONS NOTED IN THE LETTER OF APPROVAL.

AS INDICATED IN RED

YES NO 10 DAY EXPEDITED SIGNATURE PROCESS

RECEIVED  
NOV 15 2023  
Department of Planning  
County of Henrico

AUTHORIZATION TO BEGIN WATER AND SEWER CONSTRUCTION WILL BE PROVIDED AT THE DPU PRECONSTRUCTION MEETING.

DEPARTMENT OF PUBLIC UTILITIES  
POD APPROVAL

FOR WATER AND SANITARY SEWER ONLY, SUBJECT TO COUNTY SPECIFICATIONS.

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL FOR WATER AND SEWER EXPIRES: \_\_\_\_\_

NOTE:  
WATER AND SEWER SYSTEMS FOR THIS PROJECT WILL BE ACCEPTED AND WATER METERS WILL BE SET AFTER ADJACENT UTILITIES TO WHICH THEY CONNECT HAVE BEEN ACCEPTED BY THE COUNTY FOR OPERATION.

DPU PRE-CONSTRUCTION MEETING

DPU INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

D.P.U. # \_\_\_\_\_

DEPARTMENT OF PUBLIC WORKS  
APPROVAL BLOCK

DIRECTOR OF PUBLIC WORKS

DATE

DATE	DESIGN ENGINEER
DATE	ENVIRONMENTAL ENGINEER
DATE	TRAFFIC ENGINEER
DATE	ENVIRONMENTAL INSPECTOR
<input type="checkbox"/>	AS INDICATED IN RED
D.P.W. # _____	

DISTRIBUTION BY DPW:

\_\_\_\_ PUBLIC UTILITIES (5) \_\_\_\_\_ ENGINEER  
\_\_\_\_ PERMIT CENTER \_\_\_\_\_ FIRE  
\_\_\_\_ EASTERN GOVERNMENT CENTER

WEST VILLAGE  
PREPARED FOR  
THE REBKEE COMPANY

PLANNING DEPARTMENT COPY

SHEET NUMBER  
LP-100

COVER SHEET

Kimley»Horn  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 23230  
1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-3882  
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA  
ROBBIE D. ROACH  
Lic. No. 1870  
LANDSCAPE ARCHITECT  
11/15/2023

KHA PROJECT 113160052  
DATE 11/15/2023  
SCALE AS SHOWN  
DESIGNED BY JTS  
DRAWN BY JTS  
CHECKED BY RDR

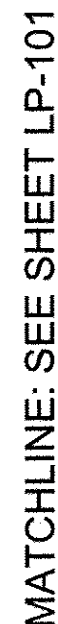
VA  
HENRICO COUNTY  
PLANNING DEPARTMENT

POD2023-00307











Revised By: Scott J. Smith, Sheet: Sub-K06, Layout: LP-501, LANDSCAPE NOTES, November 15, 2023, 12:04:37pm, K:\BCC, C:\VA\11360052 - Broad and Gayton, Rebekah - Henrico, VA\CAD\DocSheets\Commercial\LP-501, LANDSCAPE DETAILS.dwg

GENERAL PLANTING NOTES:

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, ETC. NECESSARY TO COMPLETE ALL PLANTING AS SHOWN ON THE PLANTING PLANS, AS SPECIFIED HEREIN OR IN SUPPLEMENTAL SPECIFICATIONS, AND/OR AS REQUIRED BY JOB CONDITIONS. THE WORK IN GENERAL INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

- (1) SOIL TESTING AND PREPARATION;
- (2) PROVIDING TOPSOIL AND ALL SOIL AMENDMENTS;
- (3) EXCAVATION OF PLANT PITS;
- (4) PROVIDING ALL PLANT MATERIAL AND MULCH AS INDICATED ON PLANS;
- (5) FERTILIZING;
- (6) STAKING;
- (7) CHEMICAL APPLICATION;
- (8) MAINTENANCE AND GUARANTEE;
- (9) ALL OTHER ITEMS NECESSARY TO MAKE WORK COMPLETE.

THE PLANTING CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH THE OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO ANY CONSTRUCTION, EXCAVATION, OR ROTO-TILLING THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF VERIFYING THE LOCATIONS OF ALL UTILITIES, ABOVE AND/OR BELOW GROUND, PUBLIC AND/OR PRIVATE THAT MAY EXIST AND CROSS THROUGH THE AREAS OF CONSTRUCTION.

(1) SOIL TESTING AND PREPARATION

(1.1) UPON COMPLETION OF ROUGH GRADING AND PRIOR TO COMMENCEMENT OF SOILS PREPARATION WORK THE CONTRACTOR SHALL TAKE SOILS SAMPLES AND OBTAIN AGRONOMIC SOILS TESTS FOR ALL PLANTING AREAS, STOCKPILED TOPSOIL AND IMPORTED TOPSOIL. TESTS SHALL BE PERFORMED BY AN APPROVED AGRONOMIC SOILS TESTING LABORATORY AND SHALL INCLUDE A FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL PREPARATION, PLANTING BACKFILL MIX, ALGER HOLE REQUIREMENTS, AND POST PLANT FERTILIZATION PROGRAM. THE SOILS REPORT RECOMMENDATIONS WILL TAKE PRECEDENCE OVER THE MINIMUM AMENDMENT AND FERTILIZER APPLICATION RATES SPECIFIED HEREIN ONLY IF THE SOILS REPORT RECOMMENDATIONS EXCEED THE SPECIFIED MINIMUMS. SOILS TEST AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER AND OWNERS REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO BEGINNING SOILS PREPARATION WORK.

(1.2) BECAUSE OF SOIL COMPACTION DURING CONSTRUCTION, ALL PLANTING AREAS SHALL BE ROTO-TILLED TO A DEPTH AS SHOWN IN DETAILS OR AS SPECIFIED IN WRITTEN SPECIFICATIONS. A PLANTING AREA IS ANY AREA IN WHICH NEW PLANTING OCCURS. EXCAVATE THE ENTIRE AREA BOUNDED BY WALKS, WALLS, FENCES, ETC. REMOVE SPOIL MATERIAL AS DIRECTED BY OWNER OR THE OWNERS REPRESENTATIVE.

(1.3) EXCAVATED SOIL SHOULD BE USED AS BACKFILL MATERIAL IN ORDER TO ELIMINATE OR MINIMIZE THE OCCURRENCE OF HYDROLOGIC DISCONTINUITIES, AND/OR SOIL INTERFACE PROBLEMS COMMON TO PLANTING BEDS CONTAINING SOILS OF DIFFERENT TEXTURE. WHERE THE TEXTURE OF THE EXISTING SOIL IS UNDESIRABLE FOR THE PLANT SPECIES BEING PLANTED (i.e. HEAVY CLAY, PURE SAND) AND WHERE THE PH OF THE EXISTING SOIL IS SUITABLE FOR THE SPECIES BEING PLANTED, THE SOIL SHALL BE BLENDED 60% EXISTING SOIL WITH 33% AMENDED SOIL.

(1.4) WHERE IT IS DETERMINED THAT THE EXISTING SOIL EXCAVATED IS TOTALLY UNSUITABLE FOR USE AS BACKFILL MATERIAL BECAUSE OF IMPROPER PH OR THE PRESENCE OF DEBRIS OR OTHER DELETERIOUS MATTER, THE BACKFILL MATERIAL SHALL BE 100% AMENDED SOIL MIXTURE AS DESCRIBED BELOW WITH THE ADDITION OF 1/2 PART SAND.

AMENDED SOIL: PLANTING SOIL FOR AMENDING BACKFILL SHALL BE 100 % TOPSOIL WITH AMENDMENTS ADDED ACCORDING TO THE RECOMMENDATIONS OF THE SOILS TEST REPORT TO BRING THE pH VALUE OF THE PLANTING BACKFILL MIXTURE WITHIN THE RANGES DESCRIBED BELOW. THE TOPSOIL AND AMENDMENTS SHALL BE MIXED AT AN ON-SITE LOCATION. PLANTING SOIL SHALL NOT BE MIXED AT INDIVIDUAL PLANT LOCATIONS.

(2) TOPSOIL AND ALL SOIL AMENDMENTS

(2.1) NECESSARY QUANTITIES OF TOPSOIL SHALL BE SUPPLIED BY THE CONTRACTOR AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL APPLY TOPSOIL ONLY AFTER SECURING SOIL TEST (V.P.1), APPLYING RECOMMENDED QUANTITIES THEREOF, AND SUBMITTING FOR APPROVAL.

(2.2) ON-SITE TOPSOIL MEETING THE CONDITIONS FOR THESE NOTES MAY BE USED, OR IF INSUFFICIENT QUANTITIES ARE AVAILABLE, OUTSIDE TOPSOIL MEETING THE FOLLOWING CRITERIA SHALL BE PROVIDED:

(2.3) ON-SITE TOPSOIL SHALL BE STOCKPILED TOPSOIL THAT HAS BEEN SALVAGED IN ACCORDANCE WITH SECTION 303.9(a)(4) OF THE V.D.O.T. SPECIFICATIONS. IT SHALL BE FREE FROM REFUSE, OR ANY MATERIAL TOXIC TO PLANT GROWTH, AND REASONABLY FREE FROM SUBSOIL, STUMPS, ROOTS, BRUSH, STONES, CLAY, LUMPS, OR SIMILAR OBJECTS LARGER THAN 3" IN THEIR GREATEST DIMENSION.

(2.4) OFF-SITE TOPSOIL, IF NEEDED, SHALL BE TOPSOIL FURNISHED FROM SOURCES OUTSIDE THE PROJECT LIMITS AND SHALL BE THE ORIGINAL TOP LAYER OF A SOIL PROFILE FORMED UNDER NATURAL CONDITIONS, TECHNICALLY DEFINED AS THE "A" HORIZON BY THE SOIL SOCIETY OF AMERICA. IT SHALL CONSIST OF NATURAL, FRAGILE, LOAMY SOIL WITHOUT AD MixTURES OF SUBSOIL, OR OTHER FOREIGN MATERIALS, AND SHALL BE REASONABLY FREE FROM STUMPS, ROOTS, HARD LUMPS, STIFF CLAY, STONE, NOXIOUS WEEDS, BRUSH, OR OTHER LITTER. IT SHALL HAVE DEMONSTRATED BY EVIDENCE OF HEALTHY VEGETATION GROWING, OR HAVING GROWN ON IT PRIOR TO STRIPPING, THAT IT IS REASONABLY WELL DRAINED AND DOES NOT CONTAIN SUBSTANCES TOXIC TO PLANTS.

(2.4.1) "A" HORIZON: "A" HORIZONS SHALL BE MINERAL HORIZONS CONSISTING OF (1) HORIZONS OF ORGANIC MATTER ACCUMULATION FORMED OR FORMING AT OR ADJACENT TO THE SURFACE; (2) HORIZONS THAT HAVE LOST CLAY, IRON, OR ALUMINUM, WITH RESULANT CONCENTRATIONS OF QUARTZ OR OTHER RESISTANT MINERALS OF SAND OR SILT SIZE; OR (3) HORIZONS DOMINATED BY 1 OR 2 ABOVE BUT TRANSITIONAL TO AN UNDERLYING B OR C.

(2.4.2) "A" HORIZON SUBDIVISIONS: A1 HORIZONS SHALL BE MINERAL HORIZONS, FORMED OR FORMING AT OR ADJACENT TO THE SURFACE, IN WHICH THE FEATURE EMPHASIZED IS AN ACCUMULATION OF HUMIFIED ORGANIC MATTER INTIMATELY ASSOCIATED WITH THE MINERAL FRACTION. THE SOIL IS A DARK OR DARKER THAN UNDERLYING HORIZONS BECAUSE OF THE PRESENCE OF ORGANIC MATTER. THE ORGANIC MATERIAL IS ASSUMED TO BE DERIVED FROM PLANT AND ANIMAL REMAINS DEPOSITED ON THE SURFACE OF THE SOIL OR DEPOSITED WITHIN THE HORIZON WITHOUT APPRECIABLE TRANSLLOCATION.

A2 HORIZONS SHALL BE MINERAL HORIZONS IN WHICH THE FEATURE EMPHASIZED IS LOSS OF CLAY, IRON OR ALUMINUM, WITH RESULANT CONCENTRATION OF QUARTZ OR OTHER RESISTANT MINERALS IN SAND AND SILT SIZES.

(2.4.3) "A" HORIZON TOPSOIL CONTENT: "A" HORIZON TOPSOIL SHALL BE IN ACCORDANCE WITH THE FOLLOWING MATERIALS BY PERCENTAGE OF VOLUME:  
SILT 42-58%  
SAND 15-20%  
CLAY 15-20%  
ORGANIC MATERIAL 12-18%

(2.5) TOPSOIL SHALL HAVE A pH IN THE RANGE OF 6.0 TO 7.0 PRIOR TO MIXING WITH AMENDMENTS. IF THE pH IS NOT WITHIN THIS RANGE, THE pH SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE OR A DIFFERENT SOURCE OF SUPPLY SHALL BE SELECTED. TOPSOIL SHALL BE SUBJECT TO INSPECTION BY THE OWNER OR THE OWNERS REPRESENTATIVE AT THE SOURCE OF SUPPLY AND IMMEDIATELY PRIOR TO USE IN THE PLANTING OPERATIONS.

(2.6) PLANTING SOIL AFTER AMENDING FOR DECIDUOUS PLANTS SHALL HAVE A pH VALUE BETWEEN 6.0 AND 7.0, AND FOR EVERGREEN OR SEM-EVERGREEN PLANTS SHALL HAVE A pH VALUE BETWEEN 5.0 AND 6.0. A REPRESENTATIVE SAMPLE FROM THE EXCAVATED SOIL SHALL BE TESTED FOR pH BY THE SOILS TESTING LABORATORY PERFORMING AGRONOMIC SOILS TESTING. THE pH VALUE OF THE NATURAL SOIL BACKFILL MIXTURE SHALL BE AMENDED PER THE RECOMMENDATIONS OF THE SOILS TESTING AGENCY.

(3) EXCAVATION OF PLANT PITS

(3.1) PRIOR TO EXCAVATION OF TREE PITS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

(3.2) IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOTBALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

(3.3) TREE PITS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE PIT SHALL BE DUG SO THAT THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

(3.4) SHRUB BEDS SHALL BE EXCAVATED TO 6" BELOW THE ROOT BALL OF THE SHRUB.

(3.5) ALL AIR POCKETS SHALL BE REMOVED FROM PLANT PIT UPON BACK FILLING WITH PLANTING SOIL BY FILLING APPROXIMATELY 1/2 TO 2/3 OF THE PIT WITH PLANTING BACKFILL MATERIAL, TAMPING BACKFILL MATERIAL, AND THEN WATERING TO ENSURE SETTLEMENT OF THE MATERIAL. BACKFILL MATERIAL SHALL THEN BE PLACED WITHIN THE REMAINING CAVITIES OF THE PLANT PIT, TAMPING AND WATERED AGAIN TO ENSURE SETTLEMENT OF THE BACKFILL MATERIAL. UNDER NO CIRCUMSTANCES SHALL ANY SOIL OR BACKFILL MATERIAL BE APPLIED ABOVE THE ROOT BALL OF THE PLANTS.

(3.6) GROUND COVERS SHALL BE PLANTED IN BEDS HAVING A MINIMUM DEPTH OF 4" BELOW THE PROPOSED ROOT DEPTH. PLANTS SHALL BE EVENLY SPACED AND SET TO MAINTAIN THE ORIGINAL GROWING DEPTH WHILE ALLOWING FOR A 2" TOP DRESSING OF MULCH.

(4) PLANT MATERIAL AND MULCH

(4.1) THE NAMES OF PLANTS REQUIRED UNDER THIS CONTRACT CONFORM TO THOSE GIVEN IN L.H. BAILEY'S HORTUS THIRD, 1876 EDITION. NAMES OF VARIETIES NOT INCLUDED THEREIN CONFORM TO THE NAMES USED IN THE NURSERY TRADE. ALL PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THEIR SPECIES AND THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WITH WELL DEVELOPED ROOT SYSTEMS. ALL PLANT MATERIAL SHALL BE FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM MEASURES. TREES SHALL HAVE SINGLE TRUNKS (EXCEPT AS NOTED). ALL SHRUBS SHALL BE HEALTHY, VIGOROUS, AND OF GOOD COLOR. ONLY DAMAGED OR BROKEN BRANCHES OF PLANT MATERIAL MAY BE PRUNED AND ANY NECESSARY PRUNING SHALL BE DONE AT THE TIME OF PLANTING. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE CENTRAL LEADER OF A PLANT BE PRUNED.

(4.2) ALL TAGS, STRINGS OR ANY OTHER MATERIAL ATTACHED TO THE PLANTS SHALL BE REMOVED AT THE TIME OF THE PLANTING, BALLING AND BURLAPPING OF PLANTS SHALL FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN STANDARD FOR NURSERY STOCK.

(4.3) SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF PROOF THAT ANY PLANT IS NOT OBTAINABLE. ALL SUBSTITUTIONS MUST BE AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN WRITING. PROVIDING FOR USE OF THE NEAREST EQUIVALENT OBTAINABLE SIZE OR VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE ORIGINAL VARIETY WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE.

(4.4) BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD. BURLAP SHALL NOT BE PULLED OUT FROM UNDER BALLS DURING PLANTING OPERATIONS. B&B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH, OR OTHER MATERIAL TO PROVIDE PROTECTION FROM DRYING WINDS AND SUN.

(4.5) PLANTS NOTED "CONTAINER" ON THE PLANT LIST MUST BE CONTAINER GROWN WITH WELL ESTABLISHED ROOT SYSTEMS. LOOSE CONTAINERIZED PLANT MATERIAL WILL NOT BE ACCEPTED. ALL PLANTS INJURED AND PLANTS WITH ROOT BALLS BROKEN DURING TRANSPORT OR PLANTING OPERATIONS SHALL BE REJECTED. BARE-ROOTED PLANTS (BR) SHALL BE PLANTED OR HELED IN IMMEDIATELY UPON DELIVERY. ALL PLANTS SHALL BE WATERED AS NECESSARY UNTIL PLANTED.

(4.6) NEW PLANTINGS SHALL BE LOCATED WHERE SHOWN ON THE PLAN EXCEPT WHERE OBSTRUCTIONS BELOW GROUND ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN THE PROPOSED CONSTRUCTION. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY AFTER APPROVAL BY THE OWNER OR THE OWNERS REPRESENTATIVE. REASONABLE CARE SHALL BE EXERCISED TO HAVE PLANTING PITS DUG AND SOIL PREPARED PRIOR TO MOVING PLANTS TO THEIR RESPECTIVE LOCATIONS TO ENSURE THAT THEY WILL NOT BE UNNECESSARILY EXPOSED TO DRYING OR PHYSICAL DAMAGE.

(4.7) A LIST OF PLANTS, INCLUDING SIZES, QUANTITIES AND OTHER REQUIREMENTS, IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES AS SHOWN ON THE DRAWINGS. IF DISCREPANCIES OCCUR IN THE QUANTITIES SHOWN, THE PLANTING PLANS SHALL GOVERN.

(4.8) THE PLANTING CONTRACTOR WILL BE NOTIFIED BY THE GENERAL CONTRACTOR WHEN OTHER DIVISIONS OF THE WORK HAVE PROGRESSED SUFFICIENTLY TO COMMENCE WORK ON THE PLANTING OPERATION. THEREAFTER, PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS DURING THE NEXT SEASON OR SEASONS WHICH ARE NORMAL FOR SUCH WORK, OR REMOVAL OF ROCK OR OTHER UNDERGROUND OBSTRUCTIONS, RELOCATIONS TO AVOID OBSTRUCTIONS, AND PROVISION OF DRAINAGE FOR PLANTING AREAS SHALL BE DONE ONLY AS APPROVED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

(4.9) ALL PLANTS SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR PRUNED ROOTS SHALL BE CUT OFF CLEANLY. PLANTS WITH INJURED ROOTS SHALL NOT BE ACCEPTED. BURLAP TWINE AND OTHER FASTENING MATERIAL SHALL BE CUT AND PUSHED TO THE BOTTOM OF THE PLANT PIT PRIOR TO BACKFILL MATERIAL BEING PLACED. THE PLANT SHALL NOT BE ROCKED BACK AND FOURTH TO ENTIRELY REMOVE THE WRAPPING MATERIAL NOR SHALL ANY OTHER PRACTICE BE PERFORMED WHICH COULD CAUSE THE ROOT BALL TO BREAK APART. WHEN WIRE BASKETS ARE USED ON THE ROOT BALL OF PLANTS THE WIRE SHALL BE REMOVED TO AT LEAST 12" BELOW THE TOP OF THE ROOT BALL.

(4.10) AT THE TIME OF PLANTING, AND AS MANY TIMES LATER AS SEASONAL CONDITIONS REQUIRE, EACH PLANT AND THE SOIL AROUND IT SHALL BE THOROUGHLY WATERED. CARE SHOULD BE EXERCISED WHEN WATERING TO AVOID FLOODING OF PLANTS AND BEDS, DISPLACEMENT OF MULCH MATERIAL AND EROSION OF SOIL. AVOID USE OF HIGH PRESSURE HOSES. THE CONTRACTOR SHALL MAKE, AT HIS EXPENSE, WHATEVER ARRANGEMENTS MAY BE NECESSARY TO ENSURE AN ADEQUATE SUPPLY OF WATER TO MEET THE NEEDS OF THIS CONTRACT DURING INSTALLATION. THE CONTRACTOR SHALL ALSO FURNISH ALL NECESSARY HOSE, EQUIPMENT ATTACHMENTS AND ACCESSORIES FOR THE ADEQUATE WATERING OF PLANTING AREAS AS MAY BE REQUIRED UNTIL ACCEPTANCE BY THE OWNER OR THE OWNERS REPRESENTATIVE.

(4.11) MULCH SHALL BE CLEAN, GROUND OR SHREDDED BARK OR HARDWOOD MULCH IN PLANTING AREAS WHERE SLOPES EXCEED 3:1 AND AT DRAINAGE DISPERION POINTS OR ALONG NATURAL WATERWAYS WHERE CONCENTRATIONS OF SURFACE WATER, EMPTY FROM CULVERTS OR PAVED DITCHES, HEAVY JUTE MESH SHALL BE INSTALLED. SHREDDED HARDWOOD OR BARK MULCH SHALL HAVE BEEN COMPOSTED FOR AT LEAST TWO MONTHS PRIOR TO APPLICATION. FRESHLY GROUND MULCH WILL NOT BE ACCEPTED. FINELY GROUND MULCH WHICH INHIBITS DRAINAGE, ENCOURAGES WEED GROWTH OR BECOMES WATERLOGGED WILL NOT BE ACCEPTED. MULCH SHALL BE COMPOSED OF SIMILAR SIZED FRAGMENTS AND SHALL NOT CONTAIN STICKS, CONES, LEAVES, UNSHREDDED PIECES, OR OTHER DELETERIOUS MATTER. ALL AZALEA AND CAMELLIA PLANTING BEDS SHALL HAVE 1" OF PINE STRAW MULCH UNDER 2" OF BARK OR SHREDDED HARDWOOD MULCH.

(4.12) ALL PLANTS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING. GROUND COVERS SHALL BE MULCHED WITH A 2" LAYER OF SHREDDED HARDWOOD OR BARK MULCH. ALL OTHER PLANTING BEDS, SHRUBS AND TREE PLANTINGS SHALL BE MULCHED WITH A 3" MINIMUM LAYER OF MULCH. THIS MULCH SHALL ENTIRELY COVER THE AREA OF THE PLANTING PIT, BED, OR EARTH BERM AROUND EACH PLANT WITH THE EXCEPTION OF THE AREA IMMEDIATELY ADJACENT TO THE PLANT TRUNK OR TRUNKS. THE AREA IMMEDIATELY ADJACENT TO THE PLANT TRUNK OR TRUNKS SHALL BE LEFT FREE OF ANY MULCH.

(5) FERTILIZING

(5.1) THE FERTILIZER SHOULD BE A DRY SLOW RELEASE FORM OF FERTILIZER. IT SHOULD CONTAIN AT LEAST 25-50% WATER INSOLUBLE NITROGEN. THE FERTILIZER SELECTED SHOULD ALSO HAVE A LOW ADJUSTED SALT INDEX TO PREVENT BURNING. THE N-P-K RATIO SHOULD NOT EXCEED 3-1-2 UNLESS THE SOIL TEST REVEALS THAT ADDITIONAL LEVELS OF P AND K ARE NECESSARY.

(5.2) FOR DECIDUOUS TREES, USE OSMOCOTE (18-6-12) AT THE RATE EQUIVALENT TO 4 LBS ACTUAL N/1000 SQ FT OF ROOT ZONE AREA/YEAR. FOR EVERGREEN TREES, USE 2 LBS ACTUAL N/1000 SQ FT OF ROOT ZONE AREA/YEAR.

(5.3) MIX THE FERTILIZER INTO THE BACKFILL SOIL OF THE TREE PITS. FOR SHRUB BEDS, MIX THE FERTILIZER INTO THE AREA THAT HAS BEEN ROTO-TILLED FOR THE PLANTS.

(5.4) THE FERTILIZER RATE FOR CONTINUOUS GROUND COVER AND SHRUB BEDS SHOULD BE DERIVED BY CALCULATING THE ENTIRE ROOT ZONE AREA. THE ROOT ZONE AREA IS FOUND BY MEASURING THE AREA CONTAINING THE MULTIPLE PLANT ROOTS. USE OSMOCOTE (18-6-12) AT A RATE EQUIVALENT TO 2 LBS OF N/1000 SQ FT OF ROOT ZONE AREA. THE FERTILIZER SHOULD BE EVENLY DISTRIBUTED WITHIN THE SHRUB BED SOIL.

(5.5) ALWAYS BE SURE THAT ADEQUATE MOISTURE IS AVAILABLE WHEN FERTILIZING SO THAT THE FERTILIZER WILL BE DISSOLVED INTO THE SOIL SOLUTION FOR ROOT UPTAKE AND TO AVOID BURNING THE ROOTS.

(6) STAKING

(6.1) ALL TREES SHALL BE STAKED ACCORDING TO THE TYPICAL DETAILS PROVIDED.

(6.2) TREE STAKING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION.

(7) CHEMICAL APPLICATION

(7.1) ALL PESTICIDES SHALL BE PRODUCTS OF RECOGNIZED COMMERCIAL MANUFACTURERS, AND SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL PESTICIDE LAWS. PESTICIDES SHALL BE APPLIED WITH CALIBRATED EQUIPMENT ACCORDING TO EPA LABEL RESTRICTIONS AND REGULATIONS BY A CERTIFIED APPLICATOR. ANY DAMAGE INCURRED TO THE SITE, ADJACENT PROPERTIES, OR APPLICATOR DURING PESTICIDE APPLICATIONS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

(7.2) PESTICIDES SHOULD BE USED ONLY WHEN NECESSARY TO TREAT AN OUTBREAK OF A HARMFUL PEST OR DISEASE PROBLEM. THE OWNER OR THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED 24 HOURS PRIOR TO THE APPLICATION OF ANY PESTICIDE.

(8) MAINTENANCE AND GUARANTEE

(8.1) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HIS WORK FOR THE PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER OR THE OWNERS REPRESENTATIVE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS, RESTORATION OF EARTHWORK, AND CORRECTIONS OF DEFECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTINGS THROUGHOUT THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTINGS THROUGHOUT THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTINGS THROUGHOUT THE PERIOD OF THE CONTRACT.

(8.2) INSPECTION OF THE WORK TO DETERMINE COMPLETION OF THE CONTRACT EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTINGS, WILL BE MADE BY THE OWNER OR THE OWNERS REPRESENTATIVE AT THE CONCLUSION OF THE INSTALLATION PERIOD. UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION, REQUEST SHALL BE SUBMITTED BY CONTRACTOR AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED DATE FOR INSPECTION. AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER OR THE OWNERS REPRESENTATIVE OF ACCEPTANCE OF THE WORK, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS SUBJECT TO GUARANTEE, OR, IF THERE ARE ANY DEFICIENCIES, THE CONTRACTOR WILL BE NOTIFIED OF THE REQUIREMENTS NECESSARY FOR COMPLETION OF THE WORK. PLANTINGS SHALL NOT BE CONSIDERED ACCEPTED UNTIL ALL DEFICIENCIES HAVE BEEN CORRECTED AND APPROVED IN WRITING.

(8.3) NURSERY STOCK SHALL BE FULLY GUARANTEED FOR ONE FULL YEAR. ALL PLANTS THAT FAIL TO MAKE NEW GROWTH FROM A DORMANT CONDITION OR THAT DURING THE FIRST YEAR AFTER PLANTING SHALL BE REPLACED. ALL REPLACEMENTS SHALL CONFORM WITH THE ORIGINAL SPECIFICATIONS AS TO SIZE AND TYPE. ALL COSTS OF REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.

(9) ALL OTHER ITEMS NECESSARY TO MAKE WORK COMPLETE

(9.1) ANY PLANT MATERIAL NOT PLANTED SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNUSED RUBBISH AND DEBRIS FROM THE SITE UPON COMPLETION OF HIS WORK.

(10) PERMANENT SEEDING (SHALL ONLY APPLY TO DISTURBED AREAS NOT INDICATED TO RECEIVE SOD).

(10.1) TOPSOILING: WHERE TOPSOIL IS REQUIRED ON ADVERSE SOIL CONDITIONS, A MINIMUM OF FOUR INCHES OF TOPSOIL SHOULD BE USED. THE TOPSOIL SHOULD CONTAIN A MINIMUM OF 35% FINE GRAINED MATERIAL (SILT AND CLAY AND 1.5% + ORGANIC MATTER).

(10.2) LIME AND FERTILIZER:  
A. LIME - APPLY GROUND LIMESTONE OR  
LIME - APPLY PULVERIZED AGGREGATE LIME OR EQUIVALENT AT THE RATE OF 2 TONS PRE ACRE.  
C. FERTILIZER - 500 POUNDS PER ACRE OF 10-20-10 FERTILIZER OR EQUIVALENT.

IF SOILS ARE UNIFORM, IT IS DESIRABLE TO HAVE LIME AND FERTILIZER RECOMMENDATIONS BASED ON SOIL TESTS. THE LIME AND FERTILIZER SHOULD BE DISKED OR WORKED INTO A GOOD SEEDBED TO A DEPTH OF THREE TO FOUR INCHES.

(10.3) MULCH  
A. MULCH WITH ANY OF THE MATERIALS LISTED BELOW AND AT THE RATE INDICATED. SPREADING SHOULD BE UNIFORM AND AT A RATE THAT PERMITS NO MORE THAN 25-50% OF THE GROUND SURFACING THROUGH THE MULCH.

B. MULCHING IS SPECIFICALLY REQUIRED ON ALL SOILS EXCEEDING 25% SLOPE.  
1. STRAW - 1 TO 2 TONS/ACRE DEPENDING ON SEASON AND METHOD OF APPLICATION.  
2. WOOD FIBER MATERIALS - 1,000 LBS. PER ACRE.

(10.4) MAINTENANCE  
A. IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.  
B. REPAIR - INSPECT ALL AREAS FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDING WITH THE PLANTING SEASON IF POSSIBLE.  
C. LIME AND FERTILIZER - SHALL BE APPLIED UNDER A REGULAR PROGRAM THAT IS BASED ON SOIL FERTILITY TESTS AND ON THE USE AND GENERAL APPEARANCE OF THE VEGETATIVE COVER DURING SUBSEQUENT GROWING SEASONS.

SEEDING NOTES:

ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION THAT ARE NOT OTHERWISE COVERED BY BUILDINGS, PAVEMENT, SIDEWALKS, WOODED AREAS AND PLANTING / MULCHED BEDS OR OTHERWISE CALLED OUT AS SOD LAWN AREAS SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS IN THE PRECEDING PARAGRAPH.

SEEDER AREAS WILL ONLY BE ACCEPTED AFTER DISTURBED AREAS ARE COMPLETELY COVERED IN A DENSE LAWN CONSISTING OF THE SPECIFIED PERMANENT GRASS.

SODDING NOTES:

(1) VEGETATIVELY PROPAGATED SOD ONLY FROM VARIETIES THAT HAVE PROVEN SUCCESSFUL IN THE PROJECT VICINITY SHALL BE SELECTED FROM VARIETIES AS RECOMMENDED IN THE LATEST EDITION OF THE VIRGINIA TURFGRASS VARIETY RECOMMENDATIONS AVAILABLE FROM VIRGINIA COOPERATIVE EXTENSION, VIRGINIA TECH, VIRGINIA STATE UNIVERSITY.

(2) TURF TYPE TALL FESCUE SOD IS THE PREFERRED SOD. SOD VARIETY AND SPECIES SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND CUTTING OF THE SOD.

(3) SOD SHALL NOT BE INSTALLED DURING PERIODS WHEN THE GROUND IS FROZEN, EXCESSIVELY WET OR MUDDY, OR WHEN THE SOD IS NOT ACTIVELY GROWING AND ABLE TO ESTABLISH ITSELF BEFORE PERIODS OF FREEZING TEMPERATURES OR PERIODS OF DROUGHT SET IN WITHOUT THE WRITTEN APPROVAL OF THE OWNER OR OWNERS AUTHORIZED REPRESENTATIVE. DURING SUCH TIMES AS WHEN SOD OR PERMANENT LAWN SEED CANNOT BE ESTABLISHED DUE TO ADVERSE WEATHER CONDITIONS THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TEMPORARY VEGETATIVE COVER AND GROUND STABILIZATION AS REQUIRED BY 9VA25-870-54 OF THE VIRGINIA ADMINISTRATIVE CODE.

(4) PRIOR TO LAYING SOD CONTRACTOR SHALL PROVIDE 4 INCHES OF TOPSOIL AS SPECIFIED ON ALL AREAS TO RECEIVE SEED OR SOD LAWN AREAS.

(5) THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

(6) THE SOD SHALL BE CERTIFIED TO MEET LOCAL STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

(7) SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGE OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

(8) DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STORED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE. SOD SHALL NOT BE LEFT STACKED OR ROLLED.

(9) LAWN MAINTENANCE

(10) WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LAWN TO INCLUDE BUT NOT LIMITED TO WATERING, WEEDING, AND FERTILIZING AS NECESSARY AS WELL AS THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNERS REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

(11) CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN FOR A PERIOD OF TWO YEARS UNTIL ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE.

GENERAL LANDSCAPE NOTES:

A. CONTRACTOR SHALL REVIEW ALL DRAWINGS, SPECIFICATIONS, PERMITS, AND REGULATORY REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPING AND IRRIGATION PERMITS.

C. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.

D. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" OF VIRGINIA @ 1-800-552-7001 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

E. FINAL LOCATION OF ALL PLANTINGS SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S CHOSEN REPRESENTATIVE.

F. SUBSTITUTIONS AND/OR MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. SHALL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

G. CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS AS SHOWN IN THE DETAILS, AND AS INDICATED IN THE LANDSCAPE SPECIFICATIONS.

H. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED FOR THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

I. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

J. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE OF ANY DEFORMITIES, DISEASES, OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR DISFIGURED CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, INSECT DAMAGE, ETC., ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. TREES NOT EXHIBITING A CENTRAL LEADER WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT LIST AS MULTI-STEM.

L. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY SHOVEL EDGING. NO EDGE SHALL BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.

M. PLANTING BEDS SHALL RECEIVE 3" OF DARK, SHREDDED HARDWOOD MULCH THROUGHOUT. ORANGE AND/OR RED MULCH IS NOT ACCEPTABLE.

N. ALL AREAS ON PLANS NOT INDICATED TO RECEIVE SOD PLANTING, PAVEMENT, OR HARDSCAPE WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDDED WITH FESCUE, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. SEE SEEDING NOTES THIS SHEET.

O. PLANT MATERIALS SHOWN ON PLANS ARE A GRAPHIC REPRESENTATION ONLY. CONTRACTOR SHALL PERFORM ALL LANDSCAPE INSTALLATION ON THE SUBJECT PROPERTY, AND NOT ON ADJACENT PROPERTIES, UNLESS OTHERWISE DIRECTED BY THE OWNER OR THE OWNERS REPRESENTATIVE. ROOTBALLS OF SHRUBS AND TREES SHALL BE PLANTED, IN THEIR ENTIRETY, WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.

P. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES, UNLESS OTHERWISE DIRECTED BY THE CIVIL ENGINEER.

Q. QUANTITY TAKE-OFFS INDICATED ON THE PLANTING SCHEDULE ARE FOR CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE SCHEDULE, THE GRAPHIC REPRESENTATION IN THE PLANS SHALL DICTATE.

R. ALL LANDSCAPED AND LAWN AREAS ARE TO BE IRRIGATED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TURNKEY DESIGN BUILD IRRIGATION SYSTEM AS PART OF THE BASE BID FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION PLAN AND PRODUCT CUT SHEETS FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO BEGINNING WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING IRRIGATION SLEEVING AS SHOWN ON THE LANDSCAPE PLAN PRIOR TO INSTALLATION OF PAVING MATERIALS.

S. ALL MULCHED BEDS SHALL HAVE AN APPROVED GEO-TEXTILE WEED BARRIER INSTALLED PER THE PLANTING DETAILS. PRODUCT SPECIFICATION SHEETS SHALL BE SUBMITTED TO THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ORDERING MATERIAL.

OVERALL PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT	NATIVE (Y/N)	REMARKS
AB	18	Acer rubrum 'Bowhall'	Bowhall Red Maple	B & B	2.5"Cal	Yes	Strong Central Leader, Matched.
AO	23	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2.5"Cal	Yes	Strong Central Leader, Matched.
LR	9	Liquidambar styraciflua 'Rotundiloba'	Round-Lobed Sweet Gum	B & B	2.5"Cal	Yes	Strong Central Leader, Matched.
NS	37	Nyssa sylvatica 'JFS-red'	Firestarter® Tupelo	B & B	2"Cal	Yes	Strong Central Leader, Matched.
QP	17	Quercus phellos 'QPSTA' TM	Hightower Willow Oak	B & B	2.5"Cal	Yes	Strong Central Leader, Matched.
QW	4	Quercus x warei 'Long' TM	Regal Prince Oak	B & B	2.5"Cal	No	Strong Central Leader, Matched.
UV	8	Ulmus americana 'Valley Forge'	Valley Forge American Elm	B & B	2.5"Cal	Yes	Strong Central Leader, Matched.