

**Landscape Notes:**

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 3" OF ROCK MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
  - B.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
  - B.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL, SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- D. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- E. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- F. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- G. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- H. NEW TREE PLANTING. SEE DETAIL 3/L1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E.... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- I. NEW SHRUB PLANTING. SEE DETAIL 2/L1.50.
- J. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- K. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- L. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).
  - L.A. APPLICATION RATES:
    - L.A.A. HUMIC ACID: 25 LBS PER TREE PIT
    - L.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
    - L.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
    - L.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
  - M. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5'x2.5'x1' (6.25 CF/ 0.25 CY).
    - M.A. APPLICATION RATES:
      - M.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT
      - M.A.B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
      - M.A.C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
      - M.A.D. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
- N. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- O. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

**GLASS ISLAND VIEW SUBDIVISION  
CONSTRUCTION DRAWINGS**

N. PLANTATION RIVER DR.  
GARDEN CITY, IDAHO

**Revisions**

No.	Description
1.	

**Material Legend:**

	TEMPORARY TURF HYDROSEED - SEE KEYNOTE 1 BELOW.		TURF REPAIR - SEE KEYNOTE 2 BELOW.
	3"-DEPTH, ROCK MULCH - MATCH MATERIAL AT GOLF COURSE CLUBHOUSE.		

**Keynotes:**

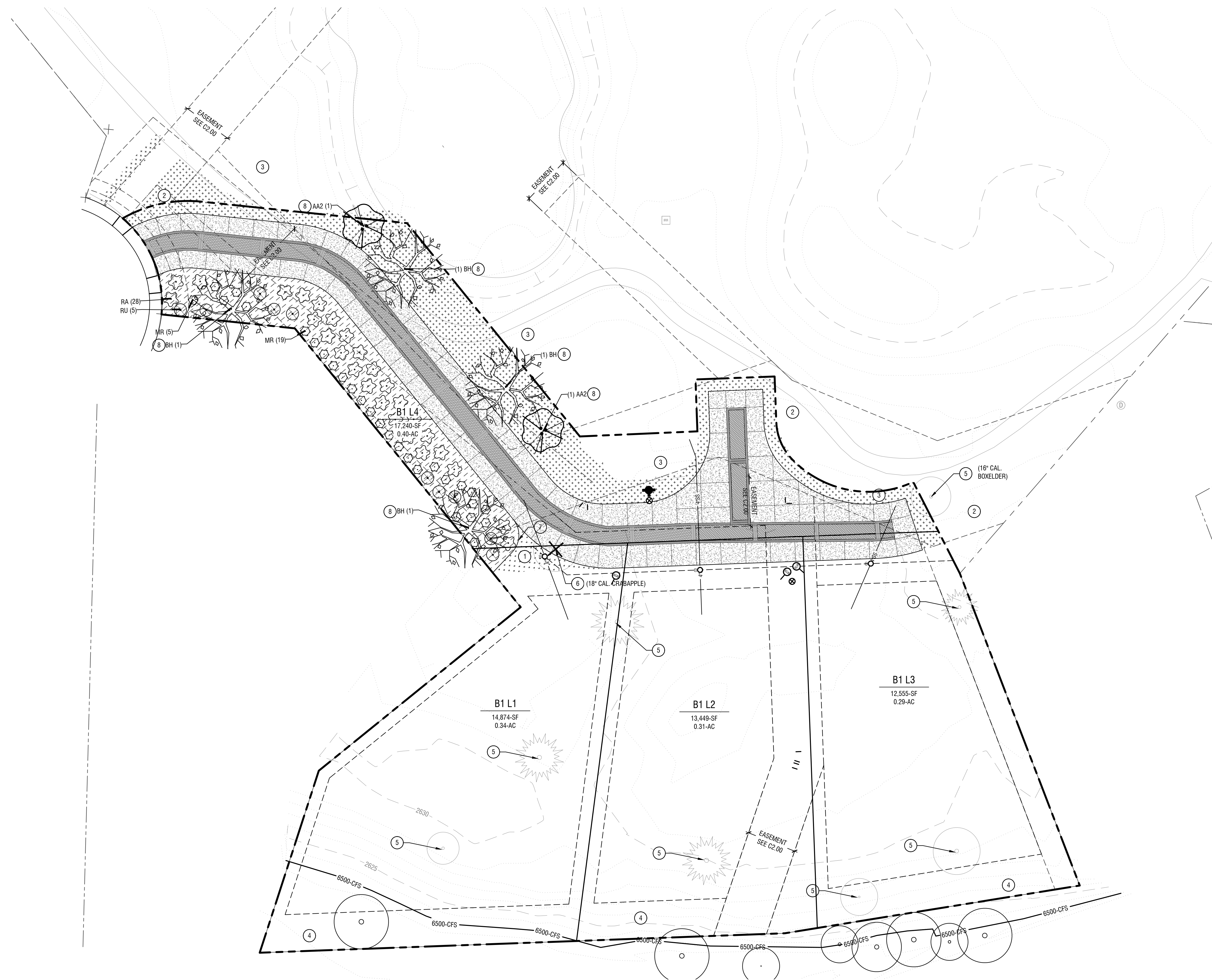
- 1. TEMPORARY TURF HYDROSEED, IMPROVEMENTS TO BE MODIFIED FOR ADJACENT PARCEL DEVELOPMENT.
- 2. SOD REPAIR. REPAIR ALL EXISTING SOD DAMAGED DURING ACCESS ROAD CONSTRUCTION. ENSURE FINISH GRADES ARE SMOOTH. FIELD ADJUST EXISTING IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE.
- 3. FUTURE LANDSCAPE REPAIRS AND IMPROVEMENTS TO BE INSTALLED AT TIME OF GOLF COURSE IMPROVEMENTS AT ADJACENT HOLE.
- 4. RETAIN AND PROTECT EXISTING TREES ALONG BOISE RIVER.
- 5. RETAIN AND PROTECT EXISTING TREE IN PARCEL.
- 6. EXISTING TREE, REMOVE AND DISPOSE OF OFFSITE. SEE TREE MITIGATION NOTES SHEET L1.50.
- 7. PLANTER EDGE - SEE DETAIL 1/L1.50.
- 8. NEW TREE TO CONTRIBUTE TO TREE MITIGATION REQUIREMENTS - SEE TREE MITIGATION CALCULATIONS SHEET L1.50 FOR MORE INFORMATION.



Project No.: 118161  
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**Landscape Plan**

**L1.00**



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**Landscape Plan**  
Horizontal Scale: 1" = 20'