ALL CONTRACTOR WORK SHALL BE 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 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 FROM 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 ONE INCH (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 ONE YEAR. LANDSCAPE
CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, 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 1½” CALIPER FOR BROADLEAVES 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.