

**SPECIFICATIONS**

**PLANTINGS**

- The contractor shall locate and verify the existence of all utilities prior to starting work—dial 911.
- The contractor shall supply all plant materials in quantities sufficient to complete the planting shown on all drawings.
- All plant material shall be nursery grown and shall conform to the guidelines established by the current American Standard for Nursery Stock, published by the American Association of Nurserymen.
- All plant material shall be well-branched, proportioned width to height, of normal habit, sound, healthy and vigorous in growth.
- All plants shall be free from diseases, insects, eggs, larvae and parasites of an objectionable or damaging nature. All plants shall comply with Federal and State laws requiring inspection for diseases and infestations.
- No plant shall be put into the ground before rough grading has been finished.
- No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics shall be removed at time of planting.
- Plants delivered, inspected and found acceptable for planting shall normally be planted within 24 hours after delivery to the project site. Plants which cannot be planted within 24 hours after delivery shall be stored as specified herein.
- Balled and wrapped plants shall have the root ball protected by moist sawdust, earth or other acceptable material.
- Planting operations shall be during favorable weather.
- All plants shall be set plumb.
- All plants shall bear the same relationship to finished grade as the plant's original grade before digging, unless otherwise specified.
- Planting pits and beds shall be backfilled to fill all voids and to avoid breaking roots. Tamp backfill under the edges of balled trees. Topsoil shall be backfilled in 9 inch layers and watered for settlement, backfill at 6" increments for bare root plants. A slight "saucer", with a 4" lip, shall be formed around each tree.
- Deciduous trees and shrubs shall have dead, broken and crowded wood pruned to compensate for the loss of roots in transplanting.
- Evergreen trees and shrubs shall be pruned only to thin out heavy growth.
- Prune any damaged roots from bare root stock.
- All plants over 5' in height shall be staked.
- There shall be no substitutions unless approved by the landscape architect in advance.
- Grass areas shall have sod laid on the area. Sod shall be dense, well rooted sod, composed of 50% Kentucky Bluegrass and 50% Rebel III Fescue mix, or equal, approximately 2 inches high, locally grown.
- For sodded areas, a 10-10-10 fertilizer shall be incorporated into topsoil at a rate of 15 pounds per 1000 square feet.
- Before laying sod, finished grade shall be raked smooth, free from depressions.
- Sod pieces shall be fitted tightly together so that no joint is visible.
- All sodded areas shall be thoroughly watered after final rolling.
- Lawn areas to be seeded shall be brought to finished grade and raked until the surface is smooth, friable and uniform in texture.
- Lawn areas shall be seeded at a rate of 6.5 pounds per 1000 square feet of area. The area is then to be lightly raked and rolled. All seeded areas are to be mulched with straw.
- All plants shall be thoroughly watered during the first 24hour period after planting. All plants shall then be watered weekly or more often, if necessary, until contractor's responsibility is ended.
- The contractor shall protect the property of the owner and work of other contractors. The contractor shall also be directly responsible for all damage caused by his activities and for the daily removal of all trash and debris from his work area.

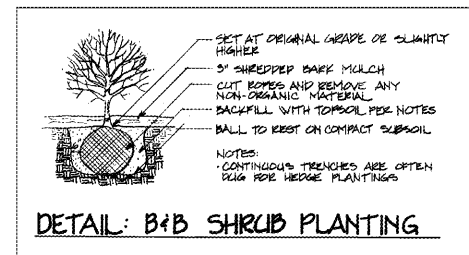
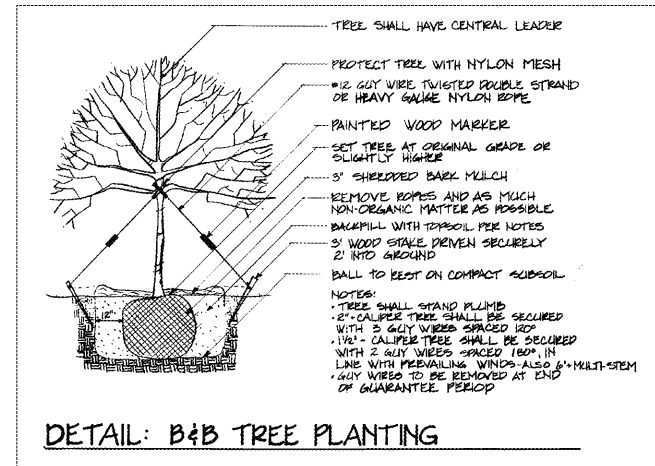
- A final inspection for acceptance will be made by the Landscape Architect within 7 days of notification from the contractor that all work is complete. If the Landscape Architect determines that the work is complete and acceptable, notification of the date of acceptance will be sent to the contractor.
- Upon acceptance, the contractor's responsibility for maintenance is ended and maintenance becomes the responsibility of the owner.
- All plants shall be guaranteed to remain alive and healthy for a 12 month period. Replacements shall be guaranteed an additional 12 months. A sum sufficient to cover estimated cost of possible replacements (10%), including materials and labor, shall be retained and paid to the contractor only after all replacements have been made and approved.
- The contractor's guarantee period begins at the date of acceptance.

**MATERIALS**

- All pavement, rock and debris remnants are to be removed from the planting areas. Backfill with clean, friable topsoil. Topsoil shall be fertile, natural topsoil, typical of the locality, obtained from well-drained areas. Stockpiled topsoil may be used. All planting areas, unless otherwise noted are to have topsoil applied.
- Bed areas, unless otherwise noted, are to have 1" compost scattered over the areas and worked into the soil.
- Mulch shall be shredded hardwood and shall be free of weed seeds.

**GENERAL NOTES**

- If, at any time, the contractor is unclear about anything on the drawings or in the specifications, please contact the Landscape Architect at (270)302-2142.
- Acceptable planting dates for this area are generally as follows:  
 Spring: March 1 through June 1  
 Fall: October 20 through December 10  
 Lawn seeding—August 20-September 30



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**PRELIMINARY**

<p><b>OWNER/DEVELOPER</b>                  RIVER ROAD RESTAURANT, LLC                  417 MAIN STREET                  NATCHEZ, MS 39120</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 75%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY																	<p><b>LANDSCAPE DETAILS</b></p>	<p><b>IHOP</b>                  3080 HIGHLAND POINTE DRIVE</p>	<p>DATE: 05-06-2019                  SCALE: N.T.S.                  JOB NO.: 19-5953                  SHEET</p> <p style="text-align: right; font-weight: bold;">L2.0</p>	<p style="font-size: 8px;">1511 FREDERICK STREET • P.O. BOX 21102                  OXFORD, MISSISSIPPI 39204                  (270) 685-2811</p>
NO.	DATE	DESCRIPTION	BY																						