



SINCE 1875  
**HAWKS**  
LANDSCAPE INC.

## VERIDIAN HOMES LANDSCAPE INSTALLATION

### EASEMENTS and PROPERTY LINE

- Easements are marked on landscape drawings. Utility and City Reserve right to do work in these areas. They are only required to reseed, they will remove obstacles in their way, We advise do nothing of value in these areas.
- Property Corners are marked with permanent rebar or steel pipe buried in the ground
- Front property line is typically back of sidewalk or starts 12-15 Ft from curb edge

### SOIL and GRADING

- We only use topsoil native to subdivision, we do not import any topsoil
- Native topsoil will have Stones and Rocks and Weed Seed
- We spread the native topsoil 3-4 inches deep
- We will remove most, not all, 2" and larger stone from top couple inches
- There will be stone remaining, and some larger stones will emerge during super saturation
- We will not be coming out to remove more stone once we complete seeding
- Small stone will disappear under the Grass and thatch layer as lawn matures
- Grade will direct water flow away from the home
- We follow Veridian and City approved grading plans

### SEEDING and STRAW BLANKETS

- We use Bluegrass Seed mix for the lawns
- Fertilizer with Weed control will be used as starter fertilizer. This will control broadleaf weeds (Leafy) It will not control unwanted grass weeds. Grassy Weeds will come in with the Lawn (TRUST THE PROCESS) these will die as they are annual
- Straw Blankets will cover all lawn areas. Some small areas may have Penn Mulch (think Paper pellets) applied.

### TEMPORARY IRRIGATION

- Temporary irrigation is installed for 4 weeks
- Will occupy both hose bibs on the home
- Please do not turn on/off any part of system unless instructed by Hawks to do so
- Hawks will supply temporary hose bibs for homeowner use
- System will run 3 times per day automatically, system may be adjusted to 1 time a day depending on growth before removal
- Please stay off the lawn during this time it will be very muddy and squishy
- Temp Irrigation does not water the Plantings. This is Homeowners responsibility to water



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### NEXT STEPS

- Once the Temp system is removed, please allow sufficient time for ground to firm up before mowing, usually 4-5 days.
- **PLEASE KEEP WATERING YOUR LAWN**, a guide will be sent on finishing the landscape
- Water the Lawn enough that it needs to be mowed every week. Lawns need 1-1 ½ inches of water per week
- Grassy weeds will die in November, good grass will spread to fill void in spring.
- Mow lawn so nothing in the lawn goes to seed
- Mower Deck should be 3" off the ground this first year
- **IT WILL TAKE 2-3 YEARS FOR A LAWN TO MATURE FROM SEED**
- Weeds will come in the flower beds, please be removing the weeds as they emerge, this will slow down in the second season.
- Hawks recommends re-mulching the beds after first year, Mulch wears away quickly the first year as it breaks down with the soil contact
- A company called WEED MAN will provide fertilizer and weed control total of 6 applications, complimentary from Veridian, they will reach out directly to homeowners
- Please save Complimentary bag of seed, Give the Lawns time to fill in naturally this first season.

### RETAINING WALLS

- Not on all homes
- Walls are expected to settle into the ground. Hawks will not be adding boulders to top of walls.
- There is fabric behind walls protecting the soil, If you see soil wash through walls this is normal, and only the soil we used to set the boulders in place. Hawks will not be adding soil back in these pockets or cleaning up small piles of wash out.
- Only warranty is 1 year on Structural stability of the wall

### WARRANTY INFORMATION

- **There is no warranty on Lawns** – bare spots areas that struggle to come in are to be expected and are the homeowner's responsibility to overseed
- Hawks does not warranty against settling; these are deeper down not in top 3-4 inches of soil.
- Settling may occur against concrete edges as soil filters into open stone below concrete, Hawks does not warranty this
- Puddling may occur as the lawn goes through saturation events. These are normally small and disappear as lawn matures, this is not a warranty item
- Retaining walls are warranted for structural stability for 1 year
- Plants are warranted for 1 year from the time of installation. They are warranted for a 1-time replacement only