

GENERAL CONTRACT NOTES

SURVEY/BASE/TREE SURVEY: THIS DRAWING IS INTENDED TO CONVEY INFORMATION RELATIVE TO PLANTING ONLY. FOR ALL INFORMATION RELATIVE TO SURVEY, GRADING, HYDROLOGY, EROSION CONTROL, LIGHTING, ARCHITECTURAL ETC. REFER TO THE APPROPRIATE CONSULTANT'S DRAWINGS.

LIMITS OF WORK: THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE DURING CONSTRUCTION TO REVIEW THE ACTUAL LIMITS OF DISTURBANCE. THE LANDSCAPE WORK SHALL INCLUDE ALL DISTURBED AREAS ASSOCIATED WITH THIS INSTALLATION. ALL DISTURBED AREAS SHALL BE LEFT IN A FINISHED CONDITION EVEN IF THE AREAS ARE OUTSIDE OF THE PROPERTY LINE. THE AREAS SHALL BE FINISHED IN A SIMILAR FASHION TO AREAS IMMEDIATELY ADJACENT.

PERMITS: THE CONTRACTOR SHALL VERIFY THAT THIS DRAWING HAS BEEN REVIEWED, APPROVED AND A PART OF THE PERMIT SET. DO NOT DO ANY WORK ON UN-APPROVED/UN-PERMITTED DRAWINGS.

SUBSTITUTIONS: NO TREE SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE MUNICIPALITY AND APPROVED BY THE MUNICIPALITY. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL AND IN A DELAY IN RECEIVING THE CERTIFICATE OF OCCUPANCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COPY THE DESIGNER ON ANY CHANGES APPROVED BY THE MUNICIPALITY.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR ANY CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED. THE DESIGNER SHALL NOT BE LIABLE FOR SAFETY ISSUES RELATIVE TO TREE PLANTINGS REQUIRED BY ANY MUNICIPALITY TO BE WITHIN THE ROW.

SITE SAFETY: IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CONTRACTOR'S WORK SITE IS KEPT IN A SAFE CONDITION FOR WORKERS AND THE PUBLIC DURING THE COURSE OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY.

UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER @ 811.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WIRES WILL INTERFERE WITH THE GROWTH OF TREES/GROWTH OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SUB-CONTRACTORS.

TREE MEASUREMENTS: SPECIFIC TO MUNICIPAL REQUIREMENTS ALL DECIDUOUS AND EVERGREEN TREES SHALL FIRST MEET THE CONDITIONS OF CALIPER AND THEN HEIGHT. CALIPER MEASUREMENTS ARE TAKEN 6" ABOVE THE GROUND FOR TREES 4" CAL. OR LESS AND 12" ABOVE THE GROUND FOR TREES OVER 4" CALIPER. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT AND CONTAINER/B&B SIZE.

SIGHT DISTANCES: ALL TREES 3" CAL. OR LARGER SHALL HAVE A CLEARANCE TO THE LOWEST LIMB/BRANCH OVERHANG OF 6.5' HT. ALL SHRUBS AT ANY INTERSECTION OR AT THE TIPS OF PARKING LOT ISLANDS SHALL BE INSTALLED AND MAINTAINED AT OR BELOW 2'-0" IN ORDER TO MAINTAIN SAFE SITE DISTANCES FOR DRIVERS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE PLANT MATERIAL AFTER INSTALLATION, AS DESCRIBED ABOVE. THE CONTRACTOR SHALL INFORM THE OWNER OF THIS OBLIGATION AND SUBMIT TO THE OWNER A COST FOR ONGOING MAINTENANCE OF THE INSTALLATION FOR THE GUARANTEE PERIOD.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

OTHER MATERIALS: THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING OR THE PROPER GROWTH OF VEGETATION.

PLANT DETAILS: ALL PLANT MATERIAL WILL BE INSTALLED AS PER THE DETAILS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL DEMONSTRATE THAT TREE ANCHORS HAVE BEEN INSTALLED AS DETAILED. ABOVE GROUND GUYING IS ALLOWED IN BIG-RETENTION.

PLANT QUALITY/CRITERIA: ALL TREES SHALL BE OF GOOD QUALITY, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL 'PRIOR TO INSTALLATION'. THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBER ONE OR BETTER.

PLANTING CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITIONS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO FINISHED GRADE OR IN AREAS WHERE BUILDING MATERIALS HAVE BEEN BURIED OR NOT PROPERLY REMOVED FROM THE SITE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO 'FINE GRADE' THE SITE. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY SITE CONDITIONS WHICH WILL ADVERSELY EFFECT THE GROWTH OF THE PLAN MATERIAL.

PRE-EMERGENT & WEED CONTROL FABRIC: ALL AREAS TO RECEIVE TREE, SHRUB OR GROUND COVER TO BE PRE-TREATED WITH PRE-EMERGENT THEN A LAYER OF LANDSCAPE WEED CONTROL FABRIC AND FINALLY TOPPED WITH PINE STRAW MULCH. SEE PLANT GUARANTEE AND WARRANTY.

MULCH: PLANTED AREAS SHALL BE MULCHED WITH 4" FRESH MULCH CURRENT CROP 'SETTLED', TREES IN SOD SHALL BE MULCHED WITH A 6" DIAMETER CIRCLE OF MULCH TO A DEPTH OF 4" SETTLED.

TOPSOIL: 2" OF NEW OR STOCKPOILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDD OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 1/3 TOPSOIL TO 2/3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

RIVER STONE MULCH: THE CONTRACTOR SHALL INSTALL WASHED RIVER STONE MULCH IN ALL SHRUB/TREE PLANTINGS AREAS BETWEEN THE FACE OF THE BUILDING AND THE EDGE OF THE PARKING ADJACENT THE BUILDING. SUBMIT A SAMPLE OF 5" - 1" WASHED RIVER STONE FOR APPROVAL PRIOR TO DELIVERY ON SITE. THE STONE SHALL BE PLACED TO A DEPTH OF 2" WITH COMPLETE COVERAGE OF LANDSCAPE WEED CONTROL FABRIC BASE, NO WEED CONTROL FABRIC SHALL BE VISIBLE AFTER INSTALLATION. THE AREA TO RECEIVE THE WASHED RIVER ROCK SHALL BE PRE-TREATED WITH WEED PRE-EMERGENT (IF SEASONALLY APPLICABLE).

LANDSCAPE STEEL EDGING PROVIDE AND INSTALL LANDSCAPE STEEL EDGING WHERE SHOWN ON THE PLAN AND AS DETAILED

MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

SEEDING: ALL ASPECTS OF SEEDING INCLUDING SPECIES SELECTION AT A MINIMUM SHALL BE AS PER THE MARYLAND DEPARTMENT OF TRANSPORTATION SPECIFICATIONS THE CONTRACTOR SHALL MAINTAIN ALL SEEDD AREAS INCLUDING SLOPES UNTIL A FULL STAND OF GRASS HAS BEEN APPROVED. THE CONTRACTOR SHALL REPAIR ANY EROSION AND RE-SEED UNTIL A FULL STAND OF GRASS IS ACHIEVED. A SATISFACTORY STAND OF SEED SHALL BE DEFINED AS A MINIMUM OF 20 GRASS PLANTS OF THE SPECIES SPECIFIED PER SQUARE FOOT WITH NO BALD SPOTS LARGER THAN 6" SQUARE; THE BALD SPOTS SHALL NOT EXCEED TWO (2) PERCENT OF THE TOTAL SEEDD AREA.

HYDROSEEDING: SUBMIT A HYDROSEEDING MIX TO THE LAND. ARCH. IN WRITING 7 DAYS PRIOR TO INSTALLATION FOR APPROVAL.

SODDING: IF REQUIRED BY THE REVIEWING AGENCY THE DISTURBED AREAS OF THE SITE SHALL BE SODDED. THE SPECIES OF SOD SHALL BE SUITABLE FOR THE GEOGRAPHIC LOCALITY. SOD SHALL ONLY BE INSTALLED DURING THE APPROPRIATE SEASON. SOD SHALL BE STRONGLY ROOTED, WEED, DISEASE AND PEST FREE AND UNIFORM IN THICKNESS. IT SHALL BE INSTALLED WITHIN 24 HOURS OF DELIVERY. IT SHALL BE INSTALLED IN AREAS FINE GRADED TO DRAIN PROPERLY. ANY SOD WHICH CREATES PONDING SHALL BE REMOVED, THE AREA RE-GRADED AND THE SOD RESET.

PLANT GUARANTEE AND WARRANTY: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES WILL BE DEFINED AS A MAIN LEADER DIED BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS A MINIMUM OF NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'. ALL PLANTING AREAS TO BE GUARANTEED 'WEED FREE' FOR A PERIOD OF ONE YEAR. THE LANDSCAPE CONTRACTOR SHALL TREAT ANY EMERGING WEED FOR A ONE YEAR PERIOD AS A PART OF THIS CONTRACT.

IRRIGATION: THE CONTRACTOR SHALL SUBMIT A PRICE TO DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THIS LANDSCAPE INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE TYPE OF CONTROL SYSTEM, THE INCLUSION OF AS-BUILT DRAWINGS, THE TYPES & SIZES OF PIPES AND FITTINGS, BACK FLOW PREVENTION, SLEEVES AND LOCATIONS, CONTROL WIRE, IRRIGATION VALVES, VALVE BOXES AND THRUST BLOCKS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF WARRANTY, REGISTRATION AND WRITTEN GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

IRRIGATION METER: THE LANDSCAPE CONTRACTOR SHALL VERIFY WITH THE GENERAL CONTRACTOR WHETHER AN IRRIGATION METER WAS INSTALLED FOR THE AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL CODES AND ORDINANCES WITH REGARDS TO ANY CONNECTION TO AN IRRIGATION METER.

MAINTENANCE AFTER FINAL ACCEPTANCE: THE LANDSCAPE CONTRACTOR SHALL INCLUDE, IN THE BID, A PRICE TO MAINTAIN THE PLANTINGS (INCLUDING WATER IF APPLICABLE), FOR A PERIOD OF ONE FULL YEAR.

LANDSCAPE COMPLIANCE

DENSITY COMPLIANCE

15u.AC REQUIRED
1.25oc x 15' = 18.75u
18.9u provided (complies)

PARKING

NO BAY OF PARKING SHALL EXCEED 10 SPACES (complies)

A LANDSCAPE ISLAND SHALL TERMINATE EACH BAY OF 10 (MAX.) PARKING SPACES AND SHALL BE PLANTED WITH ONE TWO INCH (MIN.) TREE (complies)

LANDSCAPE STRIP COMPLIANCE

A 5' PERIMETER LANDSCAPE STRIP SHALL BE PROVIDED AND PLANTED WITH MINIMUM ONE (2") CAL. TREE PER 35' AND 3 SHRUBS PER 35' (not including drive openings)

NORTH LANDSCAPE STRIP

128' / 35' = 4 TREES & 12 SHRUBS (left of drive)
(rt. of drive to be submitted as Phase II at time of development)

EAST LANDSCAPE STRIP

114' / 35' = 3 TREES & 10 SHRUBS
340' / 35' = 10 TREES & 30 SHRUBS (@access pk.)
(STRIP @ HWY.365 to be submitted as Phase II at time of development)

WEST LANDSCAPE STRIP

231' / 35' = 7 TREES & 21 SHRUBS

FRONTAGE LANDSCAPE STRIP

1 SHADE TREE AND 10 SHRUBS / 35'
FRONTAGE LANDSCAPE STRIP
161' / 35' = 5 TREES & 15 SHRUBS (left of drive)
(right of drive to be submitted as Phase II at time of development)

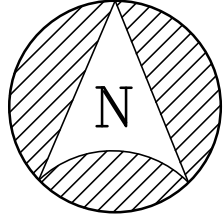
TREE LIST

- 02 RED MAPLE - ACER rubrum v. Red Sunset
4.0" CAL. 2 x .7 = 1.4u
- 07 EUROPEAN HORNBEAM - CARPINUS betulus 'Fastigiata'
4.0" CAL. 7 x .7 = 4.9u
- 04 REDBUD - CERIS canadensis
2.0" CAL. 4 x .5 = 2.0
- 03 EASTERN REDCEDAR - JUNIPERUS virginiana
2.0" CAL. 3 x .5 = 1.5u
- 06 SHUMARD OAK - QUERCUS shumardii
4.0" CAL. 6 x .7 = 4.2u
- 07 LACEBARK ELM - ULMUS parvifolia
4.0" CAL. 7 x .7 = 4.9u

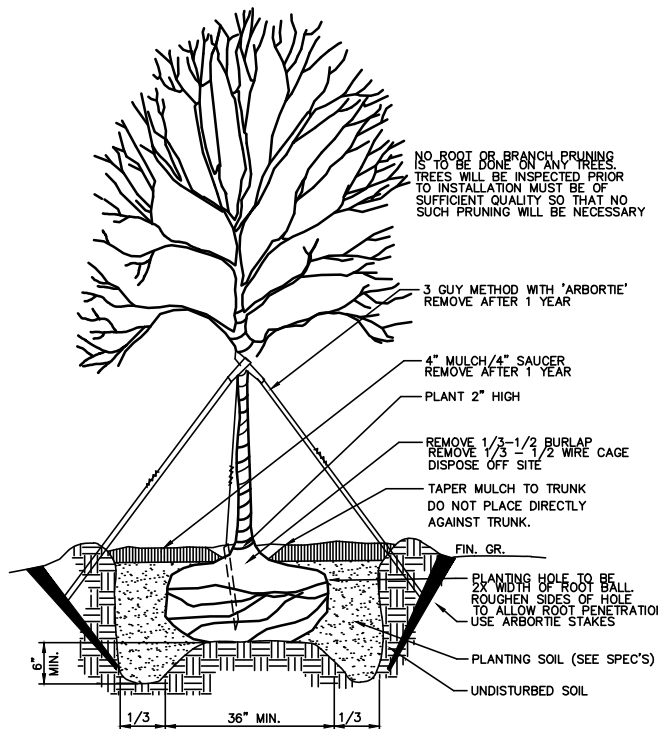
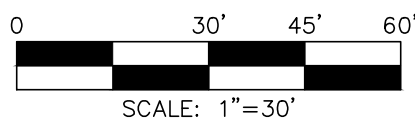
SHRUBS

- 42 DWARF CARISSA HOLLY ILEX cornuta 'carissa' 3 GAL.
- 82 MUHLY GRASS MUHLENBERGIA capillaris 3 GAL.
- 06 SKY PENCIL HOLLY Ilex x SKY PENCIL 3 GAL.
- 10 KNOCKOUT ROSE ROSA spp. 3 GAL.
- 28 ENCORE PINK AZALEA Rhodo. Encore 3 GAL.
- 30 'SHERWOOD' ABELIA Abelia grand. Sherwood 3GAL.
- 11 HARBOR DWARF NANDINA NANDINA dom. Harbor Dwf. 3 GAL.
- 68 LOROPETALUM 'DAURIMA' Lor. chin. Daurima Dwarf 3 GAL.
- 18 STELLA D'ORA DAYLILY Hem. Stella d'Ora 1 GAL.
- 269 BIG BLUE LIRIOPE Liriope muscari B.BLUE 1 GAL.

NORTH:



SCALE:



GUYED TREE PLANTING

NOT TO SCALE



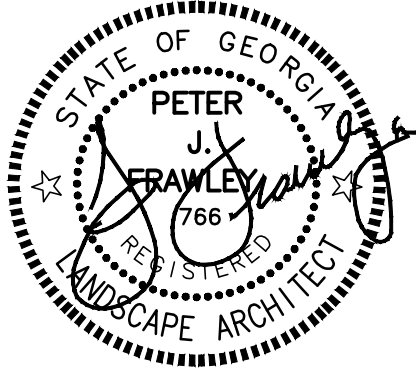
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:

DATE

#

05-02-18



**FRAWLEY
ASSOCIATES, LLC.**
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STARBUCKS RETAIL
WILBANKS ROAD
CORNELIA, GEORGIA

LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 01/29/18

PROJECT: FA-18005

SHEET

L-1

SHEET 1 OF 1