#### COMMENT RESPONSE LETTER

### 1. Architecture

a. Per Section 5.15.9.(C)(3), elevations showing the proposed propane enclosure and ice/outdoor coolers must be provided to ensure the design meets the requirements of the design standards. Or they must be relocated away from the front elevation (side and rear okay)

Response: Ice and propane have been relocated to side of building.

b. Per Section 5.15.9.(D)(2), the 2 and 12 pitched roof must be revised to a minimum of 4 and 12.

Response: Car wash roof has been modified to comply with 4:12 minimum.

c. Per Section 5.15.9.(D)(2), a determination on the appropriateness of the curved gas canopies must be made, as they are not a typical roof type to the Lowcountry. The sloped roof is not very Lowcountry Vernacular -provide alternate roof – ensure 4:12 pitch

Response: Canopy has been changed to be a full gable canopy.

d. Per Section 5.15.12(A), additional information must be provided regarding the location of proposed service yards and utilities, and if proposed on the roof, a roof plan provided as not enough information has been provided to ensure they will be screened from view. A roof plan must be provided to show mechanical locations as well as to provide a better understanding of the rooflines and how they will interact.

<u>Response:</u> Roof plan showing mechanical equipment locations has been added to submittal.

e. Consider revisiting the overall height of the building to reduce the amount of blank wall space.

<u>Response</u>: Revised submittal has taken a combination of adjusting the height of the ceiling and adjusting the pitch of the roofs to reduce the amount of blank wall space. Enhanced landscaping has also been proposed along the east end of the building to help fill in some of the "blank" wall space.

f. Aim for more vertical/square window lites as horizontal lite patterns do not reflect Lowcountry vernacular as well.

<u>Response:</u> Elevations have been revised to reflect a more vertical window design.

g. Consider breaking the plane of the roof where the parapet intersects the gabled portion of the roof. The elevations where this happens, and on the one in Beaufort, are more successful.

Response: Plane of roof has been adjusted to reflect a more consistent roof line.

### **Landscaping Comments:**

### Comment 1

Per Section 5.15.8.D.(2) of the BZDSO, the Landscape Plan must be updated to include additional plantings to create an eight (8) foundation buffer along the east side. Take a look at the parking requirements as losing some of this or relocating it may provide the ability to have the require buffering and allow space for the ice/coolers.

<u>Response 1:</u> Comment Acknowledged. The landscaped buffer along the west side of the building has been widened to provide a minimum 8-foot wide planting area around the entire building.

#### Comment 2

Per Section 5.15.8.D.(5) of the BZDSO, the 1 ½" caliper dbh Washington Hawthorns used as Landscaped Peninsula trees must be increased to a minimum of 2" calipers.

<u>Response 2:</u> Comment Acknowledged. The caliper of the hawthorns has been revised as requested.

### Comment 3

Revisit the landscaping to add additional evergreen species as many of the ones on site are not.

<u>Response 3:</u> Comment Acknowledged. Evergreen species have been added to the landscape plans.

#### Comment 4

Revisit the species in the foundation plantings to add some height (remain low under windows though)

<u>Response 4:</u> Comment Acknowledged. Species of the foundation plantings have been revised to add some height.



August 3, 2023

Planning Commission Town of Bluffton, SC

On behalf of the ownership of New Riverside Village Development, we have reviewed and approved the plans for Refuel as submitted to the Town of Bluffton.

Regards,

Robert S. Small, Jr. Development Manager

New Riverside Village 864-979-9740

tex@avtexcommercial.com

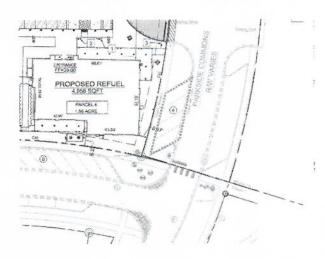
RAmally



August 3, 2023

Planning Commission Town of Bluffton, SC

On behalf of the ownership of New Riverside Village Development, we have reviewed the parking needs for Refuel and those of New Riverside Village Development's overall street parking. We approve the below parking spaces off Parkside Commons to be used by Refuel towards their required parking count.

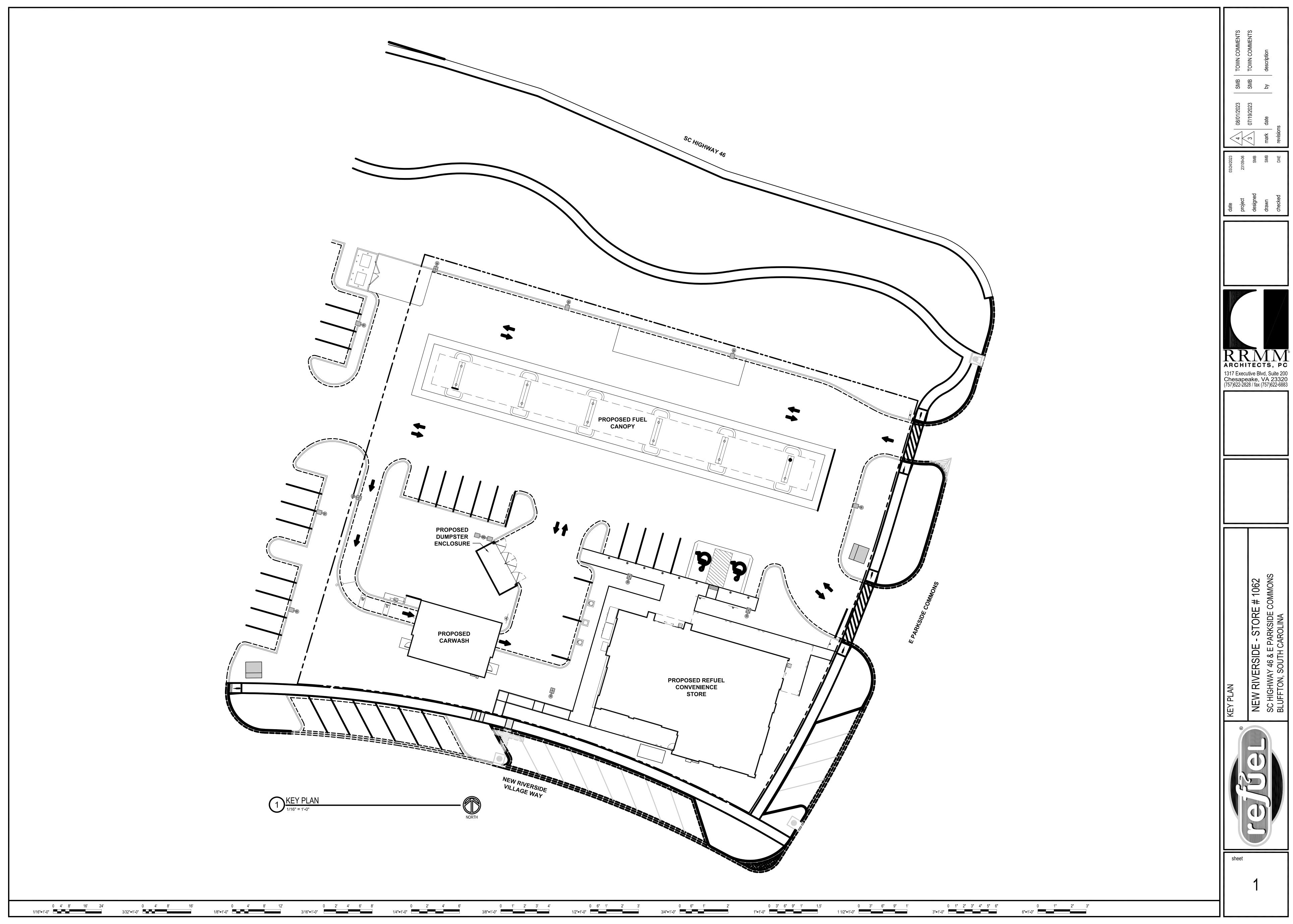


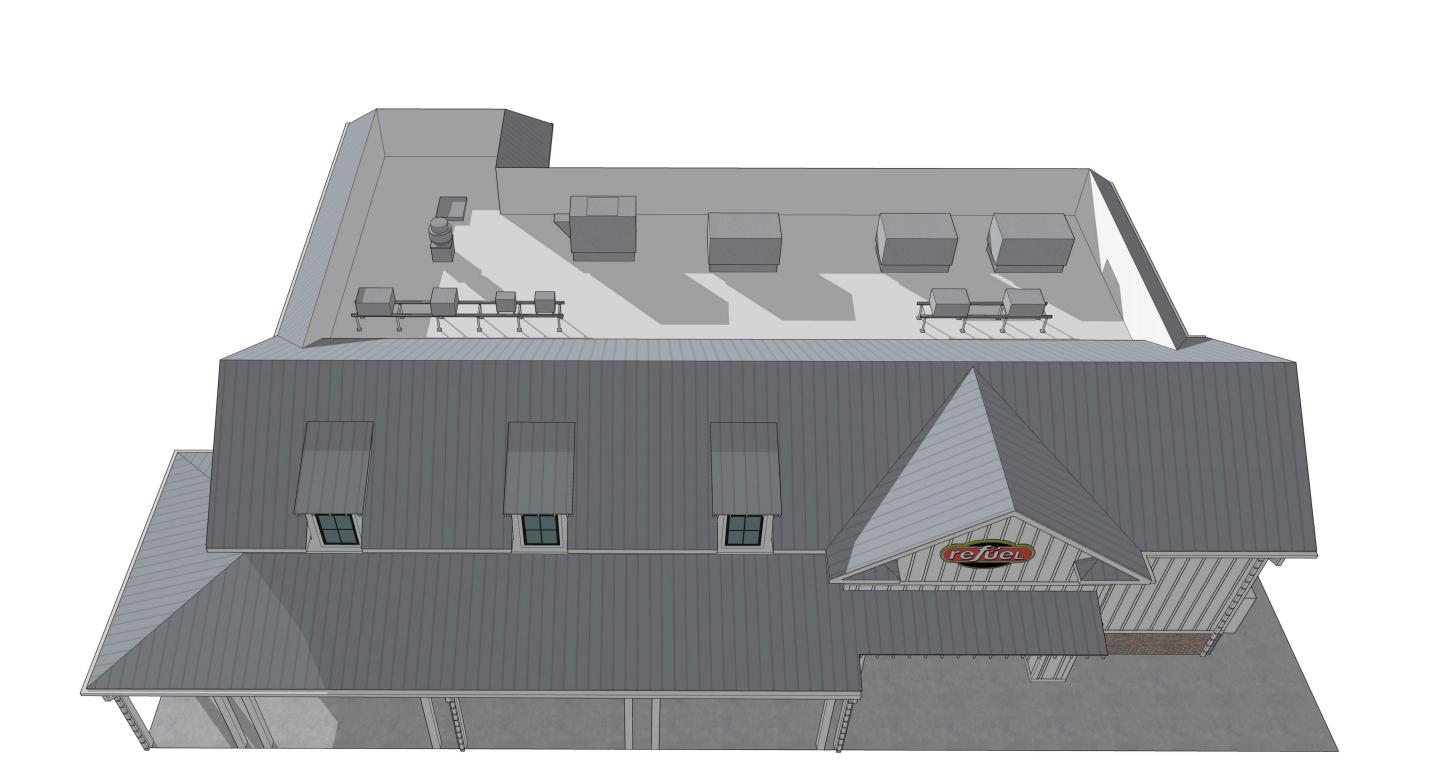
Should there be any comments, questions, or concerns please do not hesitate to reach out to us.

Regards,

Robert S. Small, Jr.
Development Manager
New Riverside Village

864-979-9740

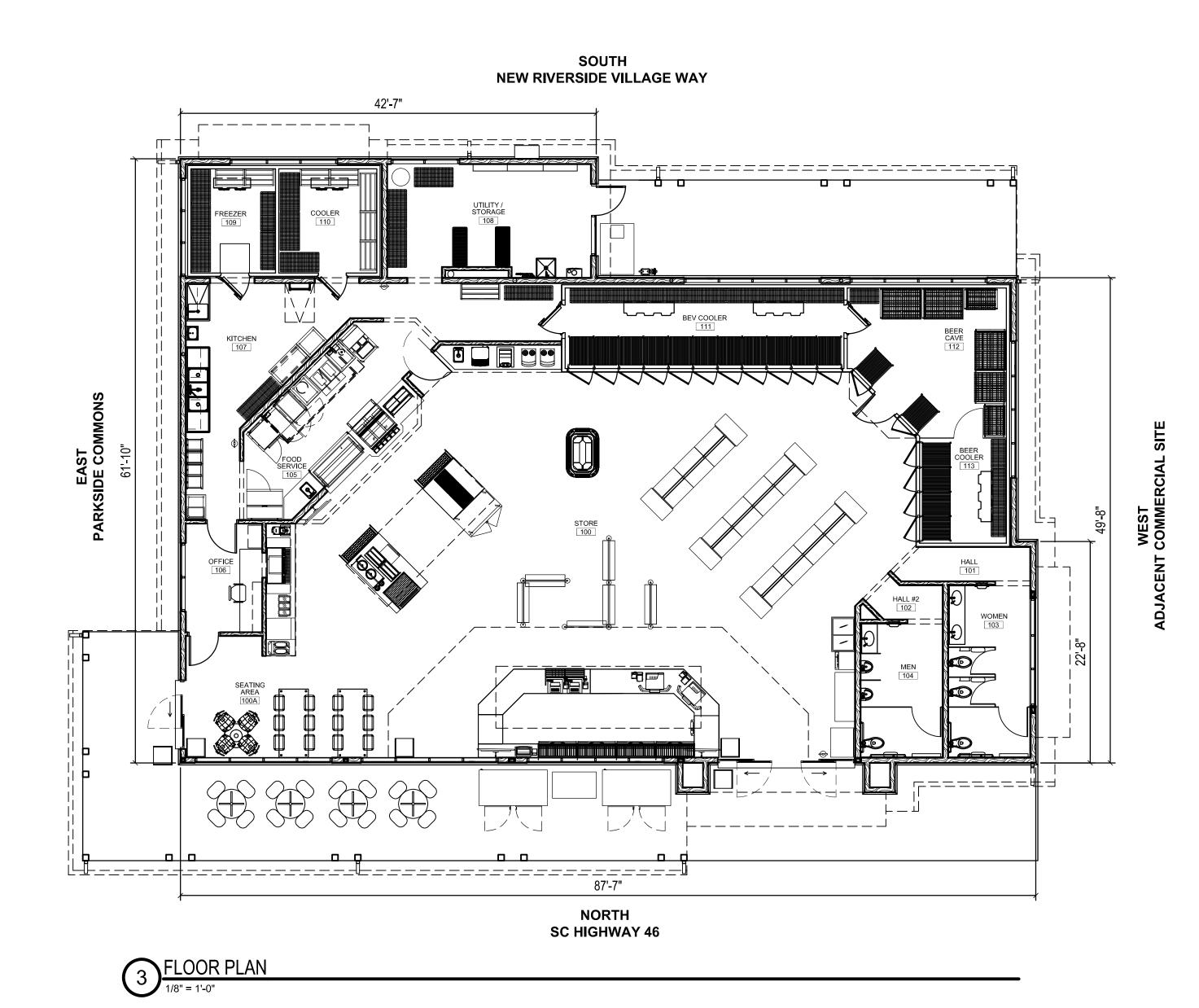




(5) ROOF PERSPECTIVE

0 4' 8' 16' 24' 1/16"=1'-0"

0 4' 8' 16' 3/32"=1'-0"



0 4' 8' 12' 1/8"=1'-0"

3/16"=1'-0"

1/4"=1'-0"

3/8"=1'-0"



6 PERSPECTIVE FROM SOUTHEAST



PERSPECTIVE FROM NORTHWEST



3/4"=1'-0"

0 3" 6" 9" 1' 1.5'

0 3" 6" 9" 1' 1 1/2"=1'-0"

(2) CAR WASHPERSPECTIVE FROM NORTHEAST

0 6" 1' 2' 3' 1/2"=1'-0"



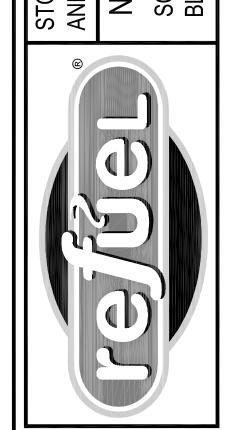
0 1" 2" 3" 6"=1'-0"

CAR WASHPERSPECTIVE FROM SOUTHWEST

0 1" 2" 3" 4" 5" 6" 3"=1'-0"



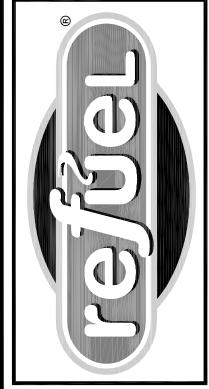
1317 Executive Blvd, Suite 200 Chesapeake, VA 23320 (757)622-2828 / fax (757)622-6883

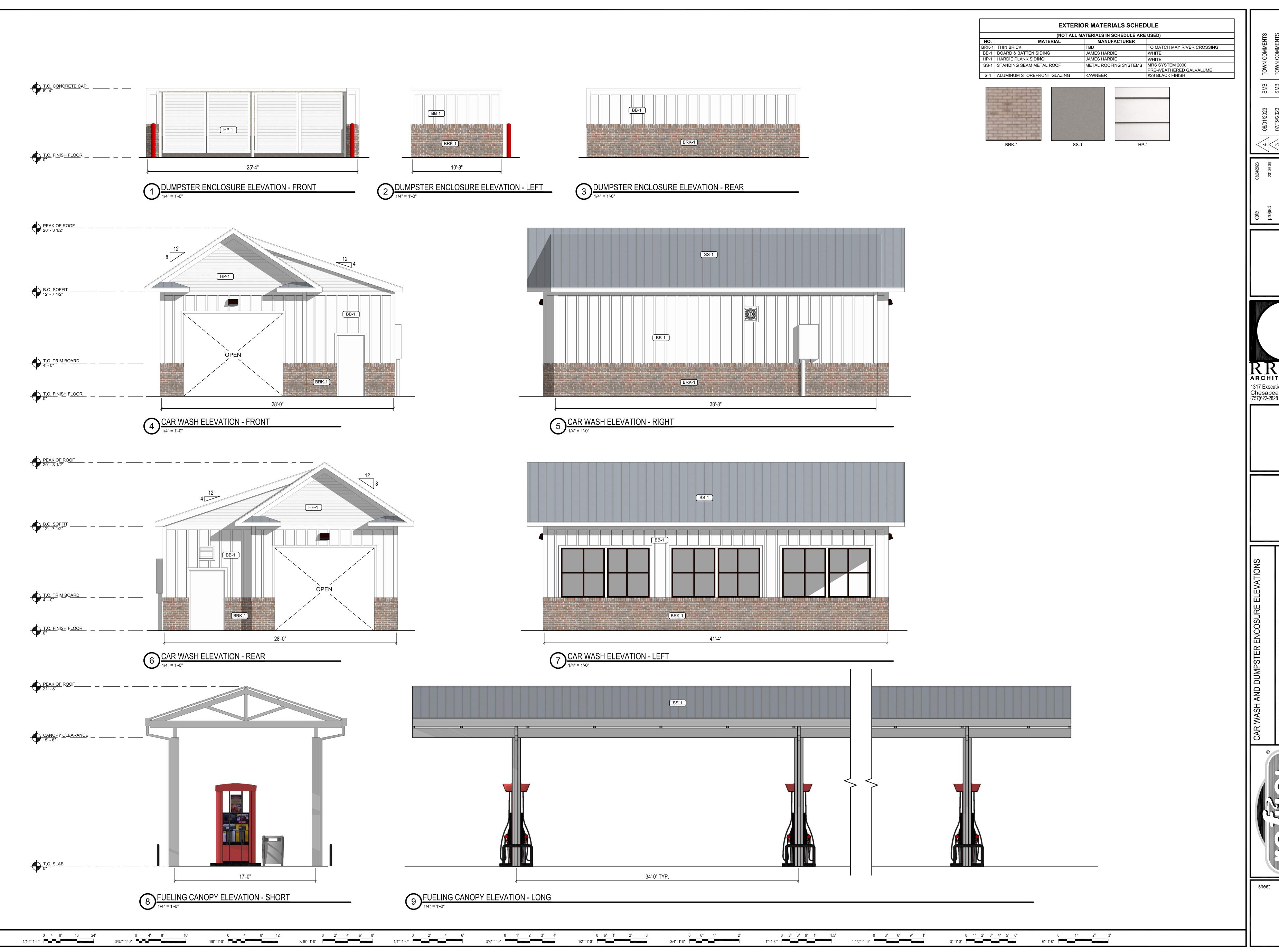






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1317 Executive Blvd, Suite 200 Chesapeake, VA 23320 (757)622-2828 / fax (757)622-6883



**LIGHTING PLAN** 

User: BSEARCY Plot Date/Time: Aug. 02, 23 - 15:35:20 Drawing: P:\Refuel Market\BLUFFTON, SC (### Street Name, ZZZZZ)-RFL.35149\Design Files\Civil\Drawings\Presentation\RFL.35149-P-SITE.dwg ;C9-LGH

- SITE IS IDENTIFIED AS OUTPARCEL K AND J IN THE NEW RIVERSIDE VILLAGE. BOUNDARY AND TOPOGRAPHICAL SURVEYING BY THOMAS AND HUTTON, INC.
- 3. THE SITE IS ZONED PUD, PARCEL 6, A PORTION OF PARCEL 4B-2. THE SITE IS A PORTION OF PARCEL 4B-2 (R610 036 000 1258 0000).
- 4. THE SITE IS LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA.
- 5. THE PROPOSED DEVELOPMENT IS A REFUEL SERVICE STATION FACILITY (PARCEL 6).
- 6. THE SITE IS PRESENTLY UNDEVELOPED.

ALL UTILITIES PRIOR TO CONSTRUCTION.

- 7. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. REFER TO PARKING SUMMARY FOR STALL SIZES AND COUNT.
- 9. THE SITE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF
- 10. ACCORDING TO FIRM MAP 45013C0405G DATED MARCH 23, 2021 (INDEX DATE MARCH 23, 2021 THE PROPERTY IS LOCATED IN ZONE X.)

	LUMINAIRE SCHEDULE								
SYMBOL	MANUFACTURER	MODEL	CATALOG	QTY	DISTRIBUTION	MOUNT HT.			
	CREE LIGHTING	OSQ™ LED AREA/FLOOD LUMINAIRE	OSQM-B-6L-40K7-3M-UL-NM-BK	3	TYPE 3	16'-0"			
	CREE LIGHTING	OSQ™ LED AREA/FLOOD LUMINAIRE	OSQM-B-6L-40K7-4M-UL-NM-BK-BLSMF	1	TYPE 4	16'-0"			
	CREE LIGHTING	OSQ™ LED AREA/FLOOD LUMINAIRE	OSQM-B-6L-40K7-4M-UL-NM-BK	2	TYPE 4	16'-0"			
<b>©</b>	CREE LIGHTING	OSQ™ LED AREA/FLOOD LUMINAIRE	OSQM-B-6L-40K7-4M-UL-NM-BK-BLSMF	3	TYPE 4	16'-0"			
	CREE LIGHTING	CUTOFF LED WALL PACK	C-WP-B-RDC-6L-40K-DB	7	-	10'-0"			
	CREE LIGHTING	CPY250® LED CANOPY/SOFFIT LUMINAIRE	CPY250-B-DM-F-B-UL-BK-40K	2	-	16'-0"			
θ	CREE INC.	CR6T LED DOWNLIGHT - 6" (152MM)	CR6T-1600L-30K-12-E26GU24	2	-	12'-3"			
0	BARN LIGHT ELECTRIC CO.	PENDANT LED DOWNLIGHT	BLE-S-WHB13-105-ST712-105-HSC-LED27-2700K-FL	12	-	10'-10"			

CALCULATION SUMMARY (FULL SITE)					
AREA	AVERAGE	MAX	MIN		
LIGHTING ANALYSIS MEASURED AT GROUND ELEVATION	1.82 fc	14.8 fc	0.0 fc		

CALCULATION SUMMARY (COMMERCIAL PARKING)				
AREA AVERAGE MAX MIN				
LIGHTING ANALYSIS MEASURED AT GROUND ELEVATION	1.73 fc	3.3 fc	0.6 fc	

CALCULATION SUMMARY (LANDSCAPE AND DECORATIVE)					
AREA	AVERAGE	MAX	MIN		
LIGHTING ANALYSIS MEASURED AT GROUND ELEVATION	0.48 fc	1.8 fc	0.0 fc		

CALCULATION SUMMARY (WALKWAYS AND STREETS)				
AREA	AVERAGE	MAX	MIN	
LIGHTING ANALYSIS MEASURED AT GROUND ELEVATION	0.82 fc	2.1 fc	0.2 fc	

CALCULATION SUMMARY (AREAS FOR DISPLAY OF OUTDOOR MERCHANDISE)					
AREA	AVERAGE	MAX	MIN		
LIGHTING ANALYSIS MEASURED AT GROUND ELEVATION	4.77 fc	14.8 fc	1.0 fc		

<sup>\*</sup>AREAS BEING ILLUMINATED BY SITE AND BUILDING LIGHTING FOR PUBLIC USE WHICH IMPACT THE CALCULATIVE AVERAGES OF THE SPECIFIC CALCULATIVE AREAS PROVIDED IN THE TABLES ABOVE HAVE BEEN OMITTED FROM THE CALCULATION SUMMARY TABLES TO PREVENT OBSCURING PHOTOMETRIC VALUES.

## SITE LEGEND:

<u> </u>	 <u></u>
	 EXISTING PROPERTY BOUNDARY LINE EXISTING ADJOINING PROPERTY LINE
	 EXISTING ROAD CENTERLINE
<del></del>	 PROPOSED ROAD CENTERLINE
	EXISTING CURB
	 PROPOSED CURB
	DDODOCED DUILDING

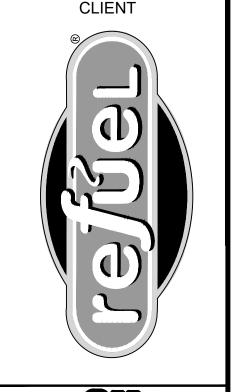
# **LIGHTING LEGEND:**

\*1.9 FOOTCANDLE CALCULATION POINT

PROPOSED SITE LIGHT FIXTURE

G SH G OR

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FROM ALL CLAIMS AND LOSSES.



PALMETTO UTILITY PROTECTION SERVICE SOUTH CAROLINA PUPS

REVISIONS REV DATE 7/6/23 BJWSA COMMENTS 2 7/18/23 COFA COMMENTS

DOCUMENT

EXTENSION

**PRELIMINARY** DEVELOPMENT PLAN

SITE LOCATION

**NEW RIVERSIDE VILLAGE** BLUFFTON, SC 29910

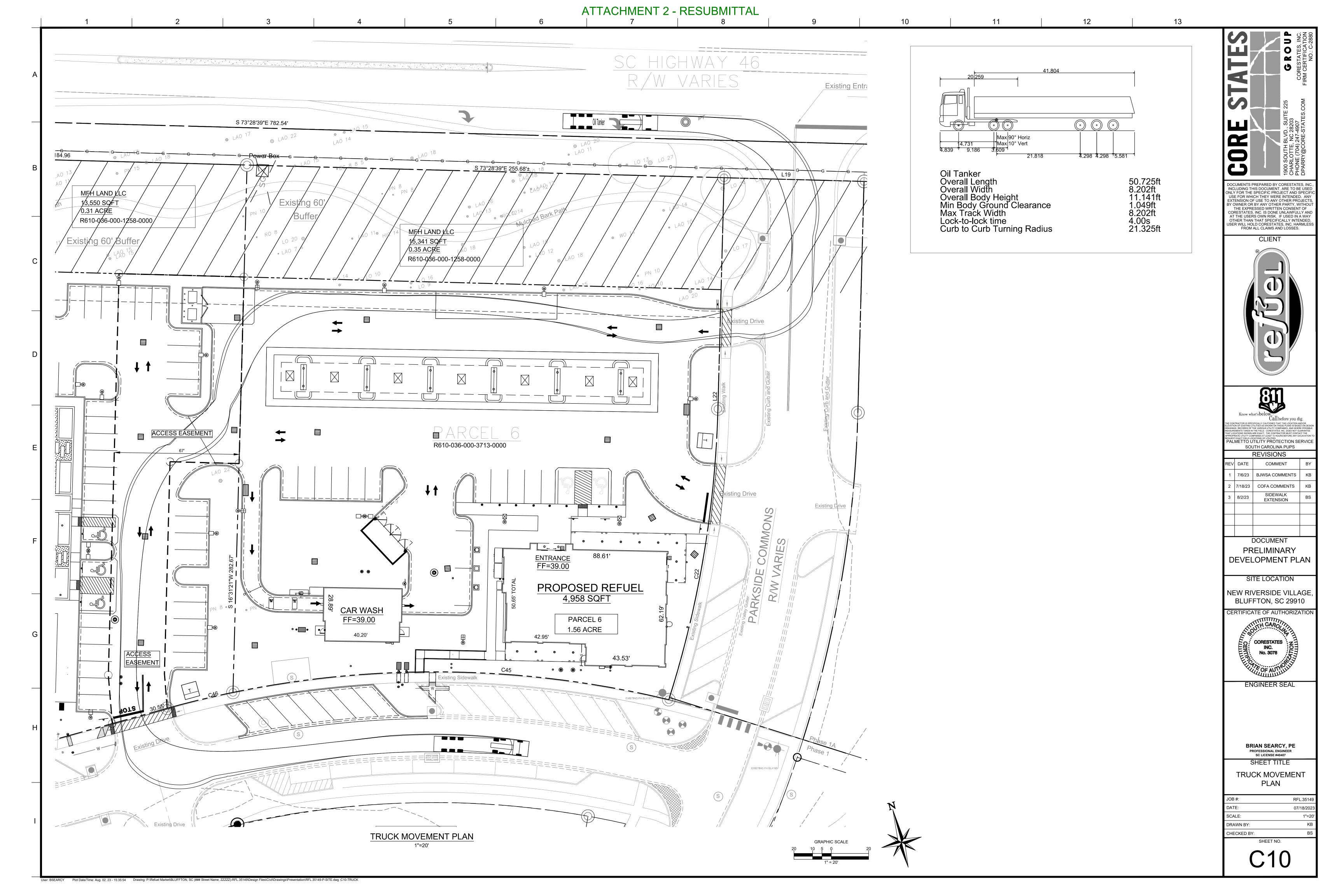


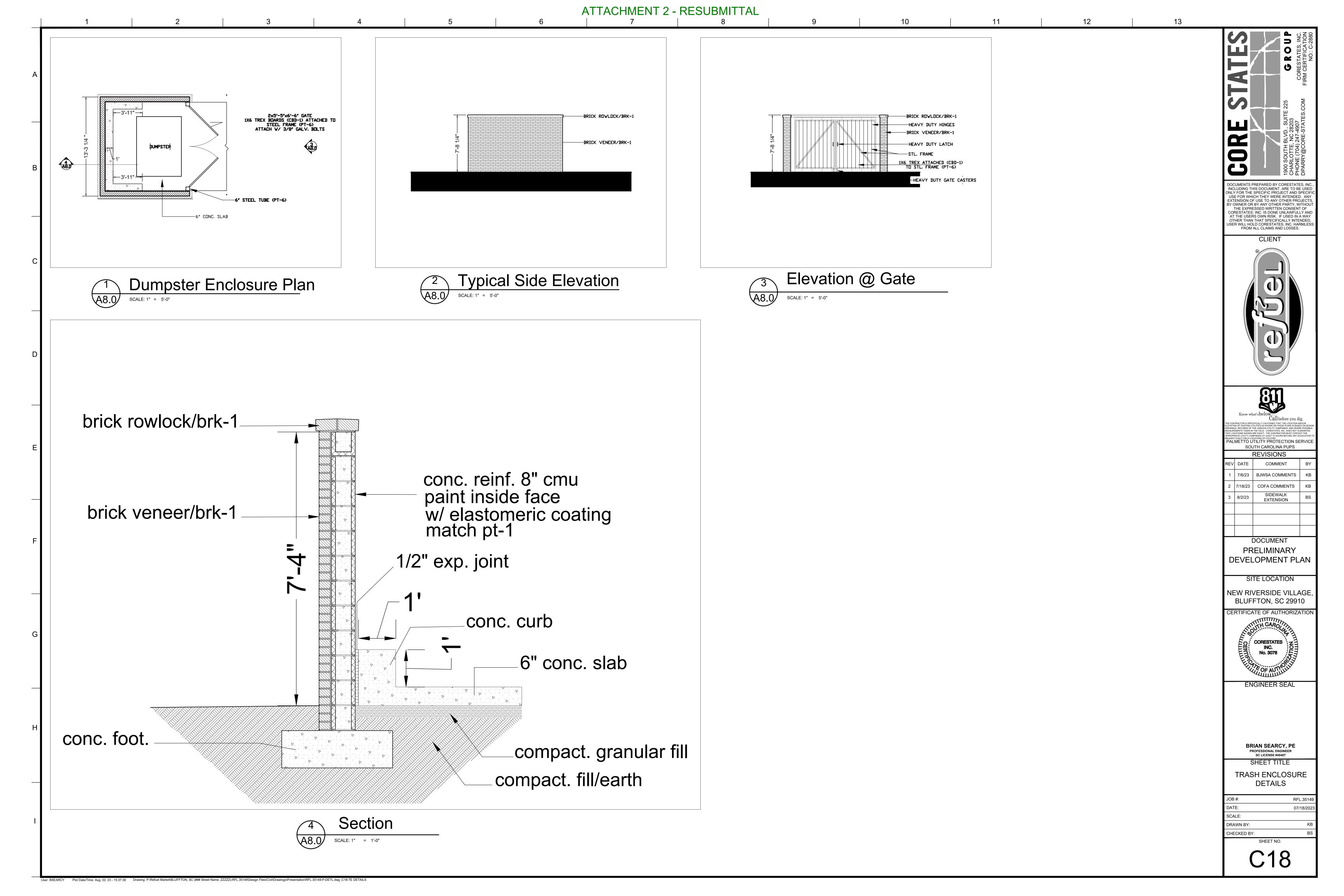
**ENGINEER SEAL** 

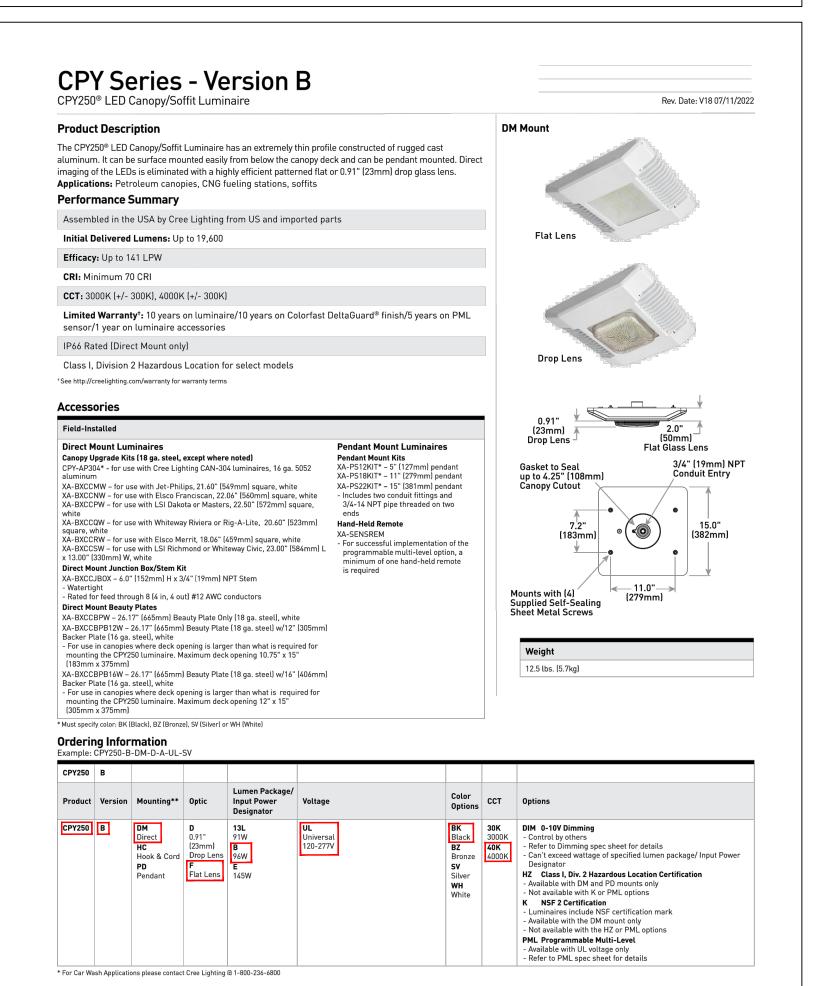
**BRIAN SEARCY, PE** PROFESSIONAL ENGINEER SC LICENSE #40407 SHEET TITLE

LIGHTING PLAN

RFL.3514 07/18/202 DRAWN BY: CHECKED BY:





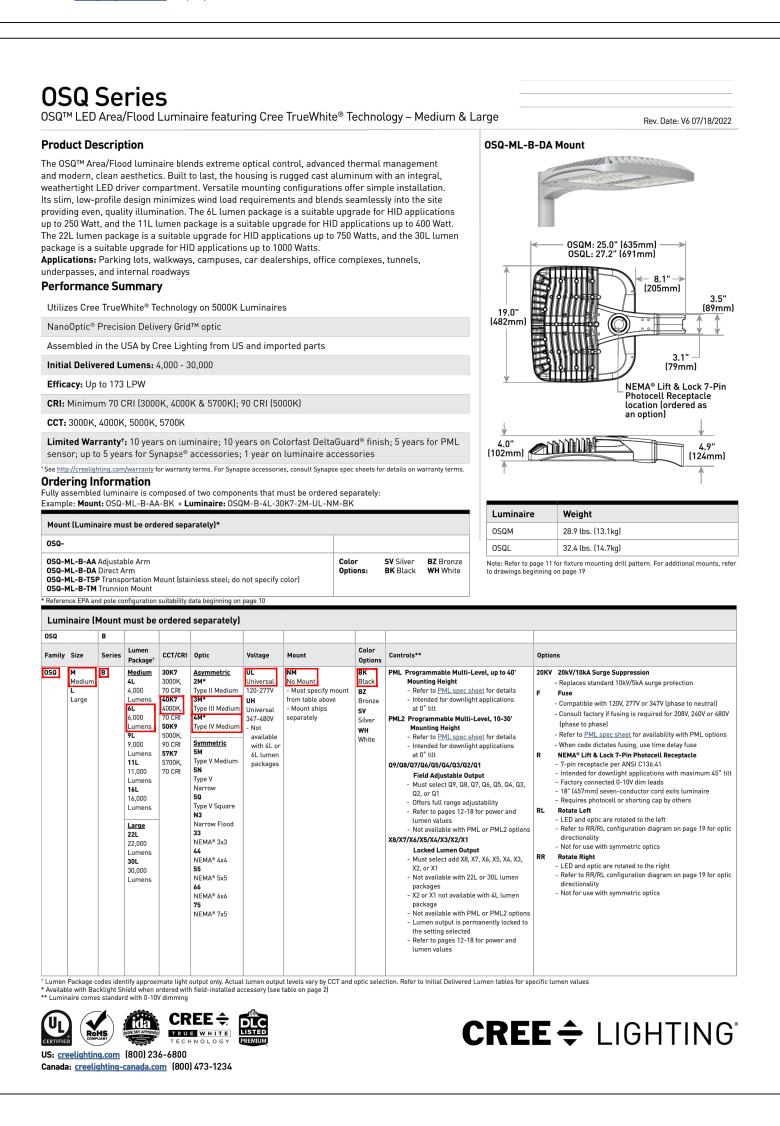


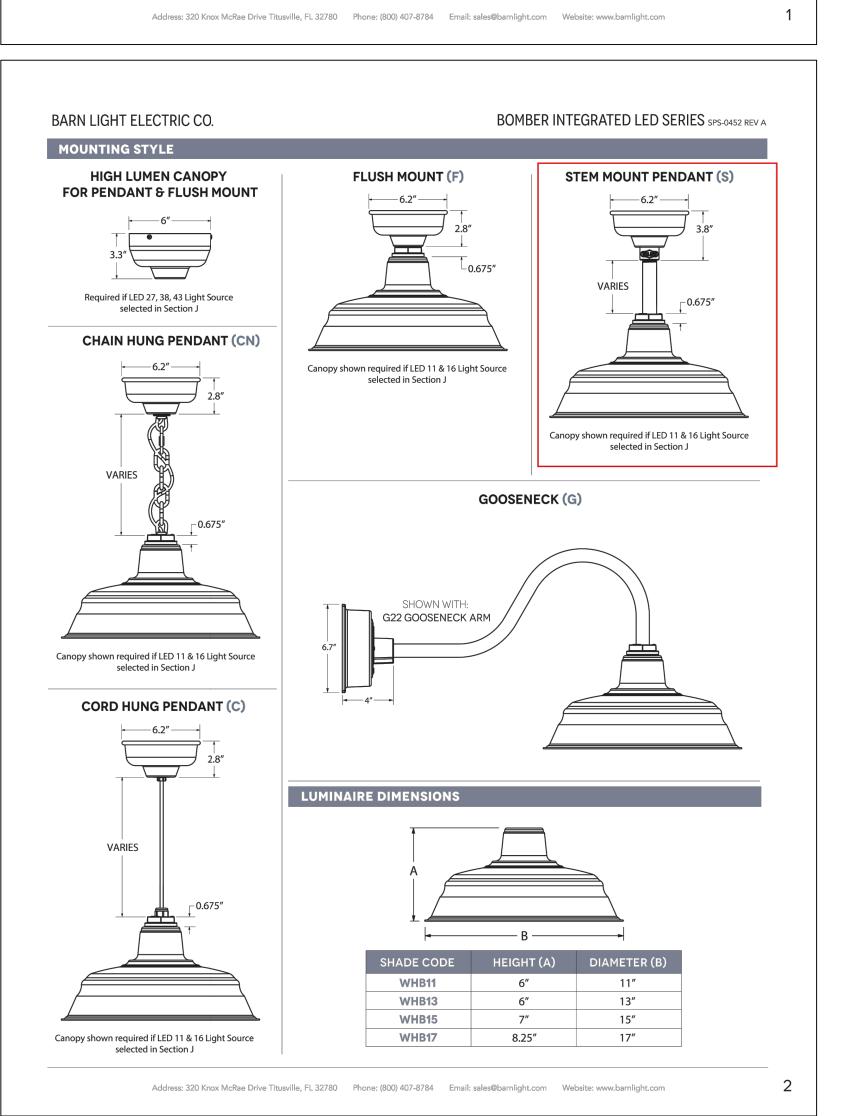
User: BSEARCY Plot Date/Time: Aug. 02, 23 - 15:39:13 Drawing: P:\Refuel Market\BLUFFTON, SC (### Street Name, ZZZZZ)-RFL.35149\Design Files\Civil\Drawings\Presentation\RFL.35149-P-DETL.dwg;C19-LGHT DETAILS

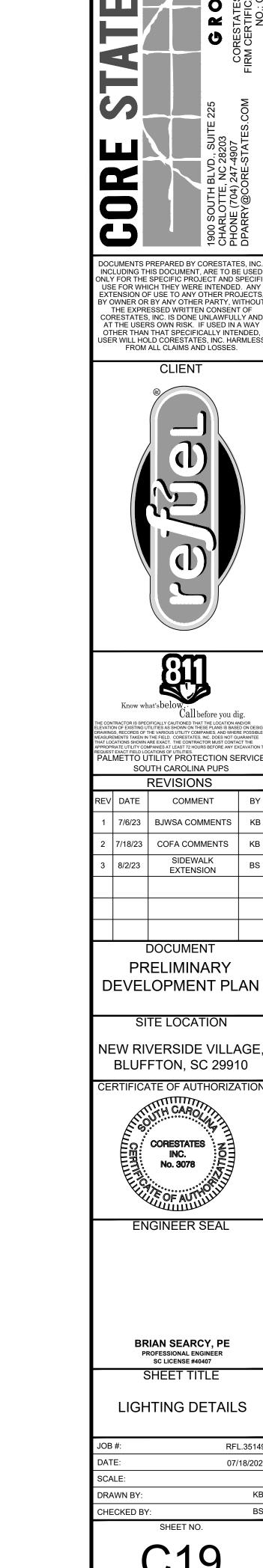
US: <u>creelighting.com</u> T (800) 236-6800

Canada: creelighting-canada.com T (800) 473-1234

CREE 
LIGHTING







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	_		PLANT SCHEDU	JLE		
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
			TREES	1		
CC	18	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.	PER PLAN	MINIMUM 12' HEIGHT
CP	5	CRATAEGUS PHAENOPYRUM 'PRINCETON SENTRY'	WASHINGTON HAWTHORN	2.5" CAL.	PER PLAN	MINIMUM 12' HEIGHT
NS	6	NYSSA SYLVATICA	BLACK GUM	6" CAL.	PER PLAN	MINIMUM 12' HEIGHT
TD	4	TAXODIUM DISTICHUM	BALD CYPRESS	6" CAL.	PER PLAN	MINIMUM 12' HEIGHT
			SHRUBS	1		
CF	7	CALYCANTHUS FLORIDUS	CAROLINA ALLSPICE	3' MIN. HT.	8' O.C.	
CJ	2	CAMELLIA JAPONICA 'PROFESSOR SARGENT'	PROFESSOR SARGENT CAMELLIA	3' MIN. HT.	8' O.C.	
IC	24	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	3' MIN. HT.	2' O.C.	
IG	134	ILEX GLABRA 'SHAMROCK'	INKBERRY	3' MIN. HT.	4' O.C.	
IV	101	ILEX VERTICILLATA 'BERRY POPPINS' & 'MR. POPPINS'	WINTERBERRY	3' MIN. HT.	4' O.C.	20% OF TOTAL TO BE MR. POPPINS FOR POLLINATIO
LB	10	LINDERA BENZOIN	SPICEBUSH	3' MIN. HT.	10' O.C.	
RA	11	ROSA X 'NOAMEL'	APPLEBLOSSOM FLOWERCARPET ROSE	30" MIN. HT.	3' O.C.	
RK	105	ROSA 'KNOCKOUT'	SHRUB ROSE	30" MIN. HT.	4' O.C.	
			GROUNDCOVER			
	GR	ROUNDCOVER MIX				
	132	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	1 GAL.	30" O.C.	40% OF AREA
	46	ACHILLEA MILLEFOLIUM	YARROW	1 GAL.	3' O.C.	20% OF AREA
	46	COREOPSIS VERTICILLATA	THREADLEAF COREOPSIS	1 GAL.	3' O.C.	20% OF AREA
	46	PENSTEMON 'DARK TOWERS'	PENSTEMON	1 GAL.	3' O.C.	20% OF AREA
* * * * * * * * * * * * * * * * * * *	3,313 SF	SOD: TIFWAY 419 BERMUDA	LAWN	SOD		
<b>V</b>	9,337	MULCH: SHREDDED HARDWOOD				3" DEPTH; ALL PLANTING BE

# LEGEND

SF

METAL EDGE: SEE LANDSCAPE SPECIFICATIONS

CANOPY COVERAGE TABLE			
LOT COVERAGE AREA OF EXISTING CANOPY	14,796 SF		
LOT COVERAGE AREA OF PROPOSED CANOPY	12,031 SF		
TOTAL CANOPY COVERAGE AREA	26,827 SF		
TOTAL LOT AREA	68,784 SF		
LOT AREA NOT COVERED BY TREE CANOPY	41,957 SF		
TREE CANOPY AS % OF LOT COVERAGE	39.0%		

# LANDSCAPE REQUIREMENTS

- 1) BUFFER AT RIGHT-OF-WAY: THE EXISTING VEGETATION IS LEFT UNTOUCHED. LENGTH OF RIGHT-OF-WAY: 256 LF OVERSTORY TREES REQUIRED: 16 TREES (6 PER 100 LF) OVERSTORY TREES PROVIDED: 32 TREES (EXISTING TREES) UNDERSTORY TREES REQUIRED: 18 TREES (7 PER 100 LF)
- UNDERSTORY TREES PROVIDED: 18 TREES SHRUBS REQUIRED: 77 SHRUBS (30 PER LF) SHRUBS PROVIDED: 77 SHRUBS 2) PARKING LOT SCREENING: SHRUBS HAVE BEEN PLANTED AROUND THE EDGES OF THE

PROPERTY TO SCREEN THE PARKING LOT FROM VIEW.

- 3) PARKING LOT PLANTING: THE PARKING LOT ISLANDS HAVE BEEN PLANTED WITH SHRUBS
- AND 1 TREE PER ISLAND.
- 4) FOUNDATION PLANTING: A MIX OF TREES, SHRUBS, VINES, AND GROUNDCOVER ARE
- SHOWN AROUND THE FOUNDATION OF THE BUILDING.
- 5) TREE MITIGATION: TEN PROPOSED SHADE TREES ARE SHOWN ON THE PLAN. THEY ARE NOTED TO BE PLANTED AT 6" CALIPER TO MAXIMIZE MITIGATION. THIS IS THE MAXIMUM NUMBER OF SHADE TREES THAT CAN BE PLANTED DUE TO CONFLICTS WITH UTILITIES. ONE EXISTING TREE IS EXPECTED TO BE RETAINED WITHIN THE DEVELOPED AREA AND CAN COUNT TOWARD MITIGATION. THE PLAN ALSO INCLUDES 21 SMALL TREES.

# LANDSCAPE PLAN NOTES

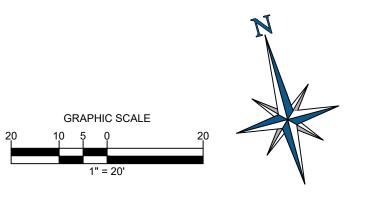
- 1) SOIL TYPE PER NRCS SOIL SURVEY: WANDO FINE SAND & SEABROOK FINE SAND 2) THERE IS 1 EXISTING TREE ON SITE THAT WILL BE USED FOR LANDSCAPE REQUIREMENTS.
- 3) SINCE THE PROPOSED SHADE TREES ARE SIZED AT 6" CALIPER, THE PROPOSED TREES ACCOUNTS FOR 18 MITIGATION TREES; TOTAL OF 19 MITIGATION TREES INCLUDING THE EXISTING TREE TO BE RETAINED.
- 4) FOR THE GROUNDCOVER MIX, THE ENTIRE AREA IS TO BE PLANTED WITH THE CHASMANTHIUM, AND THE OTHER THREE SPECIES ARE TO BE RANDOMLY INTERMINGLED.

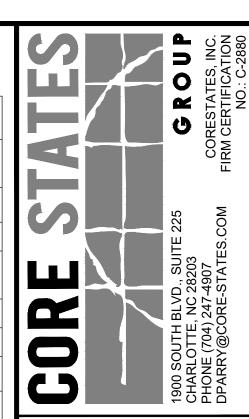
## ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

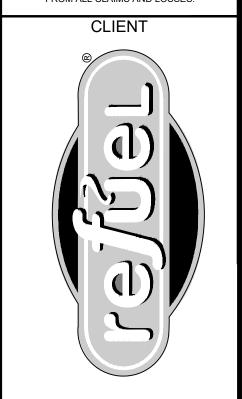


**EXCEPT LAWN** 





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PALMETTO UTILITY PROTECTION SERVICE

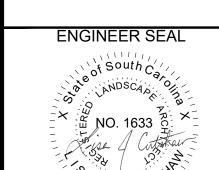
SOUTH CAROLINA PUPS REVISIONS REV DATE COMMENT

DOCUMENT PRELIMINARY DEVELOPMENT PLAN

SITE LOCATION

NEW RIVERSIDE VILLAGE, BLUFFTON, SC 29910

CERTIFICATE OF AUTHORIZATION



SHEET TITLE **PRELIMINARY** LANDSCAPING PLAN

08-02-2023

RFL.35149 12/13/2022 SCALE: AS SHOWN DRAWN BY: CHECKED BY:

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM
- SPECIALIZING IN LANDSCAPE PLANTING. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION. B. SCOPE OF WORK
  - LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS. CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL

WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS.

TRANSPORTATION AND INSTALLATION OF MATERIALS. 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY,

- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- CONTAINER AND BALLED-AND-BURLAPPED PLANTS: FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
- ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS
- AFTER PLANTING CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIFER
- MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT. MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT
- THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE
- ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER,
- PLANTS, ROOTS, AND SEEDS. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH
- STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE
- STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

## **METHODS**

## A. SOIL PREPARATION

- WORK THE LANDSCAPE CONTRACTOR SHALL VERIEV THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- SOIL TESTING: a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE
- LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
- THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE
- SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT
- RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF
- ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1.000 S.F.
- PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1,000 "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP
- 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS, PER CU, YD.
- "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE
- IRON SULPHATE 2 LBS. PER CU. YD. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH
- GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH
- GRADES TO BE ESTABLISHED. d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY
- FROM THE WALKS. e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS. IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS. AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS. GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY). WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED

TYPES. AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE

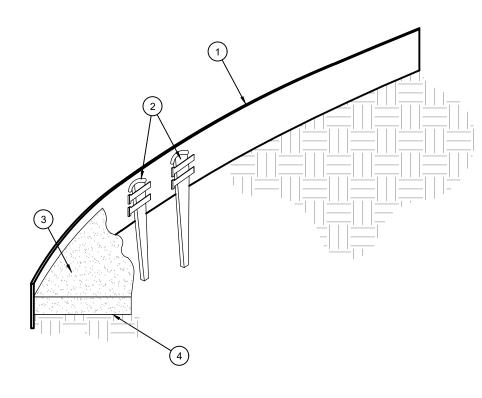
GENERAL PLANTING REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.

FOUR INCHES ABOVE THE SURROUNDING GRADE.

BEDS, COVERING THE ENTIRE PLANTING AREA.

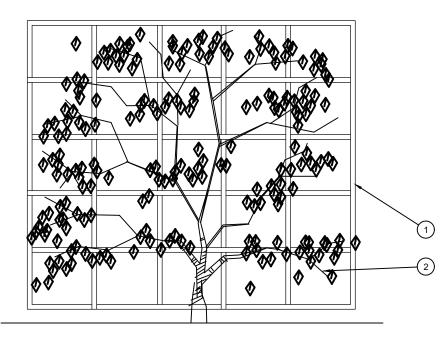
2-1/2"-4" TREES

- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES:
  - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK. WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE
- GRADE AT THE TRUNK). ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE
- EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE FREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST.
- CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS. d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
- REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKELL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: a. 1"-2" TREES TWO STAKES PER TREE
- THREE STAKES PER TREE TREES OVER 4" CALIPER GUY AS NEEDED MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS
- NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT
- LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS
- IN A NEAT, ORDERLY CONDITION. TERIALS OFF THE PROJECT SITE. H. INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN,
- FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S
- SATISFACTION WITHIN 24 HOURS. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON
- TO MAXIMIZE WATER CONSERVATION SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL. HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING
- CONDITIONS MUST OCCURa. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE
- IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH
- CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



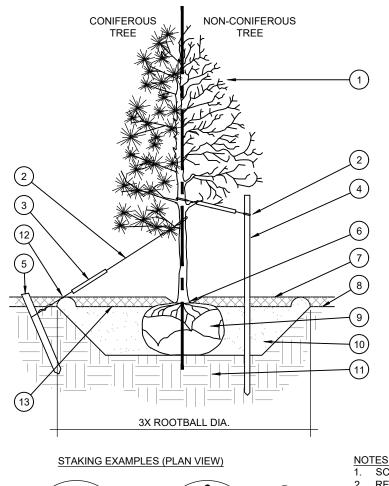
# (1) ROLLED-TOP STEEL EDGING PER PLANS

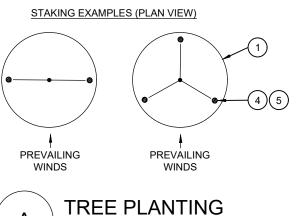
- (2) TAPERED STEEL STAKES.
- (3) MULCH, TYPE AND DEPTH PER PLANS. (4) FINISH GRADE.
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



- 1 TRELLIS PER PLAN
- VINE. REMOVE NURSERY STAKES AND SECURE TO TRELLIS WITH VINE TIES. ARRANGE VINE STEMS EVENLY ACROSS







SCALE: NOT TO SCALE

(13) FINISH GRADE. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE. . FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. . REMOVE ALL NURSERY STAKES AFTER PLANTING.

(1) TREE CANOPY.

(6) TRUNK FLARE.

(8) FINISH GRADE.

(9) ROOT BALL.

CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR

STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES

AND LARGER). SECURE TIES OR STRAPS TO TRUNK

2 GAUGE GALVANIZED WIRE WITH NYLON TREE

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO

TREE (MIN.) BURY OUTSIDE OF PLANTING PIT AND

(5) PRESSURE-TREATED WOOD DEADMAN, TWO PER

(7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT

BACKFILL. AMEND AND FERTILIZE ONLY AS

RECOMMENDED IN SOIL FERTILITY ANALYSIS

JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

18" MIN. INTO UNDISTURBED SOIL.

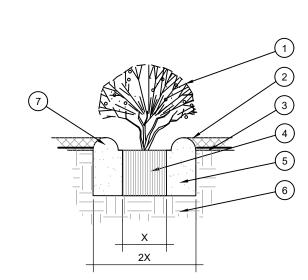
PLACE MULCH WITHIN 6" OF TRUNK.

UNDISTURBED SOIL.

(11) UNDISTURBED NATIVE SOIL.

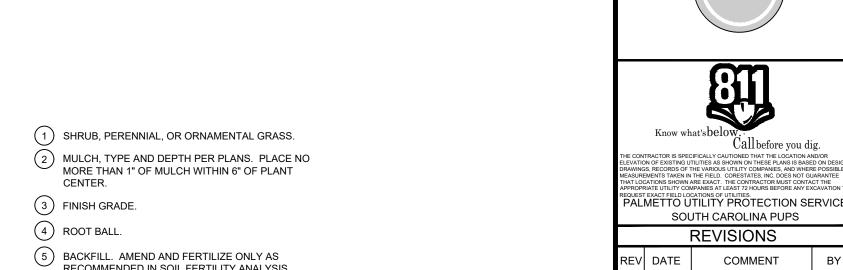
(12) 4" HIGH EARTHEN WATERING BASIN

. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



- (6) UNDISTURBED NATIVE SOIL.
- (7) 3" HIGH EARTHEN WATERING BASIN





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08-02-2023 SHEET TITLE LANDSCAPE **SPECIFICATIONS &** DETAILS

RFL.3514 12/13/202 SCALE: AS SHOWN DRAWN BY: CHECKED BY:

