ELEVATION = 1018.68PK NAIL ELEVATION = 1018.19PK NAIL ELEVATION = 1018.46

UTILITY CONTACTS CITY OF LEE'S SUMMIT DEPARTMENT OF PLANNING & DEVELOPMENT 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 ROBERT G. MCKAY 816-969-1601 robert.mckay@cityofls.net CITY OF LEE'S SUMMIT DEPARTMENT OF PLANNING & DEVELOPMENT 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 CHRISTINA ALEXANDER 816-969-1607 Christina.alexander@cityofls.net FIRE DEPARTMENT CITY OF LEE'S SUMMIT FIRE DEPARTMENT 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 JIM EDEN 816-969-1303 SANITARY SEWER/WATER SERVICE/STORM DRAINAGE/EROSION CONTROL CITY OF LEE'S SUMMIT DEPARTMENT OF PUBLIC WORKS 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 DAVID G LOHE 816-969-1814 david.lohe@cityofls.net GAS SERVICE MISSOURI GAS ENERGY **BOBBIE SAULSBERRY** 816-969-2266 bobbie.saulsberry@sug.com ELECTRIC SERVICE 1300 SE HAMBLEN ROAD LEE'S SUMMIT, MO 64081 DOUG DAVIN 816-347-4320 doug.davin@kcpl.com TELEPHONE AT&T

HOLLY GRUBER 913-383-4853 hg1753@att.com

	,							
					Require	d before	Signe	d and
					Certifi	cate of	Sealed	Survey
	Requ	uired			Occup	oancy	Requ	ıried
As-built Type	Yes	No	Horizontal	Vertical	Yes	No	Yes	No
Sanitary Service								
Storm Sewer								
Storm Water BMP's								
Water Service								
Full Site								

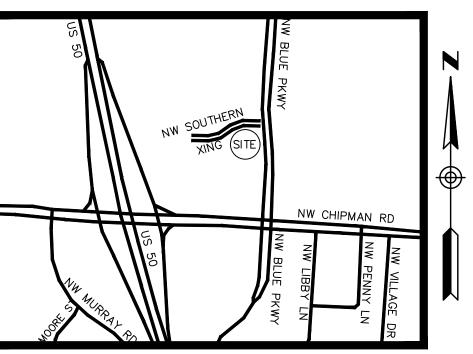
GENERAL NOTES

- 1. THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, THE MODOT STANDARD CONSTRUCTION DRAWINGS, AND THE CITY ENGINEERS AND STANDARD
- 2. ALL DISTURBED GREEN AREAS SHALL BE TOP DRESSED AND RE-SEEDED.
- 3. CALL MISSOURI ONE CALL, 811, 48 HOURS PRIOR TO CONSTRUCTION.
- 4. ALL STORM SEWERS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) SMOOTH LINED PIPE MEETING AASHTO M294 (UNLESS OTHERWISE STATED), TYPE S MAY BE USED.
- 5. EARTHWORK AND SITE PREPARATION SHALL BE AS SPECIFIED IN THE SOILS REPORT.
- 6. ELECTRICAL CONDUIT SHALL BE AS REQUIRED BY THE POWER COMPANY.
- TELEPHONE CONDUIT SHALL BE AS REQUIRED BY THE PHONE COMPANY.
- 8. GAS SERVICE SHALL BE AS REQUIRED BY THE GAS COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE ENGINEERING AND BUILDING DEPARTMENTS.
- 10. ROOF DRAINS MUST BE CONNECTED DIRECTLY TO THE STORM SEWER.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL SILTATION CONTROL MEASURES NECESSARY TO PREVENT SILT FROM LEAVING THE SITE.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR LEGAL REMOVAL OF DEMOLITION MATERIAL AND DEBRIS. 13. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL DISTURBED AREAS TO THEIR ORIGINAL
- CONDITION, OR BETTER. 14. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY
- SEWER SYSTEM ARE PROHIBITED. 15. PRICES BID PER FOOT FOR ALL PIPES IS COMPLETE IN PLACE REGARDLESS OF SOIL OR ROCK
- 16. TEMPORARY SOIL EROSION AND SEDIMENT CONTROL WILL BE REQUIRED IN ACCORDANCE WITH
- THE CITY OF LEE'S SUMMIT ENGINEERING DEPARTMENT.
- 17. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE CITY ENGINEER AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING WORK TO ARRANGE FOR INSPECTION.
- 18. ALL STORM SEWER RUN DISTANCES ARE FROM CENTERLINE TO CENTERLINE OF MANHOLES OR CATCH BASINS. ALL PIPE INVERT ELEVATIONS GIVEN AT MANHOLES ARE AT CENTERLINE OF MANHOLE. ALL STORM SEWER INLETS AND MANHOLES ARE TO HAVE TOP ELEVATIONS.
- 19. A 12 INCH. MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
- 20. A 4 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
- 21. A 10 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF THE WATER MAIN PIPE TO THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE OR FORCE
- 22. AN 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL SANITARY SEWER OR FORCE MAIN PIPE.
- 23. ALL SANITARY SEWERS SHALL CONSIST OF PVC SDR-35 MEETING ASTM D-3034 WITH JOINTS CONFORMING TO ASTM D-3212 UNLESS OTHERWISE NOTED.

Rick-Rick

SUMMIT FAIR FSU STORE #2859 SITE PLAN DOCUMENTS

690 NW BLUE PARKWAY CITY OF LEE'S SUMMIT JACKSON STATE OF MISSOURI



LOCATION MAP NOT TO SCALE LATITUDE N 38*55'38" (38.9272) LONGITUDE W 94°24'04" (-94.4011)

PREPARED FOR: APPLICANT/OWNER: CHICK-FIL-A, INC.

5200 BUFFINGTON RD. ATLANTA, GEORGIA 30349-2998 CONTACT: JOHN ROMANELLO PHONE: (404) 765-8000

EMAIL: John.Romanello@cfacorp.com

PREPARED BY:

565 White Pond Dr. Akron, OH 44320-1123 Phone 330-836-0228 Fax 330-836-5782 CONTACT: GARY R. ROUSE, P.E. grouse@gbcdesign.com

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO.29095C0417G, WITH A MAP REVISED DATE OF JANUARY 20, 2017 IN CITY OF LEE'S SUMMIT, JACKSON COUNTY IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LAND DESCRIPTION

LOT 28, MINOR PLAT OF SUMMIT FAIR, LOTS 28, 29 AND 30, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 9, 2010, AS DOCUMENT NO.2010E0012640, IN



Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998



C-400

C-401

C-402

C-403

C-404

PS-100

L-100

L-101

INDEX

DESCRIPTION

CHICK-FIL-A CIVIL CONSTRUCTION SITE DETAILS

LANDSCAPE & MAINTENANCE SPECIFICATIONS L-102

TITLE SHEET

SITE PLAN

AS-BUILT SURVEY

DEMOLITION PLAN

SITE PLAN DETAIL

GRADING PLAN DETAIL

GRADING PLAN

SWPPP DETAILS

UTILITY PLAN

LANDSCAPING PLANS

LANDSCAPE PLAN

LANDSCAPE DETAIL

EXISTING CONDITIONS PLAN

SHEET NO. C-000 C-010 C-100 C-110 C-200 C-210 C - 300C-301 STORMWATER POLLUTION PREVENTION PLAN (SWPPP) C-310 C - 320

FSU# 02859

REVISION SCHEDULE NO. DATE

GBC PROJECT# PRINTED FOR Permit 8/23/23 DRAWN BY Information contained on this drawing and in all digital files

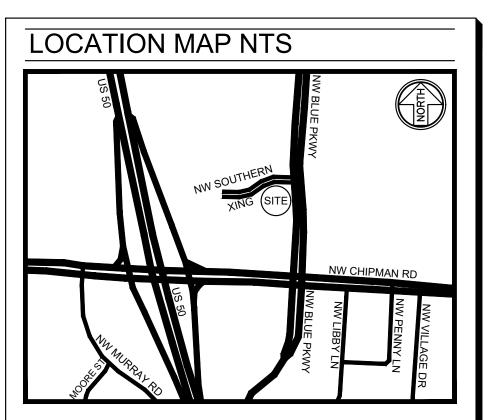
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authorized project representatives.

TITLE SHEET

SHEET NUMBER



LINE BEARING DISTANCE

L1 N 77°37'39" W 43.16'

L2 N 03°21'37" E 16.56'

L3 N 55°44'03" E 28.24'

L4 N 66°59'52" E 26.83'

L5 N 56°38'07" E 74.43'

_6 S 89°32'43" E 46.46'

251.22' 112.23'

143.26' 85.17'

1763.73' 68.82'

134.24' 35.02'

ST MH

1020.30 IE=1012.13

Access & Utility

SCALE 1" = 20'

BASIS OF BEARINGS

SPC (2403 MO W)

Easement Doc. 2008E0085122 TC=1020.73

CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE

N 80°21'15" E 25°35'45"

S 05°11'45" W 14°56'42"

N 73°40'38" E

S 02°58'44" E

N 86°34'13" W 101.28

× 1020.78 × 1020.44

Easement (Width Varies) ~ASPHALT~

Doc. 2007E0088121

/ Doc. 2008E0085122

Doc. 2010E0012640 Doc. 2008E0046067

Doc. 2010E0012640

L7 S 01°03'34" W 6.97'
L8 S 89°34'10" E 23.05'
L9 S 52°03'45" E 24.76'

CLIENT INFORMATION SITE ADDRESS PARKING COUNT

GBC DESIGN, INC. 565 WHITE POND DRIVE AKRON, OH 44320

REGULAR SPACES: 690 NW BLUE PKWY. HANDICAP SPACES: LEE'S SUMMIT, MO 64086 TOTAL SPACES:

OWNER INFORMATION

THE CHICK-FIL-A INC. PROPERTY PARCEL 51-700-04-20-00-0-000 RECORDED IN DOC. 2012E0023733 LOT 28 OF THE MINOR PLAT OF SUMMIT FAIR, LOTS 28, 29 AND 30, A SUBDIVISION LOCATED IN SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST, AND RECORDED AS DOCUMENT 2010E0012640, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LAND DESCRIPTION:

LOT 28, MINOR PLAT OF SUMMIT FAIR, LOTS 28, 29 AND 30, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 9, 2010, AS DOCUMENT NO. 2010E0012640, IN PLAT BOOK 131 AT PAGE 66.

BOUNDARY NOTE:

TBM PK Nail Set

TC=1018.55 IE=1009.60 18"

IE=1008.95 24"

62,332 S.F.

1019.19

1.431 AC. ⇒

IE=1007.50 Bot. 1

Elev=1018.68

Hatched Area is Approx. Location of

~ASPHALT~

Hatched Area is

N 86°48'22" W 110.93'

Approx. Location of

Doc. 2010E0018101

- Permanent Access Drive

TC=1018.83

IE=1011.03

TC=1018.95

IE=1012.30

TC=1018.32

IE=1014.42

× 1019.38

Permanent Access Drive 1017.34

THIS SURVEY IS A RETRACEMENT OF THE CHICK-FIL-A INC. PROPERTY (RECORDED IN DOC. 2012E0023733) ALTA/NSPS SURVEY CONDUCTED BY SHERRILL ASSOCIATES, INC. DATED FEBRUARY 27, 2012. EASEMENTS SHOWN HEREON ARE TAKEN FROM SAID ALTA/NSPS SURVEY.

A TITLE UPDATE CONDUCTED BY FIDELITY NATIONAL TITLE, WITH A DATE OF MAY 4. 2023, WAS PROVIDED TO THIS SURVEYOR. SAID TITLE UPDATE CONTAINED AN EASEMENT CONVEYANCE IN FAVOR OF KCP&L GREATER MISSOURI OPERATIONS COMPANY, RECORDED ON APRIL 18, 2012 IN INSTRUMENT NO. 2012E0041514.

TC=1016.90 <

IE=1012.80 12"

IE=1005.95 Bot.

SITE UTILITIES

CITY OF LEE'S SUMMIT (WATER, STORM, SEWER) 22 SE GREEN STREET LEE'S SUMMIT. MO 64063 816-969-1900

MISSOURI GAS ENERGY (NATURAL GAS) PO BOX 412662 KANSAS CITY, MO 64141-2662 816-756-5252

> KANSAS CITY POWER & LIGHT (ELECTRICITY) 888-471-5275

AT&T (TELEPHONE) 800-464-7928

TIME WARNER (CABLE TV)

816-358-8833

816-969-1600

~ASPHALT~ 1018.57

KCP&L Easement

Doc. 2012E0041514

COMCAST (CABLE TV) 816-833-3400

PLANNING AND DEVELOPMENT DEPARTMENT 220 SE GREEN STREET LEE'S SUMMIT, MO 64063

FFE@Door

N 86°47'43" W 191.07"

Doc. 2010E0012640

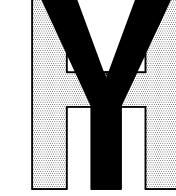
Hatched Area is

Permanent Access Drive

Doc. 2010E0018101

Approx. Location of Elev=1018.46

PRELIMINARY, NOT FOR RECORDING OR **TRANSFER**



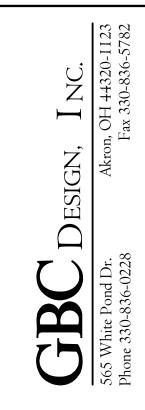
YOUNG - HOBBS AND **ASSOCIATES** 1202 CROSSLAND AVE

YHA PROJECT#	102-23
DATE (FIELD)	<u>6 / 5/23</u>
DATE (OFFICE)	<u>6 /12/23</u>
CHECKED BY	DRI

FAX 931-645-2768



5200 Buffington Road Atlanta, Georgia 30349-2998



SURVEY NOTES:

TC=1014.53 ∕−IE=1005.83

FFE@Door Elev=1019.05

TC=1019.06

~ASPHALT~

Doc. 2010E0012640

× 1018.79

TC=1018.24

PK Nail Set

TC=1014.62 IE=1007.37 W IE=1006.02 Bot.

TC=1016.97

¹⁴lÉ≟1010.97 24"

- IE=1004.77 18"

IE=1003.77 Bot.

ST MH

TC=1014.99

IE=1002.94

Doc. 2007E0088121

Doc. 2008E0085122 Doc. 2010E0012640

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (MISSOURI ONE CALL 1-800-DIG-RITE). THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PRIVATE UTILITY LOCATE.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, WITH AN YELLOW PLASTIC CAP STAMPED "YOUNG-HOBBS

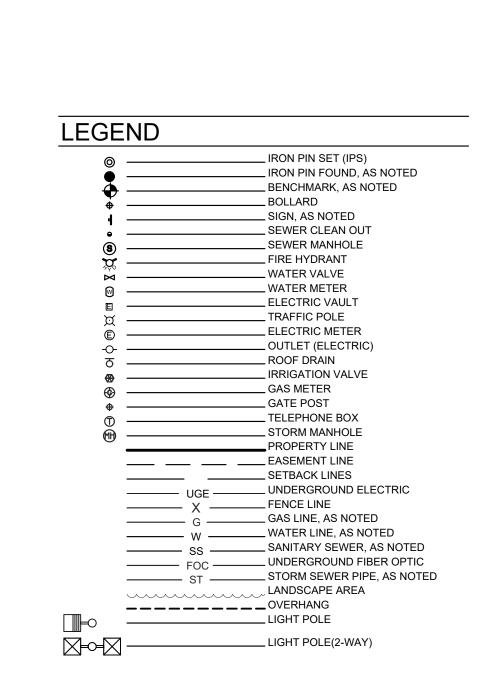
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LIST OF ENCROACHMENTS: NONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO.29095C0417G, WITH A MAP REVISED DATE OF JANUARY 20, 2017, IN CITY OF LEE'S SUMMIT, JACKSON COUNTY IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 6/13/2023 (NAVD88,GEOID18).

I DO HEREBY STATE THAT THIS IS A TRUE. COMPLETE AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF GREENE, MISSOURI AND THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYS (URBAN SURVEY 1:20,000)





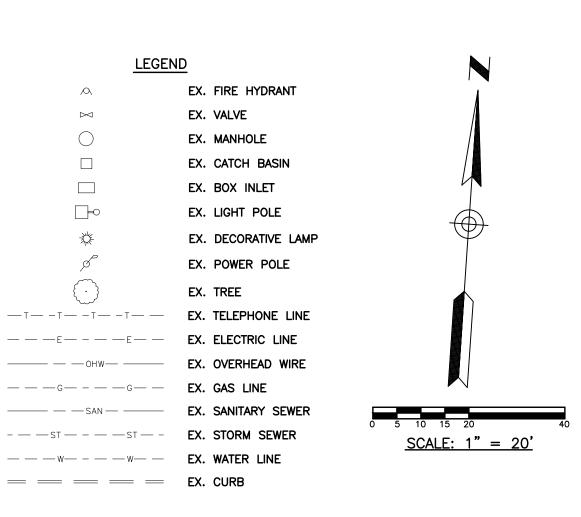
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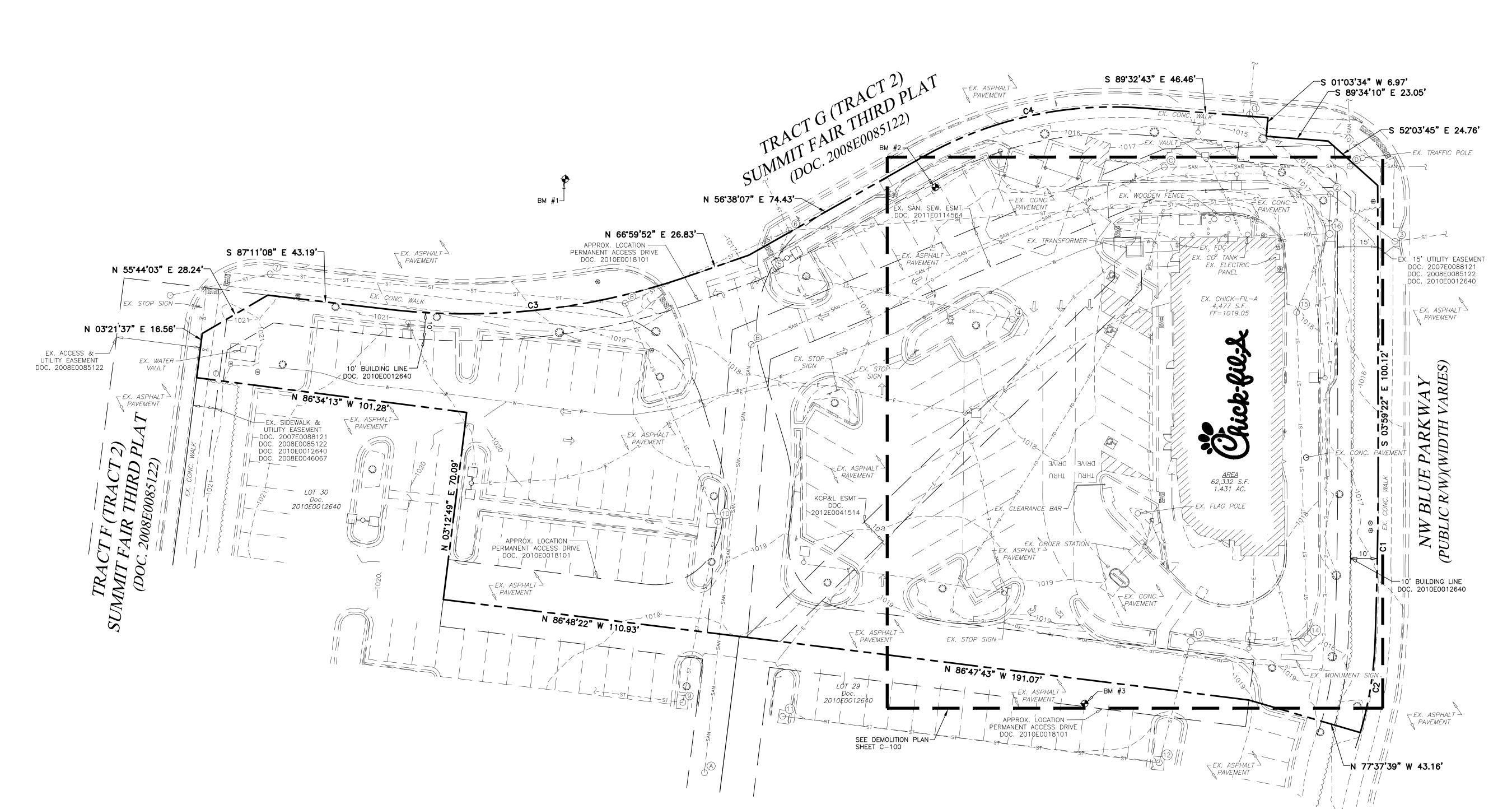
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ATE	6 /13/23
DRAWN BY	KAB/CLH
formation contained on this drawing	and in all dig

AS-BUILT SURVEY SHEET 1 OF 1

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

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EXISTING STORM SEWER STRUCTURE SCHEDULE

1. EX. CURB INLET M.H. TOP 1014.53 INV. 1005.83, 18" N

INV. 1005.83, 18" SE 2. EX. STM. M.H. TOP 1016.97 INV. 1004.77, 18" NW

INV. 1003.77, 36" SE INV. 1003.77, 36" W INV. 1010.97, 24" S 3. EX. CURB INLET M.H. TOP 1014.99

INV. 1002.94, 36" NW INV. 1002.94, 36" E 4. EX. CATCH BASIN TOP 1017.55

INV. 1014.40, 12" W 5. EX. CURB INLET M.H. TOP 1017.61 INV. 1013.51, 12" E INV. 1013.51, 12" N

6. EX. CURB INLET M.H. TOP 1016.90 INV. 1012.80, 12" S INV. 1005.95, 36" E INV. 1006.11, 24" NW INV. 1005.95, 30" SW

7. EX. STM. M.H. TOP 1020.73 INV. 1012.13, 18" W INV. 1012.13, 18" E

8. EX. STM. M.H. TOP 1018.55 INV. 1009.60, 18" W INV. 1007.50, 30" NE INV. 1008.95, 24" SE

9. EX. CURB INLET M.H. TOP 1018.83 INV. 1011.03, 24" W INV. 1011.03, 24" N 10. EX. CURB INLET M.H. TOP 1019.14

INV. 1010.24, 24" S INV. 1010.24, 24" NW 11. EX. CATCH BASIN TOP 1018.32

INV. 1014.42, 15" E 12. EX. CURB INLET M.H. TOP 1018.24 ... INV. 1013.14, 15" W

INV. 1013.14, 18" N 13. EX. CURB INLET M.H. TOP 1019.06 INV. 1012.66, 18" S INV. 1012.66, 24" E

14. EX. CURB INLET M.H. TOP 1017.77 INV. 1012.32, 24" W INV. 1012.32, 24" N

15. EX. STM. M.H. TOP 1018.05 INV. 1012.00, 24" S INV. 1012.00, 24" N 16. EX. CURB INLET M.H. TOP 1017.58

INV. 1013.38, 6" W EXISTING SANITARY SEWER STRUCTURE SCHEDULE

INV. 1011.48, 24" S

INV. 1011.48, 24" N

A. EX. SAN. M.H. TOP 1018.95

INV. 1012.30, 8" N B. EX. SAN. M.H. TOP 1017.52 INV. 1010.87, 8" S

INV. 1010.87, 8" NE C. EX. SAN. M.H. TOP 1018.43 INV. 1008.63, 8" SW

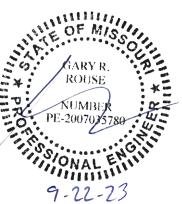
INV. 1008.63, 8" E D. EX. SAN. M.H. TOP 1014.62 INV. 1007.37, 8" W INV. 1006.02, 8" E

INV. 1006.02, 8" N

Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998

DESIGN, INC.

Dr. Akron, OH 443



PRO SUMMIT F CUSTOM

FSU# 02859

REVISION SCHEDULE DESCRIPTION NO. DATE

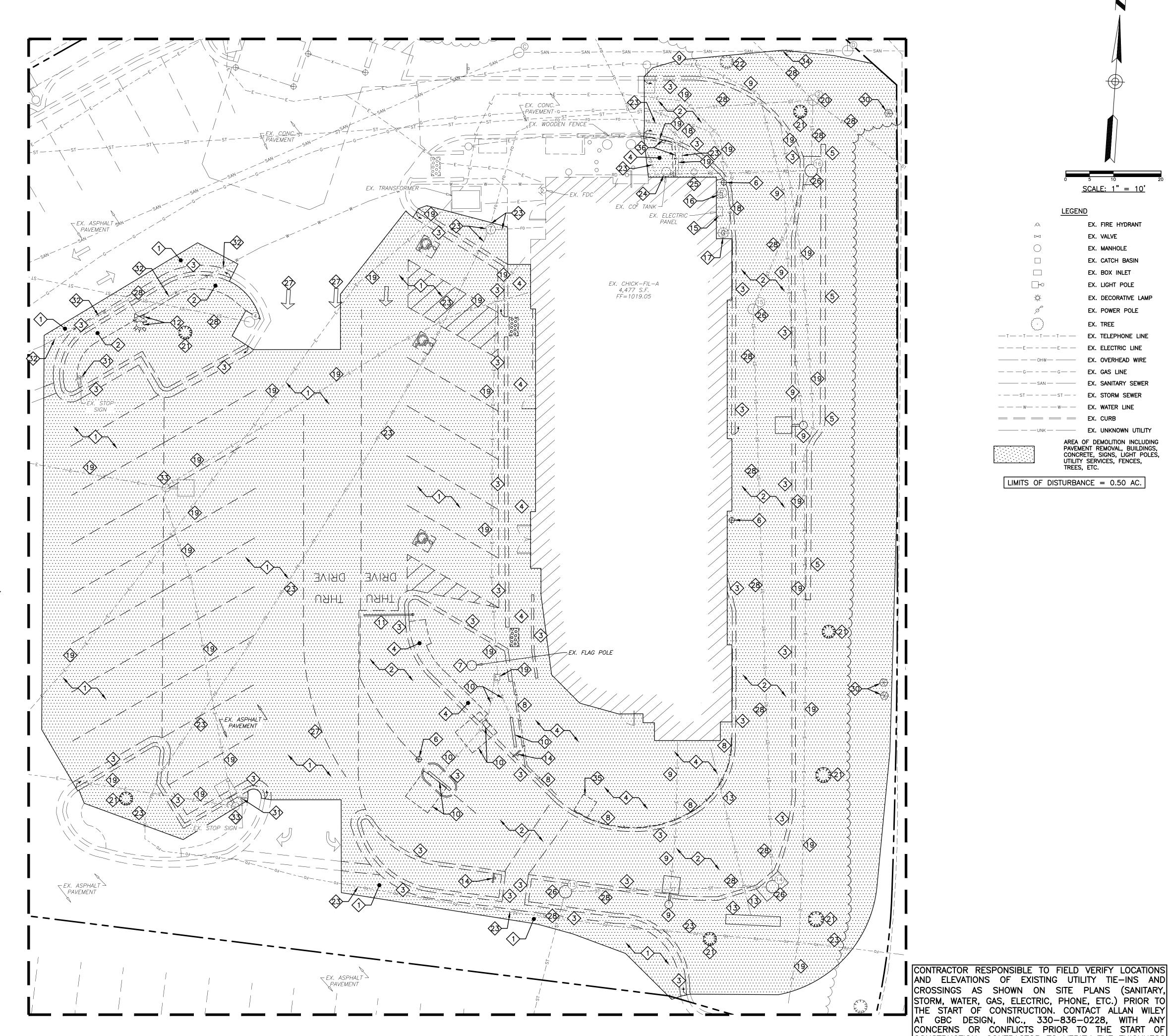
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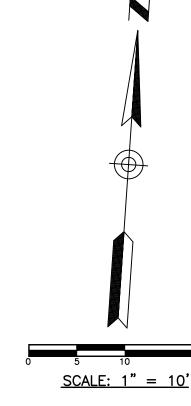
EXISTING CONDITIONS PLAN

SHEET NUMBER

DEMOLITION NOTES

- 1) EXISTING ASPHALT PAVEMENT TO BE SAWCUT FULL DEPTH AND REMOVED AS NEEDED FOR NEW
- EXISTING CONCRETE PAVEMENT TO BE SAWCUT AND REMOVED AS NEEDED FOR NEW CONSTRUCTION
- 3 EXISTING CONCRETE CURB TO BE SAWCUT AND REMOVED AS NEEDED FOR NEW CONSTRUCTION
- EXISTING CONCRETE SIDEWALK TO BE SAWCUT AT NEAREST JOINT AND REMOVED AS NEEDED FOR NEW CONSTRUCTION
- 5 EXISTING WALL TO BE REMOVED
- (6) EXISTING BOLLARD TO BE REMOVED
- (7) EXISTING FLAG POLE TO BE REMOVED
- (8) EXISTING RAILING TO BE REMOVED
- (9) EXISTING LIGHT POLE & ASSOCIATED UTILITIES TO BE RELOCATED
- 10 EXISTING ORDER STATION & ASSOCIATED UTILITIES TO BE REMOVED
- (1) EXISTING CLEARANCE BAR TO BE REMOVED
- (12) EXISTING HYDRANT ASSEMBLY TO BE RELOCATED
- (3) EXISTING MONUMENT SIGN & ASSOCIATED UTILITIES TO BE RELOCATED
- (4) EXISTING SIGN TO BE REMOVED
- (15) EXISTING UTILITY PANEL TO REMAIN
- (16) EXISTING ELECTRIC METER TO REMAIN
- (18) EXISTING GAS SERVICE TO REMAIN
- (19) EXISTING ELECTRIC TO REMAIN
- 20 EXISTING STORM STRUCTURE TO REMAIN. CONTRACTOR TO ADJUST TO PROPOSED CONDITIONS SHOWN ON SHEETS C-300, C-301, AND C-302
- 2) EXISTING TREE TO BE REMOVED
- 22 EXISTING TREE TO REMAIN
- **♦ EXISTING COMMUNICATIONS TO REMAIN**
- 24 EXISTING CO2 TANK TO REMAIN
- 25 EXISTING DOWNSPOUT TO REMAIN
- 26 EXISTING STORM STRUCTURE TO REMAIN. CONTRACTOR TO MODIFY CURB INLET TO CATCH BASIN FRAME & GRATE AND ADJUSTED TO PROPOSED CONDITIONS SHOWN ON SHEETS C-300, C-301, AND C-302
- EXISTING PAINT STRIPING TO BE BLACKED OUT AS
- 28 EXISTING STORM SEWER TO REMAIN
- 29 EXISTING STORM STRUCTURE TO REMAIN. CONTRACTOR TO REPLACE SOLID MANHOLE COVER WITH HEAVY DUTY OPEN GRATE COVER.
- 30 EXISTING IRRIGATION TO REMAIN
- 3 EXISTING SIGN TO REMAIN
- ⟨3⟩ EXISTING WATER LINE TO REMAIN
- ⟨3⟩ EXISTING LIGHT POLE TO REMAIN
- ⟨3♠⟩ EXISTING SANITARY SEWER TO REMAIN
- (35) EXISTING CASH STATION TO BE REMOVED
- EXISTING WOODEN FENCING TO BE REMOVED AND REPLACED





EX. FIRE HYDRANT EX. VALVE EX. MANHOLE EX. CATCH BASIN EX. BOX INLET EX. LIGHT POLE EX. DECORATIVE LAMP EX. POWER POLE EX. TREE EX. TELEPHONE LINE — T — - T — - T — — ---E---E--- EX. ELECTRIC LINE EX. OVERHEAD WIRE ---G--G--G--EX. GAS LINE EX. SANITARY SEWER - — — ST — - — — ST — - **EX. STORM SEWER** ___ __ __ EX. CURB AREA OF DEMOLITION INCLUDING PAVEMENT REMOVAL, BUILDINGS,

NUMBER

Chick-fil-A

5200 Buffington Road

Atlanta, Georgia 30349-2998

LIMITS OF DISTURBANCE = 0.50 AC.

CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS

OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS

AND SIDEWALK SO THE RESTORATION WORK

INCLUDED IN THE BID.

TREES, ETC.

CONCRETE, SIGNS, LIGHT POLES,

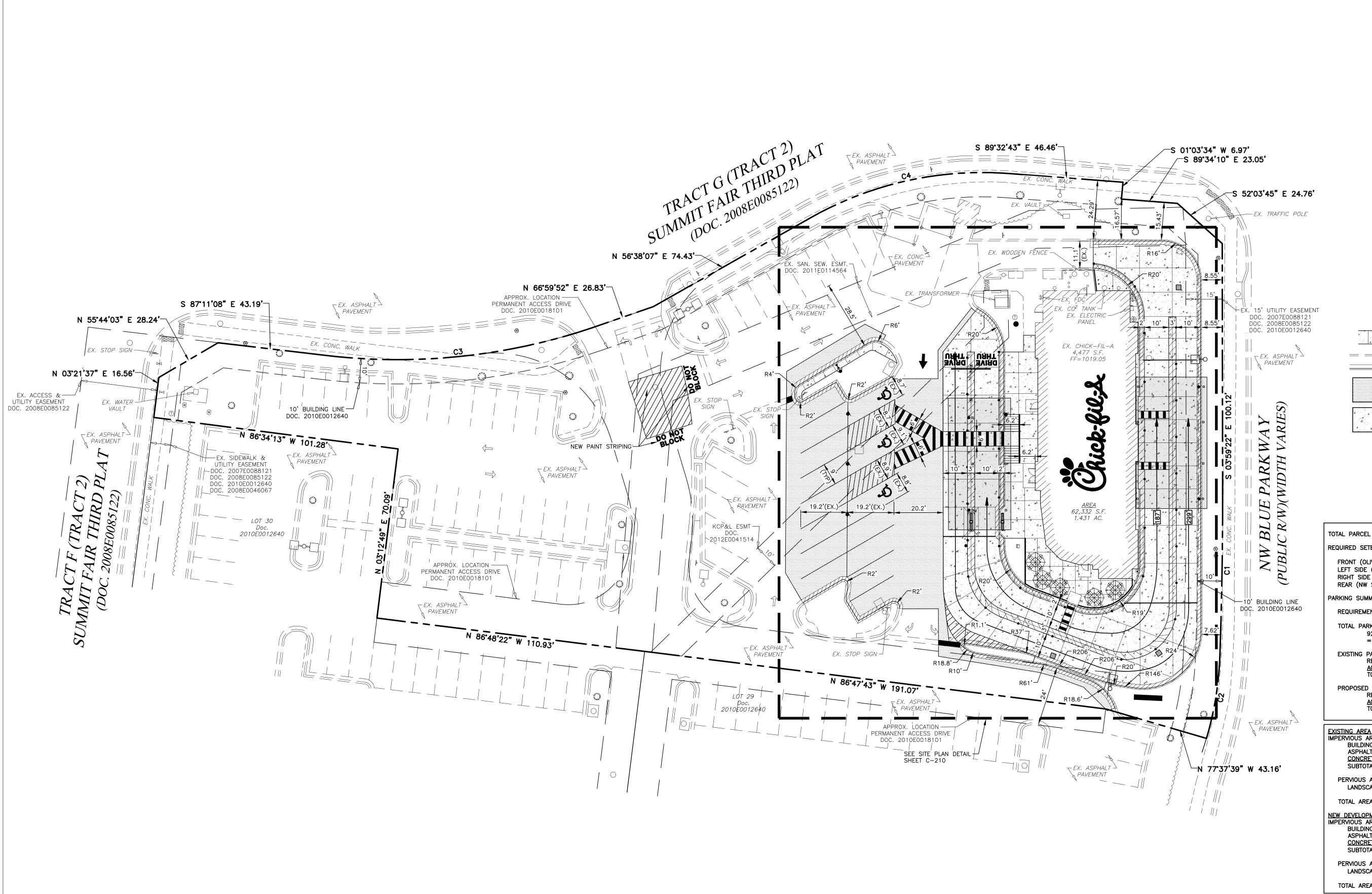
UTILITY SERVICES, FENCES,

FSU# 02859

GBC PROJECT #	43215
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, DEMOLITION

SHEET NUMBER



CURVE TABLE

CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD LENGTH | CHORD BEARING

C2 | 35.02' | 134.24' | 14*56'42" | 17.61'

C3 | 112.23' | 251.22' | 25*35'45" | 57.07'

C4 | 85.17' | 143.26' | 34°03'55" | 43.89'

S 02°58'44" I

S 05°11'45" W

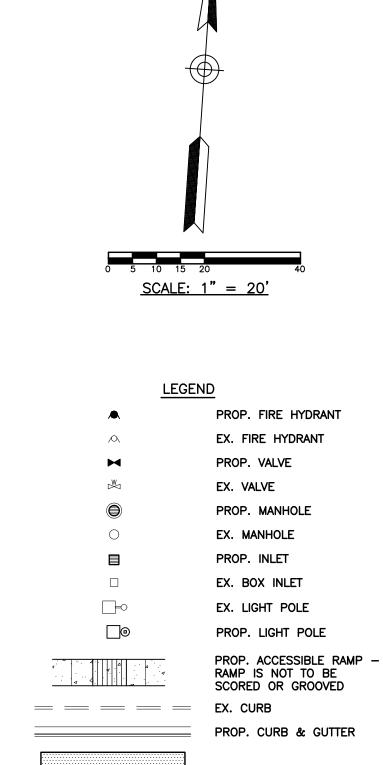
N 80°21'15" E

N 73°40'38" E

34.92'

111.30'

83.92'



SCORED OR GROOVED	STATE OF MISSE.
EX. CURB	
PROP. CURB & GUTTER	GARY R. ROUSE
PROP. ASPHALT PAVEMENT	NUMBER PE-2007075780
PROP. CONCRETE PAVEMENT/WALK	9-22-23

Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998

DESIGN, INC.

Dr. Akron, OH 443;

OTAL PARCEL SIZE: 1.4310 AC.		
EQUIRED SETBACKS		
FRONT (OLIVE GARDEN) LEFT SIDE (ENTRANCE DRIVE) RIGHT SIDE (NW BLUE PARKWAY) REAR (NW SOUTHERN XING)	15' 10' 15'	LANDSCAPE 0' 0' 20' 20'
ARKING SUMMARY:		
REQUIREMENT: 1 SPACE PER 3 SI	EATS	
TOTAL PARKING SPACES REQUIRED 92 SEATS / 3 x 1 SPA = 31 SPACES		CONDITIONS):
EXISTING PARKING SPACES PROVID REGULAR SPACES ACCESSIBLE SPACES TOTAL	= 64	
PROPOSED PARKING SPACES PROV REGULAR SPACES ACCESSIBLE SPACES TOTAL	= 56	

EXISTING AREA TABULATION					
IMPERVIOUS AREA					
BUILDINGS		4,477			
ASPHALT PAVEMENT	=	31,020	S.F.		
CONCRETE PAVEMENT	_=_	13.840	<u>S.F.</u>		
SUBTOTAL	=	49,337	S.F	(79.15	%)
PERVIOUS AREA					
LANDSCAPE/PLANTING	=	12,995	S.F.	(20.85	5%)
TOTAL AREA	=	62,332	S.F.	(1.43	AC.)
NEW DEVELOPMENT AREA TABULATION					
IMPERVIOUS AREA					

LANDSCAPE/PLANTING	=	12,995 S.F. (20.85%)
TOTAL AREA	=	62,332 S.F. (1.43 AC.)
NEW DEVELOPMENT AREA TABULATION IMPERVIOUS AREA BUILDINGS ASPHALT PAVEMENT CONCRETE PAVEMENT	=	4,477 S.F 28,671 S.F. 19,215 S.F.
SUBTOTAL	=	52,363 S.F (84.01%)
PERVIOUS AREA LANDSCAPE/PLANTING	=	9,969 S.F. (15.99%)
TOTAL AREA	=	62,332 S.F. (1.43 AC.)

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NEW DEVELOPMENT AREA TABULATION IMPERVIOUS AREA BUILDINGS	=	4,477 S.F
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PERVIOUS AREA		
LANDSCAPE/PLANTING	=	9,969 S.F. (15.99%)
TOTAL AREA	=	62,332 S.F. (1.43 AC.)

CONTR	RACTO	R RE	SPONS	SIBLE	TO	FIEL	.D V	/EF
AND	ELEV	'ATION:	S OF	E>	(ISTIN	G L	JTILIT	Υ
CROSS	SINGS	AS S	SHOWN	I ON	SITE	PLAI	NS (S/
WATER	R, GAS	S, ELE	CTRIC,	PHC	NE,	ETC.)	PRI	OF
OF CO	DNSTR	RUCTIO	N. CO	NTAC	T ALI	AN V	VILEY	' /
NC.,	330-	836-0	0228,	WITH	ANY	CON	ICERI	NS
PRIOR	TO	THE S	START	OF (CONS	TRUC	TION.	, (
VERIF	/ TH	E TH	HCKNE	:SS	OF .	ANY	OFF	·— ;
(ASPH	ALT	AND	CON	CRET	Ξ) Α	AND	SID	E۷

FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO.29095C0417G, WITH A MAP REVISED DATE OF JANUARY 20, 2017, IN CITY OF LEE'S SUMMER, JACKSON COUNTY IN WHICH SAID

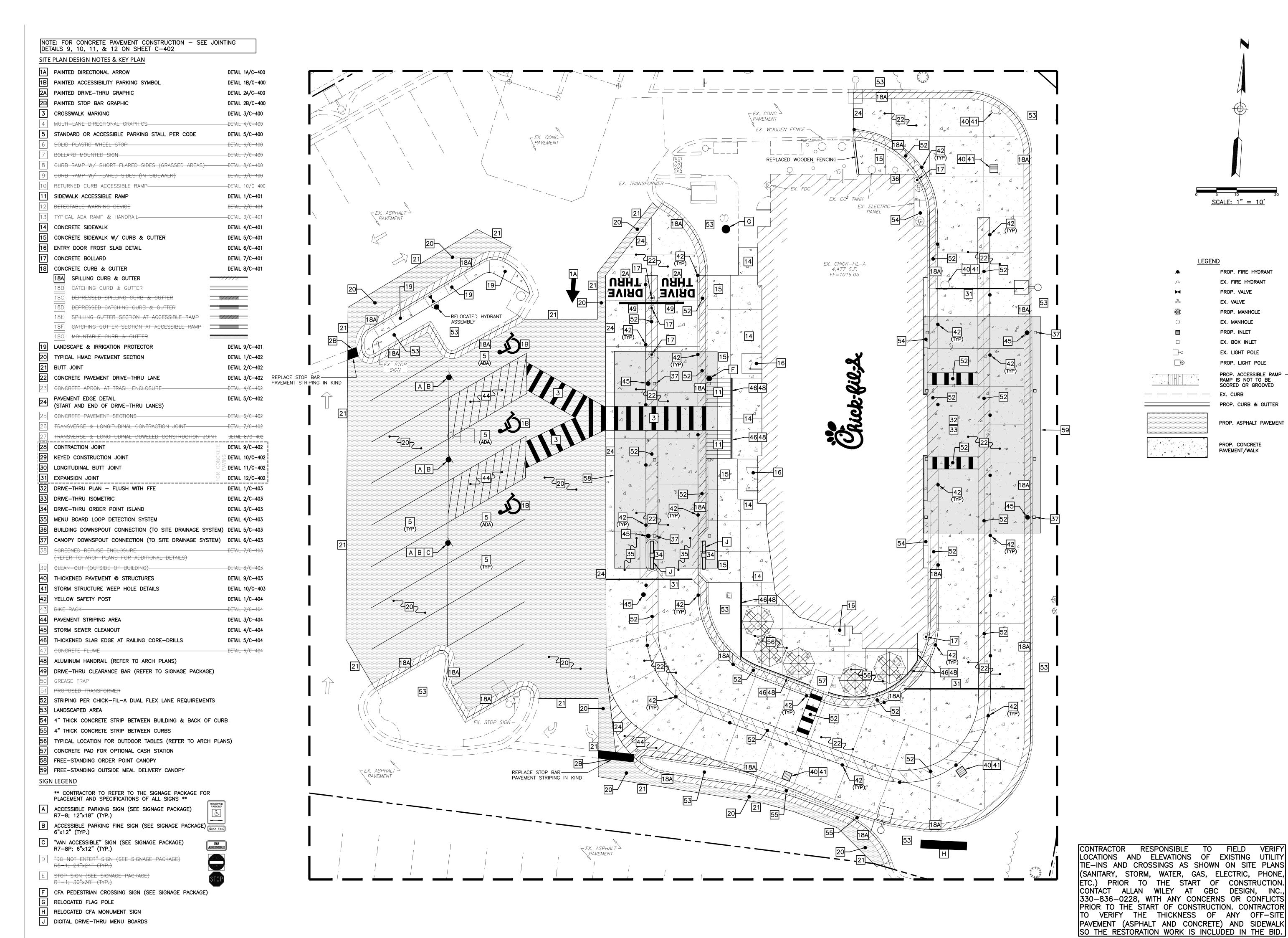
INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

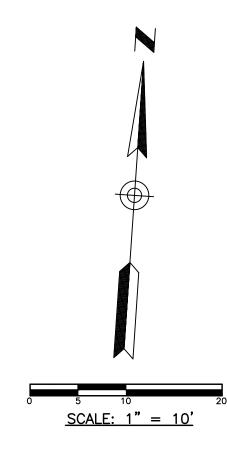
CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS
AND ELEVATIONS OF EXISTING UTILITY TIE—INS AND
CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM,
WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START
OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN,
NC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS
PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO
VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT
(ASPHALT AND CONCRETE) AND SIDEWALK SO THE
RESTORATION WORK IS INCLUDED IN THE BID.

(FSU# (
		<u>NO.</u> <u>DATE</u>	<u>DESCRIPTION</u>
		GBC PROJECT #	43215A
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SUMMIT F CUSTOM





LEGEND PROP. FIRE HYDRANT EX. FIRE HYDRANT PROP. VALVE EX. VALVE PROP. MANHOLE EX. MANHOLE PROP. INLET EX. BOX INLET EX. LIGHT POLE PROP. LIGHT POLE PROP. ACCESSIBLE RAMP RAMP IS NOT TO BE SCORED OR GROOVED

EX. CURB

PROP. CURB & GUTTER

PROP. ASPHALT PAVEMENT

PROP. CONCRETE

PAVEMENT/WALK



5200 Buffington Road Atlanta, Georgia 30349-2998

FSU# 02859

REVISION SCHEDULE NO. DATE

GBC PROJECT# PRINTED FOR

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_SITE PLAN DETAIL

SHEET NUMBER

GRADING & UTILITY NOTES

LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. ALL PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY

TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING 10. UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

VAULT

EX. ASPHALT

PAVEMENT

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND 11. ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES. TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

PRIOR TO CONSTRUCTION TO RESOLVE SAME.

, PAVEMENT

EX. ASPHALT PAVEMENT

2010E0012640

PAVEMENT

- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE. CABLE TV. ETC. ARE 14. TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED 17. AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION 18. SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.

- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE
- 13. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- 15. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR
- CONDITION OF EXISTING UNDERGROUND STORAGE TO BE DETERMINED PRIOR TO START OF CONSTRUCTION. AS DETERMINED BY INSPECTION OF EXISTING SYSTEM CLEANING MAY BE REQUIRED PRIOR TO START OF CONSTRUCTION. REPORT CONDITION TO PROJECT ENGINEER IN ADDITION TO MODIFICATION TO OUTLET PIPE OTHER ADJUSTMENTS TO SYSTEM MAY BE REQUIRED BASED ON CONDITION OF SYSTEM.

RAVEMENT

PAVEMENT

- EX. ASPHALT

PAVEMENT

PAVEMENT

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SEE GRADING PLAN DETAIL -SHEET C-301

DRIVE

CO2 TANK -

PANFI

EX. CHICK-FIL-A

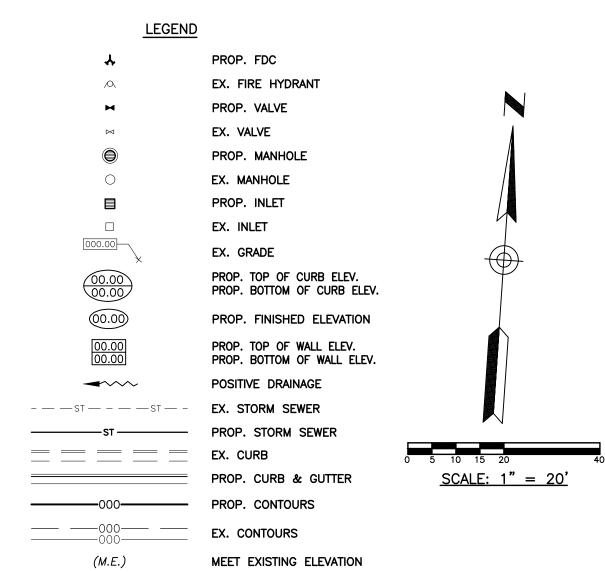
4 477 SF

FF=1019.05

3

Stick.

<u>AREA</u> 62,332 S.F.



EXISTING STORM SEWER

- 1. EX. CURB INLET M.H. TOP 1014.53 INV. 1005.83, 18" N
- 2. EX. STM. M.H. TOP 1016.97 (EX.) TOP 1017.00 (PROP.) INV. 1004.77. 18" NW INV. 1003.77, 36" SE
- TOP 1014.99 INV. 1002.94, 36" NW
- 4. EX. CATCH BASIN
- INV. 1014.40, 12" W 5. EX. CURB INLET M.H. TOP 1017.61
- INV. 1005.95, 30" SW TOP 1020.73
- INV. 1009.60, 18" W
- INV. 1007.50, 30" NE INV. 1008.95, 24" SE
- INV. 1011.03, 24" W INV. 1011.03, 24" N TOP 1019.14 INV. 1010.24, 24" S
- INV. 1010.24, 24" NW TOP 1018.32 INV. 1014.42, 15" E
- TOP 1018.24 INV. 1013.14, 15" W INV. 1013.14, 18" N
- PROP. CATCH BASIN TOP 1019.06 (EX.) TOP 1018.30 (PROP.) INV. 1012.66, 18" S INV. 1012.66, 24" E
- TOP 1018.46 (PROP.) INV. 1012.00, 24" S INV. 1012.00, 24" N 16. EX. CURB INLET M.H.
- PROP. CATCH BASIN TOP 1017.58 (EX.) TOP 1017.39 (PROP.) INV. 1011.48, 24" S INV. 1011.48, 24" N

STRUCTURE SCHEDULE

INV. 1005.83, 18" SE

INV. 1003.77, 36" W INV. 1010.97, 24" S 3. EX. CURB INLET M.H.

- INV. 1002.94, 36" E
- TOP 1017.55
- INV. 1013.51, 12" E INV. 1013.51, 12" N 6. EX. CURB INLET M.H. TOP 1016.90 INV. 1012.80, 12" S INV. 1005.95, 36" E
- INV. 1006.11, 24" NW
- 7. EX. STM. M.H. INV. 1012.13, 18" W INV. 1012.13, 18" E

– EX. ASPHALT 🗅

PAVFMENT

EX. ASPHALT

PAVEMENT

- 8. EX. STM. M.H. TOP 1018.55
- 9. EX. CURB INLET M.H. TOP 1018.83
- 10. EX. CURB INLET M.H. 11. EX. CATCH BASIN
- 12. EX. CURB INLET M.H.
- 13. EX. CURB INLET M.H.
- 14. EX. CURB INLET M.H. PROP. CATCH BASIN TOP 1017.77 (EX.) TOP 1017.59 (PROP.) INV. 1012.32, 24" W INV. 1012.32, 24" N 15. EX. STM. M.H. TOP 1018.05 (EX.)

INV. 1013.38, 6" W

FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP PROPERTY IS SITUATED.

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE—INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR NO.29095C0417G, WITH A MAP REVISED DATE OF JANUARY 20, 2017, TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY IN CITY OF LEE'S SUMMIT, JACKSON COUNTY IS THE CURRENT FLOOD OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

5200 Buffington Road Atlanta, Georgia 30349-2998

Design,



Ω SUMMIT F CUSTOM

FSU# 02859

REVISION SCHEDULE NO. DATE

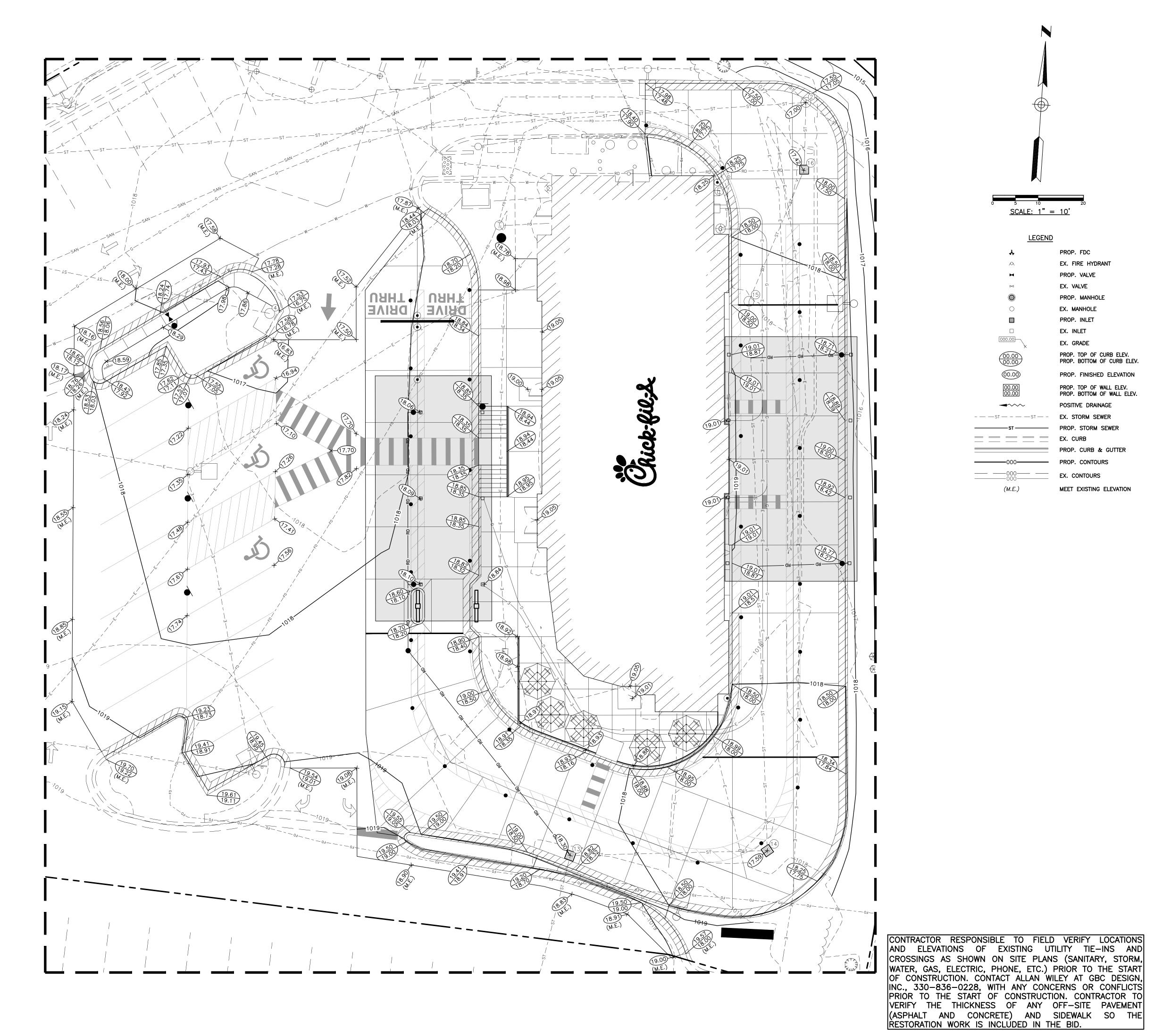
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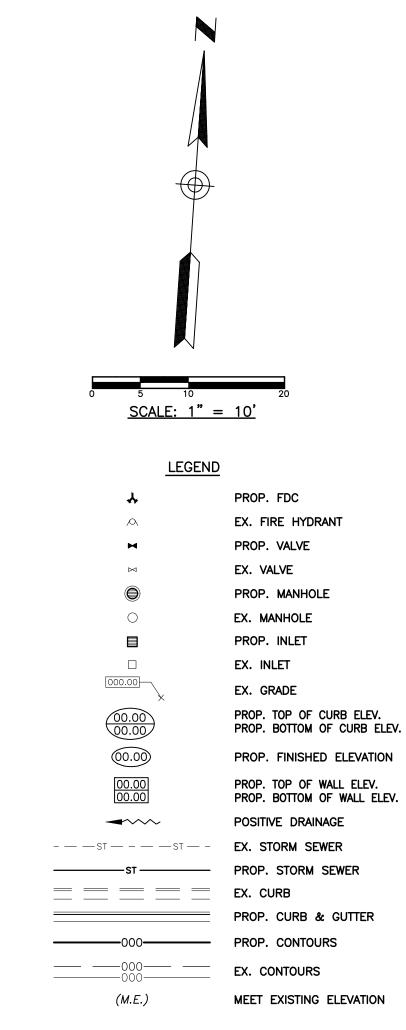
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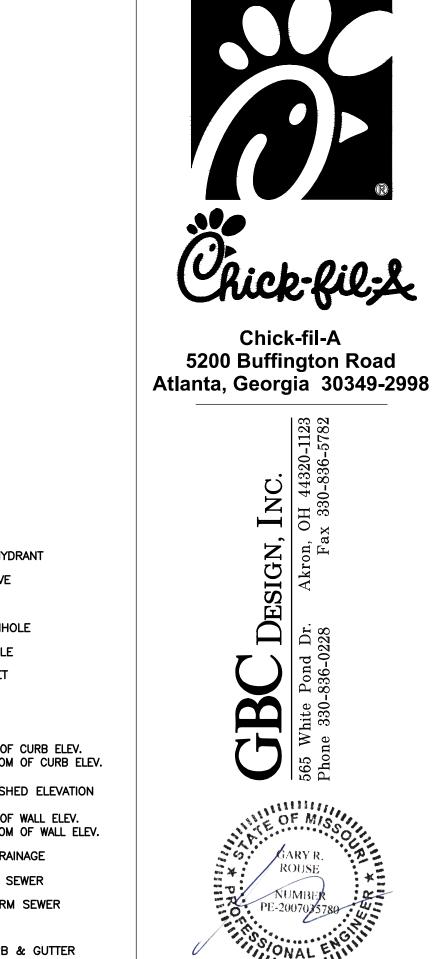
GRADING PLAN

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SHEET NUMBER







FSU# 02859

REVISION SCHEDULE
NO. DATE

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GRADING PLAN DETAIL

PROJECT DESCRIPTION:
THE SITE IS AN EXISTING CHICK-FIL-A RESTAURANT AND IS BEING DISTURBED TO MODIFY THE PARKING LOT AND DRIVE THRU. AREA OF DISTURBANCE IS APPROXIMATELY 0.50 ACRES.

SCHEDULE OF CONSTRUCTION ACTIVITY:
THE CONTRACTOR SHALL IMPLEMENT ALL EROSION CONTROL MEASURES PRIOR TO OTHER CONSTRUCTION ACTIVITY. ALL EROSION CONTROL MEASURES MUST REMAIN FUNCTIONAL UNTIL THE SITE HAS BEEN STABILIZED UNLESS OTHERWISE STATED ON THE PLAN. SEE SEQUENCE OF CONSTRUCTION ACTIVITIES. SHT. C-310 AND SWPPP REPORT.

EROSION CONTROL NOTES: DIVERSION CHANNELS AND PERIMETER CONTROLS SHALL BE IMPLEMENTED AS A FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE STABILIZED. BMP'S SHOULD BE CLEANED OUT ONCE CAPACITY HAS BEEN REDUCED BY 40 %.

EROSION CONTROL BLANKETS WITH MATTING WILL BE USED ON DITCHES GREATER THAN 1.5% AND ALL OTHER SLOPES GREATER THAN 6 % GRADE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER

ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF JOPLIN, MO.

OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.

CONTRACTOR IS RESPONSIBLE TO PICK UP/CLEAN UP ANY LITTER, CONSTRUCTION DEBRIS AND/OR CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER PRIOR TO ANTICIPATED STORM EVENTS OR WIND EVENTS AS FORECASTED BY LOCAL WEATHER.

DUST SUPPRESSANTS ARE REQUIRED AS NEEDED.

OFF-SITE VEHICLE TRACKING SEDIMENT SHALL BE MINIMIZED. CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS ROAD NOTED ON THE

REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. PROVIDED WILL BE NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATED OF INSPECTION AND CORRECTIVE MEASURES TAKEN.

SILT FENCES ARE TO BE INSTALLED IN FRONT OF STORM INLETS AND FILL AREAS BEFORE STARTING CONSTRUCTION PER MANUFACTURERS RECOMMENDATIONS.

SILT FENCES ARE TO BE CONSTRUCTED ON THE OUTSIDE OF ALL STOCK

ALL EROSION CONTROL MEASURES TO BE MAINTAINED BY CONTRACTOR UNTIL PROJECT COMPLETION AND THEN REMOVED.

SEDIMENT TO BE REMOVED FROM SILT FENCE AS NECESSARY AND MUST BE

REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%. ANY DE-WATERING ACTIVITY SHALL INCLUDE A DIRT BAG OR DANDY BAG AT THE END OF PUMPING DISCHARGE LINE PRIOR TO ENTERING INTO THE STORM

EXISTING MAX. SLOPE TO OUTFALL = 25.0% EXISTING MIN. SLOPE TO OUTFALL = 1.0%

POST-CONSTRUCTION MAX. SLOPE TO OUTFALL = 33.3% POST-CONSTRUCTION MIN. SLOPE TO OUTFALL = 1.0%

PRE CONSTRUCTION RUNOFF COEFFICIENT = 0.81 POST CONSTRUCTION RUNOFF COEFFICIENT = 0.85

PRE CONSTRUCTION IMPERVIOUS AREA = 49,337 S.F. (79.15%) POST CONSTRUCTION IMPERVIOUS AREA = 52,363 S.F. (84.01%)

RECEIVING WATER:

EXISTING TOPOGRAPHY: CURRENTLY THE SITE IS A CHICK-FIL-A RESTAURANT INSPECT OUTFALLS AND FIX SITE BASED ON THE INSPECTIONS. REVISE SWPPP IF APPROPRIATE.

THERE IS NO INDUSTRIAL/NON-CONSTRUCTION DISCHARGE ASSOCIATED WITH THIS PROJECT.

TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS, AND ON STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEÉD AREAS THAT SHOW SIGNS OF EROSION.

OFFSITE ACCUMULATION OF SEDIMENT WILL BE REMOVED, YET IF A STREAM IS REACHED, CONTACT WATER POLLUTION CONTROL FIRST.

NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS, OR BY BURYING, BURNING, OR MIXING WASTES. IF ANY ITEMS DESCRIBED NEED DISPOSED OF, CONTRACTOR SHALL CONTACT CITY OF JOPLIN TO DETERMINE PREFERRED LOCAL RECYCLE LOCATION.

CONTRACTOR TO KEEP BRICKS. HARDENED CONCRETE. AND SOIL WASTE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE

ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF.

OPEN BURNING IS NOT ALLOWABLE.

CONTRACTOR TO MAINTAIN A RAIN GUAGE ON SITE OR NEARBY REFERENCE FOR RECORDS. INSPECTORS OF THE SITE MUST HAVE COMPLETED THE WFC FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL (EPSC)

REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES UPON FINAL STABILIZATION & REMOVAL OF SEDIMENT IN THE DRAIN INLET FILTRATION DEVICES ACCORDING TO STATE AND LOCAL REGULATIONS.

SEQUENCE OF CONSTRUCTION ACTIVITY

. INSTALL CONSTRUCTION ENTRANCE.

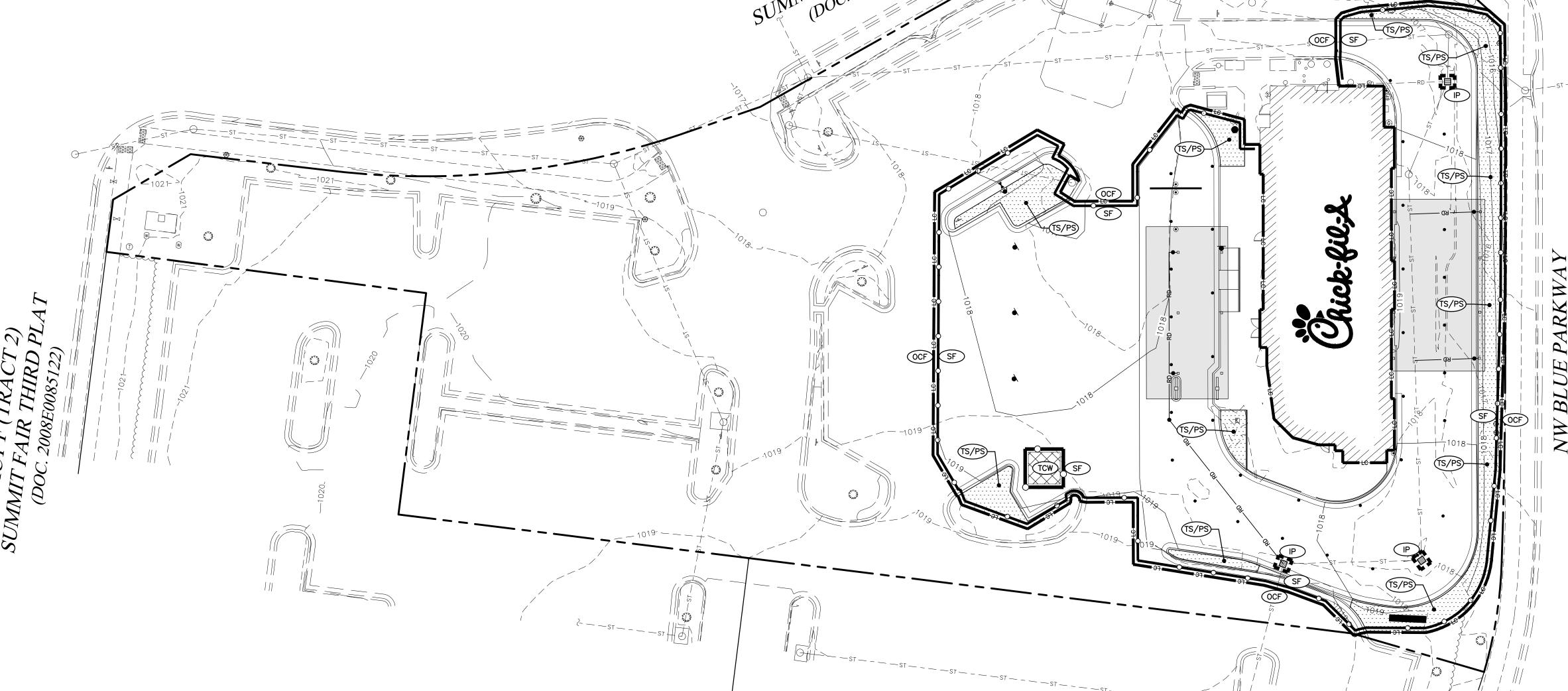
THE CONTRACTOR SHALL IMPLEMENT ALL OF THE FOLLOWING EROSION CONTROL MEASURES, IN THE ORDER STATED, PRIOR TO OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL AND STORM WATER POLLUTION PREVENTION ITEMS. ALL EROSION CONTROL MEASURES MUST REMAIN FUNCTIONAL UNTIL THE SITE HAS BEEN STABILIZED.

- 1. BEFORE CONSTRUCTION, EVALUATE, MARK, AND PROTECT IMPORTANT
- 2. CLEAR AREAS FOR CONSTRUCTION ENTRANCE AND SILT FENCE.
- POST SWPPP PLANS ONSITE. 5. INSTALL EROSION CONTROL FENCES AND OTHER PERIMETER CONTROLS
- AROUND CONSTRUCTION AREA BEFORE CONSTRUCTION ACTIVITIES BEGIN. 6. INSTALL PROTECTION MEASURES AROUND EXISTING INLETS. . BEGIN DEMOLITION AND EARTHWORK.
- 8. COMPLETE THE CUT AND FILLS ON THE SITE. INSTALL CHECK DAMS OR STABILIZE THE SLOPES WITH EROSION CONTROL BLANKETS AS NEEDED.
- 9. INSTALL STAGING AREAS, MATERIAL STORAGE AREAS, FUEL STATIONS, AND CONCRETE WASHOUT.
- 11. CONTINUE SITE EXCAVATING, BACKFILLING, AND GRADING ACTIVITIES. ANY AREA LEFT DORMANT FOR MORE THAN 15 DAYS MUST BE TEMPORARILY
- 12. FINISH MASS EARTHWORK.
- 13. COMPLETE ASPHALT PAVING.
- 14. FINAL GRADE AND FINISH. 15. COMPLETE FINAL SEEDING AND LANDSCAPING AND STABILIZE ALL

10. INSTALL INLET FILTER PROTECTION AS INLETS ARE INSTALLED.

- DISTURBED AREAS. 16. MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL ALL
- DISTURBED AREAS ARE PERMANENTLY STABILIZED. 17. REMOVE SEDIMENT FROM STORMWATER MANAGEMENT SYSTEM, SEED AND MULCH SITE AS NEEDED.





SCALE: 1" = 20

LEGEND

- — — ST — - — — ST — -

(IP)

(TS/PS)

PROP. MANHOLE

EX. STORM SEWER

PROP. CONTOURS

EX. CONTOURS

PROP. STORM SEWER

PROP. CURB & GUTTER

SILT FENCE/FILTER SOCK

INLET PROTECTION

TEMPORARY SEEDING & MULCHING/ PERMANENT

SEEDING & MULCHING

TEMPORARY CONCRETE

WASH-OUT AREA

LIMITS OF DISTURBANCE = 0.50 AC.

LIMITS OF CONSTRUCTION TO

NOT ADJACENT TO SILT FENCE

SEE LANDSCAPE PLAN L-100

BE DESIGNATED BY ORANGE CONSTRUCTION FENCE WHEN

EX. MANHOLE

PROP. INLET

EX. INLET

EX. CURB

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CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS

AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND

|CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM,| WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START

OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN,

INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO

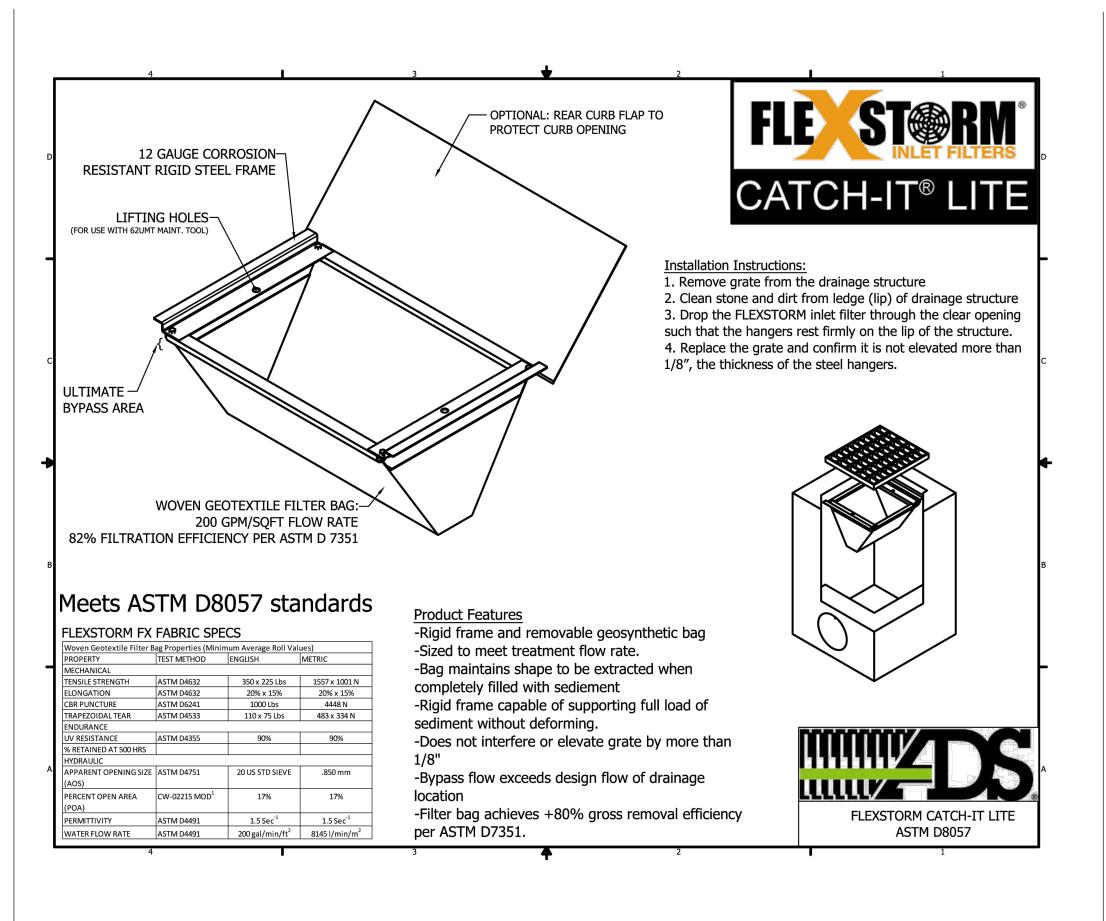
VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE

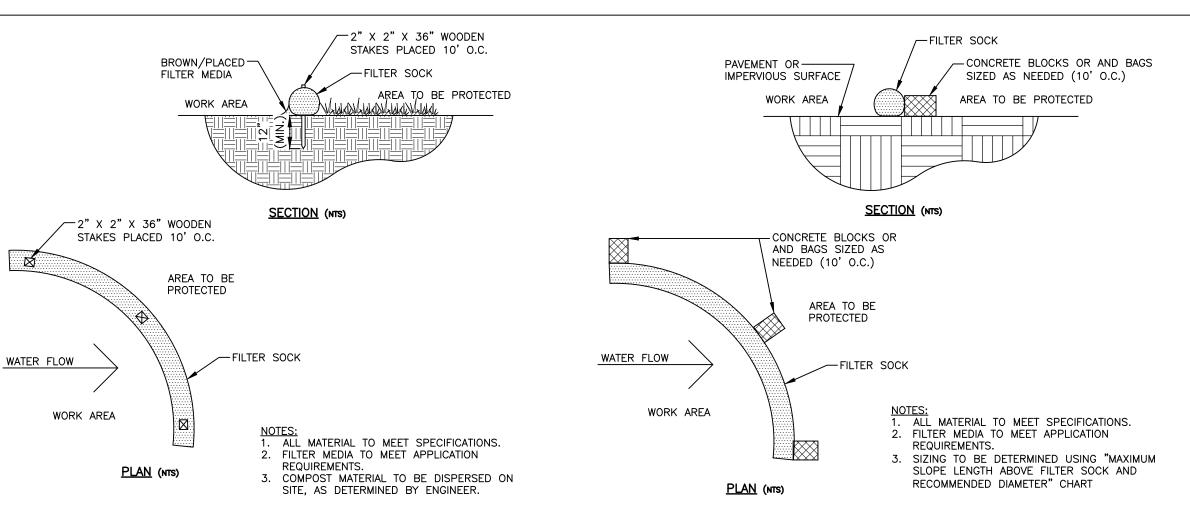
RESTORATION WORK IS INCLUDED IN THE BID.

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

8/23/23





FILTER SOCK DETAIL

(NOT TO SCALE)

- MATERIALS COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF A PARTICLES RANGING FROM 3/8" TO 2".
- 2. FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.

INSTALLATION:

- 3. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MIDSLOPE.
- 4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, SHALL BE SEEDED AT THE TIME OF
- INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION. 5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.

FILTER SOCK ON PAVEMENT DETAIL

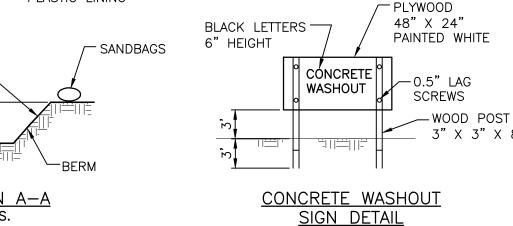
(NOT TO SCALE)

- **MAINTENANCE:**
- 6. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN
- THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED
- OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.

9.	REMOVAL	- 1	FILIER	SOC	CKS	WILL	BE	DISPERSE	אס ט.	SIIE	WHEN	NO	LONG
	REQUIRED	IN	SUCH	AS	WAY	AS	TO	FACILITATE	AND	NOT	OBSTRI	UCT	
	SEEDINGS.												

Maximum Slope Length Above Filter Sock and Recommended Diameter							
Slope	Ratio (H:V)	8"	12"	18"	24"		
0% - 2%	10% - 20%	125	250	300	350		
10% - 20%	50:1 - 10:1	100	125	200	250		
2% - 10%	10:1 - 5:1	75	100	150	200		
20% - 33%	5:1 - 2:1		50	75	100		
>50%	>2:1		25	50	75		

LATH & ---FLAGGING ON ALL SIDEWS -SANDBAGS \bigcirc \bigcirc 10 MIL PLASTIC LINING BLACK LETTERS -6" HEIGHT / SANDBAGS CÓNCRETE



(OR EQUIVALENT)

N.T.S.

- 1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. FACILITY SHALL BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. 2. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE DETAIL WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF
- 3. LATH AND FLAGGING SHALL BE COMMERCIAL TYPE.

PLASTIC

LINING

- 4. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL
- 5. A SIGN SHALL BE INSTALLED ADJACENT TO WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. 6. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL HAVE A TEMPORARY PIT
- OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT PROCEDURES. 7. WASHOUT OF CONCRETE TRUCKS SHALL BE PERFORMED IN DESIGNATED
- AREAS ONLY. 8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
- 9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
- 10. CONCRETE WASTES SHALL BE ALLOWED TO HARDEN THEN BROKEN UP, REMOVED, AND PROPERLY DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATION ON A REGULAR BASIS.
- 11. WHEN TEMPORARY WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

TEMP. CONCRETE WASHOUT FACILITY (BELOW GRADE)

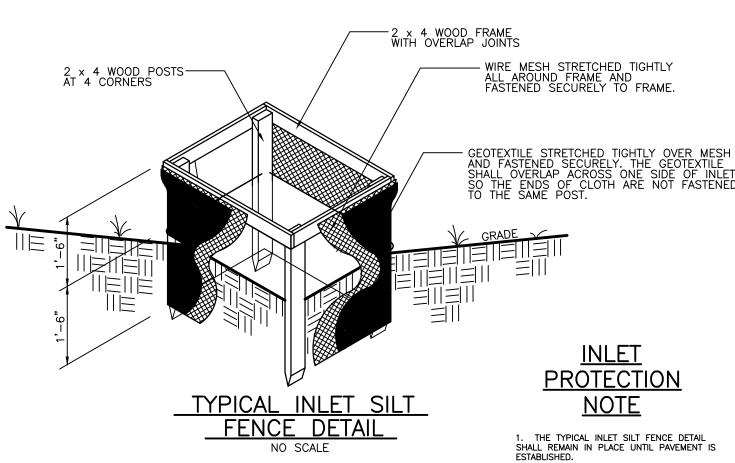
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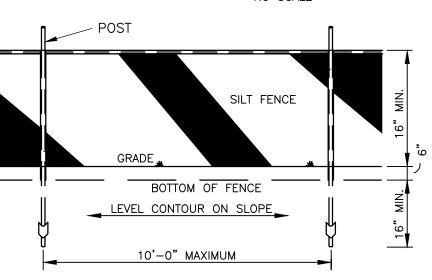
SILT FENCE

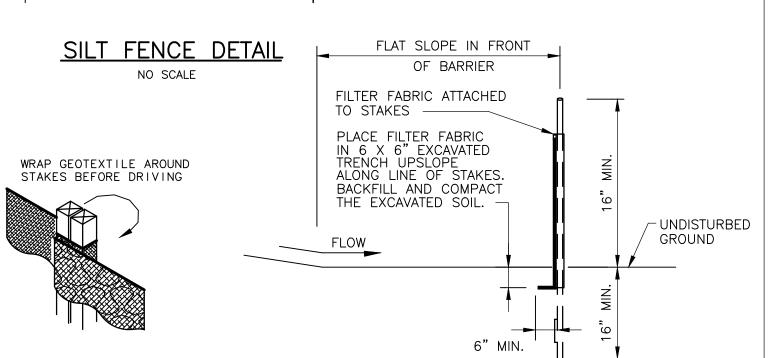
- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES THE EARTH AROUND THE INLET SHALL EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES
- 3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-BY-4-IN. CONSTRUCTION-GRADE LUMBER. 2-BY-4-IN. CONSTRUCTION-GRADE LUMBER.
 THE 2-BY-4-IN. POSTS SHALL BE DRIVEN 1
 FT. INTO THE GROUND AT FOUR CORNERS OF
 THE INLET AND THE TOP PORTION OF
 2-BY-4-IN. FRAME ASSEMBLED USING THE
 OVERLAP JOINT SHOWN. THE TOP OF THE
 FRAME SHALL BE AT LEAST 6 INCHES BELOW
 ADJACENT ROADS IF PONDED WATER WOULD
- POSE A SAFETY HAZARD TO TRAFFIC. 4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
- 1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- 2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH
- 3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- 4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- 5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- 6. THE HEIGHT OF THE SILT FENCE SHALL BE A MIN. OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE. 7. THE SILT FENCE SHALL BE PLACED IN A
- TRENCH CUT A MIN. OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER. CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY

- 5. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40- SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM TOP OF THE FRAME TO $\,$ 18 INCHES BELOW TH NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ON SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST
- BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-IN. LAYERS UNTIL BE PLACED AROUND THE THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.
- 8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWN SLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
- 9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
- 10. MAINTENANCE-SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.
- CRITERIA FOR SILT FENCE MATERIALS
- 1. FENCE POSTS-- THE LENGTH SHALL BE A MINIMUM OF 32 IN. LONG. WOOD POSTS WILL BE 2-BY-2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
- 2. SILT FENCE FABRIC (SEE CHART BELOW):

UNIFORM TRENCH DEPTH.		
FABRIC PROPERTIES	VALUES	TEST METHOD
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D 1682
MULLEN BURST STRENGTH	190 PSI MINIMUM	ASTM D 3786
SLURRY FLOW RATE	0.3 GAL./MIN./F ² MAXIMUM	ASTM D 3786
EQUIVALENT OPENING SIZE	40–80	US STD. SIEVE CW-02215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM-G-26







JOINING SECTIONS OF SILT FENCE DETAIL

NO SCALE

SILT FENCE SECTION NO SCALE

2. ONCE PAVEMENT HAS BEEN INSTALLED, THE INLETS WITH THE PAVING LIMITS MUST BE FITTED WITH THE "SILTSACK" SEDIMENT

CONTROL DEVICE AS MANUFACTURED BY ACF ENVIROMENTAL CONTROL INC., OR APPROVED

3. SILT SACK MUST REMAIN IN PLACE UNTIL THE SITE HAS BEEN SEEDED & STABILIZED.

TEMPORARY SEEDING

TEM	PORARY SEEDING SPECIES S	SELECTION		
SEEDING DATES	SPECIES	LB/1000 FT. ²	PER ACRE	
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHE	
	TALL FESCUE	1	40 LB.	
	ANNUAL RYEGRASS	1	40 LB.	
	PERENNIAL RYEGRASS	1	40 LB.	
	TALL FESCUE	1	40 LB.	
	ANNUAL RYEGRASS	1	40 LB.	
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHE	
	TALL FESCUE	1	40 LB.	
	ANNUAL RYEGRASS	1	40 LB.	
	WHEAT	3	2 BUSHE	
	TALL FESCUE	1	40 LB.	
	ANNUAL RYEGRASS	1	40 LB.	
	PERENNIAL RYEGRASS	1	40 LB.	
	TALL FESCUE	1	40 LB.	
	ANNUAL RYEGRASS	1	40 LB.	
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SOD DORMANT SEEDING.	DING PRACTICES	OR	

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

- STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION-SITE.
- 2. TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 14 DAYS OR MORE. THESE IDLE AREAS SHOULD BE SEEDED AS SOON AS POSSIBLE AFTER GRADING OR SHALL BE SEEDED WITHIN 7 DAYS. SEVERAL APPLICATIONS OF TEMPORARY SEEDING ARE NECESSARY ON TYPICAL CONSTRUCTION PROJECTS.
- THE SEEDBED SHALL BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
- 4. SOIL AMENDMENTS -- APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISHED ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.
- 5. SEEDING METHOD -- SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEDER, DRILL. CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT AREAS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.

2. MATERIALS:

STRAW--IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN APPLIED AT 2 TONS/AC. OR 90 LB. / 1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND SPREAD TWO 45 LB. BALES OF STRAW IN EACH SECTION.

HYDROSEEDERS--IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB. / AC. OR 46 LB. /1,000 SQ. FT.

OTHER--OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS / AC.

STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS:

MECHANICAL -- A DISK, CRIMPER OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICAL ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY BE LEFT LONGER THAN 6 IN.

MULCH NETTINGS -- NETTINGS SHALL BE USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MADE BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.

ASPHALT EMULSION -- ASPHALT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURER OR AT THE RATE OF 160 GAL. / AC.

SYNTHETIC BINDERS -- SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA-TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.

WOOD-CELLULOSE FIBRE--WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB. /AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB. / 100 GAL.

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DESIGN, I



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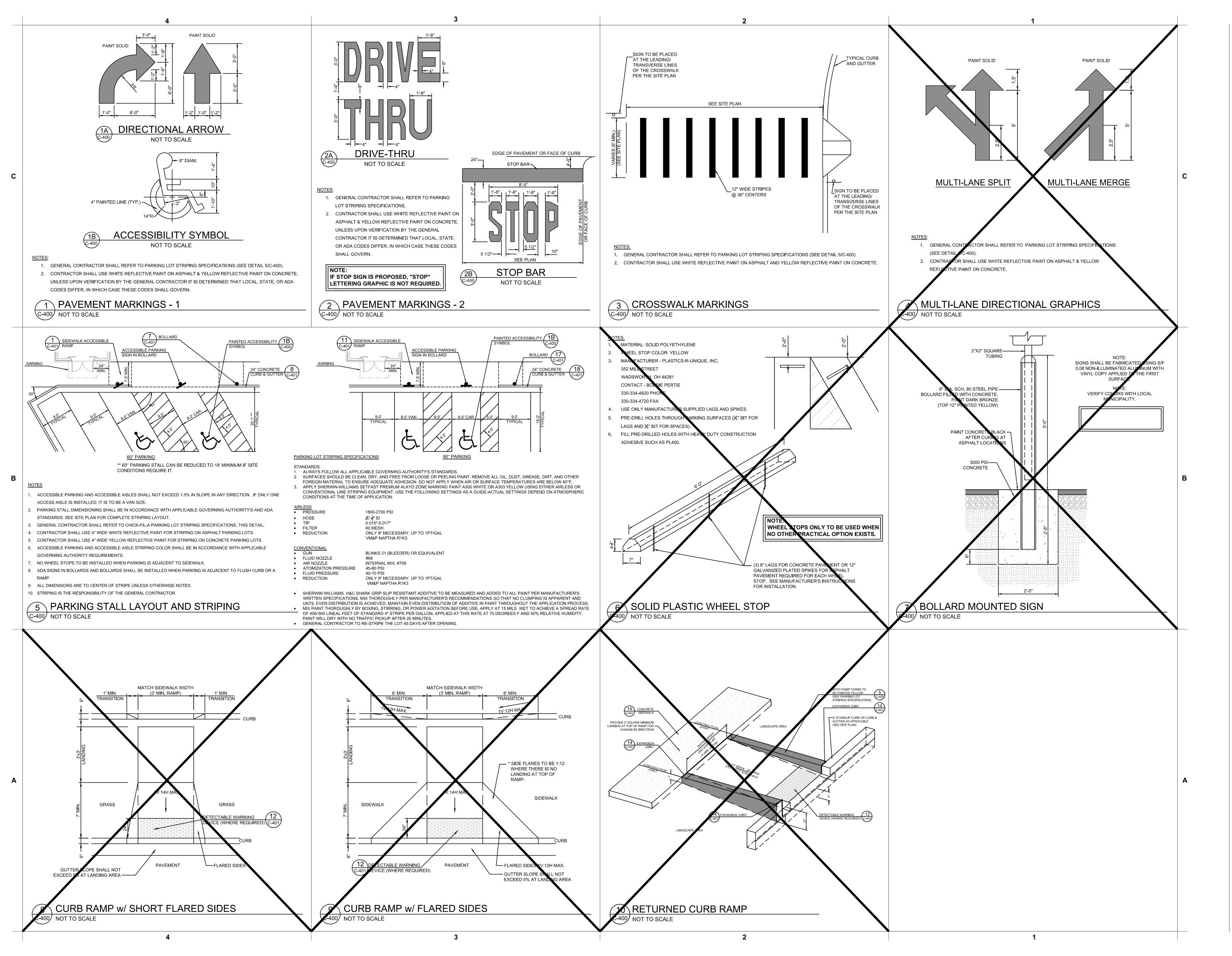
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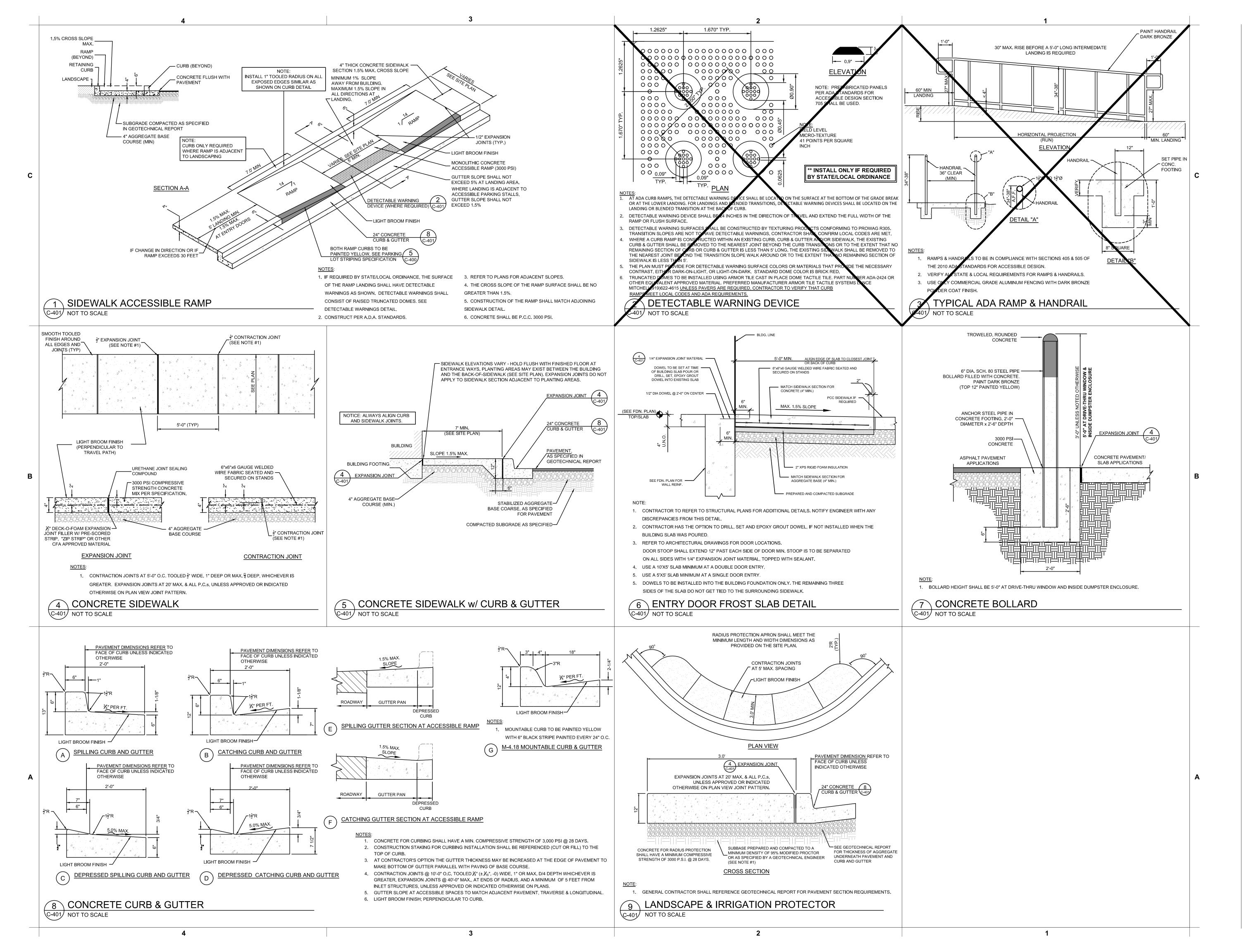
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CHICK-FIL-A SITE

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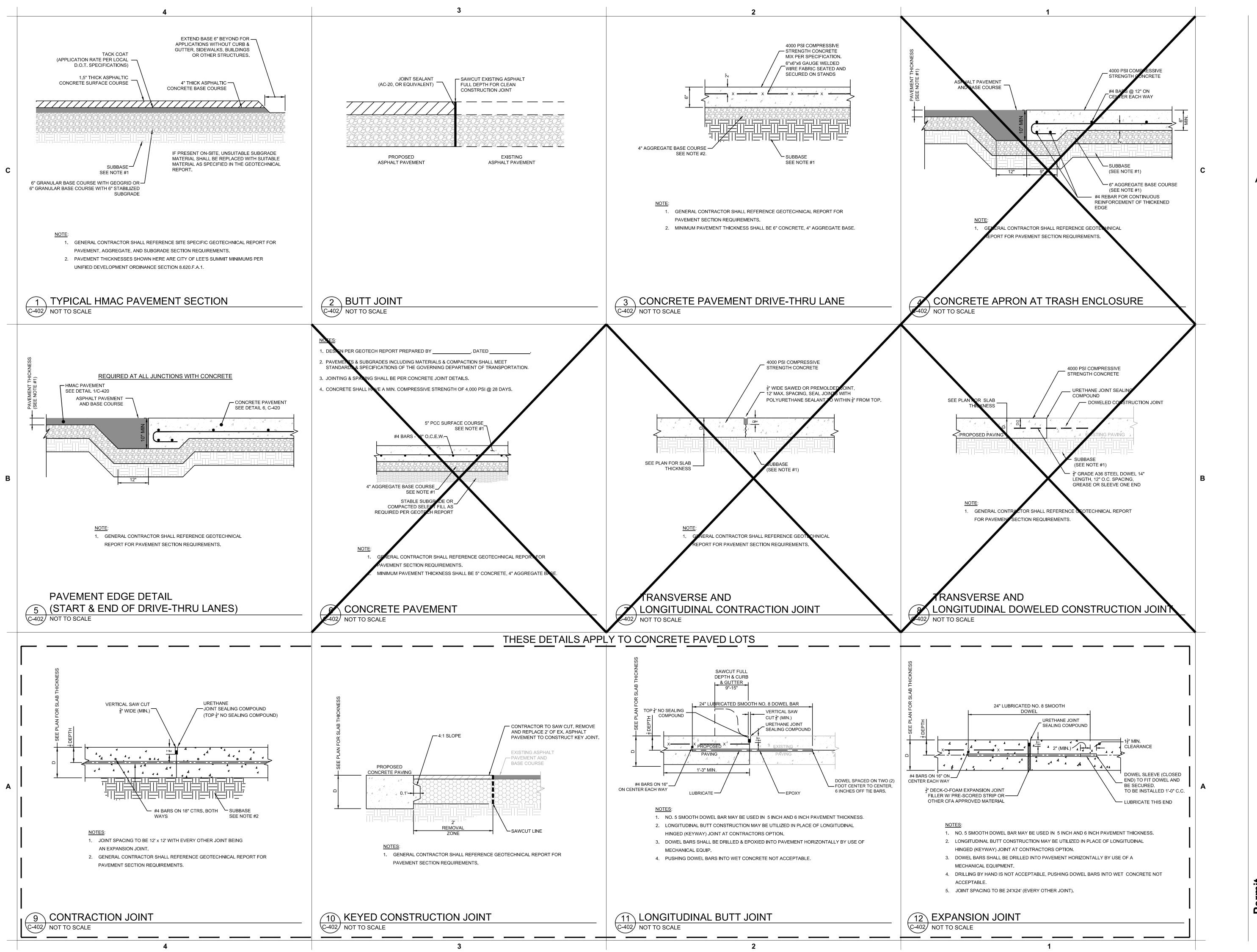
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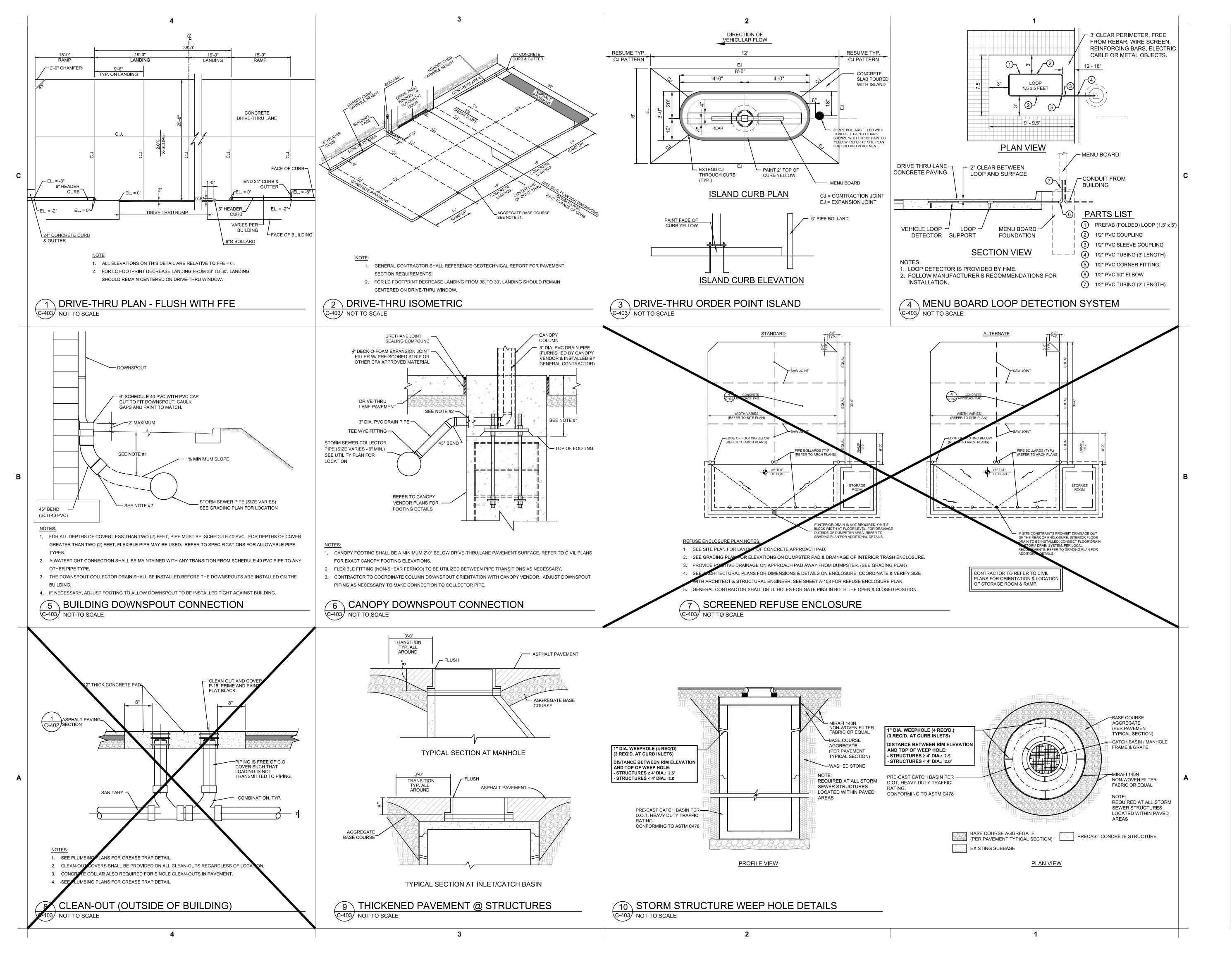
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CHICK-FIL-A SITE DETAILS





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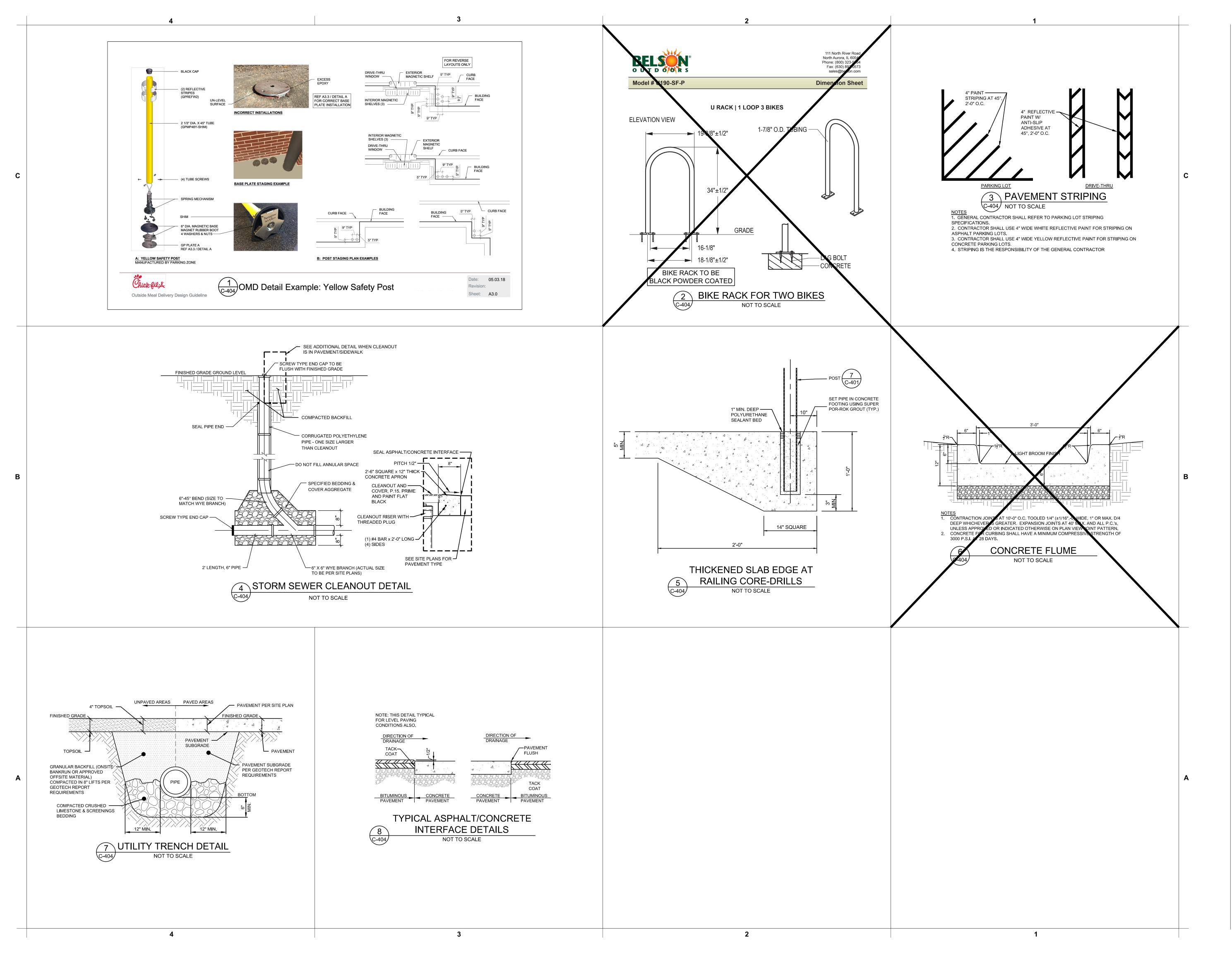
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CHICK-FIL-A SITE DETAILS





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> 565 White Pond Dr. Akron, OH 44320-112 Phone 330-836-0228 Fax 330-836-578



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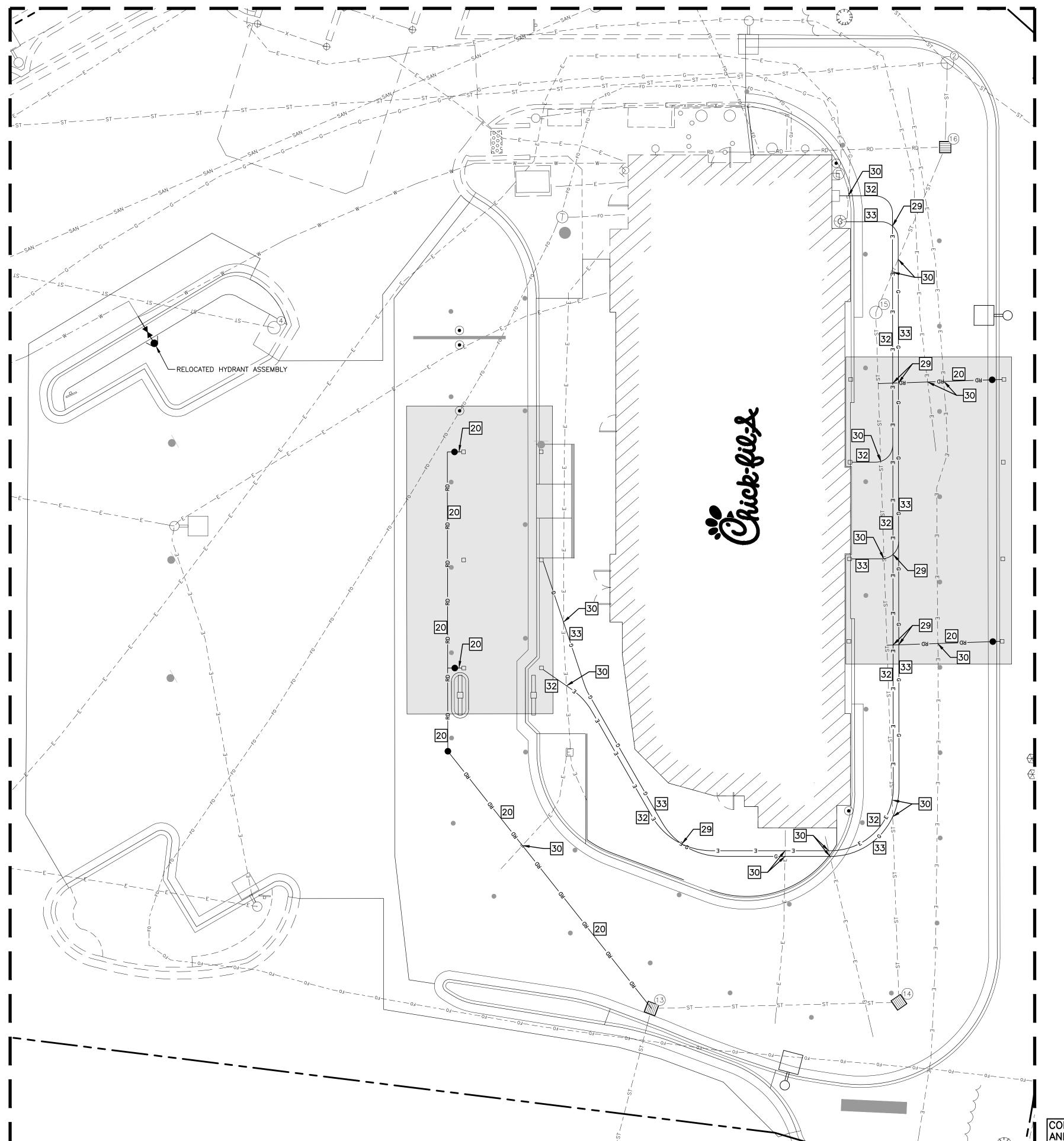
SHEET

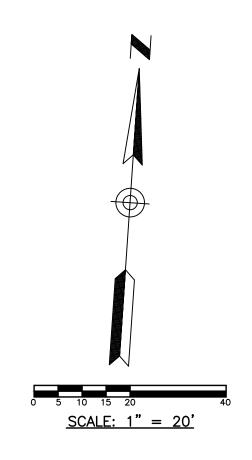
CHICK-FIL-A SITE DETAILS

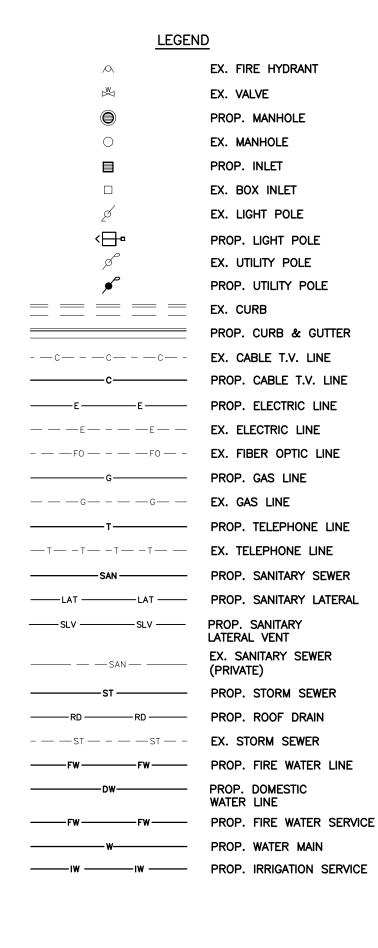
SHEET NUMBER C-404

UTILITY LAYOUT NOTES

- INSTALL 6" SCHEDULE 40 PVC ROOF DRAIN PIPE DRAIN INCLUDING ALL NECESSARY FITTINGS. CONNECT TO 6" ROOF DRAIN. SITE CONTRACTOR TO COORDINATE WITH BUILDING AND PLUMBING CONTRACTOR.
- 29 PROPOSED UTILITY CROSSING-CONTRACTOR TO MAINTAIN REQUIRED CLEARANCES.
- EXISTING UTILITY CROSSING. CONTRACTOR TO VERIFY EXACT ELEVATIONS OF THE EXISTING UTILITY PRIOR TO THE START OF CONSTRUCTION. REPORT ANY CONFLICTS WITH PROPOSED UTILITIES TO GBC DESIGN, INC. PRIOR TO THE START OF CONSTRUCTION OF THE PROPOSED UTILITY. CONTRACTOR TO MAINTAIN REQUIRED CLEARANCES.
- INSTALL ELECTRIC SERVICE TO CANOPY (REFER TO MEP PLANS). INSTALL TRENCHING AND 2-2" SCHEDULE 40 PVC CONDUITS PER MEP SPECIFICATIONS. SITE CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR.
- INSTALL GAS SERVICE TO CANOPY (REFER TO MEP PLANS). SITE CONTRACTOR TO COORDINATE WITH BUILDING AND PLUMBING CONTRACTOR.







CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.



Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998



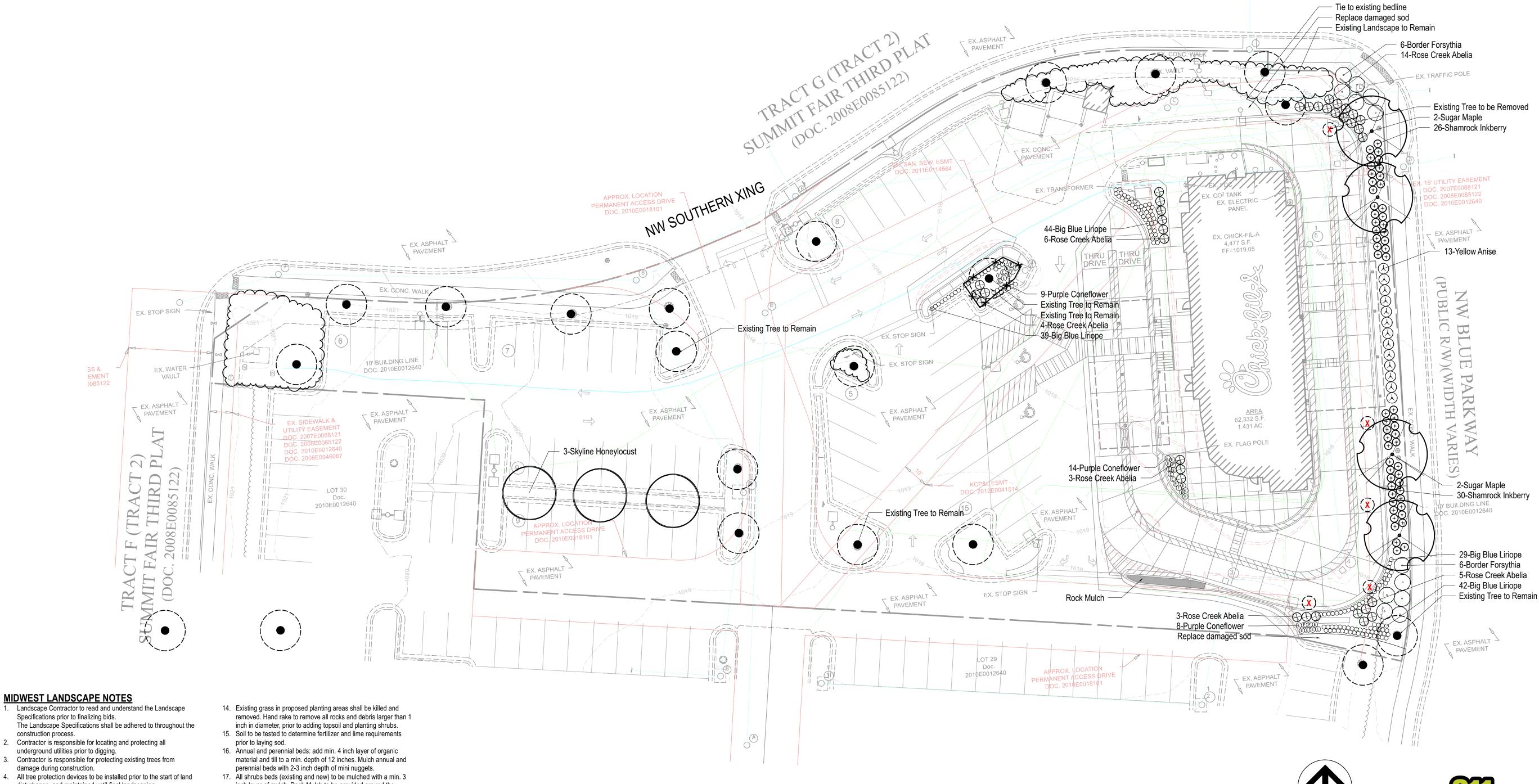
FSU# 02859

 $\frac{\text{REVISION SCHEDULE}}{\text{NO.}} \quad \underline{\text{DATE}}$

GBC PROJECT #	43215A
PRINTED FOR	Permit
DATE	8/23/23
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UTILITY PLAN

PS-100



MIDWEST LANDSCAPE NOTES Landscape Contractor to read and understand the Landscape

- Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- 2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
- damage during construction. 4. All tree protection devices to be installed prior to the start of land
- disturbance, and maintained until final landscaping. 5. All tree protection areas to be protected from sedimentation.
- 6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- 7. No parking, storage or other construction activities are to occur
- within tree protection areas. 8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and
- spreading of the topsoil. 9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded
- areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics. 10. In all parking lot islands, the General Contractor is responsible to
- remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
- 11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- 12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- 13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.

- inch layer of mulch. Rock Mulch to be provided around the
- 18. Planting holes to be dug a minimum of twice the width of the root
- grade. Backfill planting pit with topsoil and native excavated soil. 19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly
- 20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to
- 21. Water thoroughly twice in first 24 hours and apply mulch immediately.
- 22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- 23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations. 24. Site to be 100% irrigated in all planting beds and grass area by
- an automatic underground Irrigation System. Irrigation as-built irrigation install completion.
- detail and as per the Landscape Specifications.
- 26. Remove stakes and guying from all trees after one year from

- building as shown and called out on the landscape plan, all other planting beds are to be mulched with double shredded hardwood
- ball, for both shrub and tree. Set plant material 2-3" above finish
- immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.

- shall be provided to the Landscape Architect within 24 hours of
- C. PARKING LANDSCAPE 25. Stake all evergreen and deciduous trees as shown in the planting

LANDSCAPE REQUIREMENTS A. FRONTAGE LANDSCAPE **REQUIRED** 1. (1) tree per 30 LF and (1) shrub per 20 LF of street frontage NW Blue Pkwy: 205 LF / 30 LF x 1 tree 7 street trees required 205 LF / 20 LF x 1 shrub 10 shrubs required NW Southern Xing: 456 LF / 30 LF x 1 tree 15 street trees required 456 LF / 20 LF x 1 shrub 23 shrubs required

PROVIDED 1. NW Blue Pkwy: 3 tree existing, 4 sugar maple 7 street trees provided 56 inkberry, 13 anise 69 shrubs provided NW Southern Xing: 10 tree existing 10 street trees existing 23 shrubs existing = 23 shrubs existing

REQUIRED	1.	(1) tree and (2) shrubs per 5,000 SF of area excluding building	footprin	
		(62,330 SF - 4,477 SF of building) / 5,000 SF x 1 tree	=	12 trees required
		(62,330 SF - 4,477 SF of building) / 5,000 SF x 2 shrubs	=	23 shrubs required
PROVIDED	1.	8 tree existing, 3 honeylocust	=	11 trees provided
		23 shrubs existing	=	23 shrubs existing

FARRING LANDSCAFE					
	REQUIRED	1.	5% of parking area to be landscape area 40,449 SF x 5%	=	2,022 SF of landscape area required
	PROVIDED	1.	Landscape area	=	2,500 SF of landscape area provided

PLAN	IT LIST	PLANT LIST							
Qty	Botanical Name	Common Name	Scheduled Size	Remarks					
	Trees								
4	Acer saccharum 'Legacy'	Sugar Maple	3" Cal; 12' Hgt.	B & B					
3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	3" Cal; 12' Hgt.	B & B					
	Shrubs								
35	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.						
12	Forsythia x intermedia	Border Forsythia	3 Gal.						
56	llex glabra 'Shamrock'	Shamrock Inkberry	3 Gal.						
13	Illicium parviflorum	Yellow Anise	3 Gal.						
	Groundcovers								
31	Echinacea purpurea	Purple Coneflower	1 Gal.	Plant 24" O.C.					
154	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.					
	Other								
73	Rock Mulch	Rock Mulch	SF.	See Specifications					

IRRIGATION SYSTEM RETROFIT

1. Existing irrigation system shall be retrofitted to include 100% cover to all newly created

Call before you dig.

- landscaped areas. 2. Sprays and rotors shall be utilized on all sod and seedded areas.
- 3. Drip irrigation shall be utilized on all planting beds, shrubs, trees, and groundcover. 4. The Contractor shall be responsible to ensure new and existing irrigation components,
- and the system as a whole, are in proper working order. 5. Add valves, sprays, rotors, drip, and/or replace zones as needed to achieve proper
- coverage as required. 6. Only RainBird products shall be utilized 7. Mainline shall be 1.5" CLS 200 PVC
- 8. Lateral lines shall be 1" CLS 200 PVC
- 9. Rain / freeze sensor shall be installed 10. Prior to final completion, the Irrigation Contractor shall perform a walk-thru inspection
- with the Owner, or Owners Representative.





Atlanta, Georgia 30349-2998

Manley Land Design, Inc. 51 Old Canton Street Alpharetta, Georgia 30009 770.442.8171 tel



FSU# 02859

REVISION SCHEDULE

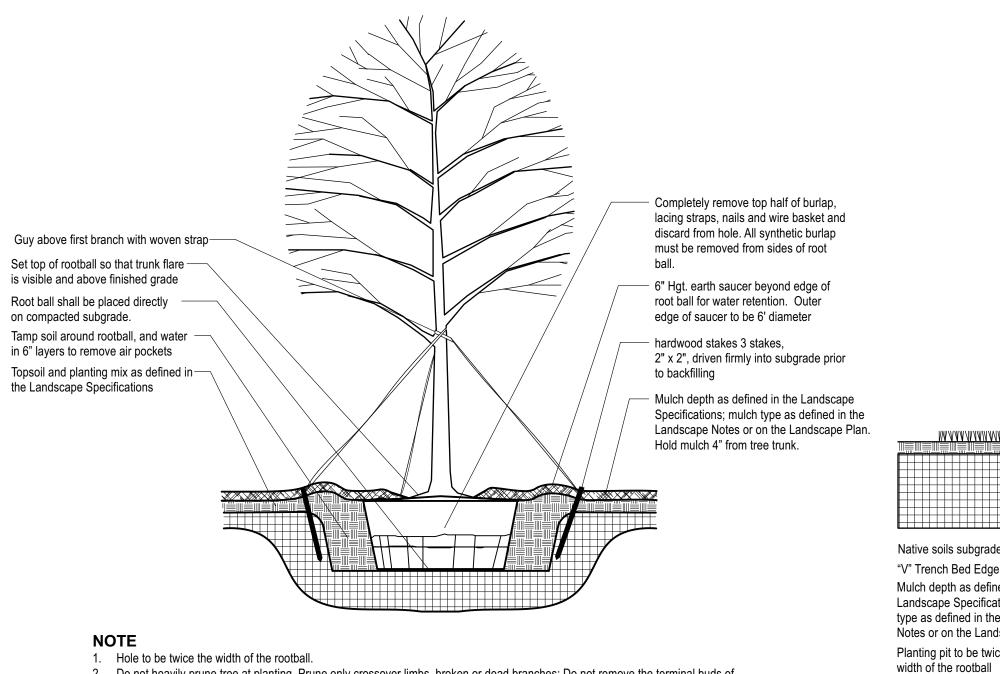
NO. DATE BY DESCRIPTION

MLD PROJECT#	2023216
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DATE	8/22/23
DRAWN BY	KCN

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Landscape Plan

SHEET NUMBER



- 2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
- 3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall

be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.

4. Remove Guy Wires and Staking when warranty period has expired (after one year).

TURF SIDE PLANTING BED SIDE

Varies As shown Native soils subgrade -/ Topsoil as defined in the Landscape Specifications "V" Trench Bed Edge ---- Backfill planting pits with topsoil Mulch depth as defined in the Landscape Specifications; mulch and native excavated soil type as defined in the Landscape —Shrubs; type and size as Notes or on the Landscape Plan defined on the plant list Planting pit to be twice the

A = Row Spacing B = On Center Spacing Space plants in a triangular pattern as shown, spaced equally from each other at spacing indicated on the plant list Mulch depth as defined in the Landscape Specifications; mulch type as defined in the Landscape Notes or on the Landscape Plan.

Topsoil as defined in the Landscape Specifications

Native soils subgrade -

- 1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
- 2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. 3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

GROUNDCOVER PLANTING DETAIL

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.

Width Varies

- 2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing. Island plant material as per the Landscape Plan.
- 4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the
- Landsacpe Specifications. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.



Mound islands 6"-8" height above

Landscape Specifications; mulch type

as defined in the Landscape Notes or

Mulch depth as defined in the

on the Landscape Plan

island curbing.

Pavement Typ. -Curb & Gutter Typ. -Compacted Subgrade -

Uncompact subgrade to a minimum

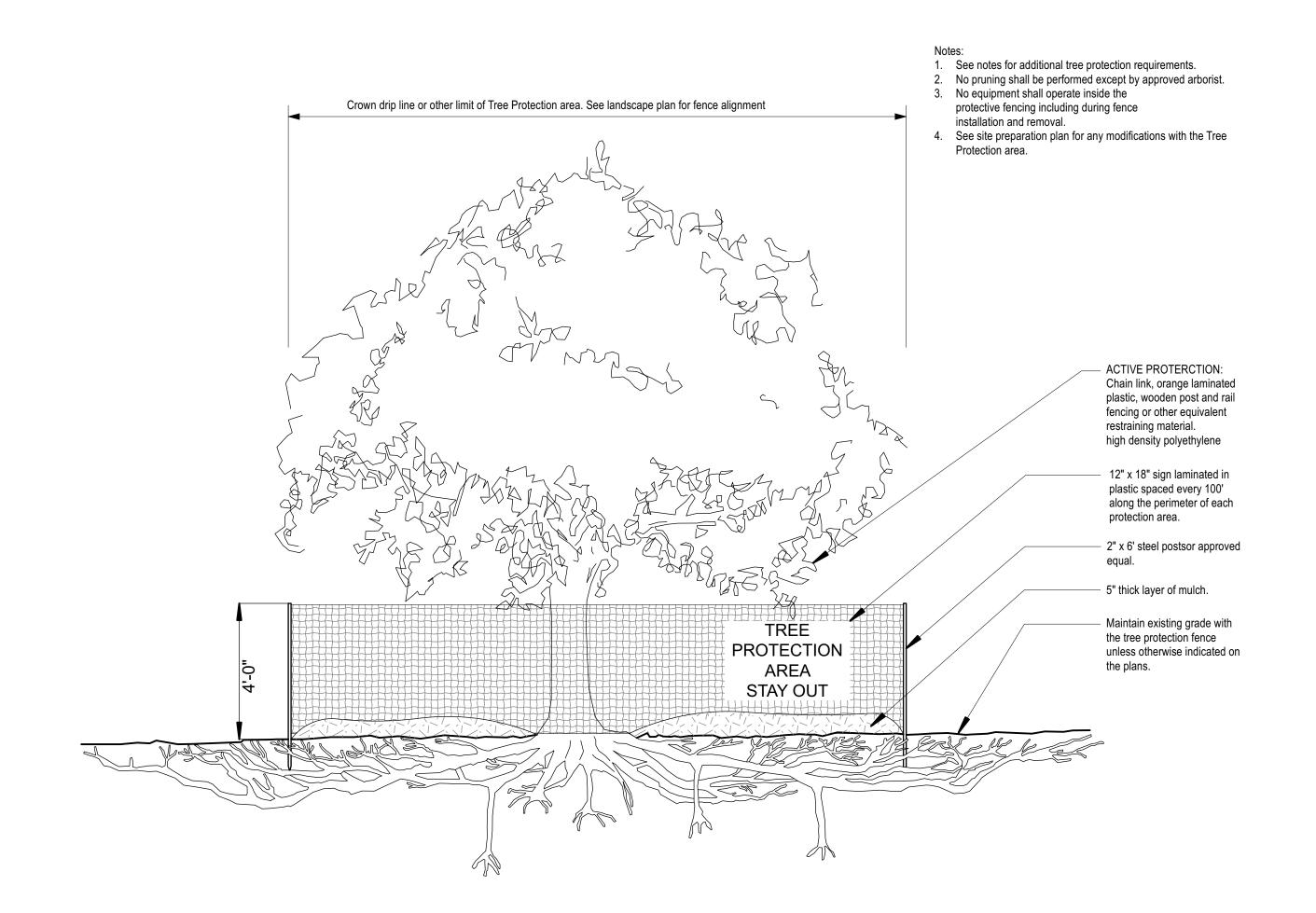
Topsoil as defined in the Landscape

Specifications; minimum 4" depth

depth of 24" from top of curb

TREE PLANTING & STAKING SCALE: NTS





"V" TRENCH BED EDGING SCALE: NTS

Topsoil as defined in the Landscape

Specifications.

Native soils subgrade -

Mulch as defined in the Landscape Specifications. Hold Mulch 4" from tree

Shovel Cut Bed Edge at 45 degree

trunk and shrub stems

Finished grade at bedline —

angle, 6" deep





5200 Buffington Road

Atlanta, Georgia 30349-2998

LAND DESIGN

Landscape Architecture

Manley Land Design, Inc.

51 Old Canton Street

Alpharetta, Georgia 30009

770.442.8171 tel

FSU# 02859

REVISION SCHEDULE

NO. DATE BY DESCRIPTION

MLD PROJECT # 2023216 PRINTED FOR PERMIT 8/22/23

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Landscape Details

L-101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

- Soil preparation
- 2. Trees, shrubs, ground covers, and annuals/perennials.
- Planting mixes
- 4. Top Soil, Mulch and Planting accessories.
- Maintenance.

Decorative stone.

Related Work: Irrigation System

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

Inspection of planted areas will be made by the Owner's representative

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

- 1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery
- Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable. 2. Container- grown stock: Grown in a container for sufficient length of time for the root system to
- have developed to hold its soil together, firm and whole. a. No plants shall be loose in the container.
- b. Container stock shall not be pot bound. 3. Plants planted in rows shall be matched in form.
- 4. Plants larger than those specified in the plant list may be used when acceptable to the
- a. If the use of larger plants is acceptable, increase the spread of roots or root ball in
- proportion to the size of the plant.
- 5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
- 6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must
- show vigorous bark on all edges. 7. Evergreen trees shall be branched to the ground or as specified in plant list.
- 8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant
- a. The measurements for height shall be taken from the ground level to the height of the top
- of the plant and not the longest branch.
- b. Single stemmed or thin plants will not be accepted
- c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to
- d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

- Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building
- material, etc.) prior to adding and spreading of the top soil. 1. Sod Areas: Spread a minimum 4" layer of top soil and rake smooth.
- 2. Planting bed areas: Spread a minimum 4" layer of top soil and rake smooth.

- 3. Landscape Islands/Medians: Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above
- 4. Annual/Perennial bed areas: Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems

- 1. Hardwood: (color) dark brown, 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips
- and sawdust. Install minimum depth of 3". 2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".

3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size.

all rock mulch areas. Use caution during installation not to damage plant material. 4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Install in shrub beds to an even depth of 3". Weed control barrier to be installed under

Guying/Staking:

Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, 3/4" wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.

2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids. 1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. Hold mulch back 4" away from tree trunks and shrub stems. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

2. Place stone without damaging weed barrier.

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.

3. Arrange stones for best appearance and to cover all weed barrier fabric.

- Wrapping, guying, staking: Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning
- Wrapping: a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally
- from bottom to top with specified tree wrap and secure in place. b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the
- height of the second branch.
- c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom. d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early
- d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
- Staking/Guying: a. Stake/guy all trees immediately after lawn sodding operations and prior to
- acceptance.
- b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
- 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil. 2. Ties are attached to the tree, usually at the lowest branch.
- c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over. 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
- 2. Ties are attached to the tree as high as practical. 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the
- 4. Remove all guying and staking after one year from planting.

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

During landscape/irrigation installation operations, all areas shall be kept neat and clean.

Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

material and remove dead material 2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year. 3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent

4. Water trees, plants and ground cover beds within the first 24 hours of initial planting. and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of *1 year* after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

Any work performed in addition to that which is outlined in the contract shall only be done upon

written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

mmhos/cm in high organic mix

Acceptable Soil Test Results

	•	
H Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
lagnesium (Mg)	100+lbs./acre	100+lbs./acre
hosphorus (P2O5)	150+lbs./acre	150+lbs./acre
otassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/	Not to exceed 900ppm/1.9 mmhos/cm	Not to exceed 750ppm/0.75 mmhos/o
Conductivity	in soil; not to exceed 1400 ppm/2.5	in soil; not to exceed 2000 ppm/2.0

For unusual soil conditions, the following optional tests are recommended with levels not to exceed 3 pounds per acre 50 pounds per acre Manganese Potassium (K2O) 450 pounds per acre 20 pounds per acre

Landscape Trees and Shrubs

mmhos/cm in high organic mix

WORKMANSHIP During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site

maintenance contractor, shall be repaired by the maintenance contractor without charge to the

TURF

beds, and paved areas.

GENERAL CLEAN UP Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant

Any damage to the landscape, the structure, or the irrigation system caused by the

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be

maintained at a height of 2" to 3" in spring and fall. From June through September, mowing

height shall be maintained at no less than 3". The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall

accompany the bid based on a rate of 50 pounds per 1000 square feet.

be used around trees because of potential damage to the bark.

Fertilizer shall be applied in areas based on the existing turf species. LAWN WEED CONTROL: HERBICIDES Selection and proper use of herbicides shall be the landscape contractor's responsibility. All

chemical applications shall be performed under the supervision of a Licensed Certified

Applicator. Read the label prior to applying any chemical.

INSECT & DISEASE CONTROL FOR TURF The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. Do not shear trees or shrubs. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

and viburnums.

- 1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce
- the spring flowering display. 2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth

3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas

- 4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early 5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance
- after the new growth hardens off. 6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season
- new growth has hardened off in late summer. If severe pruning is necessary, it must B. Firs and spruces may be lightly pruned in late summer, fall, or winter after

completing growth. Leave side buds. Never cut central leader.

A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after

7. Conifers shall be pruned, if required, according to their genus.

C. Pines may be lightly pruned in early June by reducing candles. 8. Groundcover shall be edged and pruned as needed to contain it within its borders. 9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating

excessive growth. Thinning is used on crepe myrtle, lilacs, viburnums, smoke bush,etc. 10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to

be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for

Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's

narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet. Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March

SUMMARY OF MAINTENANCE with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area.

recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

All beds shall be weeded on a continuous basis throughout the growing season to maintain a

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning

or physical removal of damaged plant parts will be performed as part of the contract. For an

additional charge, plant pathogenic diseases that can be resolved through properly timed

applications of fungicides shall be made when the owner authorizes it. If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent

with the intent of the landscape design. NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is Insects that feed on Trees and Shrubs by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees*

The maintenance contractor shall remove trash from all shrub and groundcover beds with each

TRASH REMOVAL

LEAF REMOVAL All fallen leaves shall be removed from the site in November and once in December. If

requested by the owner, the maintenance contractor, at an additional cost to the owner shall

and Shrubs by Sinclair and Lyon, published by Comstock Publishing Press.

WINTER CLEAN-UP The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

BULBS

- Clean-up includes: Cleaning curbs and parking areas Removing all trash and unwanted debris
- Turning mulch where necessary Inspection of grounds

perform supplemental leaf removals.

SEASONAL COLOR: PERENNIALS, ANNUALS, AND

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

- 1. After flowering, cut off spent flower heads. 2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded.
- Cut off at base. Allow leaves of other bulbs to yellow naturally and then cut off at base. 4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate

of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization

Flower Rotation:

with a bulb fertilizer or mulching with 1" of compost is optional.

- 1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
- Summer Annuals or Fall Plants a. Dead heading: Pinch and remove dead flowers on annuals as necessary.

20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100

gallons of water, monthly; or mulch with compost 1" deep.

- b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of
 - c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.

- a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or
- mulch perennials with compost 1" deep. b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the

- previous fall, to allow new growth to develop freely.
- c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
- d. Inspect for insect or disease problems on perennials. Monitor and control slugs on
- hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
- e. Weed perennial bed as specified in "WEEDING" above. f. Prune branching species to increase density. Cut only the flowering stems after
- blooming. Do not remove the foliage. 3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
- 4. Long-term Care: a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if
- ever, e.g. peonies, hosta, and astilbe. b. For detailed information regarding the care of specific perennials, refer to All About Perennials by Ortho; Perennials: How to Select, Grow and Enjoy by Pamela Harper and Frederick McGouty, Hp Books Publisher; Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes by Allan Armitage, Stipes Pub LLC.

- 1. Soil analysis performed annually to determine pH. If pH does not fall within specified
- range, adjust according to soil test recommendations. 2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
- 3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will
- be removed
- 4. Aerate warm season turf areas to maintain high standards of turf appearance. 5. Apply pre-emergent to turf in two applications in early February and early April to extend
- 6. Apply post emergent as needed to control weeds.

4. Manual weed control to maintain clean bed appearance.

7. Mechanically edge curbs and walks. 8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.

5. Apply fungicides and insecticides as needed to control insects and disease.

Mulch to be applied in February/March with a half rate in late summer to top dress. Apply pre-emergent herbicides in February and April.

a balanced material (January/February, April/May, and October/November) 7. Edge all mulched beds. 8. Remove all litter and debris.

GENERAL MAINTENANCE 1. Remove all man-made debris, blow edges.

2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with

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REVISION SCHEDULE

NO. DATE BY DESCRIPTION

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Specifications