

PLANT PIT SHALL BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL DIAMETER. THE ROOT BALL SHALL SIT UPON UNDISTURBED SOIL IN THE PLANTING HOLE. (SCARIFY SIDES OF PIT)

STAKES, GUY WIRES AND RUBBER HOSE SHALL BE REMOVED AFTER 6 MONTHS. SUPPORTING DEVICES SHALL NOT INTERFERE WITH PEDESTAL OR VEHICULAR TRAFFIC.

TAKE TREES ONLY WHEN NECESSARY AND UPON APPROVAL OF THE LANDSCAPE ARCHITECT

TREE PIT INSTALLATION DETAIL

NOT TO SCALE

- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, WATER AND LABOR TO COMPLETE THE WORK AS SPECIFIED. THE CONTRACTOR IS TO PROVIDE A HEALTHY WEED - FREE AND VIGOROUS STAND OF THE SPECIFIED GRASS VARIETY.
- THE AREAS TO BE SEEDBED SHALL BE TILLED IN TWO, OPPOSITE DIRECTIONS A DEPTH OF 3 INCHES USING A DISC TYPE HARROW OR MECHANICAL TILLER. AFTER TILLING AREA, REMOVE TRASH, AND DEBRIS LARGER THAN TWO INCHES DIAMETER. AFTER INITIAL TILLING, THE CONTRACTOR SHALL INCORPORATE THE FOLLOWING AMENDMENTS:
10-20-10 ANALYSIS FERTILIZER (APPROXIMATELY 8 POUNDS PER ACRE)
50 POUNDS PER 1000 SQUARE FEET OF PELLETTED DOLOMITIC LIME
TILL AREA UNTIL AMENDMENTS ARE UNIFORMLY DISTRIBUTED AND THEN MAKE TWO PASSES WITH A PULVERIZER OR CULTI PACKER TO ASSURE A SMOOTH GRADE THAT IS FREE OF LOW SPOTS AND HUMPS
- THE CONTRACTOR SHALL HAVE THE INSPECTING OFFICER VERIFY THE LIME AND FERTILIZER BAGS AND PURCHASE TICKETS AND VISUALLY OBSERVE INCORPORATION OF AMENDMENTS.
- APPLY THE SPECIFIED SEED MIXTURE EVENLY OVER THE SURFACE FOLLOWED BY A LIGHT APPLICATION OF WHEAT STRAW. MULCH AT THE RATE OF 25 BALES AN ACRE. REMOVE ANY CLUMPS, ROLL SEED AND MULCH WITH A ROLLER NOT WEIGHING LESS THAN 100 POUNDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING, REPAIR OF EROSION WASH OUTS, RE-GRADING AND CLEANUP OF WASHOUTS UNTIL AN ACCEPTABLE STAND OF GRASS HAS BEEN OBTAINED. MAINTAIN CONSTANT MOISTURE THROUGH THE TOP 6 INCHES OF SOIL FOR A PERIOD OF 14 DAYS. DO NOT LET SEEDS DRY OUT.
- A THICK UNIFORM, WEED FREE STAND OF THE SPECIFIED GRASS WITH AT LEAST 85 PERCENT GERMINATION AND NO BARE SPOTS LARGER THAN 18 INCHES, NO TRASH LARGER THAN 2 INCHES DIAMETER NOR ERODED AREAS ARE THE MINIMUM STANDARDS FOR ACCEPTANCE. INSPECT AREAS NO EARLIER THAN 45 DAYS AFTER INSTALLATION. CONTRACTOR SHALL MOW AND MAINTAIN SEEDBED UNTIL ACCEPTANCE AT THE MINIMUM OF ONE MOWING EVERY 14 DAYS. GRASS SHALL BE MOWED TO A TWO INCH HEIGHT PRIOR TO FINAL ACCEPTANCE. APPLY 2 POUNDS OF 34-0-0 FERTILIZER EVERY 1000 SQUARE FEET EVERY TWO WEEKS AFTER SEEDING FOR 6 WEEKS.

STREET BUFFER STANDARDS:

	2 ACRES OR LESS		GREATER THAN 2 ACRES	
	OPTION 1	OPTION 2	OPTION 1	OPTION 2
MINIMUM PLANTING STRIP WIDTH ADJACENT TO A PUBLIC RIGHT OF WAY	8 FEET	5 FEET	10 FEET	7 FEET
MINIMUM NUMBER OF LARGE TREES PER 100 LINEAR FEET OF RIGHT OF WAY	1	2	1	2
MINIMUM NUMBER OF SHRUBS PER 100 LINEAR FEET OF RIGHT OF WAY	25	30	25	30
MAXIMUM HEIGHT OF A BERM	16 FEET	16 FEET	16 FEET	16 FEET

MINIMUM SIDE AND REAR BUFFER REQUIREMENTS:

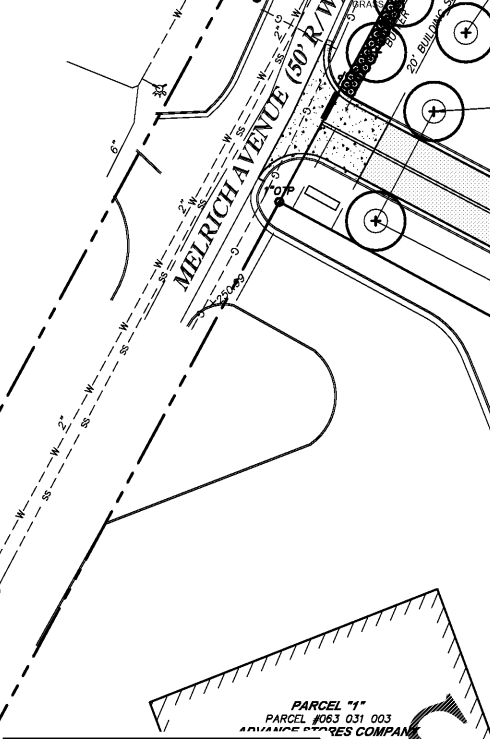
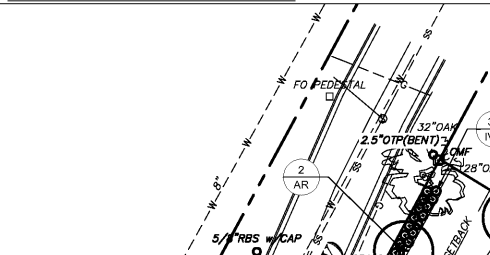
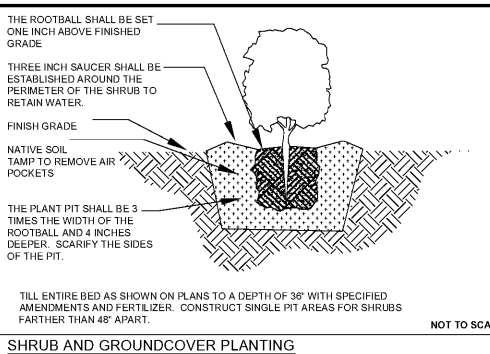
ZONING OF PARCEL TO BE DEVELOPED, REDEVELOPED OR EXPANDED.

	RE10, RES. & RE1	RT, SFR1, SFR2 & SFR3	SFR4, RMF1, RMF2 & MHF	NC, RO, CO, GC & SAC	LMI, HMI & TECH	PUD, PCD, PMID, & OVERLAY
RE10, RES. & RE1	N/A	N/A ¹	B	C	D	TBD ²
RT, SFR1, SFR2 & SFR3	N/A	N/A	B	C	D	TBD
SFR4, RMF1, RMF2 & MHF	N/A	N/A	N/A	C	D	TBD
NC, RO, CO, GC & SAC	N/A	A	A	N/A		TBD
LMI, HMI & TECH	B	A	A			TBD
PUD, PCD, PMID, & OVERLAY	TBD	TBD	TBD	TBD	TBD	TBD

NOTES:
1 N/A MEANS NOT APPLICABLE
2 TO ESTABLISH THE MINIMUM BUFFER SCREENING STANDARD FOR DEVELOPMENT, REDEVELOPMENT OR EXPANSION OF SAID PROPERTY, THE TABLE INDICATES THE TYPE SIDE AND REAR BUFFER REQUIREMENTS BASED UPON ZONING OF SAID PROPERTY AND ADJACENT PROPERTIES.

AS PER THE UNIFIED DEVELOPMENT ORDINANCE, A FIVE (5) FOOT WIDE BUFFER EASEMENT (OPTION 2) FROM THE STREET FRONTEN, HAS BEEN CHOSEN. TWO LARGE MATURING TREES ARE REQUIRED TO BE PLANTED IN THE BUFFER EASEMENT. REFER TO UDO FOR FURTHER INFORMATION.

AS PER THE UNIFIED DEVELOPMENT ORDINANCE, A REAR AND SIDE BUFFER ARE NOT REQUIRED.



ORDINANCE COMPLIANCE

MARATHON DR.
REQUIRED:
1 LG TREE/ 50LF OF FRONTAGE
@285LF = 6 TREES REQUIRED
2 SM TREES/ 50LF OF FRONTAGE
1 SM SHRUB/ 50LF OF FRONTAGE
PROVIDED:
3 - EXISTING TREE
3 - LG TREES = 6 SMALL TREES
6 - TOP TREES
95 - SM. SHRUBS

MELRICH AVE
REQUIRED:
1 LG TREE/ 50LF OF FRONTAGE
@105LF = 2 TREES REQUIRED
PROVIDED:
2 - LG TREES
35 - SM SHRUBS

TOTAL SITE TDU
REQUIRED:
10 TDU'S/AC X 1.98 AC = 19.8TTDU

EXISTING:
3.1TDU - 1 - 24" OAK

PROPOSED:
15TDU - 20 - LG TREES
2.6TDU - 7 - SM TREES

TOTAL PROVIDED:
20.1TDU

PLANT SCHEDULE

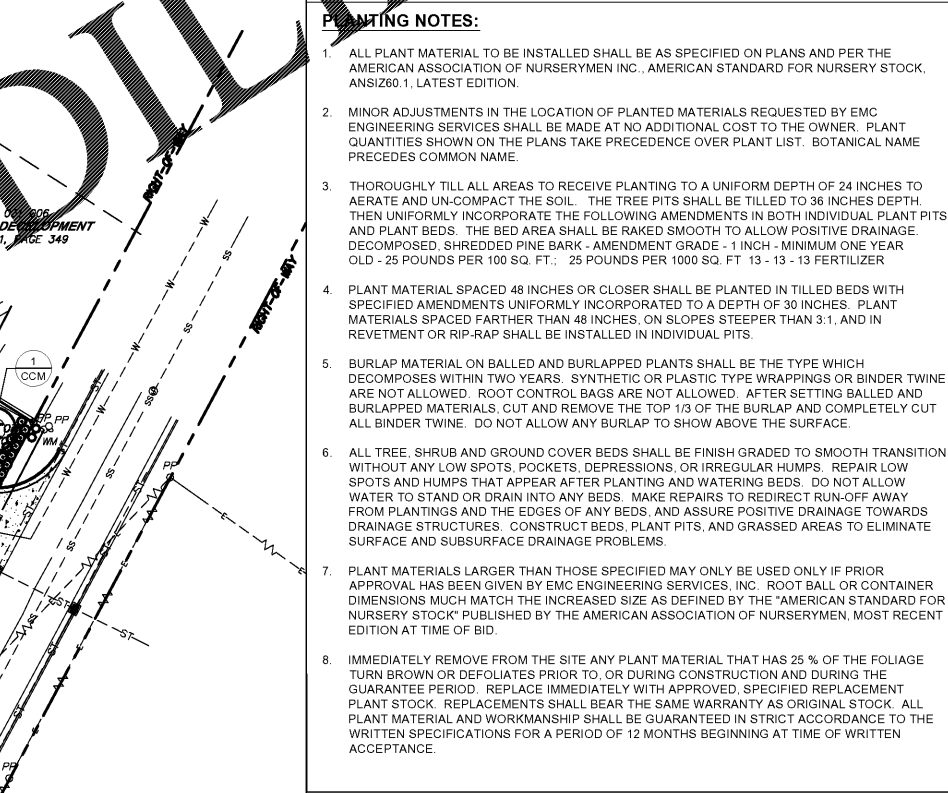
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	NOTES	TDU	TTDU
SHRUBS								
IVS	ILEX VOMITORIA 'SHILLINGS'	DWARF YAUPON HOLLY	128	3 GAL	3' O.C.	-		
TREES								
AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	5	3"-3.5" CAL.	AS SHOWN	-	75	3.75
CCM	CERCIS CANADENSIS 'MERLOT'	REDBUD	1	2"-2.5" CAL.	AS SHOWN	-	375	375
LIM	LAGERSTROEMIA INDICA 'MUSCOGEE'	CRAPE MYRTLE	6	2"-2.5" CAL.	AS SHOWN	-	375	2.25
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	3"-3.5" CAL.	AS SHOWN	-	75	4.5
OV	QUERCUS VIRGINIANA	LIVE OAK	1	3"-3.5" CAL.	AS SHOWN	-	75	75
TD	TAXODIUM DISTICHUM	BALD CYPRESS	8	3"-3.5" CAL.	AS SHOWN	-	75	6.0
TOTAL							17.6	

LANDSCAPE NOTES:

- EXISTING TREES AS SHOWN ARE TAKEN FROM PHOTOGRAPHS AND GOOGLE EARTH MAP. LOCATIONS AS SHOWN ARE APPROXIMATE. CONTRACTOR IS TO FIELD ADJUST PROPOSED PLANT MATERIAL TO AVOID CONFLICTS. CONTRACTOR IS TO REMOVE DOWNED TREES AND DEAD LIMBS FROM EXISTING TREES TO REMAIN.
- PLANT LIST IS INTENDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES FROM PLAN. SEE DETAILS AND SPECIFICATIONS FOR FURTHER INFORMATION.
- PINE STRAW MULCH SHALL BE APPLIED TO A 2 - 3" THICK LAYER IN BEDS AND UNDER PROPOSED TREES. EXISTING LARGE SPECIMEN TREES SHALL RECEIVE 2-3" THICK LAYER OF MULCH.
- CONTRACTOR IS TO FIELD ADJUST SHRUBS TO AVOID UTILITY STRUCTURES.
- ALL PROPOSED TREES SHALL BE STAKED AS A DETAIL. IF ANY DIE DURING THE YEAR WARRANTY PERIOD THE CONTRACTOR SHALL REPLACE AT NO COST TO THE OWNER. AFTER THE ONE YEAR WARRANTY EXPIRES THE TREES SHALL BE REPLACED BY THE OWNER.
- ALL EXISTING TREES AND VEGETATION SHALL BE PRESERVED AS SHOWN. NEW LANDSCAPING DESIGN SHALL INTEGRATE EXISTING ELEMENTS INTO THE LAYOUT. BOUNDARY TREES AND VEGETATION AS WELL AS GENERAL PROPERTY, SHALL BE INCLUDED IN THIS DESIGN.
- THE CONTRACTOR SHALL ESTABLISH, PRIOR TO THE START OF CONSTRUCTION, TREE PROTECTION ZONES AND IMPLEMENT TREE PROTECTION PROCEDURES (SUCH AS TREE AND VEGETATION PROTECTION FENCING AND TAPED WARNING AREAS) FOR ALL EXISTING TREES AND VEGETATION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FIELD ADJUST PROPOSED PLANTING TO AVOID OUTFALLS OF PROPOSED STRUCTURES AND PROPOSED UTILITIES.

PLANTING NOTES:

- ALL PLANT MATERIAL TO BE INSTALLED SHALL BE AS SPECIFIED ON PLANS AND PER THE AMERICAN ASSOCIATION OF NURSERYMEN INC. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION.
- MINOR ADJUSTMENTS IN THE LOCATION OF PLANTED MATERIALS REQUESTED BY EMC ENGINEERING SERVICES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. PLANT QUANTITIES SHOWN ON THE PLANS TAKE PRECEDENCE OVER PLANT LIST. BOTANICAL NAME PRECEDES COMMON NAME.
- THOROUGHLY TILL ALL AREAS TO RECEIVE PLANTING TO A UNIFORM DEPTH OF 24 INCHES TO AERATE AND UN-COMPACT THE SOIL. THE TREE PITS SHALL BE TILLED TO 36 INCHES DEPTH, THEN UNIFORMLY INCORPORATE THE FOLLOWING AMENDMENTS IN BOTH INDIVIDUAL PLANT PITS AND PLANT BEDS. THE BED AREA SHALL BE RAKED SMOOTH TO ALLOW POSITIVE DRAINAGE. DECOMPOSED, SHREDDED PINE BARK - AMENDMENT GRADE - 1 INCH - MINIMUM ONE YEAR OLD - 25 POUNDS PER 100 SQ. FT.; 25 POUNDS PER 1000 SQ. FT. 13 - 13 - 13 FERTILIZER
- PLANT MATERIAL SPACED 48 INCHES OR CLOSER SHALL BE PLANTED IN TILLED BEDS WITH SPECIFIED AMENDMENTS UNIFORMLY INCORPORATED TO A DEPTH OF 30 INCHES. PLANT MATERIALS SPACED FARTHER THAN 48 INCHES, ON SLOPES STEEPER THAN 3:1, AND IN REVERTMENT OR RIP-RAP SHALL BE INSTALLED IN INDIVIDUAL PITS.
- BURLAP MATERIAL ON BALLED AND BURLAPPED PLANTS SHALL BE THE TYPE WHICH DECOMPOSES WITHIN TWO YEARS. SYNTHETIC OR PLASTIC TYPE WRAPPINGS OR BINDER TWINE ARE NOT ALLOWED. ROOT CONTROL BAGS ARE NOT ALLOWED. AFTER SETTING BALLED AND BURLAPPED MATERIALS, CUT AND REMOVE THE TOP 1/3 OF THE BURLAP AND COMPLETELY CUT ALL BINDER TWINE. DO NOT ALLOW ANY BURLAP TO SHOW ABOVE THE SURFACE.
- ALL TREE, SHRUB AND GROUND COVER BEDS SHALL BE FINISH GRADED TO SMOOTH TRANSITION WITHOUT ANY LOW SPOTS, POCKETS, DEPRESSIONS, OR IRREGULAR HUMPS. REPAIR LOW SPOTS AND HUMPS THAT APPEAR AFTER PLANTING AND WATERING BEDS. DO NOT ALLOW WATER TO STAND OR DRAIN INTO ANY BEDS. MAKE REPAIRS TO REDIRECT RUN-OFF AWAY FROM PLANTINGS AND THE EDGES OF ANY BEDS, AND ASSURE POSITIVE DRAINAGE TOWARDS DRAINAGE STRUCTURES. CONSTRUCT BEDS, PLANT PITS, AND GRASSED AREAS TO ELIMINATE SURFACE AND SUBSURFACE DRAINAGE PROBLEMS.
- PLANT MATERIALS LARGER THAN THOSE SPECIFIED MAY ONLY BE USED ONLY IF PRIOR APPROVAL HAS BEEN GIVEN BY EMC ENGINEERING SERVICES, INC. ROOT BALL OR CONTAINER DIMENSIONS MUCH MATCH THE INCREASED SIZE AS DEFINED BY THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, MOST RECENT EDITION AT TIME OF BID.
- IMMEDIATELY REMOVE FROM THE SITE ANY PLANT MATERIAL THAT HAS 25 % OF THE FOLIAGE TURN BROWN OR DEFOLIATES PRIOR TO, OR DURING CONSTRUCTION AND DURING THE GUARANTEE PERIOD. REPLACE IMMEDIATELY WITH APPROVED SPECIFIED REPLACEMENT PLANT STOCK. REPLACEMENTS SHALL BEAR THE SAME WARRANTY AS ORIGINAL STOCK. ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED IN STRICT ACCORDANCE TO THE WRITTEN SPECIFICATIONS FOR A PERIOD OF 12 MONTHS BEGINNING AT TIME OF WRITTEN ACCEPTANCE.



LANDSCAPING LEGEND:

- PROPOSED LARGE TREE
- PROPOSED SMALL TREE
- PROPOSED SHRUB
- PROPOSED PLANT QUANTITIES
- PROPOSED GROUND COVERS

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TREE BUFFER PLAN

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