

811
Know what's Below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE MAP ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY OCCUR TO EXISTING UTILITIES AND SHALL PRESERVE ANY AND ALL UTILITIES EXACTLY AS LOCATED.

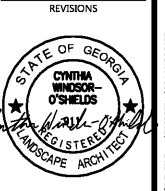
24 HOUR EMERGENCY CONTACT
JOHN DAWSON
770-529-6807

ATWELL
www.atwell-group.com
866.850.4200
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30067
770.423.0807

LAND LOT 298, 16TH DISTRICT
1-477 GA-138
CONYERS, GEORGIA 30013
ROCKDALE COUNTY

THE KRystal COMPANY
KRystal RESTAURANT - ATL034
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE: 03-23-2018



DRAWN BY: JTR
CHECKED BY: MDR
PROJECT MANAGER: MDR
JOB #: 17003568
FILE CODE: CP
SHEET NO. L100

GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND SERVICES SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN TO AVOID DAMAGE TO ANY SUBSURFACE IMPROVEMENTS, PUBLIC UTILITIES, OR PRESENT. THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES WHICH MAY OCCUR TO EXISTING UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC. FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT. ALL PROPOSED PLANTINGS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD PRACTICE FOR NURSERY STOCK". THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTINGS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTING. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COURT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIABLE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 3" MIN. SHREDDED HARDWOOD MULCH.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.

FOR SODDED AREA

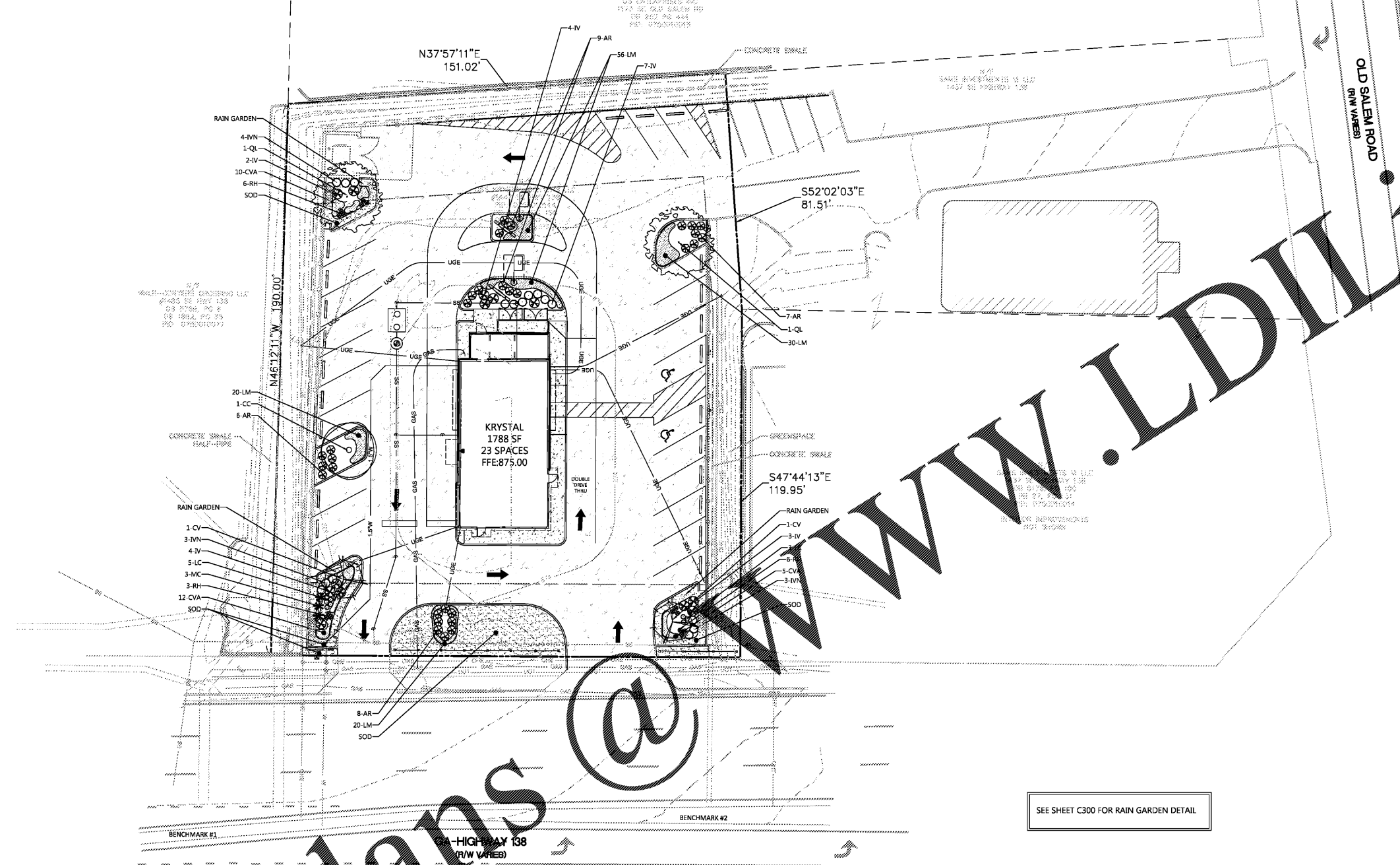
1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY, CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT).
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAPLES SHALL BE DRIVEN FLUSH WITH SOD. AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIATED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

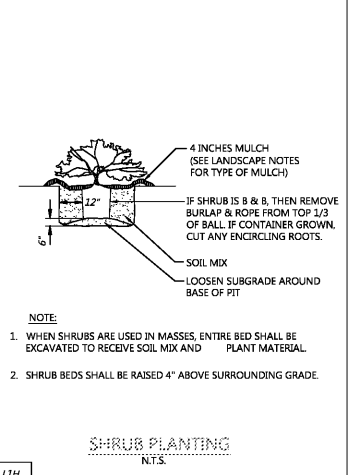
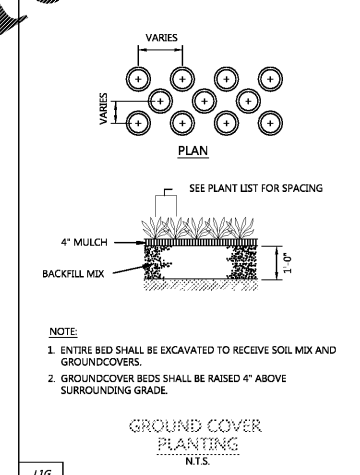
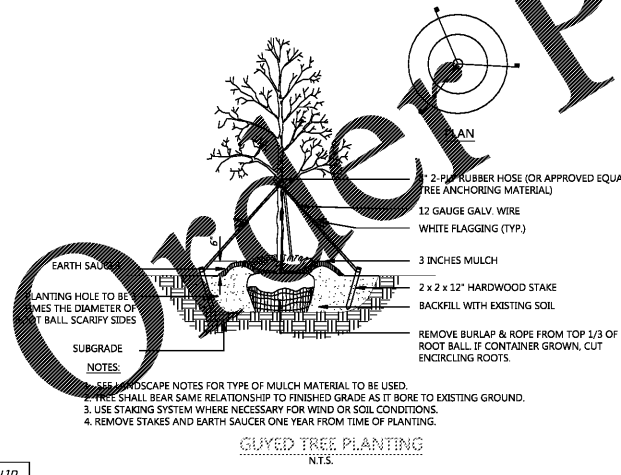
1. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THROWING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.



SEE SHEET C300 FOR RAIN GARDEN DETAIL

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
CC	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2' CAL, 8-10' HT.	AS SHOWN	WELL BALANCED HEAD, STRAIGHT TRUNK
CV	2	CHIONANTHUS VIRGINICUS	FRINGE TREE	2' CAL, 8-10' HT.	AS SHOWN	WELL BALANCED HEAD, STRAIGHT TRUNK
QL	2	QUERCUS LYRA	OVERCUP OAK	2' CAL, 12-14' HT.	AS SHOWN	WELL BALANCED HEAD, STRAIGHT TRUNK
AR	30	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	24" HT.	3'-0" O.C.	
CVA	27	CAREX VULPINOIDEA	FOX SEDGE	1 QT. CONT.	2'-0" O.C.	
IVN	17	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL. CONT.	3'-0" O.C.	
IV	13	ITEA VIRGINICUS 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	30" HT.	3'-6" O.C.	
LM	126	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 QT. CONT.	18" O.C.	
LC	8	LOBELIA CARDINALIS	CARDINAL FLOWER	1 GAL. CONT.	18" O.C.	
MC	3	MULLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL. CONT.	3'-6" O.C.	
RH	15	RUDBECKIA HIRTA	BLACKEYED SUSAN	1 GAL. CONT.	18" O.C.	
SOD	1450±	CYNODON DACTYLON x C. TRANSVAALENSIS	GERMPLASMA TIFWAY 419 BERMUDA	SOD		



FILE NAME: H:\17003568\03\03\2018\17003568-1100_LANDSCAPE.dwg DATE PLOTTED: 03/23/2018 10:40 AM PLOTTED BY: JTR