GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. IIIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH IIIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
17. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

LANDSCAPE REQUIREMENTS:

STREET BUFFER LANDSCAPE REQUIREMENTS: (1) SHADE TREE PER 60 LF, CONTINUOUS EVERGREEN SCREENING

BRANNON DR
SHADE TREES:
230 LF / 60 LF = 4 SHADE TREES REQUIRED
4 SHADE TREES PROPOSED*
*8 FLOWERING TREES PROPOSED DUE TO OVERHEAD UTILITY AND SIGHT DISTANCE (2 FLOWERING TREES = 1 SHADE TREES)

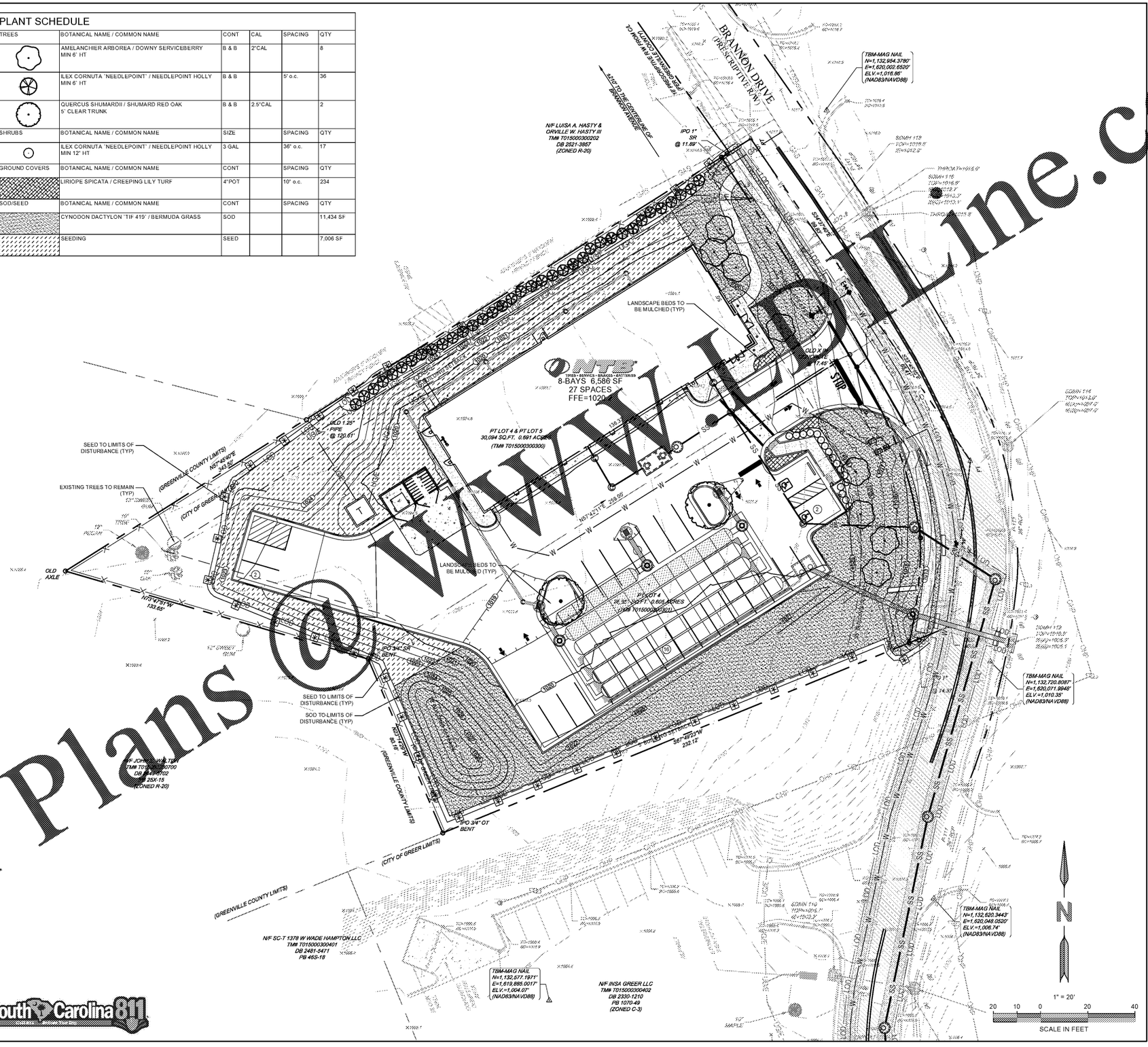
PARKING LANDSCAPE REQUIREMENTS: (1) TREE PER 15 SPACES, (1) SHRUB PER 5 SPACES

TREES:
27 / 15 = 2 TREES REQUIRED
2 TREES PROPOSED

SHRUBS:
27 / 5 = 6 SHRUBS REQUIRED
17 SHRUBS PROPOSED

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SPACING	QTY
	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY MIN 6' HT	B & B	2"CAL		8
	ILEX CORNUTA `NEEDLEPOINT` / NEEDLEPOINT HOLLY MIN 6' HT	B & B		5' o.c.	36
	QUERCUS SHUMARDII / SHUMARD RED OAK 5' CLEAR TRUNK	B & B	2.5"CAL		2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	ILEX CORNUTA `NEEDLEPOINT` / NEEDLEPOINT HOLLY MIN 12' HT	3 GAL		36" o.c.	17
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	LIRIOPE SPICATA / CREEPING LILY TURF	4"POT		10" o.c.	234
SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD			11,434 SF
	SEEDING	SEED			7,006 SF



Order Plans @ WWW.LDLine.com

South Carolina 811 Call Before You Dig

ENGINEER:
FORESITE GROUP
Foresite Group, Inc.
3 Corporate Square
Suite 370
Peachtree Corners, GA 30092
www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

PROJECT:
TIRES • SERVICE • BRAKES • BATTERIES
107-111 BRANNON DRIVE
GREER, SC 29651

SEAL:
STATE OF SOUTH CAROLINA
LANDSCAPE ARCHITECT
No. 1206
CARSON VAIL WEAVER
9/26/18

REVISIONS	DATE

PROJECT MANAGER:	JMJ
DRAWING BY:	KCN
JURISDICTION:	GREER, SC
DATE:	2018-09-05
SCALE:	1" = 20'
TITLE:	

LANDSCAPE PLAN

SHEET NUMBER: L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 814.026

Plotted: 9/26/2018 3:13:13 PM By: jack.johnson Name: Jack Johnson