

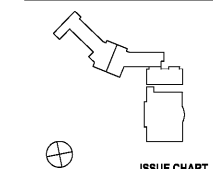


ISSUED FOR
CONSTRUCTION

PROJECT

RELEASED FOR CONSTRUCTION 06/07/2019

KEYPLAN



ISSUE CHART

DATE	BY	DATE
Job Number	BLP 18156	
Drawn	RLW	
Checked	AAW	
Approved	AAW	
	TITLE	

**TREE REPLACEMENT
AND PLANTING PLAN**

SHEET NUMBER

C510

SITE PLAN LEGENDS	
LAYOUT & STAKING	SITE UTILITIES
<ul style="list-style-type: none"> COORDINATE POINT POB: POINT OF BEGINNING DETAIL REFERENCE (SHEET) FUNCTIONAL AND/OR GUARDRAIL GDOT: TYPE 4800 VEHICULAR GUARDRAIL 	<ul style="list-style-type: none"> W - DOMESTIC WATER F - FIRE MAIN FHV - FIRE HYDRANT PV - PORT INDICATOR VALVE CB - CONCRETE THURST BLOCCING WV - WATER VALVE S - GRAVITY SANITARY SEWER FM - FORCE MAIN
PAVEMENT MARKINGS	GENERAL
<ul style="list-style-type: none"> PARKING ARROW - STRAIGHT, WHITE PARKING ARROW - TURN, WHITE PAINTED CROSSWALK - WHITE ADA PARKING ACCESSIBLE - BLUE PAINTED WORD "STOP" - WHITE PAINTED WORD "YIELD" - WHITE 	<ul style="list-style-type: none"> TP - TREE PROTECTION FENCE LC - LIMITS OF CONSTRUCTION EX - EXISTING TREE TO BE REMOVED
SIGNAGE	STORM DRAINAGE
<ul style="list-style-type: none"> STOP SIGN - MUTCD STANDARD R-1 YIELD SIGN - MUTCD STANDARD R-3 NO PARKING SIGN - MUTCD STANDARD R8-34 DO NOT ENTER SIGN - MUTCD STANDARD R10-20 ONE WAY SIGN - MUTCD STANDARD R1-1 	<ul style="list-style-type: none"> STORY STRUCTURE LINE LE - LEAKED EXHAUSTION - GDOT STANDARD R2-11 ST - STORM DRAIN - 12" - 24" DIA. CB - CONCRETE THURST BLOCCING WV - WATER VALVE OV - OVERFLOW DOUBLING CATCH BASIN - GDOT STANDARD R63-10 OUTLET CONTROL STRUCTURE TOP OF STRUCTURE ELEVATION TR - TRENCH HOPE - HIGH DENSITY POLYETHYLENE PIPE AST - ALUMINIZED STEEL TYPE 2 PIPE AST - AST SPIRAL REB COP (MANHOLE) AST - AST TRIPLE (T) OR APPROVED EQUAL DIP - DUCTILE IRON PIPE RCF - REINFORCED CONCRETE PIPE (CLASS IV OR V) BY SUBSTITUTION PVC - POLYVINYL CHLORIDE PIPE (SCHEDULE 40) INV. N - INVERT ELEVATION - IN INV. OUT - INVERT ELEVATION - OUT HGL - HYDRAULIC GRADE LINE
GRADE	
<ul style="list-style-type: none"> PROPOSED INTERMEDIATE CONTOUR PROPOSED INDEX CONTOUR APPLICATION PROPOSED FINISHED GRADE AT TOP OF WALL PROPOSED FINISHED GRADE AT BOTTOM OF WALL PROPOSED TOP OF CURB ELEVATION 	

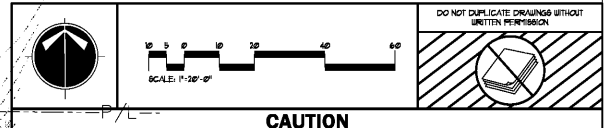
PLANTING NOTES

- PLANT MATERIALS SHALL MEET NURSERY REQUIREMENTS AS SET FORTH IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK.
- PLANTS SHALL BE HEALTHY, VIGOROUS SPECIMENS, FREE OF PESTS AND DISEASE.
- PLANTS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT OR OWNER BEFORE DURING AND AFTER INSTALLATION.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- DO NOT BREAK ROOTBALL.
- IMMEDIATELY SOAK NEW PLANTINGS WITH WATER.
- STAKE TREES IMMEDIATELY AFTER PLANTING AS INDICATED IN DETAILS OR AS DIRECTED BY THE ARCHITECT.
- CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTENANCE, INCLUDING WATERING, WEEDING, STAKING, PRUNING OF THE WORK THROUGHOUT THE MAINTENANCE PERIOD AS INDICATED IN THE SPECIFICATIONS OR UNTIL SUBSTANTIAL COMPLETION (WHICHEVER IS GREATER).
- THE CONTRACTOR IS ADVISED OF THE UNDERGROUND UTILITIES AND SHALL CHECK LOCATION OF SAME BEFORE COMMENCING DIGGING OPERATIONS.
- CONTRACTOR SHALL FULLY GUARANTEE PLANTS FOR THE JOB FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIGHER THAN TAKEOFF QUANTITIES AND REMOVE ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR SHALL FLAG LOCATION OF PLANT MATERIAL FOR APPROVAL BY ARCHITECT BEFORE INSTALLATION.
- PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" OF CLEAN FRESH FINE STRAW.
- AREAS DESIGNATED AS FLOWER BEDS SHALL RECEIVE 2" OF PLANTING MIXTURE TOPPED WITH 1" OF FINE SAND OR CHIPS.
- PLANTING MIXTURE SHALL BE PER SPECIFICATIONS.

TREE REPLACEMENT CALCULATIONS:

TREE REPLACEMENT REQUIRED:	254 INCHES
6" OVERSTORY TREES PLANTED:	41 TREES + 246 INCHES
3" UNDERSTORY TREES PLANTED:	5 TREES + 15 INCHES
TOTAL INCHES PLANTED:	261 INCHES

PLAN MEETS
TREE REPLACEMENT REQUIREMENTS.



CAUTION

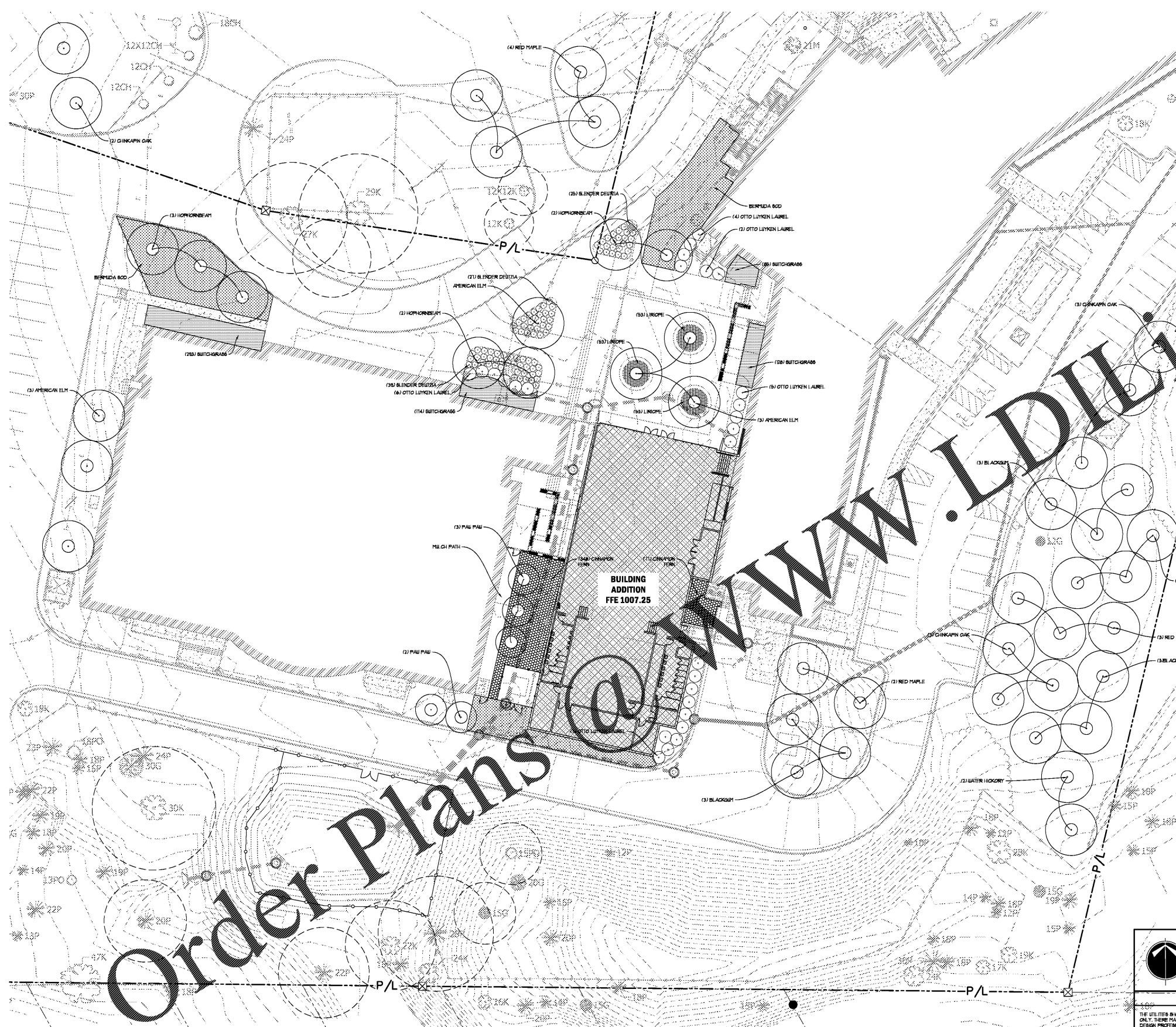
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UTILITIES UNLESS SHOWN ON THESE PLANS. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



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CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATION FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN THE 12" TO 18" DIA. TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.



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TREE PLANTING SCHEDULE				
BOTANICAL NAME	COPYING NAME	QTY.	SIZE	REMARKS
Q. FULVA AMERICANA	AMERICAN ELM	1	6" CAL.	HILL HEAD, SPECIEN STRONG AND STRAIGHT CENTRAL LEADER
H. NIGRA	HOPHORNBEAM	1	6" CAL.	HILL HEAD, SPECIEN STRONG AND STRAIGHT CENTRAL LEADER
A. RUBRA	RED MAPLE	5	6" CAL.	HILL HEAD, SPECIEN STRONG AND STRAIGHT CENTRAL LEADER
Q. NIGRA	CHINKAPIN OAK	6	6" CAL.	HILL HEAD, SPECIEN STRONG AND STRAIGHT CENTRAL LEADER
N. SYLVATICA	BLACKGUM	3	6" CAL.	HILL HEAD, SPECIEN STRONG AND STRAIGHT CENTRAL LEADER
C. A. AGATICA	WATER HICKORY	6	6" CAL.	HILL HEAD, SPECIEN STRONG AND STRAIGHT CENTRAL LEADER
A. INLEBIA	PAW PAW	5	3" CAL.	HILL HEAD, SPECIEN STRONG AND STRAIGHT CENTRAL LEADER

SHRUB & GROUNDCOVER PLANTING SCHEDULE				
BOTANICAL NAME	COPYING NAME	QTY.	SIZE	REMARKS
P. L. ANDROMEDA	OTTO LYTKEN LAUREL	28	1" CONT.	8" OC. HILL HEAD, SPECIEN
D. GRACILE	BLENDER DESUDA	8	1" CONT.	3" OC. HILL HEAD, SPECIEN
L. NIGRA	L. NIGRA	4	1" CONT.	8" OC. HILL HEAD, SPECIEN
P. VIRGATUM	PAW PAW	800	1" CONT.	8" OC. HILL HEAD, SPECIEN
C. NIGRA	CONWAY FERN	60	1" CONT.	2" OC. HILL HEAD, SPECIEN