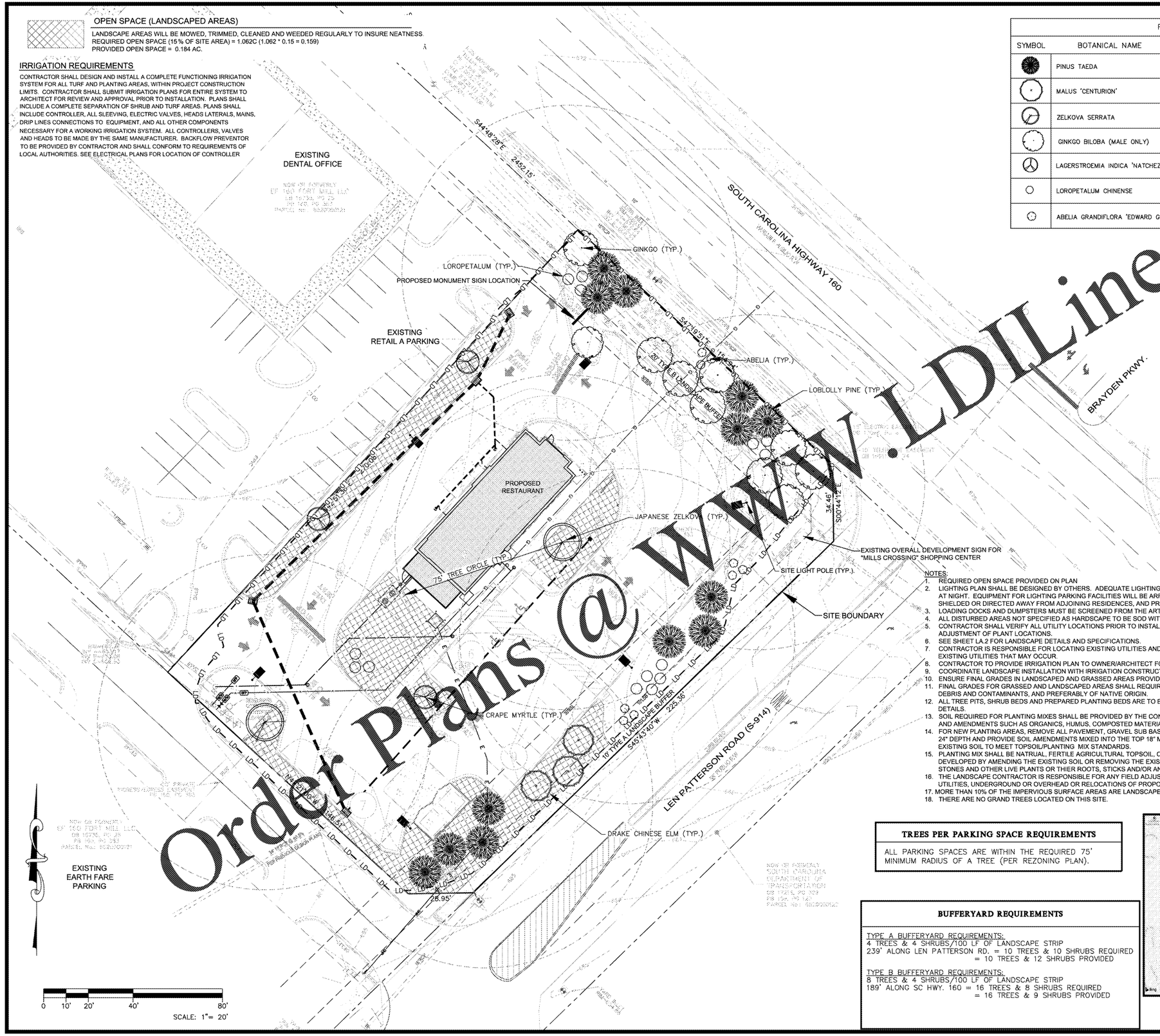
OPEN SPACE (LANDSCAPED AREAS)

LANDSCAPE AREAS WILL BE MOWED, TRIMMED, CLEANED AND WEEDED REGULARLY TO INSURE NEATNESS.
REQUIRED OPEN SPACE (15% OF SITE AREA) = 1.062C (1.062 * 0.15 = 0.159)
PROVIDED OPEN SPACE = 0.184 AC.

IRRIGATION REQUIREMENTS

CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FUNCTIONING IRRIGATION SYSTEM FOR ALL TURF AND PLANTING AREAS, WITHIN PROJECT CONSTRUCTION LIMITS. CONTRACTOR SHALL SUBMIT IRRIGATION PLANS FOR ENTIRE SYSTEM TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PLANS SHALL INCLUDE A COMPLETE SEPARATION OF SHRUB AND TURF AREAS. PLANS SHALL INCLUDE CONTROLLER, ALL SLEEVING, ELECTRIC VALVES, HEADS LATERALS, MAINS, DRIP LINES CONNECTIONS TO EQUIPMENT, AND ALL OTHER COMPONENTS NECESSARY FOR A WORKING IRRIGATION SYSTEM. ALL CONTROLLERS, VALVES AND HEADS TO BE MADE BY THE SAME MANUFACTURER. BACKFLOW PREVENTOR TO BE PROVIDED BY CONTRACTOR AND SHALL CONFORM TO REQUIREMENTS OF LOCAL AUTHORITIES. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER



PLANTING LEGEND & SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	PINUS TAEDA	LOBLOLLY PINE	PER PLAN	2" CAL.
	MALUS 'CENTURION'	DRAKE CHINESE ELM	PER PLAN	2" CAL.
	ZELKOVA SERRATA	JAPANESE ZELKOVA	PER PLAN	2" CAL.
	GINKGO BILOBA (MALE ONLY)	GINKGO	PER PLAN	2" CAL.
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	PER PLAN	2" CAL.
	LOROPETALUM CHINENSE	LOROPETALUM	PER PLAN	3' WIDE 3' HT.
	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	PER PLAN	18" HT. 3 GAL.

NOTES:
1. REQUIRED OPEN SPACE PROVIDED ON PLAN
2. LIGHTING PLAN SHALL BE DESIGNED BY OTHERS. ADEQUATE LIGHTING WILL BE PROVIDED IF OFF-STREET PARKING SPACES ARE TO BE USED AT NIGHT. EQUIPMENT FOR LIGHTING PARKING FACILITIES WILL BE ARRANGED SO THAT LIGHT DOES NOT INTERFERE WITH TRAFFIC, IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES, AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY BOUNDARIES.
3. LOADING DOCKS AND DUMPSTERS MUST BE SCREENED FROM THE ARTERIAL ROAD (SECTION 155.290(B))
4. ALL DISTURBED AREAS NOT SPECIFIED AS HARDSCAPE TO BE SOD WITH FESCUE.
5. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION, NOTFY ENGINEER/ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
6. SEE SHEET LA.2 FOR LANDSCAPE DETAILS AND SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY DAMAGE TO EXISTING UTILITIES THAT MAY OCCUR.
8. CONTRACTOR TO PROVIDE IRRIGATION PLAN TO OWNER/ARCHITECT FOR REVIEW AND APPROVAL.
9. COORDINATE LANDSCAPE INSTALLATION WITH IRRIGATION CONSTRUCTION.
10. ENSURE FINAL GRADES IN LANDSCAPED AND GRASSED AREAS PROVIDE POSITIVE DRAINAGE.
11. FINAL GRADES FOR GRASSED AND LANDSCAPED AREAS SHALL REQUIRE A MINIMUM OF 4"-6" OF UNCOMPACTED, CLEAN TOPSOIL, FREE OF DEBRIS AND CONTAMINANTS, AND PREFERABLY OF NATIVE ORIGIN.
12. ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
13. SOIL REQUIRED FOR PLANTING MIXES SHALL BE PROVIDED BY THE CONTRACTOR WHO SHALL LOAD, HAUL, MIX AND DISTRIBUTE ALL TOPSOIL AND AMENDMENTS SUCH AS ORGANICS, HUMUS, COMPOSTED MATERIAL OR NATIVE MATERIAL AS REQUIRED.
14. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB BASE AND CONSTRUCTION DEBRIS. LOOSEN COMPACTED SOIL TO MINIMUM 24" DEPTH AND PROVIDE SOIL AMENDMENTS MIXED INTO THE TOP 18" MINIMUM OR FOR UNCOMPACTED AREAS, AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS.
15. PLANTING MIX SHALL BE NATRUAL, FERTILE AGRICULTURAL TOPSOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT MAY BE DEVELOPED BY AMENDING THE EXISTING SOIL OR REMOVING THE EXISTING SOIL AND REPLACING WITH NEW SOIL. IT SHALL BE FREE OF STONES AND OTHER LIVE PLANTS OR THIER ROOTS, STICKS AND/OR ANY OTHER OTHER THAN FRIABLE SOIL.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY FIELD ADJUSTMENTS REQUIRED TO AVOID DRAINAGE PATTERNS OR STRUCTURES, UTILITIES, UNDERGROUND OR OVERHEAD OR RELOCATIONS OF PROPOSED VEGETATION BECAUSE OF SITE CONDITIONS.
17. MORE THAN 10% OF THE IMPERVIOUS SURFACE AREAS ARE LANDSCAPE TO BREAK UP THE EXPANSE OF IMPERVIOUS AREA.
18. THERE ARE NO GRAND TREES LOCATED ON THIS SITE.

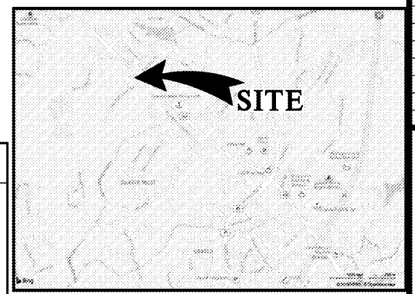
TREES PER PARKING SPACE REQUIREMENTS

ALL PARKING SPACES ARE WITHIN THE REQUIRED 75' MINIMUM RADIUS OF A TREE (PER REZONING PLAN).

BUFFERYARD REQUIREMENTS

TYPE A BUFFERYARD REQUIREMENTS:
4 TREES & 4 SHRUBS/100 LF OF LANDSCAPE STRIP
239' ALONG LEN PATTERSON RD. = 10 TREES & 10 SHRUBS REQUIRED
= 10 TREES & 12 SHRUBS PROVIDED

TYPE B BUFFERYARD REQUIREMENTS:
8 TREES & 4 SHRUBS/100 LF OF LANDSCAPE STRIP
189' ALONG SC HWY. 160 = 16 TREES & 8 SHRUBS REQUIRED
= 16 TREES & 9 SHRUBS PROVIDED



VICINITY MAP
SCALE: NTS

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MDV Engineering
C/O Ayer Design Group
215 Johnston Street
Rock Hill, SC 29730
Phone: 704-400-1044 Email:michael@mdveng.com

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
MDV ENGINEERING, LLC
No. C04273

SOUTH CAROLINA PROFESSIONAL ENGINEER
SEAL
No. 021590
8-2-19
MICHAEL D. NEWMAN

PROJECT

Arby's

RESTAURANT with DRIVE-THRU

2385 LEN PATTERSON RD
FORT MILL, SC 29708
(YORK COUNTY)

FOR

BRG Brumit Restaurant Group

BRUMIT RESTAURANT GROUP, LLC
P.O. BOX 15726
ASHEVILLE, NC 28813
PH: 828.274.5835

REVISIONS

DWG. NAME : 2019-111
DRAWN BY : MDN
DATE. : 8.2.19
SCALE: 1:20

LANDSCAPE PLAN

LA.1