



INTERSTATE HIGHWAY 20
(U.S. Highway 278 / State Route 12)

FRONTAGE ROAD SOUTH

Order

PROPOSED TACO BELL BUILDING AREA - 3,433 S.F.

WWW.DIYLANDSCAPE.COM

PLANT MATERIAL SCHEDULE						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	SPACING
ORNAMENTAL TREES						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	SPACING
	1	CERIS CANADENSIS	EASTERN REDBUD	2"	B&B	AS SHOWN
SHRUBS / GRASSES						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	DET.	REMARKS	
	19	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL.		AS SHOWN
	12	MUHLENBERGIA CAPILLARIS	GULF MUHLENBERGIA	5 GAL.		AS SHOWN
	34	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 GAL.		AS SHOWN
	11	Berberis thunbergii	Japanese Barberry	3 GAL.		AS SHOWN
	47	ILEX VOMITORIA 'DWARF DWAYNE'	DWARF YAPPOON HOLLY	5 GAL.		AS SHOWN
	6	Juniperus chinensis 'Spartan'	Chinese Juniper	4' HT. MIN.		AS SHOWN
	11	Stenandrium sp.	Foerster's Feather Reed Grass	2 gal.		AS SHOWN
GRASSES/GROUND COVERS						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	DET.	REMARKS	
	TBD		TURF			
	210	Juniperus horizontalis	CREeping JUNIPER	1 GAL.		24" O.C.
	110	Vinca major	PERIWINKLE	1 GAL.		24" O.C.
	TBD		DECORATIVE GRAVEL RED GRANITE 3" AGGREGATE			
	AS SHOWN		LIMESTONE BOULDER DESERT SAND COLOR 1 1/2" - 3/4" IN SIZE			

LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- ALL LANDSCAPE SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z 60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT INFESTATION.
- ALL SHRUB BEDS SHALL HAVE A WEED BARRIER AND BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF GRAVEL MULCH - LIMESTONE IN COLOR. NO PLASTIC / IMPERVIOUS BARRIERS WILL BE PERMITTED.
- GRAVEL MULCH SHALL BE CONTINUOUS TO EDGE OF STEEL BORDER & CONCRETE CURB. ALSO UNDER ALL PLANTS.
- LANDSCAPE CONTRACTOR MUST VERIFY SOIL PH. LANDSCAPE DESIGNER IS REQUIRED TO SPECIFY SOIL AMMIXTURES THAT WILL ALLOW FOR PLANTING DESIGN INTENT. MINIMIZE THE USE OF AMMIXTURES, WHEN POSSIBLE.
- CONTRACTOR IS REQUIRED TO MAKE SURE THAT ANY SOIL STABILIZATION MATERIALS/CONSTRUCTION DEBRIS, ETC. IS REMOVED FROM LANDSCAPE AREAS PRIOR TO PLANTING.
- LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR GROUNDCOVER SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
- ALL BACKFILL IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL.
- ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A 5" WIDE MULCH RING. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
- AT PLANTING, TREE TRUNKS MUST BE STRAIGHT WITH MINIMAL DOGLEGES.
- WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
- SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
- DO NOT DISTURB EXISTING UTILITIES WITHIN WORK AREA. SILT FENCE AND PLANTINGS SHALL AVOID ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. WRITTEN QUANTITIES TAKES PRECEDENCE OVER GRAPHIC QUANTITIES. NOTIFY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT OF DISCREPANCIES.
- THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGE.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS SHOWN ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED. NO DIRT CLOUDS GREATER THAN 2H IN DIAMETER.
- ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION, (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.). TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- PLACE PLANT MATERIAL IN SHRUB BED SO THAT ONCE PLANTS GROW TO FULL SIZE THEY ARE FULLY CONTAINED WITHIN THE SHRUB BED AREA AND DO NOT HANG OVER THE EDGER LINE.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF HATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2% MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY A METAL EDGE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOO TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS. THESE PLANS ARE NOT INTENDED FOR CONSTRUCTION OR PERMITTING UNLESS STATED IN THE TITLE BLOCK.
- ALL PLANTED AREAS SHALL BE GRADED TO PREVENT PONDING OF WATER.
- WHEN SEEDING IS UTILIZED, HYDRO MULCHING / HYDRO SEEDING IS REQUIRED IN LIEU OF DRY SEEDING. DRY SEEDING WITH STRAW MULCHING SHALL NOT BE PERMITTED. SEEDING CAN BE UTILIZED FOR LARGE TURF AREAS AWAY FROM PUBLIC VIEW.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 22" X 34" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- WHEN SEEDING IS UTILIZED, HYDRO MULCHING / HYDRO SEEDING IS REQUIRED IN LIEU OF DRY SEEDING. DRY SEEDING WITH STRAW MULCHING SHALL NOT BE PERMITTED. SEEDING CAN BE UTILIZED FOR LARGE TURF AREAS AWAY FROM PUBLIC VIEW.
- LANDSCAPE BEDS ADJACENT TO WALKWAYS SHALL BE GRADED TO PREVENT WASH OUT OF MULCH INTO WALKWAYS.

USER: Joe Hensley TAB: LAND PLAN
DATE: November 10, 2020 - 10:45:50 AM
DRAWING: S:\JOBS\Jobs\2020\20-0033\CADD\C-Plan\PlotSheets\C-PLAN_LAND_20-0033.dwg

<p>ARCVISION, INC. 1850 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146 (314) 415-2400</p>	<p>REVISION DESCRIPTION DATE NO</p>
<p>CLIENT: TACO BELL</p>	<p>6151 HWY 278 NE NW COVINGTON, GA 30014</p>
<p>LANDSCAPE PLAN</p>	<p>DESIGN/CALC BY JCH</p>
<p>DATE 11/10/2020</p>	<p>DRAWN BY JCH</p>
<p>Job Number 20-0033</p>	<p>CHECKED BY JDR</p>
<p>Sheet Number L1.0</p>	<p>DRAWING SCALE AS SHOWN</p>