CONTACT INFORMATION

OWNER 35528 ATLANTIC AVE LLC 806 FREDERICK ROAD

CATONSVILLE, MD 21228

DEVELOPER: JOHN SOVERO 1ST TEAM Staffing Services

806 FREDERICK ROAD CATONSVILLE, MD 21228 ENGINEER: CASEY RAUCH

RAUCH INC.

106 N. HARRISON ST. EASTON, MD 21601 (410) 770-9081

SITE DATA:

TAX ID:

BUILDING SETBACKS:

PROPERTY ADDRESS: 35528 ATLANTIC AVE MILLVILLE, DE 19970 PRESENT ZONING CLASSIFICATION: C1 - TOWN CENTER

COMMERCIAL DISTRICT PROPOSED ZONING CLASSIFICATION: C1 - TOWN CENTER COMMERCIAL DISTRICT

> (IN THE PROCESS OF BEING COMBINED)

DEED REFERENCE: BOOK 5992 / PAGE 221

> FRONT - 20' SIDE - 15'

REAR - 30'

134-12.00-404.00

134-12.00-405.00

42 FEET (26.5' PROVIDED) MAX. BUILDING HEIGHT

PARKING - REQUIRED: 7 SPACES

PARKING - AS DESIGNED: -8 PARKING SPACES + 1 VAN ACCESSIBLE A.D.A. SPACE

- 10 VACUUM SPACES

EXISTING USE:

PROPOSED USE: COMMERCIAL CAR WASH

SITE AREA: 1.691 ACRES 0.919 ACRES (54.36% SITE AREA) PROPOSED IMPERVIOUS:

PROPOSED TOTAL LIMIT OF DISTURBANCE: 1.674 ACRES

STORMWATER MANAGEMENT AREAS: FLOODPLAIN: PER FEMA FIRM MAP 10005C0511K

REVISED 3/16/2015, THE PROJECT AREA IS NOT LOCATED WITHIN THE

NO WETLANDS PRESENT ON SITE WETLANDS:

POSTED SPEED LIMIT:

NO PROXIMITY TO TRANSPORATION

HORIZONTAL - NAD83 VERTICAL - NAVD88

BENCHMARK IS EXISTING SEWER MAN HOLE RIM, ELEVATION 10.95', AS SHOWN ON SHEET C-100

SURVEY PERFORMED BY RAUCH INC. ON 2/6/2023 & 2/15/2023

AUTOMATIC SPRINKLERS AND FIRE LANES ARE NOT REQUIRED FOR THIS

- **ENVIRONMENTAL NOTES:** 1. THE PROJECT SITE IS NOT LOCATED WITHIN THE CRITICAL AREA BUFFER
- 2. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
- 3. NON-TIDAL WETLANDS ARE NOT PRESENT ON-SITE

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIATION MUST BE COMPLETE WITHIN:

- THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
- SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISURBED OR GRADED AREAS ON THE PROJECT

SITE NOT UNDER ACTIVE GRADING

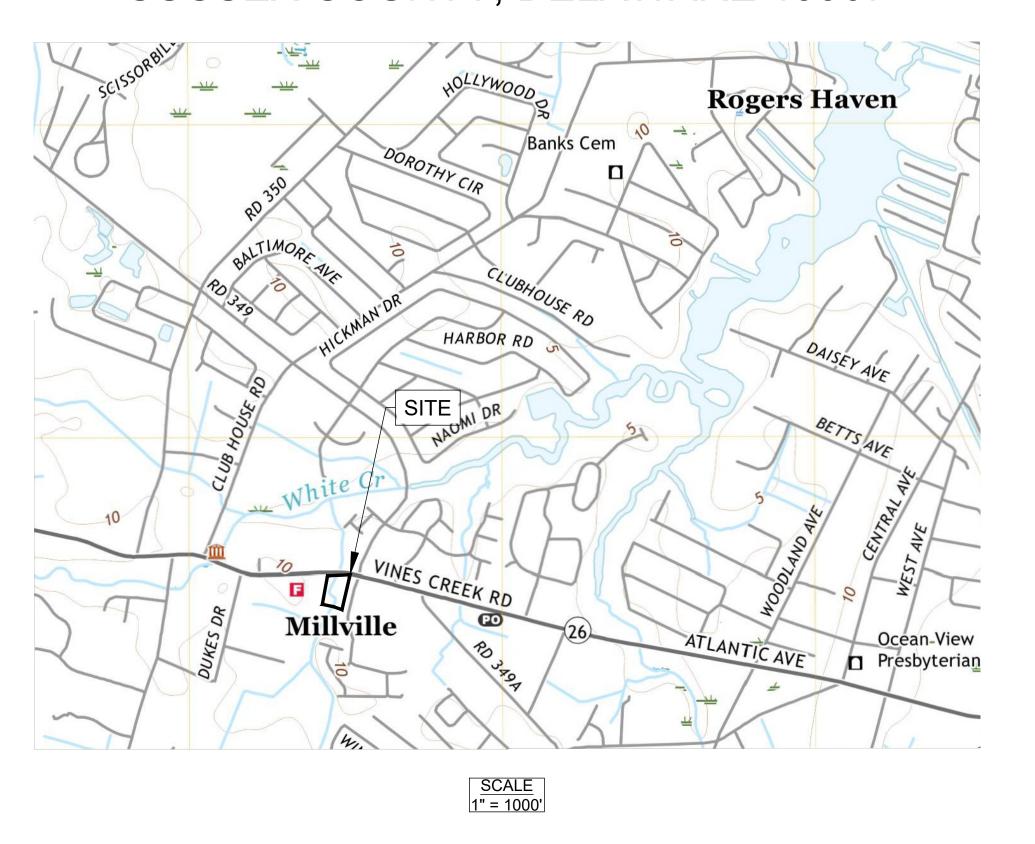
HYDROLOGY NOTES:

- . THE PROJECT WILL NOT ALTER HYDROLOGY TO OR FROM THE SITE
- 2. NO OUTLETS WILL BE ALTERED BY THIS PROJECT



CONSTRUCTION PLANS GANDER'S CAR WASH

35528 ATLANTIC AVE LLC MILLVILLE, BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE 19967



LINETYPES

MAJOR CONTOURS

TOP OF SLOPE BREAKLINE

TOPOGRAPHY BREAKLINE

BOTTOM OF SLOPE BREAKLINE

PARCEL SETBACK/EASEMENT

MINOR CONTOURS

CATCHMENT AREA

PARCEL BOUNDARY

FENCELINE WOOD

TREELINE/VEGETATION

ROADWAY CENTERLINE

OVERHEAD ELECTRIC

TELEPHONE LINE

STORMWATER PIPE

SANITARY SEWER

FORCE MAIN SEWER

MEAN HIGH WATER

BUFFER 25'/100'

SOILS BOUNDARY

SUPER SILT FENCE

LOD & SILT FENCE

FLOOD PLANE 100/500 YR

CRITICAL AREA BOUNDARY

SILT FENCE ON PAVEMENT

LOD & SUPER SILT FENCE

CURB INLET PROTECTION

SWM EASEMENT 5'/10'

LOD & SILT FENCE ON PAVEMENT

STANDARD INLET PROTECTION AT-GRADE INLET PROTECTION

GAS PIPE LINE

WATER PIPE

UNDERDRAIN

UNDERGROUND ELECTRIC

HIGHWAY BARRIER

FENCELINE STEEL

Tc FLOW PATH

PROPOSED

EXISTING

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SYMBOLS

FLARED END SECTION

NYLOPLAST INLET

CLEANOUT

GATE VALVE

WATER METER

BOLLARD

UTILITY POLE

CONIFEROUS TREE

DECIDUOUS TREE

SPOT ELEVATION

BOREHOLE/MONITORING WELL +

INLET PROTECTION - TYPE 1

INLET PROTECTION - TYPE 2

INLET PROTECTION - TYPE 3

LAND SLOPE

BENCHMARK

ELECTRIC TRANSFORMER

TELEPHONE PEDESTAL

STORM DRAIN MANHOLE

SANITARY SEWER MANHOLE

PROPOSED EXISTING

YI

CI

☐ ELEC

HATCHES

ASPHALT

GRAVEL

CONCRETE

RIPRAP/ROCK

ESD BED BOTTOM

BRICK PAVING

EXISTING, TO BE

STEEP SLOPES

ROOFTOP/NON-ROOFTOP

2" MILL AND OVERLAY OF

GENERAL NOTES

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, BEST PRACTICES OF THE RESPECTIVE TRADES AND THE STANDARD SPECIFICATIONS AND DETAILS REFERRED TO HEREON.

THIS DRAWING SHOWS INFORMATION OBTAINED FROM AVAILABLE RECORDS REGARDING PIPES CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST WITHIN LIMITS OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:

> DELDOT SOUTH DISTRICT ENTRANCE PERMIT SUPERVISOR 302-853-1340 TOWN OF MILLVILLE DPW 302-539-0449 SUSSEX CONSERVATION DISTRICT 302-856-2105 MISS UTILITY 800-282-8555

SHOULD ANY DAMAGE OCCUR TO ANY MARKED UTILITIES, THEY SHALL BE REPAIRED SOLELY AT THE CONTRACTORS EXPENSE.

ALL LANDSCAPING SHALL BE PERFORMED BY QUALIFIED PROFESSIONALS. ALL PLANT MATERIALS SHALL BE FROM CERTIFIED NURSERYMAN AND BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF

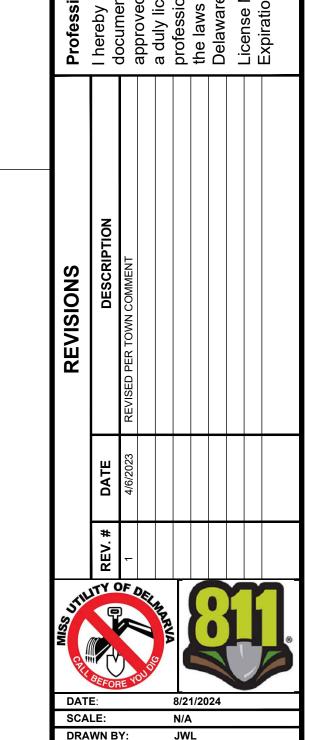
ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

FIRE LANE AND ACCESS WILL MEET REQUIREMENTS FOR THE PROPOSED BUILDING PRIOR TO THE FINAL

DRAWING LIST		
SHEET NUMBER	DRAWING TITLE	
G-100	COVER SHEET	
V-101	EXISTING CONDITIONS AND DEMOLITION PLAN	
C-100	OVERALL SITE PLAN	
C-201	EROSION & SEDIMENT CONTROL PLAN	
C-203	STORMWATER MANAGEMENT PROFILES	
C-205.01	EROSION & SEDIMENT CONTROL DETAILS	
C-205.02	STORMWATER MANAGEMENT DETAILS	
C-301	SITE GRADING PLAN	
C-305	SITE DETAILS	
C-401	STORMWATER MANAGEMENT PLAN	
C-501	UTILITY PLAN	
C-503	UTILITY PROFILES	
C-505	UTILITY DETAILS	
L-601	LANDSCAPING PLAN	
L-605	LANDSCAPE DETAILS	

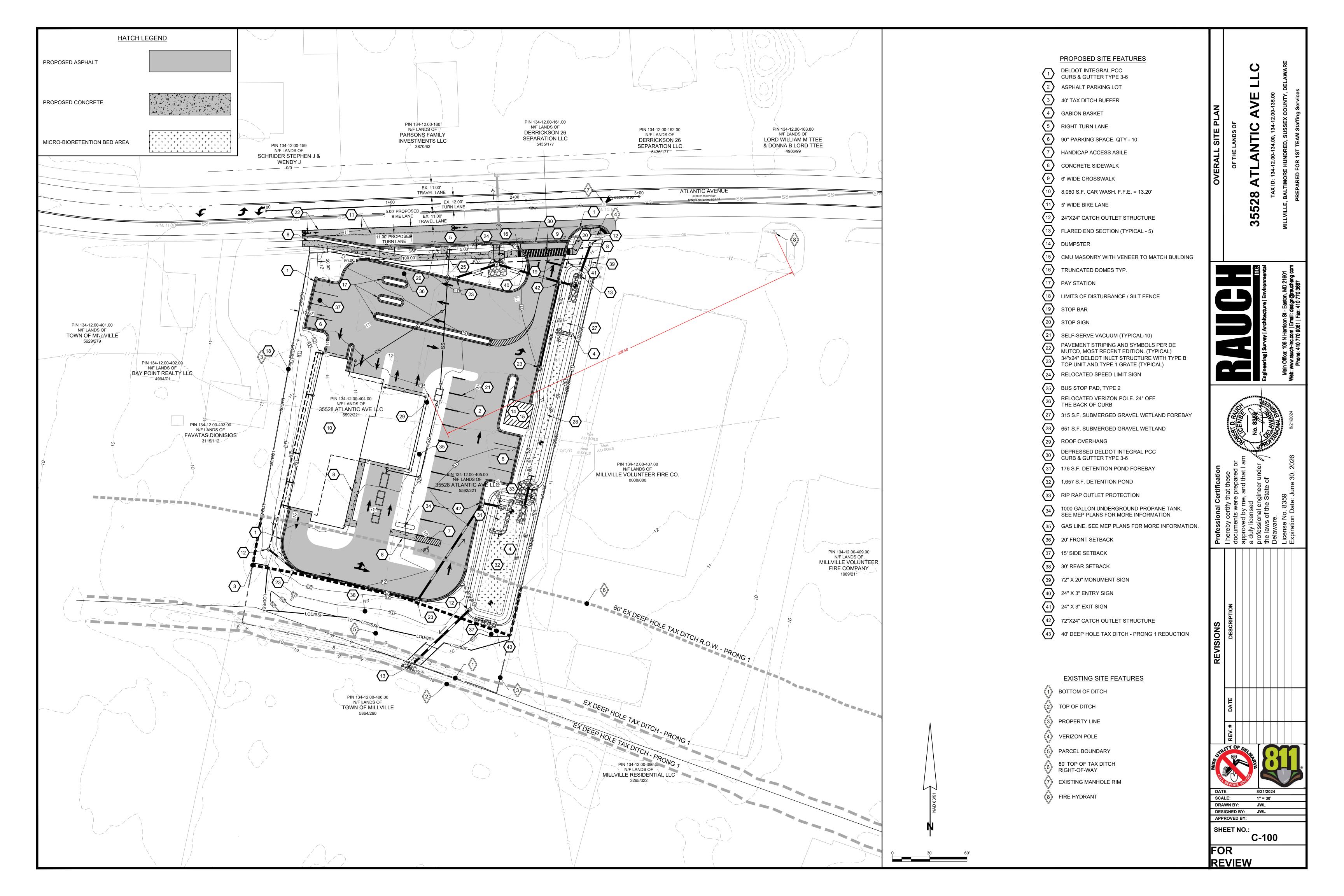


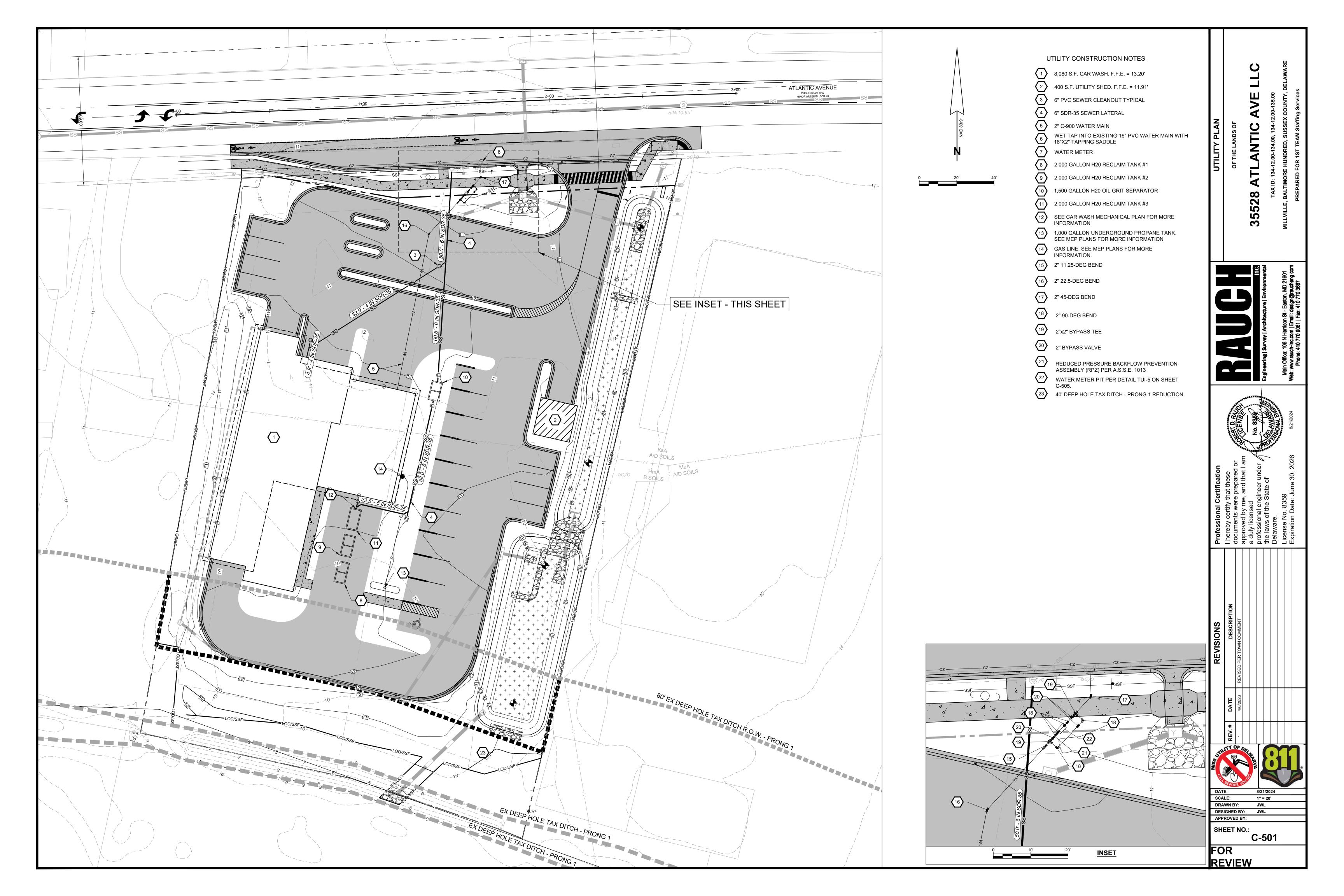


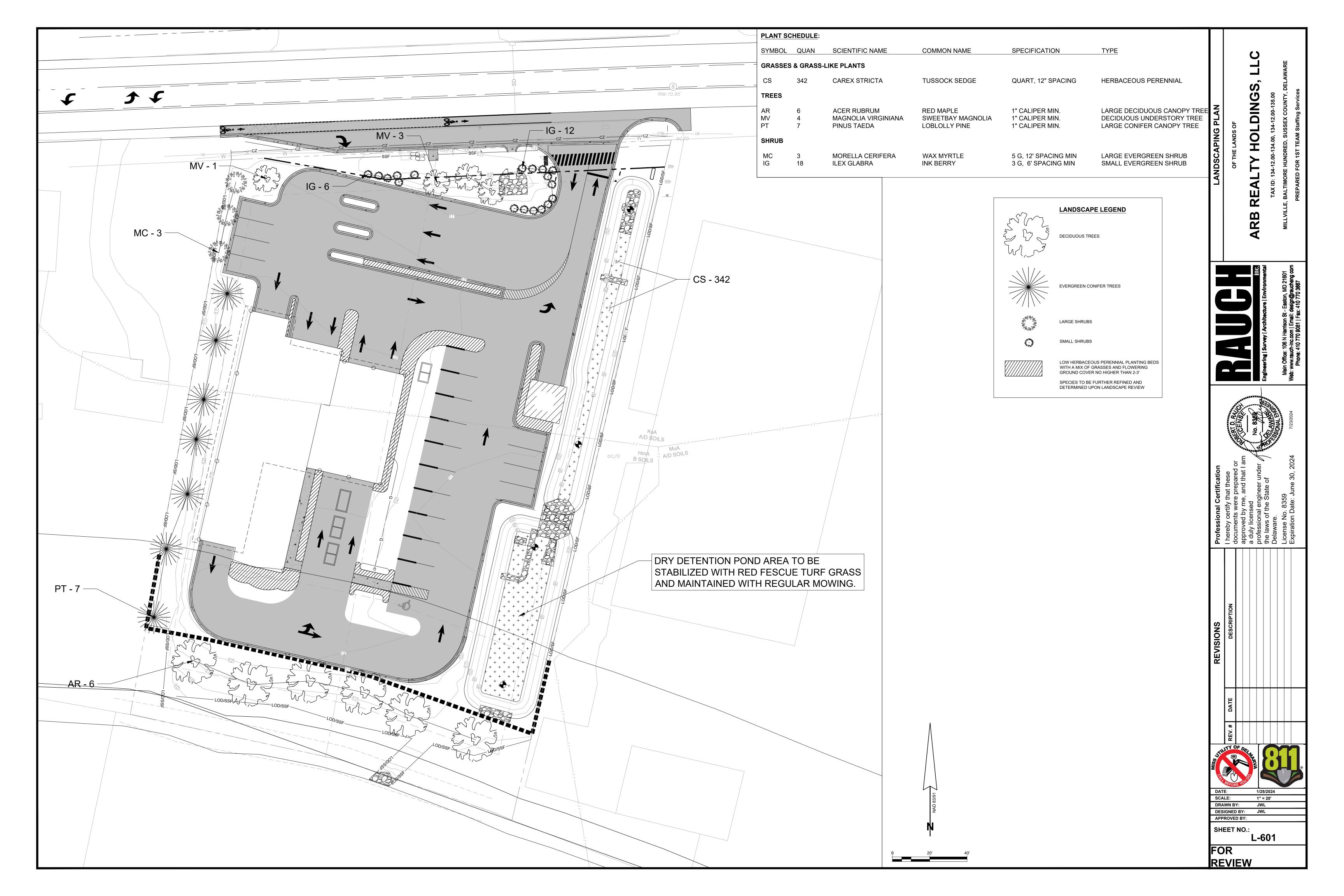


DESIGNED BY:

REVIEW







LANDSCAPE PLANTING REQUIREMENTS

GENERAL REQUIREMENTS

- COMPLIANCE WITH THE TERMS OF THIS LANDSCAPE PLAN, INCLUDING ALL MAINTENANCE AND WARRANTY REQUIREMENTS PRESCRIBED HEREON IS THE RESPONSIBILITY OF THE OWNER. MAINTENANCE AND WARRANTY TERMS AND RESPONSIBILITIES OF THE CONTRACTOR SHALL BE NEGOTIATED BETWEEN OWNER AND CONTRACTOR.
- THE CONTRACTOR (CONTRACTOR) IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL LANDSCAPING SHOWN OR IMPLIED ON THIS PLAN. PLANT QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE OWNER, OR DESIGNATED REPRESENTATIVE IF PROPOSED
- THE CONTRACTOR SHALL DILIGENTLY ATTEMPT TO LOCATE THE SPECIFIED NATIVE PLANT MATERIAL. IF SPECIFIED PLANT MATERIALS CANNOT BE LOCATED, ALTERNATIVES MAY BE CONSIDERED AND APPROVED, IN ADVANCE, BY THE OWNER, OR DESIGNATED REPRESENTATIVE.

SPECIES AND/OR SITE PLANTING CONDITIONS WARRANT RE-DESIGN CONSIDERATIONS.

- PRIOR TO LANDSCAPE INSTALLATION, THE CONTRACTOR SHALL COORDINATE A SITE MEETING WITH THE OWNER, OR DESIGNATED REPRESENTATIVE TO REVIEW THE PLAN, SITE DRAINAGE CONDITIONS AND TO DETERMINE ANY FIELD
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK, AND SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND MISS UTILITY TO VERIFY UTILITY LOCATIONS. ANY REPAIRS TO EXISTING UNDERGROUND UTILITIES REQUIRED AS A RESULT OF ACTIONS OF THE CONTRACTOR AND/OR HIS ASSIGNS SHALL BE BORNE BY CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THAT FINAL ROUGH GRADES HAVE BEEN ESTABLISHED AND THAT THE SITE IS READY FOR LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL ENSURE THAT PLANTINGS WILL HAVE ADEQUATE DRAINAGE. THE CONTRACTOR SHALL INSTALL PLANT MATERIAL FACTORING IN ANY "FINAL" GRADING WORK TO BE COMPLETED AFTER LANDSCAPE INSTALLATION.
- THE CONTRACTOR SHALL LAY OUT BEDS AND POSITION PLANTS FOR APPROVAL BY OWNER, OR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL REVIEW ANY SIGNIFICANT FIELD ADJUSTMENTS PRIOR TO INSTALLATION. NOTE: PLANTING WITHIN THE ROOT ZONE OF EXISTING TREES REQUIRES ADDITIONAL CARE. HAND DIGGING OF PLANTING HOLES AND ADJUSTMENT OF PLANTING LAYOUT MAY BE NECESSARY.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN JOB SITE AND REMOVE ALL PLANTING AND RELATED DEBRIS DAILY DURING THE COURSE OF IMPLEMENTATION.
- THE OWNER, OR DESIGNATED REPRESENTATIVE SHALL REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SPECIFICATIONS, IS DISEASED OR OTHERWISE UNHEALTHY.
- ALL LANDSCAPE INSTALLATION SHALL BE ACCOMPLISHED WITH QUALIFIED PERSONNEL, UTILIZING INDUSTRY STANDARD PRACTICES AND TECHNIQUES.

PLANT MATERIAL

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AS APPROVED BY THE
- AMERICAN NATIONAL STANDARDS INSTITUTE INC. LATEST EDITIONS. ALL PLANT MATERIAL SHALL BE NURSERY GROWN WITH SOUND HORTICULTURAL PRACTICES AND UNLESS OTHERWISE APPROVED BY THE OWNER, OR DESIGNATED REPRESENTATIVE, GROWN IN SOIL AND CLIMATE CONDITIONS SIMILAR TO
- ALL MATERIAL SHALL EXHIBIT HEALTHY GROWTH WITH GOOD BRANCHING STRUCTURE, DENSE FOLIAGE AND A FIBROUS, DEVELOPED ROOT SYSTEM.
- ALL MATERIAL SHALL BE FREE OF INSECT INFESTATION AND DISEASE. THE OWNER RESERVES THE RIGHT TO HAVE THE PLANT MATERIAL INSPECTED AND TAGGED AT THE GROWING SITE, AND TO REJECT ANY DEFICIENT MATERIAL AT THE JOB SITE.

PLANT MATERIAL HANDLING:

CONTRACTOR OF ADEQUATE MAINTENANCE.

- ALL PLANT MATERIAL SHALL ARRIVE AT THE JOB SITE IN A HEALTHY CONDITION.
- THE CONTRACTOR SHALL STAGE DELIVERY AND PLANT INSTALLATION TO MINIMIZE STRESS ON PLANT MATERIAL • PLANT MATERIAL TO BE STAGED ON OR OFF THE JOB SITE SHALL BE LOCATED TO MAXIMIZE PROTECTION FROM HOT SUN AND DRYING WINDS, AND SHALL BE WATERED TO MAINTAIN A STRESS FREE CONDITION. ON-SITE WATER MAY NOT BE AVAILABLE FOR THE CONTRACTOR TO USE. THE LACK OF AVAILABLE WATER SHALL NOT RELIEVE THE

PLANTING SCHEDULE

- PLANTING SCHEDULES SHALL COINCIDE WITH THE OVERALL PROGRESS OF SITE CONSTRUCTIONS.
- CERTAIN PLANT SPECIES REQUIRE SPECIFIC SEASON INSTALLATION AND SHALL BE COORDINATED APPROPRIATELY.
- PLANTING IS DISCOURAGED IN THE HOT, DRY PERIODS OF SUMMER AND DURING FROZEN GROUND CONDITIONS IN WINTER, BUT MAY BE CONSIDERED YEAR-ROUND WITH MAINTENANCE REQUIREMENTS ADDRESSED ACCORDINGLY.
- ullet THE CONTRACTOR IS RESPONSIBLE FOR PLANT MATERIAL HEALTH AND VIGOR REGARDLESS OF WHEN THE MATERIAL IS INSTALLED.

TREE & SHRUB PLANTINGS:

- ALL TREE/SHRUB PLANTING PITS SHALL BE EXCAVATED TO A DEPTH SO THAT THE PLANT ROOT FLARE SHALL LIE AT THE FINISHED GRADE SURROUNDING THE PLANT. SOIL THAT MAY HAVE BEEN PLACED ON TOP OF ROOT BALL OR SETTLED AROUND TRUNK OR ROOT FLARE DURING TRANSPORT SHALL BE REMOVED TO ADEQUATELY EXPOSE ROOT FLARE SO PROPER PLANTING DEPTH CAN BE ESTABLISHED.
- THE ROOT BALL SHALL REST ON UNDISTURBED OR STABILIZED SOIL THE CONTRACTOR SHALL NOTIFY THE OWNER.
- OR DESIGNATED REPRESENTATIVE IF THIS PLANTING DEPTH SPECIFICATION CANNOT BE IMPLEMENTED.
- TREE PLANTING PITS SHALL BE EXCAVATED DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL AND TO A WIDTH EQUALING TWICE THE ROOT BALL DIAMETER.
- EXCAVATED SOILS NOT PREVIOUSLY COMPACTED OR OTHERWISE DEGRADED SHALL BE RE-USED FOR PLANTING PIT BACKFILL. EXCAVATED SOILS UNSUITED FOR BACKFILL SHALL BE AMENDED WITH FRIABLE TOPSOIL TO CREATE A SUITABLE PLANTING SOIL AS APPROVED BY THE OWNER, OR DESIGNATED REPRESENTATIVE. EXCAVATED SOILS THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH A SUITABLE PLANTING SOIL. NOTE: FOR BEDDING PURPOSES OR UNLESS OTHERWISE SPECIFIED HERON, THE CONTRACTOR SHALL ASSUME EXCAVATED SOILS ARE SUITABLE FOR PLANTING BACKFILL.
- SLOW RELEASE FERTILIZER TAB(S) (20-10-5, 21 GRAM, 2-YEAR) SHALL BE ADDED TO PLANTING HOLES AS PER MANUFACTURER'S SPECIFICATIONS.
- THE SIDES OF CONTAINER GROWN STOCK SHALL BE CUT OR SCARIFIED TO ELIMINATE BOUND ROOTS AND PROMOTE HEALTHY ROOT GROWTH.
- ALL SYNTHETIC MATERIALS FROM AROUND THE TREE TRUNK AND ROOT BALL SHALL BE REMOVED AND NOT EVIDENT WITHIN THE BACKFILL SOIL MIX. STRING, ROPE, SYNTHETIC BURLAP, PLASTIC, STRAPPING, AND OTHER MATERIALS THAT WILL NOT DECOMPOSE IN THE SOIL SHALL BE REMOVED AT THE TIME OF PLANTING
- SOIL GRADES SHALL BE FEATHERED AROUND PLANTINGS TO BLEND WITH SURROUNDING LANDSCAPE OR TURF AREAS. EXCESS EXCAVATED SOIL SHALL BE REMOVED FROM JOB SITE.
- ALL TREES AND SHRUBS SHALL BE WATERED DURING PLANTING TO MINIMIZE AIR POCKETS AND TO ENSURE SOIL CONTACT WITH ROOTS.

- TREE STAKING/ GUYING: TREES SHALL BE STAKED TO PREVENT TOPPLING BY STRONG WIND.
- STAKES SHALL BE INSTALLED ACORDING TO DETAIL PROVIDED ON PLAN. ANOTHER STAKING/GUYING METHOD MAY BE USED WITH APPROVAL OF OWNER'S REPRESENTATIVE.

- HERBACEOUS PLANT INSTALLATION: ROOT MASSES SHALL BE MOIST, BUT NOT SATURATED, AT THE TIME OF PLANTING.
- PLANT PITS SHALL BE PREPARED USING A DIBBLE, SPADE OR MECHANICAL AUGER BY OPENING A HOLE AT THE PLANTING SITE. FOR PLANTINGS UNDER EXISTING TREES, PLANTING HOLES SHALL BE HAND-DUG AND LOCATIONS ADJUSTED TO ACCOMMODATE EXISTING TREE ROOTS.
- PLANTS SHALL BE PLACED IN PLANTING PITS IN A VERTICAL POSITION.
- SOIL SHALL BE BACKFILLED INTO PLANT PITS, LIGHTLY COMPRESSED TO ELIMINATE AIR POCKETS, AND FIRMED AROUND THE PLANTS.
- ALL PLANTS SHALL BE WATERED DURING PLANTING TO MINIMIZE AIR POCKETS AND TO ENSURE SOIL CONTACT WITH ROOTS.

MULCHING:

- TWO TO THREE INCHES OF SHREDDED HARDWOOD MULCH SHALL BE APPLIED TO ALL NEWLY PLANTED TREES AND
- TWO TO THREE INCHES OF HARDWOOD MULCH SHALL BE APPLIED TO UPLAND HERBACEOUS PLANTING AREAS AS SHOWN ON THE PLANTING PLAN.
- MULCH SHALL NOT BE APPLIED TO SWALE, FOREBAY, OR WETLAND PLANTING SHELF AREAS.

DURING CONSTRUCTION PERIOD:

• THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL THROUGHOUT JOB COMPLETION AND FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE WATERED, WEEDED, MULCHED, PRUNED AND TREATED FOR INSECT DAMAGE, FUNGUS OR DISEASE TO INSURE HEALTHY GROWING CONDITIONS. WATERING SHALL PROVIDE ADEQUATE MOISTURE TO SUPPORT VIGOROUS GROWTH. DURING TIMES OF NORMAL PRECIPITATION, ALL TREES SHALL RECEIVE 1", OR APPROX. 5-10 GALLONS OF WATER PER WEEK. PLANTS IN HEAVIER SOILS SHALL BE MONITORED TO AVOID OVER-WATERING. GATOR BAGS, WATERING TRAYS, IRRIGATION, HAND WATERING, OR OTHER INDUSTRY STANDARD TECHNIQUES SHALL BE EMPLOYED TO MAINTAIN ADEQUATE MOISTURE SUPPLY TO THE PLANT MATERIAL. THE CONTRACTOR SHALL INSTRUCT THE OWNER REGARDING THE REQUIRED AND PROPER ON-GOING MAINTENANCE OF LANDSCAPE MATERIAL.

DURING WARRANTY PERIOD:

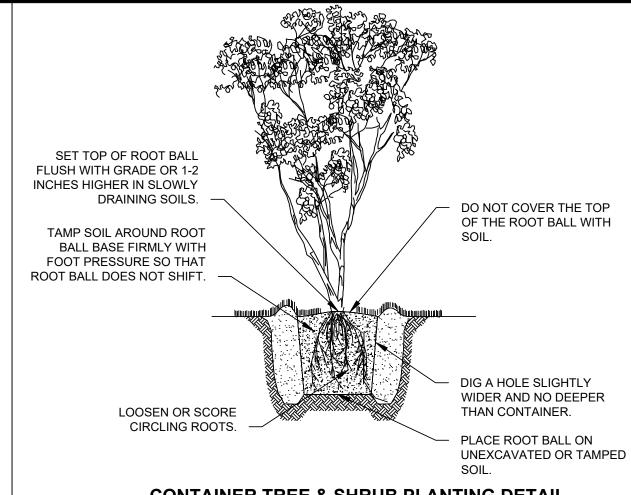
 THE CONTRACTOR SHALL VISIT THE SITE PERIODICALLY TO ADVISE OWNER OF ANY DEFICIENT CONDITIONS AFFECTING PLANT SURVIVABILITY. DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED (SEE WARRANTY BELOW).

DURING CONSTRUCTION PERIOD:

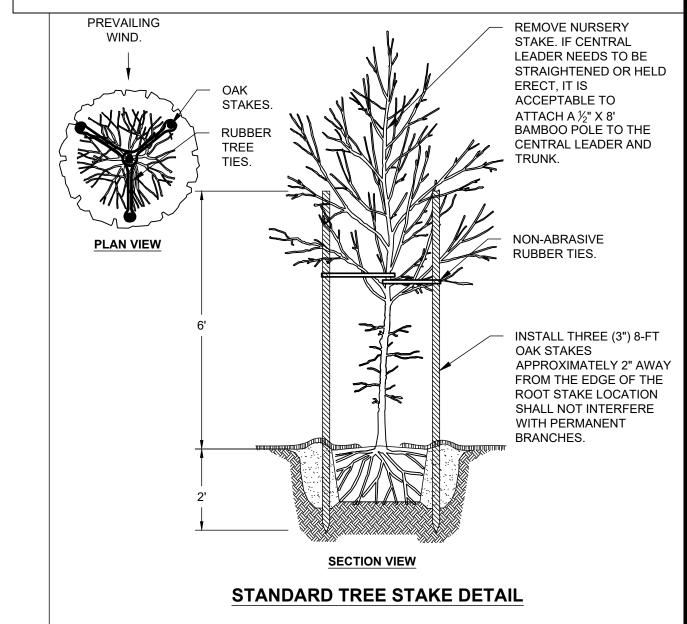
THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL THROUGH JOB COMPLETION AND FINAL ACCEPTANCE, ALL PLANT MATERIAL SHALL BE WATERED, WEEDED, MULCHED, PRUNED AND TREATED FOR INSECT DAMAGE, FUNGUS OR DISEASE TO ENSURE HEALTHY GROWING CONDITIONS. WATERING SHALL PROVIDE ADEQUATE MOISTURE TO SUPPORT VIGOROUS GROWTH. TYPICALLY, ALL TREES SHOULD RECEIVE APPROXIMATELY 1", OR 5-10 GALLONS OF WATER PER WEEK. PLANTS IN HEAVIER SOILS SHALL BE MONITORED TO AVOID OVER-WATERING. GATOR BAGS, WATERING TRAYS, IRRIGATION, HAND WATERING, OR OTHER INDUSTRY STANDARD TECHNIQUES SHALL BE EMPLOYED TO MAINTAIN ADEQUATE MOISTURE SUPPLY TO THE PLANT MATERIAL. INSTRUCT OWNER REGARDING REQUIRED AND PROPER ON-GOING MAINTENANCE OF LANDSCAPE INSTALLATION.

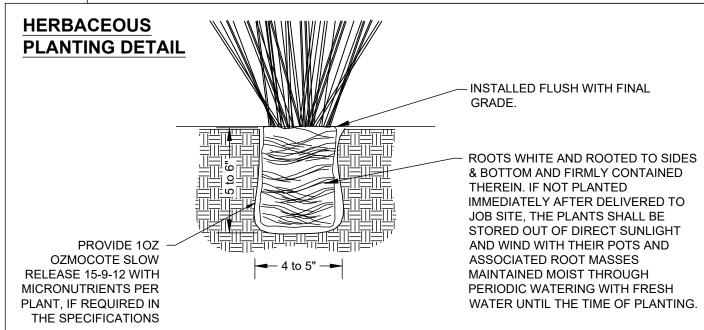
LANDSCAPING NOTES:

- 1. LANDSCAPE INSTALLER SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. INSTALLER SHALL ENSURE THAT FINAL GRADES HAVE BEEN ESTABLISHED AND THE SITE IS READY FOR LANDSCAPE INSTALLATION.
- 2. LANDSCAPE INSTALLER SHALL MAINTAIN THE LANDSCAPE IMPROVEMENT AREAS IN A CLEAN CONDITION, REMOVING DEBRIS DAILY AND AT THE COMPLETION OF THE INSTALLATION.
- 3. INSTALLER SHALL LAYOUT ALL BEDS AND POSITION PLANTS PER THE PLANS. ADJUST AS REQUIRED FOR FIELD CONDITIONS. REPORT SIGNIFICANT ADJUSTMENTS TO THE OWNER FOR APPROVAL PRIOR TO PLANT INSTALLATION. ALL BED AREAS SHALL BE SPRAYED WITH HERBICIDE AS NEEDED TO KILL AND/OR REMOVE ALL WEED OR GRASS VEGETATION.
- 4. EXCEPT FOR TREE SPADE INSTALLATIONS, ALL TREE PITS SHALL BE EXCAVATED TO A DEPTH SO THAT THE ROOT BALL WILL REST ON SOLID SOIL AT THE PROPER HEIGHT. STREET TREES PLANTING PITS SHALL BE EXCAVATED AND WORKED IN A RECTANGULAR FORM WITH THE SMALL DIMENSION TWICE THE DIAMETER OF THE ROOT BALL AND THE LARGE DIMENSION AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL OPEN AREA TREE PITS SHALL BE EXCAVATED TO A MINIMUM DIMENSION OF TWICE THE ROOTBALL WIDTH. TREES PLANTED ON SLOPES OR SIDE SWALES SHALL BE INSTALLED AT A HEIGHT RELATING TO THE UPHILL SIDE OF THE PIT, AND MOUNDED WITH SOIL AROUND THE LOWER SIDE. ALL SIDES AND BOTTOM OF TREE PLANTING PITS SHALL BE SCARIFIED OR LOOSENED TO PERMIT ROOT GROWTH. EXCAVATED SOILS THAT HAVE BEEN PREVIOUSLY UNDISTURBED SHALL BE LOOSENED AND UTILIZED FOR BACKFILL. COMPACTED SOILS THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH FRIABLE NATIVE SOILS FROM THE REGION.
- 5. ALL SHRUB PLANTING PITS, LANDSCAPE BEDS AND PLANTING MASS AREAS SHALL BE WORKED TO A DEPTH OF 12" (OR RAISED SLIGHTLY TO ACHIEVE A 12" FRIABLE SOIL DEPTH). SHRUB PLANTING AREAS SHALL BE WORKED TO 12" MINIMUM OUTSIDE THE ROOT BALL.
- 6. ALL LANDSCAPE BEDS SHALL BE "V" EDGED AND MULCHED WITH MINIMUM 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, OR APPROVED EQUAL MULCH TO FENCE LINES OR BACK OF CURBS WHERE APPROPRIATE TO ELIMINATE NARROW GRASS AREAS. AVOID MULCH PILED AGAINST TREE TRUNKS, ETC.
- 7. ALL TREES TO BE STAKED AND GUYED WITH HARDWOOD STAKES, MINIMUM OF TWO (2) 5' LONG, OR OTHER APPROVED GUYING SYSTEM. STAKES SHALL BE DRIVEN INTO STABLE SOILS. PROVIDE WIRE GUYS WITH RUBBER PROTECTANT OR OTHER APPROVED INDUSTRY PRACTICE.
- 8. LANDSCAPE INSTALLER SHALL MAINTAIN ALL PLANT MATERIALS THROUGH THE COMPLETION OF THE LANDSCAPE INSTALLATION, AND THEN AS REQUIRED BY THE OWNER.
- 9. AT THE COMPLETION OF THE LANDSCAPE INSTALLATION (OR BY PHASED COMPLETION IF PROVIDED FOR ON THE PLAN), THE OWNER, OR HIS DESIGNATED REPRESENTATIVE SHALL REQUEST AN INSPECTION.

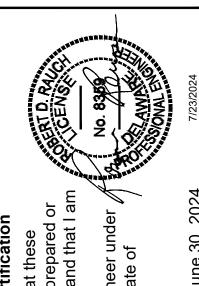


CONTAINER TREE & SHRUB PLANTING DETAIL









1/25/2024

DATE: SCALE: N/A DRAWN BY: JWL DESIGNED BY: JWL APPROVED BY:

SHEET NO.: L-605

IFOR REVIEW