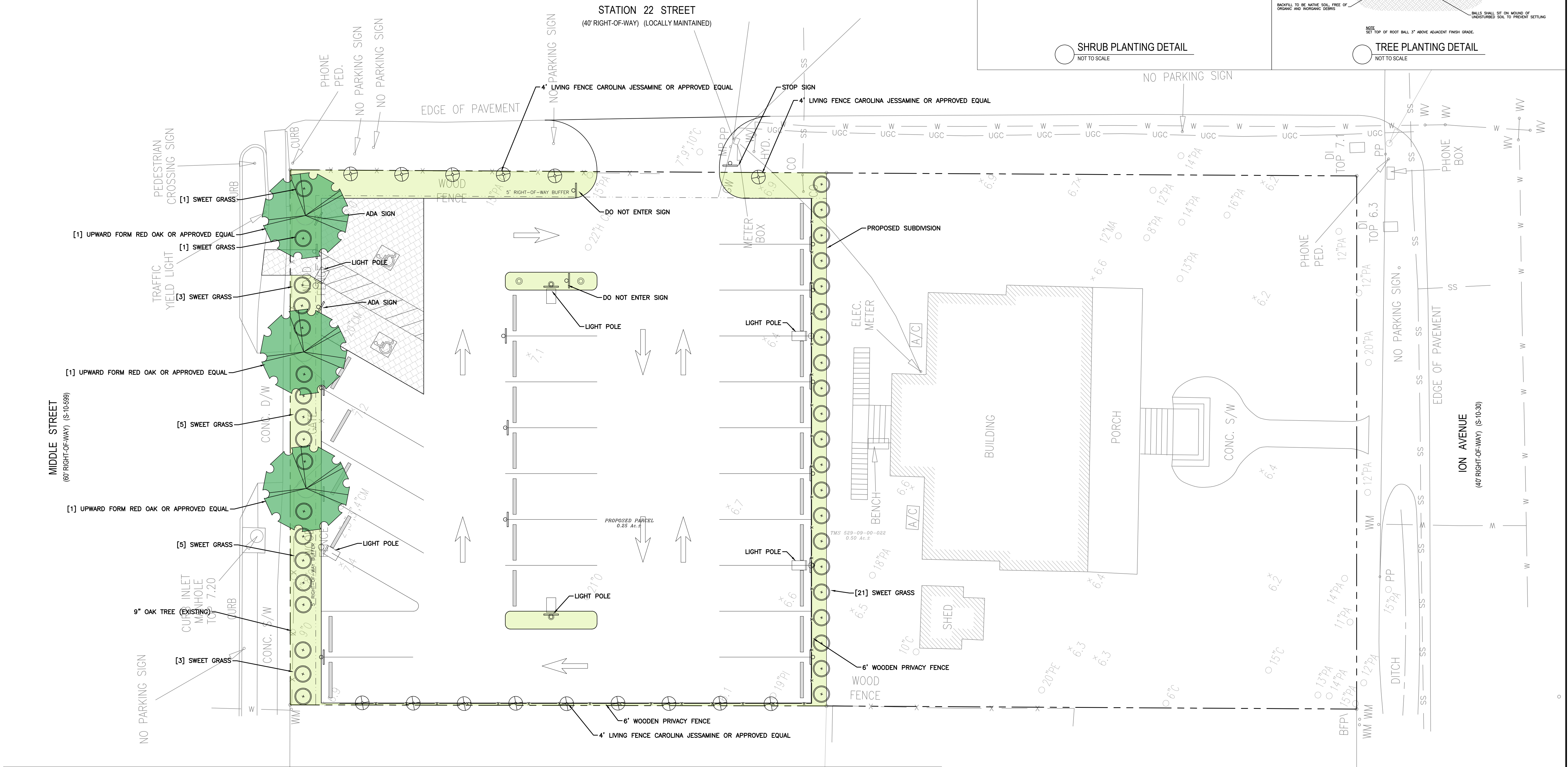
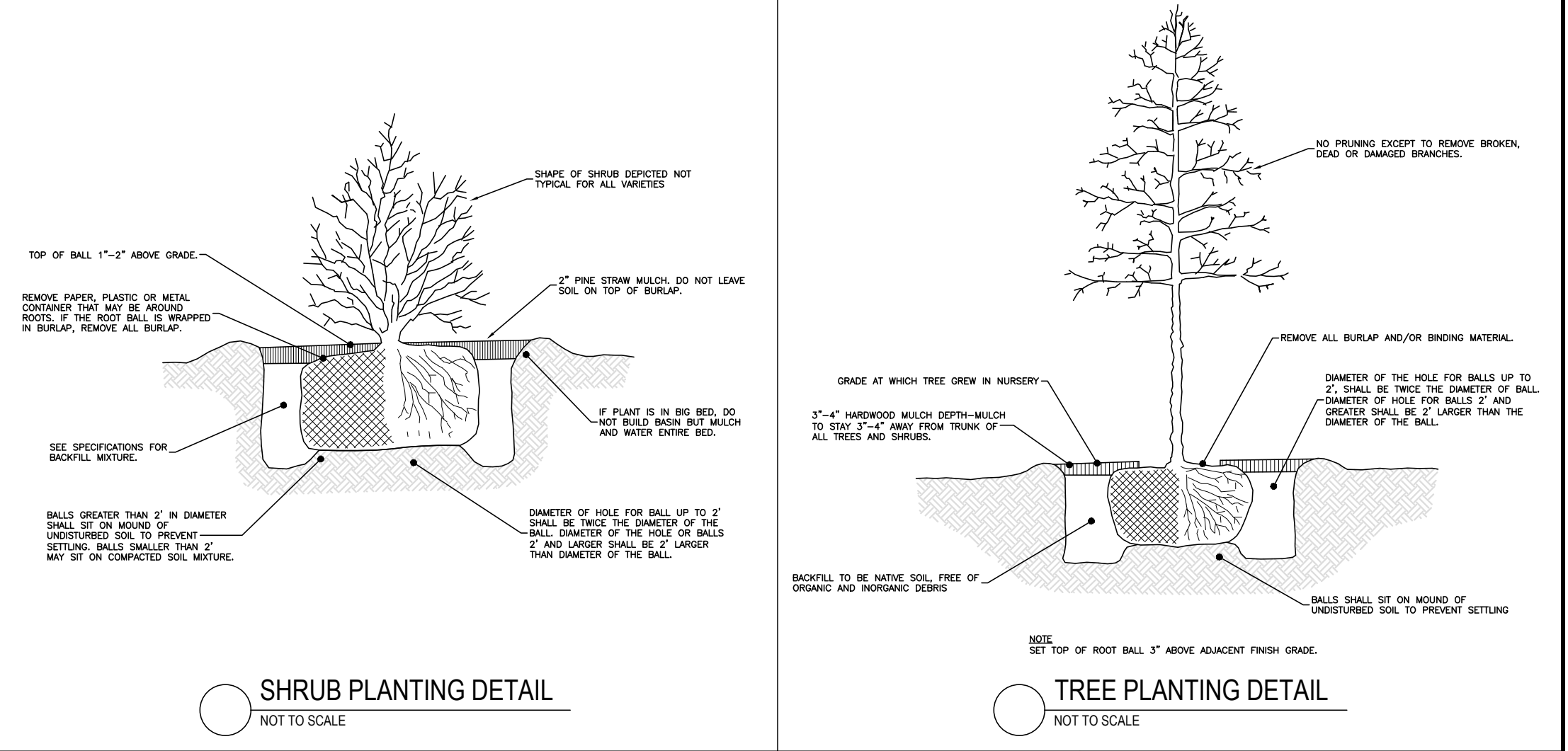
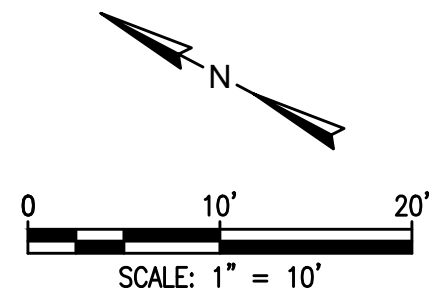


PLANT AND MATERIAL LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES				
3	QUERCUS RUBRA	RED OAK	3.0", 1.0' HT MIN AT INSTALL	B4B
SHRUBS				
40	MUHLENBERGIA CAPILLARIS	SWEETGRASS	3 GAL.	
VINES				
16	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	3 GAL.	
TURFGRASS				

NOTE: ABOVE QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR WILL MAKE OWN TAKE-OFF.
 NOTE: THE LANDSCAPING INSTALLER SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM THAT WILL SERVE THE NEW PLANTS.
 NOTE: ALL VEGETATION SPECIES ARE SUGGESTED AND MAY BE SUBJECT TO CHANGE TO AN OWNER APPROVED EQUAL.

TMS 529-09-00-023



- LANDSCAPE NOTES**
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS & DISEASE.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN PLANT LIST.
 - ALL TREES MUST BE SINGLE LEADER, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
 - ALL PLANTS ARE SUBJECT TO REJECTION BY THE OWNER BEFORE, DURING & AFTER INSTALLATION.
 - GUYING OR STAKING OF TREES TO BE DETERMINED BY OWNER. ALL TREES TO BE SET WITHOUT THE NEED FOR STAKING UNLESS OTHERWISE SPECIFIED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR SURVIVABILITY OF ALL TREES THROUGH 1 YEAR WARRANTY PERIOD.
 - ALL PLANTS & PLANT BEDS MUST BE COMPLETELY MULCHED. PRE-EMERGE SHALL BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO SOD & MULCHING TO REDUCE WEED INFILTRATION.
 - PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING (INCLUDING WATER, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE JOB IS ACCEPTED IN FULL, BY THE OWNER.
 - THE OWNER WILL CONTRACT FOR A PROGRAM OF LANDSCAPE MAINTENANCE SERVICES THROUGHOUT

- THE ONE (1) YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE AND SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- WATER TREES AFTER PLANTING.
- MAINTAIN ORIGINAL GRADE OR SLIGHTLY ABOVE GRADE AT THE TREE BASE. UNCOVER ROOT FLARE AND REMOVE ALL UNNECESSARY SOIL ON TOP OF ROOT BALL.
- DO NOT BREAK ROOT BALL.
- SET TRUNK FLUMB.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, DEFOLIATES OR FAILS TO GERMINATE PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- IF SUFFICIENT ADDITIONAL TOPSOIL IS AVAILABLE, THE CONTRACTOR SHALL BACKFILL THE PARKING LOT ISLANDS WITH TOPSOIL. ISLANDS/PLANTERS SHALL BE FREE OF DELETERIOUS MATERIAL. GRADE

- PLANTERS/ISLANDS SO THAT NO WATER POOLS IN PLANTING AREA.
- THE CONTRACTOR HAS THE COMPLETE RESPONSIBILITY FOR THE HANDLING OF ALL SURPLUS EXCAVATED MATERIALS INCLUDING THE REMOVAL OF ANY EXCESS MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SPECIFICALLY UNDERSTANDS AND AGREES THAT DUE TO THE SEQUENCE OF THE WORK, HE MAY NEED TO RETAIN SELECT EXCABERATED MATERIALS ON SITE TO MEET LATER NEEDS OF THE PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS TO ANY DECISIONS MADE TO HULL OFF EXCESS MATERIAL OR TO RETAIN MATERIAL ON SITE FOR LATER USE. THE CONTRACTOR SHALL HAVE THE COMPLETE RESPONSIBILITY FOR HAVING ADEQUATE, SUITABLE MATERIAL ON-SITE TO REPLACE UNSUITABLE MATERIAL OR TO OTHERWISE CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL REMOVE & DISPOSE OF ALL PLANT MATERIAL EXISTING ON SITE THAT DOES NOT CONFORM WITH THE LANDSCAPE PLAN. ALL LANDSCAPED AREAS SHALL BE TREATED AS SPECIFIED ON THE LANDSCAPE PLAN OR AS DIRECTED BY THE OWNER. THIS SHALL INCLUDE ALL GRASS AREAS USED FOR EROSION CONTROL PURPOSES.
- SOD ALL GRASSSED AREAS TO STREET CURBS.
- ALL GRASS AREAS ARE TO BE BERMUDA SOD OR AS DIRECTED BY THE OWNER.
- MULCH TO BE DOUBLE GROUND HARDWOOD (BROWN). DO NOT USE PINE STRAW.
- NO IRRIGATION LINES OR HARDWARE IN PUBLIC R.O.W.
- NO CHANGE IN PLANT MATERIALS WITHOUT CONSENT OF CLINE ENGINEERING.
- INTERNAL PARKING ISLANDS TO BE HARDWOOD MULCH UNLESS OTHERWISE STATED ON PLANS.

LANDSCAPE MAINTENANCE NOTES
 MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READILY-AVAILABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE REMEDIED IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	DRAWN	APPV.

CLINE ENGINEERING
 PROFESSIONAL DESIGN CONSULTING

LANDSCAPE PLAN
 INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
 SULLIVAN'S ISLAND, SOUTH CAROLINA

MIDDLE STREET PARKING	PROJECT NUMBER	REV.
	DATE	AJURCO
	PROJECT DATE	DECEMBER 2023
	DRAWN BY	
	FOR NUMBER	
	SHEET NUMBER	B