SPECIFICATIONS:

GENERAL:

BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.

THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, EQUIPMENT MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.

ALL PLANTING AND PLANT MATERIAL REQUIRED BY THIS CONTRACT SHALL BE IN A SATISFACTORY AND ACCEPTABLE CONDITION WHEN THE CONTRACTOR APPLIES FOR PAYMENT.

INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.

AFTER PLANTS ARE INSTALLED, ALL PLANT BEDS AND TREE RINGS SHALL RECEIVE TREATMENT WITH PRE-EMERGENT TO PREVENT WEED GERMINATION.

INSPECTION:

THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY:

THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.

REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

GRASSING:

PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT RE-GROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

FOR SEEDED AREAS:

UNLESS HYDROSEEDED, AFTER SEED IS PLACED, FIRM SEEDS INTO THE TOP 1/4" OF SOIL.

MULCH IMMEDIATELY WITH EITHER WEED-SEED-FREE DRY STRAW, OR WOOD CELLULOSE FIBER.

WATER AS NEEDED TO ESTABLISH SEEDLINGS. RE-SEED AT INTERVALS UNTIL ALL SEEDED AREAS SHOW 95% COVER.

FOR SODDED AREAS:

SOD SHALL BE STRONGLY ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES, AND UNIFORM IN THICKNESS. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)

LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF GROUND IS FROZEN.

LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.

IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.

SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1.

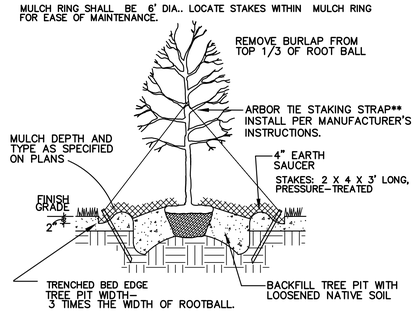
STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.

TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.

SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

APPLY PRE-EMERGENT TO ALL AREAS TO BE SODDED PRIOR TO INSTALLATION.

MULCH RING SHALL BE 6' DIA.. LOCATE STAKES WITHIN MULCH RING FOR EASE OF MAINTENANCE.



*REMOVE ALL CORD OR TWINE AROUND TRUNK TO PREVENT GIRDLING.

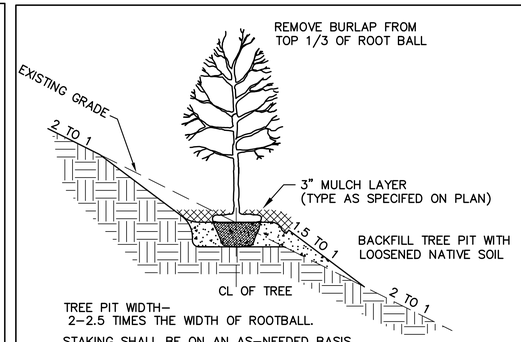
NOTE: INSTALL TREES/ SHRUBS PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANT INTO A PLUMB POSITION.

STAKING SHALL BE ON AN AS-NEEDED BASIS. STAKING IS UNDESIRABLE BECAUSE OF THE POTENTIAL TRIPPING HAZARD AND POTENTIAL FOR GIRDLING AS THE PLANT GROWS.

IF GUYING IS NECESSARY, USE ARBORTIE GUYING STRAPS INSTALLED ACCORDING TO ARBORTIE INSTRUCTIONS. SEE INSTRUCTIONS AT DEEPROOT.COM. REMOVE TREE STAKING MATERIALS NO LATER THAN 1 YEAR AFTER INSTALLATION.

DO NOT PILE MULCH AGAINST TREE TRUNK.

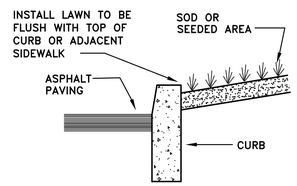
TREE PLANTING DETAIL
NOT TO SCALE



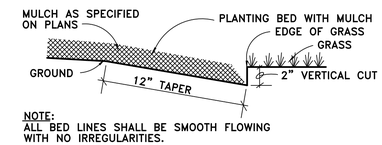
STAKING SHALL BE ON AN AS-NEEDED BASIS. LANDSCAPE CONTRACTOR SHALL DETERMINE STAKING METHOD. AND SHALL BE RESPONSIBLE FOR TREES REMAINING IN A PLUMB POSITION THRU-OUT WARRANTY PERIOD.

*REMOVE ALL CORD OR TWINE AROUND TRUNK TO PREVENT GIRDING.

TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE

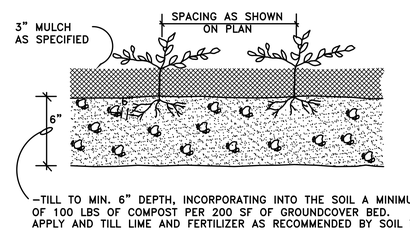


LAWN INSTALLATION AT CURB OR WALKWAY
NOT TO SCALE



NOTE:
ALL BED LINES SHALL BE SMOOTH FLOWING WITH NO IRREGULARITIES.

TRENCHED BED EDGE DETAIL
NOT TO SCALE

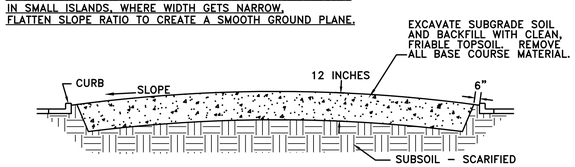


-TILL TO MIN. 6" DEPTH, INCORPORATING INTO THE SOIL A MINIMUM OF 100 LBS OF COMPOST PER 200 SF OF GROUNDCOVER BED. APPLY AND TILL LIME AND FERTILIZER AS RECOMMENDED BY SOIL TEST.

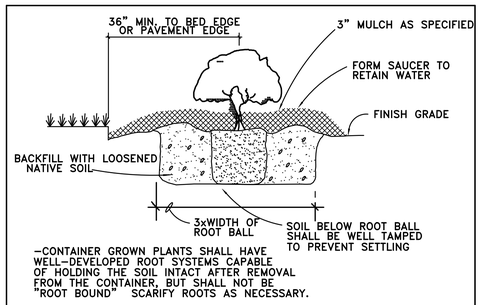
-INSTALL PER SPACING RECOMMENDATIONS ON PLAN.

GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

MOUND ALL ISLANDS AT A 3:1 SLOPE, MAXIMUM HEIGHT NOT TO EXCEED 12" ABOVE TOP OF CURB. IN SMALL ISLANDS, WHERE WIDTH GETS NARROW, FLATTEN SLOPE RATIO TO CREATE A SMOOTH GROUND PLANE.



TYPICAL ISLAND PLANTER SECTION
NOT TO SCALE



-CONTAINER GROWN PLANTS SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS CAPABLE OF HOLDING THE SOIL INTACT AFTER REMOVAL FROM THE CONTAINER, BUT SHALL NOT BE "ROOT BOUND" SCARIFY ROOTS AS NECESSARY.

SHRUB PLANTING DETAIL
NOT TO SCALE

IRRIGATION DESIGN/BUILD NOTES

GENERAL:
THE IRRIGATION CONTRACTOR'S ATTENTION SHALL BE DRAWN TO THE FACT THAT THERE ARE EXISTING ACTIVE UTILITIES WITHIN THE LIMITS OF WORK. BEFORE COMMENCING WITH ANY WORK, ALL UTILITIES, SUBSURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION WILL BE LOCATED BY THE IRRIGATION CONTRACTOR SO THAT PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE AND SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UNDERGROUND UTILITIES ARE PRESENT, THE IRRIGATION CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED PRIOR TO THE START OF WORK. THE IRRIGATION CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM THE WORK COVERED BY THIS CONTRACT.

THE IRRIGATION CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, EQUIPMENT MARKS, ETC FOR SOILING AND DAMAGING PROJECT IMPROVEMENTS. ALL DAMAGES SHALL BE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.

ALL WORK AND MATERIALS SHALL COMPLY WITH CURRENT SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM BUILDING CODE, AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ANY LOCAL PLUMBING CODE.

THE IRRIGATION CONTRACTOR SHALL CONFIRM THAT THE FINISHED GRADES ARE CORRECT PRIOR TO TRENCHING TO ENSURE PROPER COVERAGE.

WARRANTY:
THE IRRIGATION SYSTEM WILL BE GUARANTEED BY THE IRRIGATION CONTRACTOR (MATERIALS AND WORKMANSHIP) INCLUDING SETTLING OF BACKFILLED AREAS, FOR ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.

SYSTEM COMPONENTS AND INSTALLATION
IRRIGATION SHALL TIE IN TO THE PROPOSED IRRIGATION STUB AFTER THE BACKFLOW PREVENTER. BACKFLOW PREVENTION AND WATER METERING SHALL BE PROVIDED FOR THE USE OF THE IRRIGATION CONTRACTOR.

CONTRACTOR SHALL CONFIRM ADEQUATE PRESSURE AND FLOW FOR PROPOSED SYSTEM PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.

ALL IRRIGATION MAIN LINES SHALL BE PVC, SCHEDULE 40, BURIED A MINIMUM OF 18" BELOW PROPOSED FINISHED GRADE

ALL IRRIGATION LATERALS SHALL BE PVC, MINIMUM CLASS RATING 200, BURIED A MINIMUM OF 12" BELOW PROPOSED FINISHED GRADE

WHERE PIPES CROSS PAVED AREAS, PIPE SLEEVES SHALL BE INSTALLED IN LOCATIONS SHOWN ON T-1, WHICH SHALL BE PVC, MINIMUM SCHEDULE 40, AND A MINIMUM OF 2 NORMAL SIZES LARGER THAN THE PIPE. TWO (2) SLEEVES SHALL BE INSTALLED AT EVERY PAVEMENT CROSSING

RAIN SENSOR AND FREEZE SENSOR SHALL BE INCLUDED IN IRRIGATION DESIGN AND SHALL BE INSTALLED IN AN APPROPRIATE AND DISCREET LOCATION ON THE REAR OR SIDES OF BUILDING.

TURF AND SHRUB AREAS SHALL BE PLACED ON SEPARATE ZONES.

HUNTER PROS-40 OR APPROVED EQUAL POP-UP SPRINKLERS WITH 6" POP-UP HEIGHT AND MPR MP ROTATOR HIGH EFFICIENCY IRRIGATION SPRAY HEADS OR APPROVED EQUAL SHALL BE PROVIDED FOR COVERAGE OF ALL LANDSCAPE AREAS. CONTRACTOR SHALL NOT INSTALL DRIP LINES ON SITE. ALL PROPOSED ALTERNATES MUST BE APPROVED IN WRITING BY OWNER.

CONTRACTOR SHALL PROVIDE A QUICK COUPLER WITHIN 30' OF DUMPSTER PAD.

ALL IRRIGATION IN GROUND BOXES SHALL BE CARSON OR APPROVED EQUAL, OF SUFFICIENT SIZE TO PERMIT ACCESS TO COMPONENTS. ONE CUBIC FOOT OF CLEAN #57 STONE SHALL LINE THE BOTTOM OF ALL BOXES, AND THERE SHALL ME A MINIMUM OF 4" CLEARANCE FROM THE STONE LAYER TO THE IRRIGATION COMPONENTS.

CONTRACTOR SHALL COORDINATE LOCATION OF CONTROLLER WITH OWNER AND SHALL INSTRUCT THE OWNER ON HOW TO OPERATE THE SYSTEM. WIRING SHALL BE PULLED FROM HOUSE PANEL IN 1" CONDUIT WITH PULL WIRE.

CONTRACTOR SHALL PROVIDE OWNER WITH AN AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM, INDICATING LOCATION OF ALL INSTALLED EQUIPMENT.

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

GEORGIA REGISTERED No. 001885 LANDSCAPE ARCHITECT PETER BEAL

11/09/2022

PROJECT
BUFORD OIL CHANGE
4445 NELSON BROGDON BLVD
BUFORD, GEORGIA

CLIENT
N3 PROPERTY ADVISORS LLC
1240 N KIMBALL AVE
SOUTHLAKE, TEXAS

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REVISIONS	DATE

DRAWING TITLE
LANDSCAPE SPECIFICATIONS AND DETAILS

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