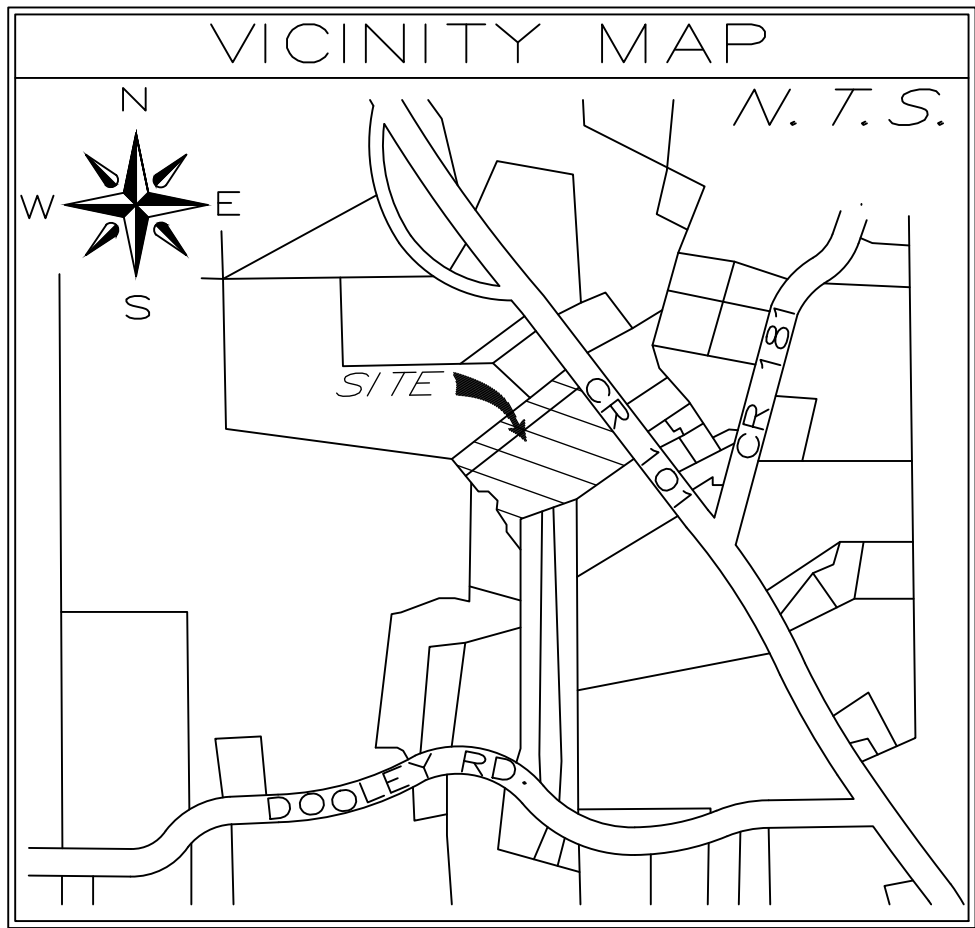


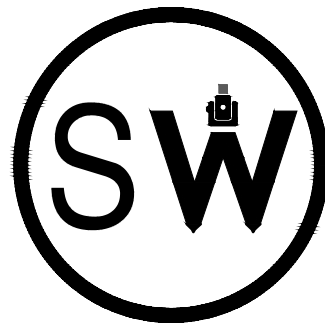
SPACE BOX MINI-STORAGE OXFORD, MISSISSIPPI APRIL, 2026



LEGEND		
EXISTING		PROPOSED
	PROPERTY LINE	
	CONCRETE	
	SANITARY SEWER	
	SEWER SERVICE	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	SEWER CAP	
	WATER MAIN	
	WATER SERVICE	
	WATER VALVE	
	BLOWOFF VALVE	
	WATER TEE	
	FIRE HYDRANT ASSEMBLY	
	CONTOUR	
	RIDGE LINE	
	DRAINAGE AREA	
	DRAINAGE FLOW ARROW	
	DRAINAGE PIPE	
	DRAIN MANHOLE	
	6-72 INLET	
	FLARED END SECTION	
	SILT FENCE	

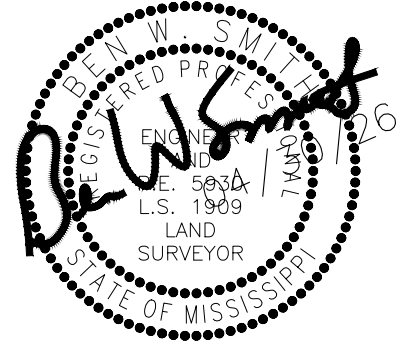
INDEX	
SHEET NO.	TITLE
C1	COVER SHEET
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	EROSION CONTROL PLAN
C5	WATER AND SEWER PLAN
C6	EROSION CONTROL DETAILS
C7	CONSTRUCTION DETAILS
C8	CONSTRUCTION DETAILS

REVIEW SET

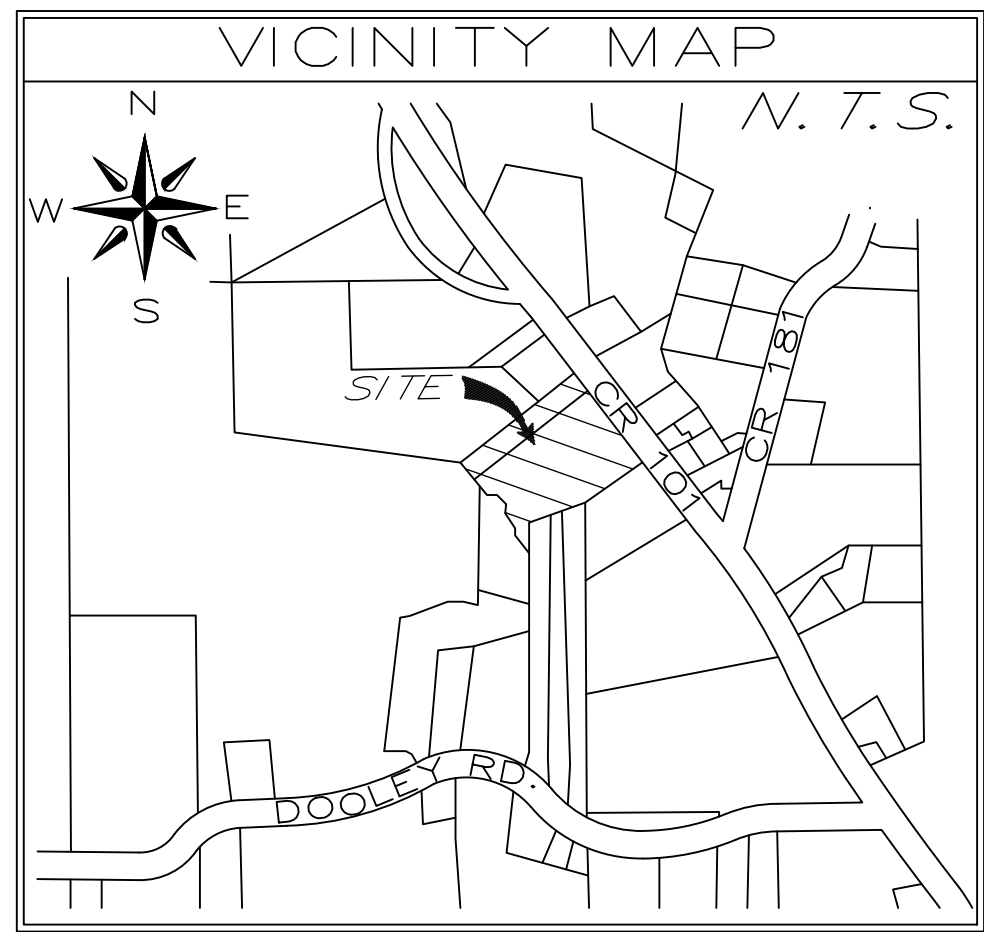


SMITH & WALKER
ENGINEERING & SURVEYING

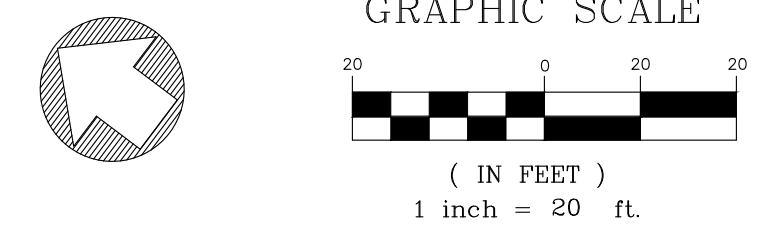
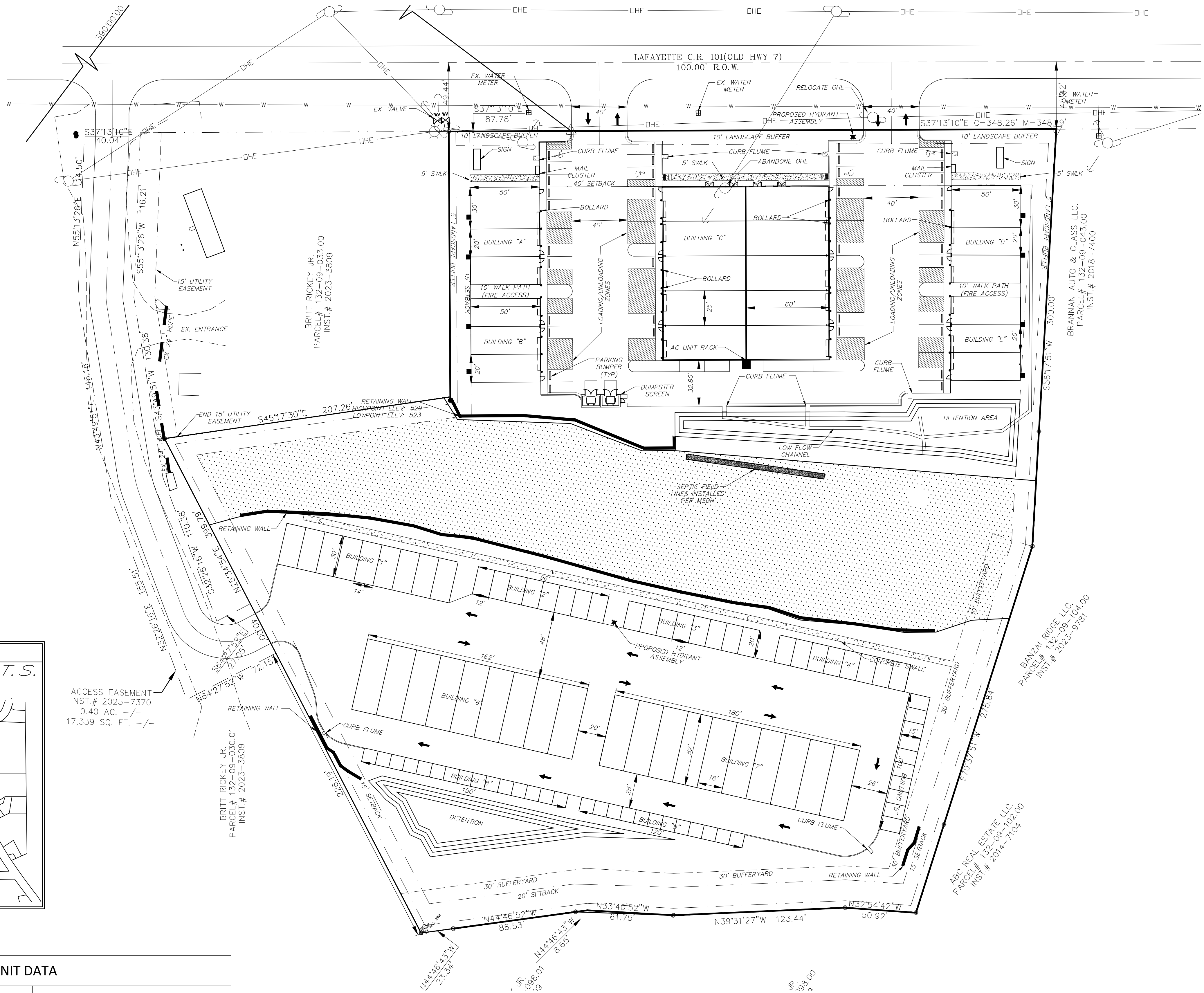
8180 AIRWAYS BOULEVARD, SUITE B
SOUTHAVEN, MISSISSIPPI 38671
PH# (662) 393-3346 • FAX (662) 536-6183



BEN W. SMITH
MISSISSIPPI R.L.S. NO. 1909
DATE: APRIL 30, 2026



UNIT DATA	
10'X10'	27 UNITS
10'X15'	10 UNITS
12'X20'	24 UNITS
14'X30'	9 UNITS
18'X52'	19 UNITS



SPECIAL FLOOD HAZARD STATEMENT
BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 28071C0144C, LAFAYETTE COUNTY, MISSISSIPPI, EFFECTIVE DATE OF NOVEMBER 26, 2010.

THE GRAPHIC SCALE IS CORRECT FOR A PLAN SHEET OF 24 X 36. IF THE PLAN SHEET IS ANOTHER SIZE, PLEASE SCALE ACCORDINGLY.

SPACE BOX

DEVELOPER: YORK DEVELOPMENTS
112 Sheffield Loop, Hattiesburg, MS 39402
ENGINEER: SMITH-WALKER ENGINEERING & SURVEYING, LLC

LAFAYETTE COUNTY, MISSISSIPPI

SITE PLAN
S9, T-8-S, R-3-W

SURVEY: SW
DESIGN BY: SW
DRAWN BY:

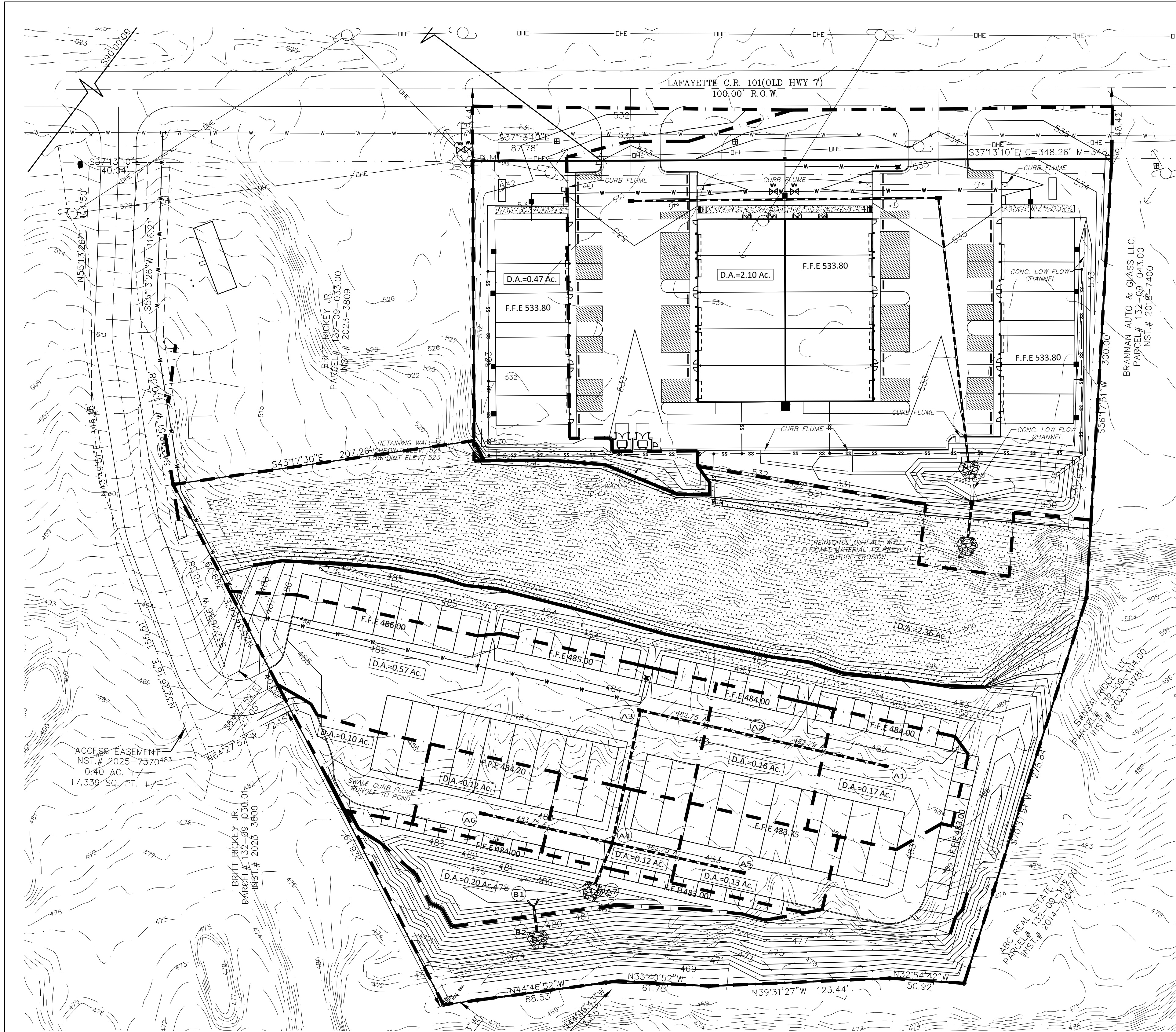
DATE:
DATE:
DATE:

PROJECT NO.:
BOOK:
SCALE: 1" = 20'

REVIEWED

CITY ENGINEER

C2



I.B.M.
THE PROJECT BENCHMARK IS IRON PIN LOCATED AT THE NW PROPERTY CORNER OF THE SUBJECT PROPERTY ALSO BEING 7.5 FEET SW FROM A WATER VALVE AND 6.9 FEET FROM A LIGHT POLE.
ELEVATION: 533.80

LEGEND

— — — — — RIDGE LINE

— — — — — PROPOSED CONTOUR

— — — — — EXISTING CONTOUR

X
500.00 TC TOP OF CURB

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 40 ft.

POND INFORMATION			
25-YEAR PRE-DEVELOPED RUNOFF			
D.A. = 3.93 Ac.			
Tc = 9 min.			
C=0.50			
Qpre-dev. = 14.09 cfs			
25-YEAR POST DEVELOPED RUNOFF (BY-PASSING POND)			
Tc = 5 min.			
C=0.60			
D.A.=2.36 Ac.			
Qpost dev. = 11.29 cfs			
25-YEAR POST DEVELOPED RUNOFF (POND IN-FLOW)			
Tc = 5 min.			
C=0.81			
D.A.=1.57 Ac.			
Qpost dev. = 10.49 cfs			
POND DATA			
Stage (ft)	Elev. (ft)	Storage (cuft)	Discharge (cfs)
0	477.75	0	0.00
0.25	478.00	38	0.16
1.25	479.00	1,128	0.94
2.25	480.00	3,362	1.33
3.25	481.00	6,433	1.63
4.25	482.00	10,631	13.09
Qpost-dev. = 10.49 cfs (25-Year pond inflow)			
Qpost-dev. = 12.50 cfs (100-Year pond inflow)			
Qpeak (POND OUTFLOW) = 1.22 cfs (25-Year)			
Qpeak (POND OUTFLOW) = 1.31 cfs (100-Year)			
Qpeak (TOTAL) = 12.29 cfs (25-Year)			
Qpeak (TOTAL) = 14.52 cfs (100-Year)			
W.S.E. = 479.68 (25-Year)			
W.S.E. = 479.93 (100-Year)			
T.O.B. = 482.00			
POND OUTLET - SEE DTL ON SHEET C8			

STORM DRAINAGE - STRUCTURE DATA

STR. NO.	STR. TYPE	STR. TOP/GRATE	INVERT ELEV.	AREA (AC)	25 YEAR DESIGN Q (CFS)
A1	#11 INLET	482.30	480.00	0.17	0.93
A2	#11 INLET	482.30	479.59	0.16	0.88
A3	#11 INLET	482.30	478.93	0.57	3.12
A4	#11 INLET	484.40	478.48	0.12	0.66
A5	#11 INLET	482.40	479.00	0.13	0.71
A6	#11 INLET	483.30	479.00	0.12	0.66
A7	HW	479.80 (TP)	478.33	-	-
B1	HW	479.25 (TP)	477.75	-	-
B2	HW	479.05 (TP)	477.55	-	-

STORM DRAINAGE - PIPE DATA (HP-STORM - n=0.012)

FROM	INVERT ELEV.	TO	INVERT ELEV.	PIPE DIA. (IN.)	SLOPE (%)	LENGTH (FT.)	25 YEAR DESIGN Q (CFS)	PIPE CAPACITY (CFS)	MAX. VELOCITY (FT./SEC.)	DRAIN AREA (AC.)
A1	480.00	A2	479.59	15	0.50	82	0.93	4.57	3.72	0.17
A2	479.59	A3	479.18	15	0.50	82	1.81	4.57	3.72	0.33
A3	478.93	A4	478.48	18	0.50	91	4.93	7.43	4.20	0.90
A5	479.00	A4	478.57	15	0.50	87	0.71	4.57	3.72	0.13
A6	479.00	A4	478.57	15	0.50	87	0.66	4.57	3.72	0.12
A4	478.48	A7	478.33	18	0.50	30	6.42	7.43	4.20	1.27
B1	477.75	B2	477.55	18	1.00	20	*1.36	10.50	5.94	1.57

- NOTE:
- ALL STORM DRAINAGE MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL COMPLY TO THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - * - POND DISCHARGE
 - TP (TOP OF PIPE)

GRADING AND DRAINAGE NOTES

- CONTRACTOR TO VERIFY ALL UTILITY COMPANY LOCATIONS AND VERTICAL DATA SHOWN ON PLANS. CONTACT ALL UTILITY PROVIDERS BEFORE SITE EXCAVATION BEGINS.
- PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT. FLUCTUATIONS MAY NECESSITATE SOIL IMPROVEMENTS PER THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- ESTABLISH PERMANENT VEGETATION WITH SOLID SOD ON ALL DISTURBED AREAS.
- DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
- CLEAR AND GRUB ALL AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR. REMOVE ORGANIC MATTER, FOREIGN MATERIAL, PAVEMENT, TOPSOIL, FENCES, TRASH, BRUSH, BURIED OBSTRUCTIONS SUCH AS TREE STUMPS, ROOTS AND INACTIVE DRAINAGE STRUCTURES. DISPOSE OF ALL MATERIAL REMOVED WHICH IS NOT TO BE REPLACED. BURNING OF MATERIAL ON THE SITE WILL NOT BE PERMITTED.
- FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR DRY DENSITY (ASTM D-1557)
- THE MOISTURE CONTENT OF FILL SOILS SHALL BE WITHIN THE RANGE OF $\pm 3\%$ OF THE OPTIMUM MOISTURE CONTENT.
- SUBGRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS.
- FILL MATERIAL SHALL CONSIST OF MATERIALS THAT ARE FREE OF ORGANIC MATTER AND DEBRIS. THE FILL SHALL BE PLACED AND COMPACTED IN LIFTS OF 6 INCHES OR LESS IN COMPACTED THICKNESS.
- THE CONTRACTOR SHALL ENSURE ANY STOCKPILED SOILS ARE WELL DRAINED AND ARE NOT ALLOWED TO INCREASE MOISTURE CONTENT.
- UPON COMPLETION OF THE FILLING OPERATION, CARE SHALL BE TAKEN TO MAINTAIN THE SUBGRADE MOISTURE CONTENT PRIOR TO CONSTRUCTION OF THE FLOOR SLAB. IF THE SUBGRADE SHALL BECOME DESICCATED, THE AFFECTED MATERIAL SHALL BE REMOVED OR THESE MATERIALS SHALL BE SCARIFIED, MOISTENED AND RECOMPACTED PRIOR TO FLOOR SLAB PLACEMENT.
- IN ALL AREAS OF CONSTRUCTION, TOPSOIL SHALL BE STRIPPED AS REQUIRED. THIS TOPSOIL WILL BE USED FOR THE FINISH GRADING WORK. PROVIDE EROSION CONTROL AS NECESSARY TO PREVENT TOPSOIL FROM ERODING AND DAMAGING ADJACENT PROPERTIES.
- SOFT SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION. EXCESS SOILS SHALL BE DISPOSED OF OFFSITE.
- FILL MATERIAL SHALL CONSIST OF NATURALLY OCCURRING EARTH MATERIALS WITH A LIQUID LIMIT LESS THAN 45% AND A PLASTICITY INDEX OF NOT MORE THAN 25%. IT SHALL BE FREE FROM ORGANIC MATTER AND CLAY BALLS WITH AN UPPER PARTICLE SIZE DIAMETER OF 3 INCHES.
- IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
- PROVIDE ALL NECESSARY OR REQUIRED SHEATHING BRACING, PUMPING & BAILING OPERATIONS TO PROTECT WORKMEN & ADJACENT FACILITIES. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES & REGULATIONS DURING PHASES OF CONSTRUCTION.

LAFAYETTE COUNTY, MISSISSIPPI

GRADING AND DRAINAGE PLAN MINI STORAGE

SURVEY: SW
DESIGN BY: SW
DRAWN BY:

DATE:
DATE:
DATE:

PROJECT NO.:
BOOK:
SCALE: 1" = 40'

REVIEWED

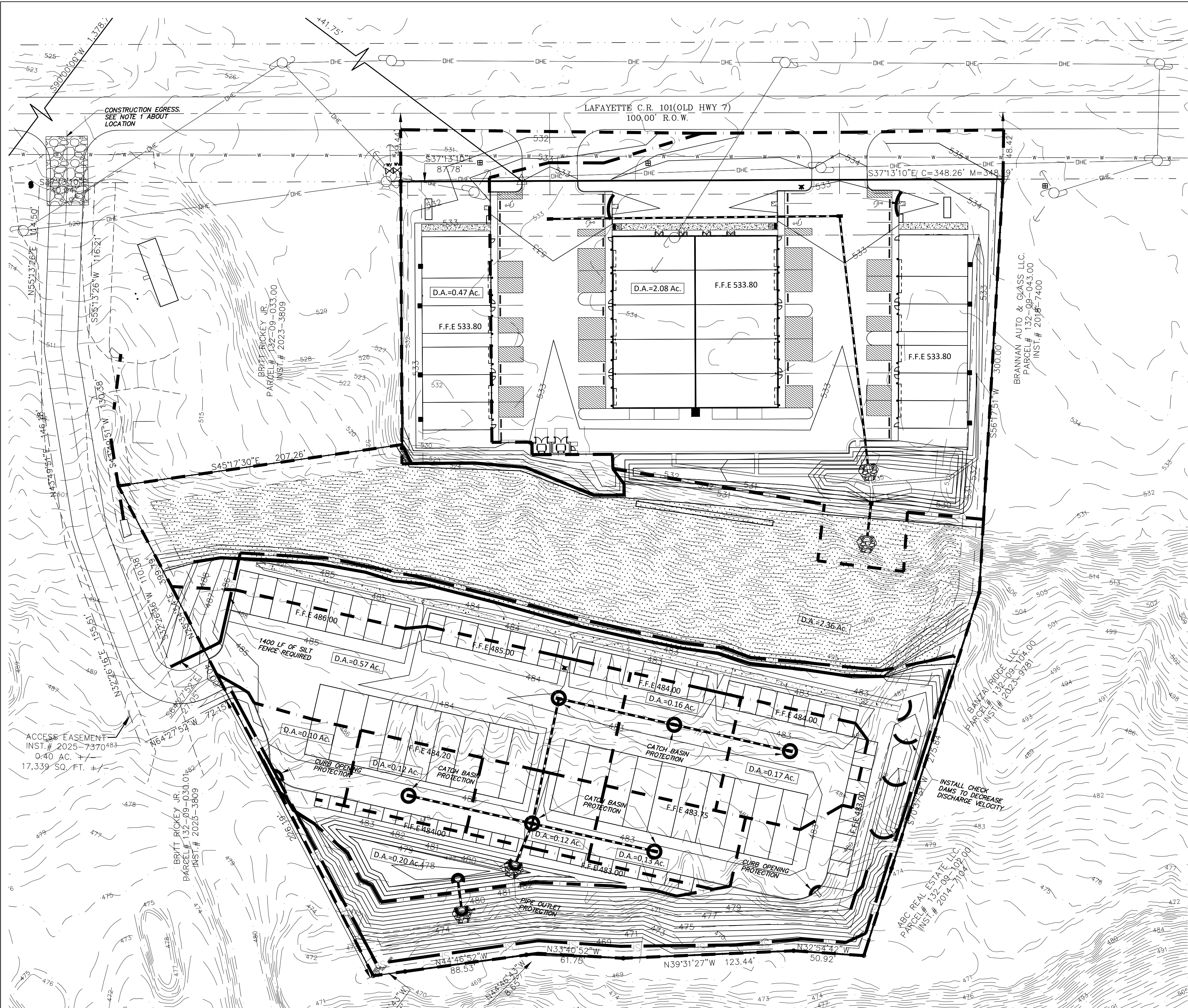
CITY ENGINEER

C.3

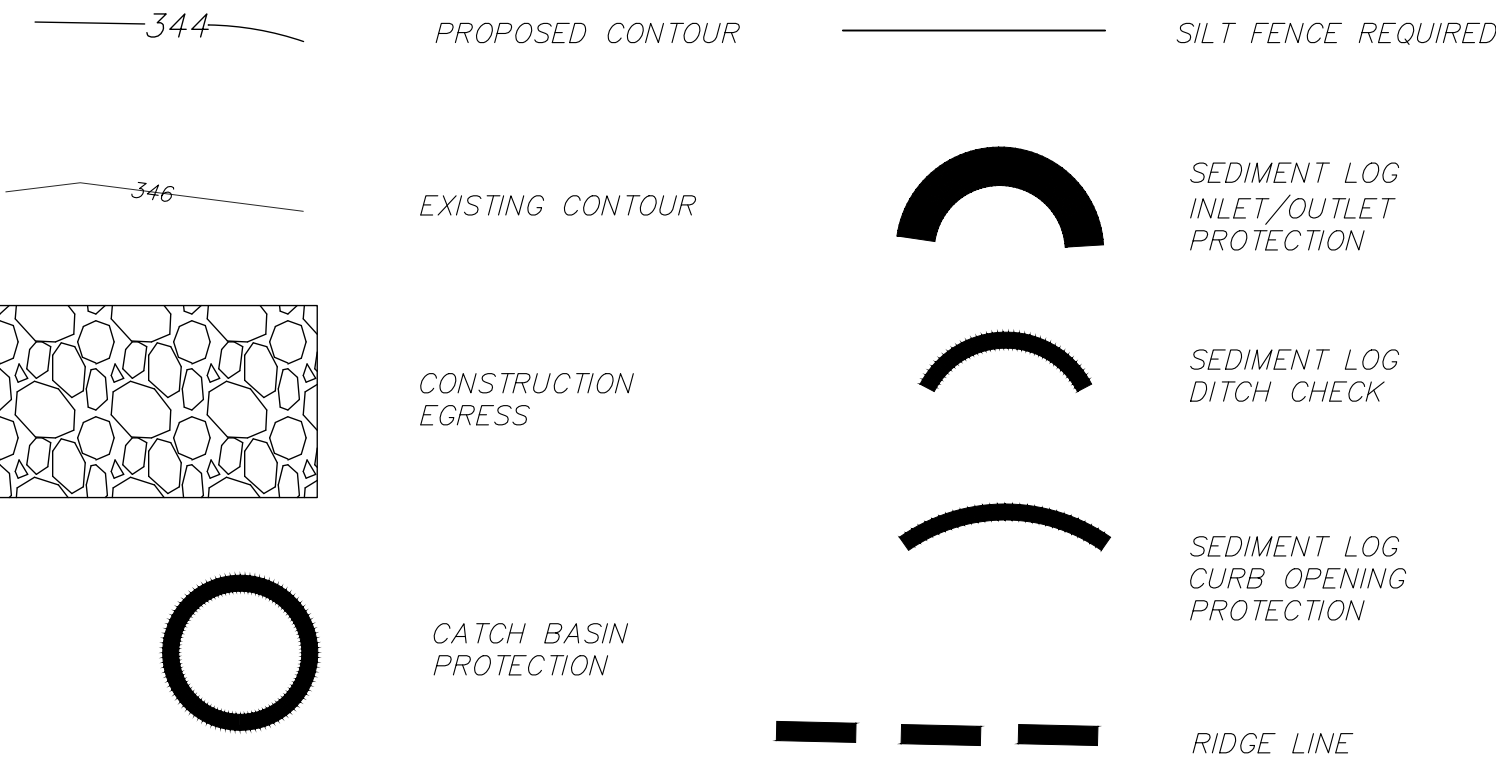
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112 Sheffield Loop, Hattiesburg, MS 39402
ENGINEER: SMITH-WALKER ENGINEERING & SURVEYING, LLC



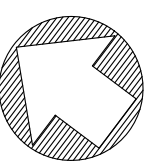
LEGEND



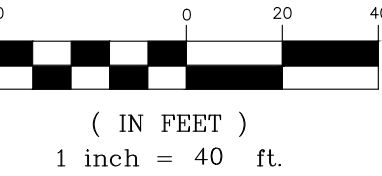
EROSION CONTROL NOTES:

1. THE CONSTRUCTION EGRESS IS SHOWN AS A GRAPHIC REPRESENTATION ONLY. CONTRACTOR SHALL PROVIDE A CONSTRUCTION EGRESS AT A LOCATION APPROVED BY THE OWNER.
2. ALL HEADWALLS TO RECEIVE A MINIMUM 10' X 10' X 18" GRADE "C" RIP RAP OVER FILTER CLOTH.
3. THE PRIME CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO ONLY USE THE DESIGNATED CONSTRUCTION ENTRANCE FOR ALL INGRESS AND EGRESS.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR SEDIMENT LOGS WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY GOVERNING AGENCY.
5. ALL EROSION PROTECTION OR SEDIMENT CONTROL MEASURES SHOWN SHALL BE USED AS REQUIRED BY CONSTRUCTION ACTIVITY OR CONSTRUCTION PHASING TO ADEQUATELY PROTECT DOWNSTREAM DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTIES.
6. ALL NEW CUT OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
7. SEDIMENT SHOULD BE REMOVED AND DISPOSED OF PROPERLY WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE AND PRIOR TO THE FINAL REMOVAL OF THE CONTROL.
8. INSPECTION OF THE EROSION CONTROL MEASURE SHALL BE MADE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER A HALF-INCH RAIN EVENT AS PROVIDED AS PART OF THIS SWPPP.
9. WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOR FIVE DAYS OR MORE, THE APPROPRIATE TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED WITHIN FIVE CALENDAR DAYS.
10. THE AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 2.40 ACRES.
11. DETENTION POND SHALL ACT AS A TEMPORARY SEDIMENT BASIN WITH SKIMMER. SEE EROSION CONTROL DETAIL SHEET.

SPECIAL FLOOD HAZARD STATEMENT
BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 28071C0144C, LAFAYETTE COUNTY, MISSISSIPPI, EFFECTIVE DATE OF NOVEMBER 26, 2010.



GRAPHIC SCALE



THE GRAPHIC SCALE IS CORRECT FOR A PLAN SHEET OF 24 X 36. IF THE PLAN SHEET IS ANOTHER SIZE, PLEASE SCALE ACCORDINGLY

SPACE BOX

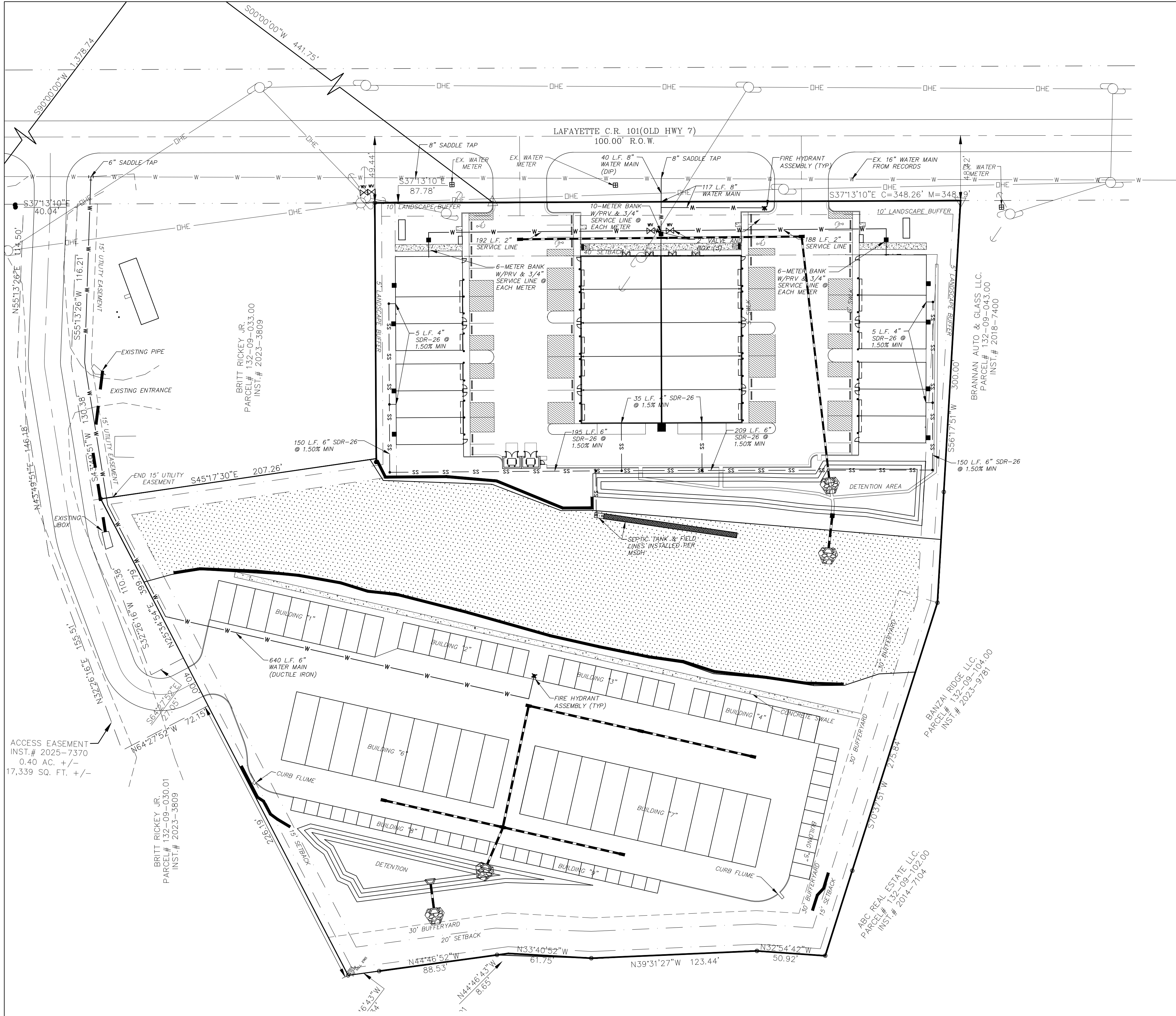
DEVELOPER: YORK DEVELOPMENTS
112 Sheffield Loop, Hattiesburg, MS 39402
ENGINEER: SMITH-WALKER ENGINEERING & SURVEYING, LLC

LAFAYETTE COUNTY, MISSISSIPPI
STORMWATER POLLUTION PREVENTION PLAN
MINI STORAGE

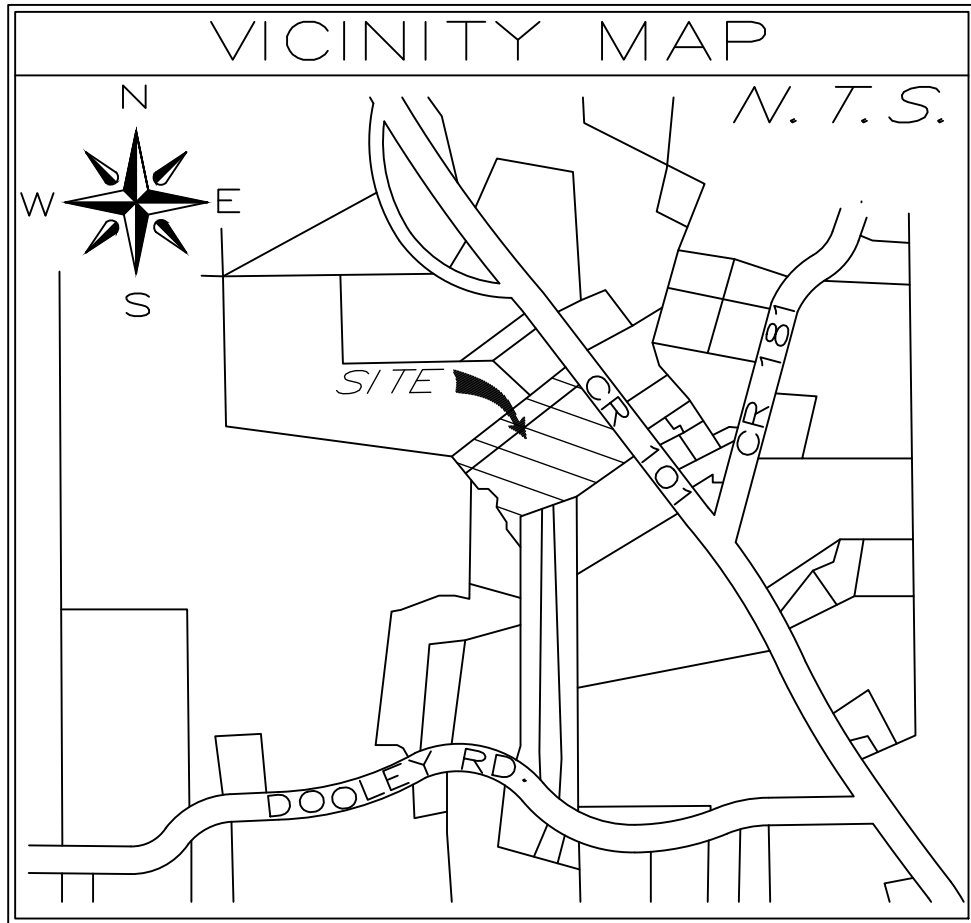
SURVEY: SW
DESIGN BY: SW
DRAWN BY:
DATE:
DATE:
DATE:
PROJECT NO.:
BOOK:
SCALE: 1" = 40'

REVIEWED

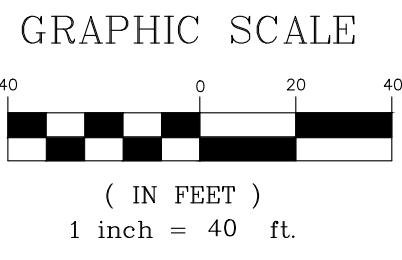
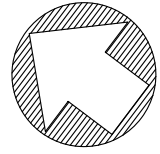
CITY ENGINEER



- NOTES:**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLANS OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND.
 2. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM TO THE CITY OF OXFORDS STANDARDS AND SPECIFICATIONS.
 3. ALL WATER MAINS SHALL BE OF 6" DUCTILE IRON UNLESS OTHERWISE NOTED. ALL FIRE HYDRANT FEEDS SHALL BE 6' DUCTILE IRON UNLESS OTHERWISE NOTED. WATER MAIN FROM THE TAP AT THE STREET TO FIRST SET OF METER BANKS SHALL BE DIP.
 4. TRACER WIRES ARE REQUIRED ON ALL SERVICES.
 5. PRIOR TO SUBMITTING BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT.
 6. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL SEPERATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
 7. $\frac{3}{4}$ " CORPORATION STOPS SHALL BE FB 1000-3G ALL GRIP COMPRESSION.
 8. $\frac{3}{4}$ " CURB STOPS SHALL BE FORD IPXIP $\frac{3}{4}$ " BALL VALVE B11-333W.



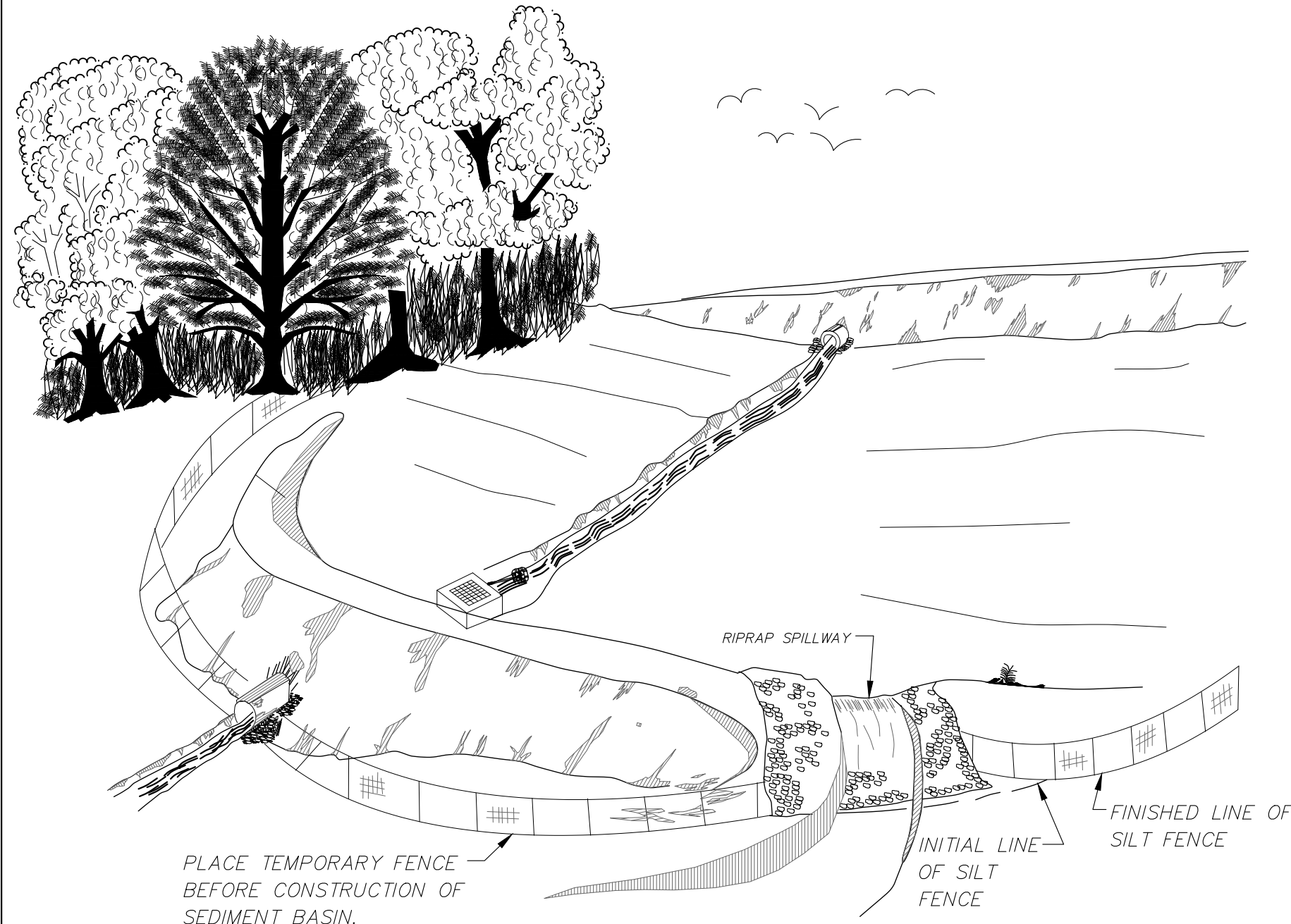
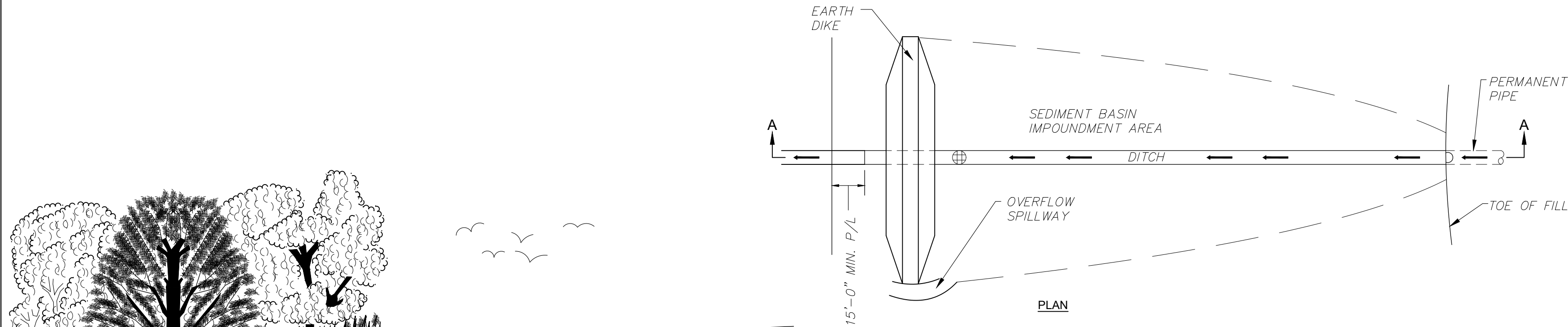
± B.M.
THE PROJECT BENCHMARK IS IRON PIN LOCATED AT THE NW PROPERTY CORNER OF THE SUBJECT PROPERTY ALSO BEING 7.5 FEET SW FROM A WATER VALVE AND 6.9 FEET FROM A LIGHT POLE.
ELEVATION: 533.80



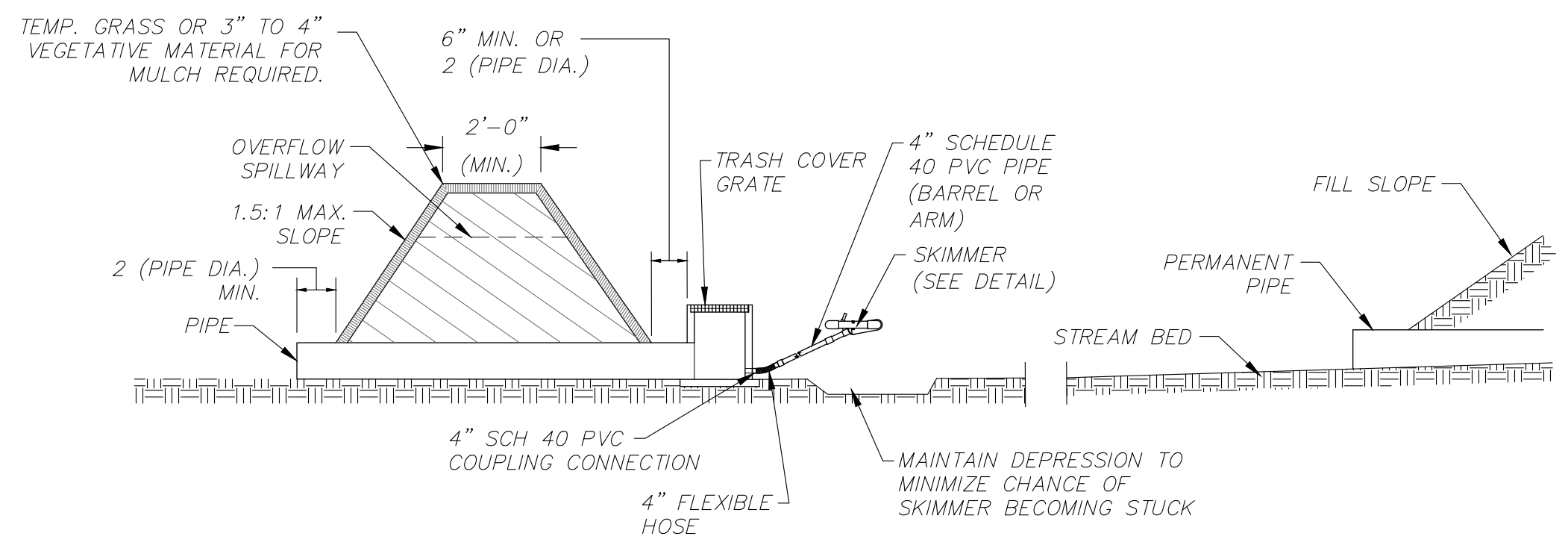
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SPACE BOX
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112 Sheffield Loop, Hattiesburg, MS 39402
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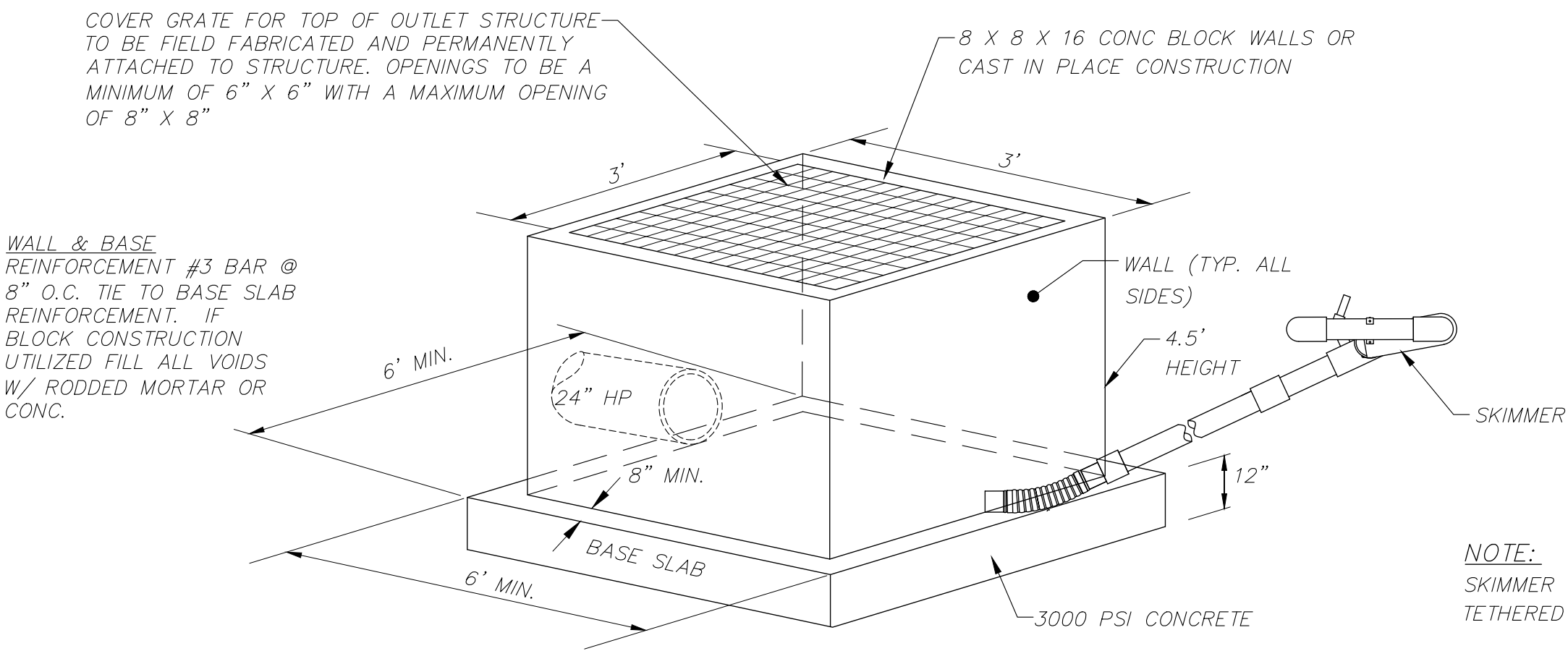
LAFAYETTE COUNTY, MISSISSIPPI		
WATER & SEWER PLAN		
MINI STORAGE		
SURVEY: SW	DATE:	PROJECT NO.:
DESIGN BY: SW	DATE:	BOOK:
DRAWN BY:	DATE:	SCALE: 1" = 40'
REVIEWED		CITY ENGINEER



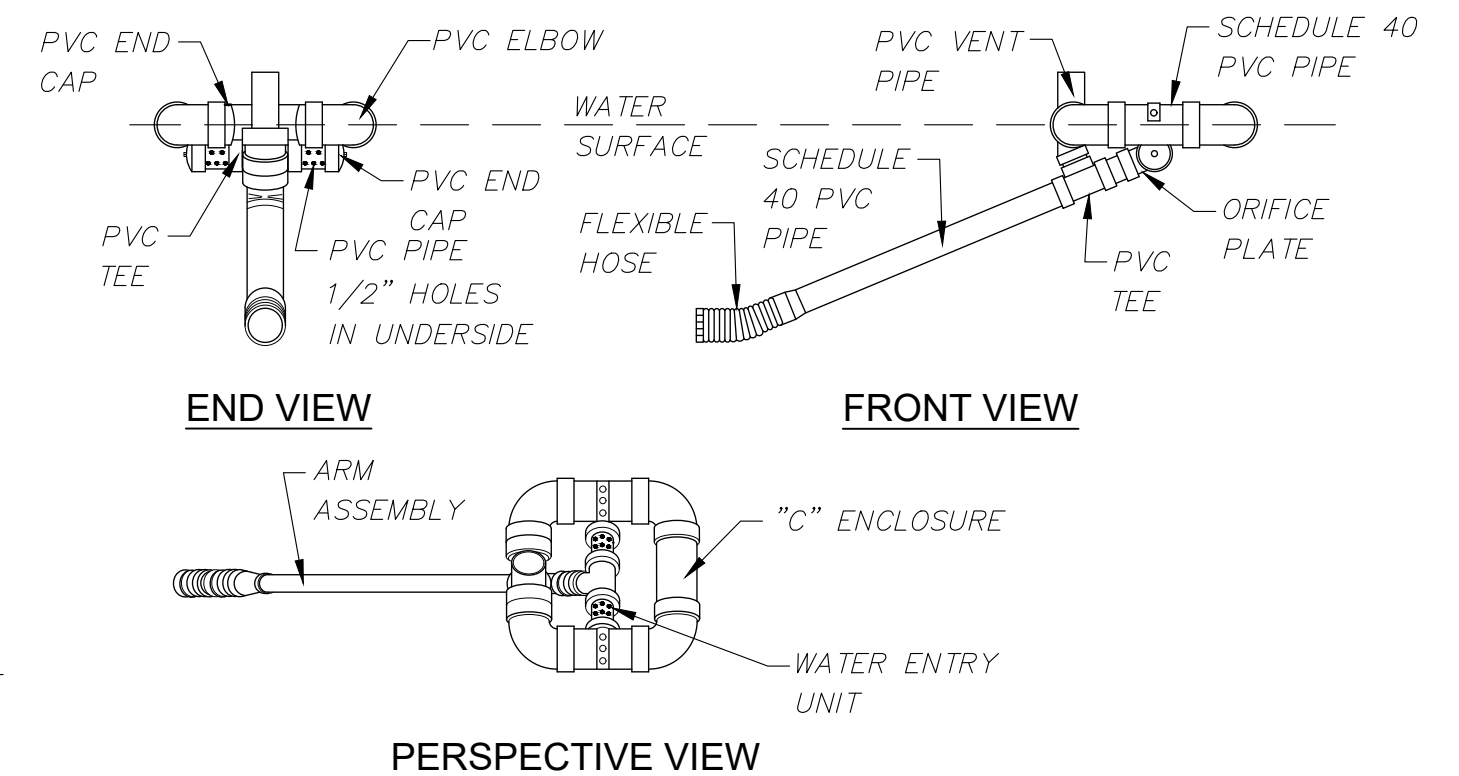
7
C6
TEMPORARY SEDIMENT BASIN
NOT TO SCALE



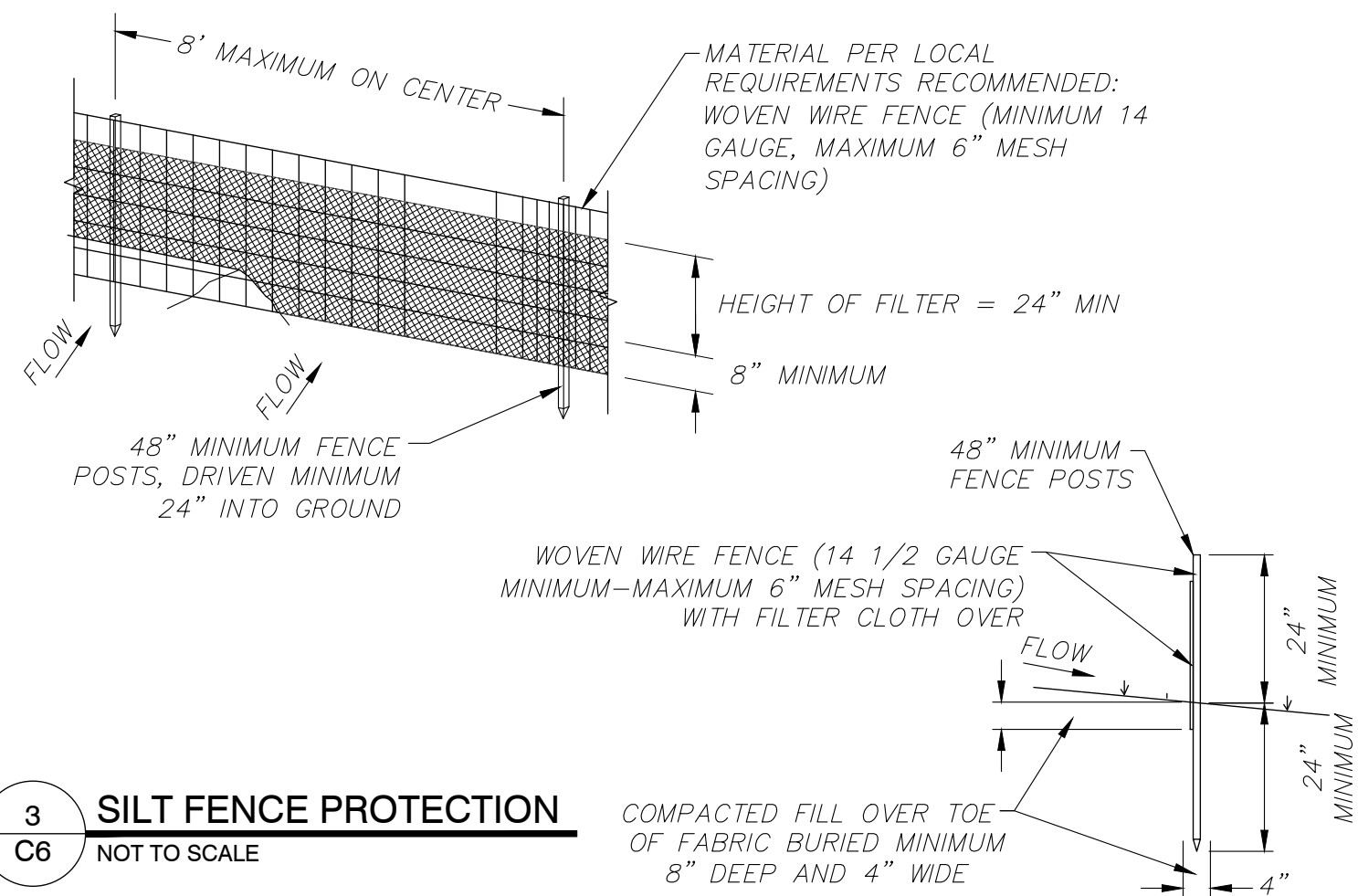
SECTION A-A



INLET BOX W/SKIMMER



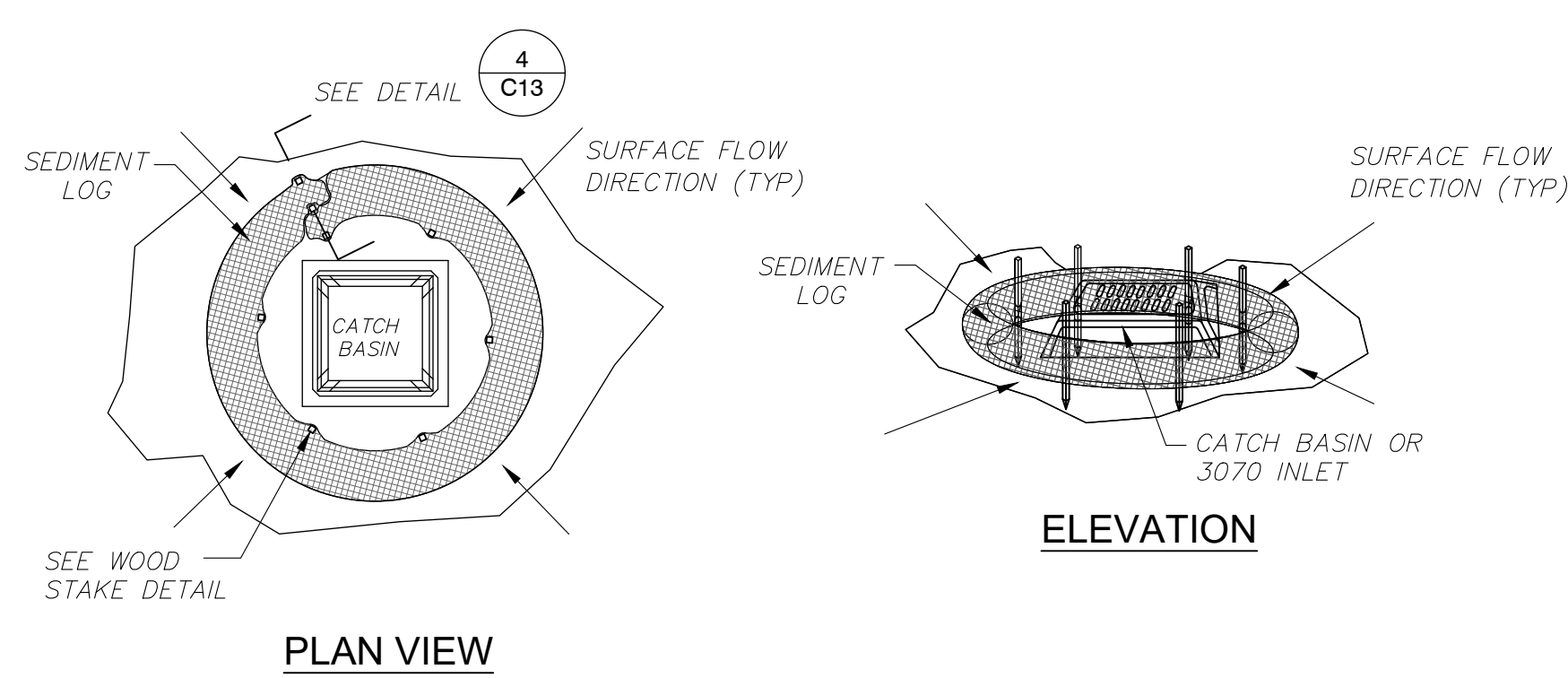
SKIMMER



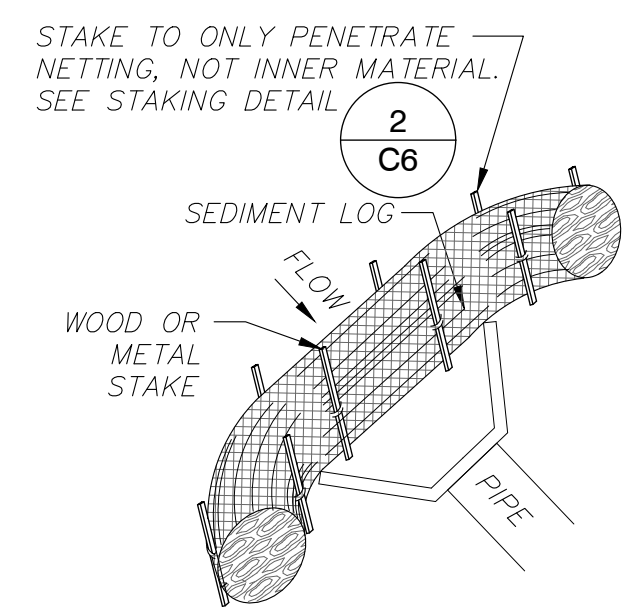
3
C6
SILT FENCE PROTECTION
NOT TO SCALE

CONSTRUCTION NOTES FOR SILT FENCE

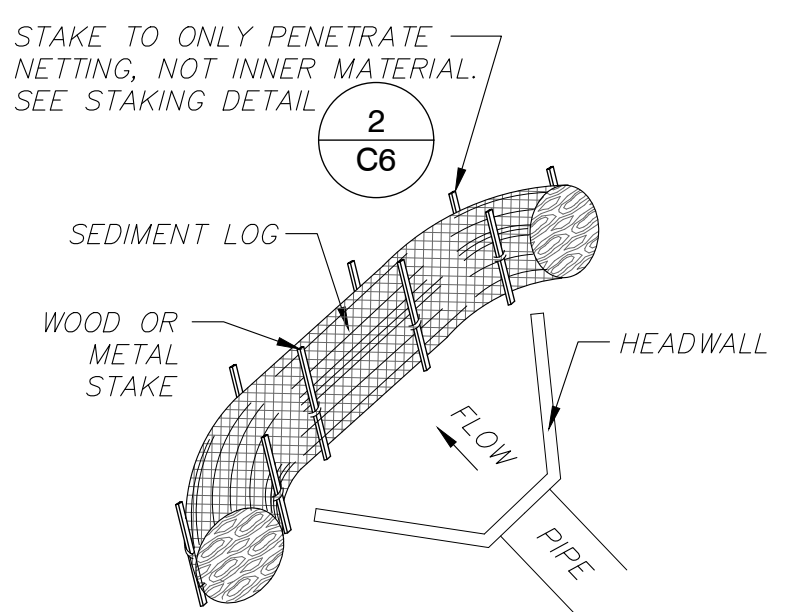
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OR FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY (6) INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. MATERIALS:
POSTS: STEEL EITHER "I" OR "U" TYPE LOCATED MAXIMUM 8' OC
FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA 6" MAX MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
7. INDICATED ON EROSION CONTROL PLANS AS "_____ SF _____".



4
C6
SEDIMENT LOG CATCH BASIN PROTECTION
NOT TO SCALE



5
C6
SEDIMENT LOG INLET PROTECTION
NOT TO SCALE

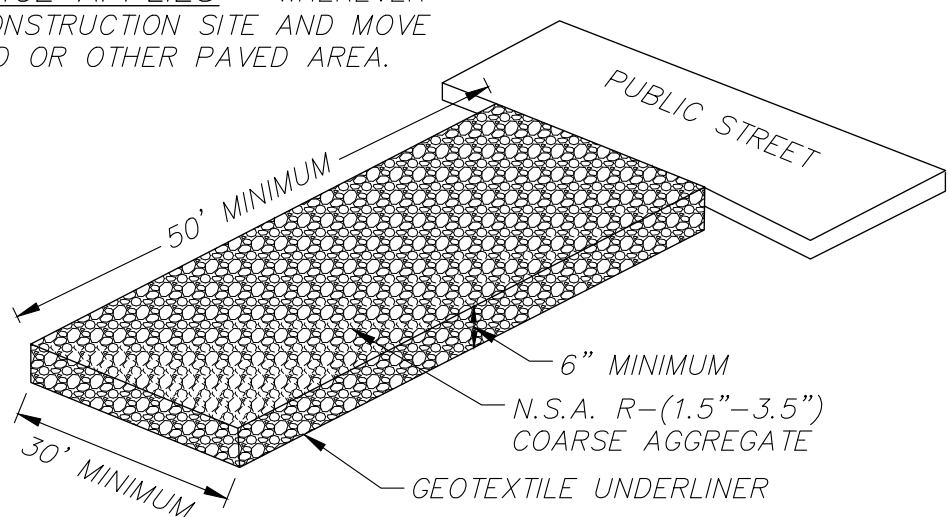


6
C6
SEDIMENT LOG OUTLET PROTECTION
NOT TO SCALE

DEFINITION – A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

PURPOSE – TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

CONDITIONS WHERE PRACTICE APPLIES – WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVE DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREA.



1
C6
CONSTRUCTION EGRESS
NOT TO SCALE

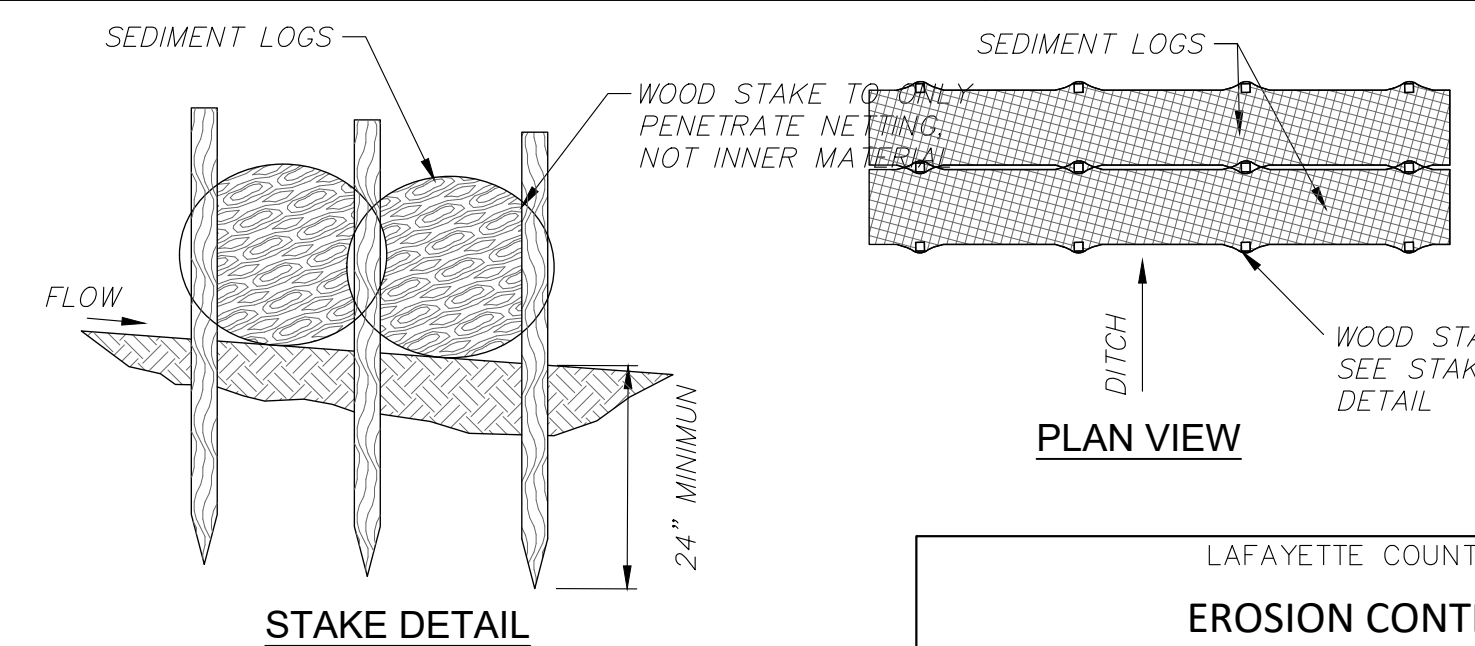
PLANNING CONSIDERATIONS – GENERAL CRITERIA REQUIRES THAT ROADS ADJACENT TO A CONSTRUCTION SITE SHALL BE CLEAN AT THE END OF EACH DAY. CONSTRUCTION ENTRANCES PROVIDE AN AREA WHERE MUD CAN BE REMOVED FROM CONSTRUCTION VEHICLE TIRES BEFORE THEY ENTER A PUBLIC ROAD. IF THE ACTION OF VEHICLE TRAVELING OVER THE GRAVEL PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF THE MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLE ENTERS A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE. CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES.

DESIGN CRITERIA

1. AGGREGATE SIZE– TDOT AGGREGATE NO.1 (2–3 INCH STONE) SHOULD BE USED.
2. ENTRANCE DIMENSIONS– THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET.
3. WASHING– IF CONDITIONS ON THE SITE ARE SUCH THAT THE MAJORITY OF THE MUD IS NOT REMOVED BY THE VEHICLES TRAVELING OVER THE GRAVEL, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
4. LOCATION– THE ENTRANCE SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.

CONSTRUCTION SPECIFICATIONS – THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANEST OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORMDRAINS MUST BE REMOVED IMMEDIATELY.



2
C6
SEDIMENT LOG STAKING DETAIL
NOT TO SCALE

SPACE BOX

DEVELOPER: YORK DEVELOPMENTS
112 Sheffield Loop, Hattiesburg, MS 39402
ENGINEER: SMITH-WALKER ENGINEERING & SURVEYING, LLC

LAFAYETTE COUNTY, MISSISSIPPI

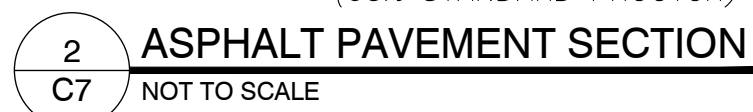
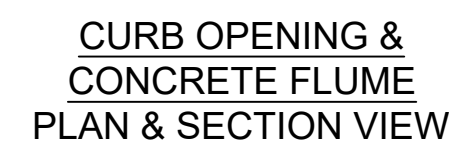
EROSION CONTROL DETAILS

MINI STORAGE

SURVEY: DATE: PROJECT NO.:
DESIGN BY: DATE: BOOK:
DRAWN BY: DATE: SCALE: N.T.S.

REVIEWED

CITY ENGINEER C6

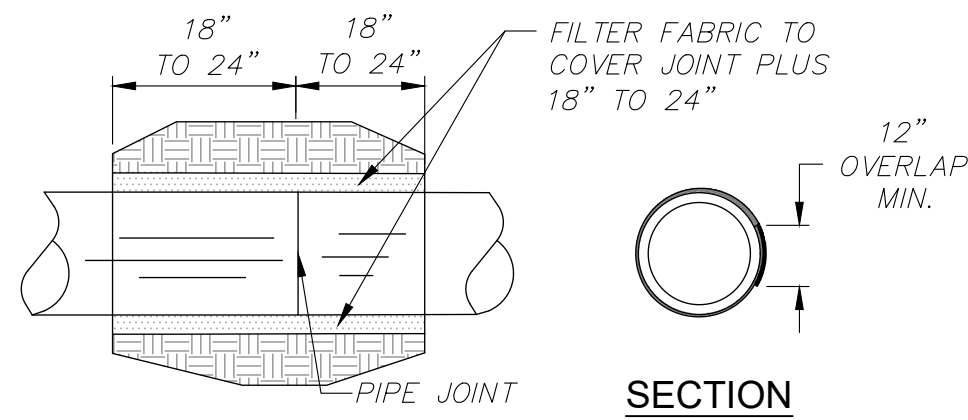


THE GRAPHIC SCALE IS CORRECT FOR A PLAN SHEET OF 24 X 36.
IF THE PLAN SHEET IS ANOTHER SIZE, PLEASE SCALE ACCORDINGLY

DEVELOPER: YORK DEVELOPMENTS
112 Sheffield Loop, Hattiesburg, MS 39402
ENGINEER: SMITH-WALKER ENGINEERING & SURVEYING, LLC

CITY ENGINEER

C7



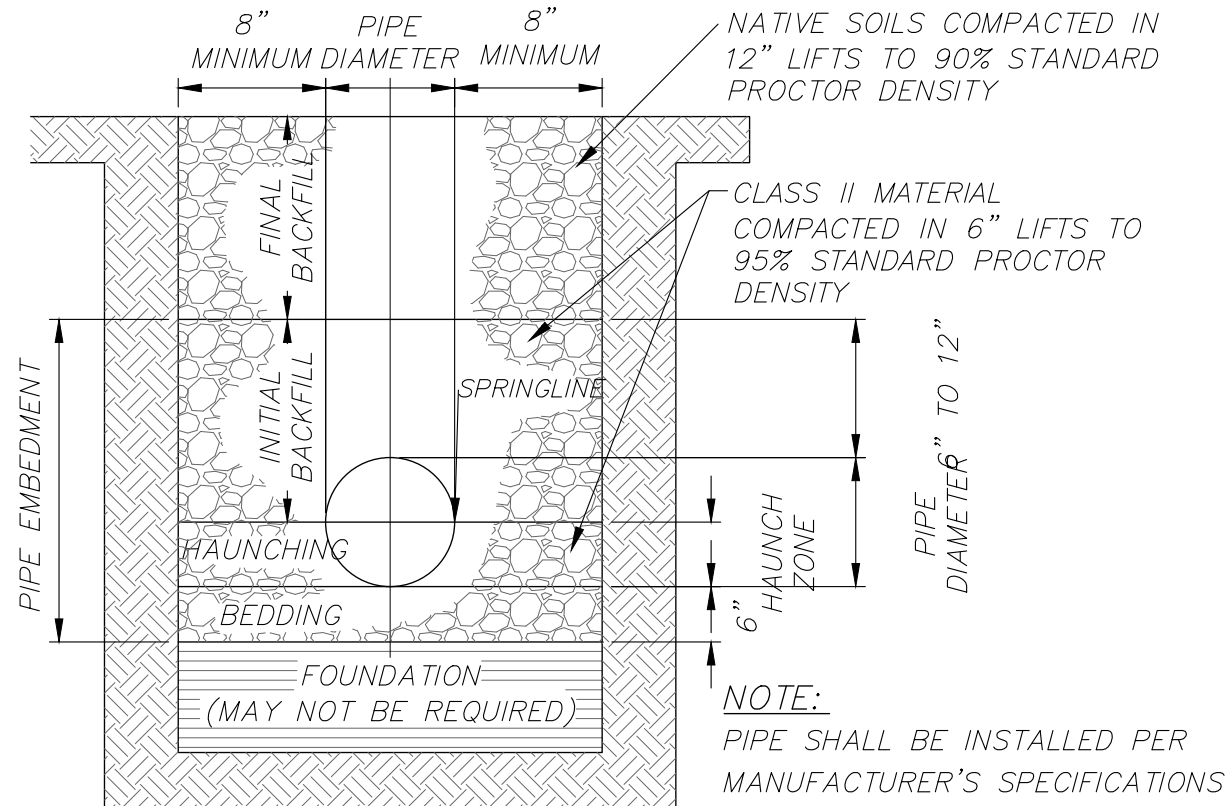
ELEVATION

SECTION

NOTES:

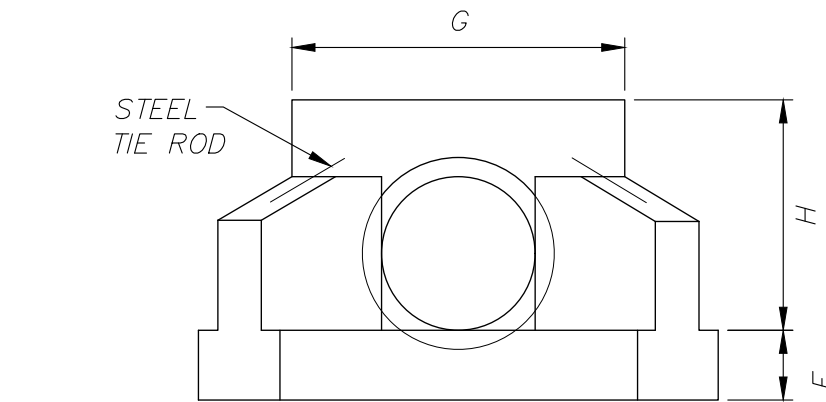
- ALL FLEXIBLE PIPE TO HAVE FILTER FABRIC WRAPPED AT ALL JOINTS FOR FULL CIRCUMFERENCE WITH 18\"/>
- ALL ARCHED OR ELLIPTICAL PIPE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND FILTER FABRIC AT ALL JOINTS FOR FULL CIRCUMFERENCE OF PIPE WITH 18\"/>

5 PIPE WRAP @ JOINTS (FOR FLEXIBLE PIPE)
C8 NOT TO SCALE



6 FLEXIBLE PIPE BEDDING

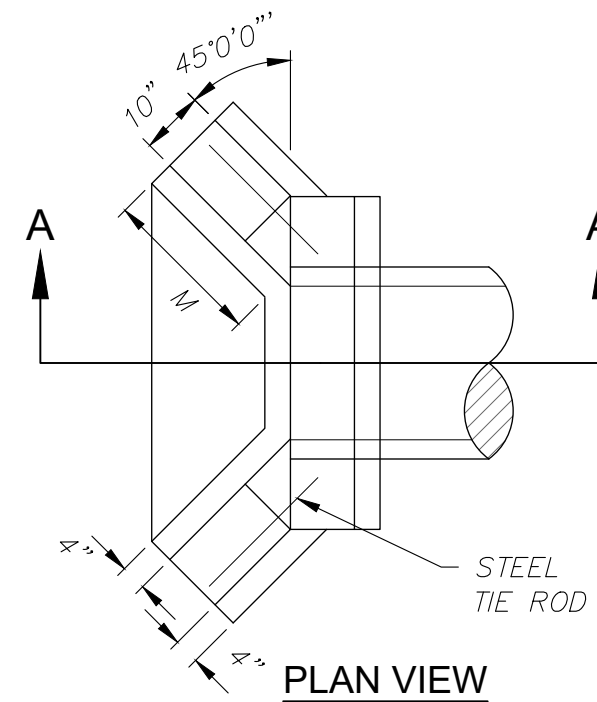
C8 NOT TO SCALE



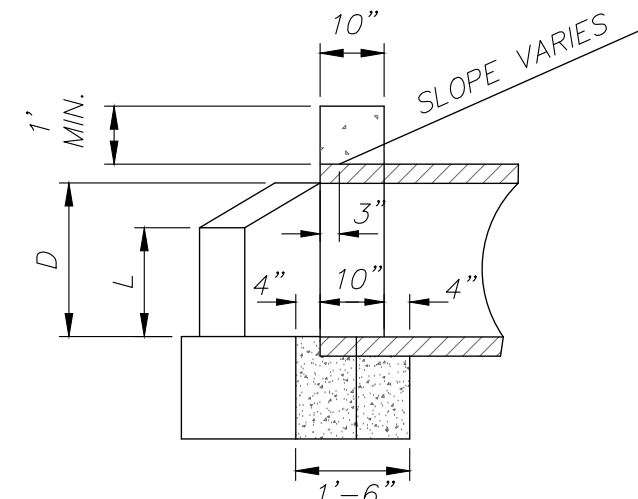
FRONT ELEVATION

OPENING		WALL				FOOTING	TIE RODS
D	AREA SQ.FT.	H	G	L	M	F	
18"	3.1	3'-0"	4'-4"	1'-5"	2'-1"	1'-4"	2 3/4"Ø X 2'-0"

7 CONCRETE ENDWALL WITH 45° WINGS FOR PIPE CULVERTS
C8 NOT TO SCALE



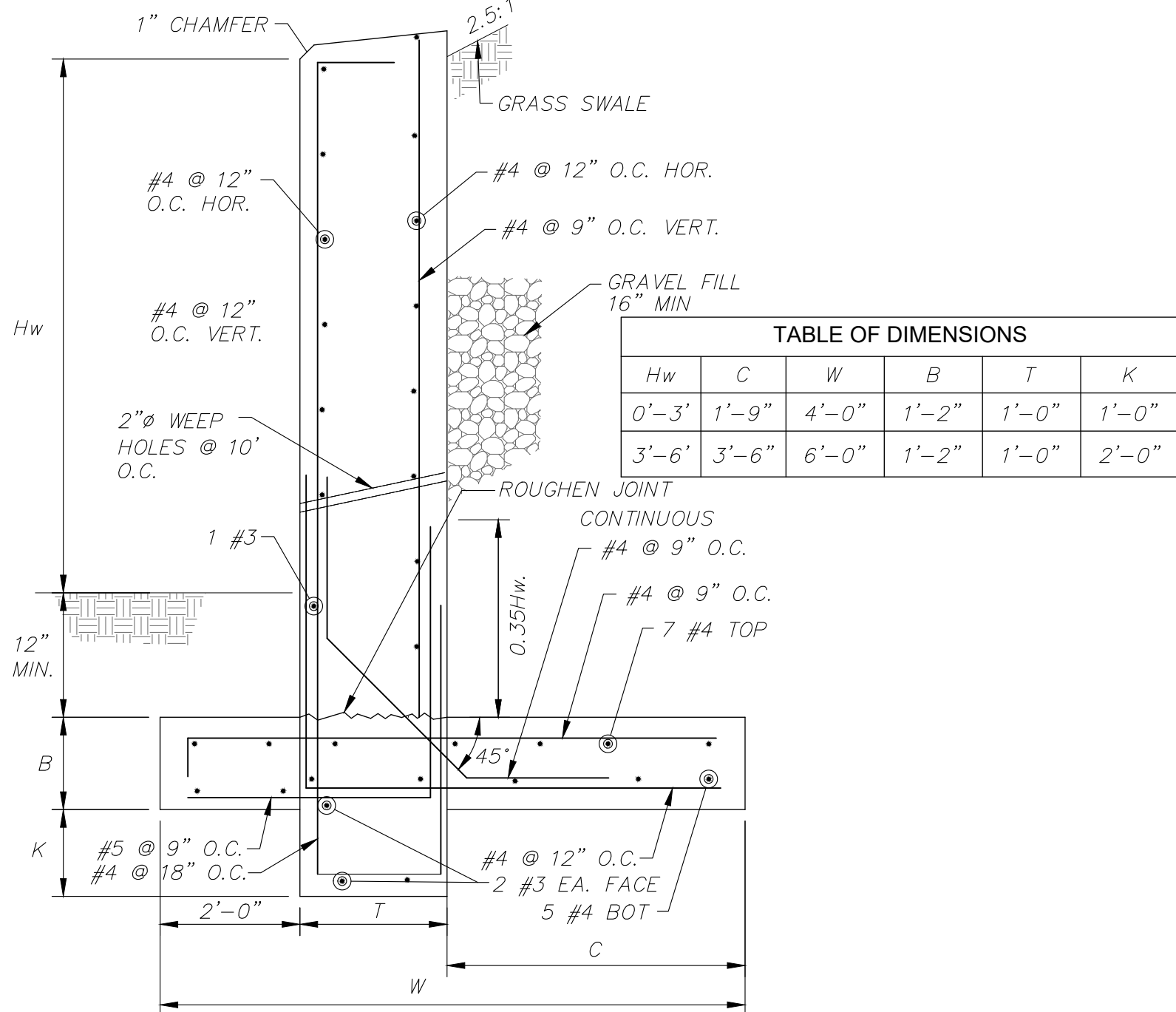
PLAN VIEW



SECTION A-A

NOTES:

- CHAMFER ALL EXPOSED EDGES 3/4" MIN. BEARING CAPACITY 2000 P.S.I.
- CONCRETE DESIGN STRENGTH 3,500 P.S.I.

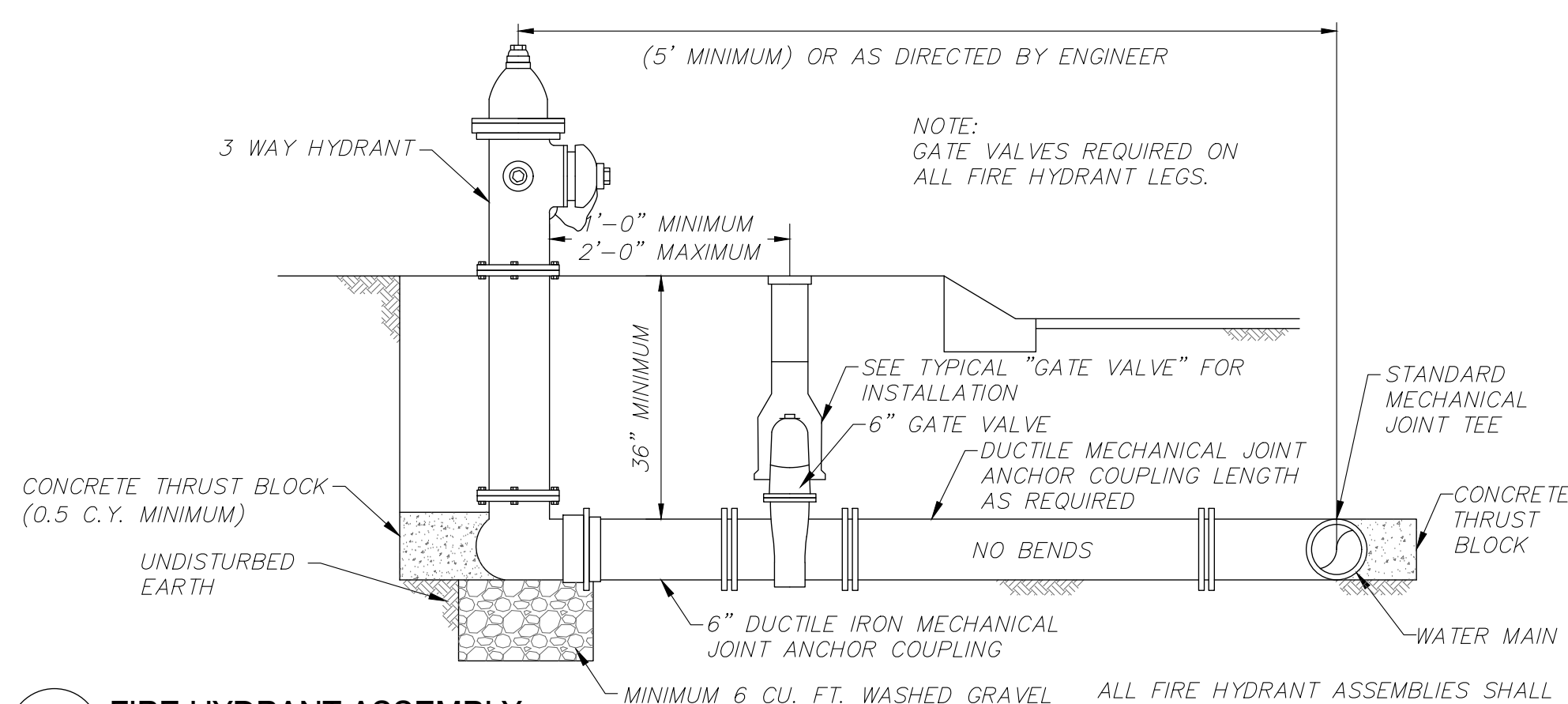


Hw	C	W	B	T	K
0'-3"	1'-9"	4'-0"	1'-2"	1'-0"	1'-0"
3'-6"	3'-6"	6'-0"	1'-2"	1'-0"	2'-0"

NOTES:

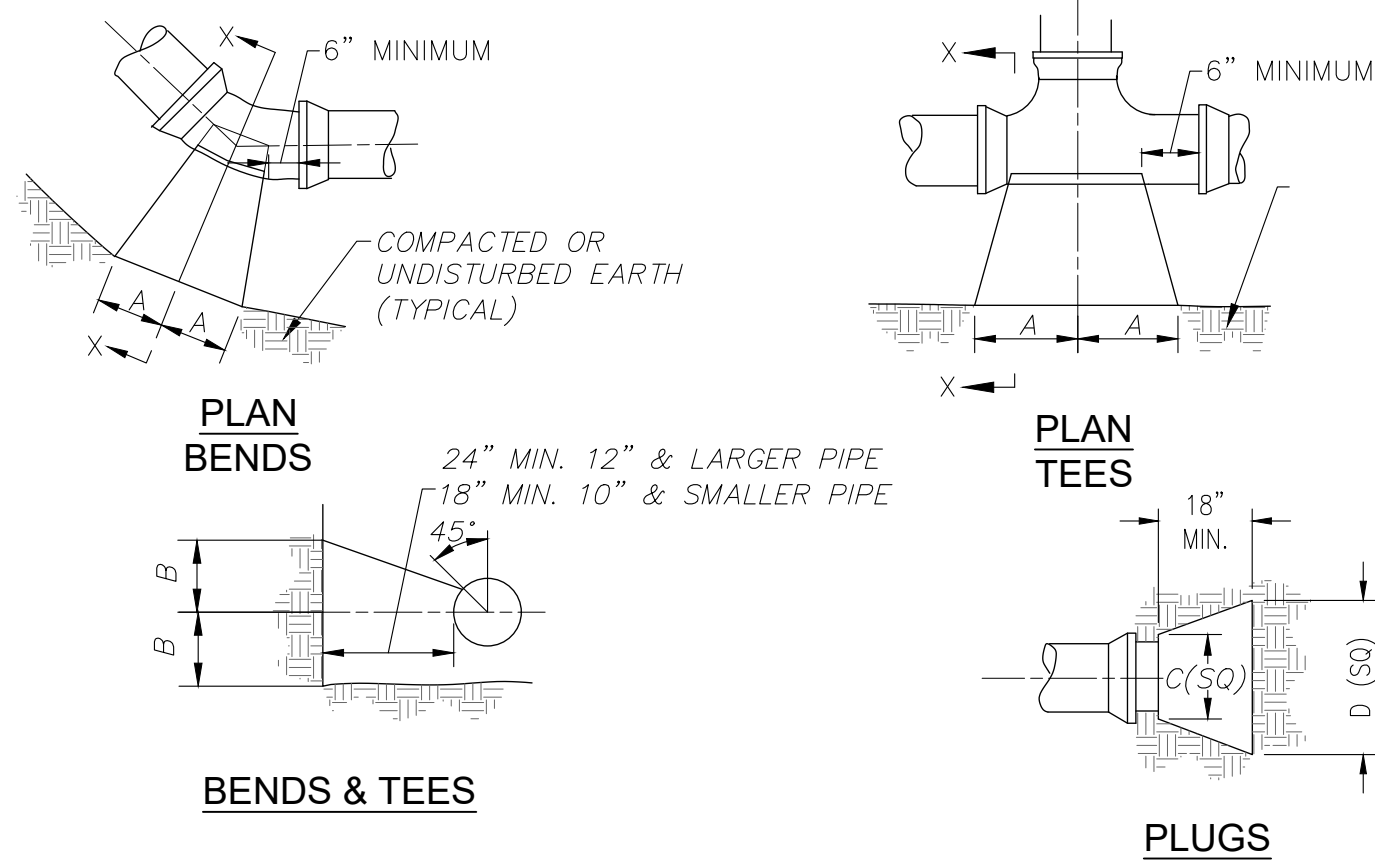
- CONCRETE TO BE 4000 PSI.
- ALL REINFORCING STEEL TO BE ASTM 615 GRADE 60.
- COVER = 3" (TYP)

1 RETAINING WALL
C8 NOT TO SCALE



4 FIRE HYDRANT ASSEMBLY

C8 NOT TO SCALE



BENDS & TEES

PLUGS

COMPACTED OR UNDISTURBED EARTH (TYPICAL)

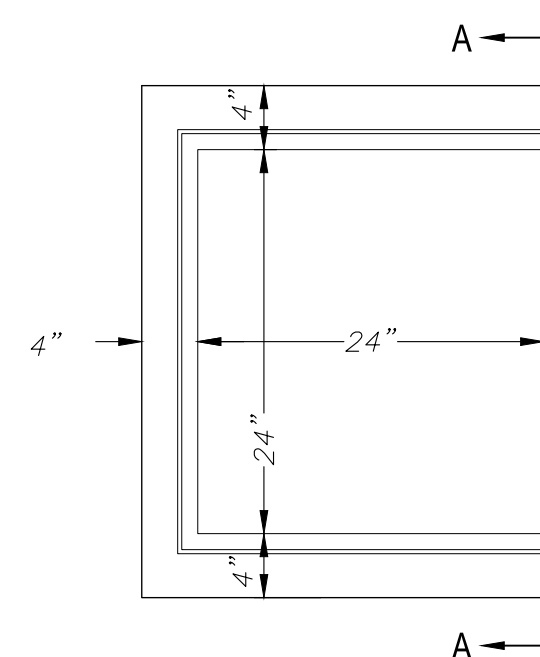
SIZE	1/4 BENDS		1/8 BENDS		1/16 BENDS		TEES		PLUGS	
	A	B	A	B	A	B	A	B	C	D
6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"

NOTES:

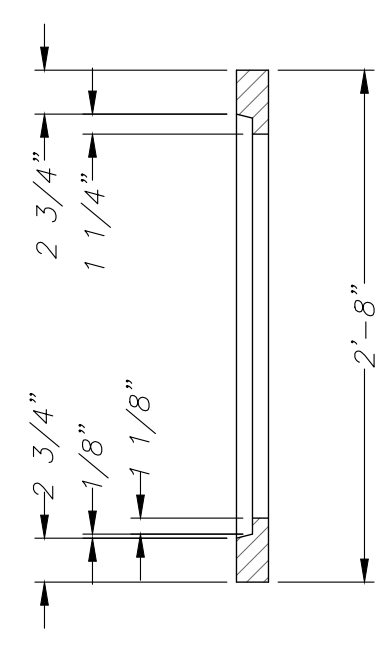
- ALL CONCRETE TO BE 3,000 P.S.I.
- THERE SHALL BE NO SACKGCRETE ALLOWED.

2 THRUST BLOCKING

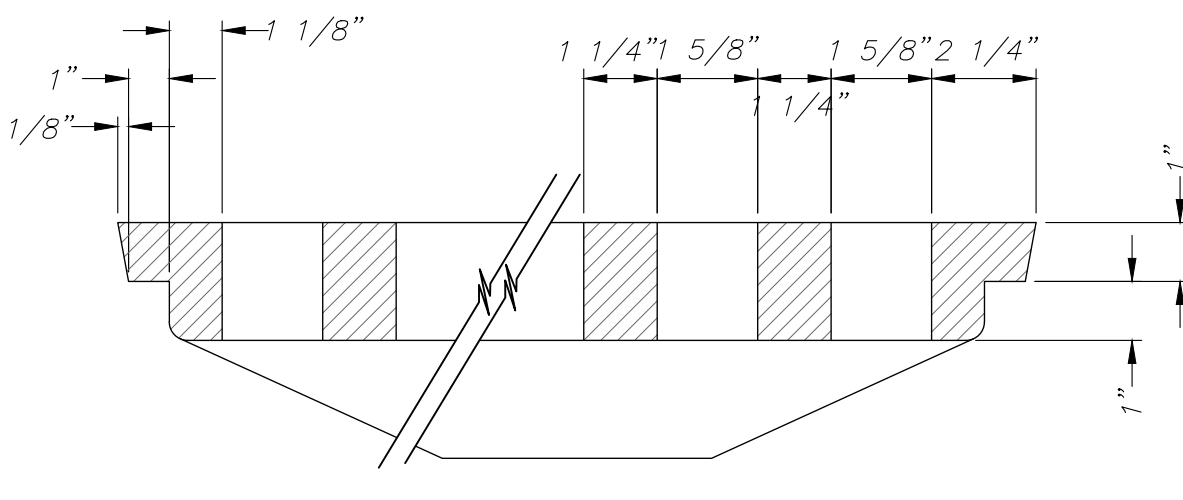
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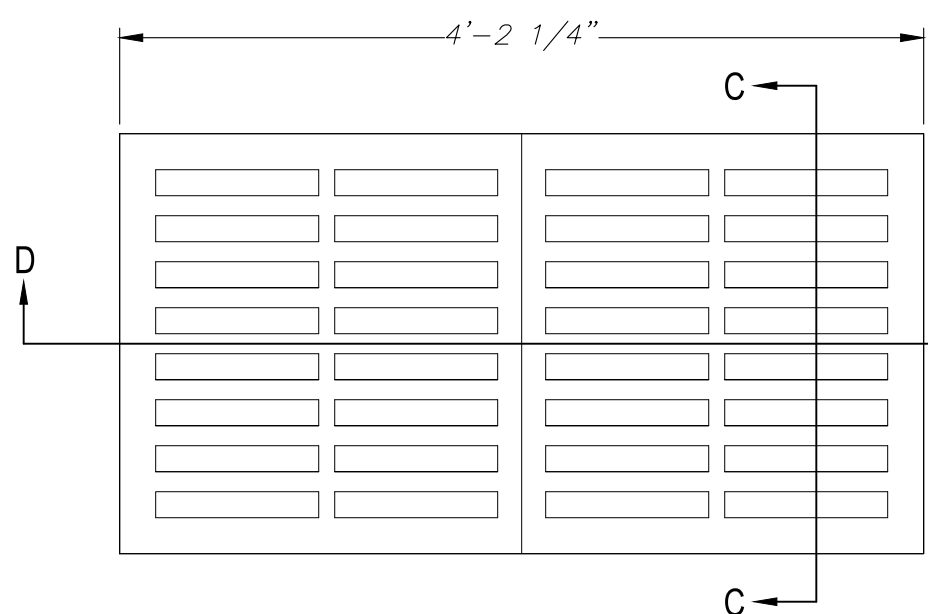
HALF RIM PLAN



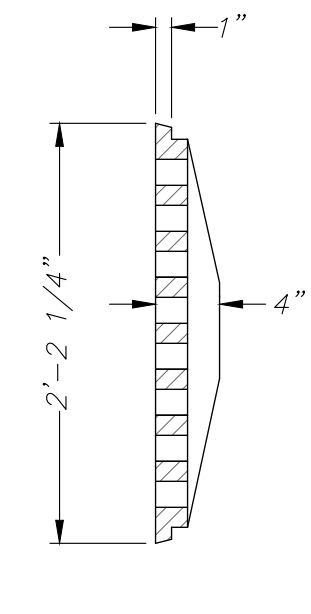
SECTION A-A



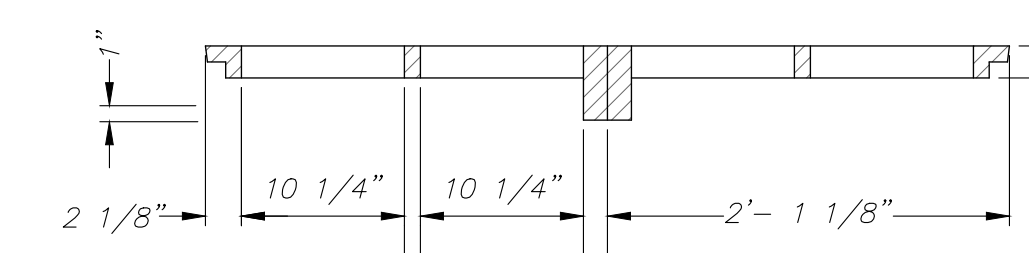
SECTION C-C



GRATING PLAN

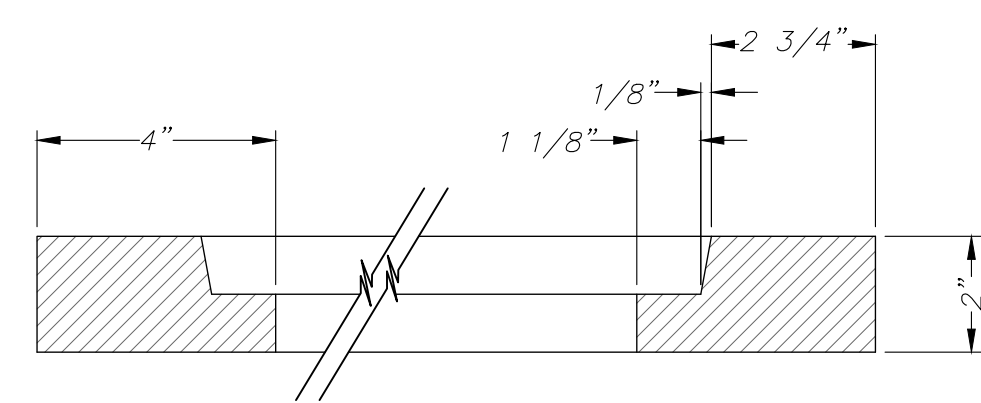


SECTION C-C

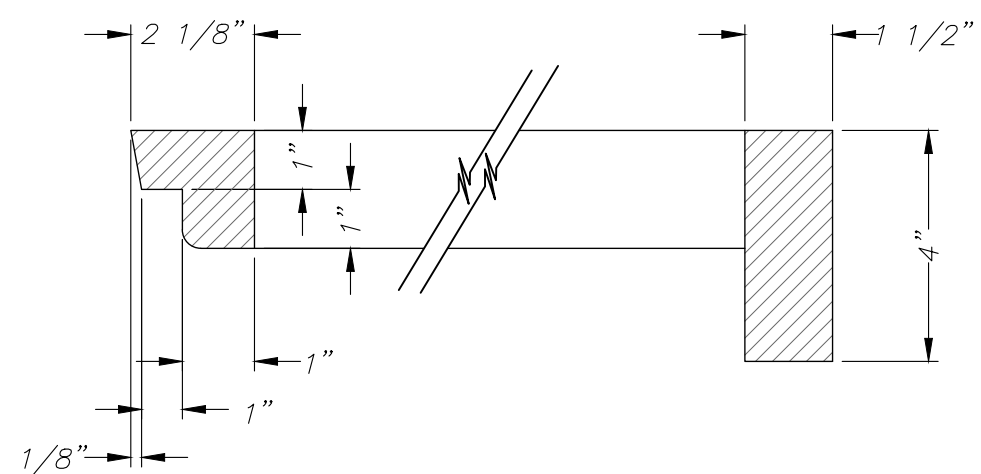


SECTION D-D

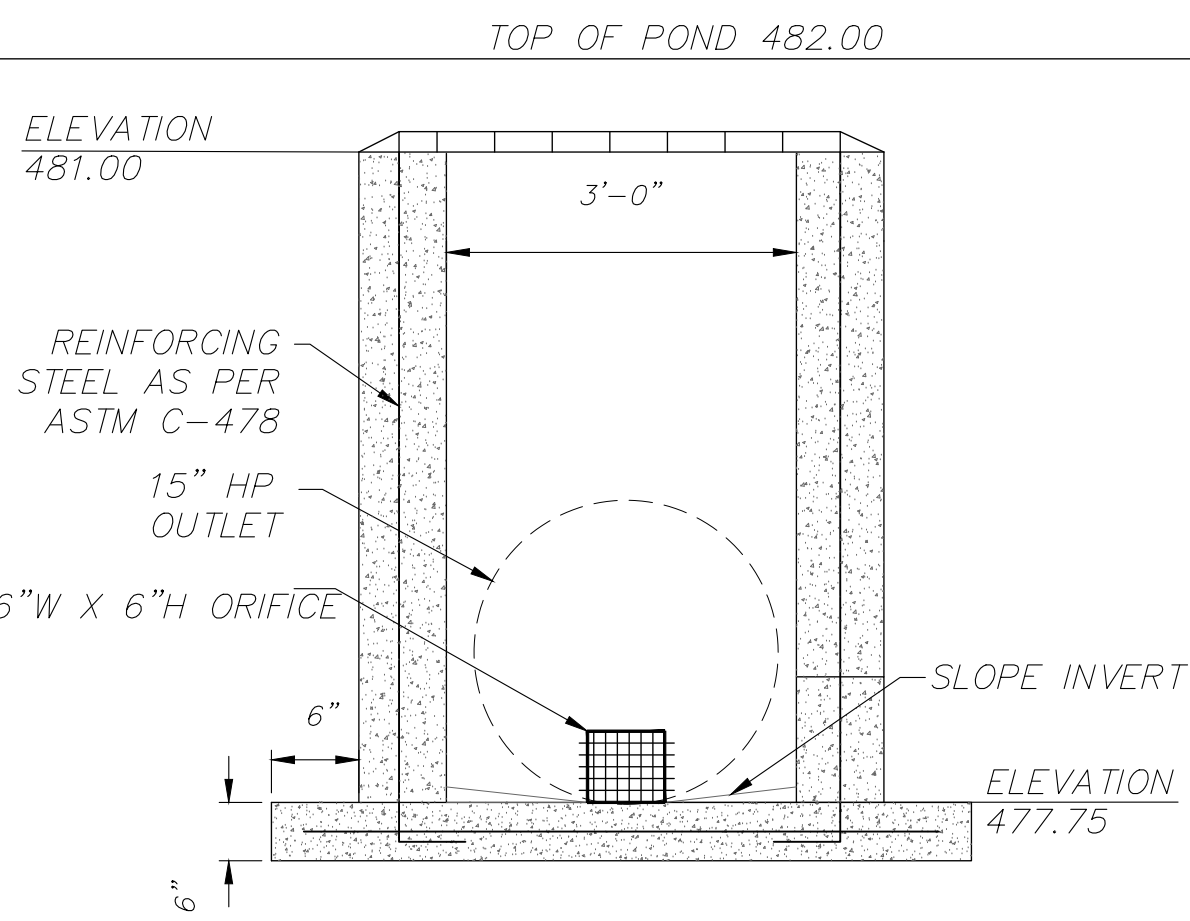
3 RIM & GRATING FOR #11 INLET
C8 NOT TO SCALE



SECTION A-A



SECTION D-D



CROSS SECTION

NOTES:

- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TRASH RACKS FOR APPROVAL PRIOR TO FABRICATION.

8 POND OUTLET STRUCTURE
C8 NOT TO SCALE

THE GRAPHIC SCALE IS CORRECT FOR A PLAN SHEET OF 24 X 36. IF THE PLAN SHEET IS ANOTHER SIZE, PLEASE SCALE ACCORDINGLY

SPACE BOX

DEVELOPER: YORK DEVELOPMENTS
112 Sheffield Loop, Hattiesburg, MS 39402
ENGINEER: SMITH-WALKER ENGINEERING & SURVEYING, LLC

LAFAYETTE COUNTY, MISSISSIPPI

CONSTRUCTION DETAILS
MINI STORAGE

SURVEY: SW
DESIGN BY:
DRAWN BY:

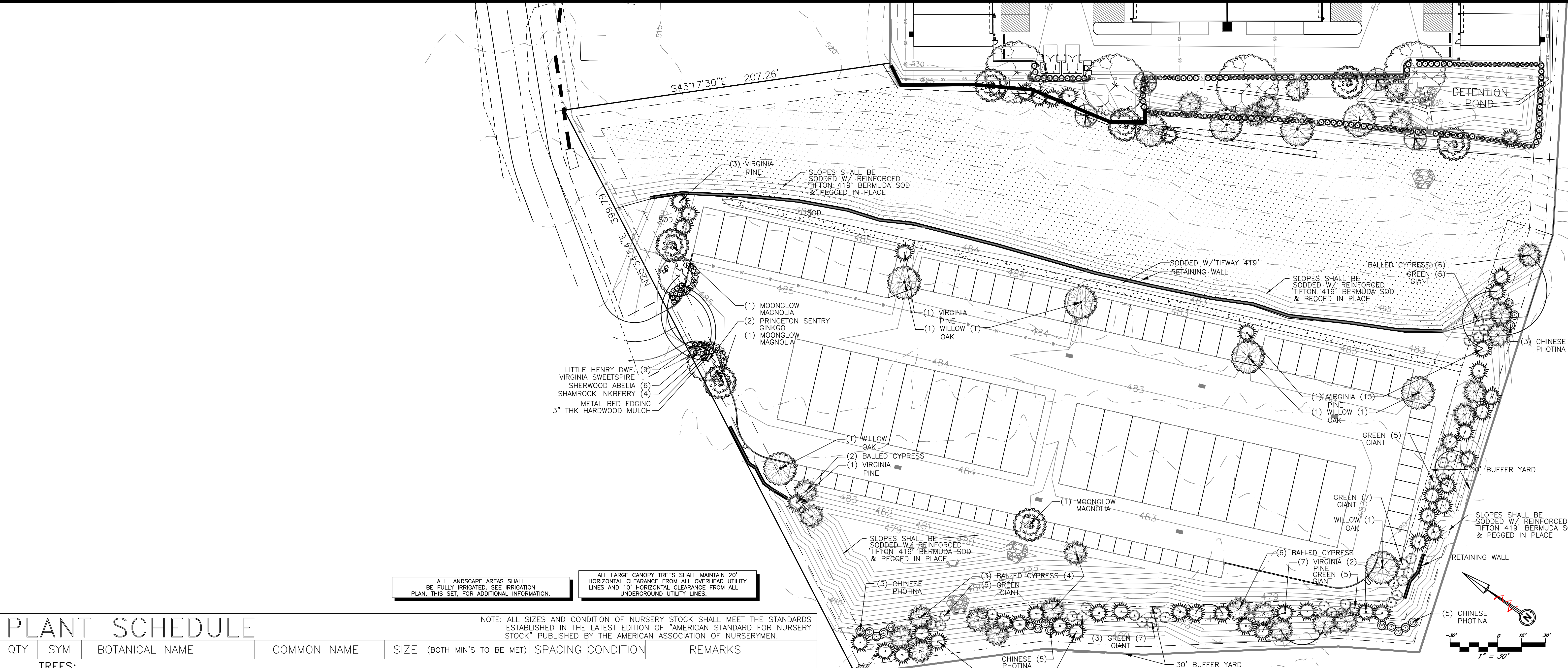
DATE:
DATE:
DATE:

PROJECT NO.:
BOOK:
SCALE: N.T.S.

REVIEWED

CITY ENGINEER

C8



PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING	CONDITION	REMARKS
TREES:							
2		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2-1/2" - 3" C / 12' - 14' HT	AS SHOWN	CONT	MATCHING, SINGLE LEADER, CLEAR 1ST 5'
3		MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW MAGNOLIA	2-1/2" TTL C/10' - 12' HT	AS SHOWN	B&B/CONT	MULTI-TRUNK, 1" MIN PER CANE
6		QUERCUS PHELLOS	WILLOW OAK	2" - 2-1/2" C / 10' - 12' HT	AS SHOWN	CONT	MATCHING, SINGLE LEADER, CLEAR 1ST 5'
42		PINUS VIRGINIANA	VIRGINIA PINE	6' - 8' HT	AS SHOWN	CONT	MATCHING, SINGLE LEADER,
19		TAXODIUM DISTICHUM	BALLED CYPRESS	6' - 8' HT	AS SHOWN	CONT	MATCHING, SINGLE LEADER,
SHRUBS:							
6		ABELIA X GRANDIFLORA 'SHERWOODII'	'SHERWOOD' ABELIA	24" - 30" HT / 3 GAL	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH
10		ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWF VIRGINIA SWEETSPIRE	18" - 24" HT / 3 GAL	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH
4		ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24" - 30" HT / 3 GAL	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH
17		PHOTINIA SERRATIFOLIA	CHINESE PHOTINIA	6' - 8' HT	AS SHOWN	CONT	FULL FROM GRADE TO TOP, UNIFORM GROWTH
35		THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 8' HT	AS SHOWN	CONT	FULL FROM GRADE TO TOP, UNIFORM GROWTH
GROUNDCOVERS:							
FILL AREA		CYNODON SP REFER TO PLAN	BERMUDA 'TIFWAY 419'	SLAB / ROLL	SOLID	SOD	REF TO SPECS.
FILL AREA		CYNODON "SIDNEY, MOHAWK AND SULTAN"	BERMUDA "SIDNEY, MOHAWK AND SULTAN"	SEED AS SHOWN	SOLID	SEED	REF TO SPECS.

SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

LAFAYETTE COUNTY, MISSISSIPPI

SECTION 404 - BUFFER YARDS/SCREENING STANDARDS

404.01 PURPOSE AND INTENT: CONCUR WITH COMMENT

404.02 PURPOSE OF BUFFER YARDS AND SCREENS: THE SITE IS ZONED C-2, ALL SURROUNDING LANDUSES ARE ZONED C-2. THEREFOR NO BUFFER IS REQUIRED.

404.03 GENERAL STANDARDS: CONCUR WITH COMMENT.

404.04 BUFFER YARD STANDARDS RELATING TO ABUTTING PROPERTIES: CONCUR WITH COMMENT.

THE SITE IS ZONED C-2. ON THE NORTH AND EAST LAND USES ARE ZONED C-2, THE SOUTH AND THE WEST ARE ZONED EITHER R-1 OR A-1 THEREFOR A 30' BUFFER YARD IS REQUIRED. THE BUFFER SHALL HAVE PLANTINGS OR BALD CYPRESS, VIRGINIA PINES, THERE IS A 10 LANDSCAPE BUFFER ADJACENT TO HWY 101 AND THERE ARE 5' LANDSCAPE BUFFERS ADJACENT TO THE PROPERTY.

404.05 SCREENING RELATIVE TO ABUTTING PROPERTIES: CONCUR WITH COMMENT, A LANDSCAPE SCREEN WILL BE PROVIDED ADJACENT TO THE SOUTH AND WEST PROPERTY LINES.

404.06 INSTALLATION: NA

404.07 VISIBILITY AT INTERSECTIONS: CONCUR WITH COMMENT.

404.08 INTERSECTION OF DRIVEWAY AND PUBLIC ROW AND/OR PRIVATE STREET: CONCUR WITH COMMENT

404.09 CREDIT FOR EXISTING PLANT MATERIAL: THERE IS NO EXISTING VEGETATION ON SITE.

404.10 PLANNED DISTRICT STANDARDS: NA

404.11 ZONE SCREENING STANDARDS: NA

404.12 FENCING AND LANDSCAPE STANDARDS: THE SCREEN REQUIRED HEREIN SHALL CONSIST OF A SOLID FENCE OR WALL NOT LESS THAN SIX (6) FEET IN HEIGHT, BUT SHALL NOT EXTEND WITHIN FIFTEEN (15) FEET OF ANY STREET OR DRIVEWAY OPENING ONTO A STREET. THE SCREENING SHALL BE PLACED ALONG THE PROPERTY LINES OR IN CASE OF SCREENING ALONG A STREET, FIFTEEN (15) FEET FROM THE STREET ROW WITH LANDSCAPING (TREES, SHRUBS, GRASS, AND OTHER PLANTING) BETWEEN THE SCREENING AND THE PAVEMENT. A LOUVERED FENCE SHALL BE CONSIDERED SOLID IF IT BLOCKS DIRECT VISION. PLANTING OF A TYPE APPROVED BY THE SITE PLAN REVIEW PROCESS MAY ALSO BE REQUIRED IN ADDITION TO, OR IN LIEU OF, FENCING. EXISTING SCREENING WHICH COMPLIES WITH MINIMUM STANDARDS MAY BE USED TO MEET THE REQUIREMENTS OF THIS ORDINANCE. CONCUR WITH COMMENT, A LANDSCAPE SCREEN SHALL BE PROVIDED.

404.13 EXCEPTIONS TO SCREEN REQUIREMENTS: NA

404.14 MAINTENANCE OF SCREENS: CONCUR WITH COMMENT

404.15 PERMITS: CONCUR WITH COMMENT.

404.16 DESIGN STANDARDS FOR SCREENS, BUFFERS, BERMS, AND WALLS: CONCUR WITH COMMENT.

ARTICLE XIV: COMMERCIAL MEDIUM DENSITY DISTRICT (C-2)

1403.06 BUFFER AND SCREENING REQUIREMENTS:

ABUTTING USE DISTRICTS: ALL AGRICULTURAL, RESIDENTIAL AND C-1 DISTRICTS

MIN WIDTH: 30 FT. MIN HEIGHT: 6 FT. CONCUR WITH COMMENT

PERMANENT SEEDING SHALL BE APPLIED BASED ON THE TIME OF YEAR AND TEMPERATURE OF SOIL.

MAY 1 - JULY 30 (OR ONCE SOIL TEMP. IS ABOVE 60°) APPLY HULLED BERMUDA SEED @ MIN 4 LBS / 1000 SF.

PERMANENT SEEDING OPERATIONS WITH BERMUDAGRASS SEED SHALL NOT TAKE PLACE DURING AUGUST. IF SEEDING IS REQUIRED, APPLY THE TEMPORARY SEED MIX TO STABILIZE THE SOIL, AND RE-SEED WITH THE PERMANENT SEED MIX DURING THE FALL/WINTER SEASON.

SEPTEMBER 1 - FEBRUARY 28 (OR ONCE SOIL TEMP. IS BELOW 60°) - APPLY UNHULLED BERMUDA SEED @ MIN 8 LBS / 1000 SF AND OVERSEED WITH TEMPORARY SEED MIX AS DESCRIBED IN THE SEEDING AND SODDING NOTES.

PERMANENT SEEDING OPERATIONS WITH BERMUDAGRASS SEED SHALL NOT TAKE PLACE DURING MARCH - APRIL. IF SEEDING IS REQUIRED, APPLY THE TEMPORARY SEED MIX TO STABILIZE THE SOIL, AND RE-SEED WITH THE PERMANENT SEED MIX DURING THE SUMMER SEASON.



DATE: 2026.05.13: REVISED LANDSCAPE PLAN AS PER COUNTY REQUIREMENTS. ADDED PLANTINGS TO 30' BUFFER YARD.

DRAWN BY: JWV DESIGN, LLC
CHECKED BY: JWV DESIGN, LLC



SEAL

SECTION 9, T-8-S, R-3-W SPACE BOX - FLEX SPACE PH II

LAFAYETTE COUNTY, MISSISSIPPI

APRIL, 2026

DEVELOPER: YORK DEVELOPMENTS
112 SHEFFIELD LOOP
HATTIESBURG, MS 39402

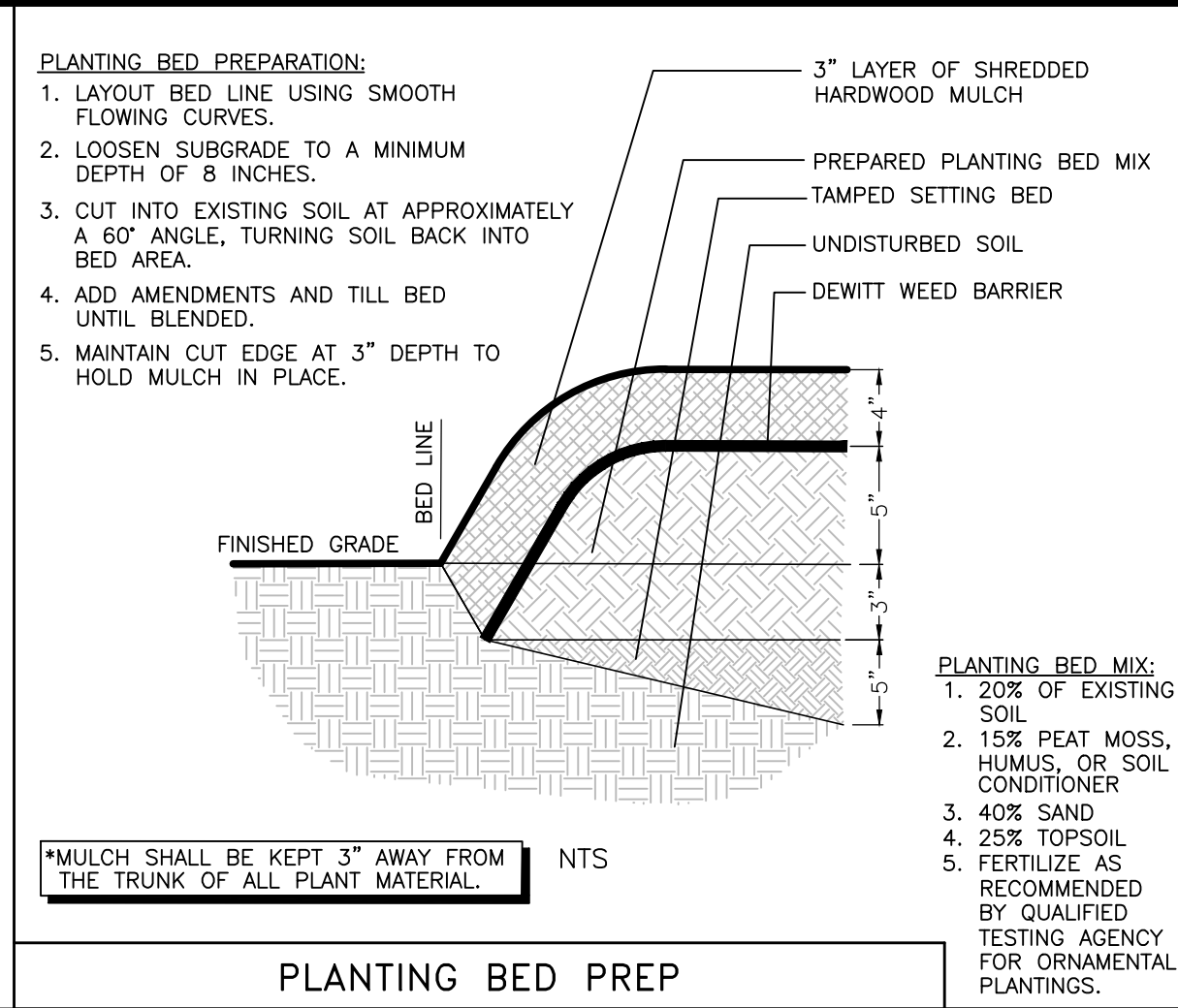
JWV Design, LLC
4322 ELIZABETH CIRCLE W.
OLIVE BRANCH, MS 38654
OFFICE (901) 679-3656
jwvdesign@outlook.com

PROJECT NO: 20260429
ENGINEER: SMITH A WALKER
ENGINEERING
1102 BRAMONT DRIVE
NESBIT, MS 38651
662.393.3346

SHEET TITLE:
LANDSCAPE PLAN

L1.0

SHEET NUMBER: SHEET 1 OF 4



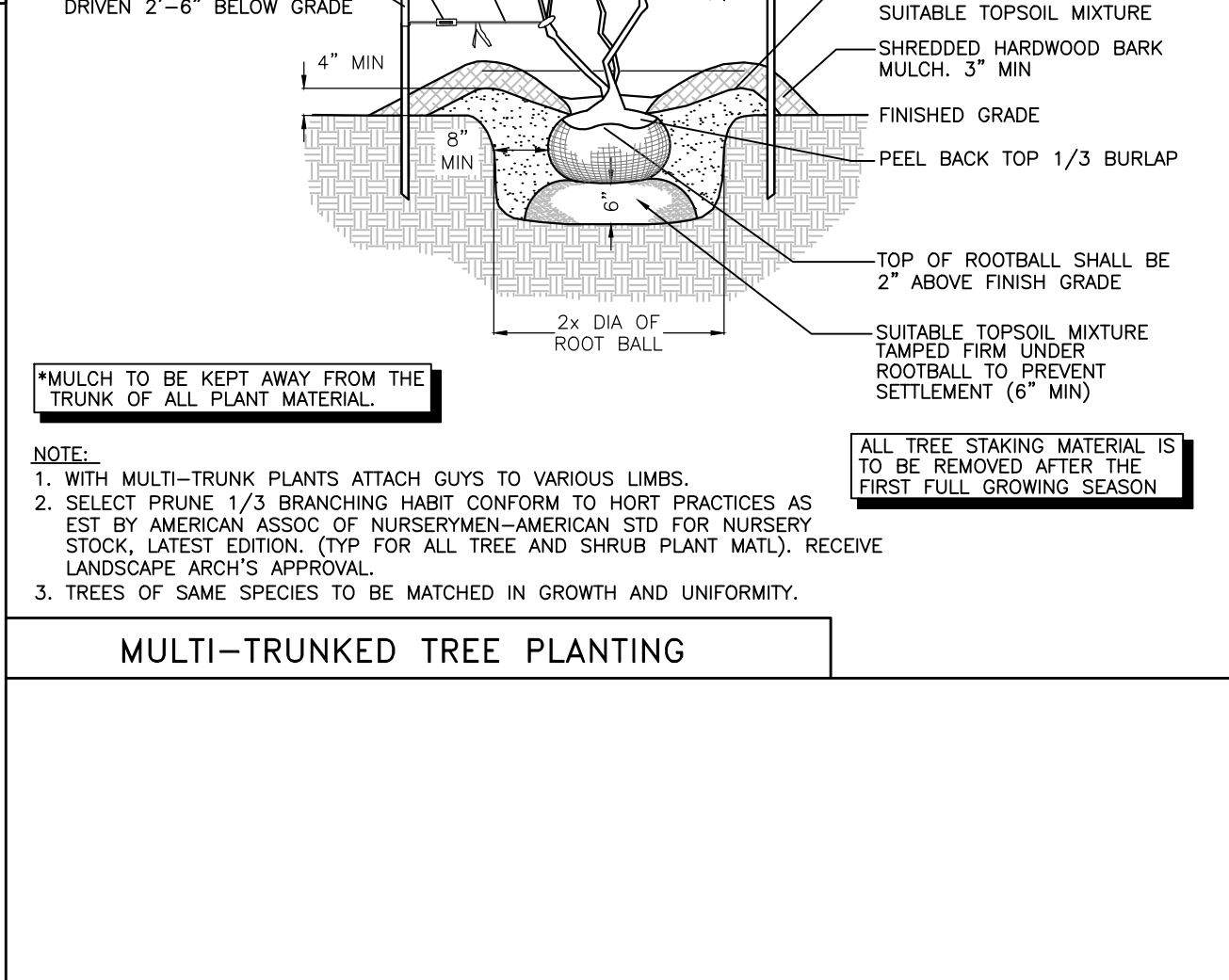
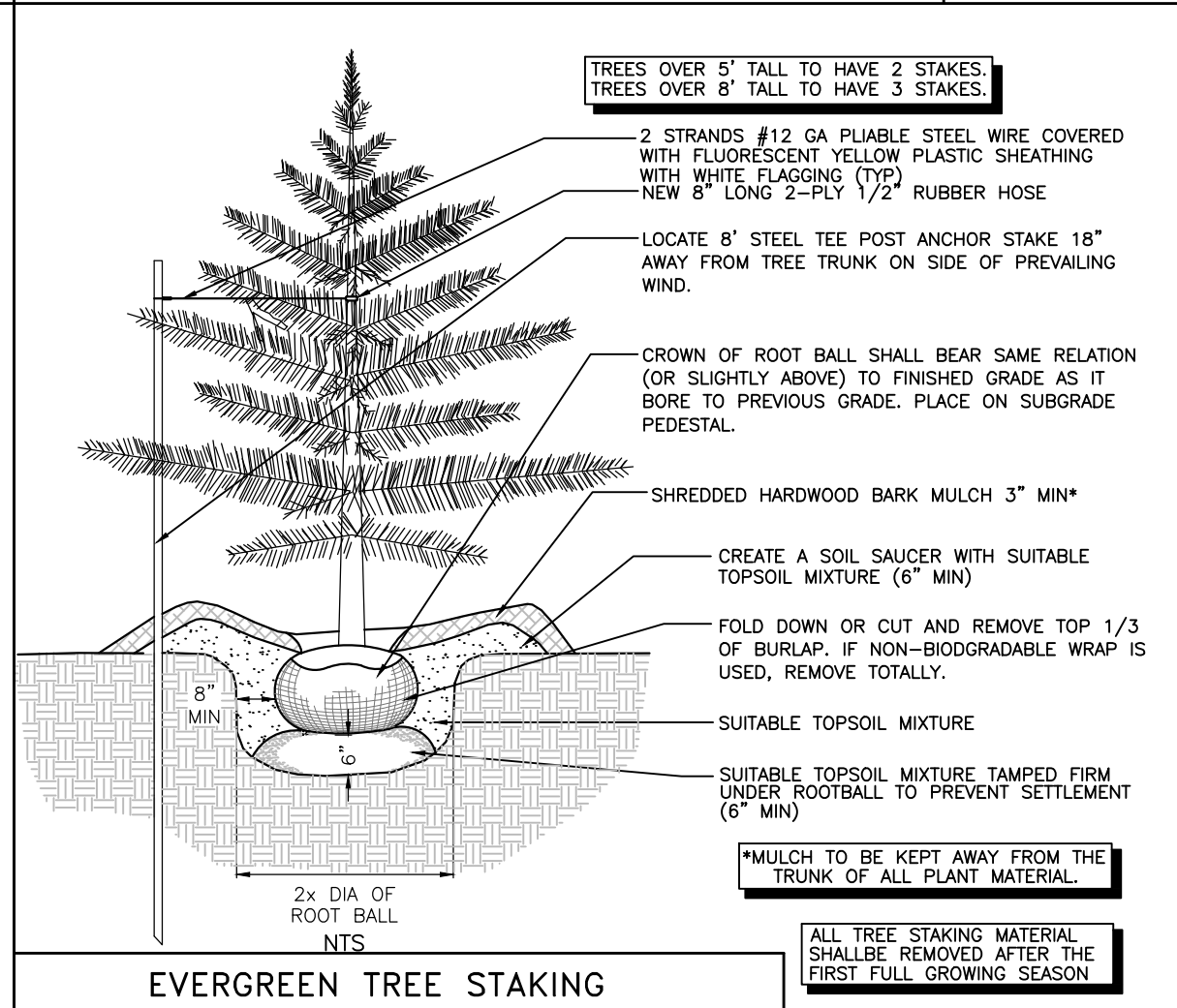
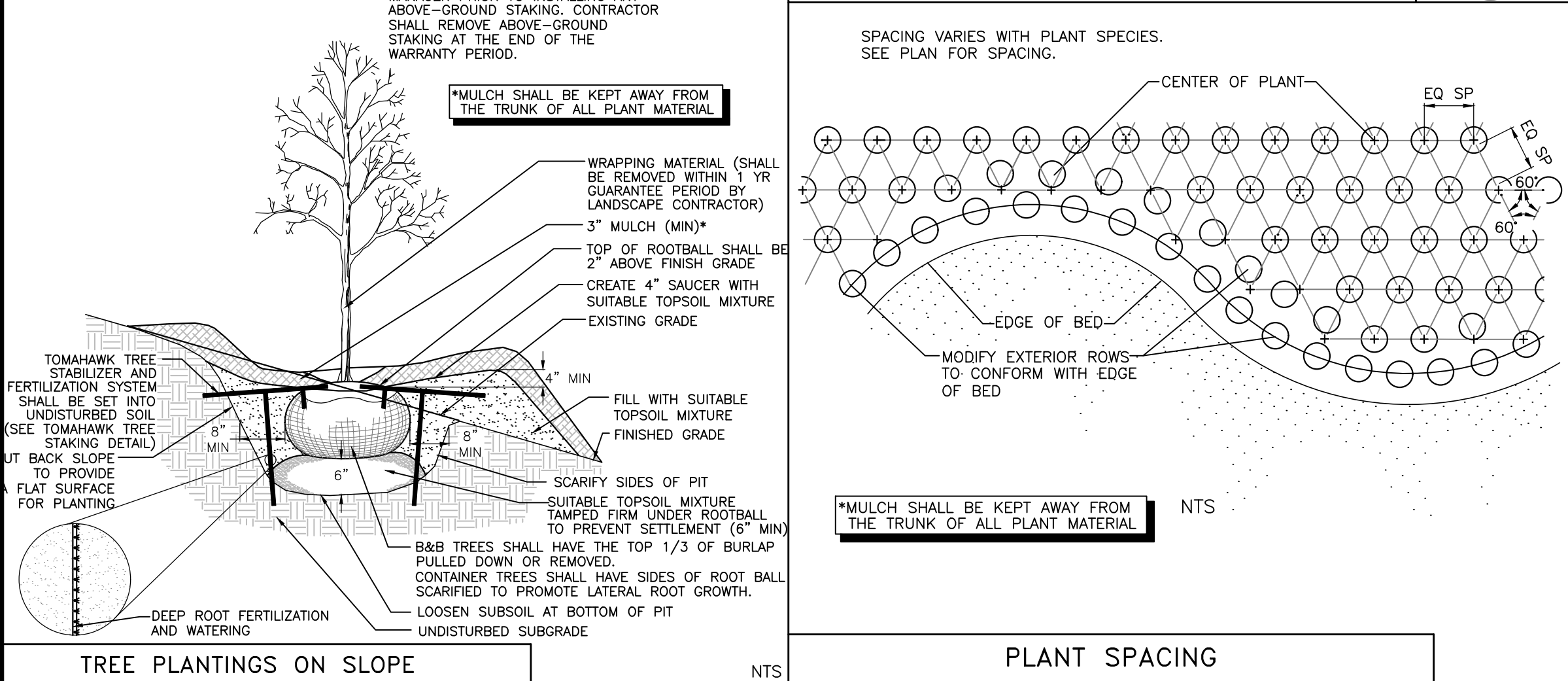
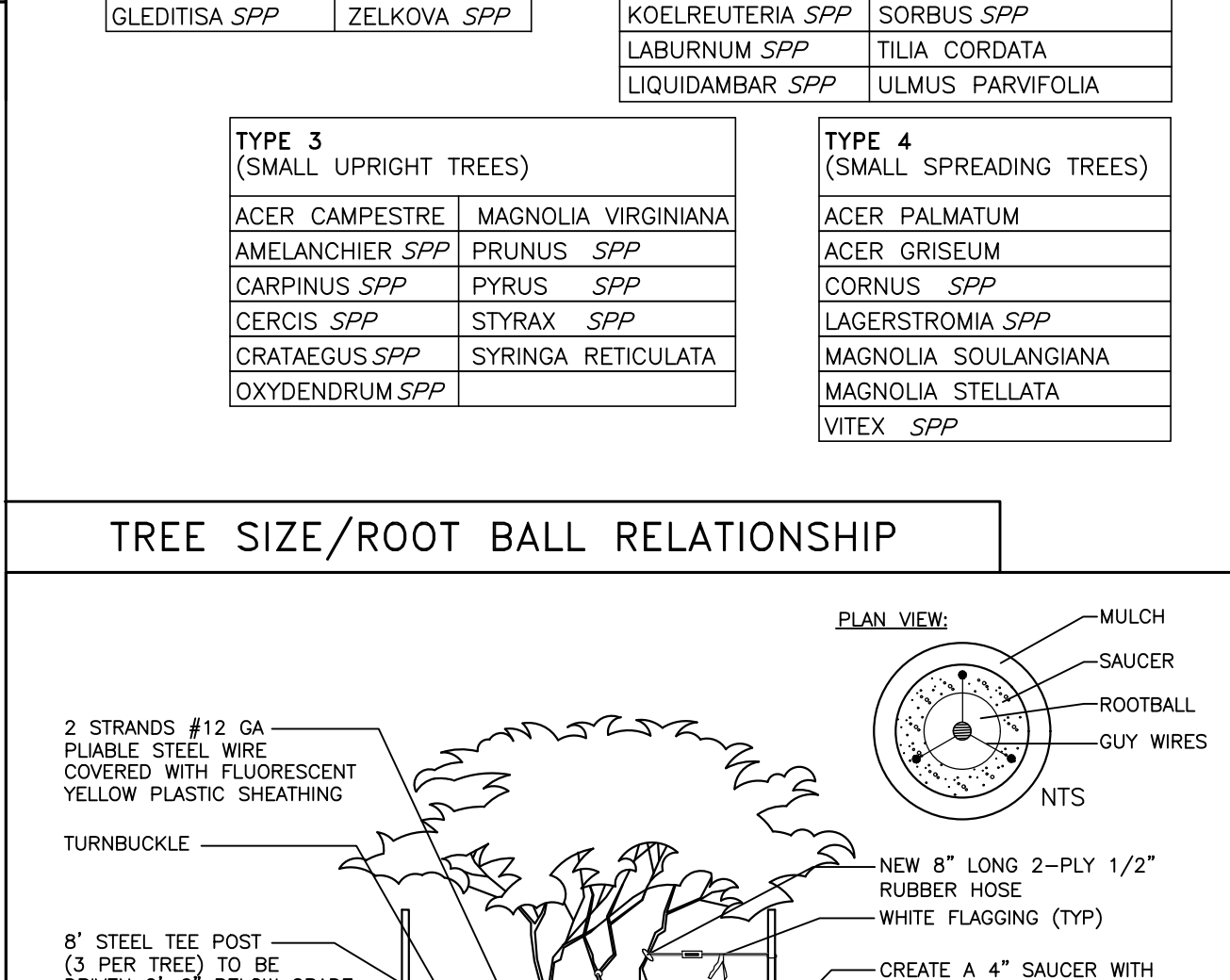
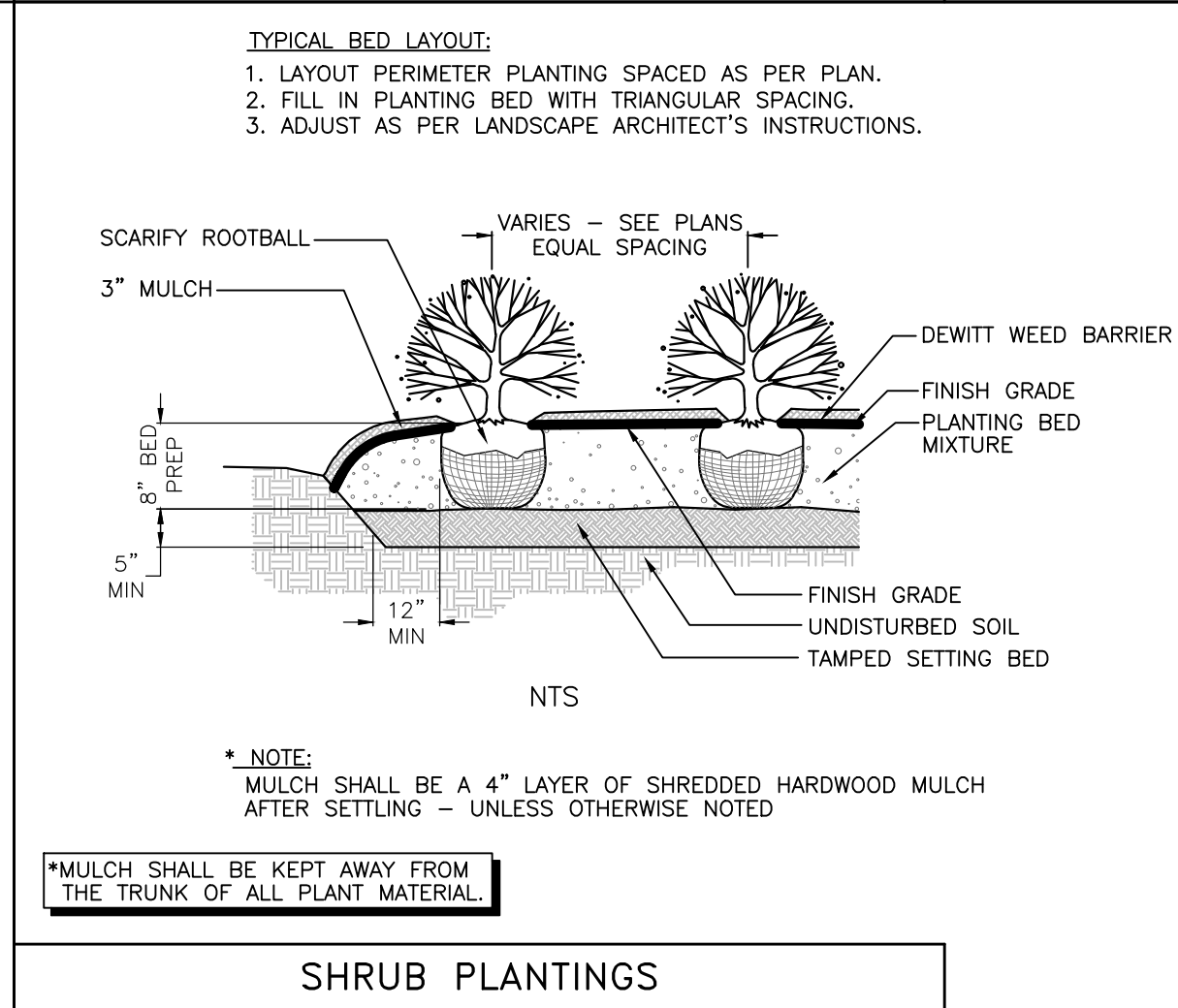
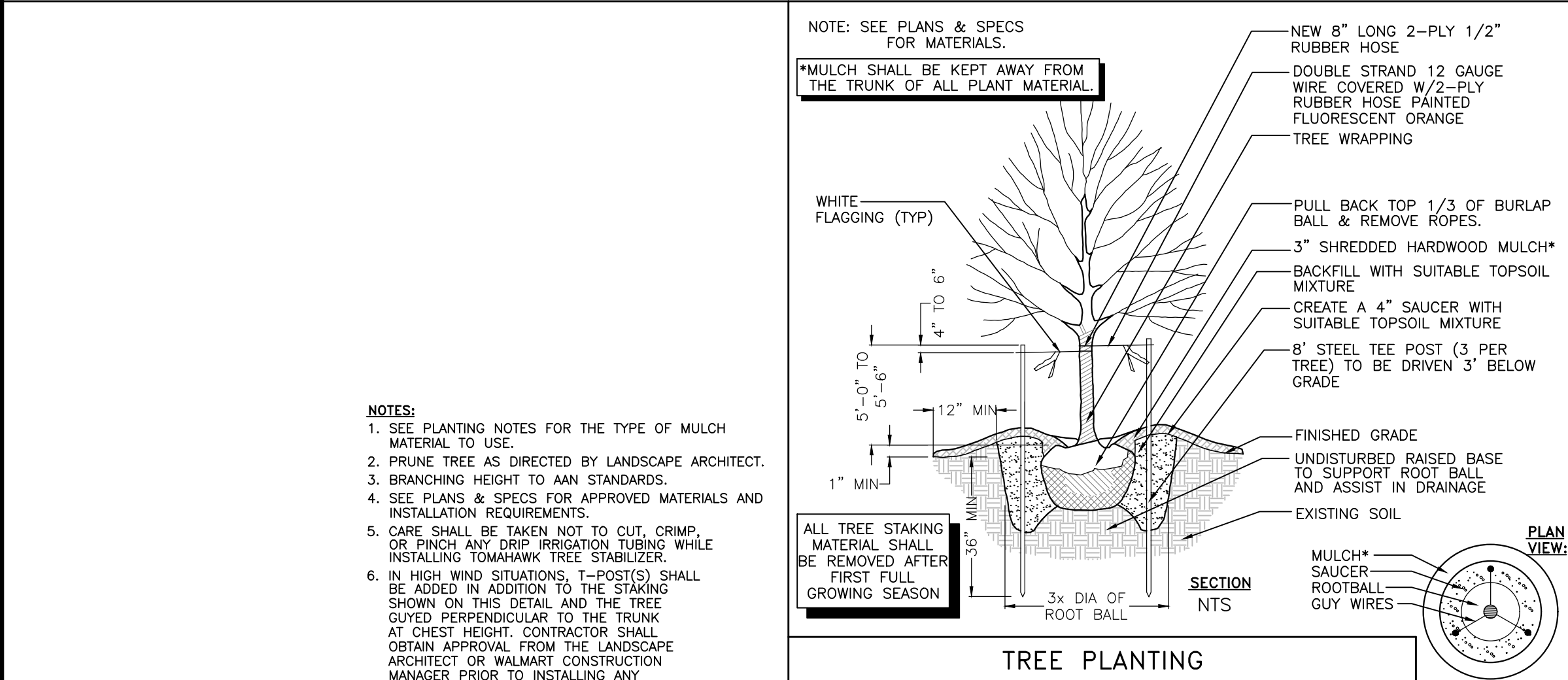
SHADE AND FLOWERING TREES					
MEASURED 6" ABOVE GRADE	CALIPER	HEIGHT TYPE 1	HEIGHT TYPE 2	MINIMUM DIAMETER BALL	BALL DEPTH
	INCHES	FEET	FEET	INCHES	INCHES
	1"	8'-10'	6'-7'	16"	12"
	1-1/2"	10'-12'	8'-9'	20"	15"
	2"	12'-14'	8'-10'	24"	16"
	2-1/2"	12'-14'	8'-10'	28"	18"
MEASURED 12" ABOVE GRADE	3"	14'-16'	10'-12'	32"	19"
	3-1/2"	14'-16'	10'-12'	38"	23"
	4"	16'-18'	10'-12'	42"	25"
	4-1/2"	16'-18'	10'-12'	48"	29"
	5"	18'+	12'+	54"	32"
	5-1/2"	18'+	12'+	57"	34"
6"	20'+	14'+	60"	36"	
7"	24'+	16'+	70"	42"	
8"	26'+	18'+	80"	48"	

ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE SHALL BE MET: CALIPER, HEIGHT, AND ROOT BALL

SOURCE: AMERICAN STANDARD FOR NURSERY STOCK CALIPER TAKES PRECEDENCE OVER HEIGHT FOR TYPE 1 SHADE TREES. BOTH MINIMUMS MUST BE MET.

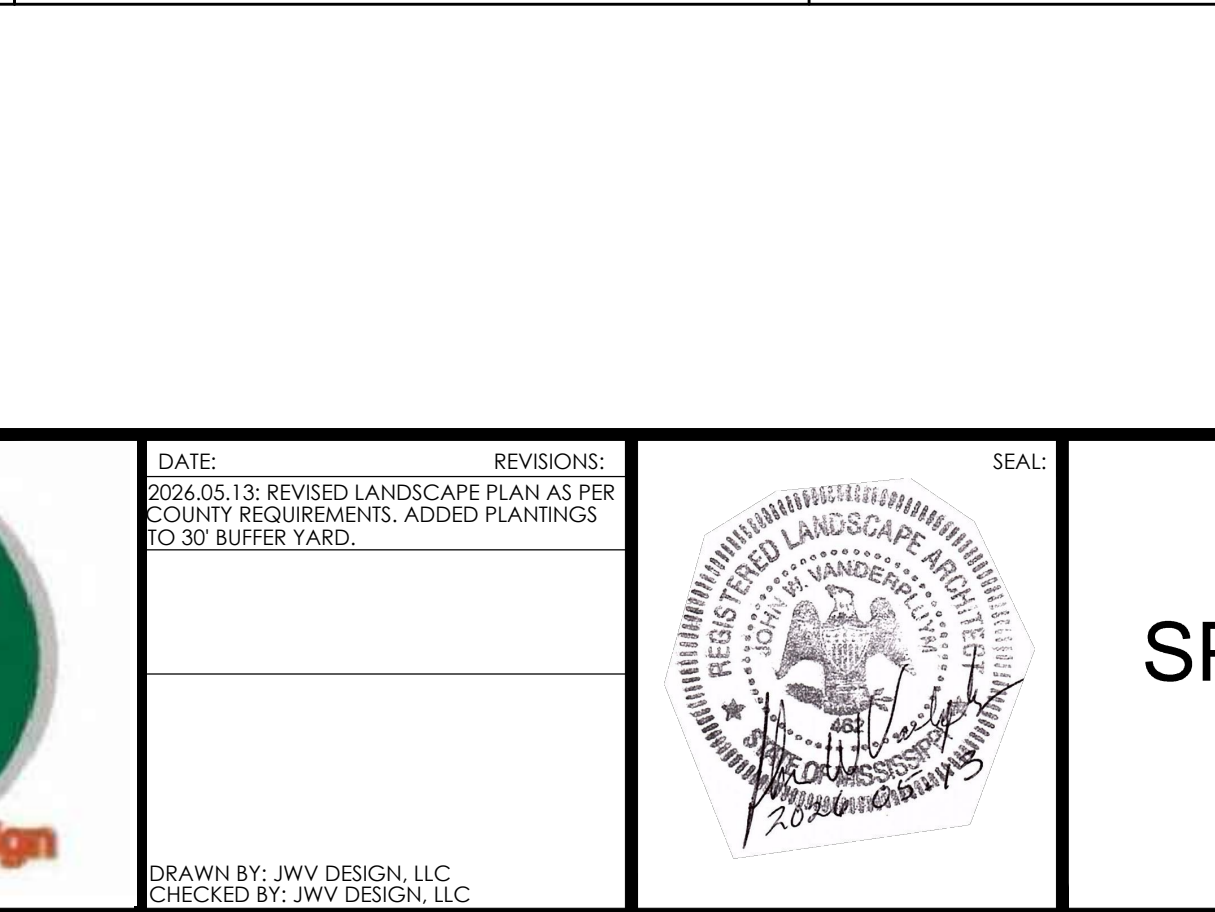
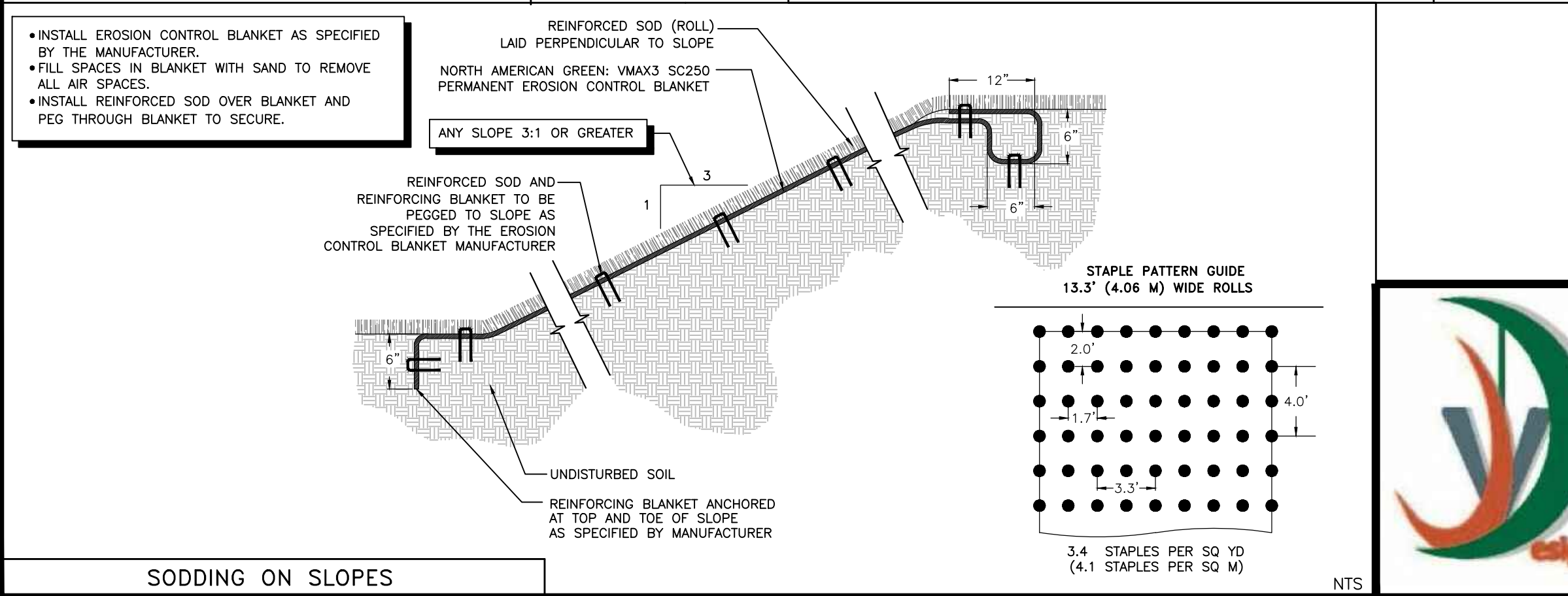
TYPE 1 (LARGE SHADE TREES)		TYPE 2 (MEDIUM/SLOW SHADE TREES)	
ACER RUBRUM	PLATANUS SPP	AESCULUS SPP	MAGNOLIA GRANDIFLORA
ACER SACCHARUM	QUERCUS SPP	CELTIS SPP	NYSSA SPP
BETULA SPP	TAXODIUM SPP	CLADRASTIS LUTEA	OLEA EUROPA
GINKGO SPP	SALIX SPP	FAGUS SYLVATICA	QUERCUS ALBA
GLEDITISA SPP	ZELKOVA SPP	KOELREUTERIA SPP	SORBUS SPP
		LABURNUM SPP	TILIA CORDATA
		LIQUIDAMBAR SPP	ULMUS PARVIFOLIA

TYPE 3 (SMALL UPRIGHT TREES)		TYPE 4 (SMALL SPREADING TREES)	
ACER CAMPESTRE	MAGNOLIA VIRGINIANA	ACER PALMATUM	
AMELANCHIER SPP	PRUNUS SPP	ACER GRISEUM	
CARPINUS SPP	PYRUS SPP	CORNUS SPP	
CERCIS SPP	STYRAX SPP	LAGERSTROMIA SPP	
CRATAEGUS SPP	SYRINGA RETICULATA	MAGNOLIA SOULANGIANA	
OXYDENDRUM SPP		MAGNOLIA STELLATA	
		VITEX SPP	



PLANTING NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST. NO PLANTING SHALL BE INSTALLED IN CONFLICT WITH UTILITIES.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ON THE PROJECT SITE AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. IF UNFORESEEN CIRCUMSTANCES ARE ENCOUNTERED, THE CONTRACTOR SHALL STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ALL LANDSCAPED AREAS SHALL BE SPRAYED WITH HERBICIDE 4 WEEKS PRIOR TO INSTALLATION OF LANDSCAPING. THE EXISTING MATERIAL SHALL BE REMOVED BEFORE ANY INSTALLATION OF PLANT MATERIAL OR SEED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL NEW TREES SHALL HAVE 'MYCOR TREE SAVER' MYCORIZAL FUNGAL TREATMENT INSTALLED AT RATE RECOMMENDED BY MANUFACTURER AT THE TIME OF INSTALLATION.
- ALL TREES SHALL BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL SHRUB BED AREAS SHALL RECEIVE A MIN OF 8" OF PLANTING BED MIX AS DESCRIBED IN PLANTING BED PREP DETAIL (THIS PAGE).
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. ALL BED AREAS SHALL BE BERMED TO PROMOTE GOOD BED DRAINAGE (AFTER GENTLE TOPSOIL TAMPING).
- ALL CONSTRUCTION AREAS TO RECEIVE TURFGRASS SHALL RECEIVE A 2" MIN DEPTH OF SUITABLE TOPSOIL MIX PER DETAILS AND SPECIFICATIONS.
- PRIOR TO PLANTING OR SEEDING, MULTIPLE REPRESENTATIVE SAMPLES OF THE TOPSOIL SOURCE SHALL BE TAKEN AND SENT TO A QUALIFIED TESTING AGENCY FOR ANALYSIS. FERTILIZE SUITABLE TOPSOIL IN TURFGRASS AREAS AS PER TESTING AGENCY'S RECOMMENDATIONS FOR TURFGRASS SPECIES SPECIFIED ON PLANS. THE PLANTING BED MIX TO BE USED IN SHRUB PLANTING BEDS SHALL BE FERTILIZED AS PER TESTING AGENCY'S RECOMMENDATIONS FOR ORNAMENTAL PLANTINGS.
- ALL PLANTING BEDS SHALL HAVE 'SURFLAN' PRE-EMERGENT HERBICIDE BROADCAST AT RATE RECOMMENDED BY MANUFACTURER.
- PLANTING OPERATIONS SHALL ONLY TAKE PLACE DURING SUITABLE WEATHER CONDITIONS. PLANTS SHALL NOT BE INSTALLED WHEN THE SOIL IS EITHER HIGHLY SATURATED OR FROZEN.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VIABLE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD, WHERE APPLICABLE.
- ALL PLANTING AREAS, SHRUB, GROUND COVER, AND SEASONAL COLOR ANNUAL PLANTING BEDS SHALL BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH AND SHALL MAINTAIN A MINIMUM LAYER OF FOUR INCHES (3") IN DEPTH AFTER SETTLING.
- THERE IS NO SEPARATE PAY ITEM FOR DRESSING OUT SHRUB BEDS OR TREE SAUCERS WITH SHREDDED HARDWOOD MULCH, IT SHALL BE INCLUDED WITH THE COST OF ALL PLANT MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ALL DISTURBED AREAS SHALL RECEIVE A 6" LAYER OF SUITABLE TOPSOIL AND SOD. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND PLANTING BED AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ADJUSTMENT TO TREES FOR SETTLING AND LEVELING, ETC) ALL OF THE PLANTING AREAS AND LAWN UNTIL APPROVED BY THE LANDSCAPE ARCHITECT AND THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- ALL PLANT MATERIALS SHALL BE UNCONDITIONALLY GUARANTEED IN ACCORDANCE WITH THE FOLLOWING SPECIAL WARRANTY GUIDELINES AGAINST ALL DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
 - WARRANTY PERIOD FOR TREES AND SHRUBS: ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
 - WARRANTY PERIOD FOR GROUND COVER AND PLANTS: SIX MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING AND PROVIDING SUPPLEMENTAL WATER TO ALL LANDSCAPE PLANTINGS IF THE IRRIGATION SYSTEM FAILS TO OPERATE PROPERLY.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL GUY WIRES AND TREE STAKING AT THE END OF THE FIRST GROWING SEASON AND PRIOR TO THE 1 YEAR WARRANTY PERIOD FOR TREES.
- REFER TO LANDSCAPE AND IRRIGATION NOTE SHEET, THIS SET, FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.



SECTION 9, T-8-S, R-3-W

SPACE BOX - FLEX SPACE PH II

LAFAYETTE COUNTY, MISSISSIPPI

APRIL, 2026

DEVELOPER: YORK DEVELOPMENTS
112 SHEFFIELD LOOP
HATTIESBURG, MS 39402

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SHEET TITLE: LANDSCAPE DETAILS

L2.0

SHEET NUMBER: SHEET 2 OF 3

<div><div>SITE LAWNS AND GRASSES</div><div><div>PART 1 – GENERAL</div><div>1.1 DELIVERY, STORAGE, AND HANDLING</div><div>SOD: HARVEST, DELIVER, STORE, AND HANDLE SOD ACCORDING TO REQUIREMENTS IN TPI'S "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" AND "SPECIFICATIONS FOR TURFGRASS SOD TRANSPORTING AND INSTALLATION" IN ITS "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING."</div></div><div><div>PART 2 – PRODUCTS</div><div>2.1 SEED</div><div>SEED SPECIES: STATE-CERTIFIED SEED OF GRASS SPECIES, AS FOLLOWS: FULL SUN: COMMON BERMUDA</div><div>2.2 TURFGRASS SOD</div><div>TURFGRASS SOD: NUMBER 1 QUALITY/PREMIUM, INCLUDING LIMITATIONS ON THATCH, WEEDS, DISEASES, NEMATODES, AND INSECTS, COMPLYING WITH TPI'S "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN ITS "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING." FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. TURFGRASS SPECIES: BERMUDA TIFWAY 419</div><div>2.3 PLANTING MATERIALS</div><div>A. TOPSOIL: ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 3 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. IMPORT TOPSOIL FROM EITHER OF THE FOLLOWING SOURCES:</div><div>B. TOPSOIL: REUSE SURFACE SOIL STOCKPILED ON-SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY OF STOCKPILED SURFACE SOIL TO PRODUCE TOPSOIL. AMEND EXISTING IN-PLACE SURFACE SOIL TO PRODUCE TOPSOIL. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL. SURFACE SOIL MAY BE SUPPLEMENTED WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES.</div><div>D. LIME: ASTM C 602, CLASS 2, AGRICULTURAL LIMESTONE CONTAINING A MINIMUM 80 PERCENT CALCIUM CARBONATE EQUIVALENT.</div><div>E. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM 99 PERCENT PASSING THROUGH NO. 6 (3.35-MM) SIEVE AND A MAXIMUM 10 PERCENT PASSING THROUGH NO. 40 (0.425-MM) SIEVE. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8.</div><div>F. PEAT: SPHAGNUM PEAT MOSS, PARTIALLY DECOMPOSED, FINELY DIVIDED OR GRANULAR TEXTURE, WITH PH RANGE OF 3.4 TO 4.8, FINELY DIVIDED OR GRANULAR TEXTURE, WITH PH RANGE OF 6 TO 7.5, CONTAINING PARTIALLY DECOMPOSED MOSS PEAT, NATIVE PEAT, OR REED-SEDGE PEAT AND HAVING WATER-ABSORBING CAPACITY OF 1100 TO 2000 PERCENT.</div><div>G. WOOD DERIVATIVES: DECOMPOSED, NITROGEN-TREATED SAWDUST, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE, FREE OF CHIPS, STICKS, STICKS, STICKS, OR TOXIC MATERIALS.</div><div>H. BONEMEAL: COMMERCIAL, RAW OR STEAMED, FINELY GROUND; A MINIMUM OF 4 PERCENT NITROGEN AND 20 PERCENT PHOSPHORUS.</div><div>I. SUPERPHOSPHATE: COMMERCIAL, PHOSPHATE MIXTURE, SOLUBLE; A MINIMUM OF 20 PERCENT AVAILABLE PHOSPHORIC ACID.</div><div>J. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST – AND SLOW-RELEASE NITROGEN, 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES OF UREA FORMALDEHYDE, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION: COMPOSITION: NITROGEN, PHOSPHOROUS, AND POTASSIUM IN AMOUNTS RECOMMENDED BY A QUALIFIED TESTING AGENCY.</div><div>L. SLOW-RELEASE FERTILIZER: GRANULAR OR PELLETTED FERTILIZER CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION: COMPOSITION: NITROGEN, PHOSPHOROUS, AND POTASSIUM IN AMOUNTS RECOMMENDED BY A QUALIFIED TESTING AGENCY.</div><div>N. STRAW MULCH: PROVIDE AIR-DRY, CLEAN, MILDEW- AND SEED-FREE, SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.</div><div>O. PEAT MULCH: SPHAGNUM PEAT MOSS, PARTIALLY DECOMPOSED, FINELY DIVIDED OR GRANULAR TEXTURE, WITH PH RANGE OF 3.4 TO 4.8.</div><div>P. PEAT MULCH: FINELY DIVIDED OR GRANULAR TEXTURE, WITH PH RANGE OF 6 TO 7.5, CONTAINING PARTIALLY DECOMPOSED MOSS PEAT, NATIVE PEAT, OR REED-SEDGE PEAT AND HAVING WATER-ABSORBING CAPACITY OF 200 PERCENT.</div><div>Q. COMPOST MULCH: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8.</div></div><div><div>PART 3 – EXECUTION</div><div>3.1 LAWN PREPARATION</div><div>A. NEWLY GRADED SUBGRADE ON THE SITE: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.</div><div>B. APPLY SUPERPHOSPHATE FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING. THOROUGHLY BLEND PLANTING SOIL MIX OFF-SITE BEFORE SPREADING OR SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL MIX. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.</div><div>C. NEWLY GRADED SUBGRADES OR THE UNSURFACED PARCEL ADJACENT TO THE SITE: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 2 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. APPLY SUPERPHOSPHATE FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING THOROUGHLY BLEND PLANTING SOIL MIX OFF-SITE BEFORE SPREADING OR SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL MIX.</div><div>D. SPREAD PLANTING SOIL MIX TO A DEPTH OF 2 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.</div></div><div><div>3.2 UNCHANGED SUBGRADES:</div><div>A. IF LAWNS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS: REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL. LOOSEN SURFACE SOIL TO A DEPTH OF 4 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZER TO SURFACE. FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.</div></div><div><div>3.3 FINISH GRADING:</div><div>A. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL, RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL. RESTORE AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.</div></div><div><div>3.3 SODDING</div><div>A. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.</div><div>B. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.</div><div>C. LAY SOD ACROSS ANGLE OF SLOPES EXCEEDING 1:6. ANCHOR SOD ON SLOPES 1:3 OR STEEPER WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN 2 ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.</div><div>D. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.</div></div><div><div>3.4 SATISFACTORY LAWNS</div><div>A. SATISFACTORY SODDED LAWN: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE LAWN HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.</div><div>B. REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.</div><div>C. INITIATE GRASS CUTTING AFTER GRASS HAS ATTAINED A HEIGHT OF 3 INCHES.</div></div></div>	<div><div>SITE PLANTING</div><div><div>PART 1 – GENERAL</div><div>1.1 SECTION INCLUDES</div><div>1. PREPARATION AND EXCAVATION OF PLANTING BEDS.</div><div>2. PLANTING OF TREES, SHRUBS, GROUNDCOVER AND ASSOCIATED MATERIALS.</div></div><div><div>1.2 SUBMITTALS</div><div>BEFORE ORDERING OR PURCHASING MATERIALS, PROVIDE SAMPLES UPON REQUEST. SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS, VERIFYING TYPE AND PURITY. UNLESS OTHERWISE AUTHORIZED BY OWNER, NOTIFY OWNER AT LEAST 48 HOURS IN ADVANCE OF ANTICIPATED DELIVERY DATE OF PLANT MATERIALS. LEGIBLE COPY OF INVOICE, SHOWING KINDS AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT, SHALL BE FURNISHED TO OWNER. INFORM OWNER OF DATE WHEN PLANTING SHALL COMMENCE.</div></div><div><div>1.3 REFERENCES</div><div>A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)</div><div>B. ANSI Z60.1 – AMERICAN STANDARD FOR NURSERY STOCK</div><div>C. AMERICAN SOD PRODUCER ASSOCIATION (ASPA)</div><div>D. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA)</div></div><div><div>1.4 QUALITY ASSURANCE</div><div>A. CONDITION OF PLANTS SHALL BE APPROVED BY THE OWNER. OWNER MAY INSPECT AND REJECT PLANTS AT ANY TIME.</div><div>B. TREES AND SHRUBS SHALL MEET REQUIREMENTS FOR SPREAD, HEIGHT, OR CONTAINER SIZE STATED IN THE DRAWINGS.</div><div>C. MEASUREMENTS SHALL BE TAKEN FROM GROUND LEVEL TO AVERAGE HEIGHT OF SHRUB AND NOT TO LONGEST BRANCH.</div><div>D. HEIGHT AND SPREAD DIMENSIONS SPECIFIED HEREIN REFER TO MAIN BODY OF TREES MEASURED FROM CROWN OF ROOTS TO TIP OF TOP BRANCH.</div><div>E. CALIPER MEASUREMENTS SHALL BE TAKEN AT POINT ON TREE TRUNK 6 INCHES ABOVE NATURAL GROUND LINE FOR TREES UP TO 4 INCHES IN CALIPER, AND AT POINT 12 INCHES ABOVE NATURAL GROUND LINE FOR TREES EXCEEDING 4 INCHES IN CALIPER.</div><div>F. IF RANGE OF SIZES IS GIVEN, NO PLANT SHALL BE LESS THAN MINIMUM SIZE, AND AT LEAST 50 PERCENT OF PLANTS SHALL BE AS LARGE AS UPPER HALF OF RANGE SPECIFIED.</div><div>G. MEASUREMENTS SPECIFIED ARE MINIMUM SIZE ACCEPTABLE AND, WHERE PRUNING IS REQUIRED, ARE MEASUREMENTS AFTER PRUNING.</div></div><div><div>1.5 PROJECT CONDITIONS</div><div>PERFORM WORK ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO HEALTH AND WELFARE OF PLANTS. OWNER SHALL DETERMINE SUITABILITY OF SUCH WEATHER CONDITIONS.</div></div><div><div>PART 2 – PRODUCT</div><div>2.1 WOODY PLANT MATERIALS</div><div>FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1 AND THE FOLLOWING REQUIREMENTS:</div><div>A. PROVIDE PLANTS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING.</div><div>B. DO NOT PRUNE PLANTS BEFORE DELIVERY.</div><div>C. TREES WITH FRESH CUTS OF LIMBS OVER 1 1/4-INCH, WHICH HAVE NOT COMPLETELY CALLOUSED, SHALL BE REJECTED.</div><div>D. PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY AND EXHIBITING A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH PROPER NAME. PROVIDE PLANTS GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF SITE OR HAVE BEEN ACCLIMATED TO SUCH CONDITION FOR AT LEAST 2 YEARS.</div><div>E. PLANTS DESIGNATED BALL AND BURLAP SHALL BE MOVED WITH ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP.</div><div>F. BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS.</div><div>G. HEEL-IN PLANTS THAT CANNOT BE PLANTED IMMEDIATELY BY SETTING IN GROUND AND COVERING BALLS WITH SOIL OR MULCH AND THEN WATERING.</div><div>H. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, TWINE SHALL BE CUT FROM AROUND TRUNK AND BURLAP SHALL BE REMOVED.</div><div>I. PROVIDE SINGLE TRUNK TREES GROWING FROM SINGLE UNMUTILATED CROWN OR ROOTS. NO PART OF TRUNK SHALL BE CONSPICUOUSLY CROOKED AS COMPARED WITH NORMAL TREES OF SAME VARIETY.</div><div>J. PROVIDE SHRUBS WITH THICKNESS CORRESPONDING TO TRADE CLASSIFICATION "NO.1". SINGLE-STEMMED OR THIN PLANTS SHALL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE GENEROUS, WELL TWIGGED, AND PLANT AS A WHOLE WELL BRANCHED TO GROUND. PLANTS SHALL BE IN MOST CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.</div></div><div><div>2.2 TOPSOIL</div><div>A. NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SOD, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.</div></div><div><div>2.3 PLANTING SOIL MIX</div><div>A. MIX "BACK TO EARTH" SOIL CONDITIONER OR PEAT MOSS WITH TOPSOIL AT A RATIO OF 1:4.</div></div><div><div>2.4 FERTILIZER</div><div>A. DELIVER FERTILIZER, MIXED AS SPECIFIED, IN ORIGINAL UNOPENED STANDARD SIZE BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. CONTAINERS SHALL BEAR MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS, OR MANUFACTURER'S CERTIFICATE OF COMPLIANCE COVERING ANALYSIS SHALL BE FURNISHED TO OWNER. STORE FERTILIZER IN SUCH MANNER THAT IT SHALL BE KEPT DRY.</div><div>B. COMMERCIAL FERTILIZER: BASE PERCENTAGES OF NITROGEN, PHOSPHORUS, AND POTASH ON LABORATORY TEST RECOMMENDATIONS AS APPROVED BY OWNER. FOR BIDDING ASSUME 10 PERCENT NITROGEN, 6 PERCENT PHOSPHORUS, AND 4 PERCENT POTASH BY WEIGHT. AT LEAST 50 PERCENT OF TOTAL NITROGEN SHALL CONTAIN NO LESS THAN 3 PERCENT WATER IN SOLUBLE NITROGEN. AT LEAST 60 PERCENT OF NITROGEN CONTENT SHALL BE DERIVED FROM SUPER PHOSPHATE CONTAINING NOT LESS THAN 18 PERCENT PHOSPHORIC ACID OR BONE MEAL CONTAINING 30 PERCENT PHOSPHORIC ACID AND 3 PERCENT NITROGEN. POTASH SHALL BE DERIVED FROM MURIATE OF POTASH CONTAINING 60 PERCENT POTASH.</div><div>C. SLOW-RELEASE FERTILIZER: OZMOCOTE GRANULAR FERTILIZER OR APPROVED EQUAL COMPOSED OF 20 PERCENT NITROGEN, 10 PERCENT PHOSPHOROUS AND 10 PERCENT POTASSIUM, BY WEIGHT.</div></div><div><div>2.5 MANURE:</div><div>WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.</div></div><div><div>2.6 PEAT MOSS:</div><div>A. MICHIGAN PEAT MOSS OR APPROVED EQUAL IN COLOR AND CONSISTENCY. PEAT MOSS SHALL BE MOSS PEAT, FINELY SHREDDED TO PASS 1/2-INCH MESH AND SHALL BE NO LESS THAN 90 PERCENT ORGANIC MATERIAL BY WEIGHT, WITH ASH CONTENT BY IGNITION OF NO MORE THAN 10 PERCENT. MATERIAL SHALL CONTAIN 35 – 66 PERCENT MOISTURE BY WEIGHT, BUT SHALL HAVE WATER HOLDING CAPACITY OF 200 PERCENT. MATERIAL SHALL HAVE PH VALUE OF 4 TO 5. MATERIAL MAY BE IMPORTED SUPPLIED IN BALES OR DOMESTIC FURNISHED IN BULK. IF FURNISHED IN BULK, MATERIAL AND ITS SOURCE SHALL BE ACCEPTABLE TO OWNER.</div></div></div>	<div><div>2.7 STAKING MATERIAL:</div><div>A. PROVIDE 8-FT STEEL TEE POSTS STAKES. USE THREE STAKES FOR EACH TREE UNLESS OTHERWISE SHOWN ON THE DRAWINGS.</div><div>B. WIRE USED FOR TREE STAKING SHALL BE PLAIN STEEL NO. 12 GALVANIZED SOFT STEEL. WIRE MUST BE 1/8" THICK AND 1/2" LONG.</div><div>C. HOSE SHALL BE 2-PLY FIBERED BEARING RUBBER GARDEN HOSE, NOT LESS THAN 1/2-INCH INSIDE DIAMETER, BLACK OR GREEN, AND OF SUITABLE LENGTH UNLESS SHOWN OTHERWISE ON THE DRAWINGS.</div></div> <div><div>2.8 WATER:</div><div>FURNISH POTABLE WATER, HOSE, AND OTHER WATERING EQUIPMENT.</div></div> <div><div>2.9 WEED MAT:</div><div>PROVIDE 4'1" OZ., WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC, WEED BARRIER.</div></div> <div><div>2.10 STEEL EDGING</div><div>FURNISH 1/8-INCH X 4-INCH INTERLOCKING STEEL EDGING, STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE.</div></div> <div><div>PART 3 – EXECUTION</div><div>3.1 PREPARATION</div><div>IF PROJECT COMPLETION DATE PROHIBITS IN SEASON PLANTING, PREPARE FOR OUT OF SEASON SEEDING OR SODDING SO THAT LAWNS SHALL BE COMPLETED AND READY FOR PLANTING AT THE TIME OF PROJECT COMPLETION.</div><div>B. LOCATIONS CONTAINING UNSUITABLE SUBSOIL SHALL BE TREATED BY ONE OR MORE OF THE FOLLOWING:</div><div>C. WHERE UNSUITABILITY IS DEEMED BY OWNER TO BE DUE TO EXCESSIVE COMPACTION CAUSED BY HEAVY EQUIPMENT AND WHERE NATURAL SUBSOIL IS OTHER THAN AASHTO CLASSIFICATION OF A6 OR A7, LOOSEN SUCH AREAS WITH SPIKES, DISKING, OR OTHER MEANS TO LOOSEN SOIL TO CONDITION ACCEPTABLE TO OWNER. LOOSEN SOIL TO MINIMUM DEPTH OF 12 INCHES WITH ADDITIONAL LOOSENING AS REQUIRED TO OBTAIN ADEQUATE DRAINAGE. CONTRACTOR MAY INTRODUCE PEAT MOSS, SAND, OR ORGANIC MATTER INTO THE SUBSOIL TO OBTAIN ADEQUATE DRAINAGE. SUCH REMEDIAL MEASURES SHALL BE CONSIDERED AS INCIDENTAL, WITHOUT ADDITIONAL COST TO OWNER.</div><div>D. WHERE UNSUITABILITY IS DEEMED BY OWNER TO BE DUE TO PRESENCE OF BOARDS, MORTAR, CONCRETE, OR OTHER CONSTRUCTION MATERIALS IN SUBGRADE AND WHERE NATURAL SUBSOIL IS OTHER THAN AASHTO CLASSIFICATION OF A6 OR A7, REMOVE DEBRIS AND OBJECTIONABLE MATERIAL. SUCH REMEDIAL MEASURES SHALL BE CONSIDERED AS INCIDENTAL, WITHOUT ADDITIONAL COST TO OWNER.</div><div>E. WHERE UNSUITABILITY IS DEEMED BY OWNER TO BE BECAUSE NATURAL SUBSOIL FALLS INTO AASHTO CLASSIFICATION OF A6 OR A7 AND CONTAINS MOISTURE IN EXCESS OF 30 PERCENT, THEN INSTALLATION OF SUBDRAINAGE SYSTEM OR OTHER MEANS DESCRIBED ELSEWHERE IN SPECIFICATIONS SHALL BE USED. WHERE SUCH CONDITIONS HAVE NOT BEEN KNOWN OR REVEALED PRIOR TO PLANTING TIME AND THEY HAVE NOT BEEN RECOGNIZED IN PREPARATION OF THE DRAWINGS AND SPECIFICATIONS, THEN OWNER SHALL ISSUE PRICING ORDER TO INSTALL PROPER REMEDIAL MEASURES.</div><div>F. PERFORM PLANTING OPERATIONS AT STEADY RATE OF WORK UNLESS WEATHER CONDITIONS MAKE IT IMPOSSIBLE TO WORK. NO PLANT MATERIAL SHALL BE PLANTED IN FROZEN GROUND.</div><div>G. DISK, DRAG, HARROW, OR HAND RAKE SUBGRADE TO DEPTH OF 4 INCHES AND REMOVE STONES LARGER THAN 1 INCH TO PROVIDE BOND FOR TOPSOIL. TOPSOIL, WHICH MUST BE TRANSPORTED ACROSS FINISHED SIDEWALKS, SHALL BE DELIVERED IN SUCH MANNER THAT NO DAMAGE WILL BE DONE TO SIDEWALKS.</div><div>H. DO NOT PLACE TOPSOIL UNTIL SUBGRADE HAS BEEN APPROVED.</div><div>I. BEFORE PLACING TOPSOIL, RAKE SUBSOIL, SURFACE CLEAR OF STONES, DEBRIS, AND ROOTS. COMPACT TOPSOIL TO FORM LAYER WITH MINIMUM DEPTH OF 4 INCHES IN LAWN AREAS AND 12 INCHES IN SHRUB BEDS.</div><div>J. PLACE TOPSOIL SO THAT AFTER FINAL SETTLEMENT THERE WILL BE POSITIVE DRAINAGE CONFORMING TO ELEVATIONS SHOWN ON THE DRAWINGS.</div></div> <div><div>3.2 TREE AND SHRUB PREPARATION</div><div>A. DIG BALL AND BURLAP PLANTS WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE FIBROUS ROOTS.</div><div>B. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS.</div><div>C. BALL AND BURLAP PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE SET ON GROUND AND PROTECTED WITH SOIL, WET MOSS, OR OTHER ACCEPTABLE MATERIAL. ALL SHALL BE KEPT MOIST.</div><div>D. OPEN AND SEPARATE BUNDLES OF PLANTS BEFORE ROOTS ARE COVERED. PREVENT AIR POKETS AMONG ROOTS. DURING PLANTING OPERATIONS, COVER BARE ROOTS WITH CANVAS, HAY, OR OTHER SUITABLE MATERIAL. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE WHICH WILL RESULT IN DAMAGE TO BARK OR BRANCHES.</div></div> <div><div>3.3 GROUND COVER BED PREPARATION:</div><div>A. SET OUT AND SPACE GROUND COVER AS SHOWN IN PLANT SCHEDULE.</div><div>B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS, AND BACKFILL WITH PLANTING SOIL.</div><div>C. REMOVE GROUND COVER FROM POTS. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION WHEN PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.</div></div> <div><div>3.4 PROTECTION:</div><div>A. BEFORE COMMENCING WORK, TREES AND SHRUBS THAT ARE TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY PLACEMENT OF FENCING FLAGGED FOR VISIBILITY OR SOME OTHER SUITABLE PROTECTIVE PROCEDURE SHOWN IN DETAILS.</div><div>B. TRUCKS OR OTHER EQUIPMENT SHALL NOT BE DRIVEN OR PARKED WITHIN DRIP LINE OF ANY TREE UNLESS TREE OVERSPREADS PAVED AREA.</div><div>C. USE PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, SIDEWALKS, PAVEMENTS, UTILITIES, AND OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED.</div><div>D. ADJUST DEPTH OF EARTHWORK AND TOPSOIL WHEN WORKING IMMEDIATELY ADJACENT TO AFORE MENTIONED FEATURES IN ORDER TO PREVENT DISTURBING TREE ROOTS, UNDERMINING SIDEWALKS AND PAVEMENTS, AND DAMAGE IN GENERAL TO OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED.</div><div>E. COVER PLANTS TRANSPORTED TO PROJECT IN OPEN VEHICLES WITH TARPULAINS OR OTHER SUITABLE COVERS SECURELY FASTENED TO BODY OF VEHICLE TO PREVENT INJURY TO PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION. PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS ENTIRE PERIOD DURING WHICH PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.</div><div>F. PLANTS SHALL NOT BE DELIVERED TO THE SITE MORE THAN SEVEN DAYS PRIOR TO PLANTING. PLANTS NOT PLANTED WITHIN 48 HOURS OF DELIVERY, SHALL BE HEALED IN (COVERED WITH SAWDUST, SOIL OR MULCH), AND THE CONTAINERS OR BALLS PROTECTED FROM WIND AND TEMPERATURE AND KEPT MOIST UNTIL PLANTING.</div><div>G. WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN DRIP LINE OF TREES THAT ARE TO REMAIN, WORK SHALL BE PERFORMED AS FOLLOWS:</div><div>H. TRENCING: WHEN TRENCING OCCURS AROUND TREES TO REMAIN, TREE ROOTS SHALL NOT BE CUT BUT TRENC SHALL BE TUNNELED UNDER OR AROUND ROOTS BY CAREFUL HAND DIGGING WITHOUT INJURY TO ROOTS.</div></div>	<div><div>3.5 RAISING GRADES</div><div>WHERE FILL NOT EXCEEDING 16 INCHES IS REQUIRED, CLEAN, WASHED GRAVEL GRADED FROM 1 INCH TO 2 INCHES IN SIZE SHALL BE PLACED DIRECTLY AROUND TREE TRUNK. EXTEND GRAVEL OUT FROM TRUNK ON ALL SIDES MINIMUM OF 18 INCHES AND FINISH APPROXIMATELY 2 INCHES ABOVE FINISHED GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH TRUNKS OF TREES REQUIRING FILL. WHERE FILL EXCEEDING 16 INCHES IS REQUIRED, CONSTRUCT DRY-LAID TREE WELL AROUND TRUNK OF TREE. TREE WELL SHALL EXTEND OUT FROM TRUNK ON ALL SIDES MINIMUM OF 3 FEET AND TO 3 INCHES ABOVE FINISH GRADE. PLACE COARSE-GRADED ROCK DIRECTLY AROUND TREE WELL EXTENDING OUT TO DRIP LINE OF TREE. PLACE CLEAN, WASHED GRAVEL GRADED FROM 1 INCH TO 2 INCHES IN SIZE DIRECTLY OVER COARSE ROCK TO DEPTH OF 3 INCHES. PLACE APPROVED BACKFILL MATERIAL DIRECTLY OVER WASHED GRAVEL TO DESIRED FINISH GRADE.</div></div> <div><div>3.6 LOWERING GRADES:</div><div>EXISTING TREES IN AREAS WHERE NEW FINISH GRADE IS TO BE LOWERED SHALL HAVE REGRADING WORK DONE BY HAND TO ELEVATION INDICATED ON THE DRAWINGS. ROOTS AS REQUIRED SHALL BE CUT CLEANLY 3 INCHES BELOW FINISHED GRADE AND SCARS COVERED WITH TREE PAINT. TREES MARKED FOR PRESERVATION THAT ARE MORE THAN 6 INCHES ABOVE PROPOSED GRADES SHALL STAND ON BROAD ROUNDED MOUNDS AND GRADED SMOOTHLY INTO LOWER LEVEL. TREES LOCATED MORE THAN 16 INCHES ABOVE PROPOSED GRADES SHALL HAVE DRY-LAID STONE WALL OR OTHER RETAINING STRUCTURE AS DETAILED ON THE DRAWINGS CONSTRUCTED MINIMUM OF 5 FEET FROM TRUNK. EXPOSED OR BROKEN ROOTS SHALL BE CUT CLEAN AND COVERED WITH TOPSOIL.</div></div> <div><div>3.7 TREE AND SHRUB PLANTING</div><div>PLANTS TOO LARGE FOR 2 PERSONS TO LIFT IN AND OUT OF HOLES SHALL BE PLACED WITH SLING.</div><div>A. DO NOT ROCK TREES IN HOLES TO RAISE.</div><div>B. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, OWNER MAY REQUIRE PLANT PITS TO BE RELOCATED, PITS ENLARGED, OR PLANTS DELETED FROM PROJECT.</div><div>C. MAKE ADJUSTMENTS IN LOCATIONS AS DIRECTED. IN EVENT THAT PITS OR AREAS FOR PLANTING ARE PREPARED AND BACKFILLED WITH TOPSOIL TO GRADE PRIOR TO COMMENCEMENT OF LAWN OPERATIONS, THEY SHALL BE SO MARKED THAT WHEN PLANTING PROCEEDS, THEY CAN BE READILY LOCATED. IN CASE UNDERGROUND OBSTRUCTIONS SUCH AS LEDGES OR UTILITIES ARE ENCOUNTERED, CHANGE LOCATION UNDER DIRECTION OF OWNER WITHOUT CHARGE.</div><div>D. HOLES FOR TREES SHALL BE AT LEAST 2 FEET GREATER IN DIAMETER THAN SPREAD OF ROOT SYSTEM AND AT LEAST 6 INCHES DEEPER THAN ROOT BALL. HOLES FOR SHRUBS SHALL BE AT LEAST 2 FEET GREATER IN DIAMETER THAN SPREAD OF ROOT SYSTEM AND AT LEAST 2 FEET DEEP. HOLES FOR VINES SHALL BE AT LEAST 12 INCHES GREATER IN DIAMETER THAN THE SPREAD OF ROOTBALL AT LEAST 12 INCHES DEEP.</div><div>E. BACKFILL TREE HOLES AND SHRUB BEDS WITH PLANTING SOIL MIX. APPLY OZMOCOTE FERTILIZER AT A RATE OF ONE AND ONE HALF POUNDS (1 1/2#) PER 100 SQUARE FEET FOR BEDS AND ONE QUARTER POUND (1/4#) PER CALIPER INCH FOR TREES. INCORPORATE FERTILIZER INTO THE TOP 6" OF THE PLANT SOIL MIX IN THE BED AREAS AND INTO THE BACKFILL PLACED IN TREE PITS.</div><div>F. PLANTS SHALL BE PLANTED IN CENTER OF HOLES AND AT SAME DEPTH AS THEY HAD PREVIOUSLY GROWN. BACKFILL PLANTING SOIL MIX IN LAYERS OF NOT MORE THAN 8 INCHES AND EACH LAYER WATERED SUFFICIENTLY TO SETTLE BEFORE NEXT LAYER IS PLACED. TAMP PLANTING SOIL MIX UNDER EDGES OF BALLED PLANTS. USE ENOUGH PLANTING SOIL MIX TO BRING SURFACES TO FINISH GRADE WHEN SETTLED.</div><div>G. PROVIDE SAUCER AROUND EACH PLANT AS SHOWN ON THE DRAWINGS.</div><div>H. SOAK PLANTS WITH WATER TWICE WITHIN FIRST 24 HOURS AFTER TIME OF PLANTING. APPLY WATER WITH LOW PRESSURE SO AS TO SOAK IN THOROUGHLY WITHOUT DISLOGGING TOPSOIL.</div></div>	<div><div>3.8 MISCELLANEOUS INSTALLATIONS</div><div>A. ROCK MULCH – (NOT USED)</div><div>USE 4 INCHES OF STONE MULCH OR APPROVED EQUAL AS TOP DRESSING IN PLANTING BEDS. MULCH SINGLE TREES OR SHRUBS TO OUTSIDE EDGE OF SAUCER. PLACE WEED MAT UNDER PLANTING AREAS THAT WILL NOT TO BE SEEDED AND IN ANY OTHER LOCATIONS AS SHOWN ON THE DRAWINGS. COVER WEED MAT WITH 4 INCHES OF STONE MULCH AND SECURE IN PLACE WITH SOIL STAPLES.</div><div>A. AREAS TO BE COVERED WITH EROSION CONTROL BLANKETS SHALL BE PROPERLY PREPARED, FERTILIZED, AND SEEDED BEFORE BLANKET IS APPLIED. WHEN BLANKET IS UNROLLED, NETTING SHALL BE ON TOP AND FIBERS IN CONTACT WITH SOIL. IN DITCHES, APPLY BLANKET IN DIRECTION OF FLOW OF WATER. ON SLOPES, APPLY BLANKETS VERTICALLY ON SLOPE. OVERLAP ENDS AND SIDES 6 INCHES AND STAPLE TO MANUFACTURER'S RECOMMENDATIONS.</div></div> <div><div>3.9 MAINTENANCE OF GRASSES AND PLANT MATERIAL DURING CONSTRUCTION</div><div>A. BEGIN MAINTENANCE OPERATIONS IMMEDIATELY AFTER EACH PLANT IS PLANTED AND CONTINUE AS REQUIRED UNTIL ACCEPTANCE. WATER, MULCH, WEED, PRUNE, SPRAY, FERTILIZE, CULTIVATE, AND OTHERWISE MAINTAIN AND PROTECT PLANTS. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION, RESTORE PLANTING SAUCERS, AND REMOVE DEAD, DISEASED, OR UNHEALTHY PLANT MATERIAL. TIGHTEN AND REPAIR STAKES AND WIRES. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.</div><div>B. UPON COMPLETION OF THE PLANTING OPERATIONS, CLEAN UP LANDSCAPED AREAS TO BE FREE OF STONES, DEBRIS, TRASH, AND OTHER WASTE AND DEBRIS TO LEAVE AREA IN A NEAT AND WELL-GROOMED APPEARANCE.</div><div>C. SUPPLEMENT RAINFALL AS REQUIRED TO PROVIDE AN EQUIVALENT OF 1 INCH OF WATER PER WEEK UNTIL THE PLANTS HAVE ROOTED AND ARE ESTABLISHED.</div><div>D. MAINTAIN ALL PLANT MATERIAL IN A HEALTHY, VIGOROUS GROWING CONDITION.</div><div>E. MAKE WEEKLY INSPECTIONS TO DETERMINE MOISTURE CONTENT OF SOIL AND ADJUST WATERING SCHEDULE ESTABLISHED BY IRRIGATION SYSTEM INSTALLER TO FIT CONDITIONS.</div><div>F. WATER IN SUCH MANNER AND AS FREQUENTLY AS IS DEEMED NECESSARY BY OWNER TO ASSURE CONTINUED GROWTH OF HEALTHY GRASS. WATER AREAS OF SITE IN SUCH A MANNER AS TO PREVENT EROSION DUE TO EXCESSIVE QUANTITIES APPLIED OVER SMALL AREAS AND TO AVOID DAMAGE TO FINISHED SURFACE DUE TO WATERING EQUIPMENT.</div><div>G. PROVIDE WATER FOR EXECUTION AND MAINTENANCE AT NO EXPENSE TO OWNER. FURNISH PORTABLE TANKS, PUMPS, HOSE, PIPE, CONNECTIONS, NOZZLES, PRUNES, AND ANY OTHER EQUIPMENT REQUIRED TO TRANSPORT WATER FROM AVAILABLE OUTLETS AND APPLY IT TO SOD AREAS IN APPROVED MANNER.</div><div>H. REMOVE HEAVY CUTTINGS OF GRASS TO PREVENT DESTRUCTION OF UNDERLYING TURF. IF WEEDS OR OTHER UNDESIRABLE VEGETATION THREATEN TO SMOTHER PLANTED SPECIES, SUCH VEGETATION SHALL BE MOWED OR, IN CASE OF RANK GROWTHS, SHALL BE UPROOTED, RAKED AND REMOVED FROM AREA BY METHODS APPROVED BY OWNER.</div><div>I. REMOVE WEEDS AND OTHER UNDESIRABLE VEGETATION BY APPLYING HERBICIDES AS RECOMMENDED BY THE MANUFACTURER OR BY UPROOTING. RAKE AND REMOVE UPROOTED VEGETATION FROM AREA BY METHODS APPROVED BY OWNER.</div><div>J. PROTECT SODDED AREA FROM PEDESTRIAN OR VEHICULAR TRESPASSING WHILE GRASS IS GERMINATING. PROVIDE FENCES, SIGNS, BARRIERS, OR OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. REPAIR DAMAGE RESULTING FROM TRESPASS, EROSION, WASTE, OR OTHER CAUSES.</div><div>K. REMOVE FENCES, SIGNS, BARRIERS, OR OTHER TEMPORARY PROTECTIVE DEVICES AFTER FINAL ACCEPTANCE.</div><div>L. REMOVE AND REPLACE DISEASED, DISTRESSED, DEAD, OR REJECTED PLANTS PRIOR TO SUBSTANTIAL COMPLETION DATE.</div><div>M. REPLACEMENTS SHALL BE PLANTS OF SAME VARIETY AND SIZE SPECIFIED ON THE DRAWINGS. FURNISH AND PLANT AS SPECIFIED HEREIN. REPLACEMENTS RESULTING FROM CLEMATIS LOSS, OR DAMAGE DUE TO OCCUPANCY OF PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES WILL BE APPROVED AND PAID FOR BY OWNER.</div><div>N. GRASSER AREAS DAMAGED DURING PROCESS OF WORK SHALL BE RESTORED OR REPAIRED TO CONDITION SATISFACTORY TO THE OWNER. FILL, GRADE, REFERTILIZE, REPLANT, OR MULCH AS REQUIRED TO RESTORE TO CONTRACT REQUIREMENTS.</div></div> <div><div>3.10 1 YEAR EXTENDED WARRANTY</div><div>GENERAL LANDSCAPING:</div><div>LANDSCAPE MAINTENANCE SHALL INCLUDE NECESSARY WATERING, CULTIVATION, WEEDING, PRUNING, WOUND DRESSING, DISEASE AND INSECT PEST CONTROL, PROTECTIVE SPRAYING, STRAIGHTENING PLANTS WHICH LEAN OR SAG, ADJUSTMENTS OF PLANTS WHICH SETTLE OR ARE PLANTED TOO LOW, MOWING, REPLACEMENT OF MULCH THAT HAS BEEN DISPLACED, REPAIRING AND RESHAPING OF SAUCERS, AND RESEEDING OR REPLANTING OF THOSE AREAS AFFECTED. REMOVE RUBBISH, WASTE, TOOLS, AND EQUIPMENT USED AT END OF EACH WORKDAY.</div><div>WATERING:</div><div>UTILIZE THE OWNER'S IRRIGATION SYSTEM FOR WATERING. FAILURE OF SYSTEM DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING DESIRED LEVEL OF MOISTURE NECESSARY TO MAINTAIN VIGOROUS, HEALTHY GROWTH. APPLY WATER IN QUANTITIES SUFFICIENT TO PENETRATE SOIL TO MINIMUM DEPTH OF 8-INCHES IN SHRUB BEDS AND 6-INCHES IN TURF AREAS AT RATE THAT WILL PREVENT SATURATION OF SOIL. SUPPLEMENTAL ONSITE WATER WILL BE FURNISHED BY OWNER. CONTRACTOR SHALL FURNISH HOSE AND OTHER WATERING EQUIPMENT AS REQUIRED FOR SUPPLEMENTAL WATERING.</div><div>WEEDING: MAINTAIN ALL SHRUB AND GROUND COVER AREAS FREE FROM WEEDS AND UNDESIRABLE GRASSES.</div><div>DISEASE AND INSECT PEST CONTROL: INSPECT PLANT MATERIAL AT LEAST ONCE EACH MONTH TO LOCATE ANY DISEASE OR INSECT PEST INFESTATIONS. UPON DISCOVERY OF INFESTATION, NATURE OR SPECIES OF INFESTATION SHALL BE IDENTIFIED. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.</div><div>SUPPLEMENT RAINFALL AND IRRIGATION SYSTEM AS REQUIRED TO PROVIDE ADEQUATE WATER FOR VIGOROUS AND HEALTHY GROWTH OF TREES.</div><div>TURF WEED CONTROL: DEVELOP AND MAINTAIN A BROADLEAF WEED AND FOREIGN GRASS CONTROL PROGRAM CONSISTING OF BOTH POST AND PRE-EMERGENT CHEMICAL CONTROL. MAINTAIN TURF IN A WEED-FREE CONDITION.</div><div>PRUNING AND REPAIR: PRUNE AS REQUIRED TO REMOVE DEAD OR INJURED BRANCHES, TO COMPENSATE FOR LOSS OF ROOTS AS RESULT OF TRANSPLANTING OPERATIONS, AND TO MAINTAIN SAFETY IN TRAVELED AREAS. PRUNING SHALL NOT CHANGE THE NATURAL HABIT OR ATTRACTIVE, BALANCED SHAPE OF PLANT. CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR.</div><div>MOWING: MOW TURF AREAS AT REGULAR INTERVALS TO KEEP TURF HEIGHT FROM EXCEEDING 3-INCHES. MAINTAIN GRASS HEIGHT AT 2 1/2 TO 3 INCHES AT SUBSEQUENT CUTTINGS DEPENDING ON TIME OF YEAR. REMOVE NO MORE THAN 1/3 OF GRASS LEAF AT ANY CUTTING. MOW TURF AT INTERVALS OF NOT MORE THAN 10 DAYS DURING GROWING SEASON. MOW IN SUCH MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ONTO PAVED AREAS AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING TO CLEAR MOWING DEBRIS.</div><div>EDGING: MECHANICALLY EDGE TURF AREAS ADJACENT TO SIDEWALKS, CURBS AND OTHER PAVED SURFACES WITH A BLADE TYPE EDGER. PERFORM EDGING WITH EACH MOWING INTERVAL.</div><div>TRIMMING: TRIM GRASS AROUND VALVE BOXES, POLES AND OTHER STRUCTURES WITH STRING TYPE TRIMMERS. DO NOT TRIM GRASS AROUND TREE TRUNKS WITH MECHANICAL TRIMMER. REMOVE GRASS ADJACENT TO TREE TRUNK BY METHODS THAT WILL NOT CAUSE DAMAGE TO TREES.</div><div>REMOVE TREE STAKES AND WIRES ONE YEAR AFTER FINAL ACCEPTANCE.</div><div>CLEAN UP: DURING COURSE OF MAINTENANCE, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT END OF EACH WORKDAY.</div></div>
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