

LANDSCAPE AND PLANTING NOTES

- A. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES).
- B. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3" TO 5" TRUNKS, AND MINIMUM 8' TALL.
- C. ALL NEW PLANTING AREAS (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.) SHALL BE FINE GRADED PRIOR TO INSTALLATION. FINE GRADING SHALL CONSIST OF UNCOMPACTED SOIL THAT IS HAND RAKED, SMOOTH, AND FREE OF DEBRIS (NO STONES, ROOTS, OR ANY OTHER MATERIAL GREATER THAN 1" IN SIZE).
- D. TILL SOIL TO A DEPTH OF 24" FOR TREES AND SHRUBS AND 6" FOR GRASS/TURF. AMEND THE TOP 24" OF SOIL FOR TREES AND SHRUBS AND TOP 6" OF SOIL FOR GRASS/TURF TO MEET TOPSOIL/PLANTING MIX STANDARDS AS REQUIRED BY SPECIFICATIONS.
- E. CONTRACTOR IS REQUIRED TO PERFORM SOIL TESTS TO DETERMINE SOIL NUTRIENT REQUIREMENTS FOR ALL GRASS/TURF, SOD, PLANT, TREE, SHRUB, AND GROUNDCOVER AREAS. CONTRACTOR TO SUBMIT SOIL TEST TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MOBILIZATION.
- F. IN ADDITION TO THE SOIL MIXTURE, CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING SOIL AMENDMENTS, AS INDICATED BY SOIL TESTS, AS WELL AS, AN ADEQUATE DRAINAGE SYSTEM FOR PLANTING BEDS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ENVIRONMENT SUITABLE FOR THE GROWTH OF HEALTHY PLANT MATERIAL. THE LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SOIL AMENDMENTS AND EXCAVATION OF EXISTING SOIL DURING ONSITE OBSERVATIONS PRIOR TO OR AFTER CONSTRUCTION. REFER TO PLANTING DETAIL FOR INFORMATION ON PLANTING BED PREPARATIONS. ALL PLANTING BEDS WILL BE PROBED BY THE LANDSCAPE ARCHITECT TO DETERMINE DEPTH AND SOIL QUALITY FOLLOWING INSTALLATION.
- G. ALL PLANTING BEDS AND PLANTERS TO RECEIVE AN AMENDED SOIL MIXTURE. SOIL MIX SHALL BE COMPOSED OF 75% EXISTING SOIL, 15% ORGANIC MATERIAL, AND 10% SAND. SUPPLEMENT SOIL MIX WITH NITROGEN CONCENTRATION AS DETERMINED BY SOIL TEST RESULTS.
- H. SITE LIGHT POLES GREATER THAN 15' TALL MUST BE A MINIMUM OF 30' AWAY FROM ALL TREES. SITE LIGHT POLES LESS THAN 15' TALL MUST BE A MINIMUM OF 15' AWAY FROM ALL TREES.
- I. ENSURE ALL TREES ARE A MINIMUM OF 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES). CONTACT LANDSCAPE ARCHITECT IF FIELD MODIFICATIONS ARE REQUIRED.
- J. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATIONS TO THE APPROVED PLANS. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- K. ALL DISTURBED AREAS SHALL BE LANDSCAPED (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.). ALL AREAS NOT DESIGNATED AS PLANTING BEDS OR SOD ARE TO BE SEED WITH GRASS SEED UNTIL A PERMANENT STAND OF GRASS IS ESTABLISHED PER THE SPECIFICATIONS.
- L. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
- M. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- N. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES, SIGNS, UNDERGROUND UTILITIES, OR ANY OTHER SITE FEATURES, CONTACT LANDSCAPE ARCHITECT BEFORE PLANTING.
- O. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED AND SAID MATERIAL AS SPECIFIED IS ALSO AVAILABLE AT TIME OF INSTALLATION. NO SUBSTITUTIONS DUE TO PLANT AVAILABILITY WILL BE APPROVED.
- P. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING PLANS TO DETERMINE FINAL QUANTITIES. PROMPTLY REPORT ANY DISCREPANCIES WHICH MAY AFFECT BIDDING. GRAPHIC REPRESENTATION OF PLANTS SHALL SUPERCEDE QUANTITIES LISTED IN THE PLANT SCHEDULE.
- Q. FOR ALL TREES, SHRUBS, GROUNDCOVERS AND SOD - CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE, PREVENT OR EQUAL TO ALL PLANT BED AREAS AND PROVIDE DOCUMENTATION OF QUANTITY AND PRODUCT USED TO LANDSCAPE ARCHITECT PRIOR TO FINAL PROJECT APPROVAL.
- R. FOR ALL SEEDED GRASS/TURF - REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE PRESENT, APPLY SELECTIVE HERBICIDES TO ELIMINATE ALL WEEDS. DO NOT USE PRE-EMERGENCE HERBICIDES.
- S. CONTRACTOR IS TO PROVIDE OWNER AN ESTABLISHED, HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQ FT AREA AND BARE SPOTS ARE NOT TO EXCEED 5 BY 5 INCHES.
- T. ALL PLANT MATERIAL MUST BE PLANTED IN CORRELATION WITH THE APPROPRIATE GROWING SEASON OF INDIVIDUAL PLANT REQUIREMENTS. SOME PERENNIALS MAY REQUIRE A SPRING PLANTING IN ORDER TO SURVIVE A FULL WINTER DORMANCY.
- U. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DOCUMENT AND SPECIFICATIONS. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS.
- V. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING THE PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

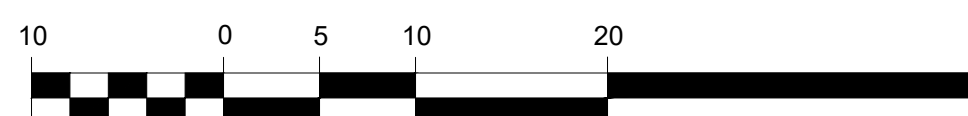
SEE SHEET L2.00 FOR PLANTING SCHEDULE



CAUTION!!!

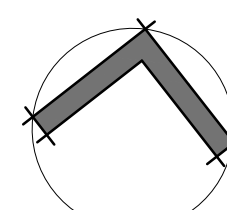
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

GRAPHIC SCALE



1" = 10'-0"

NORTH



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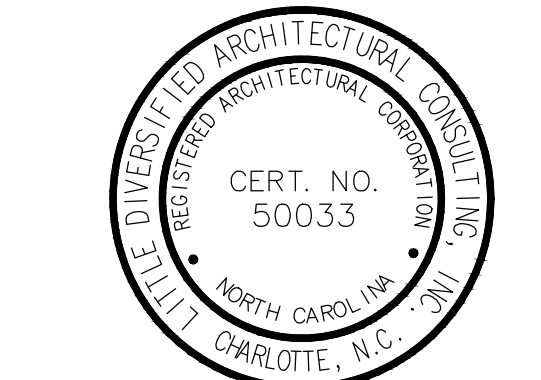


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8/11/21

CITY OF HENDERSONVILLE

DOWNTOWN
PARKING DECK

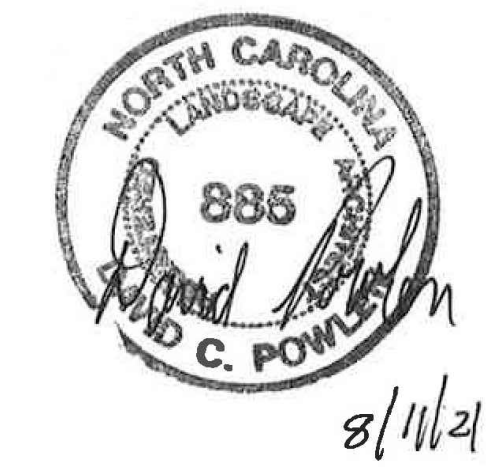
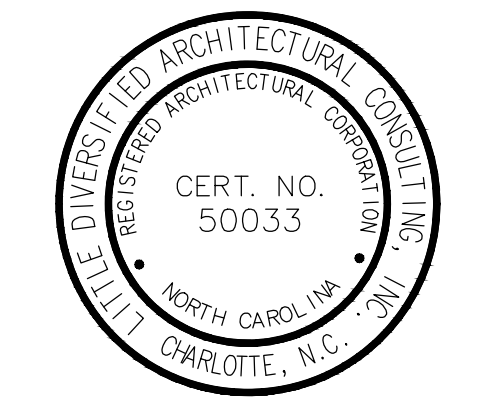
415 N. CHURCH STREET
HENDERSONVILLE, NC

SHEET ISSUE:	FOR BIDS AND CONSTRUCTION
SHEET ISSUE DATE:	08-11-2021
PROJECT NO:	113.13867.00
DRAWN BY:	AW, SD
CHECKED BY:	DP

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SHEET TITLE:
LANDSCAPE PLAN

L-1.00



CITY OF HENDERSONVILLE

DOWNTOWN
PARKING DECK

415 N. CHURCH STREET
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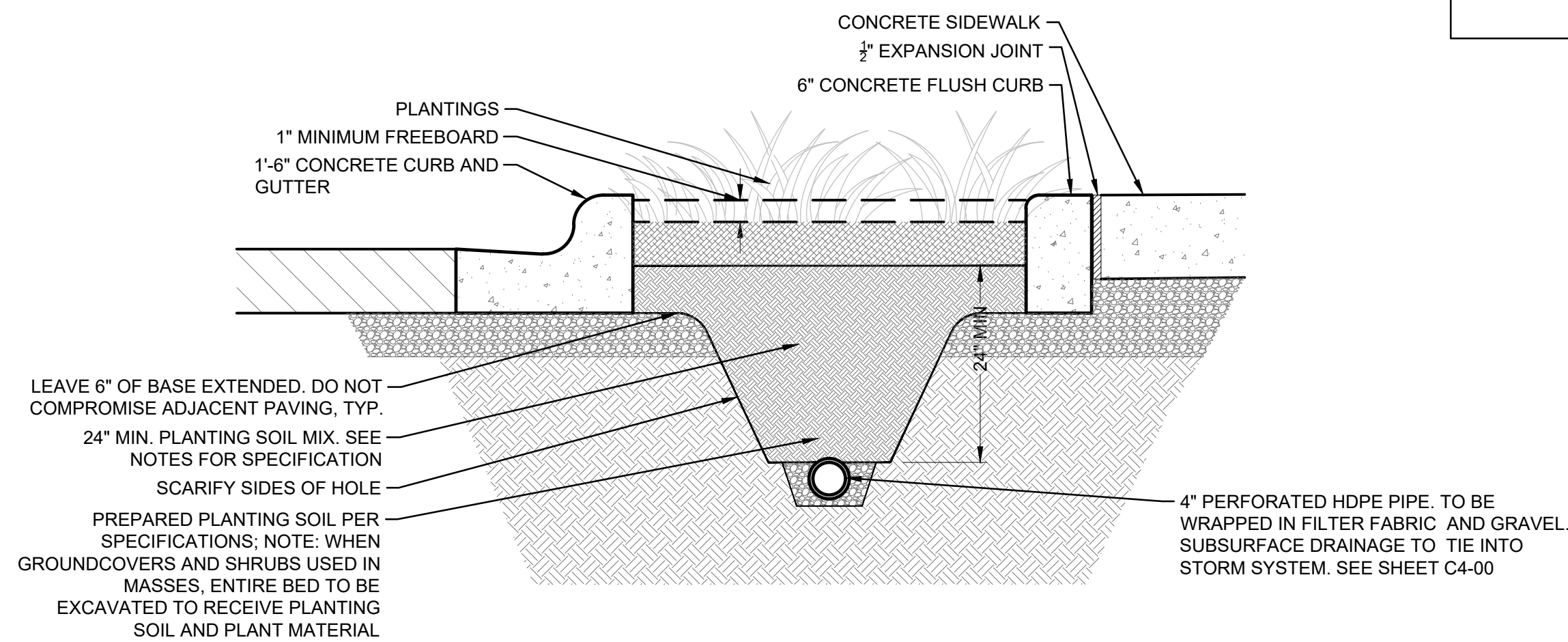
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SHEET TITLE:
LANDSCAPE DETAILS

L-2.00

NOTES:

- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



PLANT SCHEDULE BASE BID

TREES	BOTANICAL / COMMON NAME	ROOT	CAL		QTY
HACA	HALESIA CAROLINA / CAROLINA SILVERBELL	B&B	2'-2.5"		7
TIHA	TILIA CORDATA 'HALKA' TM / SUMMER SPRITE LINDEN	B&B	3'		2
ZESE	ZELKOVA SERRATA 'JFS-KW1' TM / CITY SPRITE ZELKOVA	B&B	3'		5

SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
FOBS	FOTHERGILLA X 'BLUE SHADOW' / DWARF FOTHERGILLA	CONT.	18"-24" HT. / SPR.	30" o.c.	31
HYQU	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	CONT.	18"-24" HT. / SPR.	48" o.c.	6
IVRS	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	CONT.	18"-24" HT. / SPR.	30" o.c.	32
ITVI	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	CONT.	18"-24" HT. / SPR.	30" o.c.	12
VIPR	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	CONT.	18"-24" HT. / SPR.	30" o.c.	18

GRASSES	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
CAAP	CAREX APPALACHICA / APPALACHIAN SEDGE	PLUG		12" o.c.	193
CADI	CAREX DIVULSA / GRASSLAND SEDGE	PLUG		12" o.c.	36
CAEA	CAREX ELATA 'AUREA' / GOLDEN SEDGE	PLUG		18" o.c.	76
JUEF	JUNCUS EFFUSUS / SOFT RUSH	CONT.	6'-8" HT. / SPR.	18" o.c.	27
PVHM	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	CONT.	10'-12" HT. / SPR.	18" o.c.	33

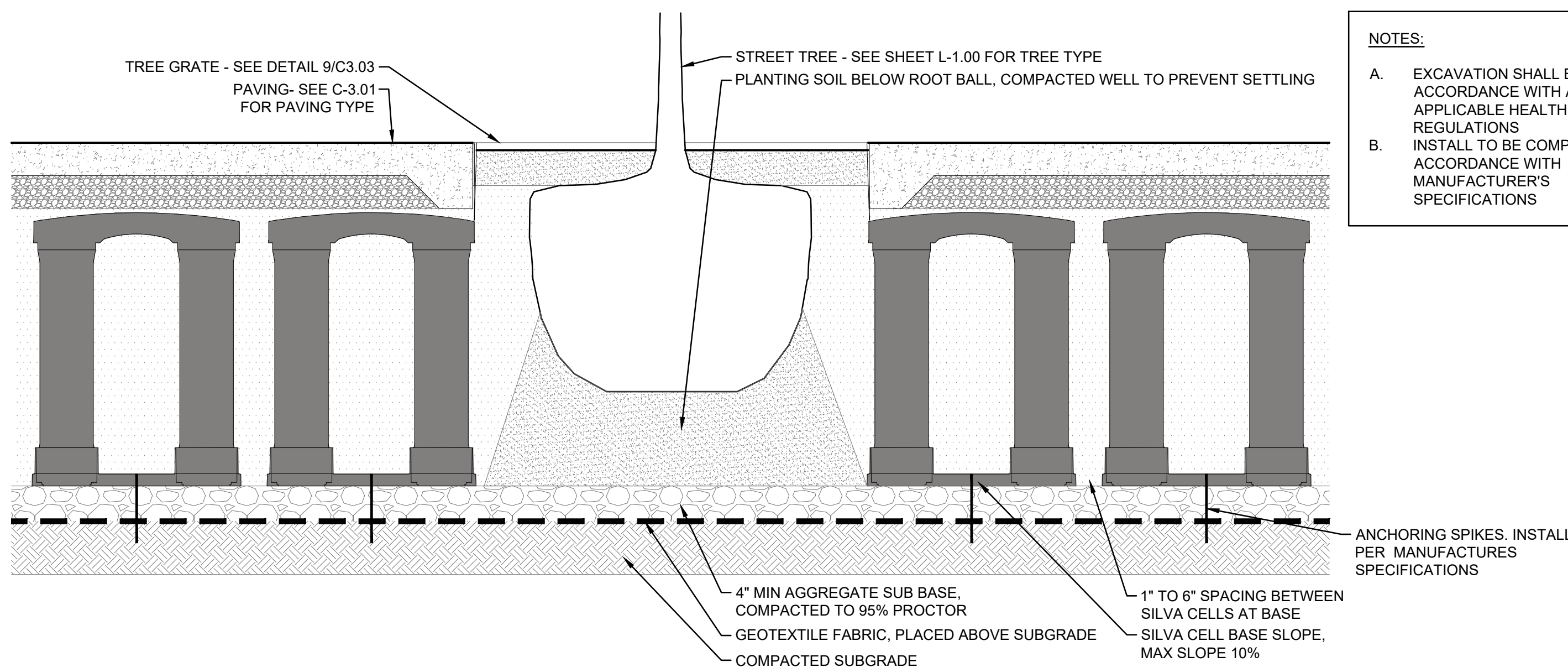
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
ACGO	ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEETFLAG	PLUG	6'-8" HT. / SPR.	9" o.c.	84
ECPU	ECHINACEA PURPUREA / PURPLE CONEFLOWER	CONT.	6'-8" HT. / SPR.	12" o.c.	16
HEAT	HELLEBORUS ATRO-RUBENS / LENTEN ROSE	CONT.	6'-8" HT. / SPR.	12" o.c.	18
RUAG	RUDBECKIA X 'AMERICAN GOLD RUSH' / AMERICAN GOLD RUSH BLACK-EYED SUSAN	CONT.	6'-8" HT. / SPR.	12" o.c.	12

PLANT SCHEDULE ADD ALT #2

GRASSES	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
CADI	CAREX DIVULSA / GRASSLAND SEDGE	PLUG		12" o.c.	36
JUEF	JUNCUS EFFUSUS / SOFT RUSH	CONT.	6'-8" HT. / SPR.	18" o.c.	27
PVHM	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	CONT.	10'-12" HT. / SPR.	18" o.c.	21

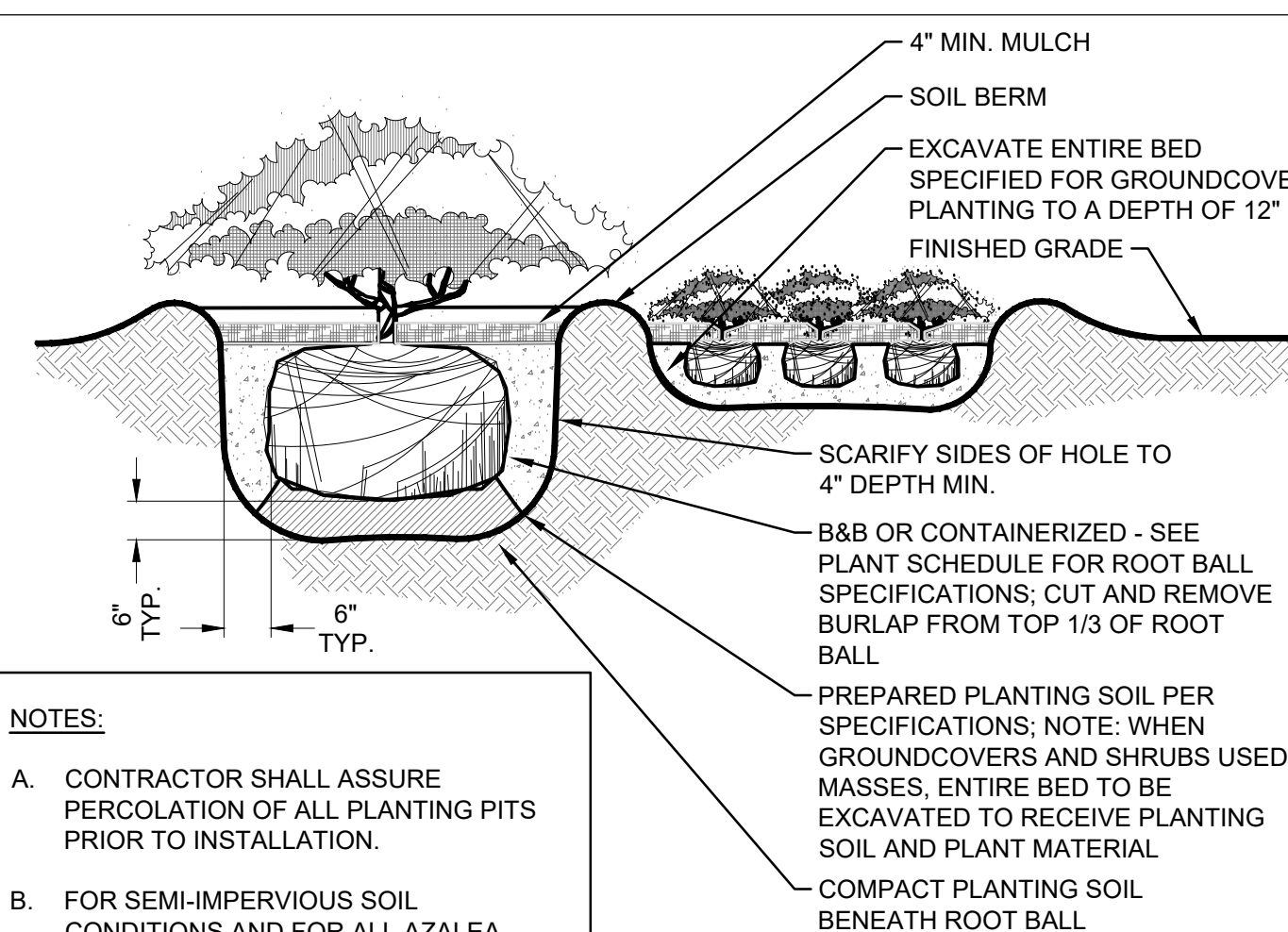
NOTES:

- A. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
B. INSTALL TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



PLANT SCHEDULES

NOT TO SCALE

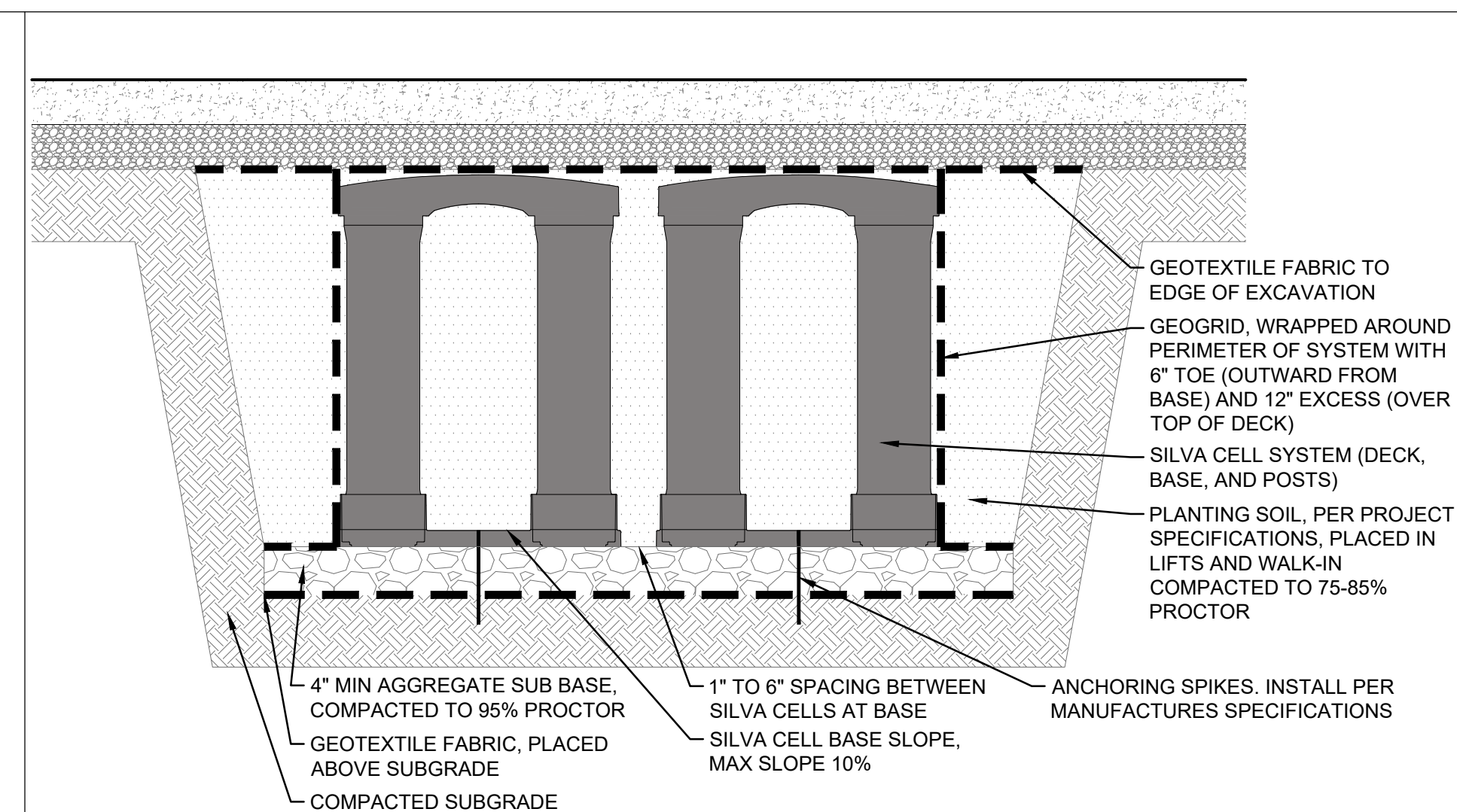


NOTES:

- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FOR SEMI-IMPERVIOUS SOIL CONDITIONS AND FOR ALL AZALEA PLANTING, ROOT BALL ELEVATION SHALL BE 2" ABOVE FINISHED GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOT BALL ELEVATIONS.

SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE

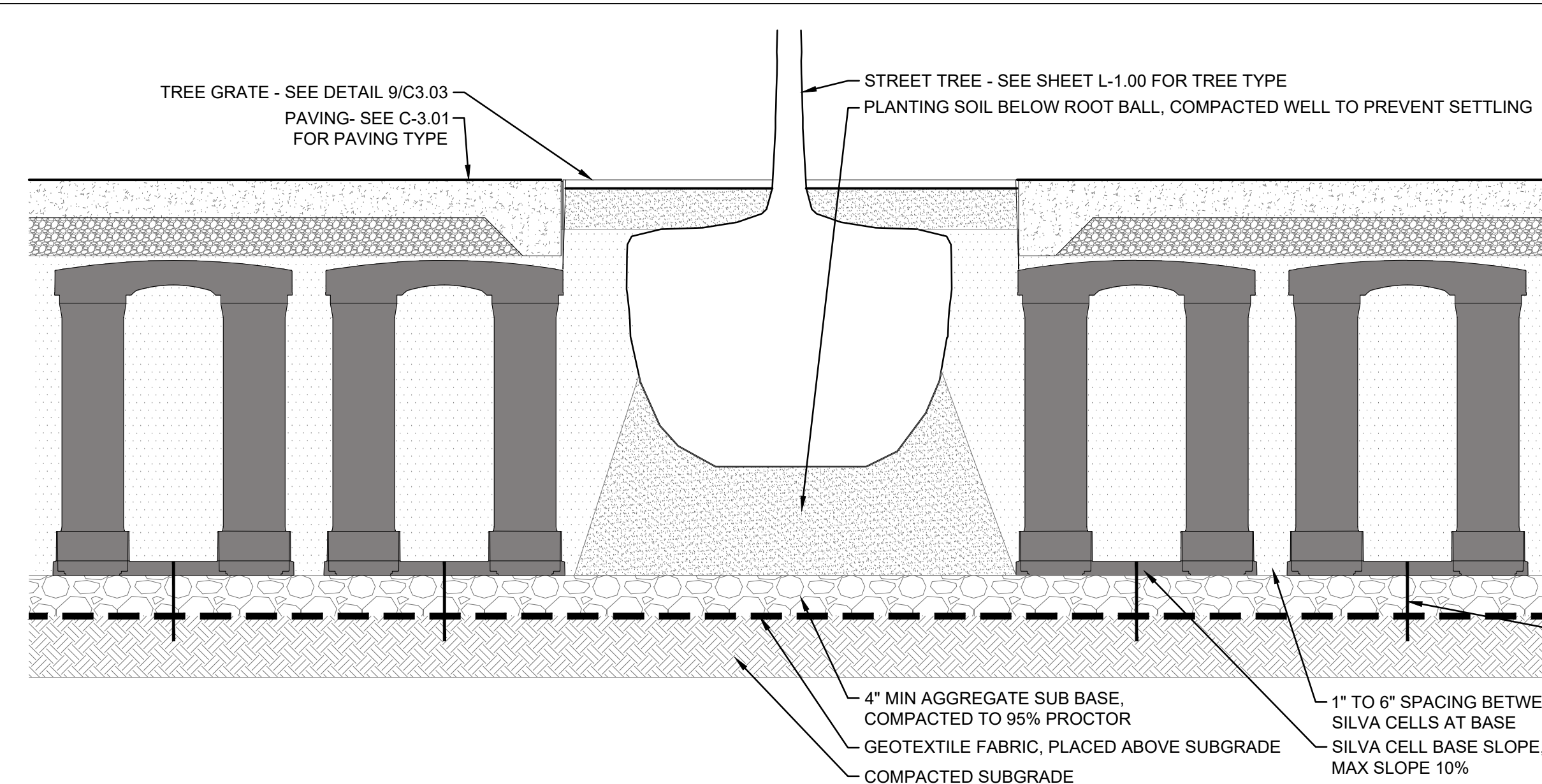


TREE PLANTING PIT SECTION

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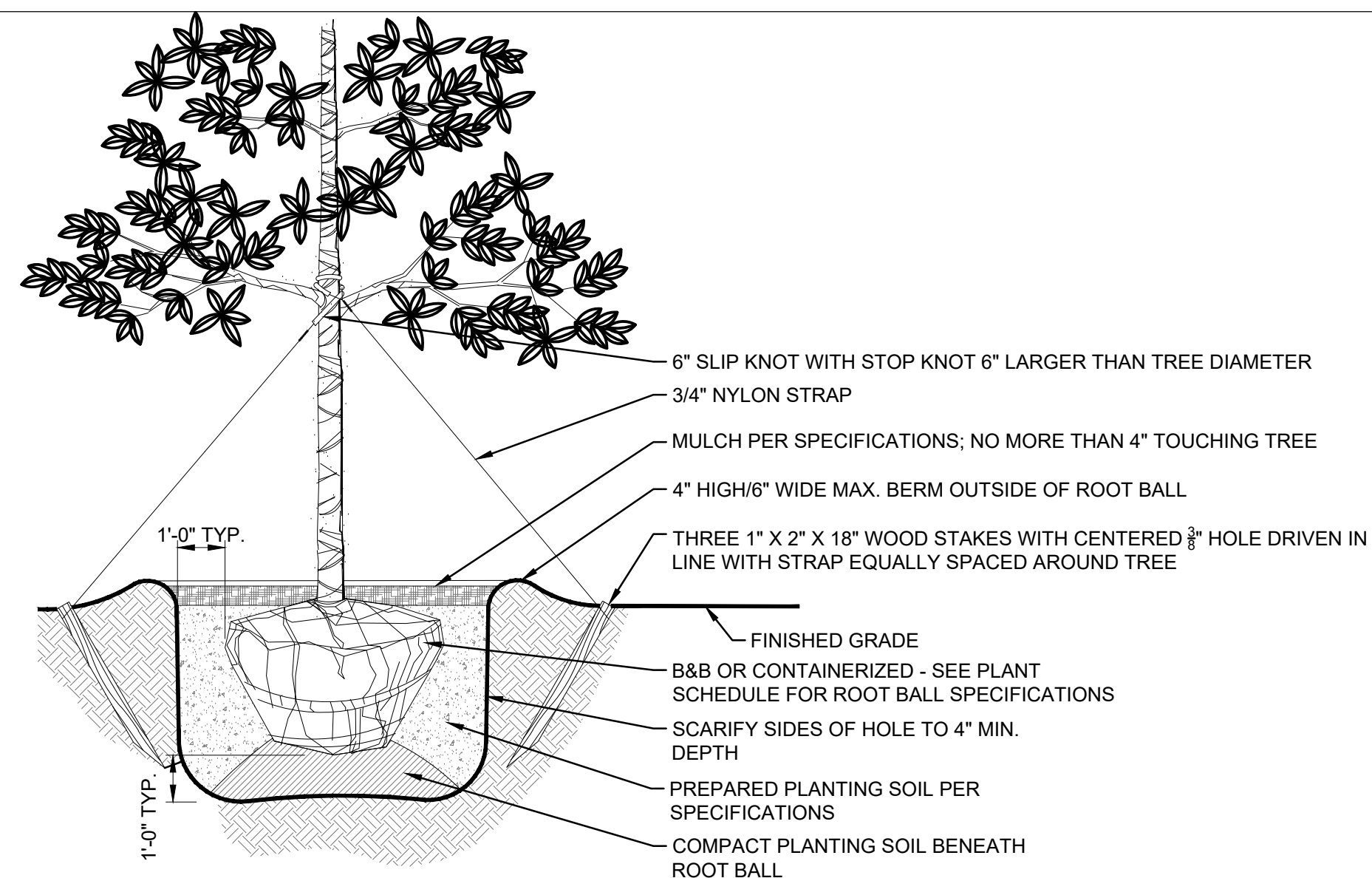
CURB PLANTER - BASE BID

NOT TO SCALE



STREET TREE PLANTING PIT WITH TREE GRATE

NOT TO SCALE



TREE PLANTING

NOT TO SCALE