
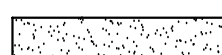
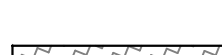
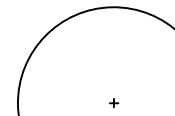

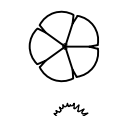




S.C. HWY. No. 9 & HWY. 521 BY-PASS
200' R/W (Plat # 6472)

ARUNDEL ROAD
60' R/W (Plat # 6472)

LOS MARIACHIS
4,259 SF
FFE = 486.25

LANDSCAPE LEGEND

-  TURF REINFORCEMENT MATTING
-  AREA TO BE SEEDED WITH PREMIUM TURF GRASS, COMMERCIAL GRADE & LOCALLY SOURCED BETWEEN APRIL 1 AND JUNE 1. USE A TEMPORARY STABILIZATION OR ANNUAL RYE SEEDED AT THE RATE OF 4 LBS. PER 1,000 SF AT ALL OTHER TIMES. TEMPORARY RYE LAWNS SHALL BE SCARIFIED AND OVER SEEDED AS SPECIFIED ABOVE BETWEEN APRIL 1 AND JUNE 1.
-  GROUND COVER
(AREA TO BE MULCHED WITH PINESTRAW, COVERED WITH WEED MATTING, AND EDGED WITH METAL EDGING RE: LANDSCAPE NOTES ON L5.1)
-  CANOPY TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  3 GALLON EVERGREEN SHRUB
-  3 GALLON DECIDUOUS SHRUB

REFER TO SHEET L5.1 FOR LANDSCAPE, IRRIGATION, AND CONSTRUCTION CLOSE-OUT NOTES.

LANDSCAPE CALCULATIONS

SITE AREA = 29,440 SF
LANDSCAPE AREA = 4,729 SF
PERVIOUS PAVEMENT = 1,580 SF
IMPERVIOUS AREA = 23,131 SF

TOTAL PERVIOUS = 6,309 SF
% LANDSCAPE = 4,729 / 29,440
% LANDSCAPE = 16.1%

LANDSCAPE BUFFERS

FRONT PROPERTY LINE = 100.03'
REAR PROPERTY LINE = 99.37'

VEHICULAR BORDERS

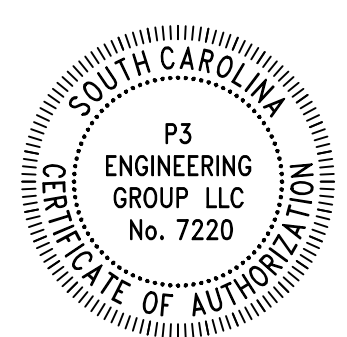
HWY 9 BYPASS W (100.03'): ONE (1) 2.5" TREE PER 30 LF = 4 TREES REQUIRED
ARUNDEL ROAD (99.37'): ONE (1) 2.5" TREE PER 30 LF = 4 TREES REQUIRED

PLANT LIST

CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	Acer Rubrum	Red Maple	2.5" Caliper	B&B
EVERGREEN TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
LL	Llex Latifolia	Lusterleaf Holly	2.5" Caliper	B&B
ORNAMENTAL TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DW	Cornus Florida	Dogwood	2" Caliper	B&B
SHRUBS				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
IG	Ilex Glabra	Dwarf Inkberry	24" Width, 30" Height	
IV	Ilex Vomitoria	Dwarf Yaupon Holly	24" Width, 30" Height	



07/25/2024



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LOS MARIACHIS
1229 HIGHWAY 9 BYPASS WEST
LANCASTER, SOUTH CAROLINA

ORIGINAL ISSUE DATE: 03/26/2024

REVISIONS:

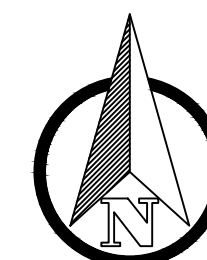
 CITY COMMENTS 07/16/2024

 BUILDING AREA 07/25/2024

PROJ. NO.: 23001

LANDSCAPE PLAN

L2.1



GRAPHIC SCALE

LANDSCAPE NOTES

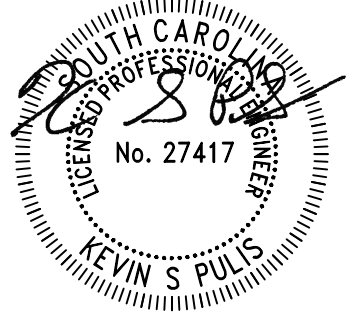
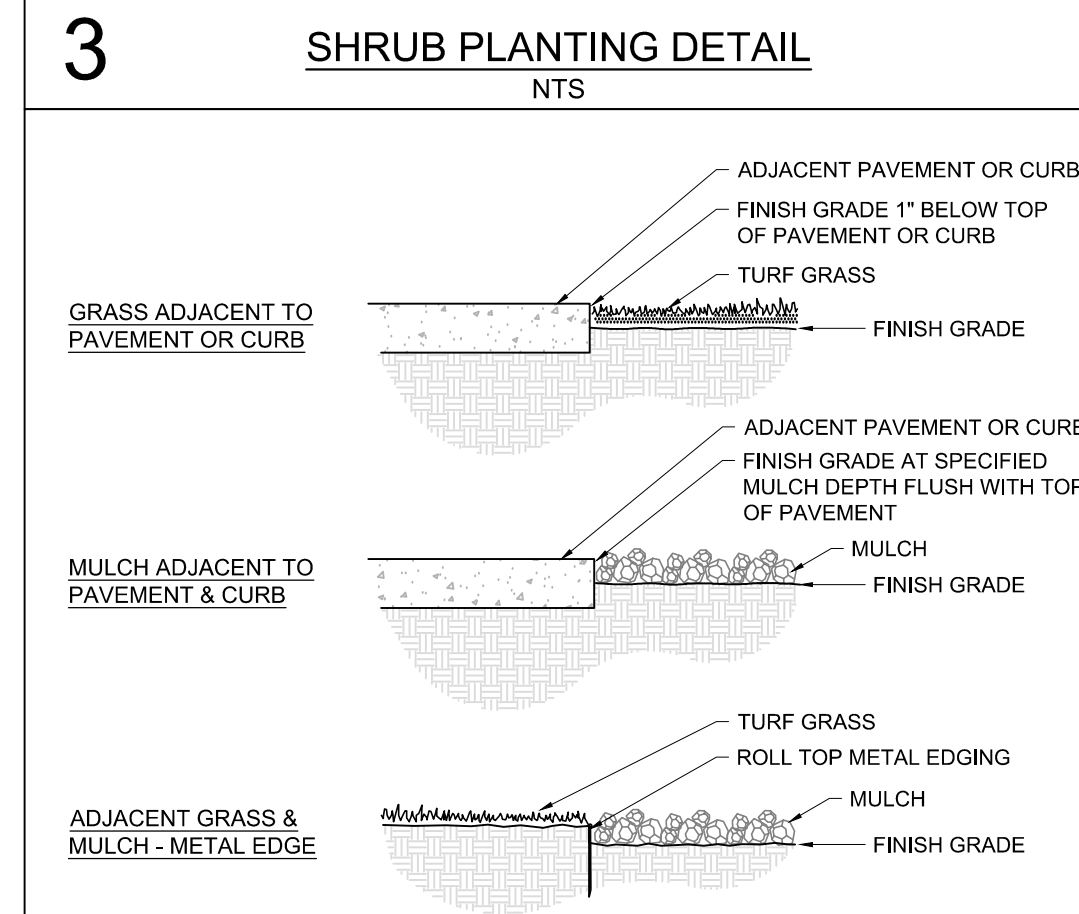
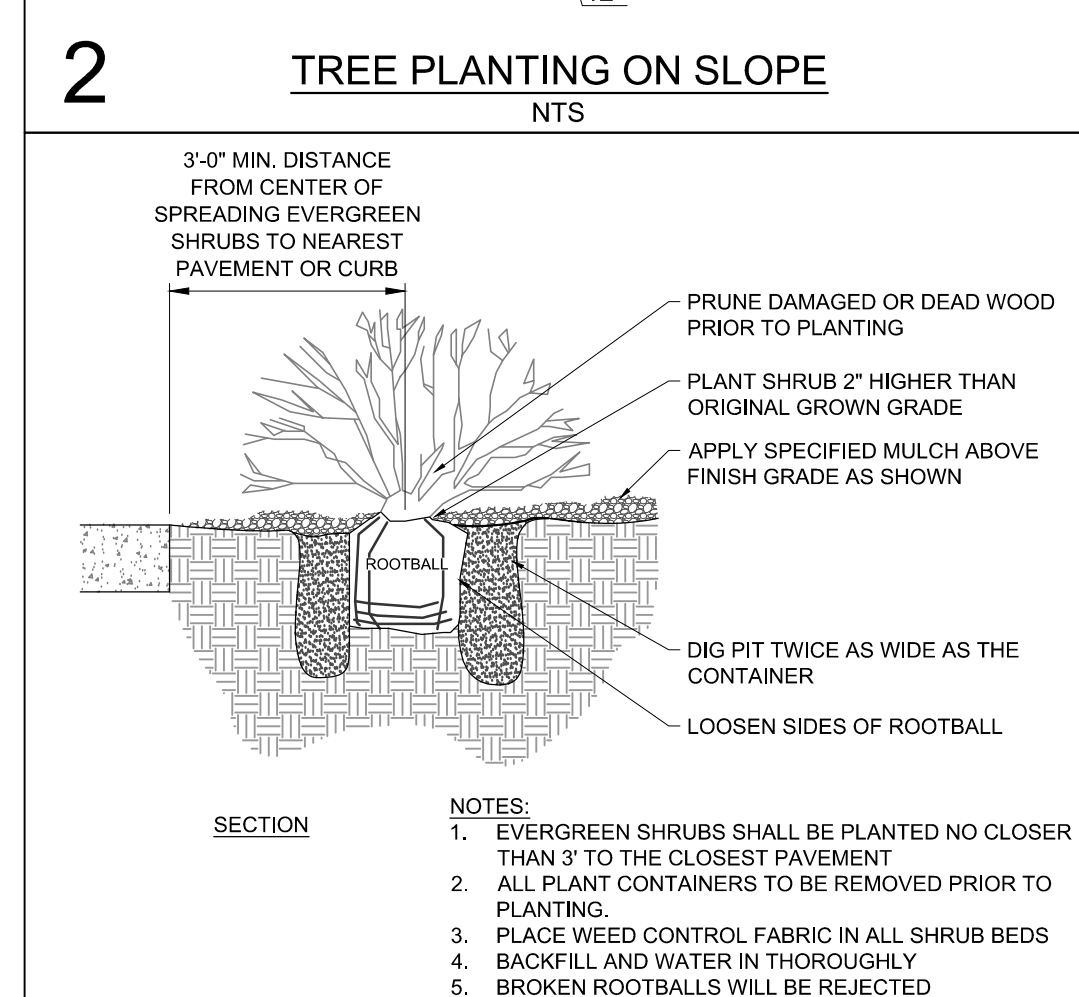
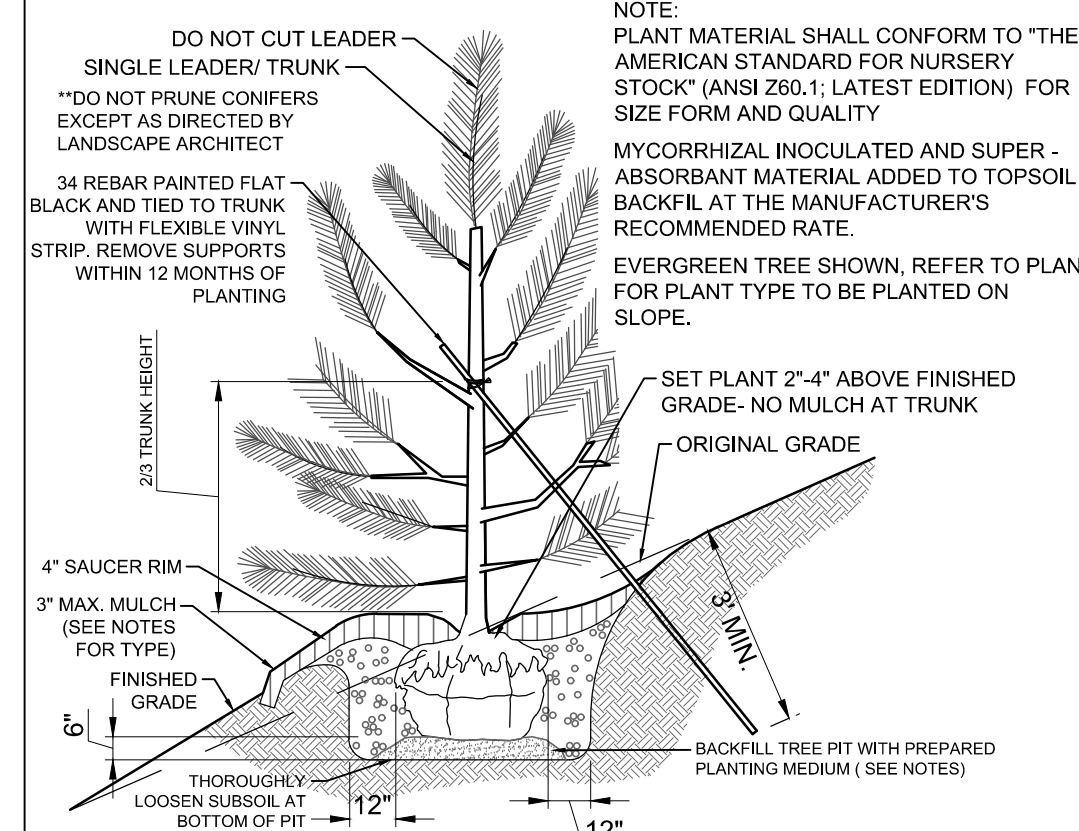
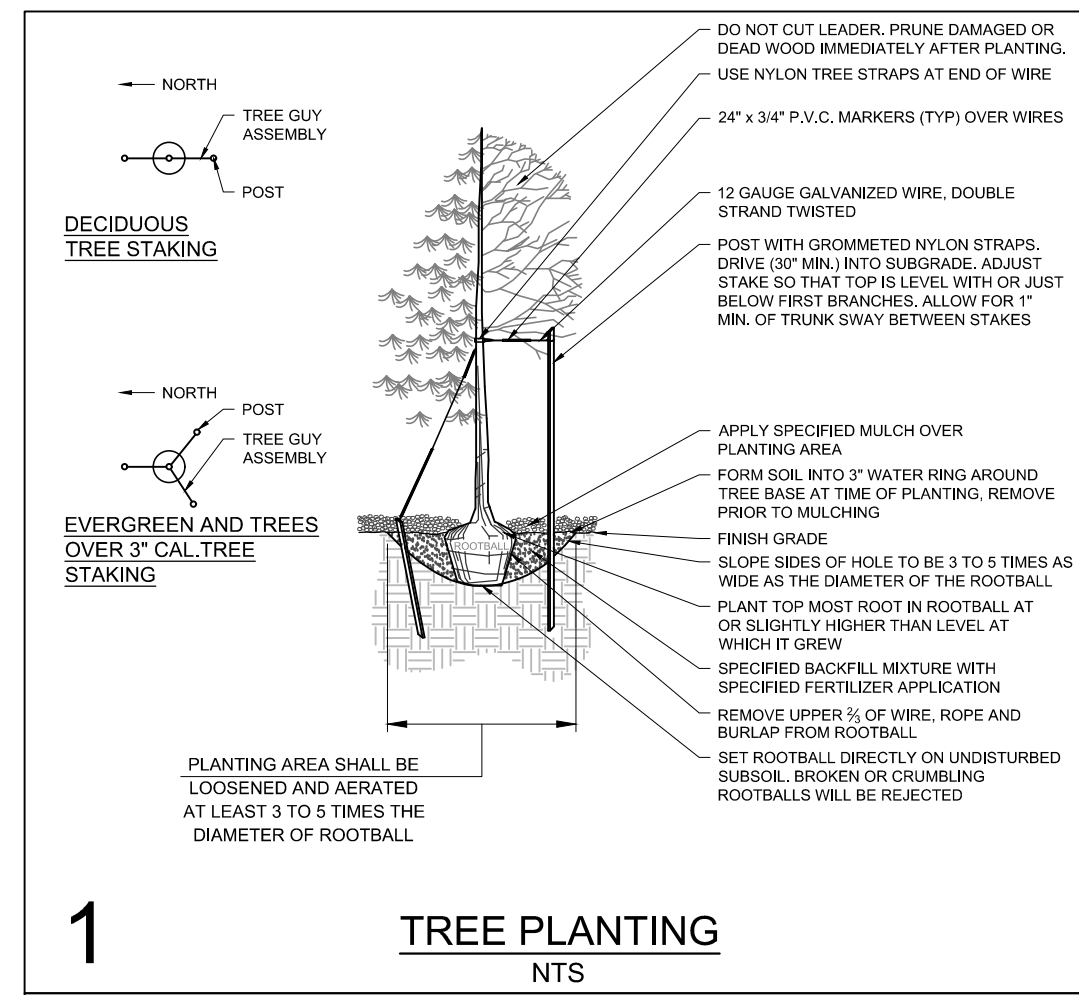
- THE LANDSCAPE PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES NOTIFICATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR CONSTRUCTION TO REQUEST EXACT FIELD LOCATIONS OF ALL UTILITIES. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- CONTRACTOR TO HAVE ALL UTILITIES FIELD LOCATED AND MARKED ON SITE PRIOR TO LANDSCAPE BEING PLANTED. UTILITY LOCATION DISCREPANCIES FROM PLANS TO BE IDENTIFIED AND LANDSCAPE ARCHITECT TO BE INFORMED PRIOR TO PLANTING. TREES MUST NOT BE PLANTED WITHIN 10' OF ANY UTILITIES.
- CONTRACTOR SHALL HAVE EXISTING AND NEW UTILITY LOCATIONS MARKED, FOR REFERENCE, DURING APPROVAL OF FINAL TREE PLANTING LAYOUT.
- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
- MINIMIZE DISTURBANCE OUTSIDE SCOPE OF WORK. ANY DAMAGE OUTSIDE SCOPE OF WORK INCURRED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO LIKE NEW CONDITION.
- CONTRACTOR SHALL MAINTAIN IRRIGATION TO EXISTING SOD AND OTHER PLANT MATERIAL TO REMAIN.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL PLANTING PLANS. SHOULD DISCREPANCIES EXIST BETWEEN THE QUANTITIES OR S.F. AREAS PROVIDED IN THE LABEL AND THOSE DRAWN ON THE PLAN, THE PLAN SHALL GOVERN.
- NO PLANT SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT, OR EQUAL.
- ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING, UNLESS OTHERWISE SPECIFIED OR DETAILED.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED COMPLETELY AT TIME OF PLANTING.
- CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
- DO NOT PLANT TREES WITHIN 10 FEET OF CENTERLINE OF UTILITIES OR WITHIN UTILITY EASEMENTS. IF UTILITY INSTALLATION DIFFERS FROM WHAT PLANS SHOW THEN INFORM LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF CONFLICTING CONDITIONS.
- REFER TO THE DETAILS AND NOTES FOR REQUIRED PLANTING METHODS, SOIL PREPARATION, AND OTHER INFORMATION REGARDING PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NECESSARY FOR INITIAL ESTABLISHMENT OF LANDSCAPE. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON. CONTRACTOR SHALL ALSO BE REQUIRED TO MAINTAIN LANDSCAPE THROUGH SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) WATERING, MOWING, PRUNING, AND WEEDING.
- PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE.
- AREAS TO RECEIVE LANDSCAPE SHALL BE TILLED TO A DEPTH OF 12-INCHES. THEN APPLY SPECIFIED SOIL AMENDMENT OVER SURFACE. TILL AREAS AGAIN TO A MINIMUM DEPTH OF 8-INCHES.
- FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON PLANS. SLOPES SHALL BE SMOOTH AND WORKED. SOIL SHALL NOT BE LEFT IN CLUMP FORM. HOLD FINISHED GRADE OF MULCH A MINIMUM OF 3" BELOW EDGE OF WALK, EDGING, OR CURB.
- TRANSPLANTED TREES SHALL HAVE THE SAME ASPECT IN FINAL LOCATION (I.E. EXISTING NORTH ASPECT SHALL FACE NORTH IN FINAL LOCATION).
- ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SODDING AND SEEDING AS SHOWN BY THE PLAN.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
- THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
- ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED SOD AND SEED BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
- SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
- THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
- NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - SAND SHALL BE CLEAN MASONRY SAND.
 - ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
- MULCH: ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP PINE STRAW MULCH. ALL LANDSCAPE BEDS TO RECEIVE MULCH UNLESS OTHERWISE NOTED.
- SEED ALL DISTURBED AREAS THAT ARE NOT LANDSCAPED. AREA TO BE SEEDED WITH PREMIUM TURF GRASS, COMMERCIAL GRADE & LOCALLY SOURCED. SEED MUST MEET ANY REQUIREMENTS OF THE STATE, COUNTY, OR NCDOT REGULATIONS & SPECIFICATIONS.
- TREES PLANTED IN LAWN AREA TO HAVE A 3'-0" RADIUS PLANT BED AROUND THE BASE.
- THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, SEVERE WEATHER OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
- PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT AND CITY.
- ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
- REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE. FINAL CERTIFICATE OF OCCUPANCY MAY BE WITHHELD UNTIL PLANTING IS COMPLETE.
- THE LANDSCAPE CONTRACTOR MUST SUBMIT MATERIAL SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SUBMITTALS ARE TO CONFIRM COMPLIANCE AND MATERIAL QUALITY. THESE SAMPLES INCLUDE, BUT ARE NOT LIMITED TO: MULCHES, EDGING, & PLANTS.

IRRIGATION NOTES

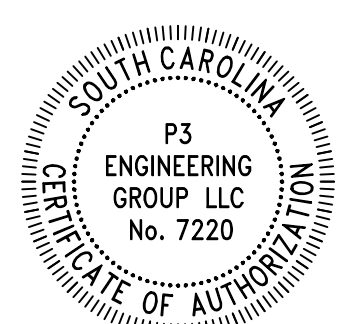
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF CITY OF LANCASTER, SOUTH CAROLINA CODE OF ORDINANCES.
- THE IRRIGATION SYSTEM IS TO BE DESIGN BUILT BY THE CONTRACTOR AND WILL CONSIST OF DRIP IRRIGATION IN ALL PLANTING BEDS, UNLESS SPECIFIED OTHERWISE. ALL SOD AND NATIVE SEED AREAS SHALL BE IRRIGATED WITH POP-UP OR SPRAY HEADS.
- ALL LATERAL AND SUPPLY LINES SHALL BE CLASS 200 PVC, SIZED FOR FLOW VELOCITIES OF 5 FT./SEC. OR LESS.
- PROVIDE TWO 3/4" QUICK COUPLING VALVES ON SUPPLY LINE.
- PROVIDE AUTOMATIC DRAIN VALVES AT ALL LOW POINTS ON SUPPLY AND LATERAL LINES.
- PROVIDE TWO PLASTIC SUPPLY LINE MANUAL DRAIN VALVES.
- ACCEPTABLE SYSTEM COMPONENTS:
 - SYSTEM CONTROLLER: HUNTER X-CORE SERIES, TORO TMC-212 SERIES, RAIN BIRD RZX SERIES. CONTROLLER SHALL BE LOCATED IN THE RECEIVING AREA NEXT TO THE ELECTRICAL PANEL.
 - ZONE CONTROL VALVES: HUNTER PGV SERIES, TORO 250/260 SERIES, RAIN BIRD DV/DVF SERIES
 - SPRINKLER HEADS: HUNTER SRM AND PRO SPRAY SERIES, TORO 570Z AND 300 SERIES, RAIN BIRD 1800 AND 3500 SERIES
 - RAIN/FREEZE SENSORS: HUNTER RAIN CLIK PLUS HUNTER FREEZE CLIK, TORO TWRFS RAIN/FREEZE SENSOR, OR RAIN BIRD WR2 WIRELESS RAIN/FREEZE SENSOR.

CONSTRUCTION CLOSE-OUT

- MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE LANDSCAPE ARCHITECT UPON COMPLETION.
- ANY PLAN SUBSTITUTIONS THAT ARE NOT PREVIOUSLY APPROVED AND FOUND TO BE UNACCEPTABLE BY LANDSCAPE ARCHITECT ARE TO BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
- WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSES, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS, OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING LANDSCAPE TO REMAIN DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY EXISTING LANDSCAPE DAMAGED OR REMOVED DURING CONSTRUCTION. NEW LANDSCAPING SHALL BE REESTABLISHED BY A LICENSED LANDSCAPE CONTRACTOR IN THE STATE OF THE PROJECT.
- CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT PHOTOGRAPHS OF AS-BUILT SITE UPON CONSTRUCTION AND LANDSCAPE INSTALLATION FOR REVIEW AND APPROVAL. CONTACT KEVIN PULIS AT P3ENGINEERING; CONTACT: KEVIN@P3EG.COM
- CONTRACTOR TO VERIFY LANDSCAPE FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
 - AS-BUILTS.
 - INSPECTIONS.
 - MATERIALS APPROVAL BY LANDSCAPE ARCHITECT.
 - PLANTING LOCATIONS IN REFERENCE TO AS-BUILT UTILITY LOCATIONS.
 - NO TREE PLANTED WITHIN 10' OF ANY UTILITY LINES UNLESS SAID UTILITY LINE IS NOTED TO BE WRAPPED IN ROOT BARRIER.



07/25/2024



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LOS MARIACHIS
1229 HIGHWAY 9 BYPASS WEST
LANCASTER, SOUTH CAROLINA

ORIGINAL ISSUE DATE: 03/26/2024

REVISIONS:	
△	CITY COMMENTS 07/16/2024
△	BUILDING AREA 07/25/2024

PROJ. NO.: 23001

LANDSCAPE NOTES & DETAILS

L5.1

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