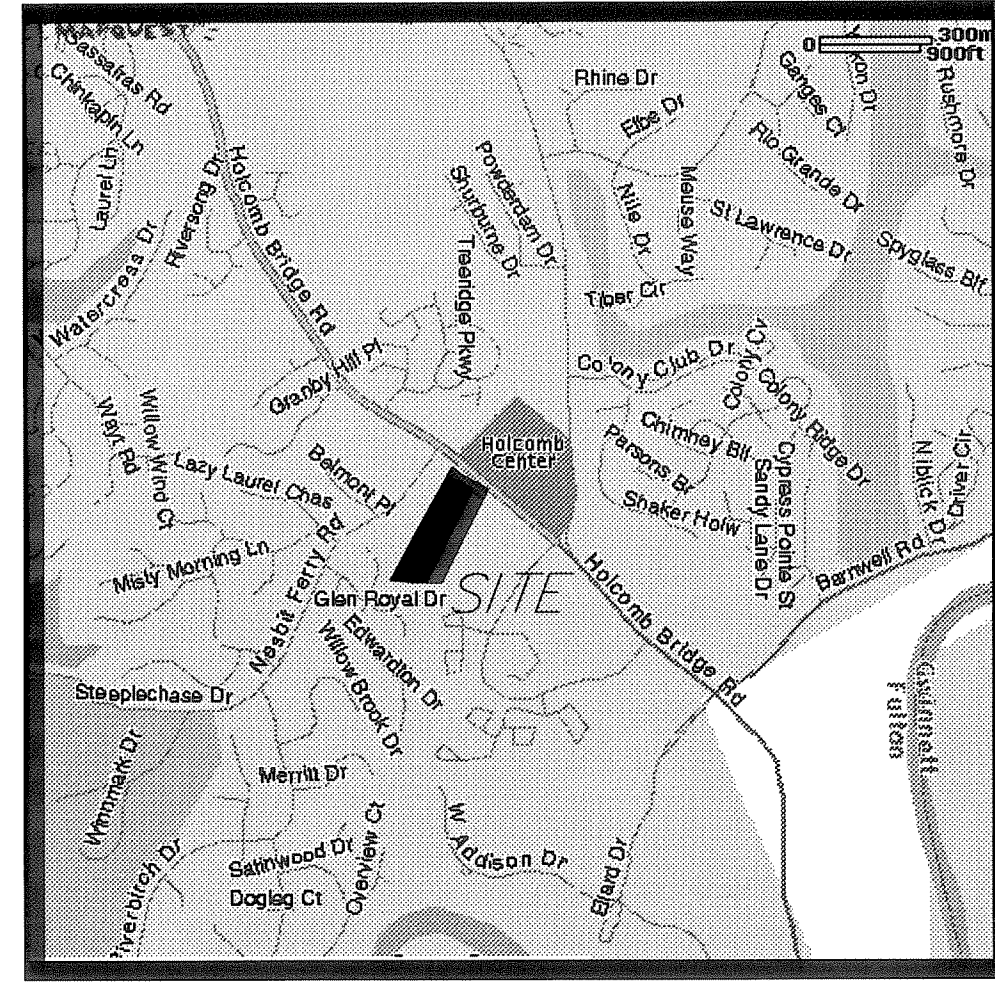


Stantec



LOCATION MAP
N.T.S.

SHEET INDEX	
SHEET	DESCRIPTION
C-1	SITE PLAN
C-2	ROADWAY IMPROVEMENTS
C-3	TREE SURVEY
C-4	TREE PROTECTION PLAN
C-5	TREE REPLACEMENT PLAN AND PLANTING PLAN

RAMCO-GERSHENSON, INC.

SETTLEMENT PLANS RIVERBEND BAPTIST CHURCH 2925 HOLCOMB BRIDGE ROAD ROSWELL, GEORGIA

APRIL 13, 2005
Project Number: 76300364

OWNER
TRUSTEE(S) OF HOLCOMBE BRIDGE
BAPTIST CHURCH
a.k.a. RIVERBEND BAPTIST CHURCH, INC.
d.b.a. New Haven Baptist Church
2925 Holcomb Bridge Road
Roswell, Georgia 30076
(770) 993-1691
David L. Cooper, Pastor

DEVELOPER
RAMCO-GERSHENSON, INC.
31500 Northwestern Highway
Suite 300
Farmington Hills, Michigan 48334
(248) 350-9900
Contact - Peter DeBenedictis
(330) 720-1195

ZONING
EXISTING ZONING - OP (City of Roswell)

PROPOSED USE
BANK - 6,000± S.F.
OFFICE SPACE - 48,000± S.F.
TOTAL - 54,000± S.F.

PROPOSED HEIGHT OF ANY STRUCTURE - 40'
MAXIMUM HEIGHT OF ANY STRUCTURE - 40'

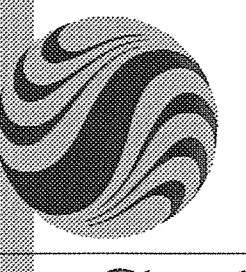
PROPOSED GROSS SQUARE FOOTAGE OF BUILDING AREA - 54,000
S.F.
MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING AREA - 65,000 S.F.

PROPOSED LOT COVERAGE OF BUILDING AREA - 54,000± S.F. (12.8%)
MAXIMUM LOT COVERAGE OF BUILDING AREA - 60,000 S.F. (14.2%)

PROPOSED IMPERVIOUS SURFACE AREA - 191,792 S.F. (45.3%)
MAXIMUM IMPERVIOUS SURFACE AREA - 220,000 S.F. (52.0%)

PROPOSED PARKING SPACES - 231 SPACES
EXISTING PARKING SPACES - 28 SPACES

ALL PROPOSED CONSTRUCTION WILL
COMPLY WITH CITY OF ROSWELL
STANDARDS AND SPECIFICATIONS,
INCLUDING RIVER BANKS CAMPUS
DISTRICT OVERLAY DESIGN GUIDELINES.



Stantec Consulting Services Inc.
2250 Keys Ferry Court
McDonough GA U.S.A.
30253
Tel. 678.432.3810
Fax. 678.432.3809
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

AREA
423,063 S.F.
9.712 Acres

Legend	
PROPERTY LINE	---
LAND LOT LINE	---
RIGHT-OF-WAY	---
IRON PIN FOUND	○ I.P.F.
CONC. MON. FOUND	□ C.M.F.
CALCULATED CORNER	962 950
MINOR CONTOUR	---
MAJOR CONTOUR	---
CENTER LINE	---
STREAM BUFFER	50' CAMP
STORM SEWER	---
SANITARY SEWER	6" SS
GAS LINE	---
FENCE	---
UNDERGR. TELEPHONE	UGT
OVERHEAD ELECTRIC	OHE
FIBER OPTIC CABLE	FOC
BUILDING LINE	---

Notes

OWNER
TRUSTEE(S) OF HOLCOMBE BRIDGE BAPTIST CHURCH
a.k.a. RIVERBEND BAPTIST CHURCH, INC.
d.b.a. New Haven Baptist Church
2925 Holcomb Bridge Road
Roswell, Georgia 30076
(770) 983-1891
David L. Cooper, Pastor

DEVELOPER
RAMCO-GERSHENSON, INCORPORATED
31500 Northwestern Highway
Suite 300
Farmington Hills, Michigan 48334
(248) 350-9900
Contact - Peter DeBenedictis
(330) 720-1195

LAND LOTS 825 and 832
1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

Revision	By	Appd.	YY.MM.DD

Seal



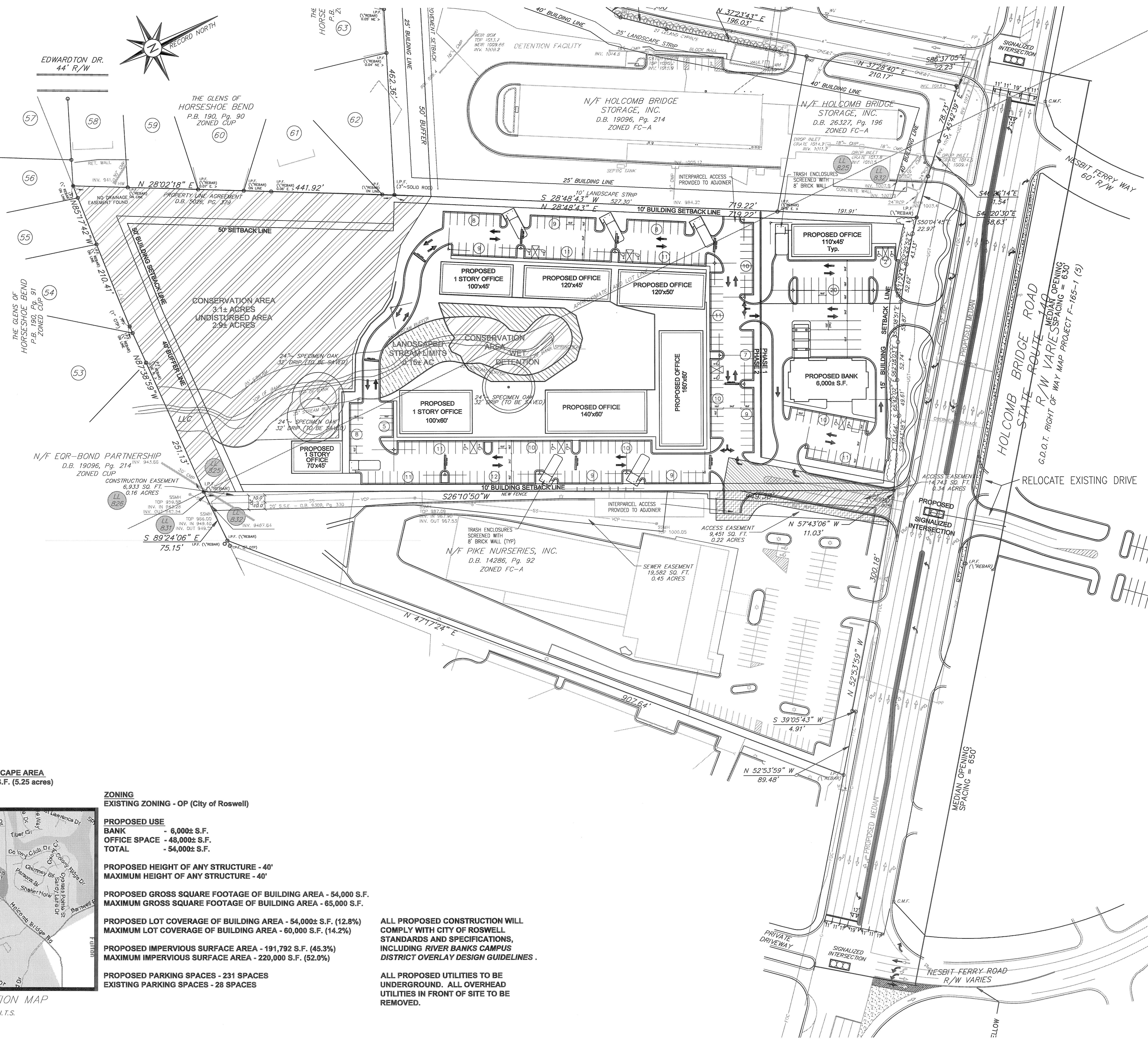
Client/Project
RAMCO-GERSHENSON, INC.

Riverbend Baptist Church
Holcomb Bridge Road
Roswell, Georgia

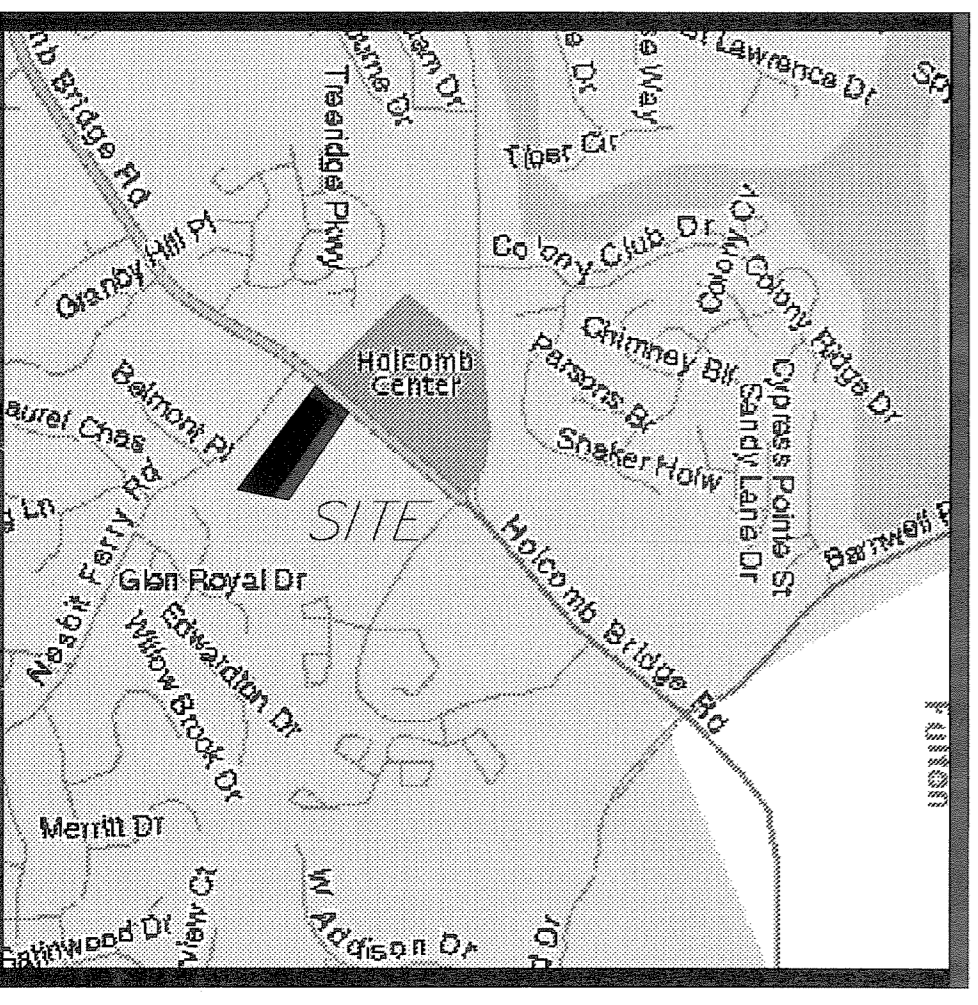
Title
SETTLEMENT PLANS
SITE PLAN

Project No.	Scale
76300364	1" = 50'

Drawing No. Sheet Revision
C-1 1 of 5 0



OPEN SPACE/LANDSCAPE AREA
PROPOSED 228,870 S.F. (5.25 acres)
54.1% of Total Site



ZONING
EXISTING ZONING - OP (City of Roswell)

PROPOSED USE
BANK - 6,000± S.F.
OFFICE SPACE - 48,000± S.F.
TOTAL - 54,000± S.F.

PROPOSED HEIGHT OF ANY STRUCTURE - 40'
MAXIMUM HEIGHT OF ANY STRUCTURE - 40'

PROPOSED GROSS SQUARE FOOTAGE OF BUILDING AREA - 54,000 S.F.
MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING AREA - 65,000 S.F.

PROPOSED LOT COVERAGE OF BUILDING AREA - 54,000± S.F. (12.8%)
MAXIMUM LOT COVERAGE OF BUILDING AREA - 60,000 S.F. (14.2%)

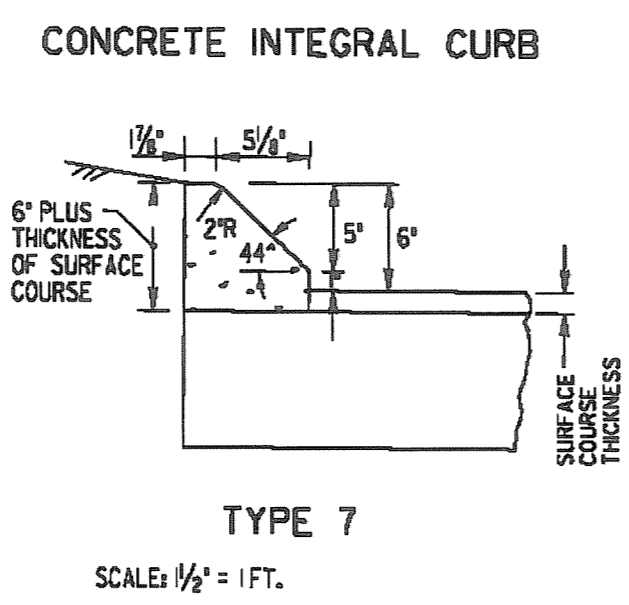
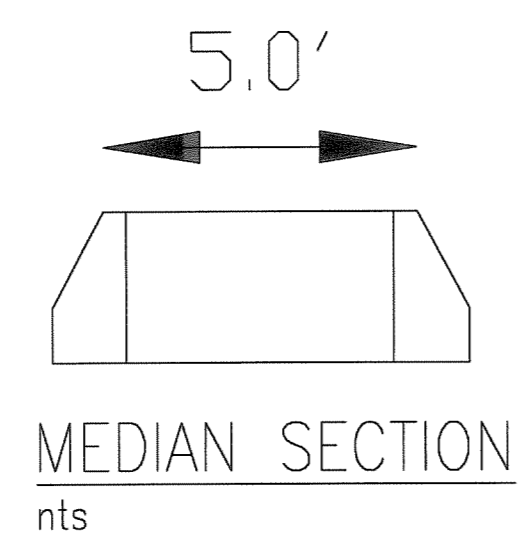
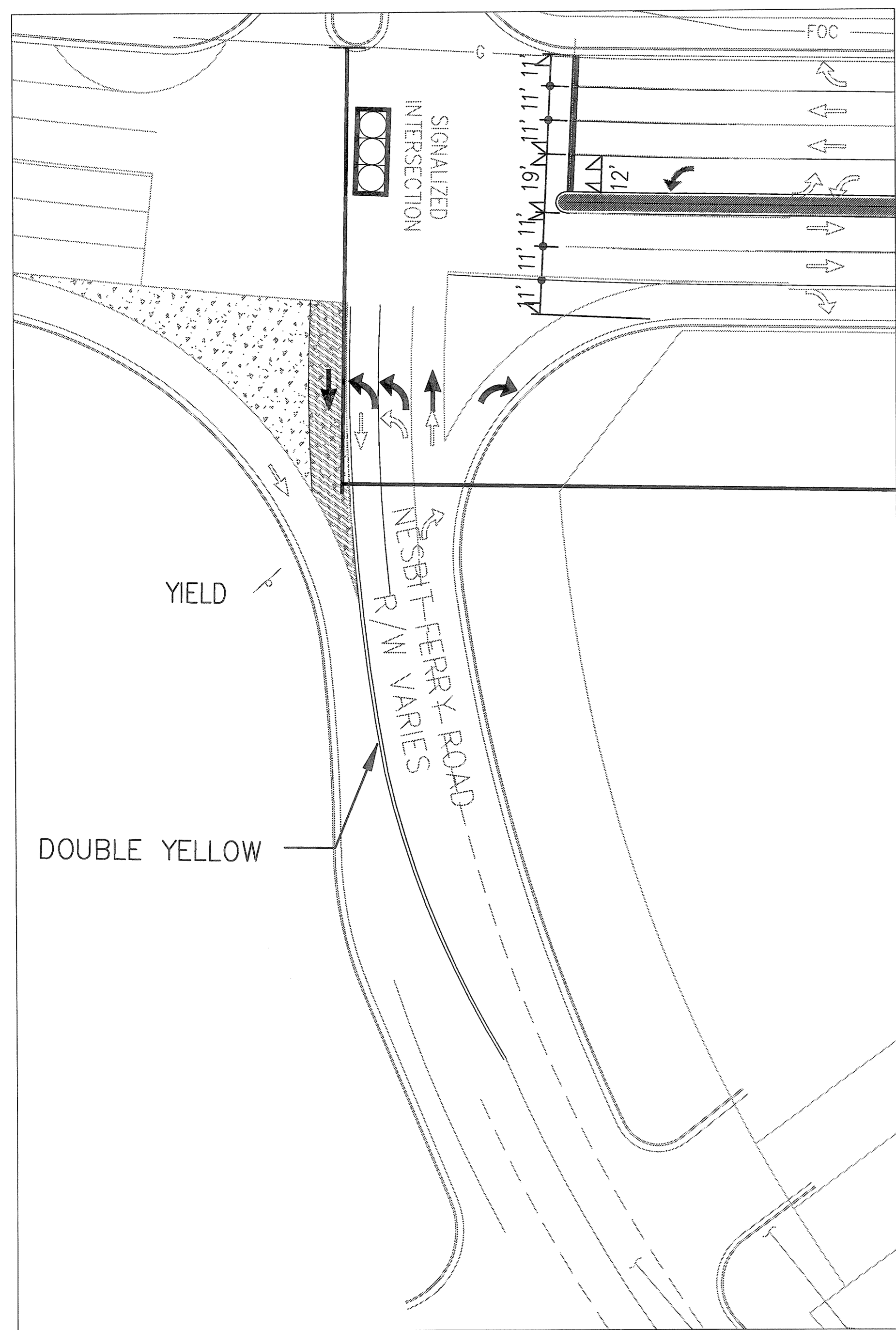
PROPOSED IMPERVIOUS SURFACE AREA - 191,792 S.F. (45.3%)
MAXIMUM IMPERVIOUS SURFACE AREA - 220,000 S.F. (52.0%)

PROPOSED PARKING SPACES - 231 SPACES
EXISTING PARKING SPACES - 28 SPACES

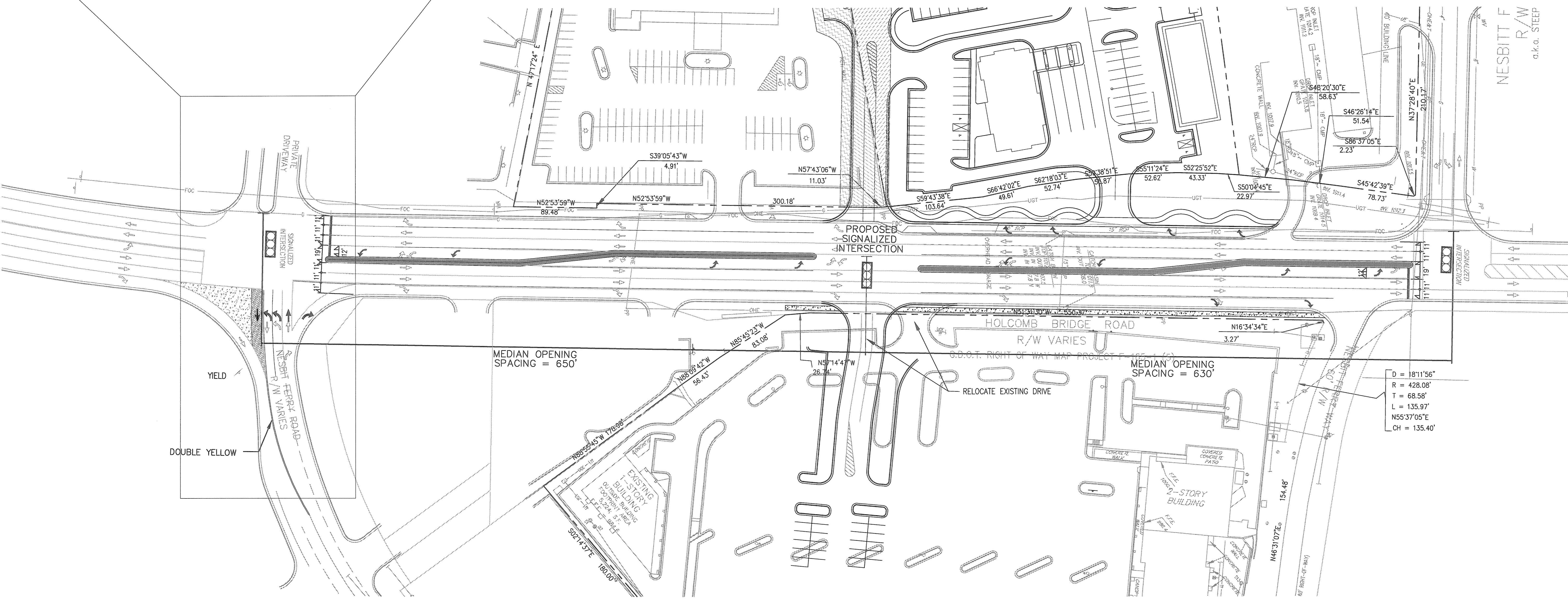
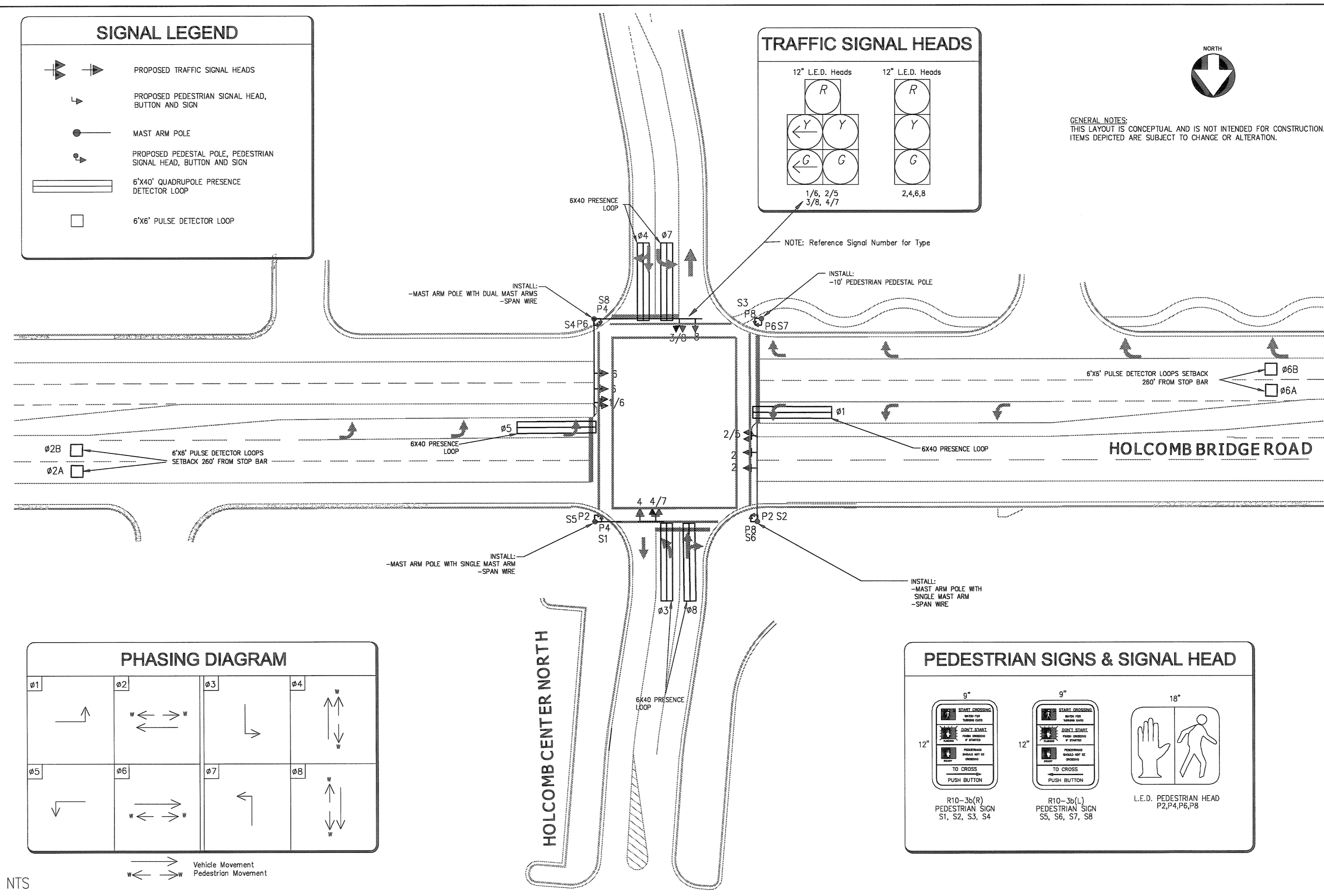
ALL PROPOSED CONSTRUCTION WILL COMPLY WITH CITY OF ROSWELL STANDARDS AND SPECIFICATIONS, INCLUDING RIVER BANKS CAMPUS DISTRICT OVERLAY DESIGN GUIDELINES.

ALL PROPOSED UTILITIES TO BE UNDERGROUND. ALL OVERHEAD UTILITIES IN FRONT OF SITE TO BE REMOVED.

2003-04-11 01:45:10 - ARCH 01



DETAIL
SCALE: 1"=30'



Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

AREA
423,063 S.F.
9.712 Acres

Legend

PROPERTY LINE	---
LAND LOT LINE	---
RIGHT-OF-WAY	---
IRON PIN FOUND	o I.P.F.
CONC. MON. FOUND	o C.M.F.
CALCULATED CORNER	o
MINOR CONTOUR	-96.2 -96.0
MAJOR CONTOUR	---
CENTER LINE	---
STREAM BUFFER	30" CMP
STORM SEWER	---
SANITARY SEWER	---
GAS LINE	---
FENCE	---
UNDERGR. TELEPHONE	---
OVERHEAD ELECTRIC	---
FIBER OPTIC CABLE	---
BUILDING LINE	---

Notes

OWNER
TRUSTEE(S) OF HOLCOMBE BRIDGE BAPTIST CHURCH
a.k.a. RIVERBEND BAPTIST CHURCH, INC.
d.b.a. New Haven Baptist Church
2925 Holcomb Bridge Road
Roswell, Georgia 30076
(770) 993-1691
David L. Cooper, Pastor

DEVELOPER
RAMCO-GERHENSEN, INCORPORATED
31500 Northwestern Highway
Suite 300
Farmington Hills, Michigan 48334
(248) 350-9900
Contact - Peter DeBenedictis
(330) 720-1195

LAND LOTS 825 and 832
1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

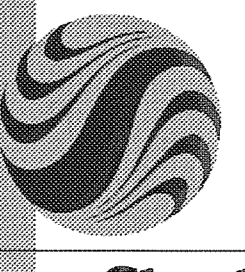
Revision	By	Appd.	YY.MM.DD
File Name:	Den.	Chkd.	Desgn.
Seal			

Client/Project
RAMCO-GERHENSEN, INC.

Riverbend Baptist Church
Holcomb Bridge Road
Roswell, Georgia

Title
SETTLEMENT PLANS
ROADWAY IMPROVEMENTS

Project No. 76300364	Scale 1"= 50'	Sheet C-2	Revision 2 of 5
-------------------------	------------------	--------------	--------------------



Stantec Consulting Services Inc.
2250 Keys Ferry Court
McDonough GA U.S.A.
30253
Tel. 678.432.3810
Fax. 678.432.3809
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

AREA
423,063 S.F.
9.712 Acres

Legend

PROPERTY LINE	---
LAND LOT LINE	---
RIGHT-OF-WAY	---
IRON PIN FOUND	○ I.P.F.
CONC. MON. FOUND	□ C.M.F.
CALCULATED CORNER	○
MINOR CONTOUR	--- 96.2 --- 96.0
MAJOR CONTOUR	--- 96.0 ---
CENTER LINE	---
STREAM BUFFER	--- 50' CLASS ---
STORM SEWER	---
SANITARY SEWER	---
GAS LINE	---
FENCE	---
UNDERGR. TELEPHONE	--- UGF ---
OVERHEAD ELECTRIC	--- OHE ---
FIBER OPTIC CABLE	---
BUILDING LINE	---

Notes

OWNER
TRUSTEE(S) OF HOLCOMBE BRIDGE BAPTIST CHURCH
a.k.a. RIVERBEND BAPTIST CHURCH, INC.
d.b.a. New Haven Baptist Church
2925 Holcomb Bridge Road
Roswell, Georgia 30076
(770) 993-1891
David L. Cooper, Pastor

DEVELOPER
RAMCO-GERSHENSON, INCORPORATED
31500 Northwestern Highway
Suite 300
Farmington Hills, Michigan 48334
(248) 350-9900
Contact - Peter DeBenedictis
(330) 720-1195

LAND LOTS 825 and 832
1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

Revision	By	Appd.	YY.MM.DD

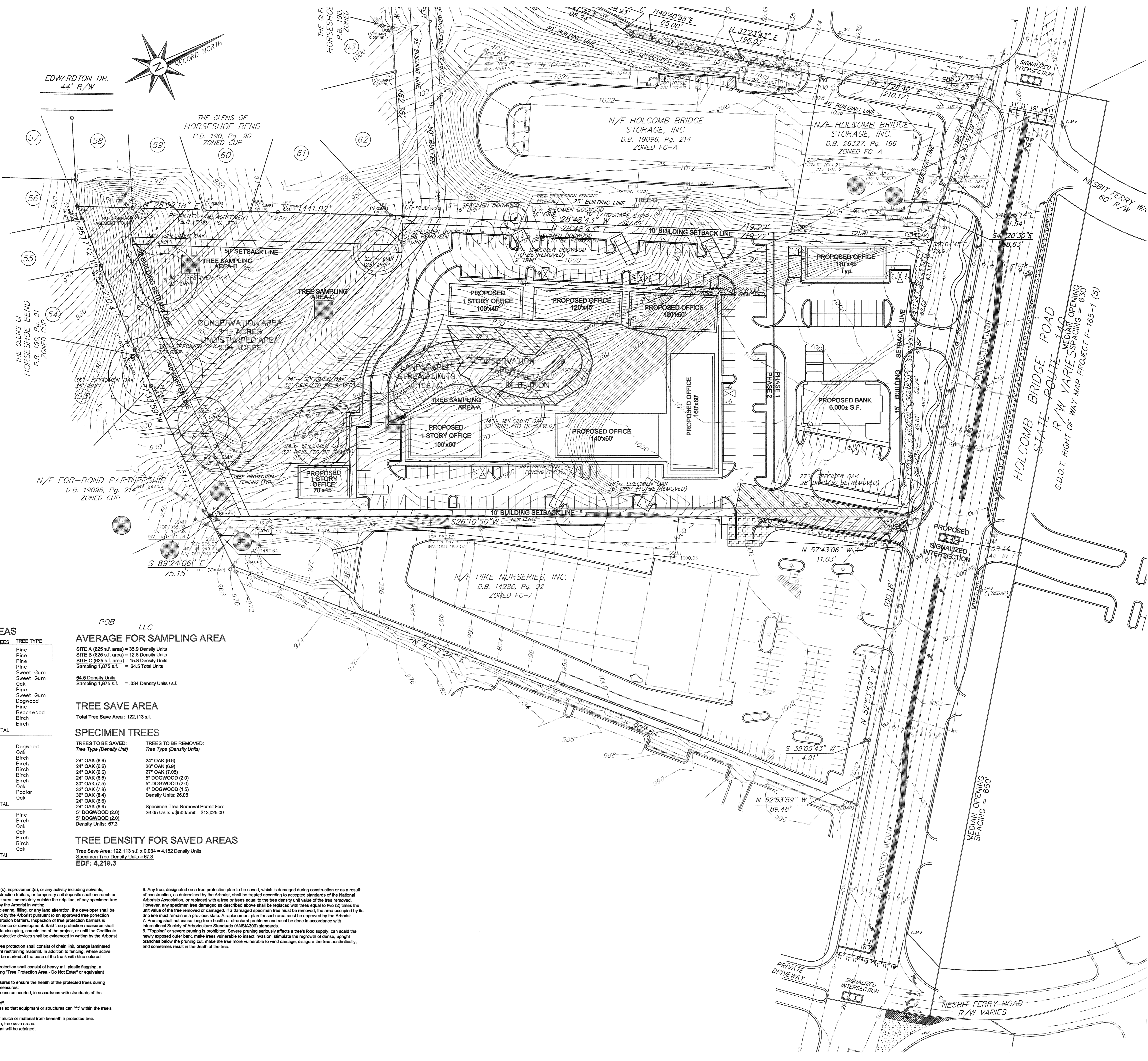
Seal

Client/Project
RAMCO-GERSHENSON, INC.

Riverbend Baptist Church
Holcomb Bridge Road
Roswell, Georgia

Title
SETTLEMENT PLANS
TREE PROTECTION PLAN

Project No.	76300364	Scale	1" = 50'
Drawing No.	Sheet	Revision	



TREE SAMPLING AREAS

LOCATION	EX. DBH	DJ EX TREES	TREE TYPE	
SITE A	10"	3.6	Pine	
	12"	4.2	Pine	
	13"	5.9	Pine	
	17"	5.5	Pine	
	4"	1.5	Sweet Gum	
	6"	2.4	Sweet Gum	
	6"	2.4	Oak	
	10"	3.6	Pine	
	10"	2.0	Sweet Gum	
	2"	0.7	Dogwood	
6"	2.4	Pine		
2"	0.7	Beechwood		
5"	2.0	Birch		
1.0	1.0	Birch		
Density Units	35.9 TOTAL			
SITE B	3"	1.0	Dogwood	
	10"	3.6	Oak	
	3"	1.0	Birch	
	3"	1.0	Birch	
	3"	1.0	Birch	
	6"	2.4	Birch	
	2"	0.7	Oak	
	2"	0.7	Poplar	
	2"	0.7	Oak	
	Density Units	12.3 TOTAL		
SITE C	10"	3.6	Pine	
	10"	3.6	Birch	
	10"	3.6	Oak	
	2"	0.7	Oak	
	2"	2.7	Birch	
	4"	1.5	Birch	
	2"	0.7	Oak	
	Density Units	15.8 TOTAL		

AVERAGE FOR SAMPLING AREA

SITE A (625 s.f. area) = 35.9 Density Units
 SITE B (625 s.f. area) = 12.8 Density Units
 SITE C (625 s.f. area) = 15.8 Density Units
 Sampling 1,875 s.f. = 64.5 Total Units
 64.5 Density Units
 Sampling 1,875 s.f. = .034 Density Units / s.f.

TREE SAVE AREA

Total Tree Save Area = 122,113 s.f.

SPECIMEN TREES

Trees to be Saved:	Trees to be Removed:
Tree Type (Density Unit)	Tree Type (Density Unit)
24" OAK (6.6)	24" OAK (6.6)
24" OAK (6.6)	28" OAK (6.9)
24" OAK (6.6)	27" OAK (7.05)
24" OAK (6.6)	5" DOGWOOD (2.0)
30" OAK (7.5)	5" DOGWOOD (2.0)
32" OAK (7.8)	4" DOGWOOD (1.5)
30" OAK (6.4)	Density Units: 28.05
24" OAK (6.6)	Specimen Tree Removal Permit Fee:
5" DOGWOOD (2.0)	28.05 Units x \$500/Unit = \$13,025.00
5" DOGWOOD (2.0)	Density Units: 67.3

TREE DENSITY FOR SAVED AREAS

Tree Save Area: 122,113 s.f. x 0.034 = 4,152 Density Units
 Specimen Tree Density Units = 67.3
 EDF: 4,219.3

- NOTES:
- Materials prohibited in tree save areas. No structure(s), improvement(s), or any activity including solvents, material, construction machinery, portable toilets, construction trailers, or temporary soil deposits shall encroach or be placed within a drip line and within six (6) feet of the area immediately outside the drip line, of any specimen tree or any tree within a tree save area unless authorized by the Arborist in writing.
 - Tree protection devices. Before development, land clearing, filling, or any land alteration, the developer shall be required to erect suitable protective barriers as required by the Arborist pursuant to an approved tree protection plan, including tree fences, tree protection signs, and erosion barriers. Inspection of tree protection barriers is required prior to the commencement of any land disturbance or development. Said tree protection measures shall remain in functioning condition until completion of site landscaping, completion of the project, or until the Certificate of Occupancy is issued. Authorization to remove the protective devices shall be evidenced in writing by the Arborist or by the issuance of a final Certificate of Occupancy.
 - Active tree protection devices. Materials for active tree protection shall consist of chain link, orange laminated plastic, wooden post and rail fencing or other equivalent restraining material. In addition to fencing, where active tree protection is required, each tree to be saved shall be marked at the base of the trunk with blue colored water-based paint.
 - Passive tree protection. Materials for passive tree protection shall consist of heavy plastic flagging, a minimum of four (4) inches wide with dark letters reading "Tree Protection Area - Do Not Enter" or equivalent signage on a continuous, durable restraint.
 - Additional measures. The developer shall take measures to ensure the health of the protected trees during construction, including but not limited to the following measures:
 - Water, fertilizer and treat the trees for pests or disease as needed, in accordance with standards of the International Society of Arboriculture.
 - If grading covers the trees with dust, hose them off.
 - Do not randomly or incorrectly prune live branches so that equipment or structures can "fit" within the tree's protected zone.
 - Do not strip the topsoil or remove the natural leaf mulch or material from beneath a protected tree.
 - Trees should be felled away from, rather than into, tree save areas.
 - Provide adequate mulching and water for trees that will be retained.
 - Any tree, designated on a tree protection plan to be saved, which is damaged during construction or as a result of construction, as determined by the Arborist, shall be treated according to accepted standards of the National Arborists Association, or replaced with a tree or trees equal to the tree density unit value of the tree removed. However, any specimen tree damaged as described above shall be replaced with trees equal to two (2) times the unit value of the tree removed or damaged. If a damaged specimen tree must be removed, the area occupied by its drip line must remain in a previous state. A replacement plan for such area must be approved by the Arborist.
 - Pruning shall not cause long-term health or structural problems and must be done in accordance with International Society of Arboriculture Standards (ANSI A300) standards.
 - "Topping" or severe pruning is prohibited. Severe pruning seriously affects a tree's food supply, can scald the newly exposed outer bark, make trees vulnerable to insect invasion, stimulate the regrowth of dense, upright branches below the pruning cut, make the tree more vulnerable to wind damage, disfigure the tree aesthetically, and sometimes result in the death of the tree.

Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

AREA
423,063 S.F.
9.712 Acres

Legend

PROPERTY LINE	---
LAND LOT LINE	---
RIGHT-OF-WAY	---
IRON PIN FOUND	o I.P.F.
CONC. MON. FOUND	o C.M.F.
CALCULATED CORNER	---
MINOR CONTOUR	96.2 --- 96.0
MAJOR CONTOUR	---
CENTER LINE	---
STREAM BUFFER	50' CMP
STORM SEWER	---
SANITARY SEWER	---
GAS LINE	---
FENCE	---
UNDERGR. TELEPHONE	---
OVERHEAD ELECTRIC	---
FIBER OPTIC CABLE	---
BUILDING LINE	---

Notes

OWNER
 TRUSTEE(S) OF HOLCOMBE BRIDGE BAPTIST CHURCH
 a.k.a. RIVERBEND BAPTIST CHURCH, INC.
 d.b.a. New Haven Baptist Church
 2925 Holcomb Bridge Road
 Roswell, Georgia 30076
 (770) 993-1691
 David L. Cooper, Pastor

DEVELOPER
 RAMCO-GERSHENSON, INCORPORATED
 31500 Northwestern Highway
 Suite 300
 Farmington Hills, Michigan 48334
 (248) 350-9900
 Contact - Peter DeBenedictis
 (330) 720-1195

LAND LOTS 825 and 832
1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

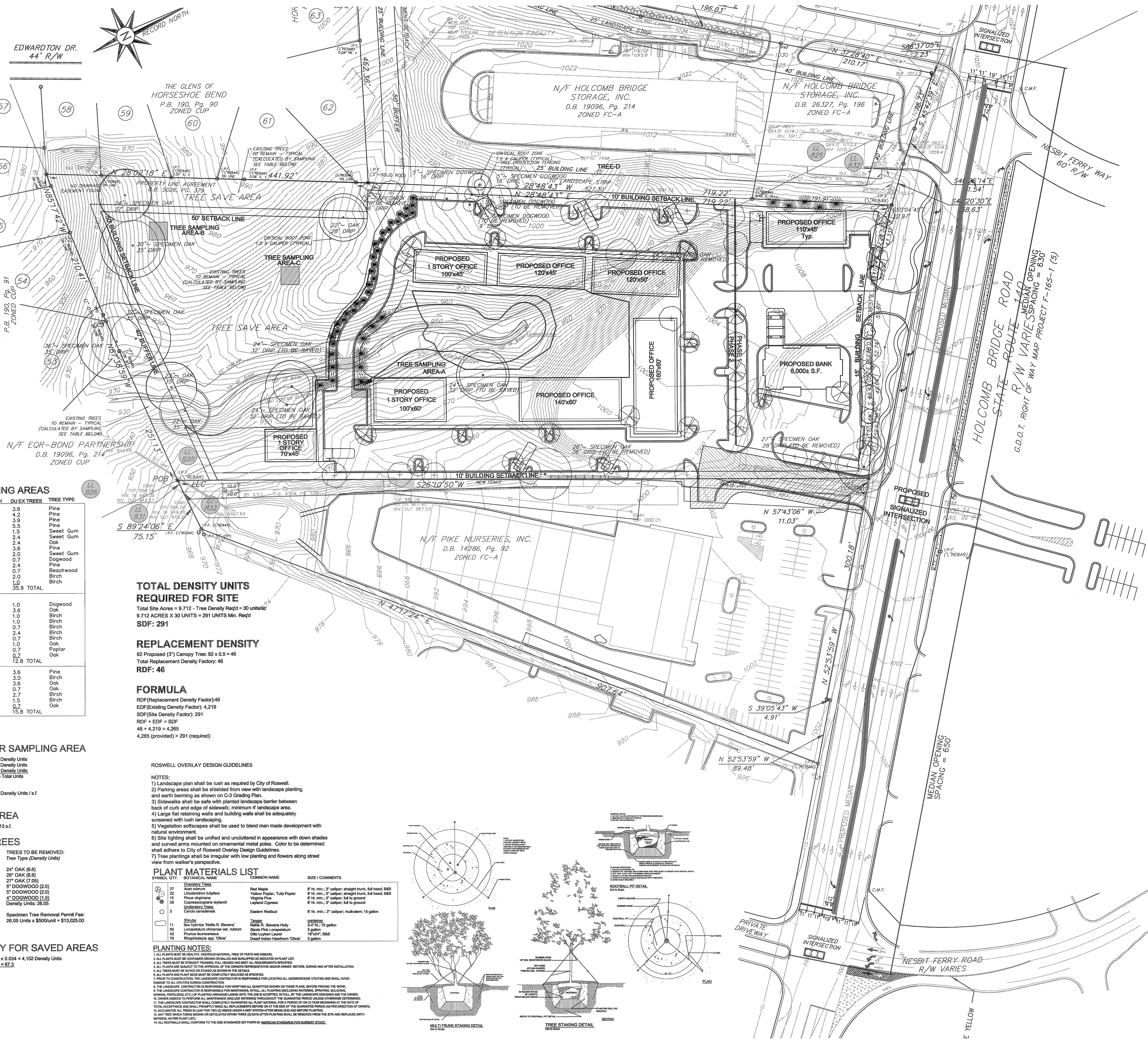
Revision	By	Appd.	YY.MM.DD

File Name: _____
 Seal: _____
 Client/Project: _____

RAMCO-GERHSON, INC.
 Riverbend Baptist Church
 Holcomb Bridge Road
 Roswell, Georgia

Title: **SETTLEMENT PLANS**
TREE REPLACEMENT AND PLANTING PLAN

Project No.	76300364	Scale	1" = 50'
Drawing No.	C-5	Sheet	5 of 5
Revision			



TREE SAMPLING AREAS

LOCATION	EX. DBH	DJ EX TREES	TREE TYPE	
SITE A	10"	3.6	Pine	
	12"	4.2	Pine	
	11"	3.9	Pine	
	17"	5.5	Pine	
	4"	1.5	Sweet Gum	
	6"	2.4	Sweet Gum	
	10"	2.0	Oak	
	5"	3.5	Pine	
	2"	0.7	Dogwood	
	2"	2.4	Beechwood	
Density Units	1.0	3.6	Pine	
	1.0	3.6	Birch	
	1.0	1.0	Birch	
	1.0	0.7	Birch	
Density Units	1.0	3.6	Pine	
	1.0	3.6	Birch	
	1.0	1.0	Birch	
	1.0	0.7	Birch	
35.9 TOTAL				
SITE B	3"	1.0	Dogwood	
	10"	3.6	Oak	
	10"	3.6	Birch	
	1.0	1.0	Birch	
	0.7	0.7	Birch	
	2.4	2.4	Birch	
	0.7	0.7	Birch	
	1.0	1.0	Oak	
	2.4	2.4	Poplar	
	0.7	0.7	Oak	
Density Units	1.0	3.6	Pine	
	1.0	3.6	Birch	
	1.0	1.0	Birch	
	1.0	0.7	Birch	
12.8 TOTAL				
SITE C	10"	3.6	Pine	
	8"	3.0	Birch	
	10"	3.6	Oak	
	2"	0.7	Birch	
	4"	1.5	Birch	
	2"	0.7	Oak	
	Density Units	1.0	3.6	Pine
		1.0	3.6	Birch
		1.0	1.0	Birch
		1.0	0.7	Birch
15.8 TOTAL				

TOTAL DENSITY UNITS REQUIRED FOR SITE

Total Site Acres = 9.712 - Tree Density Req'd = 30 units/acre
 9.712 ACRES x 30 UNITS = 291 UNITS Min. Req'd
SDF: 291

REPLACEMENT DENSITY

92 Proposed (3") Canopy Tree: 92 x 0.5 = 46
 Total Replacement Density Factor: 46
RDF: 46

FORMULA

RDF(Replacement Density Factor): 46
 EDF(Existing Density Factor): 4.219
 SDF(Site Density Factor): 291
 RDF + EDF = SDF
 46 + 4.219 = 4.265
 4.265 (provided) > 291 (required)

AVERAGE FOR SAMPLING AREA

SITE A (825 s.f. area) = 35.9 Density Units
 SITE B (825 s.f. area) = 12.8 Density Units
 SITE C (825 s.f. area) = 15.8 Density Units
 Sampling 1,875 s.f. = 64.5 Total Units
 84.5 Density Units
 Sampling 1,875 s.f. = .034 Density Units / s.f.

TREE SAVE AREA

Total Tree Save Area : 122,113 s.f.

SPECIMEN TREES

TREES TO BE SAVED:	TREES TO BE REMOVED:
Tree Type (Density Unit)	Tree Type (Density Unit)
24" OAK (8.6)	24" OAK (8.6)
24" OAK (8.6)	28" OAK (8.9)
24" OAK (8.6)	27" OAK (7.5)
24" OAK (8.6)	5" DOGWOOD (2.0)
30" OAK (7.5)	5" DOGWOOD (2.0)
32" OAK (7.8)	4" DOGWOOD (1.5)
38" OAK (8.4)	Density Units: 26.05
24" OAK (8.6)	Specimen Tree Removal Permit Fee:
24" OAK (8.6)	26.05 Units x \$500/unit = \$13,025.00
5" DOGWOOD (2.0)	
5" DOGWOOD (2.0)	
Density Units: 67.3	

TREE DENSITY FOR SAVED AREAS

Tree Save Area: 122,113 s.f. x 0.034 = 4,152 Density Units
 Specimen Tree Density Units = 67.3
EDF: 4,219.3

ROSWELL OVERLAY DESIGN GUIDELINES

- NOTES:
- Landscape plan shall be lush as required by City of Roswell.
 - Parking areas shall be shielded from view with landscape planting and earth berming as shown on C-3 Grading Plan.
 - Sidewalks shall be safe with planted landscape barrier between back of curb and edge of sidewalk; minimum 4' landscape area.
 - Large flat retaining walls and building walls shall be adequately screened with lush landscaping.
 - Vegetation softscapes shall be used to blend man made development with natural environment.
 - Site lighting shall be unified and uncluttered in appearance with down shades and curved arms mounted on ornamental metal poles. Color to be determined shall adhere to City of Roswell Overlay Design Guidelines.
 - Tree plantings shall be irregular with low planting and flowers along street view from walker's perspective.

PLANT MATERIALS LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE / COMMENTS
27	27	Acer rubrum	Red Maple	8" ht. min.; 3" caliper; straight trunk; full head; B&B
22	22	Liriodendron tulipifera	Virginia Poplar, Tulip Poplar	8" ht. min.; 3" caliper; straight trunk; full head; B&B
15	15	Ficus virginiana	Virginia Ficus	8" ht. min.; 3" caliper; full to ground
28	28	Cupressus goeylandii	Leyland Cypress	8" ht. min.; 3" caliper; full to ground
3	3	Cercis canadensis	Eastern Redbud	8" ht. min.; 2" caliper; multi-stem; 15 gallon
11	11	Shrub: Ilex verticillata 'Nellie R. Stevens'	Tangerine	container
56	56	Lorspetalum chinense var. rubrum	Marble R. Stevens Holly	3 1/2" ht. 15 gallon
42	42	Prunus boreocanadensis	Black Cherry	3 gallon
79	79	Rhaphidophora spp. 'Olivar'	Black Olive	18" caliper; B&B
			Olivar	3 gallon

PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, WOODRICH, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND MUST BE PLANTED IN PLANT LOTS.
- ALL TREES MUST BE THOROUGHLY TRIMMED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS MUST BE SUBJECT TO APPROVAL OF THE OWNER REPRESENTATIVE AND/OR ORDER BEFORE, DURING AND AFTER INSTALLATION.
- ALL TREES MUST BE CUTTED OR TRIMMED AS SHOWN IN THE DETAILS.
- ALL PLANTS MUST BE SET BY THE CONTRACTOR'S MAINTENANCE PERSONNEL.
- PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING INCLUDING WATERING, SPRINKLING, MULCHING, MOULCHING, FERTILIZING, ETC. FOR PLANTING ARRANGEMENTS UNTIL THE JOB IS ACCEPTED IN FULL BY THE LANDSCAPE DESIGNER AND THE OWNER.
- OWNER AGREES TO VERTICAL ALL UNDERGROUND UTILITIES PRIOR TO THE START OF PLANTING UNLESS OTHERWISE SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF TOTAL ACCEPTANCE AND SHALL MAINTAIN ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD UNLESS OTHERWISE SPECIFIED.
- AS A CONDITION OF THIS CONTRACT, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF TOTAL ACCEPTANCE AND SHALL MAINTAIN ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD UNLESS OTHERWISE SPECIFIED.
- AS A CONDITION OF THIS CONTRACT, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF TOTAL ACCEPTANCE AND SHALL MAINTAIN ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD UNLESS OTHERWISE SPECIFIED.
- ALL TREES MUST BE SET WITHIN THE SPECIFIED TIME FRAME AND SHALL BE REPLACED WITH MATERIAL AS PER PLANT LIST.
- ALL PLANTS SHALL BE SET WITHIN THE SPECIFIED TIME FRAME AND SHALL BE REPLACED WITH MATERIAL AS PER PLANT LIST.
- ALL PLANTS SHALL BE SET WITHIN THE SPECIFIED TIME FRAME AND SHALL BE REPLACED WITH MATERIAL AS PER PLANT LIST.

