

VICINITY MAP  
NTS

#### TURF NOTES:

- CHISEL, COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
  - RIP ENTIRE AREA TO 6 INCHES IN DEPTH.
  - REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
  - APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
  - CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
  - SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
  - MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
  - INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 80% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
  - CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- \*APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE (8 TONS/ACRE IN CLAY SOILS)  
FERTILIZER - 1,000 LBS/ACRE - 10-10-10  
SUPERPHOSPHATE - 500 LBS/ACRE 50% ANALYSIS  
MULCH - 2 TONS/ACRE - SMALL, GRASS STRAW  
ANCHOR - ASPHALT EMULSION @ 300 GALS/ACRE

SOD PREPARATION:  
FOLLOW PREPARATION AS DIRECTED FOR STEPS 1-5 ABOVE. IMMEDIATELY WATER SOD UPON INSTALLATION AND CONTINUE UNTIL ROOTS ARE ESTABLISHED.

- CONTRACTOR SHALL WATER AND MAINTAIN ALL LAWN AREAS UNTIL AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED.
- ONCE AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL REPAIR ALL DAMAGED AREAS AND MONITOR THE LAWN AREAS UNTIL THE GRASS REACHES A HEIGHT OF 4 INCHES TALL.
- AT THE TIME THE GRASS REACHES A HEIGHT OF 4 INCHES TALL, THE CONTRACTOR SHALL MOW THE GRASS TO THE HEIGHT OF 3 INCHES AND TURN OVER THE LAWN MAINTENANCE TO THE OWNER.
- AN ACCEPTABLE STAND OF GRASS SHALL BE 92% COVERAGE OR BETTER.

#### LANDSCAPE NOTES:

- THE GENERAL CONTRACTOR SHALL LEAVE THIS SITE AT FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- CONTRACTOR PLANT GUARANTEED ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWENTY MONTHS. THE CONTRACTOR SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A GUARANTEED REPLACEMENT.
- PER CITY ORDINANCE 36.2-44(2) RED ROBIN SHALL GUARANTEE THAT ALL LANDSCAPING SHOWN TO BE INSTALLED AND MAINTAINED IN PERPETUITY.
- ALL PLANTING SHALL BE PLACED WITHIN A MULCHED PLANTING BED.
- ALL STRAPPING AND THE TOP 10" OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3" OF BURLAP FROM ROOT BALL.
- ALL LANDSCAPING WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
- ALL AREAS NOT MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE AREA SPECIFIED ON PLANS WITH "REBEL" HYBRID TALL FESCUE OR EQUIVALENT AS PRESCRIBED IN THE SEEDING SCHEDULE AS SHOWN ON THIS SHEET.
- SITE LIGHTING SHALL NOT BE PROVIDED IN CONFLICT WITH PLANTED TREES.
- TREE PROTECTION FENCING TO BE PLACED AROUND TREE PRESERVATION AREAS IN ACCORDANCE WITH CITY STANDARDS.
- COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLAN.
- VERIFY LOCATION OF UTILITIES BEFORE PLANTING.
- MULCH ALL AREAS, THAT ARE NOT SEEDED OR SODDED, WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 3"-4".
- THE SELECTION AND INSTALLATION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSESMEN OR THE CITY STANDARD DETAILS AND SPECIFICATIONS, WHICHEVER IS STRICTER.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
- SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL. PRIOR TO INSTALLATION, SUBSTITUTIONS MAY REQUIRE ADDITIONAL APPROVAL BY THE GOVERNING JURISDICTION.
- ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
- TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED, AS NECESSARY, USING STAKES AND GUYS. SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OR PLASTIC OR HOSE COVERED WIRE.
- THE MAXIMUM GROWTH HEIGHT OF ANY LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE 30 INCHES IN HEIGHT.

#### MAINTENANCE NOTES

##### TURF MAINTENANCE:

- STANDARD WEEKLY OCCURRENCE - SHALL BE EXECUTED 36 TIMES DURING THE ACTIVE GROWING SEASON AND 4 TIMES IN THE DORMANT SEASON. MECHANICAL WORK MAY BE DELETED IN THE DORMANT SEASON IF NOT NEEDED.
- REMOVAL AND DISPOSAL OF ALL TRASH AND DEBRIS FROM LANDSCAPED AREAS PRIOR TO COMMENCEMENT OF MOWING, TRIMMING, AND MECHANICAL EDGING.
- MECHANICALLY EDGE ALL WALKS, CURBS, AND BEDDED AREAS.
- AIR SWEEP ALL WALKS, CURBS, AND HARD SURFACED AREAS TO THE TURF PRIOR TO BAGGING OF GRASS CLIPPINGS AND MINOR DEBRIS: CIGARETTE BUTTS, ETC.
- MOW ALL TURF AREAS TO A HEIGHT THAT WILL SUSTAIN A HEALTHY AND VIGOROUS APPEARANCE TO THE SITE AND REGION SPECIFIC; BAG ALL GRASS CLIPPINGS AND MINOR DEBRIS.
- APPLY A POST EMERGENT HERBICIDE SUCH AS "ROUND-UP" TO ALL BEDDED AREAS AND PAVEMENT AREAS TO CONTROL ANY WEEDS.
- AIR SWEEP ANY RESIDUAL DEBRIS AFTER MOWING.
- REMOVE ALL LEAF MATTER FROM TURF AND LANDSCAPED AREAS DURING EACH AUTUMN VISIT.

##### TURF CHEMICAL APPLICATIONS:

- SPRING - EXECUTE A PRE-EMERGENT CHEMICAL AND FERTILIZER APPLICATION TO ALL TURF AREAS THAT SHALL BE SITE AND REGION SPECIFIC TO PROMOTE A HEALTHY AND VIGOROUS APPEARANCE.
- OBTAIN AND EVALUATE A PH ANALYSIS TO DETERMINE THE CORRECT APPLICATIONS OF FERTILIZER, LIME, ETC., AND COORDINATE WITH THE RED ROBIN'S GENERAL MANAGER AT THE STORE LEVEL. TO PERFORM ANY NECESSARY CORE-AERATION, OVER-SEEDING AND PH CORRECTIONS. THIS PORTION SHALL BE EXECUTED IN A TIME FRAME THAT IS CONDUCTIVE TO THE SITE AND REGION SPECIFIC. THIS SPECIFIC PORTION SHALL BE COST PLUS TO THE MAINTENANCE CONTRACT AMOUNT.
- FALL - APPLY 3 APPLICATIONS OF LAWN FERTILIZER TO PROMOTE A VIGOROUS AND HEALTHY APPEARANCE THAT IS SITE AND REGION SPECIFIC.
- APPLY THE APPROPRIATE POST-EMERGENT BROADLEAF WEED CONTROL IN THE TURF AREAS TO MANAGE ANY BROADLEAF-TYPE WEEDS THAT MAY HAVE PROLIFERATED WHEN EXCESSIVE SUMMER HEAT PROHIBITED THE APPLICATIONS OF POST-EMERGENT WEED CONTROL.

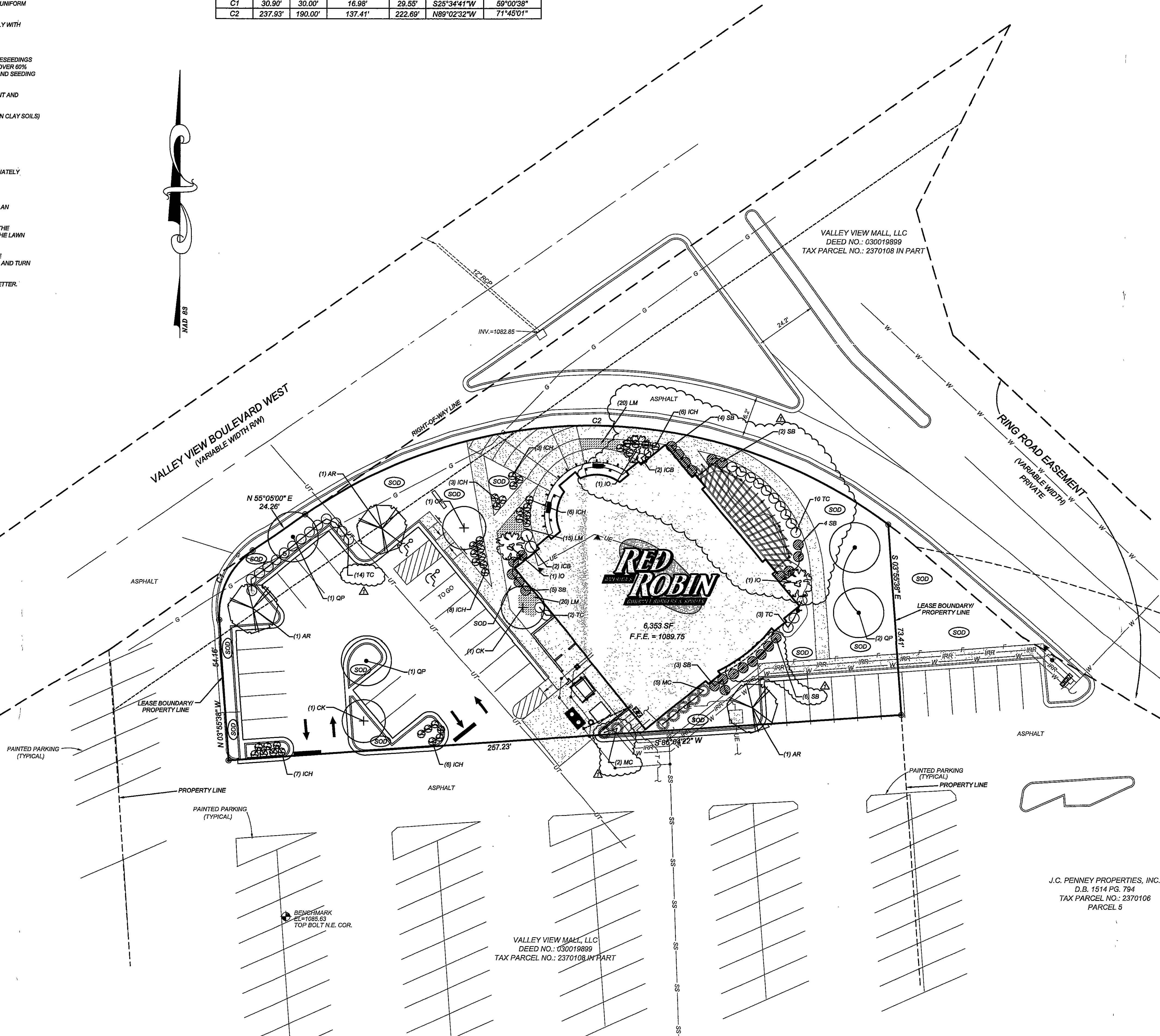
##### PLANT MATERIALS:

- ALL BEDDED AND TREE RINGS SHALL BE MULCHED TWICE THRU THE CONTRACT PERIOD WITH A TOP-QUALITY TYPE MULCH. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO DETERMINE THE SITE SPECIFIC MULCH REQUIREMENTS AS TO THE APPLICATION OF THE CORRECT AMOUNTS AND TYPE TO SUSTAIN HEALTHY AND VIGOROUS PLANT MATERIAL.
- PRIOR TO MULCHING, ALL DEBRIS AND LEAF MATTER SHALL BE REMOVED FROM BEDDED AREAS AND DISPOSAL OF ALL TREE RINGS AND BEDDED AREAS SHALL BE EDGED PRIOR TO MULCHING. A PRE-EMERGENT TYPE WEED CONTROL AND FERTILIZER SHALL BE APPLIED TO ALL BEDDED AREAS PRIOR TO MULCHING THAT IS SITE AND REGION SPECIFIC.
- ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 DURING THE ACTIVE GROWING SEASON AND 1 TIME DURING DORMANCY).
- ALL HEDGED MATERIAL MAY BE PRUNED WITH SHEARS; ALL OTHER PLANT MATERIAL SHALL BE HAND-PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES SHALL HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
- ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDE APPLICATIONS SHALL BE MADE DURING SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	30.90'	30.00'	16.98'	29.55'	S25°34'41"W
C2	237.93'	190.00'	137.41'	222.69'	N85°02'32"W

#### LANDSCAPE CALCULATIONS:

DEVELOPED AREA = 26,700 SF  
26,700 X 10% = 2,670 CANOPY REQUIRED  
3 RED MAPLE (314) = 942  
4 WILLOW OAK (261) = 1,044  
3 KOUSSA DOGWOOD (177) = 531  
3 AMERICAN HOLLY (58) = 174  
TOTAL = 2,691 CANOPY PROVIDED



#### PLANTING NOTES

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. HE SHALL NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE PLANT LIST AND KEYS ON THE DRAWINGS AND TO THE QUALITY STANDARDS OF AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSESMEN, ANSI Z60.1-1986. ALL PLANTS SHALL BE EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE.
- SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. SUBSTITUTED MATERIAL SHALL BE THE NEAREST EQUIVALENT SIZE, CONDITION AND GROWTH HABIT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUIVALENT ADJUSTMENT IN WHOLESALE PRICE.
- IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE SITE CONDITIONS ON WHICH COULD NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION.
- SOIL TESTS SHALL BE PERFORMED IN LAWN AND PLANTING BED AREAS WHEN MATERIAL IS IN QUESTION. SOILS TEST: OBTAIN FROM A CERTIFIED TESTING LABORATORY, AN ANALYSIS OF THE EXISTING SOIL FOR NITROGEN, PHOSPHORUS, POTASSIUM, SOLUBLE SALT CONTENT, MICRO NUTRIENTS, ORGANIC MATTER CONTENT AND PH VALUE.
- TOPSOIL TO BE USED SHALL HAVE THE FOLLOWING CHARACTERISTICS: FERTILE, FRIABLE, NATURAL, TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM WELL DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LIMBS, COARSE SANDS, STONES 1 INCH AND LARGER, PLANTS, GRASS, WEEDS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS. TOPSOIL SHALL CONFORM TO ASTM D5288 WITH A PH RANGE OF 5.5 TO 7, AND A MIN. 4 PERCENT ORGANIC MATERIAL.
- IN AREAS OF INDIGENOUS HEAVY CLAY SOILS A PERCOLATION TEST SHALL BE PERFORMED. SOIL DRAINAGE AMENDMENTS AND DRAINAGE STRUCTURES SHALL BE INSTALLED IN PLANTING BEDS AND TREE PITS AS RECOMMENDED BY THE SOILS PERCOLATION TEST REPORT.
- ALL PLANTING BEDS TO RECEIVE 8" MIN. OF PREPARED BACK FILL MIX. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX. PREPARED BACKFILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, AND ONE PART SOIL FROM EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE FERTILIZER AND/OR SOIL AMENDMENT ADDITIVES AS RECOMMENDED BY THE SOIL TEST AND COMPLY WITH REGULATORY AGENCIES FOR FERTILIZER, AMENDMENT AND HERBICIDE COMPOSITION.
- ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS. BEDS TO BE LAID OUT AND APPROVED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 3" TO 4" INCHES DEEP, AND "Y" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- CONTRACTOR TO SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- PARKING LOT TREES SHALL HAVE A CLEAR CANOPY DISTANCE OF 6' MINIMUM FROM PAVING.
- TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS OR FIRE HYDRANTS.
- PLANTINGS AT THE END OF PARKING SPACES SHALL BE SET BACK A MINIMUM OF 3' FROM FACE OF CURB.
- PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION WITH A SLOW RELEASE GRANULAR COMMERCIAL, TREE/SHRUB FERTILIZER, RATE PER MANUFACTURER'S INSTRUCTIONS. FERTILIZER TO MIXED WITH BACK FILL PREVIOUSLY DESCRIBED. FERTILIZER TABLETS ARE NOT ACCEPTABLE.
- PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
- ALL PLANTING BEDS SHALL BE COVERED WITH MESH WEED BARRIER, IMPERVIOUS PLASTIC IS NOT ACCEPTABLE.
- MULCH SPECIFIED PLANTING BEDS WITH DISEASE AND PEST FREE MULCH OF UNIFORM COLOR WITH AN AVERAGE APPLIED THICKNESS OF 2" TO 3". IT SHALL BE FREE OF TWIGGS, LEAVES OR OTHER MATERIAL UNUSUALLY OR INJURIOUS TO PLANTS. SEE LANDSCAPE PLAN.
- SEED OR SOD ALL AREAS, WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SODDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED A FINISHED GRADE.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS (EXISTING OR PROPOSED) UNTIL SITE TURNOVER.
- ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- LANDSCAPING TO COMPLY WITH ALL APPLICABLE CITY/LOCAL REGULATIONS.

#### SOD/SEEDING NOTES

- SITE PREPARATION:**
- SITE TO BE FINE GRADED BEFORE PERMANENT SEEDING OR SODDING.
  - SOIL SHALL BE LOOSENED TO A DEPTH OF (4) INCHES BY DISCING, RAKING, ROTOTILLING OR OTHER ACCEPTABLE MEANS, AND RAKED SMOOTH AND FREE OF ROOTS AND STONES OVER 1" DIAMETER.
  - PROVIDE SOIL PH TESTING. ADJUST THE PH RANGE OF SOILS THAT ARE UNACCEPTABLE PER LOCAL COOPERATIVE EXTENSION SERVICE TURF STANDARDS. INCORPORATE RAW GROUND AGRICULTURAL LIMESTONE OR ALUMINUM SULFATE UNIFORMLY AT THE RATE SPECIFIED BY THE MANUFACTURER.
- SOD INSTALLATION:**
- ALL SOD AND INSTALLATION TECHNIQUES SHALL ADHERE TO TURFGRASS PRODUCERS INTERNATIONAL GUIDELINE SPECIFICATIONS, CURRENT EDITION.
  - SOD AREAS TO BE SODDED WITH WORKABLE SIZE ROLLS THAT ARE NOT BROKEN OR STRETCHED. SOD SHALL BE FREE OF THATCH. SODDING IS TO BE DONE IN EARLY-SPRING OR EARLY-FALL. SOD SHALL BE INSTALLED WITHIN 24 HOURS OF ARRIVAL AT THE SITE.
  - SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES GREATER THAN 5:1 OR IN DRAINAGE SWALES SOD SHALL BE STAKED.
  - APPLY STARTER FERTILIZER AT TIME OF SODDING AT RATE RECOMMENDED BY MANUFACTURER. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL WATERING.
- SEED INSTALLATION:**
- APPLY STARTER FERTILIZER AT TIME OF SEEDING AT RATE RECOMMENDED BY MANUFACTURER. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL WATERING.
  - APPLY SEED UNIFORMLY WITH CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4 INCH ON CLAY SOILS AND 1/2 INCH ON SANDY SOILS, WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION.
  - STRAW MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING (NOT HYDROSEEDING), AT A RATE OF 140 LBS ± (2 BALES) PER 1000 SF. MULCH MAY BE APPLIED BY HAND OR WITH A BLOWER. MULCH SHALL BE CLEAN, WELL SEASONED, STRAW FREE OF SEEDS OR ROOTS OF NOXIOUS WEEDS.
  - STRAW MULCH SHALL BE KEPT IN PLACE WITH ASPHALT EMULSION APPLIED AT A MIN. RATE OF 60 GAL./TON OF MULCH.
  - IF HYDROSEEDING IS USED AND THE SEED, FERTILIZER AND MULCH ARE MIXED, THEY WILL BE MIXED ON SITE AND SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.
  - MULCH FOR HYDROSEEDING SHALL BE WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE.
- MAINTENANCE:**
- WATER 1 INCH MIN. WITHIN THE FIRST HOUR OF SOD OR SEED INSTALLATION BEGIN IRRIGATION SYSTEM DURING THE FOLLOWING 3 DAYS KEEPING THE SODDED OR SEEDING AREA MOIST.
  - CONTINUED MAINTENANCE MOWING, FERTILIZATION, WEEDING, ETC. OF THE SODDED OR SEEDING AREA SHOULD BE PROVIDED BY A PROFESSIONAL LANDSCAPE MAINTENANCE CONTRACTOR.

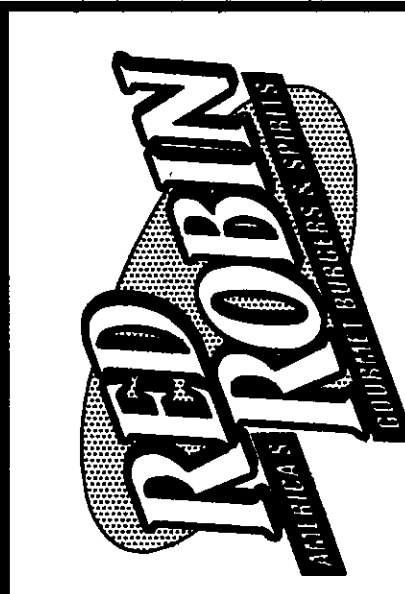
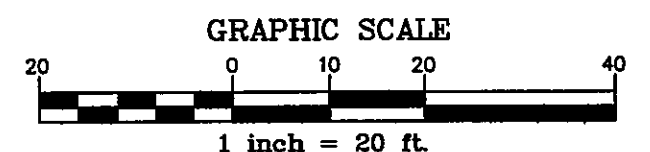
TREE PLANTING SCHEDULE (SEE LANDSCAPING NOTE #12)						
SYMBOL	KEY	NO.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
○	QP	4	QUERCUS PHELLOS	WILLOW OAK	2"	10' - 12'
+	CK	3	CORNUS KOUSA	KOUSSA DOGWOOD	2"	8' - 10'
⊗	IO	3	ILEX OPACA	AMERICAN HOLLY	-	6'
⊗	AR	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	10' - 12'

SHRUB SCHEDULE (SEE LANDSCAPING NOTE #12)						
SYMBOL	KEY	NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
○	ICB	9	ILEX CORNUTA ROTUNDA 'NANA'	DWARF BURFORD HOLLY	24" - 30"	24"
⊗	ICH	28	ILEX CRENATA HELLERI	HELLERI HOLLY	24" - 30"	24"
○	TC	29	TAXUS X DENISIFORMIS	DENSE YEW	24" - 30"	24"
⊗	SB	24	SPIREA X 'GOLD FLAME'	'GOLD FLAME' SPIREA	18" - 24"	18"
⊗	MC	7	MYRTICA CERIFICA	SOUTHERN WAX MYRTLE	X	X
⊗	LM	55	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" MIN.	-
⊗	SOD	FINE FESCUE BLEND OR APPROVED EQUAL (SEE SOD NOTES)				
⊗	MUL	2" - 3" SHREDDED HARDWOOD MULCH				

#### GENERAL NOTES:

- ALL PLANT AREAS SHOULD BE MAINTAINED WEED FREE AND CLEAR OF UNDERGROWTH.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHOULD BE REPLACED IF THEY DIE OR BECOME UNHEALTHY.
- ALL PLANTINGS SHOULD BE FERTILIZED AND IRRIGATED AT SUCH INTERVALS NECESSARY TO PROMOTE OPTIMUM GROWTH.
- AS PART OF THE TREE PRESERVATION PERMIT, TREES THAT ARE TO BE SAVED MUST BE PROTECTED ON THE PERIMETER AT THE END LINE WITH A TEMPORARY FENCE THROUGHOUT THE CONSTRUCTION PERIOD. NO GRADING WILL BE PERMITTED WITHIN THE TREE'S DAPLINE.

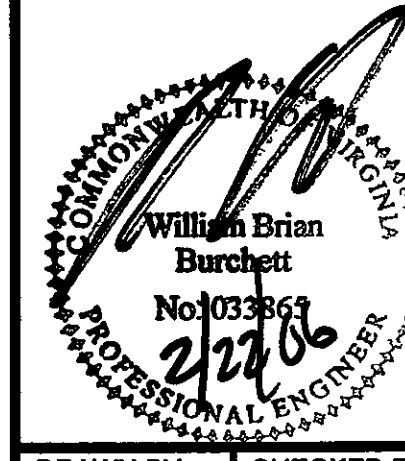
LANDSCAPE QUANTITIES		
TYPE	UM	AVERAGE TOTAL
TOP SOIL (8" DEPTH TYPICAL)	CY	191.78 CY
MULCH (3" DEPTH TYPICAL)	SF	2,073 SF
SOD	SY	634 SY
WEED MAT	SF	2,073 SF



RED ROBIN GOURMET BURGERS  
4802 VALLEY VIEW BLVD.  
ROANOKE, VA. 24012  
LANDSCAPE PLAN

COMMERCIAL  
SITE DESIGN  
ENGINEERING, SURVEYING, PLANNING  
AND ARCHITECTURE  
7501 CREEDMOOR ROAD, SUITE 106  
RALEIGH, NORTH CAROLINA 27609  
PHONE: 919-848-6121 FAX: 919-848-5741

Revisions	
1-30-06	CITY COMMENTS #1
2-22-06	CITY COMMENTS #2
3-15-06	
4-15-06	
5-15-06	
6-15-06	
7-15-06	
8-15-06	
9-15-06	
10-15-06	



DRAWN BY: 5TH  
SCALE: 1"=20'  
JOB NO.: RRB-0511  
CHECKED BY: WBB  
DATE: 12-13-06  
SHEET NO.: C-7