

**ORDINANCE NO.: 2020-049**

*Granting an encroachment to 401 Heyward Street, LLC for the use of the right of way area of the 400 and 500 blocks of Heyward Street for the installation and maintenance of landscaping and irrigation adjacent to 401, 425, 501, and 525 Heyward Street, Richland County TMS#08816-12-13, 08816-12-14, 08816-13-14, and 08816-13-15*

WHEREAS, 401 Heyward Street, LLC (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 400 and 500 blocks of Heyward Street adjacent to 401, 425, 501, and 525 Heyward Street, Richland County TMS#08816-12-13, 08816-12-14, 08816-13-14, and 08816-13-15, for the installation and maintenance of landscaping and irrigation, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 4th day of August, 2020, that Grantee is hereby granted the right to use the right of way areas of the 400 and 500 blocks of Heyward Street adjacent to 401, 425, 501, and 525 Heyward Street, Richland County TMS#08816-12-13, 08816-12-14, 08816-13-14, and 08816-13-15 for the installation and maintenance of landscaping and irrigation, as shown on the attached drawings.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

ORIGINAL  
STAMPED IN RED

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Landscaping to be maintained by property owner.
4. Existing irrigation should not spray walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

*T. A. Knox*  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Clerk

Introduced: 7/21/2020  
Final Reading: 8/4/2020

**CITY COUNCIL  
ENCROACHMENT SUMMARY  
2020-049**



**400 AND 500 BLOCKS OF HEYWARD STREET  
ADJACENT TO 401, 425, 501, AND 525 HEYWARD STREET  
LANDSCAPING AND IRRIGATION**

<b>Subject Property:</b>	Right-of-way adjacent to 401, 425, 501, and 525 Heyward Street
<b>Council District:</b>	2
<b>Proposal:</b>	The applicant is requesting an encroachment for installation and maintenance of landscaping and irrigation
<b>Applicant:</b>	401 Heyward St., LLC
<b>Staff Recommendation:</b>	Approval.

<b>Detail:</b>	<p>The applicant is requesting an encroachment for installation and maintenance of landscaping and irrigation.</p> <p>Conditions of the proposed encroachment are as follows:</p> <ol style="list-style-type: none"> <li>1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.</li> <li>2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.</li> <li>3. Landscaping to be maintained by property owner.</li> <li>4. Existing irrigation should not spray walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.</li> <li>5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.</li> <li>6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.</li> <li>7. All trees shall be protected and no large tree roots shall be removed from any existing.</li> </ol>
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**CITY AGENCY COMMENTS FOR ENCROACHMENT**

<b>Planning</b>	Recommend approval.
<b>Streets</b>	Recommend approval.
<b>Utilities and Engineering</b>	Recommend approval.
<b>Traffic Engineering</b>	Recommend approval.
<b>Forestry</b>	Recommend approval. Be cautious of tree roots while working in the area. Root damage can significantly impact health and structure of the existing trees. Keep materials, equipment and other debris out of the tree zone. If there are any city tree root issues, please contact Forestry and Beautification.
<b>Land Development</b>	Recommend approval.

<b>Fire</b>	Recommend approval.
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# City of Columbia

## Heyward St. Encroachments



Monday, February 17, 2020



### CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



We Are Columbia



**REQUEST FOR A PERMANENT COMMERCIAL ENCROACHMENT ORDINANCE  
(INCLUDING OUTDOOR DINING/LANDSCAPING/STUDENT HOUSING)**

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment. Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

Please complete and submit this form along with photographs and drawings or site plan drawn to scale (including a 8-1/2 x11) to Johnathan Chambers by e-mail at jechambers@columbiasc.net; fax at 803-343-8779; or mail to Johnathan Chambers, Development Services, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager. Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Date: 1-21-2020 Property Owner: 401 Heyward Street, LLC  
 Applicant's Name if different from Property Owner: Garvin Design Group  
 Contact Information: Telephone Number: 803-212-1032 Fax Number: \_\_\_\_\_  
 Mailing address: 1209 Lincoln Street E-mail address: arogerson@garvindesigngroup.com

Business Name/Development Name for Encroachment: Heyward Street Apartments  
 Encroachment type:  Wall  Fence  Columns  Steps  Irrigation System  Landscaping  Driveway  Pavers  Sidewalk/Walkway  
 Planters  Awning  Underground Utilities  Other:

Dimensions (height/width/length): Underground irrigation piping and landscaping along Heyward Street within (i.e. 6'x42' wooden privacy fence; the R.O.W. to be maintained by the property owner. two 12'x4'x3' concrete steps)

Construction material: \_\_\_\_\_

**OUTDOOR DINING:** The Fire Marshal's posted capacity allowed within the business at the time of enactment of the outdoor dining encroachment ordinance shall  include the total number of patron seating approved for the outdoor dining encroachment area, if not already included in the posted capacity allowance, so that patrons relocating from inside to the outside or from outside to the inside do not cause the posted capacity to be exceeded.

Hours/days of operation for outdoor dining: \_\_\_\_\_

Posted Maximum Capacity Allowance (inside/outside combined): \_\_\_\_\_ No. of chairs outdoors: \_\_\_\_\_ No. of Tables Outdoors: \_\_\_\_\_

Do you serve:  Wine  Beer  Liquor SCDOR ABL No.: \_\_\_\_\_ If not, do you intend to apply for an ABL license? \_\_\_\_\_

I acknowledge that the adjoining property owners and businesses have been contacted and approve the addition of outdoor dining at this location to include the service of beer, wine and/or liquor if applicable during the business hours noted above, and that any changes made to the business hours, use of the encroachment area or items allowed within the encroachment area will require an amendment to the encroachment ordinance.

Name/Title: \_\_\_\_\_  
Date: \_\_\_\_\_

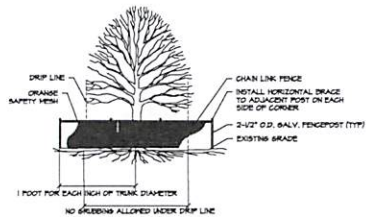
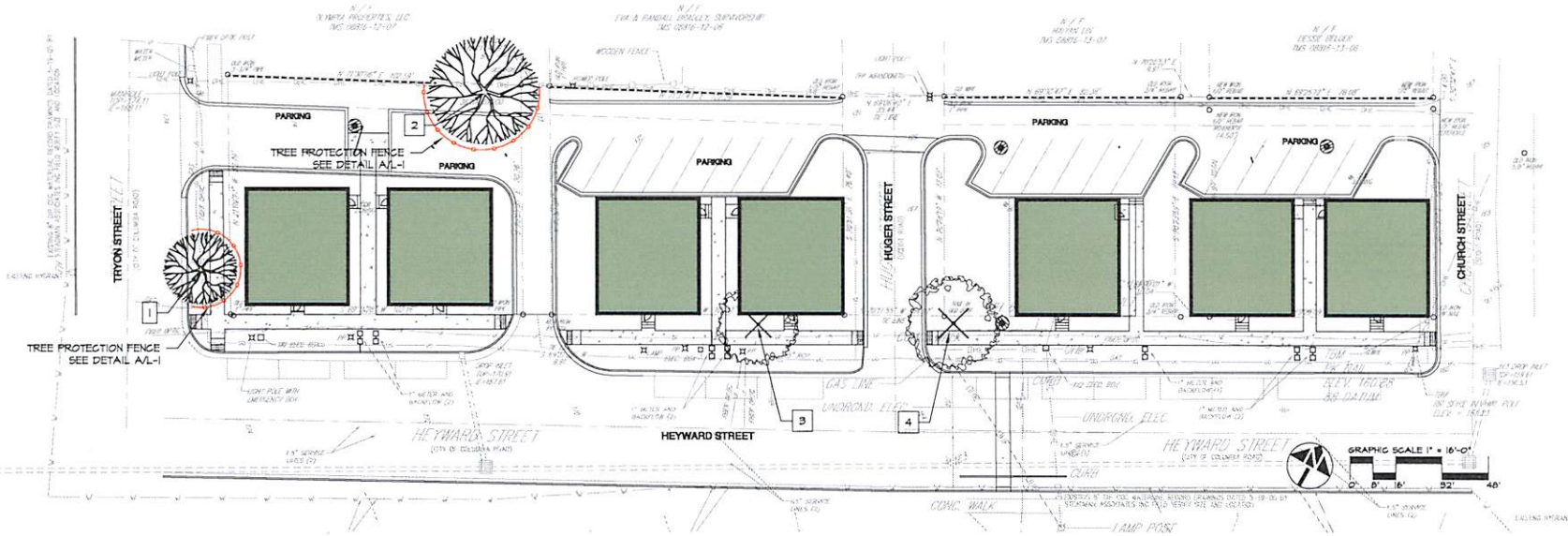
I acknowledge that any changes made to the business, hours, use of the encroachment area, or items allowed within the encroachment area, to include obtaining a license to sell beer, wine and/or liquor will require an amendment to the encroachment ordinance.

Name/Title: \_\_\_\_\_  
Date: \_\_\_\_\_

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

CONTACT	DEPARTMENT	PHONE	FAX	E-MAIL
Johnathan Chambers	Development Services (Land Development)	803-545-3333	803-343-8779	jechambers@columbiasc.net
John Fellows	Development Services (Planning)	803-545-3222	803-733-8647	jsfellows@columbiasc.net
Brian Cook	Development Services (Zoning)	803-545-3332	803-733-8647	kbcook@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8699	jthompson@columbiasc.net
Fanessa Pinckney	Development Services (Permits)	803-545-3420	803-733-8699	fcpinckney@columbiasc.net
Amy Moore	Development Services (Historic Preservation)	803-545-3222	803-733-8647	aemoore@columbiasc.net
Robert Harkins	Development Services (Plans Review)	803-545-3420	803-733-8647	rhharkins@columbiasc.net
Denny Daniels	Utilities & Engineering (Construction Management)	803-545-3400	803-988-8199	jddaniels@columbiasc.net
Robert Anderson	Public Works (Administration)	803-545-3780	803-733-8648	raanderson@columbiasc.net
Robert Sweat	Public Works (Street Division)	803-545-3790	803-545-3785	rgsweat@columbiasc.net
David Brewer	Public Works (Traffic Engineering)	803-545-3850	803-733-8648	ddbrewer@columbiasc.net
Sara Hillar	Public Works (Forestry & Beautification)	803-545-3860	803-733-8648	sehollar@columbiasc.net
John Hooks	Public Works (Solid Waste)	803-545-3800	803-733-8648	jphooks@columbiasc.net
Chip Timmons	Risk Management	803-733-8306	803-733-8245	catimmons@columbiasc.net
David Koon	Fire Department	803-545-3701	803-401-8839	cdkgoon@columbiasc.net
John David Spade	Parking Services	803-545-3070	803-733-8523	spade@columbiasc.net

LR: 7/2014

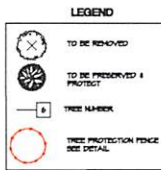


- NOTES:**
- SEE LANDSCAPE PLANS FOR LOCATION OF TREE PROTECTION FENCING.
  - PROVIDE PROTECTION FENCE FOR ALL TREES TO REMAIN.
  - PROTECTION FENCING TO BE PLACED OUTSIDE OF DRIPLINE OF TREE CANOPY UNLESS OTHERWISE INDICATED ON LANDSCAPE PLAN OR APPROVED BY PROJECT MANAGER.
  - A 4" LAYER OF HARDWOOD MULCH SHALL BE PLACED OVER TREE PROTECTION AREA.
  - PROTECTION FENCING SHALL BE IN PLACE AND HARDWOOD MULCH PLACED PRIOR TO BEGINNING CONSTRUCTION.
  - NO GRADING WITHIN THE TREE PROTECTION ZONE.
  - NO PARKING, MATERIAL STORAGE, BERRY PITS, CONCRETE HANDOUT, BURNING OF DEBRIS, OR OTHER SIMILAR CONSTRUCTION ACTIVITIES THAT COULD DISTURB OR COMPACT THE SOIL WITHIN THE TREE PROTECTION ZONE.
  - INSTALL APPROVED TREE PROTECTION BARRIERS PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITY, AND KEEP BARRIERS IN PLACE UNTIL ZONING ADMINISTRATION OR LAND DEVELOPMENT PLANNER APPROVES THEIR REMOVAL.
  - PLACE TREE PROTECTION BARRIERS AROUND THE TREES IN A RADIUS OF NO LESS THAN ONE FOOT #17 FOR EVERY ONE INCH (1") OF TREE TRUNK DIAMETER.

**A TREE PROTECTION FENCING**  
L-1 NOT TO SCALE

**EXISTING TREES CONDITION & ACTION**

NUMBER	PLANT NAME	DBH	CONDITION	ACTION
1	OAK	28"	75% & GOOD	REMAIN
2	OAK	26"	75% & GOOD	REMAIN
3	MAGNOLIA	36"	25% & GOOD	REMOVE PER CONDITION
4	BYGONE	24"	50% & GOOD	REMOVE FOR CONSTRUCTION



PROJECT TITLE  
**HEYWARD ST APARTMENTS**

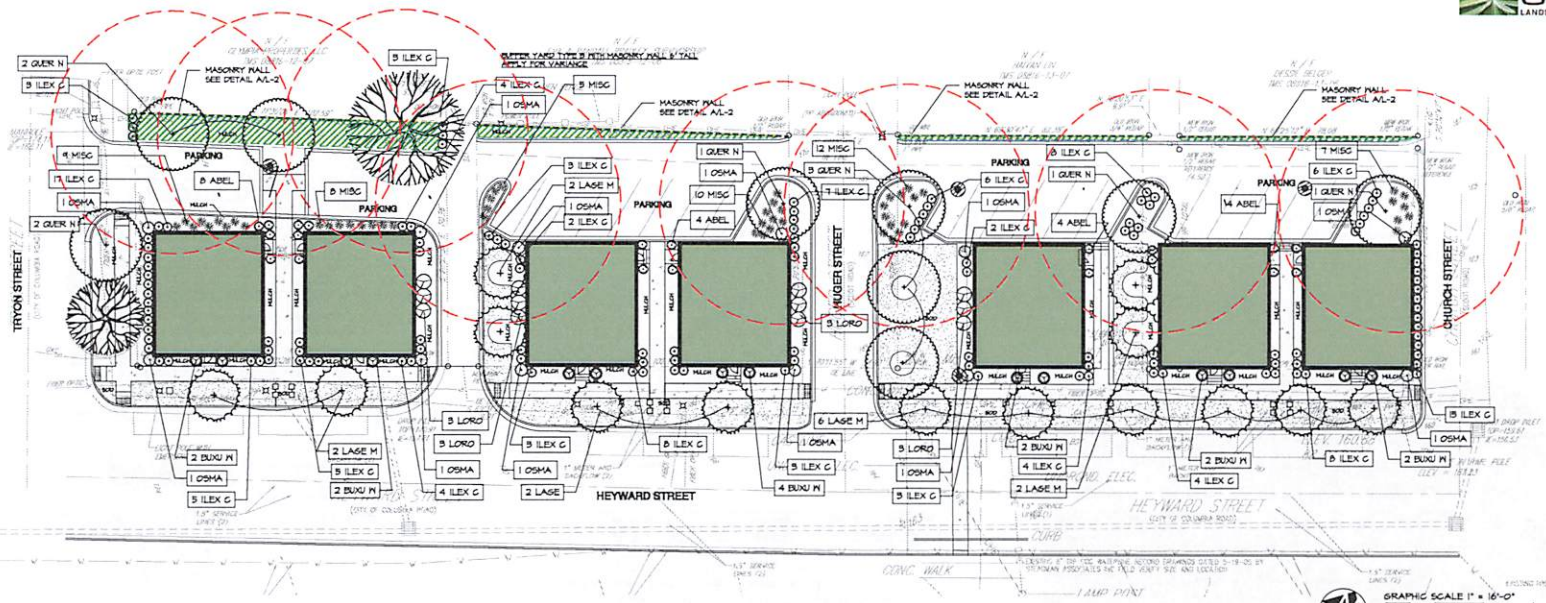
401-501 HEYWARD ST  
Columbia, SC 29201

NO.	REVISION	DATE

DESIGNED BY: [ ]  
CHECKED BY: [ ]

PROGRAM TITLE  
**TREE REMOVAL AND PROTECTION PLAN**

DRAWING NO.  
**L-1**



**PLANT LIST**

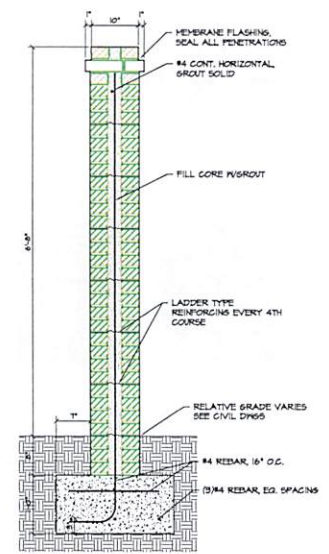
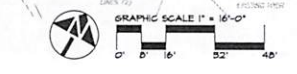
ADDR.	BOTANICAL NAME	COMMON NAME	CULTURE SPECIES	HEIGHT	SPREAD	NO. PLANTS	COMMENTS	QTY.
LASE M	LARODENDRON VIKARJAE	VIKARJAE GRAPENUTLE	2" SA.	4-6'	10'-12'	30"	MATCHING SPECIMEN	14
QUER N	QUERCUS NUTTALLI	NUTTALL OAK	5"	8'	12'	32"	MATCHING SPECIMEN	4
ABEL S	ABELIA X BRANIFFLORA 'SHERWOOD'	'SHERWOOD' ABELIA	8"	8'	12'	3 GAL.	PLANT 3' D.C.	20
BUNU N	BUNUS MICROPHYLLA 'NENTENGREEN'	'NENTENGREEN' BONWOOD	8"-10"	12'	3 GAL.	3-5	AS SHOWN	14
ILEX G	ILEX CORNUTA 'CAROLINA'	CAROLINA HOLLY	8"-10"	12'	3 GAL.	3-5	PLANT 3' D.C.	11
LORO	LOROPETALUM 'GENENSE'	'GENENSE' LOROPEPALUM	24"	24"	3 GAL.	3-5	AS SHOWN	12
MISC	MISCANTHUS SINENSIS	CHINESE BROOM	8"	8"	3 GAL.	3-5	PLANT 3' D.C.	31
OSHA	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE	24"	24"	3 GAL.	3-5	PLANT 4' D.C.	12
SCD	DRECHLODA OBLIVIOUS	CENTIPEE GRASS					PELL ROOTED	8X10 SP



**Density Factor Calculation Worksheet**

City of Columbia Tree System

Plant #	Plant Name	Common Name	Height	Spread	Volume	Weight	Volume	Weight
1	QUER N	QUERCUS NUTTALLI	5'	12'	32"	1	32"	1
2	ABEL S	'SHERWOOD' ABELIA	8"	12'	3 GAL.	3-5	36"	3-5
3	BUNU N	'NENTENGREEN' BONWOOD	8"-10"	12'	3 GAL.	3-5	36"	3-5
4	ILEX G	CAROLINA HOLLY	8"-10"	12'	3 GAL.	3-5	36"	3-5
5	LORO	'GENENSE' LOROPEPALUM	24"	24"	3 GAL.	3-5	36"	3-5
6	MISC	CHINESE BROOM	8"	8"	3 GAL.	3-5	36"	3-5
7	OSHA	FRAGRANT TEA OLIVE	24"	24"	3 GAL.	3-5	36"	3-5
8	SCD	CENTIPEE GRASS						

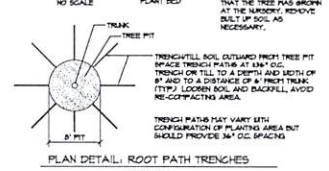
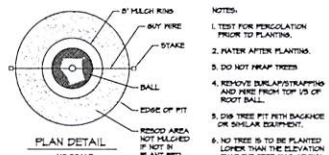


PRELIMINARY  
NOT FOR CONSTRUCTION

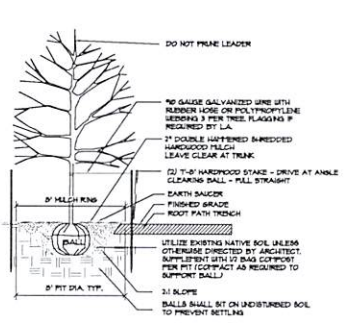
**A**  
**L-4** MASONRY WALL DETAIL SECTION

SCALE 1"=10'-0"

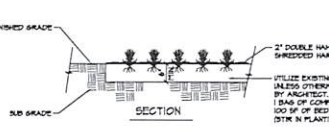
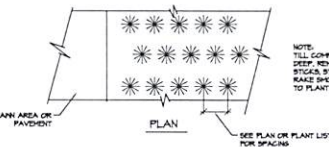
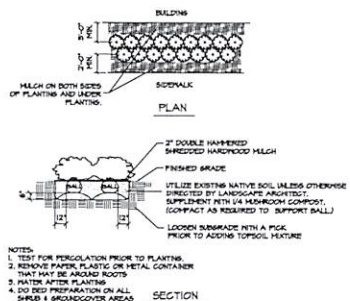




**A TREE PLANTING AND STAKING**  
SECTION  
NOT TO SCALE



**B SHRUB PLANTING**  
SECTION  
NOT TO SCALE



**C TYPICAL GROUNDCOVER PLANTING**  
SECTION  
NOT TO SCALE

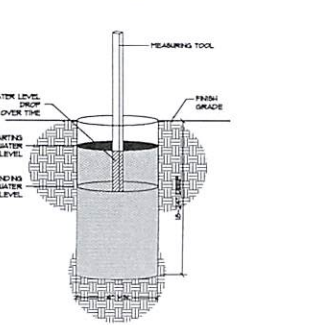
**INSTRUCTIONS FOR PERFORMING A PERCOLATION TEST**

1. WITH A SHOVEL OR POSTHOLE DIGGER DIG HOLE 8" TO 24" DEEP. HOLE DIAMETER SHOULD BE A MINIMUM OF 8 INCHES. THE DIAMETER OF THE HOLE SHOULD BE UNIFORM FROM TOP TO BOTTOM WITH THE BOTTOM BEING FLAT.
2. FILL HOLE WITH WATER TO THE TOP AND LET STAND FOR AT LEAST AN HOUR TO PRE-HEAT THE SOIL.
3. REPEAT HOLE TO FIFTH A COUPLE INCHES OF THE TOP. DON'T OVERFILL THE HOLE.
4. TO AID IN MEASUREMENT, PLACE A STICK ACROSS THE TOP OF THE HOLE AND USE A RULER OR HEADRUM TAPE TO MARK PERIODIC DROPS IN WATER LEVEL.
5. ALLOW THE HOLE TO DRAIN FOR AT LEAST ONE HOUR. A LONGER PERIOD OF TIME UP TO 3 HOURS WILL GIVE A MORE ACCURATE READING OF AVERAGE PERCOLATION RATE.
6. DETERMINE AVERAGE DROP IN WATER LEVEL PER HOUR AND REFER TO THE TABLE BELOW TO INTERPRET RESULTS.

HOW TO INTERPRET RESULTS	SITE IS...
IF WATER LEVEL IN HOLE DROPS... LESS THAN ONE-HALF INCH PER HOUR	POORLY DRAINED AND SUITED TO NET SITE SPECIES
ONE HALF-INCH TO ONE INCH PER HOUR	MODERATELY WELL DRAINED AND ACCEPTABLE FOR MANY SPECIES INCLUDING NET SITE SPECIES
MORE THAN ONE INCH PER HOUR	WELL DRAINED AND SUITABLE FOR ALL SPECIES INCLUDING SENSITIVE SPECIES

**D PERCOLATION TEST**  
ISOMETRIC  
NOT TO SCALE

**PERCOLATION TEST HOLE**



**GRIMBALL COTTEBILL**  
LANDSCAPE ARCHITECTS & LAND PLANNERS  
402.332.1232 P. 402.332.1617  
P.O. Box 18  
1257 Lincoln Street  
Columbia, SC 29202

**GENERAL NOTES**

1. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT THE SITE. BREAK-OUT BY THE CONTRACTOR AND ADJUSTMENT BY THE LANDSCAPE ARCHITECT IS ABSOLUTELY NECESSARY.
2. LOCATIONS OF THOSE UTILITIES SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE FAILURE TO DO SO. CONTACT PALMETTO UTILITY PROTECTION SERVICE AT 480-767-7811 AT LEAST 12 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY LANDSCAPE ARCHITECT'S IF PROPOSED DESIGN IS IN CONFLICT WITH EXISTING OR PROPOSED UTILITIES. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ADJUST PROPOSED DESIGN OR UTILITIES AS NECESSARY TO RESOLVE CONFLICTS.
4. BASE PLAN DATA DERIVED FROM SITE SURVEY PROVIDED BY \_\_\_\_\_ DATED \_\_\_\_\_

**PLANTING NOTES**

1. PLANTS LABELED N/C ARE NOT IN CONTRACT AND ARE NOT A PART OF THIS PHASE OF WORK.
2. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND RELIANCE OF PLANTS IN THE PLANT LIST GENERALLY FOLLOWING OR EXCEEDS A CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS. SEE THE PLANT LIST FOR MORE RESPECTIVE REQUIREMENTS.
3. ALL PLANTS SHALL HAVE A WELL FORMED LEAD WITH MINOR CALIPERS, HEIGHT AND SPREAD OF THE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNBENT AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
4. MEASUREMENT OF CROWN HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THE YEAR'S VERTICAL GROWTH (TOP CANOLES).
5. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTING ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
7. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE DRAIN PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL DO PERCOLATION TEST AS DETAILED ON DETAIL D-3. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED ON THE PLANTING RELOCATED.
8. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATEX, SOLID HARD PAINTS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDISE THE HEALTH AND VIBOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
9. PLANTING PITS FOR TREE AND SHRUBS SHALL BE PREPARED AS PER DETAILS.
10. DOUBLE HANDED SHREDED HARDWOOD MULCH SHALL BE APPLIED TO ALL SHRED BEDS BY THE CONTRACTOR. BEDS SHALL BE TREATED WITH PRESERVANT FERTILIZER BY THE CONTRACTOR BEFORE MULCH IS APPLIED. SHREDED HARDWOOD MULCH SHALL BE TWO INCHES DEEP. A SAMPLE OF SHREDED HARDWOOD MULCH SHALL BE PRESENTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
11. ALL TREES ARE TO BE STAKED IMMEDIATELY AFTER PLANTING AS DETAILED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF STAKING HOSES, ETC. AT THE END OF THE ONE YEAR GUARANTEE PERIOD.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
13. PLANTS SHALL BE GUARANTEED FOR THE DURATION OF ONE (1) FULL YEAR AFTER THE FINAL ACCEPTANCE OF THE PLANTING BY THE OWNER AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ANY PLANT NOT IN A HEALTHY AND VIGOROUS STATE AT THE END OF THE GUARANTEE PERIOD SHALL BE REPLACED AT NO COST TO THE OWNER. PLANTS SOBERLY DAMAGED BY VANDALS ARE NOT SUBJECT TO REPLACEMENT BY THE CONTRACTOR DURING THE ONE YEAR GUARANTEE PERIOD.
14. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE, AND SHALL BE SUBJECT TO A ONE (1) YEAR GUARANTEE FROM THE DATE OF SATISFACTORY REPLACEMENT.
15. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OR UNATTENDED OR UNGUARDED.
16. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL QUANTITIES. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OR DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.

HEYWARD ST APARTMENTS

PREPARED BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

PLANTING DETAILS, NOTES