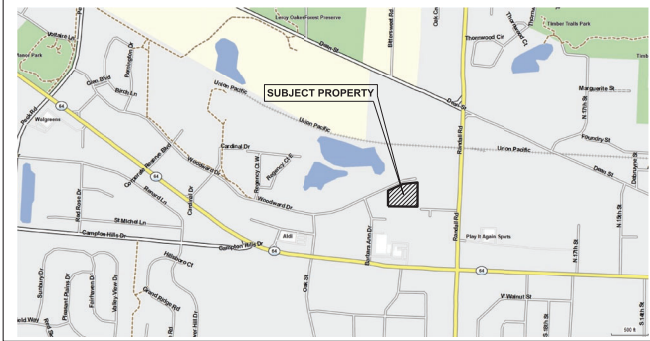


AUDI EXCHANGE VEHICLE STORAGE LOT ADDITION

ST. CHARLES, ILLINOIS

LOCATION MAP NORTH



INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. GEOMETRICS PLAN
4. GRADING, EROSION, & UTILITY PLAN
5. DETAILS

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	
				CENTER LINE
				EASEMENT
				BUILDING SETBACK
				CURB & GUTTER
				CURB & REVERSE GUTTER PITCH
				DEPRESSED CURB & GUTTER
				GUARD RAIL
				FENCE
				RETAINING WALL
				CURB RAMP
				DRIVEWAY HAND
				SIGN
				MAIL BOX
				SOIL BORING
				DECIDUOUS TREE, DIAMETER
				EVERGREEN TREE, HEIGHT
				TOP OF FOUNDATION
				FINISHED GRADE
				SPOT ELEVATION
				TOP OF CURB ELEVATION
				FLOW LINE OF GUTTER
				CONTOUR
				DITCH
				DRAINAGE FLOW
				OVERLAND FLOW
				RIM ELEVATION
				INVERT ELEVATION
				WETLAND LIMIT
				WETLAND BUFFER LINE
				RIDGE LINE
				BASE FLOOD ELEVATION LINE
				FEMA FLOODPLAIN LINE

BENCHMARKS:
 SITE BENCHMARK #1: NORTHERLY ARROW BOLT OF THE SECOND FIRE HYDRANT SOUTH OF THE INTERSECTION OF BARBARA ANN DRIVE AND WOODWARD DRIVE. (WEST SIDE OF BARBARA ANN DRIVE) ELEVATION = 772.16 (DATUM: NAVD83)
 SITE BENCHMARK #2: NORTHEAST ARROW BOLT OF THE FIRST FIRE HYDRANT EAST OF THE INTERSECTION OF BARBARA ANN DRIVE AND WOODWARD DRIVE. ELEVATION = 765.45 (DATUM: NAVD83)
 SITE BENCHMARK #3: SOUTHERLY ARROW BOLT OF THE SECOND FIRE HYDRANT EAST OF THE INTERSECTION OF BARBARA ANN DRIVE AND WOODWARD DRIVE. ELEVATION = 765.45 (DATUM: NAVD83)

PROPERTY ADDRESS:
 LOT 17 OF PINE RIDGE PARK
 SOUTH SIDE OF WOODWARD DRIVE
 ST. CHARLES, IL 60175

PROPERTY INDEX NUMBER:
 09-29-479-006

DRAINAGE CERTIFICATE
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE RISK OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

PREPARED FOR:
CVG ARCHITECTS
 1245 E DIEHL ROAD - SUITE 101, NAPERVILLE, IL 60563, (630) 357-2022

CONSULTING ENGINEERS:
PEARSON, BROWN & ASSOCIATES, INC.
 A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/25
 1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, ILLINOIS 60048, (847) 367-6707

CONTACT JULIE AT 8-1-1 OR 800-892-0123
 With the following:
 County Kane
 City/Township St. Charles / St. Charles
 Sec 1/4 Sec No. Sec 29, SE 1/4
 Call 2 working days BEFORE YOU DIG.

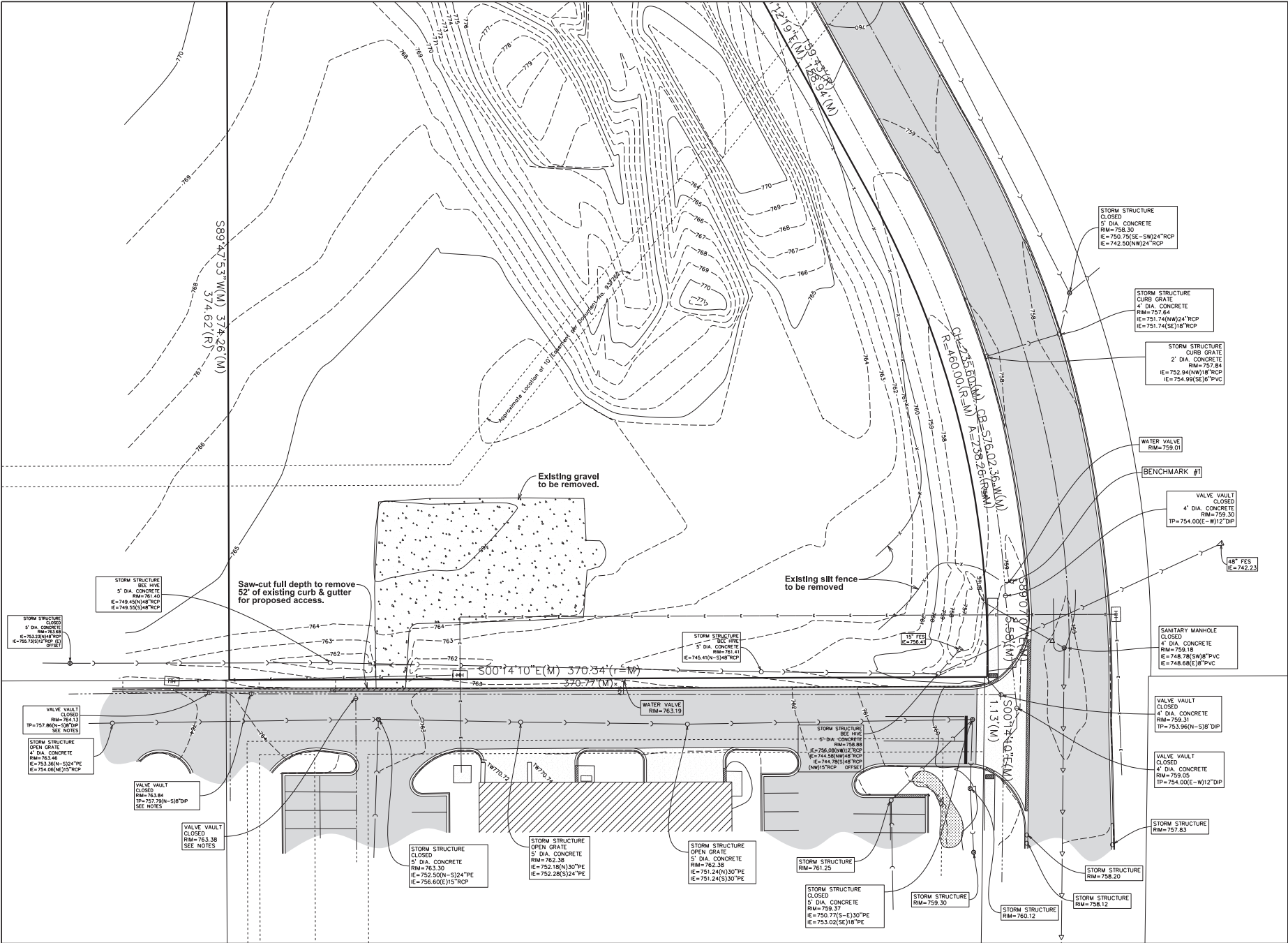
NO.	REVISIONS
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100-002716
 REGISTERED
 PROFESSIONAL
 ENGINEER
 EXPIRES 03/25
 ENGINEER'S
 SEAL & SIGNATURE

ORIGINAL ISSUE DATE:
 02/09/24
 SHEET NUMBER
1
 OF 5 SHEETS

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AUDI EXCHANGE - VEHICLE STORAGE LOT ADDITION



EXISTING CONDITIONS

DATE	BY	DESCRIPTION

DATE	BY	REVISIONS

ST. CHARLES, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1800 W. WINCHESTER ROAD - SUITE 205
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DESIGNED BY: D.B.L.
DRAWN BY: A.A.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 02/02/02

SHEET NUMBER
2
OF 5 SHEETS

JOB No.: 23238

AUDI EXCHANGE - VEHICLE STORAGE LOT ADDITION



SCALE: 1" = 10'
0 10 20

STORM STRUCTURE CLOSED 2' DIA. CONCRETE RIM=758.30 IE=750.72(SE-S)24"RCP IE=742.50(NW)24"RCP

STORM STRUCTURE CURB GRATE 2' DIA. CONCRETE RIM=757.64 IE=751.74(NW)24"RCP IE=751.74(SE)18"RCP

STORM STRUCTURE CURB GRATE 2' DIA. CONCRETE RIM=757.84 IE=752.94(NW)18"RCP IE=754.99(SE)6"PVC

WATER VALVE RIM=758.01

BENCHMARK #1

VALVE VAULT CLOSED 4' DIA. CONCRETE RIM=759.30 TP=754.00(E-W)12"DP

48" FES IE=742.23

SANITARY MANHOLE CLOSED 4' DIA. CONCRETE RIM=759.18 IE=748.78(SW)8"PVC IE=748.68(E)8"PVC

VALVE VAULT CLOSED 4' DIA. CONCRETE RIM=759.31 TP=753.96(N-S)8"DP

VALVE VAULT CLOSED 4' DIA. CONCRETE RIM=759.05 TP=754.00(E-W)12"DP

STORM STRUCTURE RIM=757.83

STORM STRUCTURE RIM=758.20

STORM STRUCTURE RIM=758.25

STORM STRUCTURE RIM=761.25

STORM STRUCTURE RIM=759.37 IE=750.77(S-E)30"PE IE=753.02(SE)18"PE

STORM STRUCTURE RIM=759.30

STORM STRUCTURE RIM=760.12

STORM STRUCTURE RIM=758.12

STORM STRUCTURE RIM=763.30 IE=752.50(N-S)24"PE IE=756.60(E)15"RCP

STORM STRUCTURE OPEN GRATE 5' DIA. CONCRETE RIM=762.38 IE=752.18(N)30"PE IE=752.28(S)24"PE

STORM STRUCTURE OPEN GRATE 5' DIA. CONCRETE RIM=762.36 IE=751.24(N)30"PE IE=751.24(S)30"PE

STORM STRUCTURE RIM=761.25

STORM STRUCTURE RIM=759.37 IE=750.77(S-E)30"PE IE=753.02(SE)18"PE

STORM STRUCTURE RIM=759.30

STORM STRUCTURE RIM=760.12

STORM STRUCTURE RIM=758.12

STORM STRUCTURE RIM=763.30 IE=752.50(N-S)24"PE IE=756.60(E)15"RCP

STORM STRUCTURE OPEN GRATE 5' DIA. CONCRETE RIM=762.38 IE=752.18(N)30"PE IE=752.28(S)24"PE

STORM STRUCTURE OPEN GRATE 5' DIA. CONCRETE RIM=762.36 IE=751.24(N)30"PE IE=751.24(S)30"PE

STORM STRUCTURE RIM=761.25

STORM STRUCTURE RIM=759.37 IE=750.77(S-E)30"PE IE=753.02(SE)18"PE

STORM STRUCTURE RIM=759.30

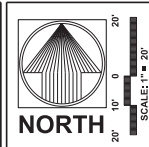
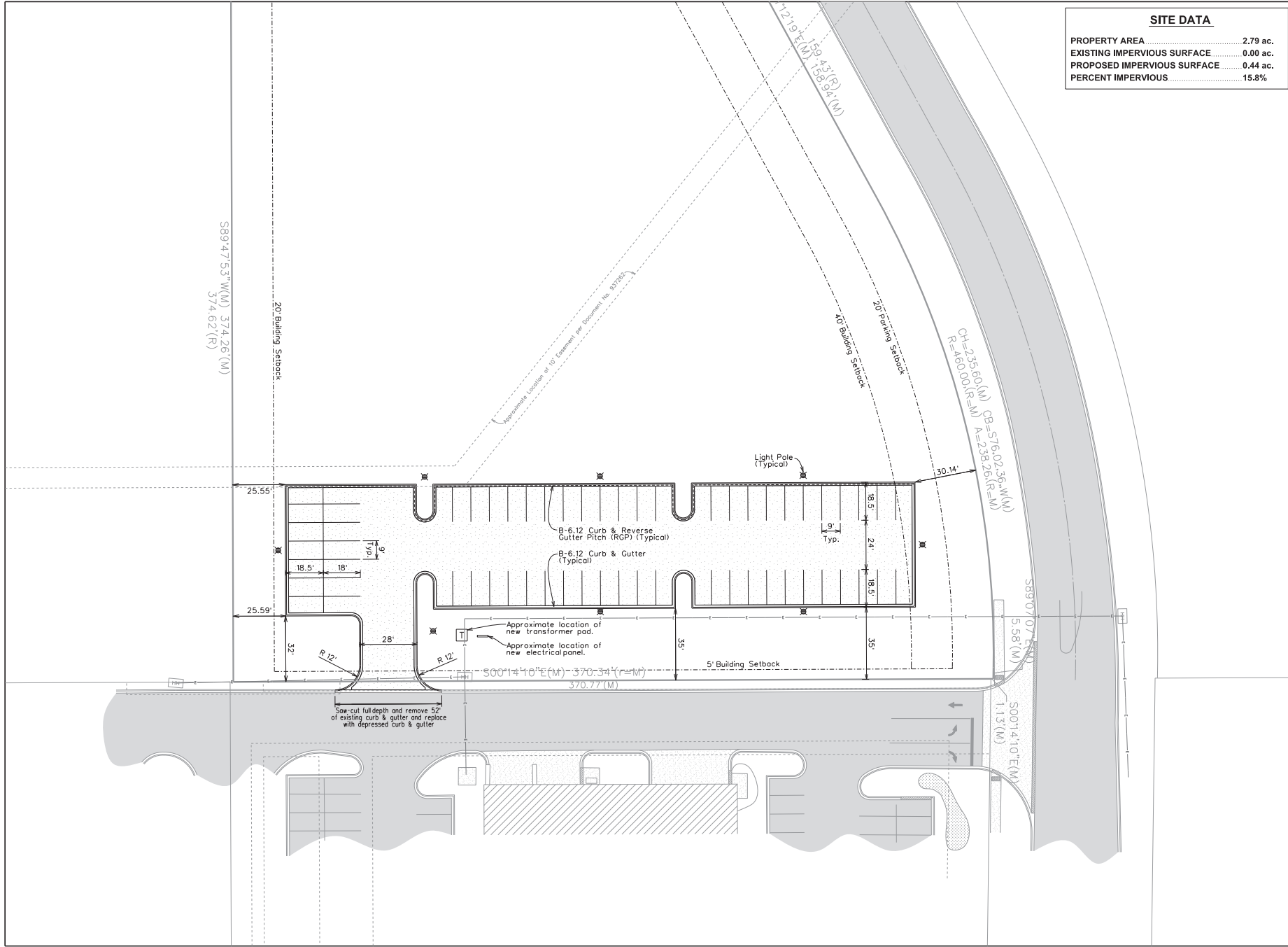
STORM STRUCTURE RIM=760.12

STORM STRUCTURE RIM=758.12

STORM STRUCTURE RIM=763.30 IE=752.50(N-S)24"PE IE=756.60(E)15"RCP

STORM STRUCTURE OPEN GRATE 5' DIA. CONCRETE RIM=762.38 IE=752.18(N)30"PE IE=752.28(S)24"PE

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AUDI EXCHANGE - VEHICLE STORAGE LOT ADDITION

ST. CHARLES, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

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E.M.A. CORPORATION
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DESIGNED BY: D.S.B.L.

DRAWN BY: A.C.

CHECKED BY: A.C.

ORIGINAL ISSUE: 02/2014

DATE BY	DESCRIPTION

REVISIONS

GEOMETRICS PLAN

SHEET NUMBER
3

OF 5 SHEETS

JOB No.: 23328

SPECIFICATIONS

THE CONSTRUCTION OF ALL IMPROVEMENTS OF THE PROJECT SHALL BE GOVERNED BY THE LATEST CODES AND ORDINANCES OF THE MUNICIPALITY.

THE CONSTRUCTION OF ALL SEWER AND WATER IMPROVEMENTS ON THE PROJECT SHALL BE GOVERNED BY THE FOLLOWING:

- THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST REVISION, EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS.
- THE ILLINOIS ADMINISTRATIVE CODE, TITLE 71, PART 807 "THE ILLINOIS RECOMMENDED STANDARDS FOR SEWER WORK", LATEST REVISION.
- THE ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE C, PART 307 "THE ILLINOIS RECOMMENDED STANDARDS FOR SEWER WORK", LATEST REVISION.
- THE ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE F "PUBLIC WATER SUPPLIES", LATEST REVISION.

THE CONSTRUCTION OF ALL PAVING AND GRADING IMPROVEMENTS SHALL BE GOVERNED BY THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SUPPLEMENTAL SPECIFICATIONS AND REQUIREMENTS, PRELIMINARY SPECIAL PROVISIONS, LATEST REVISIONS, PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, IDOT. IN CASE OF CONFLICT THE "SPECIAL PROVISIONS" SHALL TAKE PRECEDENCE AND GOVERN. BOTH THE IDOT STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS SHALL HEREINAFTER BE REFERRED TO AS THE "IDOT STANDARD SPECIFICATIONS".

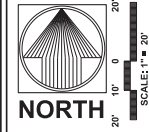
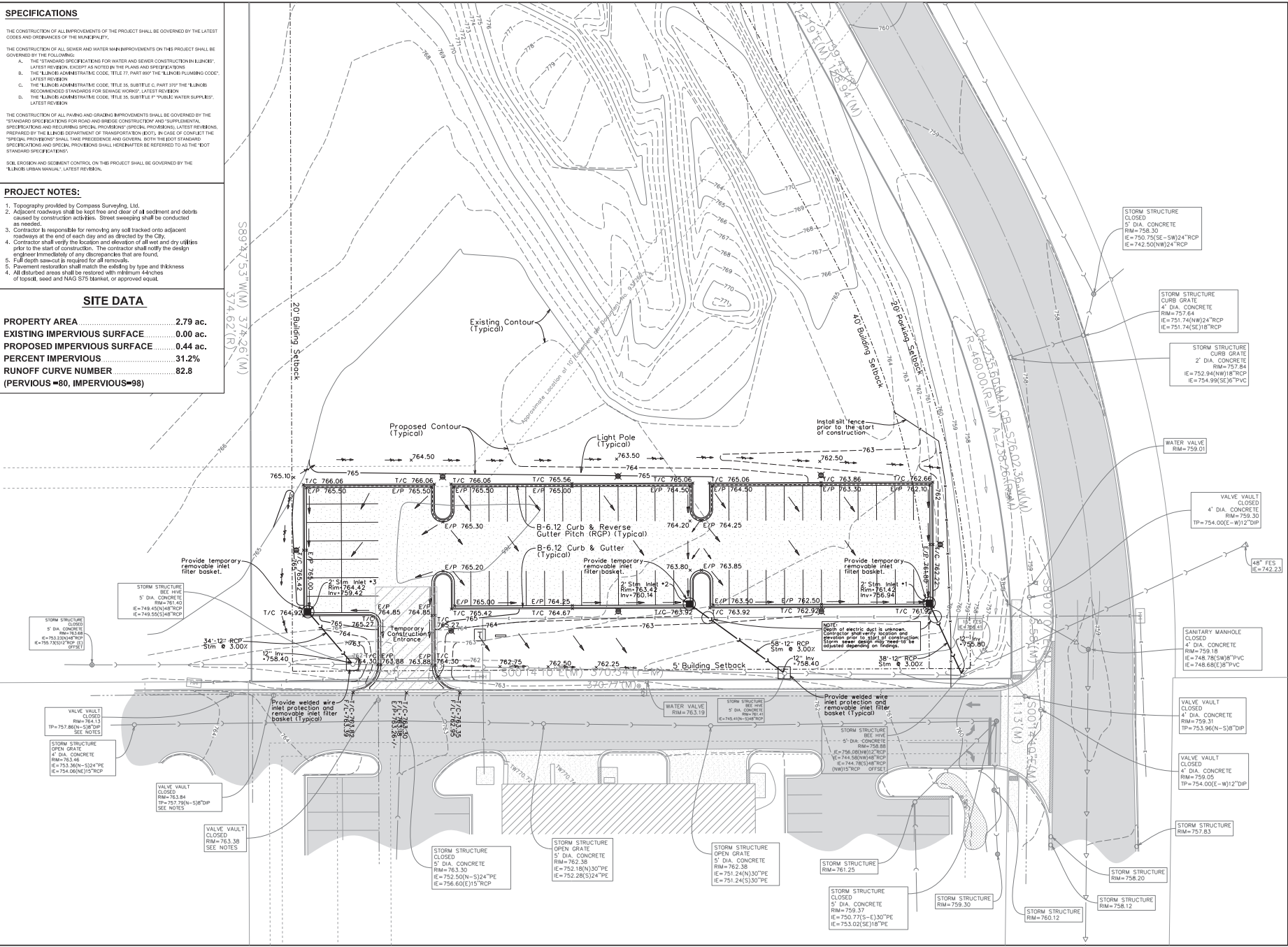
SOIL EROSION AND SEDIMENT CONTROL ON THIS PROJECT SHALL BE GOVERNED BY THE ILLINOIS EROSION MANUAL, LATEST REVISION.

PROJECT NOTES:

- Topography provided by Compass Surveying, Ltd.
- Adjacent roadways shall be kept free and clear of all sediment and debris caused by construction activities. Street sweeping shall be conducted as needed.
- Contractor is responsible for removing any soil tracked onto adjacent roadways at the end of each day and as directed by the City.
- Contractor shall verify the location and elevation of all wet and dry utilities prior to the start of construction. The contractor shall notify the design engineer immediately of any discrepancies that are found.
- Full depth sawcut is required for all removals.
- Pavement restoration shall match the existing by type and thickness.
- All disturbed areas shall be restored with minimum 4 inches of topsoil, seed and NAG S75 blanket, or approved equal.

SITE DATA

PROPERTY AREA	2.79 ac.
EXISTING IMPERVIOUS SURFACE	0.00 ac.
PROPOSED IMPERVIOUS SURFACE	0.44 ac.
PERCENT IMPERVIOUS	31.2%
RUNOFF CURVE NUMBER	82.8
(PERVIOUS=80, IMPERVIOUS=98)	



AUDI EXCHANGE - VEHICLE STORAGE LOT ADDITION

ST. CHARLES, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
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DESIGNED BY: D.S.B.
DRAWN BY: A.K.
CHECKED BY: A.K.
ORIGINAL ISSUE: 02/20/08

DATE BY	DESCRIPTION

REVISIONS

DATE BY	DESCRIPTION

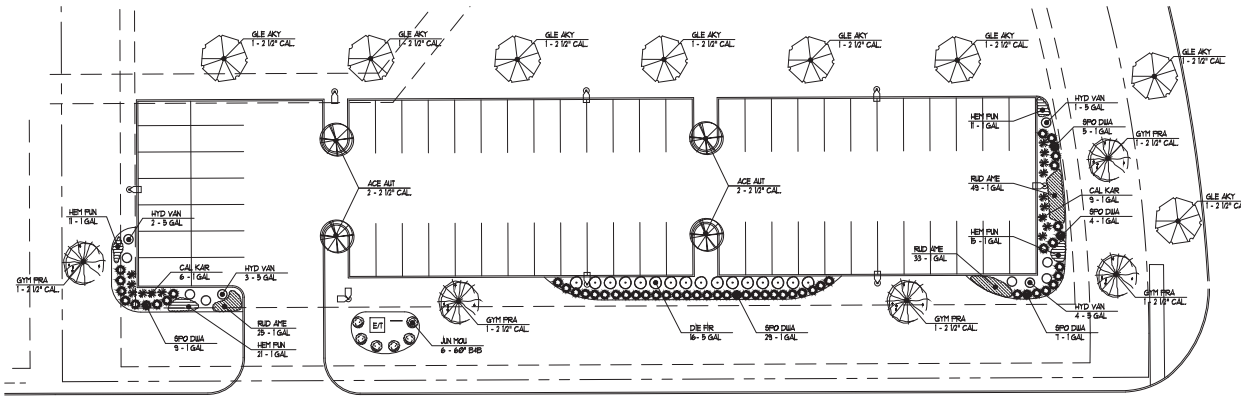
GRADING, EROSION, & UTILITY PLAN

SHEET NUMBER

4

OF 5 SHEETS

JOB No.: 23328



WOODWARD DRIVE

SHARED ACCESS DRIVE

LANDSCAPE PLAN
SCALE: 1" = 10'-0"



1245 E. Diehl Rd. Suite
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com



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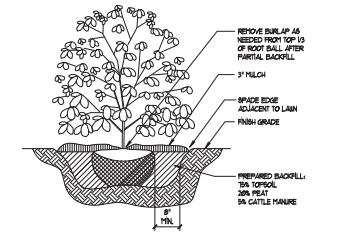
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PROJECT:

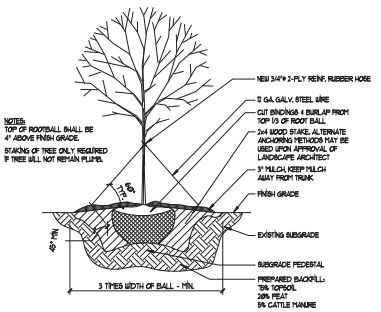
NEW PARKING LOT
AUDI ST CHARLES
LOT 17 - PINE RIDGE SUBDIVISION
ST CHARLES, ILLINOIS

TITLE:
LANDSCAPE PLAN

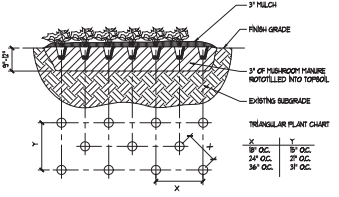
DATE: 02/09/2024
PROJECT #: 2021-173
PRINCIPAL: FJD
DESIGNER: FJD
DRAWN BY: LVL
SCALE: 1/16"



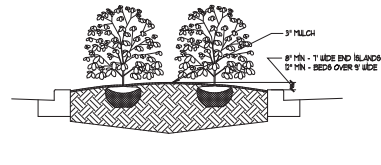
SHRUB INSTALLATION DETAIL
SCALE: NTA



TREE INSTALLATION DETAIL
SCALE: NTA



PERENNIAL GROUNDCOVER & ANNUAL INSTALLATION DETAIL
SCALE: NTA
NOTE: INSTALL PLANTS UTILIZING TRIANGULAR SPACING AS NOTICED ABOVE.



ISLAND PLANTING INSTALLATION DETAIL
SCALE: NTA

LANDSCAPING REQUIREMENTS

GENERAL LANDSCAPE
REQUIREMENT: MINIMUM OF 3% OF THE LOT SHALL BE LANDSCAPED
MIN. REQUIREMENT REDUCED TO 2% BASED ON BROWNSHIRT DETENTION NOT BEING ON-SITE
CALCULATION 3186 SF OF IMPROVED SITE AREA X .3% = 955.9 SF

PROVIDED: 1300 SF

PERSETER PLANTING LOT LANDSCAPING
REQUIREMENT: SCREEN PUBLIC STREET AT 20% COVERAGE WITH MIN. 30' PLANTER HEIGHT
CALCULATION 80'-0" / 50' = 56'-0" LANDSCAPE SCREENING

PROVIDED: 60'-0"

PUBLIC STREET FRONTAGE
REQUIREMENT: 1 TREE PER 50' LINEAL FEET OF FRONTAGE
CALCULATION 10'-0" LINEAL FEET OF IMPROVED LOT AREA / 3 TREES

PROVIDED: 3 TREES

SCREENING OF MECHANICAL EQUIPMENT
REQUIREMENT: SCREEN FROM RESIDENTIAL OR PUBLIC VIEW WITH LANDSCAPING
CALCULATION NONE REQUIRED

PROVIDED: 3 FOOT LANDSCAPE SCREEN AT ELECTRICAL TRANSFORMER

LANDSCAPING SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHADE TREES					
	GLE AKY	GLEDITSIA TRIACANTHOS VAR. NERISIS 'SICLIE'	SICLIE HONEYLOUGH	2 1/2" CAL.	8
	AGE AKY	ACER X FRAXINUS 'DIX WOOD'	AUTUMN FANTASY MAPLE	2 1/2" CAL.	4
	GYM PRA	GYMNOCLADIA DIOICIS 'FRANKE TITAN'	FRANKE TITAN KENTUCKY COFFEESEE	2 1/2" CAL.	5
SHRUBS					
	RED AYE	ROEBUCKIA X AMERICAN GOLD BUSH	AMERICAN GOLD BUSH BLACK EYED SUSAN	1 GAL.	101
	HEM PIN	HEPEROCALLIS EVERGETTII 'PUNCH YELLOW'	PUNCH YELLOW DAYLILY	1 GAL.	56
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA KARL HOENSTER	KARL HOENSTER FEATHER REED GRASS	1 GAL.	15
	SPORO DUL	SPOROCLADIA HETEROPHYLLA 'TARA'	TARA PHANIE DROSPED	1 GAL.	53
	DIE FR	DIERVALIA REINHOLDII 'LIPDC PODDARAW'	FRANKE TITAN COOL SPILASH DIERVALIA	5 GAL.	16
	HYD VAN	HYDRANGEA FRAXILLATA 'REBORN'	VANILLA STRAWBERRY SANGRE HYDRANGEA	5 GAL.	10
	JAN MOU	JANPERUS CINERIS 'MOONBATHEN'	MOONBATHEN JANEER	60" B/B	6

LANDSCAPING GENERAL NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND & OVERHEAD UTILITIES & STRUCTURES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUBCONTRACTORS & SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- ALL BURLAPS TO BE PLANTED MAXIMUM 4" OC. LAYOUT ALL CONTAINERS ON SITE PRIOR TO DIGGING HOLES.
- STAKE THE LOCATION OF ALL TREES PRIOR TO DIGGING HOLES. ANY TREES PLANTED WITHOUT FINAL LOCATION APPROVAL BY THE PROJECT MANAGER MAY BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.
- ALL TREES IN A SPECIES SHALL HAVE MATCHING FORM UNLESS OTHERWISE NOTED.
- ALL TREES SHALL BE GROWN COVER AREAS (EXCLUDING TURF & BLOPED AREAS) ARE TO BE MULCHED PER DETAILS. ALL MULCH TO BE SHREDED HARDWOOD MULCH UNO - ALL TREES ARE TO RECEIVE A MIN. 4" DIAMETER MULCH BED.
- LANDSCAPE PLANTS SHALL COMPLY WITH THE SEPARATION DISTANCE FROM UTILITY SERVICES & STRUCTURES AS REQUIRED BY THE ZONING ORDINANCE.
- TREES SHALL BE SET BACK A MINIMUM OF 10'-0" HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH GEAR. TREES SHALL BE SET BACK A MINIMUM OF 3'-0" HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS AS REQUIRED AND APPROVED BY OWNER. REFER TO CIVIL DRAWINGS PREPARED BY OTHERS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING CONTACT 'UTILITY' (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-8063.
- PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO PROVIDE PROPER DRAINAGE. ROOT BALLS OF TREES SHALL BE ELEVATED ABOVE FINISH GRADE AS ILLUSTRATED ON INSTALLATION DETAILS. ALL GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS, AND HAVE POSITIVE DRAINAGE IN ALL AREAS. THE LANDSCAPE CONTRACTOR ENCOUNTERS DRAINAGE PROBLEMS WHICH MAY BE DETERMINED TO BE DETERMINED TO THE GROUND OF THE SPECIFIED PLANT MATERIALS, THE OWNER SHALL BE NOTIFIED ACCORDINGLY, PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BURLAP OR CONTAINER GROWN. SIZES INDICATED ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS. THE REQUIREMENTS FOR REPAIRMENT, BRANCHING AND BALL SIZE SHALL CONFORM TO THE 'AMERICAN STANDARD FOR NURSERY STOCK' (LATEST EDITION BY THE AMERICAN ASSOCIATION OF NURSERIES, INC. PLANT MATERIALS FOR GROUPINGS OR UNIFORMITY IS CRITICAL, SHALL BE MATCHED AS NEARLY AS POSSIBLE.
- CONTRACTOR SHALL OBTAIN ONE (1) COMPLETE SOIL EVALUATION PERFORMED BY A CERTIFIED SOIL TESTING LABORATORY, INCLUDING RECOMMENDATIONS FOR SPECIFIC SOIL AMENDMENTS. SAMPLES ARE TO BE TAKEN PRIOR TO INSTALLATION OF PLANT MATERIALS AND ANY ADDITION OF SOIL AMENDMENTS/PREPARATION OF FINISH GRADE, ORNAMENTAL GRASS, GROUNDCOVER AND ANNUAL FLOWER BEDS WITH (1) IN-SHOOT COMPOST PER 50 SF, NOTIFIED TO AN 8" DEPTH.
- PRIOR TO ANY OUTSIDE CONSTRUCTION THE CONTRACTOR SHALL PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, SOILING, BRANCHING OF BARK AND SPREADING OF ROOTING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES WITHIN THE DRIP LINES OF TREES CANOPY. PROTECTIVE FENCING SHALL BE INSTALLED AT THE DRIP LINES OF TREES CANOPYS AND AT THE EDGE OF EXISTING BARRIERS AND PLANTING BED AREAS DEMAND TO REMAIN.
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE INGRESS OF A BUILDING PERMIT. UNLESS NOTED OTHERWISE, ALL EXISTING TREES, SHRUBS, STONE & MULCH SHALL BE REMOVED IN THEIR ENTIRETY.
- IT IS THE LANDSCAPE CONTRACTORS OBLIGATION TO WARRANTY ALL PLANT MATERIAL FOR THE PERIOD OF (1) YEAR FROM THE DATE OF INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER A MINIMUM OF 48 HOURS PRIOR TO COMPLETION OF WORK.
- BOD SHALL BE PROVIDED AT ALL DISTURBED AREAS IN THE RIGHT OF WAY.