

COST SUMMARY

Date:
Project: Hidden For Privacy
Project Location: Hidden For Privacy

Project Type: Commercial
Scope of Work: Site Work and Demolition
Total Base Bid: \$ 698,422

BASE BID /ALTERNATES/ALLOWANCES	TOTAL COSTS
Base bid	\$ 698,422
Note: Click on any of the above text to go to the relevant Tab	

For Client's Use Only

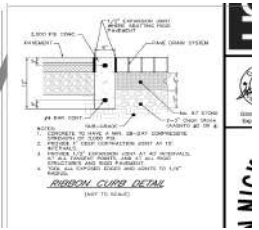
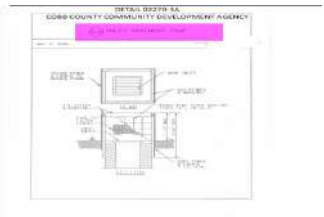
CSI Summary for Base Bid					
Div. No.	CSI Division	Labor Cost	Material Cost	Total Cost	
DIV-01	General Requirements	\$ -	\$ -	\$ 48,500	
DIV-02	Existing Conditions	\$ 45,428	\$ -	\$ 53,928	
DIV-31	Earthwork	\$ 29,685	\$ 10,168	\$ 39,853	
DIV-32	Site Work	\$ 128,896	\$ 220,482	\$ 349,378	
SUB TOTAL		\$ 204,008	\$ 230,650	\$ 491,658	
MATERIAL TAX			\$ 34,598	\$ 34,598	15.0%
OVERHEAD AND PROFIT				\$ 122,915	25.0%
BOND FEE				\$ 24,668	3.8%
CONTINGENCY				\$ 24,583	5.0%
TOTAL BASE BID				\$ 698,422	

Comparison with Sub-Quotes		
Enter Sub-Quotes here	Difference	Comments
	\$ 48,500	
	\$ 53,928	
	\$ 491,658	
	\$ 34,598	
	\$ 122,915	
	\$ 24,668	
	\$ 24,583	
	\$ 698,422	

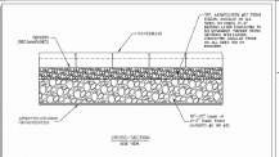
Contractor Summary Base Bid					
Div. No.	CSI Division	Labor Cost	Material Cost	Total Cost	
1	General Requirements	\$ -	\$ -	\$ 48,500	
2	Site Demolition	\$ 45,428	\$ -	\$ 53,928	
3	Earthworker	\$ 20,093	\$ -	\$ 20,093	
4	Erosion Control	\$ 9,592	\$ 10,168	\$ 19,760	
5	Site Work	\$ 105,903	\$ 178,391	\$ 284,294	
6	Dumpster Enclosure Contractor	\$ 17,575	\$ 27,860	\$ 45,435	
7	Landscaper	\$ 5,417	\$ 14,232	\$ 19,649	
SUB TOTAL		\$ 204,008	\$ 230,650	\$ 491,658	
MATERIAL TAX			\$ 34,598	\$ 34,598	15.0%
OVERHEAD AND PROFIT				\$ 122,915	25.0%
BOND FEE				\$ 24,668	3.8%
CONTINGENCY				\$ 24,583	5.0%
TOTAL BASE BID				\$ 698,422	

Comparison with Sub-Quotes		
Enter Sub-Quotes here	Difference	Comments
	\$ 48,500	
	\$ 53,928	
	\$ 20,093	
	\$ 491,658	
	\$ 34,598	
	\$ 122,915	
	\$ 24,668	
	\$ 24,583	
	\$ 698,422	

ITEM #	REF. SHEET	SUB CONTRACTOR	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT LABOR HOURS	TOTAL LABOR HOURS	PER HOUR LABOR RATE	TOTAL LABOR COST	UNIT LABOUR COST	UNIT MATERIAL COST	TOTAL MATERIAL COST	ITEM COST	TRADE COST																		
Estimate of Materials and Cost of Construction																																			
CLICK HERE TO GO BACK TO COST SUMMARY																																			
<table><tr><td>Sub-Total</td><td>\$</td><td>491,658</td></tr><tr><td>Material Tax & Inflation</td><td>15.0%</td><td>\$ 34,598</td></tr><tr><td>Overhead & Profit</td><td>25%</td><td>\$ 122,915</td></tr><tr><td>Contingency</td><td>5%</td><td>\$ 24,583</td></tr><tr><td>Bond Fee</td><td>3.8%</td><td>\$ 24,668</td></tr><tr><td>Total Base Bid</td><td>\$</td><td>698,422</td></tr></table>					Sub-Total	\$	491,658	Material Tax & Inflation	15.0%	\$ 34,598	Overhead & Profit	25%	\$ 122,915	Contingency	5%	\$ 24,583	Bond Fee	3.8%	\$ 24,668	Total Base Bid	\$	698,422	Date: Project: Hidden For Privacy Project Location: Hidden For Privacy Project Type: Contractor Name: Company Name: Client Email: Website: Cell:												
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<table><tr><td>Material Wastage 1</td><td>0%</td><td>(for Quantities in Each & LS)</td></tr><tr><td>Material Wastage 2</td><td>10%</td><td>(for Quantities in LF, SF, CY, CY, LBS, TONS)</td></tr></table>					Material Wastage 1	0%	(for Quantities in Each & LS)	Material Wastage 2	10%	(for Quantities in LF, SF, CY, CY, LBS, TONS)																									
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Material Wastage 2	10%	(for Quantities in LF, SF, CY, CY, LBS, TONS)																																	
Note: Contractor can add or Remove Allowances from DIV-1 Tab According to his Requirements																																			
ITEM #	REF. SHEET	SUB CONTRACTOR	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT LABOR HOURS	TOTAL LABOR HOURS	PER HOUR LABOR RATE	TOTAL LABOR COST	UNIT LABOUR COST	UNIT MATERIAL COST	TOTAL MATERIAL COST	ITEM COST	TRADE COST																		
			DIV-01	General Requirements													\$ 48,500																		
1		General Requirements	DIV-01	Permitting Permit Fee	1	0%	1	LS			- \$	- \$	- \$	\$ -	\$ -	\$	2,000																		
2		General Requirements	DIV-01	Equipment and Tools Equipments and Tool Rentals	1	0%	1	LS			- \$	- \$	- \$	\$ -	\$ -	\$	4,500																		
3		General Requirements	DIV-01	Portable Toilet Fee	1	0%	1	LS			- \$	- \$	- \$	\$ -	\$ -	\$	500																		
4		General Requirements	DIV-01	Mobilization Mobilization/Demobilization (Temporary Control & Facilities)	1	0%	1	LS			- \$	- \$	- \$	\$ -	\$ -	\$	15,000																		
5		General Requirements	DIV-01	Cleaning and Final Final Cleaning	1	0%	1	LS			- \$	- \$	- \$	\$ -	\$ -	\$	6,500																		
6		General Requirements	DIV-01	Project Management & Supervision Project Management & Supervision	1	0%	1	LS			- \$	- \$	- \$	\$ -	\$ -	\$	20,000																		
			DIV-02	Demolition													\$ 53,928																		
7	C-0.2	Site Demolition	DIV-02	Demolition Demo UGP Fixture (Assumed Under Ground Piping Fixture)	14	0%	14	EA	1.250	17.50	\$ 55.0	\$ 963	\$ 68.75	\$ -	\$ -	\$	963																		
8	C-0.2	Site Demolition	DIV-02	Demo ICV Fixture(Assumed Valve)	4	0%	4	EA	1.380	5.52	\$ 55.0	\$ 304	\$ 76.90	\$ -	\$ -	\$	304																		
9	C-0.2	Site Demolition	DIV-02	Demo Existing Signs	13	0%	13	EA	0.600	7.80	\$ 55.0	\$ 429	\$ 33.00	\$ -	\$ -	\$	429																		
10	C-0.2	Site Demolition	DIV-02	Existing Transformer Pad to be Removed for Relocation	1	0%	1	EA	1.500	1.50	\$ 55.0	\$ 83	\$ 82.50	\$ -	\$ -	\$	83																		
11	C-0.2	Site Demolition	DIV-02	Demo Existing Over Head Lighting	2	0%	2	EA	2.000	4.00	\$ 55.0	\$ 220	\$ 110.00	\$ -	\$ -	\$	220																		
12	C-0.2	Site Demolition	DIV-02	Demo Existing Tree(6" HW)	2	0%	2	EA	7.250	14.50	\$ 55.0	\$ 798	\$ 398.75	\$ -	\$ -	\$	798																		
13	C-0.2	Site Demolition	DIV-02	Demo Existing Tree(9" Oak)	1	0%	1	EA	9.200	9.20	\$ 55.0	\$ 506	\$ 506.00	\$ -	\$ -	\$	506																		
14	C-0.2	Site Demolition	DIV-02	Demo Existing UGP Line	256	0%	256	LF	0.075	19.24	\$ 55.0	\$ 1,058	\$ 4.13	\$ -	\$ -	\$	1,058																		
15	C-0.2	Site Demolition	DIV-02	Demo Curb and Gutter	597	0%	597	LF	0.040	23.88	\$ 55.0	\$ 1,313	\$ 2.20	\$ -	\$ -	\$	1,313																		
16	C-0.2	Site Demolition	DIV-02	Demo Telecom Line	26	0%	26	LF	0.100	2.64	\$ 55.0	\$ 145	\$ 5.50	\$ -	\$ -	\$	145																		
17	C-0.2	Site Demolition	DIV-02	Existing Storm Drains to Be Demolished	3	0%	3	EA	1.000	3.00	\$ 55.0	\$ 165	\$ 55.00	\$ -	\$ -	\$	165																		
18	C-0.2	Site Demolition	DIV-02	Asphalt Pavement to be Demolished	15,893	0%	15,893	SF	0.008	127.15	\$ 55.0	\$ 6,993	\$ 0.44	\$ -	\$ -	\$	6,993																		
19	C-0.2	Site Demolition	DIV-02	Demo Sewer Clean Out	1	0%	1	EA	1.000	1.00	\$ 55.0	\$ 55	\$ 55.00	\$ -	\$ -	\$	55																		
20	C-0.2	Site Demolition	DIV-02	Demo Sanitary Sewer Line	44	0%	44	LF	0.100	4.37	\$ 55.0	\$ 240	\$ 5.50	\$ -	\$ -	\$	240																		
21	C-0.2	Site Demolition	DIV-02	Demo Side Walk	1,973	0%	1,973	SF	0.062	122.34	\$ 55.0	\$ 6,729	\$ 3.41	\$ -	\$ -	\$	6,729																		
22	C-0.2	Site Demolition	DIV-02	Demo Concrete Pad	2,245	0%	2,245	SF	0.038	85.33	\$ 55.0	\$ 4,693	\$ 2.09	\$ -	\$ -	\$	4,693																		
23	C-0.2	Site Demolition	DIV-02	Demo Existing Building(One Story :Stone or Brick Restaurant)	5,997	0%	5,997	SF	0.060	359.80	\$ 55.0	\$ 19,789	\$ 3.30	\$ -	\$ -	\$	19,789																		
24	C-0.2	Site Demolition	DIV-02	Demo Electric Meter	1	0%	1	EA	1.000	1.00	\$ 55.0	\$ 55	\$ 55.00	\$ -	\$ -	\$	55																		
25	C-0.2	Site Demolition	DIV-02	Demo Gas Meter	1	0%	1	EA	1.000	1.00	\$ 55.0	\$ 55	\$ 55.00	\$ -	\$ -	\$	55																		
26	C-0.2	Site Demolition	DIV-02	Demo Gas Line	23	0%	23	LF	0.054	1.23	\$ 55.0	\$ 68	\$ 2.97	\$ -	\$ -	\$	68																		
27	C-0.2	Site Demolition	DIV-02	Demo 12' x 10' Dumpster Enclosure	1	0%	1	EA	3.000	3.00	\$ 55.0	\$ 165	\$ 165.00	\$ -	\$ -	\$	165																		
28	C-0.2	Site Demolition	DIV-02	Demo Drain Inlet	2	0%	2	EA	1.250	2.50	\$ 55.0	\$ 138	\$ 68.75	\$ -	\$ -	\$	138																		
29	C-0.2	Site Demolition	DIV-02	Demo Yard Drain	1	0%	1	EA	1.000	1.00	\$ 55.0	\$ 55	\$ 55.00	\$ -	\$ -	\$	55																		
30	C-0.2	Site Demolition	DIV-02	2" HDPE Pipe to be Removed	31	0%	31	LF	0.056	1.71	\$ 55.0	\$ 94	\$ 3.08	\$ -	\$ -	\$	94																		
31	C-0.2	Site Demolition	DIV-02	Brick wall to be removed(6' Height Assumed)	48	0%	48	LF	0.120	5.76	\$ 55.0	\$ 317	\$ 6.60	\$ -	\$ -	\$	317																		
32		Site Demolition	DIV-02	Allownces for Hauling of Demo Material Offsite	1	0%	1	LS			- \$	- \$	- \$	\$ -	\$ -	\$	8,500																		
			DIV-31	Earth work													\$ 39,853																		
33	C3.0	Earthworker	DIV-31	Grading Clearing and Grubbing	35,816	10%	39,398	SF	0.003	126.07	\$ 50.0	\$ 6,304	\$ 0.16	\$ -	\$ -	\$	6,304																		
34	C3.0	Earthworker	DIV-31	Mass Grading	35,816	10%	39,398	SF	0.007	275.78	\$ 50.0	\$ 13,789	\$ 0.35	\$ -	\$ -	\$	13,789																		
35	C4.0-C6.0	Erosion Control	DIV-31	Erosion Control SD1-Sediment Trap	195	10%	214	LF	0.050	10.72	\$ 60.0	\$ 643	\$ 3.00	\$ 4.2	\$ 905.1	\$	1,549																		
36	C4.0-C6.0	Erosion Control	DIV-31	SS Attached Inlet Sedimnet Trap-SD2- P	9	0%	9	EA	0.752	6.77	\$ 60.0	\$ 406	\$ 45.12	\$ 102.2	\$ 919.8	\$	1,326																		
37	C4.0-C6.0	Erosion Control	DIV-31	Disturbed Area Stabilization DS1-Mulching	5,976	10%	6,574	SF	0.010	65.74	\$ 55.0	\$ 3,615	\$ 0.55	\$ 0.4	\$ 2,498.0	\$	6,113																		
38	C4.0-C6.0	Erosion Control	DIV-31	DS2-Temporary Seeding	4,934	10%	5,428	SF	0.008	43.42	\$ 55.0	\$ 2,388	\$ 0.44	\$ 0.4	\$ 2,062.6	\$	4,451																		
39	C4.0-C6.0	Erosion Control	DIV-31	DU-Dust Control	1,413	10%	1,554	SF	0.007	10.88	\$ 55.0	\$ 598	\$ 0.39	\$ 0.3	\$ 435.1	\$	1,033																		
40	C4.0-C6.0	Erosion Control	DIV-31	DS3-Permanent Vegetation	944	10%	1,038	SF	0.010	10.38	\$ 55.0	\$ 571	\$ 0.55	\$ 0.3	\$ 332.3	\$	903																		
41	C4.0-C6.0	Erosion Control	DIV-31	DS4-Sodding																															
			DIV-31	Construction Entrance Construction Exit(1.5" to 3.5" Coarse Aggregate ,Geotextile Underliner By Contech Construction-C-45 NW)	1,257	10%	1,383	SF	0.018	24.90	\$ 55.0	\$ 1,369	\$ 0.99	\$ 2.2	\$ 3,015.1	\$	4,384																		
			DIV-32	Site Work													\$ 349,378																		
42	C1.0	Site Work	DIV-32	Signs No Parking Fire Lane Sign W/ Footing and Pole	1	10%	1	EA	2.500	2.75	\$ 65.0	\$ 179	\$ 162.50	\$ 252.3	\$ 277.6	\$	456																		
43	C1.0	Site Work	DIV-32	Curb and Gutter 6" Ribbon Curb	69	10%	76	LF	0.125	9.52	\$ 62.0	\$ 590	\$ 7.75	\$ 11.3	\$ 857.0	\$	1,447																		
44	C1.0	Site Work	DIV-32	Section ss Attached 6" Header Curb	517	10%	569	LF	0.098	55.72	\$ 62.0	\$ 3,455	\$ 6.08	\$ 10.0	\$ 5,674.4	\$	9,129																		
45	C1.0	Site Work	DIV-32	24" Curb and Gutter	228	10%	251	LF	0.158	39.69	\$ 62.0	\$ 2,461	\$ 9.80	\$ 13.7	\$ 3,436.8	\$	5,898																		
46	C1.0	Site Work	DIV-32	Pavements Heavy Duty Asphalt	11,155	10%	12,270	SF	0.008	98.16	\$ 60.0	\$ 5,890	\$ 0.48	\$ 1.2	\$ 14,724.3	\$	20,614																		
47	C1.0	Site Work	DIV-32	1.25" Asphalt Surface Course	11,155	10%	12,270	SF	0.008	92.03	\$ 60.0	\$ 5,522	\$ 0.45	\$ 0.9	\$ 10,429.7	\$	15,951																		
48	C1.0	Site Work	DIV-32	Tack Coat	11,155	10%	12,270	SF	0.002	24.54	\$ 60.0	\$ 1,472	\$ 0.12	\$ 0.3	\$ 3,926.5	\$	5,399																		
49	C1.0	Site Work	DIV-32	1.75" Asphalt Binder Course	11,155	10%	12,270	SF	0.011	134.97	\$ 60.0	\$ 8,098	\$ 0.66	\$ 1.4	\$ 16,933.0	\$	25,031																		
50	C1.0	Site Work	DIV-32	19mm Superpave	11,155	10%	12,270	SF	0.015	184.05	\$ 60.0	\$ 11,043	\$ 0.90	\$ 1.6	\$ 19,877.9	\$	30,921																		
51	C1.0	Site Work	DIV-32	8" Aggregate Bae	276	10%	304	CY	0.320	97.14	\$ 60.0	\$ 5,829	\$ 19.20	\$ 29.0	\$ 8,788.5	\$	14,617																		
52	C1.0	Site Work	DIV-32	18" Improved Compacted Subgrade	620	10%	682	CY	0.385	262.45	\$ 60.0	\$ 15,747	\$ 23.10	\$ 32.0	\$ 21,813.9	\$	37,561																		
53	C1.0	Site Work	DIV-32	Standard Duty Asphalt 2" Asphalt Surface Course	2,005	10%	2,205	SF	0.011	24.26	\$ 60.0	\$ 1,456	\$ 0.66	\$ 1.9	\$ 4,080.0	\$	5,536																		
54	C1.0	Site Work	DIV-32	9.5mm Superpave	2,005	10%	2,205	SF	0.008	17.64	\$ 60.0	\$ 1,059	\$ 0.48	\$ 0.9	\$ 1,984.9	\$	3,043																		



ITEM #	REF. SHEET	SUB ONTRACTOR	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT LABOR HOURS	TOTAL LABOR HOURS	PER HOUR LABOR RATE	TOTAL LABOR COST	UNIT LABOUR COST	UNIT MATERIAL COST	TOTAL MATERIAL COST	ITEM COST	TRADE COST
55	C1.0	Site Work	DIV-32	6" Graded Aggregate Base	37	10%	41	CY	0.320	13.07	\$ 60.0	\$ 784	\$ 19.20	\$ 29.0	\$ 1,184.4	\$ 1,969	
56	C1.0	Site Work	DIV-32	18" Improved Subgrade	111	10%	123	CY	0.385	47.17	\$ 60.0	\$ 2,830	\$ 23.10	\$ 32.0	\$ 3,920.7	\$ 6,751	
	C1.0	Site Work	DIV-32	Concrete Paving	4,491			SF									
57	C1.0	Site Work	DIV-32	6" Portland Cement Concrete Paving	83	10%	91	CY	2.480	226.89	\$ 60.0	\$ 13,613	\$ 148.80	\$ 242.2	\$ 22,158.0	\$ 35,771	
58	C1.0	Site Work	DIV-32	4" Graded Aggregate Base	55	10%	60	CY	0.320	19.32	\$ 60.0	\$ 1,159	\$ 19.20	\$ 29.0	\$ 1,751.0	\$ 2,910	
59	C1.0	Site Work	DIV-32	18" Subgrade Compacted	250	10%	274	CY	0.385	105.66	\$ 60.0	\$ 6,340	\$ 23.10	\$ 32.0	\$ 8,782.4	\$ 15,122	
				Pavers													
60	C1.0	Site Work	DIV-32	Proposed Pavedrain System SS Attached)	1,255	10%	1,381	SF	0.098	135.29	\$ 60.0	\$ 8,117	\$ 5.88	\$ 8.3	\$ 11,389.1	\$ 19,506	
61	C1.0	Site Work	DIV-32	4" to 6" Layer of AASHTO #57 Stone Bedding Layer	1,255	10%	1,381	SF	0.017	23.47	\$ 60.0	\$ 1,408	\$ 1.02	\$ 1.3	\$ 1,725.6	\$ 3,134	
62	C1.0	Site Work	DIV-32	18" Layer of 2-3" Clean Stone (AASHTO #2 or #3)	1,255	10%	1,381	SF	0.025	34.51	\$ 60.0	\$ 2,071	\$ 1.50	\$ 2.6	\$ 3,616.9	\$ 5,688	
63	C1.0	Site Work	DIV-32	Geogrid /Geotextile	2,510	10%	2,761	SF	0.008	22.09	\$ 60.0	\$ 1,325	\$ 0.48	\$ 0.8	\$ 2,076.3	\$ 3,402	
				Side Walk													
64	C1.0	Site Work	DIV-32	Side Walk(4" Class A Concrete W/ 4" Stone Base)(Expansion Joint @ 60'/Construction joint @ 10' Saw Cut 1/2")	1,320			SF									
65	C1.0	Site Work	DIV-32	4" Class A Concrete	16	10%	18	CY	2.680	47.57	\$ 60.0	\$ 2,854	\$ 160.80	\$ 245.3	\$ 4,354.1	\$ 7,208	
66	C1.0	Site Work	DIV-32	4" Stone Base(Assumed)	16	10%	18	CY	0.320	5.68	\$ 60.0	\$ 341	\$ 19.20	\$ 29.0	\$ 514.7	\$ 855	
67	C1.0	Site Work	DIV-32	Expansion Joint @ 60'	22	10%	24	LF	0.020	0.48	\$ 60.0	\$ 29	\$ 1.20	\$ 2.0	\$ 47.9	\$ 77	
68	C1.0	Site Work	DIV-32	Construction Joint 1/2" Saw Cut @ 10'	132	10%	145	LF	0.018	2.61	\$ 60.0	\$ 157	\$ 1.08	\$ 1.2	\$ 174.3	\$ 331	
				Ramps													
69	C1.0	Site Work	DIV-32	Type B -Concrete Handi Cap Ramp(72 SF Each)(2EA)	143	10%	157	SF	0.045	7.07	\$ 60.0	\$ 424	\$ 2.70	\$ 4.9	\$ 762.2	\$ 1,186	
70	C1.0	Site Work	DIV-32	Type A Concrete Handi Cap Ramp(1 EA)	67	10%	74	SF	0.052	3.85	\$ 60.0	\$ 231	\$ 3.12	\$ 5.7	\$ 418.1	\$ 649	
				Pavement Markings													
71	C1.0	Site Work	DIV-32	Type 2 Pavement Marking Arrow	1	0%	1	EA	0.750	0.75	\$ 50.0	\$ 38	\$ 37.50	\$ 28.2	\$ 28.2	\$ 66	
72	C1.0	Site Work	DIV-32	Handi cap Sign Marking	4	0%	4	EA	0.700	2.80	\$ 50.0	\$ 140	\$ 35.00	\$ 28.2	\$ 112.8	\$ 253	
73	C1.0	Site Work	DIV-32	Pavment Striping(4" Solid Blue)	355	10%	391	LF	0.015	5.86	\$ 50.0	\$ 293	\$ 0.75	\$ 1.0	\$ 396.5	\$ 692	
				Site Work Misc													
74	C1.0	Site Work	DIV-32	6' Concrete Curb Stop	4	0%	4	EA	0.752	3.01	\$ 60.0	\$ 180	\$ 45.12	\$ 125.6	\$ 502.5	\$ 683	
75	C1.0	Site Work	DIV-32	Bike Rack-Single Sided 48 x 31 x 31" 4 Bike Capacity Model H-2890BL	1	0%	1	EA	1.000	1.00	\$ 60.0	\$ 60	\$ 60.00	\$ 358.0	\$ 358.0	\$ 418	
76	C1.0	Site Work	DIV-32	Tree Protection Fence (4' High , 2" x 2" Oak or Metal Posts , Orange Laminated Safety Netting	644	10%	708	LF	0.020	14.17	\$ 50.0	\$ 708	\$ 1.00	\$ 1.9	\$ 1,310.5	\$ 2,019	
				Dumpster Enclosure													
77				Footing	44	10%	48	LF	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
78	C8.2	mpster Enclosure Contract	DIV-32	2'6" Wide x 1'0" Deep Concrete Footing	4	10%	4	CY	2.450	10.98	\$ 60.0	\$ 659	\$ 147.00	\$ 232.2	\$ 1,040.6	\$ 1,699	
79	C8.2	mpster Enclosure Contract	DIV-32	(4) #5 Cont	184	10%	202	LBS	0.012	2.42	\$ 52.0	\$ 126	\$ 0.62	\$ 1.0	\$ 197.9	\$ 324	
80	C8.2	mpster Enclosure Contract	DIV-32	#4 @12" Top and Bottom	147	10%	162	LBS	0.012	1.94	\$ 52.0	\$ 101	\$ 0.62	\$ 1.0	\$ 158.4	\$ 259	
81	C8.2	mpster Enclosure Contract	DIV-32	Form Work	88	10%	97	SF	0.045	4.36	\$ 35.0	\$ 152	\$ 1.58	\$ 1.9	\$ 179.1	\$ 332	
82	C8.2	mpster Enclosure Contract	DIV-32	8" Concrete Stem Wall	3	10%	3	CY	2.980	8.31	\$ 60.0	\$ 499	\$ 178.80	\$ 265.3	\$ 740.1	\$ 1,239	
83	C8.2	mpster Enclosure Contract	DIV-32	(4)#5 @ 12" O.C	110	10%	121	LBS	0.012	1.45	\$ 52.0	\$ 75	\$ 0.62	\$ 1.0	\$ 118.1	\$ 193	
84	C8.2	mpster Enclosure Contract	DIV-32	#5 Dowels @ 12" O.C	342	10%	376	LBS	0.012	4.52	\$ 52.0	\$ 236	\$ 0.62	\$ 1.0	\$ 368.8	\$ 604	
85	C8.2	mpster Enclosure Contract	DIV-32	Form Work	205	10%	226	SF	0.045	10.15	\$ 35.0	\$ 355	\$ 1.58	\$ 1.9	\$ 428.5	\$ 784	
86	C8.2	mpster Enclosure Contract	DIV-32	Excavation	14	10%	16	CY	1.100	17.25	\$ 50.0	\$ 863	\$ 55.00	\$ -	\$ -	\$ 863	
87	C8.2	mpster Enclosure Contract	DIV-32	Backfil	8	10%	8	CY	0.785	6.61	\$ 50.0	\$ 330	\$ 39.25	\$ -	\$ -	\$ 330	
88	C8.2	mpster Enclosure Contract	DIV-32	18" Dia Bollard Footing	1	10%	1	CY	2.850	3.59	\$ 60.0	\$ 215	\$ 171.00	\$ 285.0	\$ 359.0	\$ 574	
89	C8.2	mpster Enclosure Contract	DIV-32	Excavation	1	10%	1	CY	1.100	1.21	\$ 50.0	\$ 61	\$ 55.00	\$ -	\$ -	\$ 61	
				8" CMU Wall (8" H)													
90	C8.2	mpster Enclosure Contract	DIV-32	8" CMU Wall	336	10%	370	SF	0.120	44.35	\$ 48.0	\$ 2,129	\$ 5.76	\$ 4.2	\$ 1,552.3	\$ 3,681	
91	C8.2	mpster Enclosure Contract	DIV-32	#5 @ 32" O.C Grout Cells Full @ Reinf Loc 8" Knock Out Bond Beam W / #5 Continuous	42	10%	46	LF	0.152	7.02	\$ 48.0	\$ 337	\$ 7.30	\$ 9.3	\$ 430.6	\$ 768	
				Slab													
92	C8.2	mpster Enclosure Contract	DIV-32	6" Concrete Slab	18	10%	19	CY	2.200	42.35	\$ 60.0	\$ 2,541	\$ 132.00	\$ 232.2	\$ 4,469.9	\$ 7,011	
93	C8.2	mpster Enclosure Contract	DIV-32	Reinforced with 4 x 4 W4.0 x SW4.0 WWF	945	10%	1,040	SF	0.015	15.59	\$ 52.0	\$ 811	\$ 0.78	\$ 0.9	\$ 956.3	\$ 1,767	
94	C8.2	mpster Enclosure Contract	DIV-32	6" Compacted #57 Crushed Stone	18	10%	19	CY	0.320	6.16	\$ 60.0	\$ 370	\$ 19.20	\$ 29.0	\$ 558.3	\$ 928	
				Dumpster Enclosure Framing & Roof													
95	C8.2	mpster Enclosure Contract	DIV-32	C10 x 15.3 Cont Beam	75	10%	83	LF	0.275	22.84	\$ 65.0	\$ 1,485	\$ 17.90	\$ 30.3	\$ 2,512.6	\$ 3,997	
96	C8.2	mpster Enclosure Contract	DIV-32	C5 x 6.7 Purlin	95	10%	105	LF	0.198	20.69	\$ 65.0	\$ 1,345	\$ 12.87	\$ 21.4	\$ 2,231.1	\$ 3,576	
97	C8.2	mpster Enclosure Contract	DIV-32	4 x 4 HSS Column Tube(4' H)	5	0%	5	EA	0.432	2.16	\$ 65.0	\$ 120	\$ 28.08	\$ 44.3	\$ 221.3	\$ 362	
98	C8.2	mpster Enclosure Contract	DIV-32	1/2" x 7 1/2" x 10" W/4) 5/8" Dia x 5" Stud Plates	5	0%	5	EA	3.500	3.50	\$ 65.0	\$ 228	\$ 45.50	\$ 98.6	\$ 493.1	\$ 721	
99	C8.2	mpster Enclosure Contract	DIV-32	Metal Roof	300	10%	300	SF	0.032	9.60	\$ 65.0	\$ 624	\$ 2.08	\$ 6.2	\$ 1,860.0	\$ 2,484	
100	C8.2	mpster Enclosure Contract	DIV-32	Metal Gutter	25	10%	28	LF	0.045	1.24	\$ 65.0	\$ 80	\$ 2.93	\$ 4.3	\$ 116.9	\$ 197	
101	C8.2	mpster Enclosure Contract	DIV-32	Downspout (12')	1	0%	1	EA	1.000	1.00	\$ 65.0	\$ 65	\$ 65.00	\$ 71.8	\$ 71.8	\$ 137	
				Paint & Vneer													
102	C8.2	mpster Enclosure Contract	DIV-32	4" Brick Vneer	336	10%	370	SF	0.120	44.35	\$ 48.0	\$ 2,129	\$ 5.76	\$ 12.2	\$ 4,509.1	\$ 6,638	
103	C8.2	mpster Enclosure Contract	DIV-32	Paint @ Interior Side	336	10%	370	SF	0.020	7.39	\$ 48.0	\$ 355	\$ 0.96	\$ 0.8	\$ 288.3	\$ 643	
				Gates & Bollards													
104	C8.2	mpster Enclosure Contract	DIV-32	3'0" x 7'0" Dumpster gate	1	0%	1	EA	2.850	2.85	\$ 60.0	\$ 171	\$ 171.00	\$ 985.0	\$ 985.0	\$ 1,156	
105	C8.2	mpster Enclosure Contract	DIV-32	24" Wide x 8'0" High Metal Gate W/ Bollards @ Dumpster Enclosure	1	0%	1	EA	4.000	4.00	\$ 60.0	\$ 240	\$ 240.00	\$ 1,385.0	\$ 1,385.0	\$ 1,625	
106	C8.2	mpster Enclosure Contract	DIV-32	6" O.D Steel Bollard Filled with Concrete -Painted (7'0")	5	0%	5	EA	2.850	14.25	\$ 60.0	\$ 855	\$ 171.00	\$ 325.6	\$ 1,628.1	\$ 2,483	
				Landscape													
				Trees													
107	L101	Landscaper	DIV-32	Botanical Name:Magnolia Grandiflora Little Gem Common Name:Little Gem Southern Mangolia Size:10'-12' High	6	0%	6	EA	2.850	17.10	\$ 55.0	\$ 941	\$ 156.75	\$ 338.7	\$ 2,031.9	\$ 2,972	
108	L101	Landscaper	DIV-32	Botanical Name:Quercus Shumardii Common Name:Shumard Oak Size:3' Cal	1	0%	1	EA	0.852	0.85	\$ 55.0	\$ 47	\$ 46.86	\$ 198.0	\$ 198.0	\$ 245	
109	L101	Landscaper	DIV-32	Botanical Name:Taxodium Distichum Common Name:Bald Cypress Size:3" Cal	5	0%	5	EA	0.820	4.10	\$ 55.0	\$ 226	\$ 45.10	\$ 175.0	\$ 875.0	\$ 1,101	
110	L101	Landscaper	DIV-32	Botanical Name:Thuja X Plicata "Green Giant" Common Name:Green Jiant Arborvitae Size:6-8' Ht	6	0%	6	EA	1.580	9.48	\$ 55.0	\$ 521	\$ 86.90	\$ 210.3	\$ 1,261.5	\$ 1,783	
				Shrubs													
111	L101	Landscaper	DIV-32	Botanical Name:Distylium 'Cinnamon Girl' Common Name:Cinamon Girl Distylium Size:3 Gal	36	0%	36	EA	0.420	15.12	\$ 55.0	\$ 832	\$ 23.10	\$ 82.0	\$ 2,952.0	\$ 3,784	
112	L101	Landscaper	DIV-32	Botanical Name:Ilex Cornuta "Needlepoint" Common Name:Needle Point Holly Size:3 Gal	9	0%	9	EA	0.420	3.78	\$ 55.0	\$ 208	\$ 23.10	\$ 58.5	\$ 526.1	\$ 734	
113	L101	Landscaper	DIV-32	Botanical Name:Ligustrum Sinesense "Sunshine" Common Name:Sunshine Ligustrum Size:3 Gal	15	0%	15	EA	0.420	6.30	\$ 55.0	\$ 347	\$ 23.10	\$ 65.0	\$ 974.7	\$ 1,321	
114	L101	Landscaper	DIV-32	Botanical Name:Lomandra Longifolia"Breeze" Common Name:Dwarf Mat Rush Size:1 Gal	17	0%	17	EA	0.250	4.25	\$ 55.0	\$ 234	\$ 13.75	\$ 37.0	\$ 628.8	\$ 863	
115	L101	Landscaper	DIV-32	Botanical Name:Loropetalum Chinese Daruma Common Name:Daruma Fringe Flower Size:3 Gal	13	0%	13	EA	0.420	5.46	\$ 55.0	\$ 300	\$ 23.10	\$ 87.9	\$ 1,142.1	\$ 1,442	
				Ground Covers													
116	L101	Landscaper	DIV-32	Botanical Name:Trachelospermum Asiaticum Common Name:Asiatic Jasmine Size:1 Gal	180	0%	180	EA	0.152	27.36	\$ 55.0	\$ 1,505	\$ 8.36	\$ 18.0	\$ 3,247.2	\$ 4,752	



ITEM #	REF. SHEET	SUB ONTRACTOR	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT LABOR HOURS	TOTAL LABOR HOURS	PER HOUR LABOR RATE	TOTAL LABOR COST	UNIT LABOUR COST	UNIT MATERIAL COST	TOTAL MATERIAL COST	ITEM COST	TRADE COST							
117	L101	Landscaper	DIV-32	Mulching Area	939	0%	939	SF	0.005	4.70	\$ 55.0	\$ 258	\$ 0.28	\$ 0.4	\$ 394.4	\$ 653								
SUB TOTAL									Total Lab. Hours = \$		3,587		Total Lab. Cost = \$		204,008		Total Mat. Cost = \$		230,650		491,658		\$ 491,658	
TOTAL BASE BID									\$ 698,422															

Concept Estimating LLC

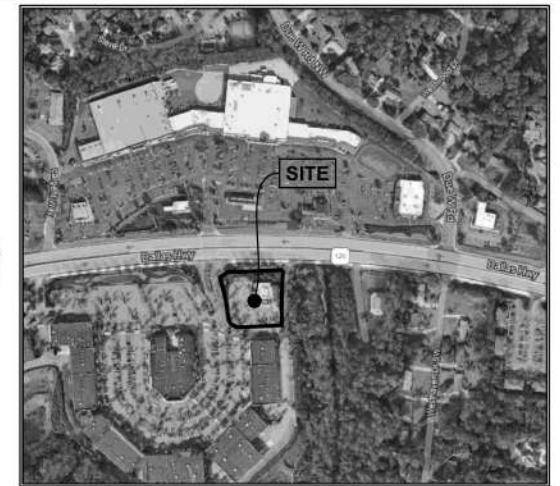
JIM 'N NICK'S WEST COBB

PARCEL 20033300180 - LANDLOT 333 - DISTRICT 20TH - ZONED NRC

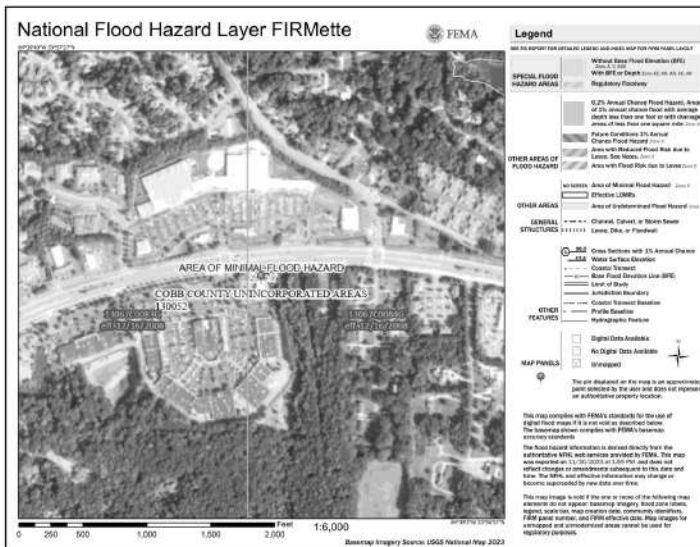
ENGINEERS

JIM'N NICK'S
COMMUNITY
BAR-B-Q

HAINES GIPSON & ASSOCIATES
Civil ■ Structural ■ Bridge
1550 North Brown Road, Suite 145
Lawrenceville, GA 30043
Phone: 770-491-7550 ■ Fax: 770-491-7550
CONTACT: STONEY ABERCROMBIE



COBB COUNTY PROJECT #:
SPR-2023-00527



THIS SITE PLAN REVIEW IS LIMITED IN SCOPE TO SITE PREPARATION FOR CONSTRUCTION. THE EGRESS COMPONENTS HAVE NOT BEEN REVIEWED. ALL BUILDING(S), STRUCTURE(S), EGRESS COMPONENTS, INCLUDING RAMPS AND STAIRS MUST BE SUBMITTED SEPARATELY TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. INDEPENDENT BUILDING PERMITS ARE REQUIRED IN ADDITION TO THE LAND DISTURBANCE PERMIT.

THE PERSON IDENTIFIED BELOW IS DESIGNATED AS THE DESIGN PROFESSIONAL RESPONSIBLE FOR ALL MEANS OF EGRESS COMPONENTS OUTSIDE OF THE BUILDING.

NAME: STONEY ABERCROMBIE, P.E. PHONE: 770-491-7550

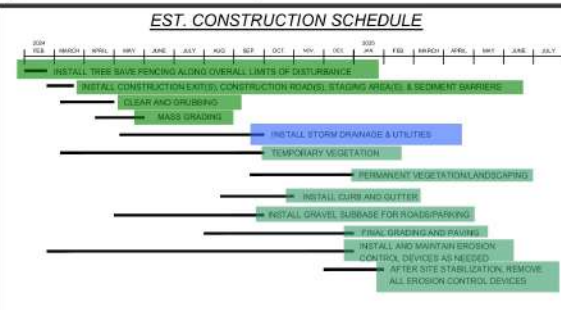


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THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HANSEN, GIBSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT UNDER THE CONTRACT TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

NO STREET PARKING HAS BEEN
APPROVED FOR THIS DEVELOPMENT.



A LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT PRIOR TO ANY FINISH LANDSCAPING. CALL THE COBB COUNTY ARBORIST AT (770) 528-2124 OR LANDSCAPE ARCHITECT AT (770) 528-2149. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AND AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF CERTIFICATE OF OCCUPANCY.

THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL AND RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.

PROFESSIONAL ENGINEER STAMPED PLANS SIGNIFY CONFORMANCE TO ALL GEORGIA STATE AND COBB COUNTY CODES. FURTHER, DESIGN PROFESSIONAL AND DEVELOPER MAINTAIN THE SOLE RESPONSIBILITY FOR THE DESIGN AND FOR CORRECTING ALL ERRORS, OMISSIONS, PROBLEMS, AND CODE VIOLATIONS (IF ANY) EXPOSED DURING CONSTRUCTION AFTER AUTHORIZATION BY COBB COUNTY.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CERTIFICATION:

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES NO. GAR 100001. THE PLAN DESIGNED VISITED THE SITE IN DECEMBER OF 2022, PRIOR TO THE DESIGN OF THE EROSION CONTROL PLAN.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

I CERTIFY THAT I, AS THE PROFESSIONAL WHO PREPARED THE ES&PC PLAN, WILL INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER BMP's SHOWN ON THE APPROVED PLAN WITHIN SEVEN (7) DAYS AFTER INSTALLATION.

12/04/2023

DATE: _____

#0000072078

COBB COUNTY FIRE NOTES:

1. IF C 510 EMERGENCY RESPONDER RADIO COVER (E.R.R.C.) SIGNAL TESTING WILL BE REQUIRED FOR ALL NEW BUILDINGS OR BUILDINGS WITH SUBSTANTIAL RENOVATION(S). SEE THE FOLLOWING EXCEPTIONS FROM COBB COUNTY FIRE MARSHAL:
- A.) I.F.C. 510 REQUIREMENTS
[HTTPS://CObbCOUNTY.ORG/IMAGES/DOCUMENTS/FIRE/IFC_510_REQUIREMENTS.PDF](https://cobbcounty.org/images/documents/fire/IFC_510_REQUIREMENTS.PDF)
 - B.) APPLICATION: ALL NEW (PROPOSED) CONSTRUCTION AND ANY SUBSTANTIAL RENOVATION(S) TO EXISTING BUILDINGS AS DEFINED IN O.C.G.A. 25-2-14 (D) (4) APPROVED AFTER JANUARY 30, 2014. EXISTING BUILDINGS AS REQUIRED BY I.F.C. 1103.2 WHEN ORDERED BY THE FIRE MARSHAL. WIRED SYSTEMS AS IDENTIFIED IN I.F.C. 510.1 EXCEPT 1103.2 WILL BE ACCEPTED FOR USE OF AN E.R.R.C.
 - C.) EXCEPTIONS: (AS PERMITTED BY I.F.C. 510.1 (2)) THE FOLLOWING STRUCTURES ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF I.F.C. 510.1 (2) A.)
 - 1.) BUILDINGS WITH NO MORE THAN TWO (2) OCCUPABLE STORIES, NO MORE THAN 12,000 TOTAL SQUARE FEET, AND NO FLOORS BELOW GRADE.
 - 2.) TEMPORARY BUILDINGS INCLUDING TENTS WHEN PERMITTED BY THE FIRE MARSHAL.
 - 3.) FOR ADDITIONS TO BUILDINGS, UNLESS THE EXCEPTIONS ABOVE ARE MET FOR THE AREA OF THE ADDITION, THE ENTIRE BUILDING BEING EXPANDED MUST MEET I.F.C. 510 REQUIREMENTS.

NO COBB COUNTY APPROVAL STAMPS ON THIS PLAN SET ARE VALID WITHOUT THE SIGNED SEAL OF THE DESIGN ENGINEER		
DOT	SPR	CCWS
ZONING	ESC	SWM
ARBORIST		STRUCTURAL
FIRE	CEMETERY	OSC
	HISTORIC	DESIGN OVERLAY

TOTAL SITE AREA = ± 1.28 Acres
DISTURBED AREA = ± 0.82 Acres

POST-DEVELOPED:
Onsite Impervious Area = ±0.63 Acres
Onsite Pervious Area = ±0.45 Acres

SHEET INDEX

Sheet	Title	Sheet	Title
C-0.0	COVER SHEET	C-8.1	SITEWORK CONSTRUCTION DETAILS
	ALTA/NPS LAND TITLE SURVEY	C-8.2	SITEWORK CONSTRUCTION DETAILS
C-0.1	GENERAL CONSTRUCTION NOTES	C-8.3	SITEWORK CONSTRUCTION DETAILS
C-0.2	DEMOLITION PLAN	C-9.0	UTILITIES CONSTRUCTION DETAILS
C-0.3	REZONING CONDITIONS	C-9.1	UTILITIES CONSTRUCTION DETAILS
C-0.4	REZONING CONDITIONS	C-10.0	GRADING & DRAINAGE CONSTRUCTION DETAILS
C-0.5	REZONING CONDITIONS	C-11.0	EROSION CONTROL CONSTRUCTION DETAILS
C-1.0	SITE PLAN	C-11.1	EROSION CONTROL CONSTRUCTION DETAILS
C-2.0	UTILITY PLAN	C-11.2	EROSION CONTROL CONSTRUCTION DETAILS
C-3.0	GRADING PLAN	C-11.3	EROSION CONTROL CONSTRUCTION DETAILS
C-4.0	PHASE-I EROSION CONTROL PLAN	C-11.4	EROSION CONTROL CONSTRUCTION DETAILS
C-5.0	PHASE-II EROSION CONTROL PLAN	L-100	TREE DISPOSITION PLAN
C-6.0	PHASE-III EROSION CONTROL PLAN	L-101	LANDSCAPING PLAN
C-7.0	STORM & SANITARY SEWER PIPE PROFILES	L-102	LANDSCAPING SPECIFICATIONS & DETAILS
C-8.0	SITEWORK CONSTRUCTION DETAILS	WLS18807A	SITE LIGHTING PLAN

HGA
HAINES, GIPSON & ASSOCIATES
Civil • Structural • Bridge



JIM 'N NICK'S
COMMUNITY
BAR-B-Q

JIM 'N NICK'S
WEST COBB
3625 DALLAS HIGHWAY SW,
SUITE 100, MARIETTA, GA 30064

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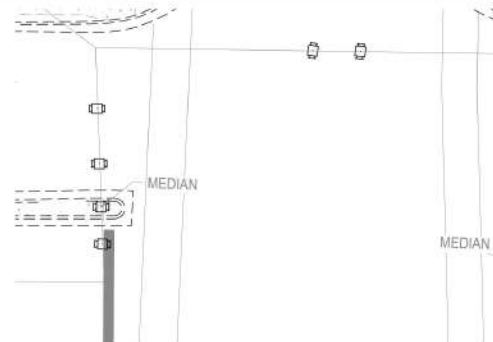
<u>DRAWN BY</u> LCG	<u>CHECKED BY</u> SCA
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DATE
12/04/2023

12/04/2025
<u>SHEET TITLE</u>
COVER SHEET

SHEET NUMBER

C-0.0



- | EXISTING ITEMS TO REMAIN | | LEGEND | | EXISTING ITEMS TO BE REMOVED | |
|---------------------------------------|--|-----------------------------|--|------------------------------|--|
| EXISTING PAVEMENT
(TO REMAIN) | | EXISTING ASPHALT | | EXISTING POWER LINE | |
| EXISTING CURB & GUTTER
(TO REMAIN) | | EXISTING CURB & GUTTER | | EXISTING WATER LINE | |
| EXISTING BUILDINGS
(TO REMAIN) | | EXISTING CONCRETE | | EXISTING METERS & VALVES | |
| EXISTING FENCE
(TO REMAIN) | | EXISTING BUILDINGS | | EXISTING STORM PIPE | |
| EXISTING FENCE
(TO REMAIN) | | EXISTING FENCE | | EXISTING STORM & SEWER STR. | |
| PROPERTY LINES | | PROPERTY LINES | | EXISTING ASPHALT | |
| | | EXISTING SIGN | | EXISTING CONCRETE | |
| | | EXISTING LIGHT & POWER POLE | | | |



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SEAL
 GEORGIA
 REGISTERED
 No. 000072078
 PROFESSIONAL
 ENGINEER
 M. A. BERCHUMBE
 GSWCC: 000072078
 Expires: 08/22/2026

A PROJECT OF:
JIM'N NICK'S
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BAR-B-Q

JIM 'N NICK'S
WEST COBB
3625 DALLAS HIGHWAY SW,
SUITE 100, MARIETTA, GA 30064

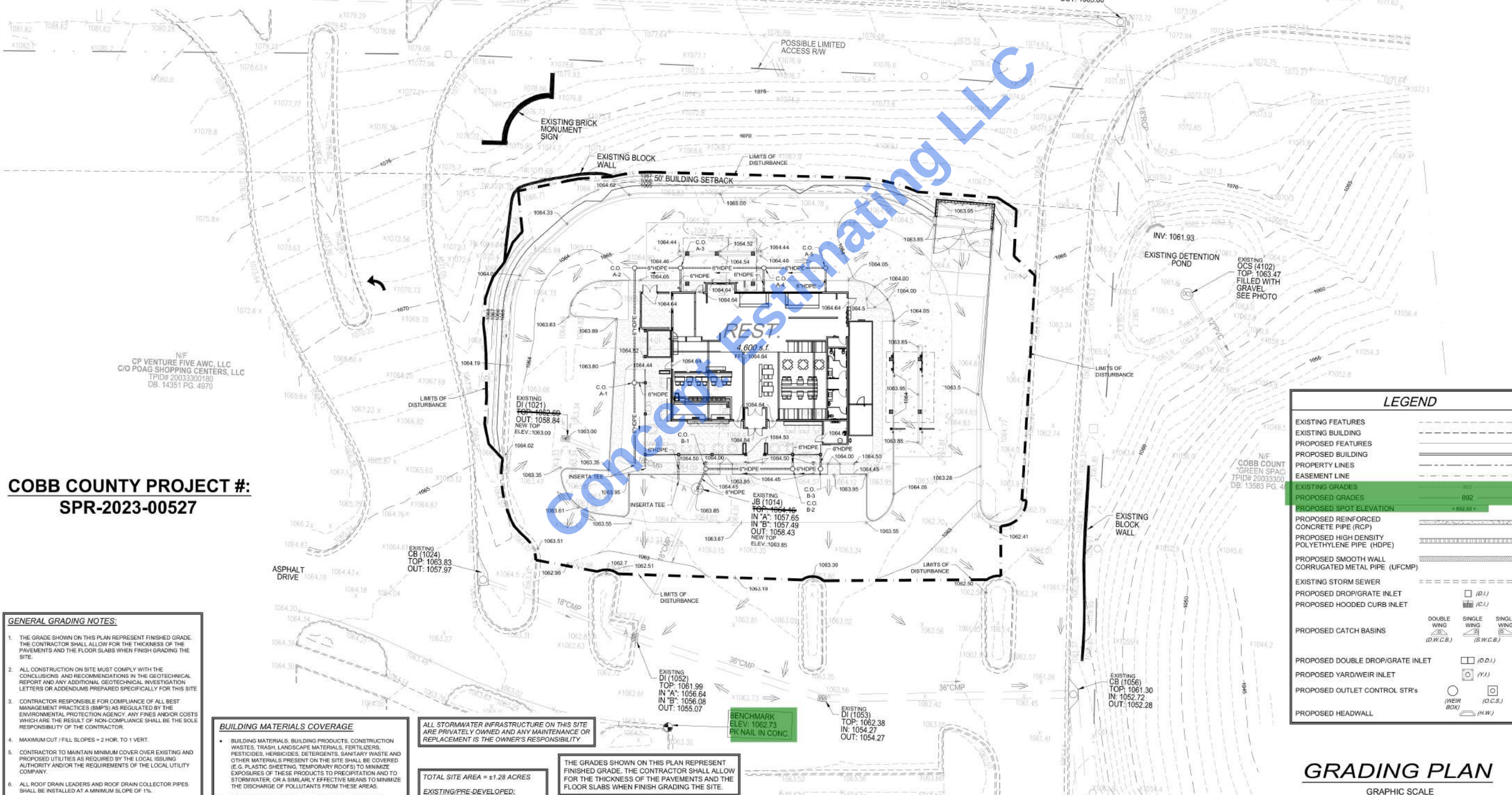
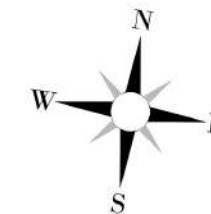
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<u>DRAWN BY</u> LCG	<u>CHECKED BY</u> SCA
<u>DATE</u> 12/04/2023	
<u>SHEET TITLE</u> DEMOLITION PLAN	
<u>SHEET NUMBER</u> C-0.2	



LOCATION MAP

STATE ROUTE 120
a.k.a. DALLAS HIGHWAY
(VARIABLE R/W)
GDOT PROJECT#FR-114-1(61)



COBB COUNTY PROJECT #:
SPR-2023-00527

GENERAL GRADING NOTES:

1. THE GRADE SHOWN ON THIS PLAN REPRESENT FINISHED GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENTS AND THE FLOOR SLABS WHEN FINISH GRADING THE SITE.
2. ALL CONSTRUCTION ON SITE MUST COMPLY WITH THE CONCLUSIONS AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ANY ADDITIONAL GEOTECHNICAL INVESTIGATION LETTERS OR ADDENDUMS PREPARED SPECIFICALLY FOR THIS SITE.
3. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMP'S) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT.
5. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES AS REQUIRED BY THE LOCAL ISSUING AUTHORITY AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
6. ALL ROOF DRAIN LEADERS AND ROOF DRAIN COLLECTOR PIPES SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1%.
7. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION.
8. ANY DRIVE, ACCESS, SIDEWALK/ SHOULDER CROSS SLOPE, IN THE R.W. IS TO MATCH THE STD. 2% PER LF (2% PER ADA).

BUILDING MATERIALS COVERAGE

- BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE SHALL BE COVERED (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE EXPOSURES OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS.
- MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

ALL STORMWATER INFRASTRUCTURE ON THIS SITE ARE PRIVATELY OWNED AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.

TOTAL SITE AREA = ±1.28 ACRES
EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.40 AC.
PERVIOUS AREA = ±0.88 AC.
POST-DEVELOPED:
IMPERVIOUS AREA = ±0.83 AC.
PERVIOUS AREA = ±0.45 AC.

THE GRADES SHOWN ON THIS PLAN REPRESENT FINISHED GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENTS AND THE FLOOR SLABS WHEN FINISH GRADING THE SITE.

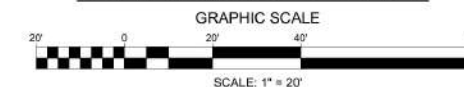
SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

SEE "CONSTRUCTION NOTES" SHEET C-0.1 FOR ADDITIONAL GENERAL CONSTRUCTION & A.H.J. STANDARD NOTES.

LEGEND

EXISTING FEATURES	
EXISTING BUILDING	
PROPOSED FEATURES	
PROPOSED BUILDING	
PROPERTY LINES	
EASEMENT LINE	
EXISTING GRADES	882
PROPOSED GRADES	892
PROPOSED SPOT ELEVATION	+892.50 ±
PROPOSED REINFORCED CONCRETE PIPE (RCP)	
PROPOSED HIGH DENSITY POLYETHYLENE PIPE (HDPE)	
PROPOSED SMOOTH WALL CORRUGATED METAL PIPE (UFCMP)	
EXISTING STORM SEWER	
PROPOSED DROPPING INLET	(D.I.)
PROPOSED HOODED CURB INLET	(C.I.)
PROPOSED CATCH BASINS	
PROPOSED DOUBLE DROPPING INLET	(D.D.I.)
PROPOSED YARDWEIR INLET	(Y.I.)
PROPOSED OUTLET CONTROL STR'S	(O.C.S.)
PROPOSED HEADWALL	(H.W.)

GRAPHIC SCALE



HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GSWCC: 0000072078
Expires: 08/22/2026

A PROJECT OF:

JIM 'N NICK'S
COMMUNITY
BAR-B-Q

JIM 'N NICK'S
WEST COBB
3625 DALLAS HIGHWAY SW,
SUITE 100, MARIETTA, GA 30064

NO.	BY	DATE	DESCRIPTION

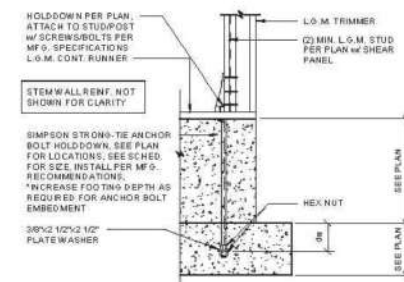
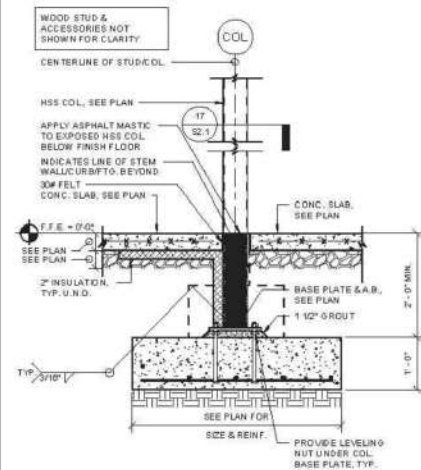
DRAWN BY	CHECKED BY
LCG	SCA

DATE
12/04/2023

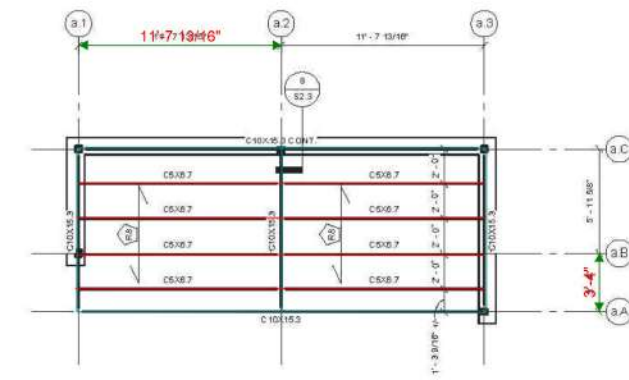
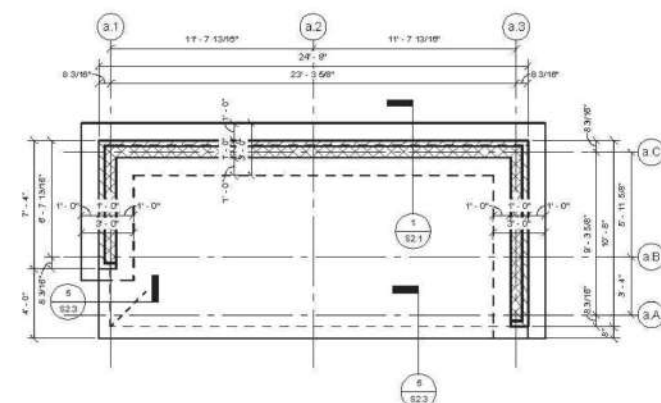
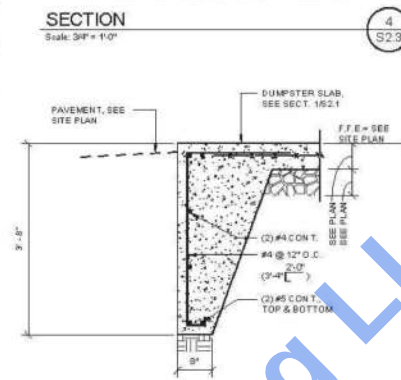
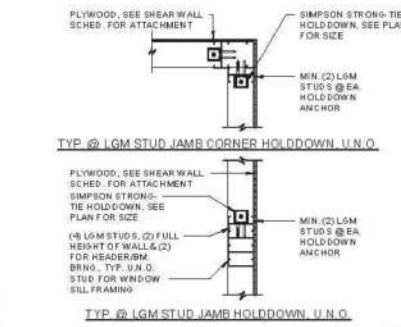
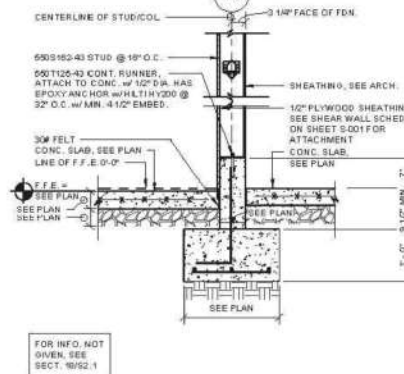
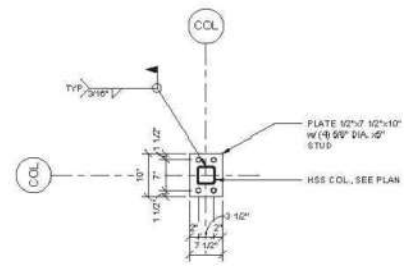
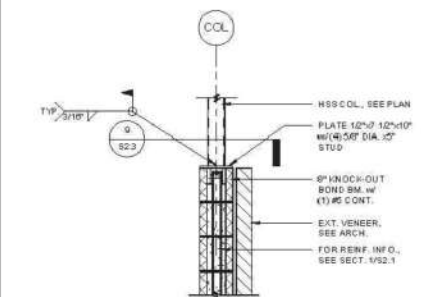
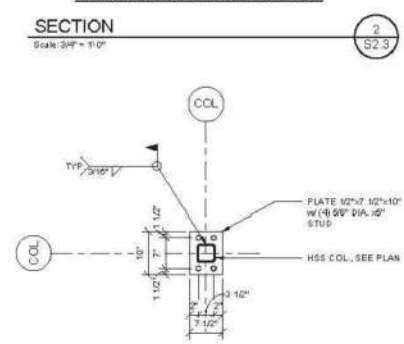
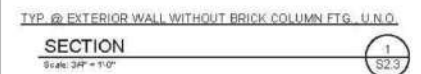
SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-3.0

HGA JOB No. 2023-295



SIMPSON HOLD-DOWN	STUD FASTENERS	ANCHOR DIA.	ANCHOR BOLT	1/4" (MIN.)	MIN. POST OR STUD
SHDUD	(12) #14 SCREWS	5/8"	PAB5	5 1/2"	(2) 0005162-4



DUMPSTER FOUNDATION AND ROOF
(NOT TO SCALE)
NOTE: SEE ARCH FOR FINAL DESIGN

 C10 x 15.3 Cont
 C5 x 6.7

75.4 FT
94.3 FT

 CURB INLET FILTER TRAP
(CATCH BASIN - IN LINE)

The drawing consists of two parts: an isometric view and a cross-section labeled 'SECTION BB'.

Isometric View: Shows a perspective view of the curb and gutter assembly. Labels include:

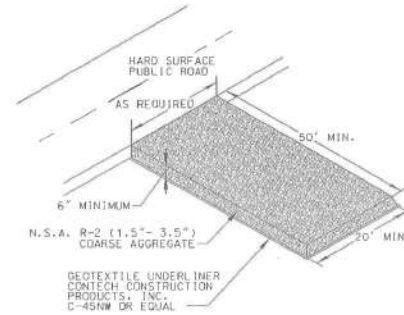
- CURBING**: The top horizontal surface of the curb.
- GRAVEL BAGS**: Two bags are shown, one on the curb and one in the gutter.
- NON-WRAPPED 8"x18" CONCRETE BLOCKS**: The blocks forming the gutter.
- CATCH BASIN**: The collection point at the end of the gutter.
- EDGE OF PAVEMENT**: The boundary between the gutter and the road surface.
- ISOMETRIC VIEW**: The title for this perspective drawing.

SECTION BB: A cross-sectional view of the gutter and curb. Labels include:

- PAVEMENT**: The road surface above the gutter.
- FLOW**: An arrow indicating the direction of water flow into the gutter.
- GUTTER**: The channel where water flows.
- CATCH BASIN**: The bottom of the gutter where water is collected.
- SECTION BB**: The title for this cross-section.

NOTE: CURB INLET FILTER SHALL BE INSPECTED AND MAINTAINED AFTER EVERY RAIN EVENT OR AS DIRECTED

August 8, 2001



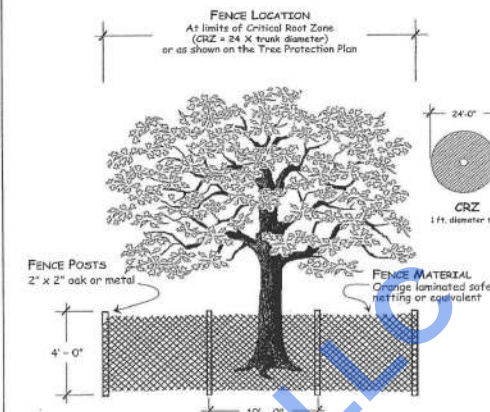
May, 2001
Effective Date

Detail 416 – 7
Community Development Agency

$$\text{Tr}$$

May, 2001
Effective Date

Typical Section

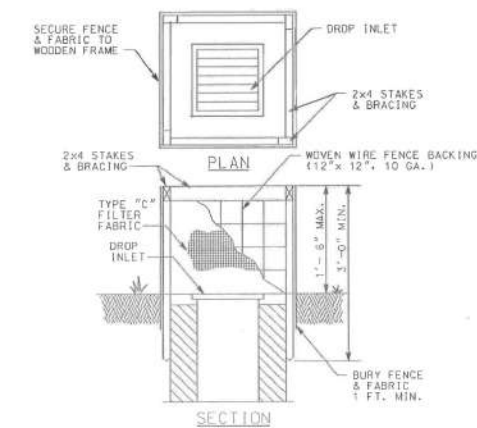


FOR ADDED PROTECTION

- Provide 4" deep wood chip mulch over any unprotected root zone.
- Make clean cuts on roots exposed by grading and backfill immediately.
- Provide temporary irrigation where practical and feasible.

(Sd₂) INLET SEDIMENT TRAP

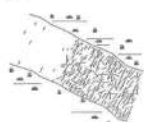
MAY 7, 2002



[D5] (WITH MULCHING)

ESTABLISHING A TEMPORARY PROTECTION FOR
DISTURBED AREAS USING SPECIFIC MULCH MATERIALS.

1. MULCH MATERIALS SHALL CONSIST OF DRY STRAW OR HAY AT 2-5 TONS PER ACRE, WOOD CHIPS AT 6 TO 8 TONS PER ACRE, EROSION CONTROL MATTING OR NETTING, OR POLYETHYLENE FILM.
2. THIS STANDARD APPLIED TO GRADES OR CLEARED AREAS WHICH MAY BE SUBJECTED TO EROSION CONTROL FOR 6 MONTHS OR LESS, AND CAN BE STABILIZED WITH A MULCH COVER.



Ds2 (WITH TEMPORARY SEEDING)

ESTABLISHING A TEMPORARY VEGETATIVE

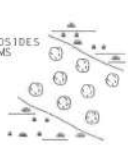
1. 1. 6-12 MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATION.
2. SITE PREPARATION:
 - GRADING AND SHAPING
 - SEEDED PREPARATION
 - APPLYING LIMES AND FERTILIZER
 - PLANT SEEDING: SELECT SPECIES BY SEASON AND REGION
 - APPLY MULCHING MATERIAL AS NEEDED (SEE DET FOR TYPES AND RATES)
 - IRRIGATE IF NEEDED (DO NOT OVER-IRRIGATE TO CAUSE EROSION)
3. SEE DETAIL 02270-21 FOR PLANTING DATES

NOTE: CONTRACTOR SHALL STABILIZE ALL AREAS WITH TEMPORARY VEGETATION THAT ARE TO BE EXPOSED WITHOUT STORM WATER PROTECTION FOR LONGER THAN 7 DAYS.

Ds3 (WITH PERMANENT VEGETATION)

ESTABLISHING A PERMANENT VEGETATIVE
COVER ON A DISTURBED AREA.

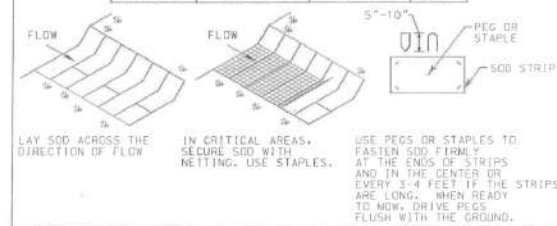
- COVER ON A DISTURBED AREA.
1. APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS" INCLUDING:
 - CHANNEL BANKS - ROAD
 - SPOIL AREAS - BEACH
 - GULLED LANDS
 2. GRADING AND SHAPING REQUIRED, WHERE FEASIBLE AND PRACTICAL.
 3. FESCUE ON SLOPES STEEPER THAN 3 TO 1. SHALL BE HYDROSEEDED OR REPLACED AS SOD.
 4. MULCH ALL SLOPES STEEPER THAN 3% AND IN BOTTOM OF SPILLWAYS AND IN ROYBANKS (SEE D-61 FOR TYPES AND RATES).
 5. ANCHOR MULCH IMMEDIATELY.



Ds4 (SODDING)

FERTILIZER APPLICATION TABLE

FERTILIZER TYPE	FERTILIZER RATE (LBS./50. FT.)	FERTILIZER RATE (LBS./ ACRE)	SEASON
10-10-10	.025	1000	FALL



SOIL PREPARATION:

1. BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOOD DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOO TO SOIL SURFACES ONLY AND DO NOT FLOOD SURFACES OR GRAVEL TYPE SOO. AS NECESSARY, TILL SOIL TO A DEPTH OF 4" TO PREPARE SOO. DO NOT USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.
2. MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR FERTILIZING TABLE.
INSTALLATION:
 1. LAY SOO WITH TIGHT JOINTS AND IN STRAIGHT LINES. DO NOT OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOO.
 2. ON SLOPES STEEPER THAN 3:1, SOO SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOO SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOO AND SOIL.
3. IRRIGATE SOO AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.
4. SOO SHOULD NOT BE CUT OR SPREAD IN EXTREMELY HOT OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT NATURALLY FOR A MINIMUM OF 2-3 WEEKS.

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
CD	DESIGN			A small temporary barrier or dam constructed across a road, drainage ditch or area of concentrated flow.
CH	CHANNEL STABILIZATION			Regrading, constructing or stabilizing an open channel, existing stream, or ditch.
CO	CONSTRUCTION EROSION CONTROL			A mulched area just located at the construction site will provide a place for moving and from the heavily protected.
CS	CONSTRUCTION ROAD STABILIZATION			A mulched area just located at the construction site will provide a place for moving and from the heavily protected.
DC	DESIGN			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
DI	DITCH			A ditch, ditched or filled located along, below or across a slope to direct runoff. This may be a temporary or permanent structure.
DH	DESIGN			A flexible control of temporary ditches, ditches or other material designed to safely conduct surface runoff down a slope.
DS	DESIGN			A paved shaft, pipe, vented conduit or other material designed to safely conduct surface runoff down a slope.
DT	DESIGN			A temporary stone barrier constructed at storm drain inlets and pond outlets.
DU	DUST CONTROL			Rock filter barriers with or without placed into position forming soil retaining structures.
EV	EROSION CONTROL			Permanent structures installed to protect channels or waterways where otherwise the water would be sufficient for the runoff water to form gullies.
LV	LEAKAGE CONTROL			A structure to control concentrated flow of water into areas where flow. This should be constructed only on undisturbed soil.
PD	DESIGN			A permanent or temporary stone dam installed across an stream or drainage.
PE	DESIGN			A well installed to stabilize soil and to slope the maximum possible slope on soil.
RE	DESIGN			A ditch or structure placed in front of a permanent structure to divert runoff water to a ditch or structure to serve as a temporary sediment trap.
RT	DESIGN			A barrier to prevent sediment from leaving a site or a slope.
Sd1	SEDIMENT BARRIER			A temporary area created by excavating a trench in a slope, step, or a slope.
Sd2	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
Sd3	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
Sd4	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
Sd5	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
Sd6	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
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Sd12	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
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Sd14	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
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Sd98	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
Sd99	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.
Sd100	SEDIMENT BARRIER			A trench created by excavating a trench in a slope, step, or a slope.

GEORGIA (Revised - 2015)

State of Georgia
Department of Natural Resources
Environmental Protection Division

Page 33 of 33
Permit No. GAR100001

APPENDIX B Nephelometric Turbidity Unit (NTU) TABLES

Cold Water (Trout Stream)										
		Surface Water Drainage Area, square miles								
		0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+	
Site Size, acres	1.00-10	25	50	75	150	300	500	500	500	
	10.01-25	25	25	50	75	150	200	500	500	
	25.01-50	25	25	25	50	75	100	300	500	
	50.01-100	20	25	25	35	50	75	150	300	
	100.01+	20	20	25	25	25	50	60	100	
Warm Water (Supporting Warm Water Fisheries)										
		Surface Water Drainage Area, square miles								
		0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+	
Site Size, acres	1.00-10	75	150	200	400	750	750	750	750	
	10.01-25	50	100	100	200	300	500	750	750	
	25.01-50	50	50	100	100	200	300	750	750	
	50.01-100	50	50	50	100	100	150	300	600	
	100.01+	50	50	50	50	50	100	200	100	

To use these tables, select the size (acres) of the construction site. Then, select the surface water drainage area (square miles). The NTU matrix value arrived at from the above tables is the one to use in Part III.D.4.

Example 1: For a site size of 12.5 acres and a cold water drainage area of 37.5 square miles, the NTU value to use in Part III.D.4 is 75 NTU.

Example 2: For a site size of 51.7 acres and a warm water drainage area of 72 square miles, the NTU value to use in Part III.D.4 is 100 NTU.

DETAIL 02270-1 COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

Sd1 SEDIMENT BARRIER Sd1-S Sensitive Areas

Sediment barriers being used as Type S shall have a support spacing of no greater than 4 ft on center, with each being driven into the ground a minimum of 18".

Type C Silt Fence
• 36" wide with wire reinforcement or equivalent backing
• To be used where runoff velocities are particularly high or where slopes exceed a vertical height of 10 ft.

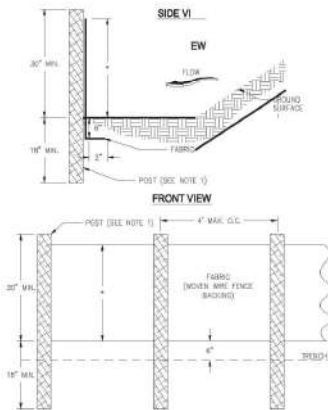
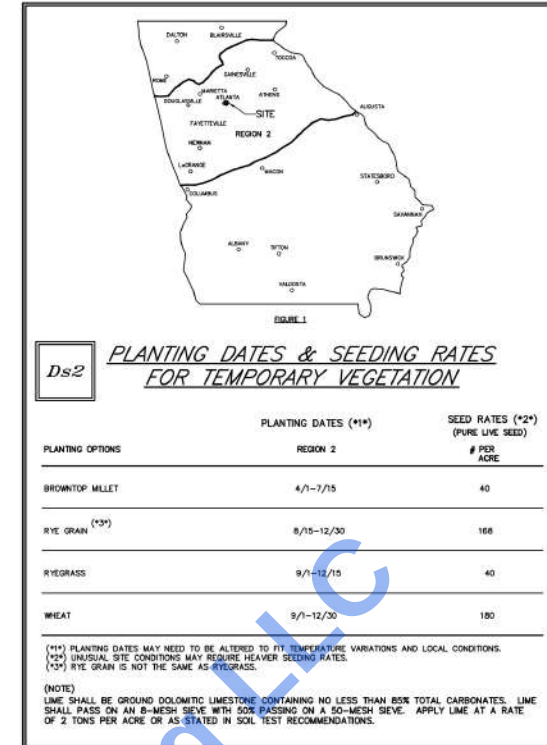


Figure 1. Type "C" Silt Fence



PLANTING DATES & SEEDING RATES FOR TEMPORARY VEGETATION			
PLANTING OPTIONS	REGION 1	REGION 2	SEED RATES (*2*) (# PER ACRE)
BROWNTOP MILLET	4/1-7/1	4/1-7/15	40
RYE GRASS (*3*)	7/15-11/30	8/15-12/30	168
RYEGRASS	8/15-11/15	9/1-12/15	40
WHEAT	9/1-12/30	9/15-1/30	180

(*1*) PLANTING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.
(*2*) UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
(*3*) RYE GRASS IS NOT THE SAME AS RYEGRASS.
(NOTE) LIME SHALL BE GROUND DOLOMITIC LIMESTONE CONTAINING NO LESS THAN 80% TOTAL CARBONATES. LIME SHALL PASS ON AN 8-MESH SIEVE WITH 50% PASSING ON A 50-MESH SIEVE. APPLY LIME AT A RATE OF 2 TONS PER ACRE OR AS STATED IN SOIL TEST RECOMMENDATIONS.

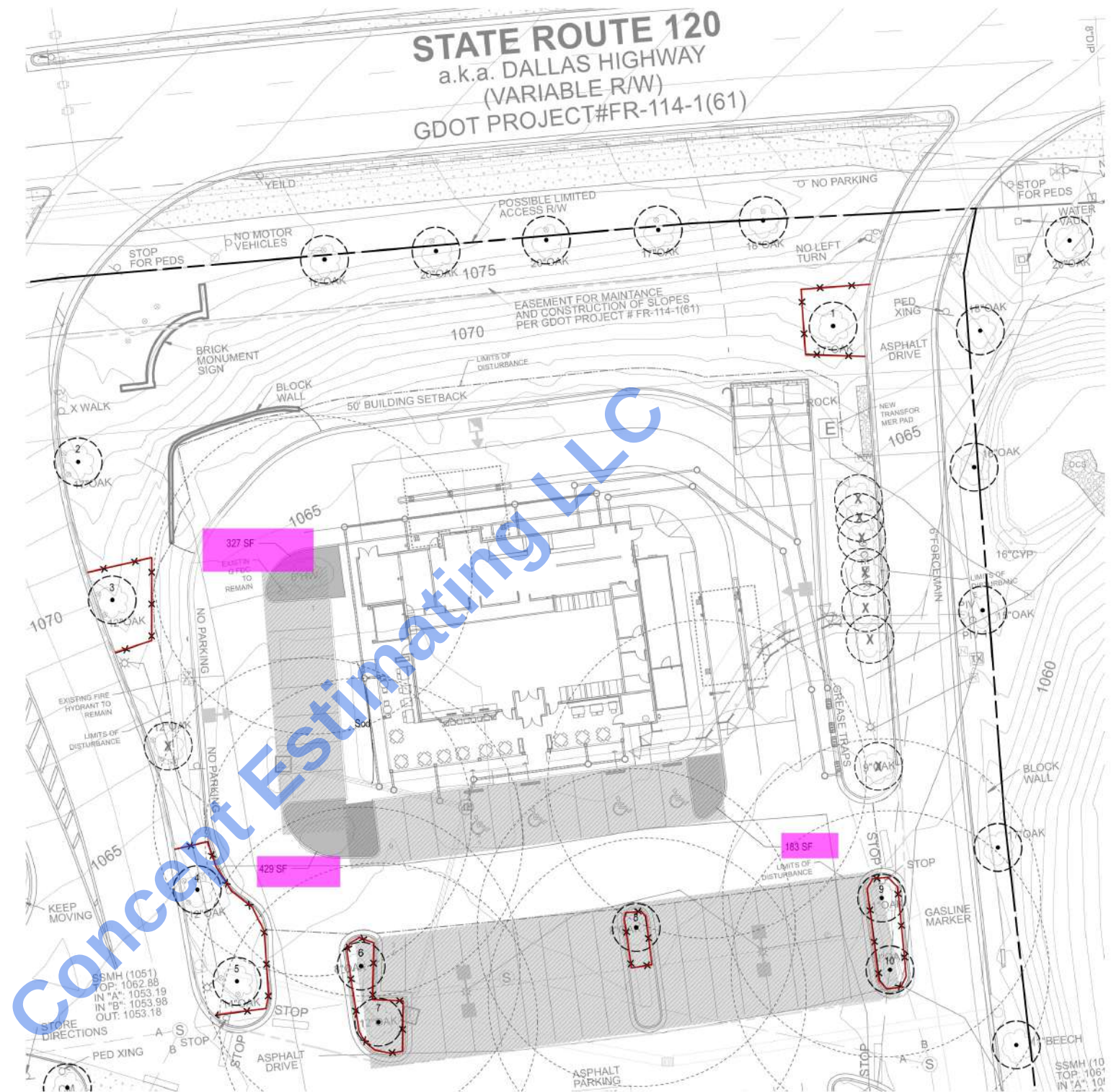
Ds3 PLANTING DATES & SEEDING RATES

		PLANTING DATES (*1*)			SEED RATES (*2*) (# PER ACRE)	
		REGION 1	REGION 2	REGION 3	# PER ACRE	QZ. # PER 1000 SQ. FT.
+TALL FESCUE COMMON BERMAUDA (UNHILLED)		---	8/1-10/15	---	30	12
		---	8/1-10/15	---	6	11
+TALL FESCUE "APPALACHIAN LEPIDOPHYLLA" (UNSCARIFIED)*		8/15-10/15	9/1-10/15	---	30	12
		8/15-10/15	9/1-10/15	---	28	11
+TALL FESCUE RYE GRASS		8/15-10/15	9/1-10/15	---	30	12
		8/15-10/15	9/1-10/15	---	28	11
CROWNVELTCH* RYE GRASS		9/1-10/15	9/1-10/15	---	15	6
		9/1-10/15	9/1-10/15	---	11	5
+COMMON BERMAUDA (HILLED) "APPALACHIAN LEPIDOPHYLLA" (SCARIFIED)* BROWNTOP MILLET		---	4/1-6/1	3/15-6/1	6	3
		---	4/1-6/1	3/15-6/1	60	23
+WEEDING LOVEGRASS "APPALACHIAN LEPIDOPHYLLA" (SCARIFIED)* BROWNTOP MILLET		4/1-6/1	3/1-6/1	3/1-6/1	2	1
		4/1-6/1	3/1-6/1	3/1-6/1	60	23
SUNFLOWER "AZTEC MAXIMILIAN" WEEDING LOVEGRASS		4/15-6/1	4/15-6/1	4/1-6/1	10	4
		4/15-6/1	4/15-6/1	4/1-6/1	2	1
COMMON BERMAUDA (HILLED) BROWNTOP MILLET		---	4/1-6/1	3/15-6/1	10	4
		---	4/1-6/1	3/15-6/1	10	4
WEEDING LOVEGRASS		4/1-6/1	3/1-6/1	3/1-6/1	4	2
		8/15-10/15	9/1-10/15	---	50	19
PENSACOLA BAHIAGRASS(*3*)		---	4/1-6/1	3/1-6/1	60	23
		---	4/1-6/1	3/1-6/1	10	4
CENTPEDE(*4*)		---	5/1-7/1	4/15-6/15	BLOCK SOD ONLY	---
		---	5/1-7/1	4/15-6/15	10	4
COMMON BERMAUDA (UNHILLED) WHEAT		---	10/1-3/1	11/1-2/1	30	12
		---	10/1-3/1	11/1-2/1	10	4

+PREFERRED MIXES THAT INCLUDE TWO PERMANENT AND ONE TEMPORARY SPECIES.
*USE SEED INNOVANT ACCORDING TO MANUFACTURER'S DIRECTIONS AT DOUBLE THE RECOMMENDED RATE.
(*)USE FIGURE 1 TO SELECT APPROPRIATE REGION.
(*)SEED RATES ARE HIGHER WHEN ONE SPECIES IS SEEDING ALONE.
(*)HEAVY COMPACTIVE GRADES THAT WILL SPREAD INTO SOILED LAWNS AND BERMAUDA PASTURES.
(*)USE SOIL TEST RECOMMENDATIONS FOR LIME AND FERTILIZER.

Ds2 PLANTING DATES & SEEDING RATES FOR TEMPORARY VEGETATION

PLANTING DATES (*1*)				SEED RATES (*2*) (PURE LIVE SEED)
S	REGION 1	REGION 2	REGION 3	# PER ACRE
T	4/1-7/1	4/1-7/15	4/1-7/15	40
	7/15-11/30	8/15-12/30	9/1-2/18	168
	8/15-11/15	9/1-12/15	9/15-1/1	40
	9/1-12/30	9/1-12/30	9/15-1/30	180
DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS. SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. IS NOT THE SAME AS RYEGRASS.				



Parking lot islands, peninsulas and medians must have clean, cultivated soil to a total depth of two and one-half (2-1/2) feet. Native subsoil is acceptable in these areas if the soil is amended with appropriate soil amendments and thoroughly tilled. Otherwise, loamy topsoil is required.

The Cobb County Arborist or Landscape Architect must approve the site lighting plan (as it relates to location of poles only). Light poles are not permitted in parking peninsulas, islands and medians without the prior approval of the County Arborist. 20' minimum spacing is required between the trunk of any proposed over-story hardwood tree (or existing tree counted for tree ordinance credit) and any existing or proposed light pole. If the service provider (electric company) produces a lighting plan, it must adhere to the lighting plan shown in the civil engineering drawings provided by Cobb County for the land disturbance permit. If a lighting plan is not part of the civil drawings, the lighting plan designer must submit a plan to the Arborist/Landscape Architect for review and approval. If site lighting is installed without an approved plan, the Certificate of Occupancy will be withheld until all conflicting power poles are moved. Call 770-528-2147

The density requirements shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy or acceptance of the Final Plat. Call the Development Inspections Division at (770) 528-2147 for an inspection. A performance bond, letter-of-credit or escrow account will be accepted if plant materials must be installed at a later date.

Any clearing of this property that results in the sale of timber shall conform to state law regarding payment of taxes on such timber. A Georgia Department of Revenue Form PT-283T along with the required tax payment must be submitted to the Cobb County Board of Tax Assessors Office within the time frame prescribed by state law.

Responsibility for the payment of these taxes rests with the landowner, whether or not the landowner receives any money for the timber. To assure that the land owner is aware of this obligation, and to provide documentation for the Board of Tax Assessors, the attached affidavit must be completed and signed by the land owner prior to issuance of the land disturbance permit.

Cobb County Notes:

Parking lot islands and medians must be covered with four (4) inches of organic mulch material (replaced periodically). To discourage soil compaction from pedestrian traffic, these areas may be planted with low evergreen shrubs, but not with grass.

Provide 15' minimum clearance between trees and dumpster enclosures so as to prevent damage from garbage truck lift mechanism.

Parking lot islands, peninsulas and medians must have a minimum width of eight (8) feet from back of curb. Peninsulas must have a minimum depth of 18.5 feet from back of curb.

Position the parking lot trees approximately four feet from all adjacent curb lines to achieve maximum shading effect.

No permanent sign(s), flag pole(s), proposed fire hydrants or power transformers will be placed in conflict with an ordinance coded or approved tree planting location.

Fiscal surety for maintenance of planted trees must be in place prior to the issuance of the certificate of occupancy. A maintenance inspection will be performed prior to the scheduled release date of the posted fiscal surety to determine the health of the trees planted to meet the requirements of this ordinance as well as any buffer plantings.

An automatic underground irrigation system will be installed on this project to provide irrigation to all proposed shrub beds, trees, and turf areas, including buffer plantings.

The installation of the irrigation system or hose (as specified on this plan), will be verified by the County Arborist prior to the release of this project for a Certificate of Occupancy. All electronic landscape irrigation systems installed after January 2, 2005 must be equipped with a rain sensor shut-off switch in accordance with Georgia HB 1277.

A Maintenance bond, letter of credit or escrow account is required for all materials planted to meet ordinance requirements. The amount of this "maintenance surety" must be 110% of the cost of all required plant materials and the cost of the installation and guarantee of those materials. The surety is the responsibility of the owner/developer of the project. It must be prepared on forms provided by the Community Development Agency and must be posted prior to the issuance of the Certificate of Occupancy (CO).

The expiration date of the surety instrument shall be determined as thirty (30) months from the date of the surety. For all plant materials that will be irrigated by an automated irrigation system, and no watering restrictions are in place prohibiting its use for all required trees and plants, the surety expiration can be reduced to eighteen (18) months.

A landscape conference is required for this project prior to any finish landscaping. Call the Cobb County Arborist at (770) 528-2124 or Landscape Architect at (770) 528-2149. There are critical factors on the landscape plan that affect both the general contractor and the landscape contractor. Planting area dimensions, planting methods as well as plant materials must be in accordance with the approved plan, or the landscape inspector may delay the release of the certificate of occupancy.

Installed trees must be allowed to grow to their natural size and shape and not be pruned in conflict with ANSI A300 Standards (No topping, limbing up, lion tailing, etc).

Buffers must be planted to Cobb County Standards where sparsely vegetated or where disturbed for approved utility or access crossings.

The installation of erosion control devices causes harm to trees. On individual lots, use silt fence only as needed and locate it as far from tree protection zones as possible.

Any clearing of this property that results in the sale of timber shall conform to state law regarding payment of taxes on such timber. A Georgia Department of Revenue Form PT-283-T (see attached sample form) along with the required tax payment must be submitted to the Cobb County Board of Tax Assessors Office within the time frame prescribed by state law.

Responsibility for the payment of these taxes rests with the landowner, whether or not the landowner receives any money for the timber. To assure that the land owner is aware of this obligation, and to provide documentation for the Board of Tax Assessor, the attached affidavit must be completed and signed by the land owner prior to the issuance of the land disturbance permit.

Tree protection devices must be installed and inspected prior to any clearing, grubbing or grading. For projects over two (2) acres, a professional designer must verify that the tree protection fences were installed as shown on the approved plans or in locations that provided better tree preservation potential. Submit this verification prior to the approval of the final plat for residential subdivisions or prior to the issuance of the building permit for commercial projects.

A pre-construction conference is required prior to the issuance of the on-site construction permit. Call the Site Inspections Section at (770) 528-2142 to arrange a meeting at the site.

Tree protection and replacement shall be enforced according to Cobb County standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the Cobb County Arborist or County Landscape Architect.

Buffers must be planted to Cobb County Standards where sparsely vegetated or where disturbed for approved utility or access crossings.

Provide 20' minimum spacing between the trunks of all deciduous shade trees. Provide greater spacing where possible.

Provide 20' minimum spacing between the trunks of all deciduous shade trees and any existing or proposed light poles. Provide greater spacing where possible.

Provide 15' minimum spacing between the trunks of all deciduous shade trees and any existing or proposed buildings. Provide greater spacing where possible.

Do not install over-story trees in locations where future conflicts with existing overhead utility lines will be inevitable. Contact the Cobb County Arborist or Landscape Architect if any potential conflicts are identified during the installation process.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

When digging near trees, the contractor shall prune all exposed roots one (1) inch in diameter and larger on the side of the trench adjacent to the trees. Pruning shall consist of making a clean cut flush with the side of the trench to promote new root growth.

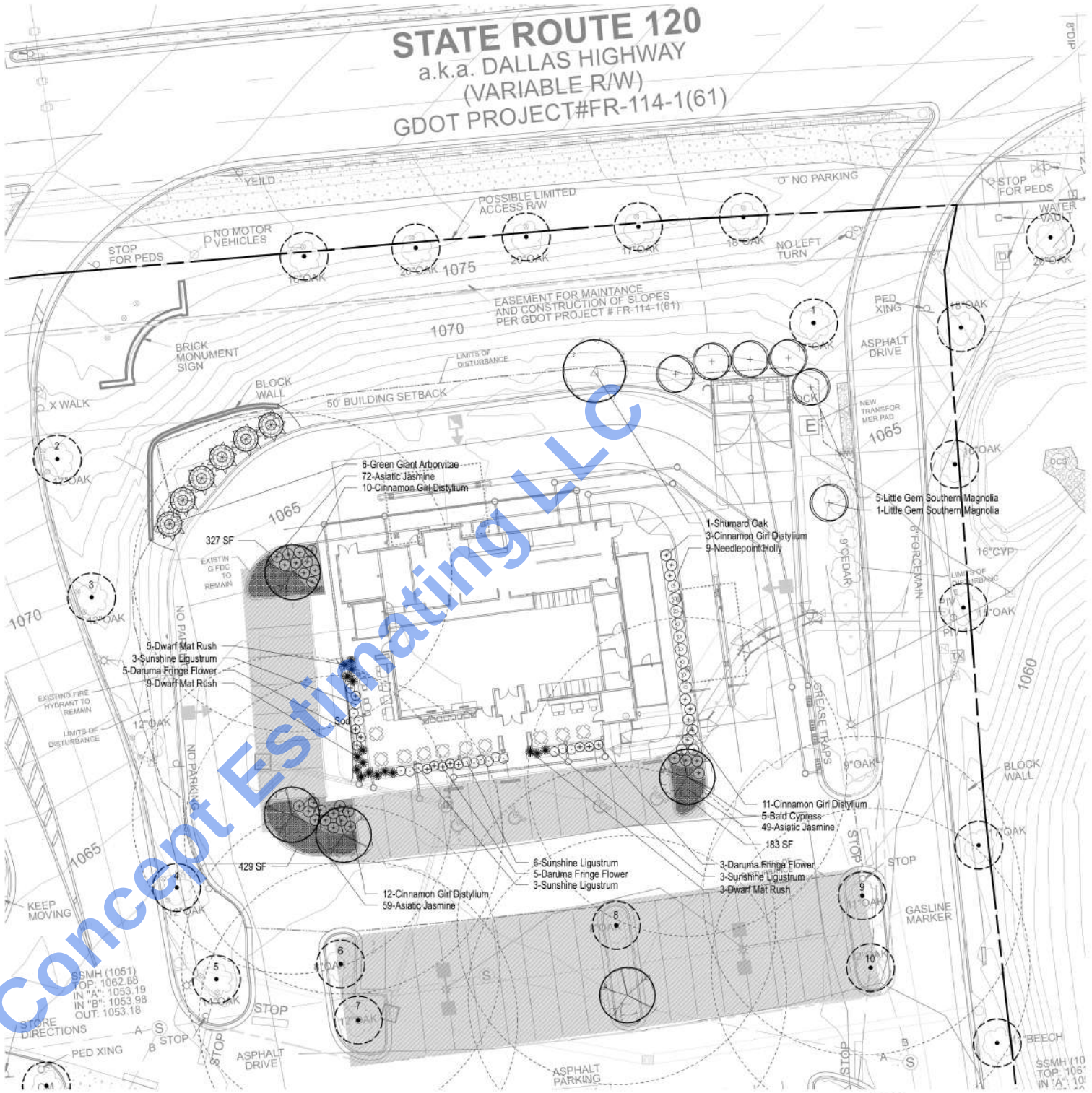
Pruning of tree limbs to provide clearance for equipment and materials shall be done according to standard arboricultural practice (see ANSI A300-1995).

Protect the trunks of any trees being preserved within the temporary or permanent utility easements with strapped-on planking or similar protective device.

LANDSCAPE REQUIREMENTS

COBB COUNTY, GA											
A. SITE DENSITY											
REQUIRED	1.	1.28 Acres @ 15 DU per Acre	19.2 SDF Required								
PROVIDED	1.	Status/Tag	Common Name	Botanical Name	No. of Trees	No. of T.O. Trees	Min. Tree Size	Units Per Tree	Total Units	Total T.O. Units	% T.O. Units
		New	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	6	6	10'-12' Hgt.	0.8	3.6	3.6	18%
		New	Shumard Oak	Quercus shumardii	1	1	3" Cal.	0.8	0.8	0.8	3%
		New	Bald Cypress	Taxodium distichum	5	5	3" Cal.	0.8	3.0	3.0	15%
		New	Green Giant Arborvitae	Thuja x plicata 'Green Giant'	6	6	10'-12' Hgt.	0.8	3.6	3.6	18%
		Preserve#1	Oak				17" Cal.	1.9	1.9	1.9	10%
		Preserve#2	Oak				17" Cal.	1.9	1.9	1.9	10%
		Preserve#3	Oak				12" Cal.	0.8	0.8	0.8	3%
		Preserve#4	Oak				12" Cal.	0.8	0.8	0.8	3%
		Preserve#5	Oak				14" Cal.	1.2	1.2	1.2	6%
		Preserve#6	Oak				8" Cal.	0.3	0.3	0.3	2%
		Preserve#7	Oak				12" Cal.	0.8	0.8	0.8	3%
		Preserve#8	Oak				8" Cal.	0.3	0.3	0.3	2%
		Preserve#9	Oak				11" Cal.	0.8	0.8	0.8	3%
		Preserve#10	Oak				12" Cal.	0.8	0.8	0.8	3%

19.2 SDF Required: EDF (B.6) + RDF (B.8) =				19.4 DU's provided.	19.4	19.7%
B. PARKING						
REQUIRED		1.	10,886 SF Plg bay area @ 1 Tree/140 SF		10	Trees Required
		2.	Each parking space within 50' ft of trunk of tree			
		3.	All root zones must be min 8' width			
		4.	1 parking space per 100 SF of footprint, 4,800 SF / 100		48	Parking Spaces Required
PROVIDED		1.	5 Existing Oaks, 5 Bald Cypress		18	Trees Provided
		2.	All parking spaces within 50' of trunk of tree			
		3.	All root zones are 8' min width			
		4.	Parking Spaces		51	Parking Spaces Provided



PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
⊙	6	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	10'-12' Hgt.	
⊙	1	Quercus shumardii	Shumard Oak	3" Cal.	B & B; single straight leader
⊙	5	Taxodium distichum	Bald Cypress	3" Cal.	B & B; single straight leader
⊙	6	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	6-8' Hgt.	
Shrubs					
⊕	36	Distylium 'Cinnamon Girl'	Cinnamon Girl Distylium	3 Gal.	
⊕	9	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	
⊕	15	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	3 Gal.	
⊕	17	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
⊕	13	Loropetalum chinense 'Daruma'	Daruma Fringe Flower	3 Gal.	
Groundcovers					
⊕	180	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	
Other					



Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:

JIM 'N NICK'S
COMMUNITY
BAR-B-Q

JIM 'N NICK'S

3625 DALLAS HWY.
MARIETTA, GA 30064

PROJECT INFORMATION:



REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION
1	1/23/24	DO	Comments
2	2/5/24	DO	Lighting

MLD PROJECT # : 2023306
DRAWN BY: MB
CHECKED BY: ADN
DATE: 6/16/23

Landscape Plan

PERMIT

L-101

SPR-2023-00527



LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, seed, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System (if provided); see irrigation specifications

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container-grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushy to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character; without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. Sod Areas: Spread a minimum 4" layer of top soil and rake smooth.
2. Planting bed areas: Spread a minimum 4" layer of top soil and rake smooth.
3. Landscape Islands/Medians: Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing. Must ensure island have proper drainage; perk test required.
4. Annual/Perennial bed areas: Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on location of plantings; see plan and landscape notes for mulch type.

*Hold mulch 4" away from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3". Color: Dark brown
2. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.
3. Long Needle Pinestraw: Pinestraw shall be fresh, rich in color, relatively clean and free of debris and other materials. Decaying, rotting, or moldy pinestraw will be rejected.
4. Rock Mulch: (color) light gray to buff to dark brown, washed river rock, 1" - 3" in size; or as desired by Owners Representative. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material. Metal edging shall be installed along all edges between rock mulch and sod and/or rock mulch and other types of mulch.

Guying/Staking:

1. As per details.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 - EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil if provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 1/2" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" - 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of plants and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material; depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan or as approved during installation)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.

2. Wrapping:

- a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
- b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
- c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom spring.
- d. Tree wraps are temporary and no longer needed once the trees develop corky bark.

3. Staking/Guying:

- a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
- b. Stake deciduous trees as per details.
 - i. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 - ii. Ties are attached to the tree, usually at the lowest branch.
- c. Guy deciduous trees as per details.

4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walking clean of dirt and debris. Remove all plant tags and other debris from lawns and plants areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

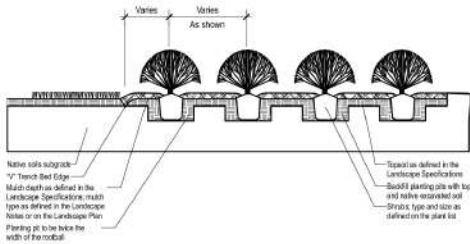
MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

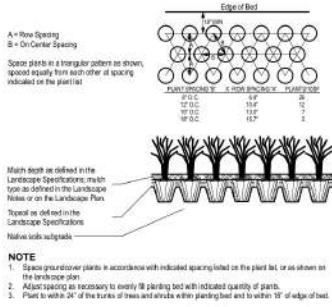
Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and diseases.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants, and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

2 SHRUB BED PLANTING DETAIL
SCALE: NTS



4 GROUND COVER PLANTING DETAIL
SCALE: NTS



6 "V" TRENCH BED EDGING DETAIL
SCALE: NTS

