

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
DEVELOPMENT REVIEW COMMITTEE
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

AGENDA

SUBJECT: **Special Call-** Starkville Tree Advisory Board

DATE/TIME/PLACE: OCTOBER 14, 2015, 11:00 AM, CITY HALL CONFERENCE ROOM

Waiver Request:

- LW 15-06 Oktibbeha County Storm Shelter, Landscape Waiver, 937 Lynn Lane, Zoned M-1, Ward 2, Seeking relief from the small and canopy tree requirements. Applicant: JBHM Architects, Owner: Oktibbeha County
- LW 15-07 Cookout Restaurant, Landscape Waiver, 112 Hwy 12 west, Zoned C-2, Ward 7, Seeking relief from perimeter parking landscape requirements, Applicant: Eric Feng

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Tree Advisory Board
FROM: Daniel Havelin (662-323-2525 ext. 136)
SUBJECT: LW 15-06 Oktibbeha County Storm Shelter, Landscape Waiver, 937 Lynn Lane, Zoned M-1, Ward 2, Seeking relief from the small and canopy tree requirements. Applicant: JBHM Architects, Owner: Oktibbeha County
DATE: October 14, 2015

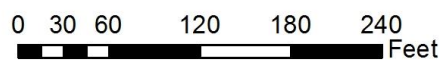
AREA/BACKGROUND:

JBHM Architects on behalf of Oktibbeha County is request relief on the tree requirements for the proposed county storm shelter. See attached application and supporting documents 1-5.

LANDSCAPE WAIVER REQUEST:

Section 5.A.1. Minimum Standards (as it relates to small and canopy trees)
Section 6.A.3. Interior Parking Area
Section 6.8. Perimeter of Parking Area (including Table 6-2, as it relates to canopy trees)
Section 7.8. Landscape requirements for non-vehicular open space areas (as it relates to canopy trees)

Attachment 1
LW 15-06 Aerial



Legend

Subject Parcel

Planting Plan

PLANT SCHEDULE

PLANT	QTY	REMARKS	QTY	REMARKS
1. Japanese Maple	10	10' x 12' x 12' H	10	10' x 12' x 12' H
2. Red Maple	10	10' x 12' x 12' H	10	10' x 12' x 12' H
3. Green Maple	10	10' x 12' x 12' H	10	10' x 12' x 12' H
4. Dogwood	10	10' x 12' x 12' H	10	10' x 12' x 12' H
5. Tulip	10	10' x 12' x 12' H	10	10' x 12' x 12' H
6. Magnolia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
7. Camellia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
8. Hydrangea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
9. Forsythia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
10. Lilac	10	10' x 12' x 12' H	10	10' x 12' x 12' H
11. Rhododendron	10	10' x 12' x 12' H	10	10' x 12' x 12' H
12. Azalea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
13. Camellia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
14. Hydrangea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
15. Forsythia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
16. Lilac	10	10' x 12' x 12' H	10	10' x 12' x 12' H
17. Rhododendron	10	10' x 12' x 12' H	10	10' x 12' x 12' H
18. Azalea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
19. Camellia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
20. Hydrangea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
21. Forsythia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
22. Lilac	10	10' x 12' x 12' H	10	10' x 12' x 12' H
23. Rhododendron	10	10' x 12' x 12' H	10	10' x 12' x 12' H
24. Azalea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
25. Camellia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
26. Hydrangea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
27. Forsythia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
28. Lilac	10	10' x 12' x 12' H	10	10' x 12' x 12' H
29. Rhododendron	10	10' x 12' x 12' H	10	10' x 12' x 12' H
30. Azalea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
31. Camellia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
32. Hydrangea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
33. Forsythia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
34. Lilac	10	10' x 12' x 12' H	10	10' x 12' x 12' H
35. Rhododendron	10	10' x 12' x 12' H	10	10' x 12' x 12' H
36. Azalea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
37. Camellia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
38. Hydrangea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
39. Forsythia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
40. Lilac	10	10' x 12' x 12' H	10	10' x 12' x 12' H
41. Rhododendron	10	10' x 12' x 12' H	10	10' x 12' x 12' H
42. Azalea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
43. Camellia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
44. Hydrangea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
45. Forsythia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
46. Lilac	10	10' x 12' x 12' H	10	10' x 12' x 12' H
47. Rhododendron	10	10' x 12' x 12' H	10	10' x 12' x 12' H
48. Azalea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
49. Camellia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
50. Hydrangea	10	10' x 12' x 12' H	10	10' x 12' x 12' H
51. Forsythia	10	10' x 12' x 12' H	10	10' x 12' x 12' H
52. Lilac				

Attachment 3
Application

REQUEST FOR LANDSCAPE WAIVER
City of Starkville Planning & Zoning Commission
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org



APPLICANT / AGENT INFORMATION

Name: JBHM Architects Phone: (662) 844-1822
E-mail address: bbishop@jbhm.com

PROPERTY OWNER INFORMATION

Name: Oktibbeha County Phone: (662) 323-1520
Address: 108 West Main Starkville, MS 39759
E-mail address: egarrard@gtpdd.com

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: 937 Lynn Lane Starkville, MS 39759
Tax Map/Parcel ID Number: 102K-00-012.00 Zoning: M-1
Legal Description: See attached page
(Attach separate sheet if necessary)

Requesting Waiver From:

Sections of the landscaping ordinance which require small or canopy trees.
These sections include but may not be limited to:

- Section 5.A.1. Minimum Standards (as it relates to small and canopy trees)
- Section 6.A.3. Interior Parking Area
- Section 6.B. Perimeter of Parking Area (including Table 6-2, as it relates to canopy trees)
- Section 7.B. Landscape requirements for non-vehicular open space areas (as it relates to canopy trees)

Attached to this document are pages from FEMA 361 Design and Construction Guidance for Community Safe Rooms that discuss debris potential at safe room sites and representative missiles for debris impact testing. The county's goal is to minimize the potential for trees added to the site to become debris "missiles" during a tornado. The county will be liable for any damage to the shelter or people inside the shelter.

Also attached to this document is the landscape drawing L401 showing the total number trees required by the city.

For submittal deadline please refer to Tree Advisory Board schedule.

☐ Application Fee ☒ Drawings ☒ Notarized Owner Authorization

Submitted by: Bryan Bishop Date: 9/29/2015

Attachment 4

relatively little testing has been performed on lower-speed missiles such as windborne debris impacting buildings. In the design of community safe rooms, wind loads are likely to control the structural design. However, components and cladding (C&C) and building envelope issues may be governed by missile impact requirements. Nonetheless, after the safe room has been designed to withstand wind forces from the design wind speed, the proposed wall and roof sections should be tested for impact resistance from missiles. Windborne debris may kill or injure people who cannot find adequate shelter or refuge during a tornado or hurricane.

If the missile breaches the building envelope, wind may enter the building, resulting in an over-pressurization of the building that often leads to structural failures. This high potential for missiles capable of breaching a building's exterior supports the recommended use of the internal pressure coefficient for partially enclosed buildings in the design criteria presented in Chapter 3. Most experts group missiles and debris into three classifications. Table 7-1 lists the classifications, presents examples of debris, and describes expected damage.

Table 7-1. Windborne Debris (Missiles) and Debris Classifications for Tornadoes and Hurricanes

Missile Size	Typical Debris	Associated Damage Observed
Small ? Light Weight)?	Aggregate roof surfacing, pieces of trees, pieces of wood framing members, bricks	Broken doors, windows, and other glazing; some light roof covering damage
Medium ? Medium Weight)?	Appliances, HVAC units, long wood framing members, steel decking, trash containers, furniture	Considerable damage to walls, roof coverings, and roof structures
Large ? Heavy Weight)?	Structural columns, beams, joists, roof trusses, large tanks, automobiles, trees	Damage to wall and roof framing members and structural systems

Wind events have been modeled to show that the selected 15-lb missile will have different speeds and trajectories, depending on the event. However, to be conservative, it is recommended that test criteria for missile impact resistance be as stated in this section and Chapter 3.

Comparisons of results from missile impact tests for missiles other than the 15-lb wood 2x4 traveling at the design missile speed are discussed in Appendix G.

7.1.1 Debris Potential at Safe Room Sites

Debris impacting buildings during extreme-wind events can originate from both the surrounding area and from the building itself. During the development of a safe room design, the design professional should review the site to assess potential missiles and other debris sources in the area.

In addition to the wood 2x4 members identified as the representative large missile, roof coverings are a very common source of windborne debris (missiles) or falling debris (ranging from roof aggregate or shingles to heavy clay tiles, slate roof coverings, and roof pavers; see Figure 7-1). Other sources of debris include roof sheathing (decking) materials, wall coverings, roof-mounted mechanical equipment, parapets, garbage cans, lawn furniture, missiles originating from trees and vegetation in the area, vehicles, and small accessory buildings. Missiles originating from loose pavement and road gravel have also been observed in intense windstorms. In one area impacted by Hurricane Andrew, mailboxes were filled with rocks and asphalt from surrounding roadways.

As buildings break apart during extreme-wind events, the failures progress from the exterior building elements inward to the structural members (e.g., trusses, masonry units, beams, and columns). The literature on tornadoes and hurricanes contains numerous examples of large structural members that have been transported by winds for significant distances by the wind field when a portion of exterior sheathing remains connected and provides an aerodynamic sail area on which the wind can act.



Figure 7-1. Examples of large debris generated by tornadoes and hurricanes

Rooftop mechanical equipment that is kept in place only by gravity connections is a source of heavy deformable debris when displaced during extreme-wind events. Additional vulnerabilities to missiles and winds are created when rooftop equipment is displaced from the roof, leaving large openings in the roof surface. Cars, busses, and trucks can also be moved by strong winds (see Figure 7-2). Lightweight vehicles can be moved around in parking lots in winds with gust speeds approaching 100 mph. Although pieces of debris larger than the test missiles (a wood board 2x4 that is either 15 or 9 pounds in weight) have been observed, the speed of these missiles is considerably less. From post-disaster investigations, the 2x4 test missile appears most representative of the high-energy missile most likely to penetrate conventional construction. However, a safe room that has been designed to provide punching shear resistance from a 15-lb wood 2x4 and the capacity to resist the large wind forces associated with an extreme-wind

event will likely provide protection for some level of impact from larger debris items. Additional design guidance concerning large falling debris is presented in Section 7.6.

7.1.2 Representative Missiles for Debris Impact Testing

The size, mass, and speed of missiles in tornadoes and hurricanes varies widely. Only a few direct measurements of debris velocity have been made. Such measurements require using photogrammetric

techniques to analyze videos of tornadoes that contain identifiable debris. Unfortunately, very little studies (in the field or using photogrammetry) have occurred in the past 20 years to help produce a more technically documented choice for the representative missile. For this reason, the choice of the missiles that a safe room should be designed to withstand is somewhat subjective. From over 30 years of post-disaster investigations after tornadoes and hurricanes, the Wind Science and Engineering (WISE) Research Center at Texas Tech University (TTU) concluded that the missile that best represents windborne debris that is likely to perforate building components is a wood 2x4 member, weighing up to 15 pounds.



Figure 7-2. A school bus was lifted atop a section of Caledonia High School, Caledonia, Mississippi (January 2008)

The trajectories of windborne debris of all shapes have been the subject of research in recent years (particularly at TTU, University of Florida, and Louisiana State University). This work includes trajectory trials on wind-tunnel models and validated numerical models. As part of this work, debris is categorized by its shape and flying characteristics into 'compact,' 'rod,' and 'plate/sheet' types. 'Compact' objects, usually generalized as cubes or spheres, are driven by wind drag forces, and have downward directed trajectories from their initial point of flight and often hit the ground before hitting a downwind building. On the other hand, the 'rod' and 'plate' types are subjected to significant lift forces, and can fly up before eventually attaining a downward trajectory under the influence of gravity. Therefore, these types have more potential to stay in flight and accelerate to damaging horizontal speeds before impacting a downwind building. These characteristics are consistent with the observed distances traveled, and damage observed after tornadoes and hurricanes have occurred.

The design missile chosen for much of the work done in protective structures and in storm shelters is a nominal, 2x4 wood board. It is very likely that much of the debris generated by extreme winds consists of boards and sawn lumber that came from buildings being torn apart by wind-induced pressures or other windborne debris. The 2x4 member is a representative test missile for the variety of damaging 'plate/sheet' and 'rod' type objects that have been observed during hurricanes. These include roof tiles, panels from billboards, and metal roof panels and flashing, etc., as well as timber roofing members. Furthermore, the 2x4 board has been shown

Attachment 5
Landscape Plan

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Tree Advisory Board
FROM: Daniel Havelin (662-323-2525 ext. 136)
SUBJECT: LW 15-07 Cookout Restaurant, Landscape Waiver, 112 Hwy 12 west, zoned C-2, Ward 7,
Seeking relief from perimeter parking landscape requirements, Applicant: Eric Feng
DATE: October 14, 2015

AREA/BACKGROUND:

The applicant is seeking relief from the perimeter parking requirements for the north, east and west side of the property. Cookout restaurant has recently entered into a purchase agreement with the current Arby's restaurant site. Cookout is in process of creating construction documents for a complete renovation of the existing structure. The current structure and site are classified as Non-conforming and the scope of the proposed modification require that the building and site become conforming. The request for landscape waivers is due to the fact that the existing parking lot is on the northern and eastern property line. The western property line has room for planting, but has overhead powerline restricting the height of the plant material. See attachments 1-7.

LANDSCAPE WAIVER REQUEST:

Request #1: Section 6.B. Perimeter Parking Areas- North and East side

Request #2: Section 6.B. Perimeter Parking Areas- West side

Attachment 1
LW 15-07 Aerial

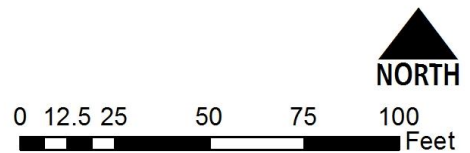


NORTH

0 12.5 25 50 75 100 Feet

Legend

Attachment 2
LW 15-07 Proposed Plan



Legend

Attachment 3
Applicant Statement and Request

Applicant Statement

Waiver Request #1

We are requesting relief from the perimeter landscape requirements as required by section 6 subsection B of the landscape ordinance.

Code Reference

City of Starkville Landscape Ordinance Section 6 Subsection B – Perimeter of Parking Areas.

Request

1. The applicant is requesting relief from the strict adherence to the perimeter landscape requirements in order to reduce the required 5' landscape screen with continuous shrub screen and 1 canopy tree for every 175 square feet to 0' along the east (right side) and north (rear) property lines.
2. The applicant is renovating the existing building and intends to use the existing parking areas on site. The existing back of curb for the parking areas along the right and rear side of the property backs right up next to the property boundary which prohibits the applicant from providing the require 5' landscape strip with shrubs and canopy trees.
3. The applicant is attempting to make an effort to provide as much landscaping as possible along the right and rear property line by eliminating a parking space to provide a landscape island with one canopy tree along the right side property line and providing additional shrub screening in the existing landscape island in the northeast corner of the parking area where 3 Crape Myrtles currently exist and shall remain. In addition in the existing landscape island in the south east corner of the property next to the entrance the applicant intends to remove the existing shrubs and replace with an improved shrub screen and an additional canopy tree.
4. The applicant is also providing a new landscape area to the rear of the new cooler addition where they will place 2 canopy trees along with other landscape material. In addition they will also add an additional landscape island on the left side of the entrance where they will place a monument

sign and pedestrian access to the building from the ROW. An additional canopy tree will also be placed in this island along with a continuous shrub screen. These areas combined with the existing landscape areas on site will allow for an increase in green space and canopy tree cover vs the existing site and will help reduce the amount of asphalt and impervious surfaces.

Waiver Request #2

We are requesting relief from the perimeter landscape requirements as required by section 6 subsection B of the landscape ordinance.

Code Reference

City of Starkville Landscape Ordinance Section 6 Subsection B – Perimeter of Parking Areas (specifically the requirement of 1 canopy tree per 175 square feet)

Request

1. The applicant is requesting relief from the strict adherence to the perimeter landscape requirements in order to substitute smaller shorter ornamental trees for the required canopy trees along the west (left side) property line due to the existence of an overhead power line that runs the length of the property line.
2. The overhead power line prohibits the use of taller canopy trees along this property line. In keeping with the spirit and original intent of the ordinance the applicant will be providing the required 5' landscape screen with continuous row of shrubs to be 3' in height along the property line in addition to the ornamental trees to be used in place of canopy trees.
3. The granting of this request will still preserve the intent of the ordinance to provide the necessary screening while keeping the tree height below the power line to prevent electric service disruption and complying with the regulations of the utility district.

Attachment 4



View looking southwest at western property line

Attachment 5



View looking southeast at eastern property line

Attachment 6



View looking west at northern property line

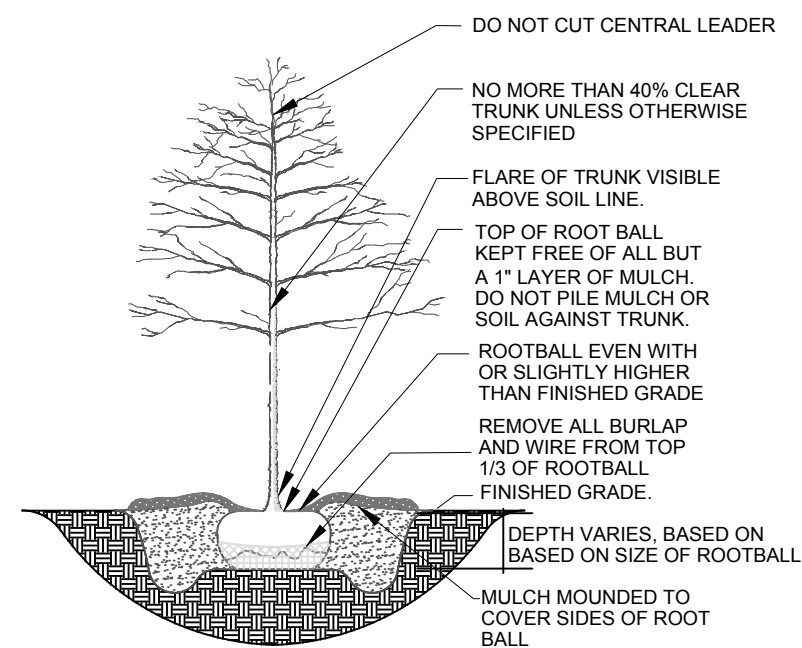
Attachment 7
Landscape Plan and Rendering



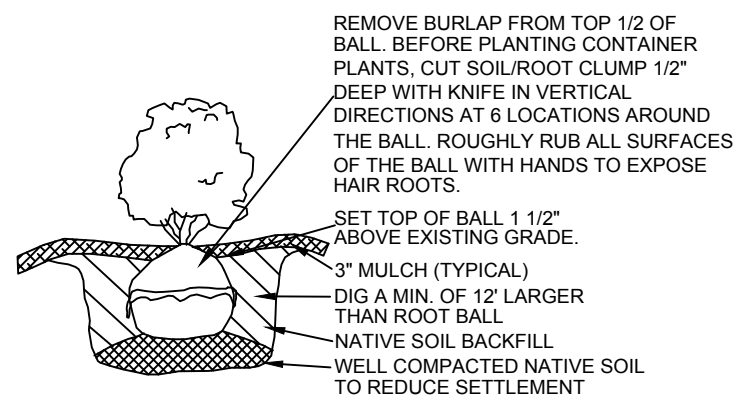
VICINITY MAP
NTS

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2 1/2' CAL.	B&B	FULL BRANCHED
CC	11	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	6-8' HT.	B&B	FULL BRANCHED
QP	1	QUERCUS PHELLOS	WILLOW OAK	2 1/2' CAL.	B&B	FULL BRANCHED
ZS	2	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	2 1/2' CAL.	B&B	FULL BRANCHED
SHRUBS						
IG	15	ILEX GLABRA 'SHAMROCK'	INK BERRY	24" HT.	CONT./B&B	FULL BRANCHED
IV	7	ILEX VERTICILLATA 'RED SPRITE'	COMMON WINTERBERRY	24" HT.	CONT./B&B	FULL BRANCHED
JC	65	JUNIPERUS CHINENSIS 'SEA GREEN'	CHINESE JUNIPER	24" HT.	CONT./B&B	FULL BRANCHED

SOD TO BE A LOCALLY GROWN TYPE TYPE FESCUE. SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

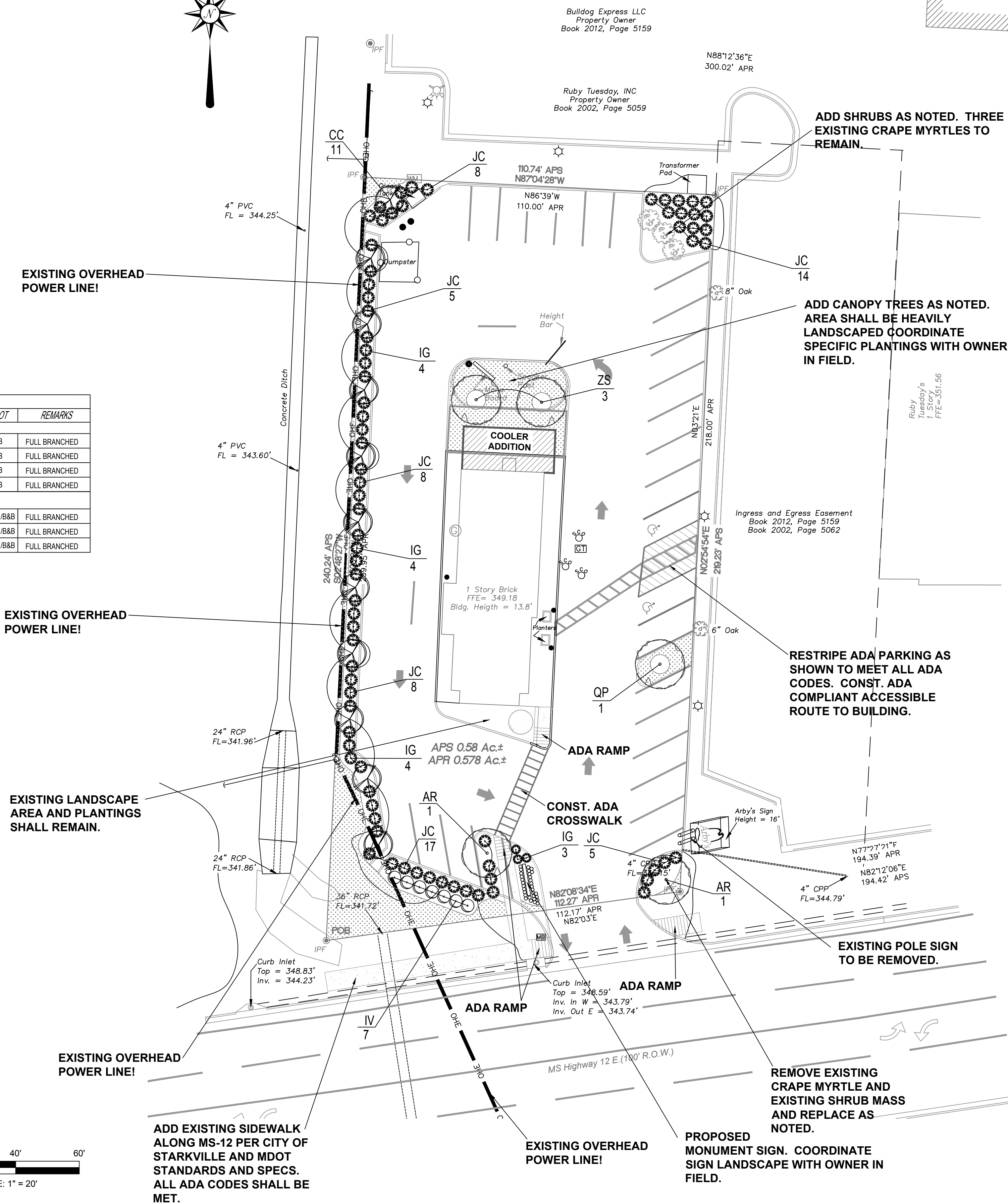


TYPICAL PLANTING DETAIL- TREES
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY



LANDSCAPE NOTES:

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.

2. PLANTS & TREES
A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE DESIGNER TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATIONS.
D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.

3. MULCHING
A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MINIMUM DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.

4. PLANT MAINTENANCE
A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS, STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.

5. ACCEPTANCE AND GUARANTEE
A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.

6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED

8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.

9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS, SHALL BE MULCHED IN A PLANT BED WITH SHREDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS AND PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.

GENERAL NOTES

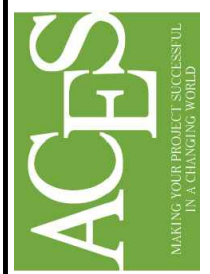
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:
PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

REVISIONS



112 MS-12
STARKVILLE, MS 39759



ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 5745

DATE: 10/9/2015

SCALE: 1" = 20'

DRAWN: D. WHITLEY

CHECKED: J. ARNOLD

FILE PATH:
Z:\SITE\DEV\1-LANDSCAPE&SITEPLAN

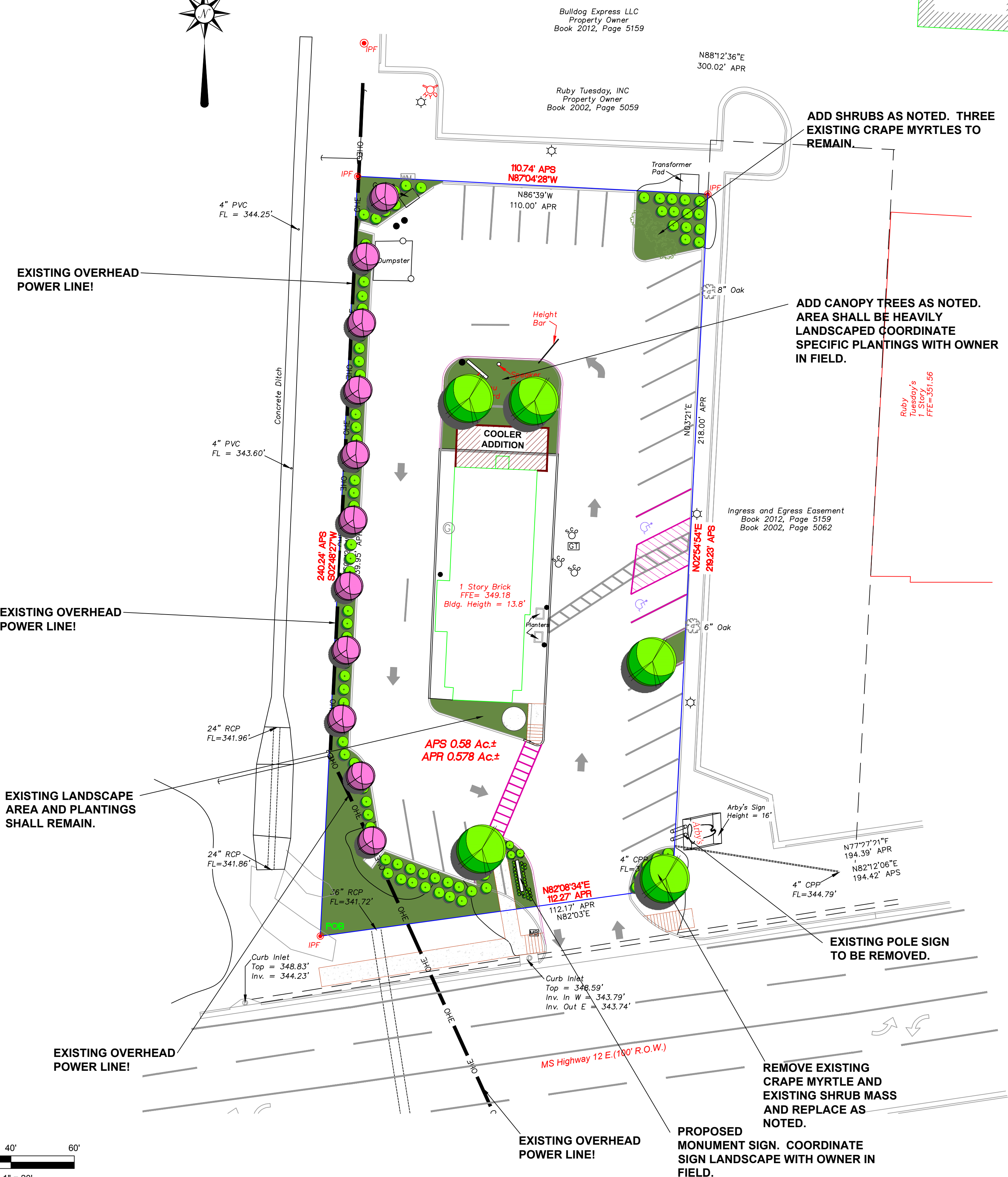
L1

LANDSCAPE & SITE
LAYOUT PLAN



VICINITY MAP
NTS

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY



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L2
RENDERING