GENERAL CONSTRUCTION NOTES

3. PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE SAID ITEMS.

4. CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL

PAVING, GRADING AND DRAINAGE NOTES

1. ALLphased construction material, supplied by the contractor, shall be used to construct the facility as shown and described in the construction plans.

2. ALL erosion control measures shall be installed prior to the commencement of construction.

3. ALL exposed areas or disturbed soil shall be stabilized with approved erosion control measures immediately after the materials are exposed to the elements.

4. ALL erosion control measures shall be maintained in effective condition at all locations until the project is completed and accepted by the owner.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT SEWERS IN SUCH A MANNER AS TO PREVENT INFILTRATION OR LEAKAGE.

2. ALL SEWER LINES AND STRUCTURES SHALL BE CONSTRUCTED UNDER THE PLAN AND SPECIFICATIONS AND SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF THE LOCAL AND COUNTY RIGHTS-OF-WAY.

3. ALL SEWER LINES AND STRUCTURES SHALL BE CONSTRUCTED UNDER THE PLAN AND SPECIFICATIONS AND SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF THE LOCAL AND COUNTY RIGHTS-OF-WAY.

4. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE MAINTAINED ACCORDING TO CITY OF OLATHE REGULATIONS.

5. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES TO LIMIT THE SOURCES OF SEDIMENT AND INCREASE DRAINAGE FLOW.

6. VARIOUS FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY REQUIREMENTS.

7. ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT INDICATED ON THE PAVING, GRADE AND DRAINAGE PLANS.

8. ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT INDICATED ON THE PAVING, GRADE AND DRAINAGE PLANS.

9. ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT INDICATED ON THE PAVING, GRADE AND DRAINAGE PLANS.

10. AT THE END OF EACH WORKING DAY, ANY SEDIMENT TRACKED OR CONVEYED ONTO A WORKING AREA SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

11. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

12. ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT INDICATED ON THE PAVING, GRADE AND DRAINAGE PLANS.

13. THE CONTRACTOR SHALL INSTALL UNDERGROUND STORM WATER PIPING PER MANUFACTURERS RECOMMENDATIONS.

14. THE CONTRACTOR SHALL INSTALL UNDERGROUND STORM WATER PIPING PER MANUFACTURERS RECOMMENDATIONS.

15. THE CONTRACTOR SHALL INSTALL UNDERGROUND STORM WATER PIPING PER MANUFACTURERS RECOMMENDATIONS.

16. THE CONTRACTOR SHALL INSTALL UNDERGROUND STORM WATER PIPING PER MANUFACTURERS RECOMMENDATIONS.

17. THE CONTRACTOR SHALL INSTALL UNDERGROUND STORM WATER PIPING PER MANUFACTURERS RECOMMENDATIONS.
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SERVICES HAVE BEEN DISCONNECTED.

2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE INCLUDED IN THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL REMOVAL AREAS.

3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.

4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A REALIZED, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN THE BASEMENT LEVEL. THE LEVEL IS TO BE DRAINED AND BARRIERS TO BE PLACED TO PROTECT THE BASEMENT LEVEL.

5. THE CONTRACTOR OR OWNER SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE HEALTH AND ENVIRONMENT'S REGULATIONS. NO BUILDING MATERIALS OR WASTES OR UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT CONSIDERED TO BE WASTES OR UTILITIES WERE DISCONNECTED.

6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE THAT ALL UTILITIES WERE DISCONNECTED.

7. AT THE END OF EACH WORKING DAY, ANY SEDIMENT TRACKED OR CONVEYED ONTO A SEDIMENT CONTROL INSPECTION PRIOR TO ANY EARTHMOVING ON THE PROPOSED SITE. SEDIMENT REMOVAL FROM EROSION AND SEDIMENT CONTROLS AND FACILITIES SHALL BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO CONTROL CITY OF OLATHE REVISED JANUARY 2022 DC1-13 PLAN OR REVISIONS TO THE PROVISIONS OF THE NECESSARY TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO CONTROL CITY OF OLATHE REVISED JANUARY 2022 DC1-13 PLAN OR REVISIONS TO THE PROVISIONS OF THE NECESSARY TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.

10. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND WASTES OR UTILITIES WERE DISCONNECTED.

11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN THE BASEMENT LEVEL. THE LEVEL IS TO BE DRAINED AND BARRIERS TO BE PLACED TO PROTECT THE BASEMENT LEVEL.

12. THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO CONTROL CITY OF OLATHE REVISED JANUARY 2022 DC1-13 PLAN OR REVISIONS TO THE PROVISIONS OF THE NECESSARY TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

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18. THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO CONTROL CITY OF OLATHE REVISED JANUARY 2022 DC1-13 PLAN OR REVISIONS TO THE PROVISIONS OF THE NECESSARY TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

19. THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO CONTROL CITY OF OLATHE REVISED JANUARY 2022 DC1-13 PLAN OR REVISIONS TO THE PROVISIONS OF THE NECESSARY TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

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### Site Data:

- **Lease Area:** 0.99 AC
- **Zoning:** CS (Commercial)
- **Disturbed Area:** 0.99 AC
- **Proposed Use:** Restaurant with Drive Thru
- **Maximum Building Height:** 12 Stories
- **Proposed Building Height:** 1 Story / 21 Feet
- **Parcel ID:** 0231111201001003010
- **Building Coverage:**
  - **Proposed Floor Area:** 3,381 SF
  - **F.A.R. (3,381 SF / 43,027 SF):** 7.9%

### Parking Summary:

- **Required:**
  - Standard: 24
  - Accessible: 2
- **Provided:**
  - Standard: 40
  - Accessible: 2
- **Total:**
  - Standard: 26
  - Accessible: 2

**Parking Calculation:**

1 Parking Space for every 100 square feet of customer area plus 1 per employee on maximum shift.

- **Customer Area:** 1,340 SF = 1,400 SF
- **Employees on Maximum Shift:** 12

\[
\text{Parking Spaces} = \left( \frac{1,400}{100} \right) + 12 = 26
\]

### Lot Coverage:

- **Building Area:**
  - 0.08 AC
  - 3,381 SF
  - 7.86%
- **ImperVIOUS Area:**
  - 0.69 AC
  - 30,194 SF
  - 70.17%
- **Landscape/Open Space Area:**
  - 0.22 AC
  - 9,453 SF
  - 21.97%
- **Total Lease Area:**
  - 0.99 AC
  - 43,028 SF
  - 100%

### Keynote Index:

- **A**
  - Bollards with sleeve (TYP).
- **B**
  - Flagpole (SEE NOTE 1).
- **C**
  - Dumpster and pad. Refer to arch. drawings.
- **D**
  - Concrete sidewalk.
- **E**
  - Menu board. Refer to arch drawings.
- **F**
  - Decomposed granite strips (refer to landscape plan).
- **G**
  - Concrete nose cap (TYP).
- **H**
  - Wheel stop (TYP.) (SEE DETAIL SHEET C-104).
- **I**
  - Bike rack, 2 spaces. (SEE DETAIL SHEET C-104).
- **J**
  - Existing sidewalk.
- **K**
  - Proposed transformer.
- **L**
  - Proposed light pole (SEE ELECTRICAL PLANS).
- **M**
  - Property line.
- **N**
  - Lit bollards (TYP). Refer to arch drawings.
- **O**
  - Light pole.
- **P**
  - Directional arrow (TYP.)
- **Q**
  - Proposed crosswalk.
- **R**
  - Transforming pad.
- **S**
  - Light pole.
- **T**
  - Transformed transformer.
- **U**
  - Monument sign. Refer to arch. drawings and signage.
- **V**
  - Package.
- **W**
  - Lighting fixtures.
- **X**
  - Do not enter sign.
- **Y**
  - Do not enter.
- **Z**
  - 5' curb transition to building.

**Sign Legend:**

- **PARKING STALL COUNT**
- **#**
- **ACCESSIBLE PARKING SPACE**
- **T**
- **TRANSFORMER PAD**
- **PROPERTY LINE**

**Symbol Legend:**

- **PARKING BY PERMIT**
- **DISABLED ONLY**
- **ACCESSIBLE PARKING**
- **$250 FINE F.S. 318.18 ACCESSIBLE PENALTY**
- **STOP**
- **STOP SIGN**
- **DO NOT ENTER**
- **DO NOT ENTER SIGN**
- **DIRECTIONAL ARROW**
- **ADA RAMP (SEE DETAIL SHEET C-103)**
- **PROPOSED CROSSWALK**
- **INSTALL COMMERCIAL ENTRANCE DRIVE. CONTRACTOR TO MATCH LINE AND GRADE OF EXISTING PAVEMENT (SEE DETAIL SHEET C-103)**
- **PROPOSED TYPE CG-1 CURB AND GUTTER (SEE DETAIL SHEET C-103)**

**Drawing Scale:**

- 1" = 100" Feet
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.

2. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.

3. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.

4. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

5. REFER TO THIS SHEET FOR PAVEMENT AND CONCRETE SPECIFICATIONS.
NOTES:
1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
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3. SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.

PROPERTY LINE
INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.

DATUM = NAVD 88

UNDERTAKEN IN CAST IN PLACE CONCRETE.

REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

UNDERGROUND REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

DUCTILE IRON CROSSING, STORM DRAINAGE OUT IN SPECIFICATIONS.

ABOUT EXISTING FOOTINGS AND FOUNDATION AND TO PROTECT TIED-WALLS AND SUPPORT COLUMNS FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

THE BUILDING IS NOT FIRE SPRINKLERED.

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PLANT SCHEDULE

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<tr>
<th>PLANT NAME</th>
<th>LOCATION</th>
<th>AMOUNT</th>
<th>TYPE</th>
<th>SPECIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHLOX DIVARICATA / BLUE PHLOX</td>
<td>LOC 2</td>
<td>25</td>
<td>B &amp; B</td>
<td></td>
</tr>
<tr>
<td>LIRIOPE SPICATA / CREEPING LILYTURF</td>
<td>LOC 3</td>
<td>50</td>
<td>2 GAL</td>
<td></td>
</tr>
<tr>
<td>PHYSOCARPUS OPULIFOLIUS 'MONLO' / DIABOLO® NINEBARK</td>
<td>LOC 4</td>
<td>50</td>
<td>5 GAL</td>
<td>3.5&quot; CAL.</td>
</tr>
<tr>
<td>BUXUS × 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD</td>
<td>LOC 5</td>
<td>50</td>
<td>5 GAL</td>
<td>12<code> - 14</code> HT.</td>
</tr>
<tr>
<td>ACER SACCHARUM VAR. CADDO / CADDO SUGAR MAPLE</td>
<td>LOC 6</td>
<td>271</td>
<td>B &amp; B</td>
<td>FULL AND MATCHING</td>
</tr>
<tr>
<td>PICEA PUNGENS GLAUCA 'MONWAL' / SPARKLER® COLORADO BLUE SPRUCE</td>
<td>LOC 7</td>
<td>246</td>
<td>24&quot; O.C.</td>
<td>SINGLE, STRAIGHT LEADER</td>
</tr>
<tr>
<td>FESTUCA ARUNDINACEA / TALL FESCUE</td>
<td>LOC 8</td>
<td>3,381 SF</td>
<td>SOIL</td>
<td>4&quot; DEPTH (MIN)</td>
</tr>
</tbody>
</table>

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. USE OF A E&O REPORT IS RECOMMENDED FOR PREMISES OR TERRAIN.

GROUND COVERS

<table>
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<tr>
<th>PLANT NAME</th>
<th>LOCATION</th>
<th>AMOUNT</th>
<th>TYPE</th>
<th>SPECIFICATIONS</th>
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<tbody>
<tr>
<td>B &amp; B</td>
<td>LOC 10</td>
<td>371</td>
<td>CONT.</td>
<td></td>
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<tr>
<td>CONT.</td>
<td>LOC 11</td>
<td>466</td>
<td>CONT.</td>
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<tr>
<td>CONT.</td>
<td>LOC 12</td>
<td>50</td>
<td>CONT.</td>
<td></td>
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</tbody>
</table>

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. USE OF A E&O REPORT IS RECOMMENDED FOR PREMISES OR TERRAIN.
1. NOTES:
   - Amended when shrubs are used in masses, prune all shrubs to achieve uniform
   - When shrubs massed together with groundcover beds, all soil in bed to be
   - Plans for spacing/layout.
   - Rootball width
   - Fire hydrant
   - 1'-0" min. clear
   - 1/2 mature shrub width

2. NOTES:
   - Plant rootball to be installed centered and plumb/level in planting pit
   - Leave 6" of top of rootball exposed around shrub
   - Trimming to control the height and shape of the shrub
   - 6" dia. of mulch ring (min.) for individual
   - Undisturbed native soil backfill.
   - Do not overcompact. When planting, lightly tamp soil around rootball in 6" lifts to
   - Finshed grade.
   - Set rootball on undisturbed stable subsoil so that top of rootball is 2-3" above
   - Berm shall begin at rootball periphery, firmly compacted.
   - Stabilize/plumb tree by tamping soil firmly around the rootball.
   - Burlap/synthetic fabrics and strapping.
   - Entire wire basket. Completely remove all for B&B stock: completely remove top 1/2 of the
   - Rootball.

Typical shrub planting:
- Tree trunk/arbor stake typ., install 4" min.
- Landscaping soil (amended planting soil).
- Scarify bottom and sides of planting pit.
- Undisturbed native soil.
- Mulch layer.
- Amended when shrubs are used in masses, prune all shrubs to achieve uniform

Typical groundcover planting:
- Tree trunk/arbor stake typ., install 4" min.
- Landscaping soil (amended planting soil).
- Scarify bottom and sides of planting pit.
- Undisturbed native soil.
- Mulch layer.
- Amended when shrubs are used in masses, prune all shrubs to achieve uniform

Typical tree planting:
- Tree trunk/arbor stake typ., install 4" min.
- Landscaping soil (amended planting soil).
- Scarify bottom and sides of planting pit.
- Undisturbed native soil.
- Mulch layer.
- Amended when shrubs are used in masses, prune all shrubs to achieve uniform

Shrub planting at curb:
- Decorative rock to match
- Shrub planting at building face
- Metal edging (at turf & landscape bed)
- Metal edging (at turf & landscape bed)
- Shrub planting at sidewalk
- Shrub planting at fire hydrant
C.

PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES.

SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE

AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS,

4.

INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL

MULCH

UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND

MULCH

BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF

COLLECTED STOCK

CONTAINER GROWN STOCK

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY

TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.

DISPLACEMENT,

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FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN

PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD

BURLAP, ROPE, WIRES, BASKETS, ETCETERA, SHALL BE REMOVED FROM THE SIDES AND

TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.


c.

DRAINAGE.

PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S

GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS

TO ENSURE MAXIMAL RATE OF SURVIVAL, PLANT MATERIAL, WHERE POSSIBLE

WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE


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