CONTRACTOR NOTES:

1. KEEP SERVICE DISRUPTIONS TO THE ABSOLUTE MINIMUM. COORDINATE ANY NECESSARY OUTAGES WITH THE UTILITY COMPANY AND THE OWNERS.

2. CONTRACTOR SHALL VERIFY LOCATIONS, DEPTHS AND SIZE OF ALL EXISTING AND PROPOSED UTILITIES AND PERFORM TEST PITS AS NECESSARY AND COMPLY WITH "DIG SAFE" BEFORE WORK BEGINS.

3. COMPLY WITH ALL FEDERAL, STATE AND LOCAL HANDLING, DISPOSAL AND SAFETY REGULATIONS.

4. PROVIDE DUST AND NOISE CONTROL. SWEEP OR OTHERWISE KEEP ALL DRIVEWAYS, DECKS, AND STRUCTURES CLEAN AND FREE OF DIRT AND DEBRIS.

GENERAL NOTES:

1. PLANS ARE FOR MASTER PLANNING AND COST ESTIMATE ONLY. REFER AS A REFERENCE DOCUMENT ONLY.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATIONS OF TREES, GARDENS, WALL, STRUCTURES, AND TERRACES.

3. CONTRACTOR TO NOTIFY OWNER OF ANY DISCREPANCIES AND ADJUST IN FIELD, AS DIRECTED BY OWNERS.

4. DOCUMENTS ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND CONSTRUCT WALLS (IF ANY) ACCORDINGLY. NOTIFY OWNERS & GENERAL CONTRACTOR IMMEDIATELY OF ANY DISCREPANCIES.

5. CONTRACTOR TO SUPPLY ALL MATERIALS NEED FOR COMPLETION OF WORK. COORDINATE MATERIALS LIST WITH OWNERS & GENERAL CONTRACTOR.

GENERAL NOTES:

1. HT. = HEIGHT, SPD. = SPREAD TYP. = TYPICAL

2. ALL SIZE, HEIGHT & SPREADS OR TYP. UNLESS OTHERWISE NOTED ON THE PLAN

3. ALL FINAL PLANT MATERIAL TO BE APPROVED BY SIMONINI BUILDERS.

4. HVAC UNIT SHALL BE SCREENED BY EVERGREEN SHRUBS - 5 GAL. MIN. ONLY. ALL OTHER UTILITY EQUIPMENT SHALL ALSO BE SCREENED BY EVERGREEN SHRUB MATERIALS.

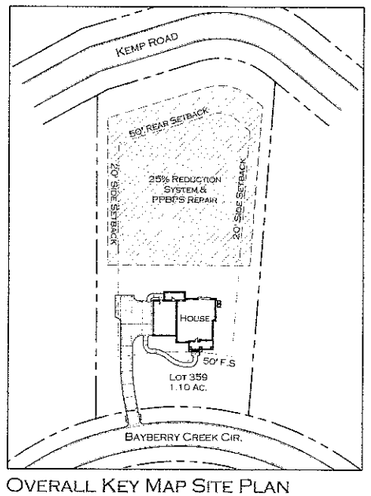
5. LANDSCAPE CONTRACTOR SHALL REVIEW AND REFER TO "THE FARMS" LANDSCAPE DESIGN GUIDELINES REQUIREMENTS PRIOR TO LANDSCAPE INSTALLATION.

6. MULCHING: ALL ANNUAL AND PERENNIAL FLOWERING BEDS, AS SHOWN ON THE PLANS SHALL RECEIVE TWO (2) INCHES OF SMALL/FINE PINE BARK MULCH. ALL PLANTING BEDS AND NATURAL AREAS ARE REQ. TO BE COVERED WITH THREE (3) INCHES OF MULCH. MULCH TYPE APPROVED BY BY SIMONINI BUILDERS PRIOR TO INSTALLATION.

6. CONTRACTOR TO INSURE SIMONINI BUILDER ALL AREAS OF LANDSCAPE, HARDSCAPE, AND DRIVEWAYS / WALKWAYS WILL DRAIN APPROPRIATELY AND TO NOT NEGATIVELY EFFECT ANY HOUSE AND OR GARAGE STRUCTURES. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES AND PROVIDE & REVIEW A PRELIMINARY DESIGN / BUILD GRADING & DRAINAGE PLAN WITH SIMONINI BUILDERS PRIOR TO ANY LANDSCAPE CONSTRUCTION WORK COMMENCES.

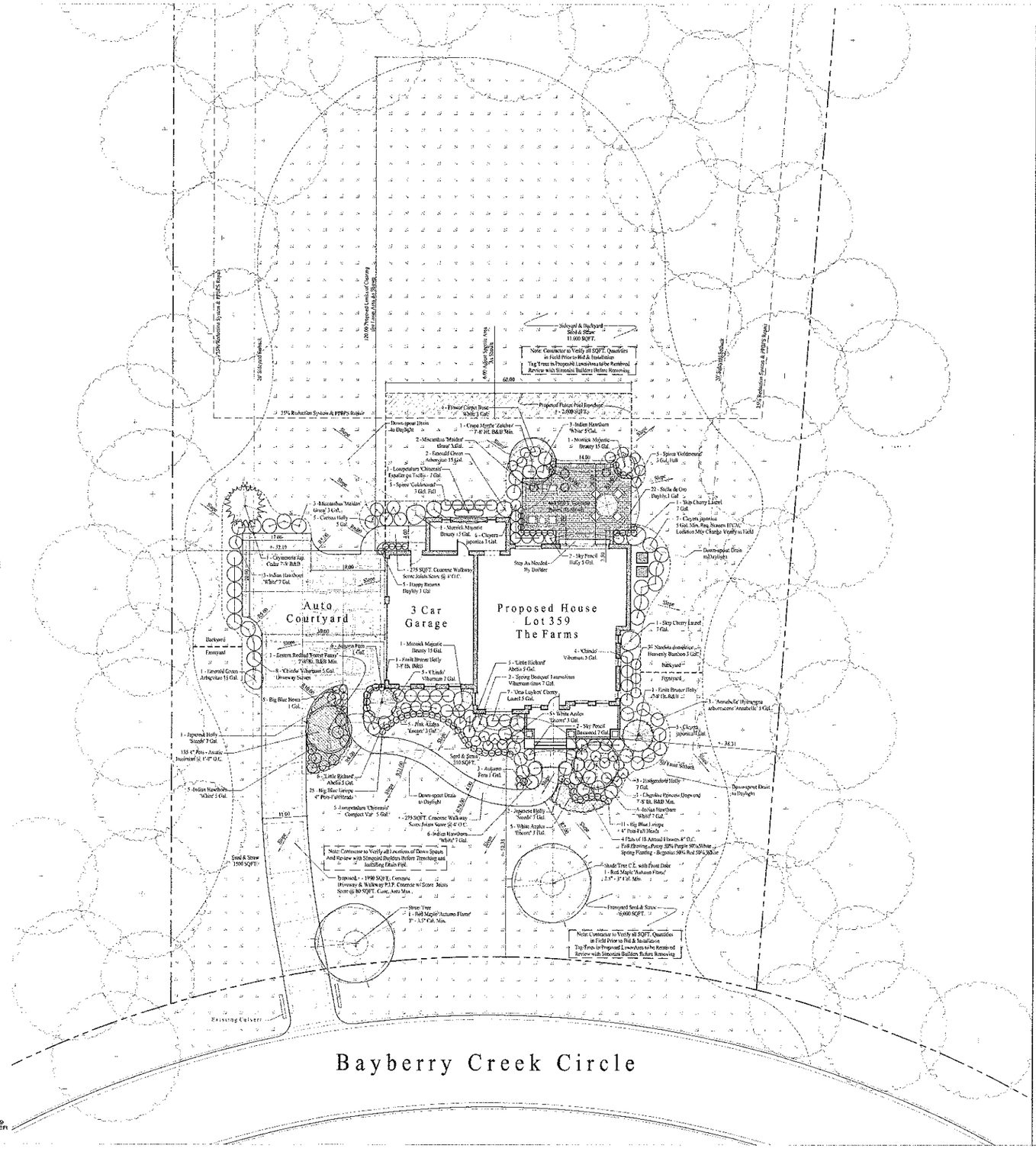
MINIMUM LANDSCAPE IMPROVEMENTS NON CORNER LOTS :

PLANT TYPE	NON CONER LOT QUANTITY	SIZE	REMARKS
STREET TREES	1	3-3.5" CAL.	B&B
SHADE TREES	1	2.5-3" CAL.	B&B
ACCENT TREES	2	2-2.5" CAL.	B&B
EVERGREEN TREES	2	6-7' HT.	B&B
EVERGREEN SHRUBS	20	5-7 GAL.	CONT.
SMALL SHRUBS	18	3 GAL.	CONT.
GOUND COVERS	160 SF.	FLATS OR 2" POTS	CONT.
ANNUAL FLOWER BEDS	75 SF.	FLATS OR 4" POTS	CONT.
LAWN / SEED	ALL DISTURBED AREAS OTHER THAN BEDS OR SOD		
MULCH / PINE STRAW	ALL PLANT BEDS AND NATURAL AREAS		



OVERALL KEY MAP SITE PLAN
SCALE: 1"= 50'-0"

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CELL: 704.458.2087
10018 SWITCHYARD DRIVE
CORNELIUS, NORTH CAROLINA
28031

CONSULTANT:

CLIENT:
SIMONINI BUILDERS
CHARLOTTE, NC

FOR APPROVAL

REVISION NO:	DATE:	REMARKS:

PROJECT NUMBER: 2005 - 359

PROJECT NAME: LOT 359
BAYBERRY CREEK CIR.
THE FARMS

SCALE: 1"=10'-0"
0 5 10 20 NORTH

SHEET TITLE: LANDSCAPE LAYOUT
MASTER DESIGN PLAN
& PLANTING PLAN

ISSUE DATE: FEB. 23, 2005
APPROVED BY: AFM
CHECKED BY: AFM
DRAWN BY: AFM

MP.1