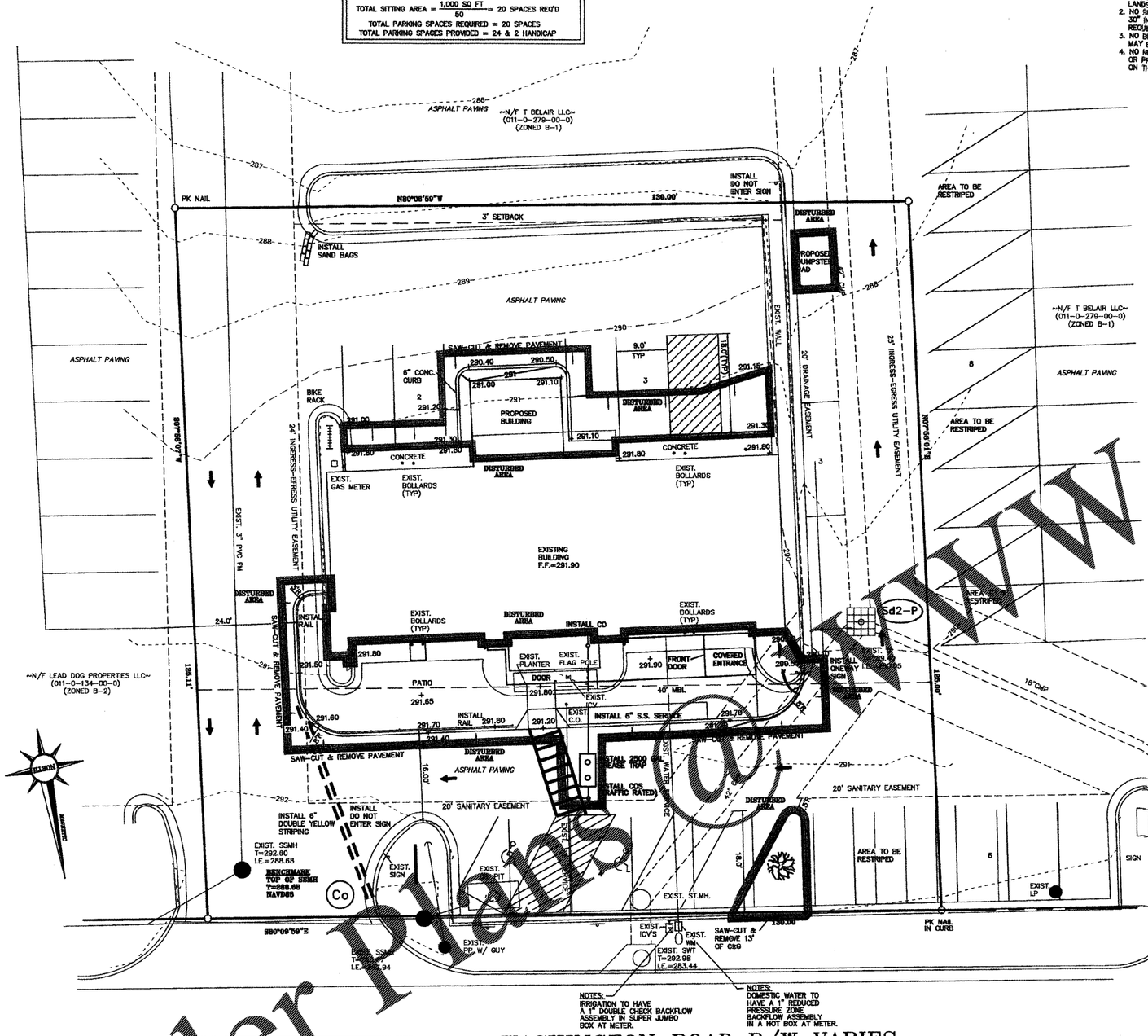
PARKING CALCULATIONS

TOTAL SITTING AREA = 1,000 SQ FT / 50 = 20 SPACES REQ'D

TOTAL PARKING SPACES REQUIRED = 20 SPACES

TOTAL PARKING SPACES PROVIDED = 24 & 2 HANDICAP



WASHINGTON ROAD R/W VARIES

NOTE:
1. LIGHTING ON THE ELECTRICAL PLAN MUST BE CONSISTENT WITH LIGHTING DELINEATED ON THE LANDSCAPING PLAN; IF CONFLICTS BETWEEN THE TWO PLANS ARISE, THE LIGHTING ON THE LANDSCAPING PLAN SUPERSEDES LIGHT IN THE ELECTRICAL PLAN.
2. NO SIGNS, WITH THE EXCEPTION OF SMALL DIRECTIONAL SIGNS (THESE SIGNS MAY NOT EXCEED 30" IN HEIGHT NOR MORE THAN 4 SQUARE FEET IN AREA), MAY BE LOCATED WITHIN 20' OF A REQUIRED TREE OR WITHIN REQUIRED LANDSCAPED ISLAND.
3. NO BIKE RACKS, FIRE HYDRANTS, UTILITY BOXES, TRANSFORMERS OR OTHER SITE APPURTENANCES MAY BE LOCATED IN REQUIRED LANDSCAPE ISLAND.
4. NO NEW UTILITIES (OVERHEAD OR UNDERGROUND) MAY BE LOCATED DIRECTLY ABOVE OR BELOW EXISTING OR PROPOSED TREE LOCATIONS. PROPOSED UTILITIES MUST BE ROUTED AWAY FROM ALL REQUIRED TREES ON THIS SITE.

TREE ORDINANCE LANDSCAPING REQUIREMENTS

PLANTED TREES

SYMBOL	SPECIES	QUANTITY	X	QUALITY POINTS	=	TOTAL QUALITY POINTS
	HORNBEAM, AMERICAN (CARPINUS CAROLINIANA)	1		60		60

LANDSCAPE DATA

TREE QUALITY POINTS (TQP's) = 60

TQP'S REQUIRED

DISTURBED AREA: 0.06 Acres X 1000 TQP'S/Acre = 60

GREENSPACE REQUIREMENTS

TOTAL DISTURBED AREA X .10 = REQUIRED GREENSPACE

2,638 Sq.Ft. X .10 = 263 Sq.Ft.

BUFFER/LANDSCAPING PROVIDED = 653 Sq.Ft.

LANDSCAPING REQUIREMENTS

INTERIOR PARKING X .05 = REQUIRED LANDSCAPING

3,378 Sq.Ft. X .05 = 169 Sq.Ft.

PLANTED ISLANDS/LANDSCAPING PROVIDED = [illegible] Sq.Ft.

NOTE: ALL PLANTED TREES MUST BE AT LEAST 10' IN HEIGHT & 3" IN CALIPER & SINGLE TRUCK FOR THE FIRST 2 YEARS. SPRINKLER SYSTEM TO BE THE PERMANENT WATER SOURCE FOR ALL PLANTED TREES. (MUST BE WITHIN 100' OF ALL PLANTED TREES)

NOTE: NO LIGHTPOLE WITHIN 20' OF ANY TREE OR IN ANY REQUIRED LANDSCAPE ISLAND.

LANDSCAPING NOTES:

(h) Tree standards.

(1) All required trees shall be grown within one climatic zone of Augusta, GA.

(2) All required trees shall be nursery grown, typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Trees shall be sound, healthy, vigorous, free from defects, free from disfiguring knots, free from sun scald injuries, fresh cuts, cracks and/or abrasions of the bark, and be free from plant diseases, insect eggs, borers, and all forms of infestation. All trees shall have a fully developed form without voids in crown spaces. Trees shall not be loose in the container or root ball. It is recommended that trees shall have been root pruned at least once.

(3) All required trees shall have straight, single central leaders. Trees that have the main trunk forming a "Y" shape are not acceptable. Trees that are not fully branched may not be accepted. Trees shall have no bark damage and shall not have lasting objective significant sweep, crook or bend. Trees shall have a minimum 3" caliper and shall have no branch more than ⅓ the diameter of the main leader and shall have a straight unbranched trunk to [illegible]. Trees specified as "multi-stemmed" shall have a minimum of 3 and a maximum of 5 separate canes a minimum of 1" caliper each coming from the root crown and pruned to tree form with no branches on the lower half of the tree. Multiple plants shall not be used as "multi-stemmed" plant.

(4) All required trees shall be set in the planting pit to proper grade and alignment, and shall be set upright, plumb and faced to give the best appearance or relationship to other trees. Each tree shall be set 1-2" above the finish grade and backfill shall be brought even with the top of the root ball. No [illegible] be permitted above the root ball.

(5) All burlap, ropes, straps and wires shall be removed from the root ball. If it is not possible to remove the burlap and wire from the bottom of the root ball, the burlap and wire shall be pulled away from the sides and removed from the hole.

(6) After the required trees are set, the backfill shall be muddied around the base of the root ball and [illegible] settlement.

(7) All required trees shall have their planting pits mulched with approved mulching material immediately after planting. The mulched areas shall be thoroughly water. Note: Mulch shall be placed to a maximum thickness of 3" except at the trunk, where it shall be no more than 1".

(8) If staking and supports have been installed on the required tree(s), all staking and supports shall be removed after one growing season.

TEMPORARY GRASSING SCHEDULE (COASTAL)

SEED TYPE	SEED RATE ALONE	SEED RATE MIXED	PLANTING DATES	FERTILIZER (6-12-12)	LIME
RYE GRASS	40 LBS/AC	–	8/15 TO 4/1	1500 LBS/AC	1.5 TONS/AC
BROWN TOP MILLET	40 LBS/AC	10 LBS/AC	4/1 TO 7/15	1500 LBS/AC	1.5 TONS/AC

NOTE: ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED WITH A DRY STRAW MULCH AT A RATE OF 2.5 TONS PER ACRE.

PERMANENT GRASSING SCHEDULE (COASTAL)

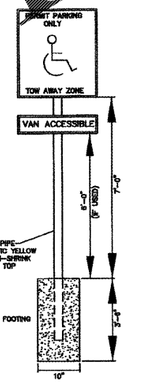
SEED TYPE	SEED RATE ALONE	SEED RATE MIXED	PLANTING DATES	FERTILIZER (6-12-12)	LIME
BERMUDA, COMMON (HULLED)	10 LBS/AC	6 LBS/AC	2/15 TO 7/1	1500 LBS/AC	1.5 TONS/AC
BERMUDA, COMMON (UNHULLED)	10 LBS/AC	6 LBS/AC	11/1 TO 2/1	1500 LBS/AC	1.5 TONS/AC

SODDING SCHEDULE

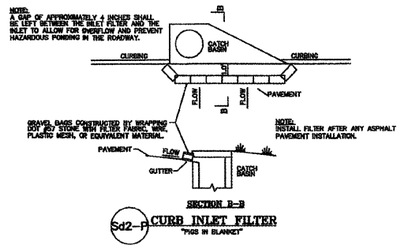
GRASS TYPE	FERTILIZER TYPE	FERTILIZER RATE	FERTILIZER RATE	SEASON	LIME
BERMUDA CENTIPEDE ZOYSIA	10-10-10	1000 LBS/AC	0.025 LBS/SF	FALL	1.5 TONS/AC

FERTILIZER MAINTENANCE RATES

GRASS TYPE	YEAR	ANALYSIS OR EQUIVALENT N-P-K	FERTILIZER RATE	N TOP DRESSING RATE
BERMUDA CENTIPEDE ZOYSIA	FIRST	6-12-12	1500 LBS/AC	50-100 LBS/AC
	SECOND MAINTENANCE	6-12-12	800 LBS/AC	50-100 LBS/AC
		10-10-10	400 LBS/AC	30 LBS/AC



HANDICAP SIGN DETAIL
N.T.S.



Sd2-P CURB INLET FILTER
"PIGS IN BLANKET"

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

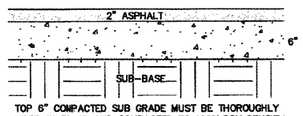
STATE SOIL AND WATER CONSERVATION COMMISSION OF GEORGIA

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		(Co) (Label)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires there by protecting public streets.
Sd2	SEDIMENT			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.

LIGHT DUTY ASPHALT PAVEMENT DETAIL

N.T.S.



TOP 6" COMPACTED SUB GRADE MUST BE THOROUGHLY MIXED IN PLACE AND COMPACTED TO 100% DRY DENSITY STANDARD PROCTOR.

Soil erosion control measures must be in place prior to any land disturbing activity

G.F. "BO" SLAUGHTER
LEVEL II CERTIFICATION NUMBER: 0000617038
ISSUED: 9/15/06 EXPIRES: 9/15/15

SHEET 2

A

SITE PLAN FOR

DIABLO'S

PROPERTY LOCATED AT 3102 WASHINGTON RD

AUGUSTA – RICHMOND COUNTY GEORGIA

SCALE: 1" = 10' APRIL 13, 2016

10' 0 10'

PREPARED BY:

JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY – AUGUSTA, GA. – 30909
Phone: (706) 868-8803 Fax: (706) 868-5484

TAX MAP: PARCEL NO. 16-052-OVERALL

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