

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
5. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETIC OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
6. PRIOR TO PLANTING, THE LOCATION OF TREES SHALL BE STAKED AND ALL PLANT MATERIAL SHALL BE INSPECTED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL. NO PLANT MATERIAL WILL BE ACCEPTED IF IT IS DAMAGED, DISEASED OR INADEQUATE IN SIZE AS SPECIFIED ON PLANS. SUBSTITUTIONS DUE TO AVAILABILITY MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. AT PLANTING TIME, ALL PLANTS SHALL BE THINNED BY REMOVING A BALANCED ONE THIRD OF THE VEGETATIVE MATERIAL. PRUNE FOR OPTIMUM APPEARANCE AND DESIGN INTENT BY ELIMINATING TALL SHOOT, DEAD WOOD AND SUCKERS.
8. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE INSTALLATION SPECIFICATIONS.
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FERTILIZER, PRE-EMERGENT HERBICIDE, LIME, TOPSOIL AND PLANTING MIXTURE AS PER THE INSTALLATION SPECIFICATIONS.
10. BEDLINES SHALL HAVE A 3" DEEP SHOVEL CUT TRENCH EDGE WHERE MULCH MEETS GRASS, CONCRETE WALKS OR CURBS UNLESS OTHERWISE SPECIFIED. BEDLINES SHALL BE SMOOTH AND CONTINUOUS AND BE WITHIN A REASONABLE LOCATION AND SHAPE AS ILLUSTRATED ON PLANS.
11. BERM PLANTING AREAS W/ 4" TOP SOIL. USE TOPSOIL STOCKPILED DURING GRADING OPERATIONS IF SUITABLE. ALL PLANTING AREAS SHOULD HAVE POSITIVE DRAINAGE AND NOT ENCOURAGE SATURATED ROOT SYSTEMS.
12. PLACE A MINIMUM 3" OF MULCH OVER ALL PLANTING BEDS. TUCK MULCH UNDER PLANTS AND INTO BEDLINE TRENCHES.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEAN UP OF ALL CONTAINERS, PALLETS, DEBRIS, ETC. RESULTING FROM HIS/HER WORK.

IRRIGATION SPECIFICATIONS:

CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM FOR 100% COVERAGE OF ALL NEW TREES, SHRUBS AND GRASS WITHIN THE IRRIGATION LIMITS. A SHOP DRAWING OF THE PROPOSED SYSTEM LAYOUT AND PROPOSED EQUIPMENT SCHEDULE MUST BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

ALL IRRIGATION EQUIPMENT SHALL BE MANUFACTURED BY RAINBIRD INC. OR APPROVED EQUAL.

CONTRACTOR SHALL FIELD VERIFY EXISTING WATER PRESSURE AND AVAILABLE VOLUME FOR MINIMUM MANUFACTURER SPECIFIED WORKING PRESSURE BEFORE INSTALLING IRRIGATION SYSTEM.

CONTRACTOR SHALL SUPPLY POWER TO CONTROLLER UTILIZING NEAREST EXISTING POWER SUPPLY. CONTRACTOR SHALL CONSULT WITH OWNER AS TO THE LOCATION AND PLACEMENT OF THE CONTROLLER.

CONTRACTOR WILL INSTALL HEADS AND NOZZLES THAT WILL LIMIT THE AMOUNT OF WATER THROWN ON IMPERVIOUS SURFACES AND STILL MAINTAIN 100% COVERAGE OF PLANTED AREAS WITHIN THE IRRIGATION LIMITS. WATER OVERSPRAY ONTO IMPERVIOUS SURFACES MUST BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE. IRRIGATION WATER MUST BE DIRECTED AWAY FROM BUILDINGS & OTHER STRUCTURES.

CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE IRRIGATION INSTALLATION BEGINS.

NO IRRIGATION WATER SHALL BE THROWN ON BUILDING MASONRY. NO FUNNY PIPE OR OTHER FLEXIBLE PIPE CAN BE USED FOR SUPPLY OR FEEDER LINES. NO STATIONARY RISERS CAN BE USED.

ALL PLASTIC PIPE FROM SIZES 4" AND ABOVE SHALL BE CLASS 200, SDR 21, UNPLASTICIZED RIGID PVC PIPE WITH INTEGRAL BELL AND RUBBER RING GASKET UNLESS OTHERWISE SPECIFIED. PIPE FROM SIZES 3" TO 1/2" SHALL BE CLASS 200, SOLVENT WELD, PVC PIPE. 1/2" PIPE SHALL BE SUPPLIED IN 20' STANDARD LENGTHS AND SHALL BE MANUFACTURED BY CERTAINTED CORP., CRESTLINE, DURA, OR EQUAL. ALL PIPE THAT IS EXPOSED OR NOT BELOW GRADE SHALL BE SCHEDULE 80 PVC.

ALL IN-GROUND WIRE CONNECTIONS MUST BE MADE WITH 3M-DBY WIRE CONNECTIONS OR APPROVED EQUAL.

CONTROLLER SHALL BE BY RAIN BIRD OR APPROVED EQUAL. CONTROLLER SHALL INCLUDE RAIN SENSOR. CONTROLLER SHALL BE WEATHER TIGHT CONSTRUCTION.

ALL CONTROL VALVES MUST BE BRASS OR SCHD. 80 PVC WITH A SCHD. 80 ISOLATION VALVE AT EACH CONTROL VALVE.

VALVES IN BOXES MUST BE EASILY ACCESSIBLE AND INSTALLED WITH 8" DRAINAGE ROCK IN BOTTOM.

ALL VALVE BOXES SHALL BE SET 1" ABOVE FINISHED GRADE.

AUGUSTA TREE NOTES

1. ALL TREES SHALL BE A MINIMUM OF 3" CALIPER, SINGLE TRUNKED, 8' IN HEIGHT AND UNBRANCHED FOR THE FIRST 6'.
2. A PERMANENT WATER SOURCE MUST BE WITHIN 100' OF EVERY TREE.
3. DO NOT LOCATE TREES DIRECTLY ABOVE OR BELOW ANY UTILITY.
4. DO NOT LOCATE LIGHT POLES WITHIN 20' OF ANY TREE NOR REQUIRED LANDSCAPE ISLAND.
5. EXACT LOCATION OF PROPOSED SITE LIGHTING TO BE DETERMINED BY PROJECT LIGHTING ENGINEER OR EQUAL.
6. LIGHTING ON THE ELECTRICAL PLAN MUST BE CONSISTENT WITH LIGHTING DELINEATED ON THE PLUMBING PLAN. IF CONFLICT BETWEEN THE TWO PLANS ARISE, THE LIGHTING ON THE LANDSCAPE PLAN SUPERSEDES LIGHTING ON THE ELECTRICAL PLAN.
7. NO SIGNS, WITH THE EXCEPTION OF SMALL SECTIONAL SIGNS, THESE SIGNS MAY NOT EXCEED 3' IN HEIGHT NOR MORE THAN 4 SQUARE FEET (AREA) MAY BE LOCATED WITHIN 20' OF A REQUIRED TREE OR WITHIN REQUIRED LANDSCAPE ISLANDS. NO SIGN, FIRE HYDRANT, UTILITY BOXES, TRANSFORMERS OR OTHER SITE APPURTENANCES MAY BE LOCATED IN REQUIRED LANDSCAPE ISLANDS.
8. NO NEW UTILITIES (OVERHEAD OR UNDERGROUND) MAY BE LOCATED WITHIN 10' ABOVE OR BELOW EXISTING OR PROPOSED TREE LOCATIONS. PROPOSED UTILITIES MUST BE ROUTED AWAY FROM ALL REQUIRED TREES ON THIS SITE.

MINIMUM CANOPY REQUIREMENT

ALL LAND UNDERGOING DEVELOPMENT SHALL PROVIDE FOR THIRTY PERCENT (30%) MINIMUM TREE CANOPY COVERAGE. TREE CANOPY COVERAGE IS THE SUM TOTAL OF PRESERVED TREES AND REPLACEMENT TREES AT THEIR ANTICIPATED CANOPY COVERAGE TEN (10) YEARS FROM THE TIME THAT THE SITE IS DEVELOPED.

TOTAL DISTURBED AREA: 1.92 ACRES (83,635 SF)
 REQUIRED MINIMUM CANOPY: 83,635 x 0.3 = 25,091 SF (.58 ACRES)
 TOTAL PRESERVED TREE CANOPY: 0 SF (0 ACRES)
 ADDITIONAL CANOPY REQUIRED: 25,091 - 0 = 25,091 SF (.58 ACRES)

1 LARGE TREE= 1400 SF
 9 PROVIDED= 12,600 SF
 1 MEDIUM TREE= 750 SF
 7 PROVIDED= 5250 SF
 REMAINING= 7,241 SF (5 LARGE TREES)

*ADDITIONAL TREES TO BE MITIGATED TO AN OFF SITE LOCATION DETERMINED BY THE RICHMOND COUNTY PLANNING AND ZONING DEPARTMENT

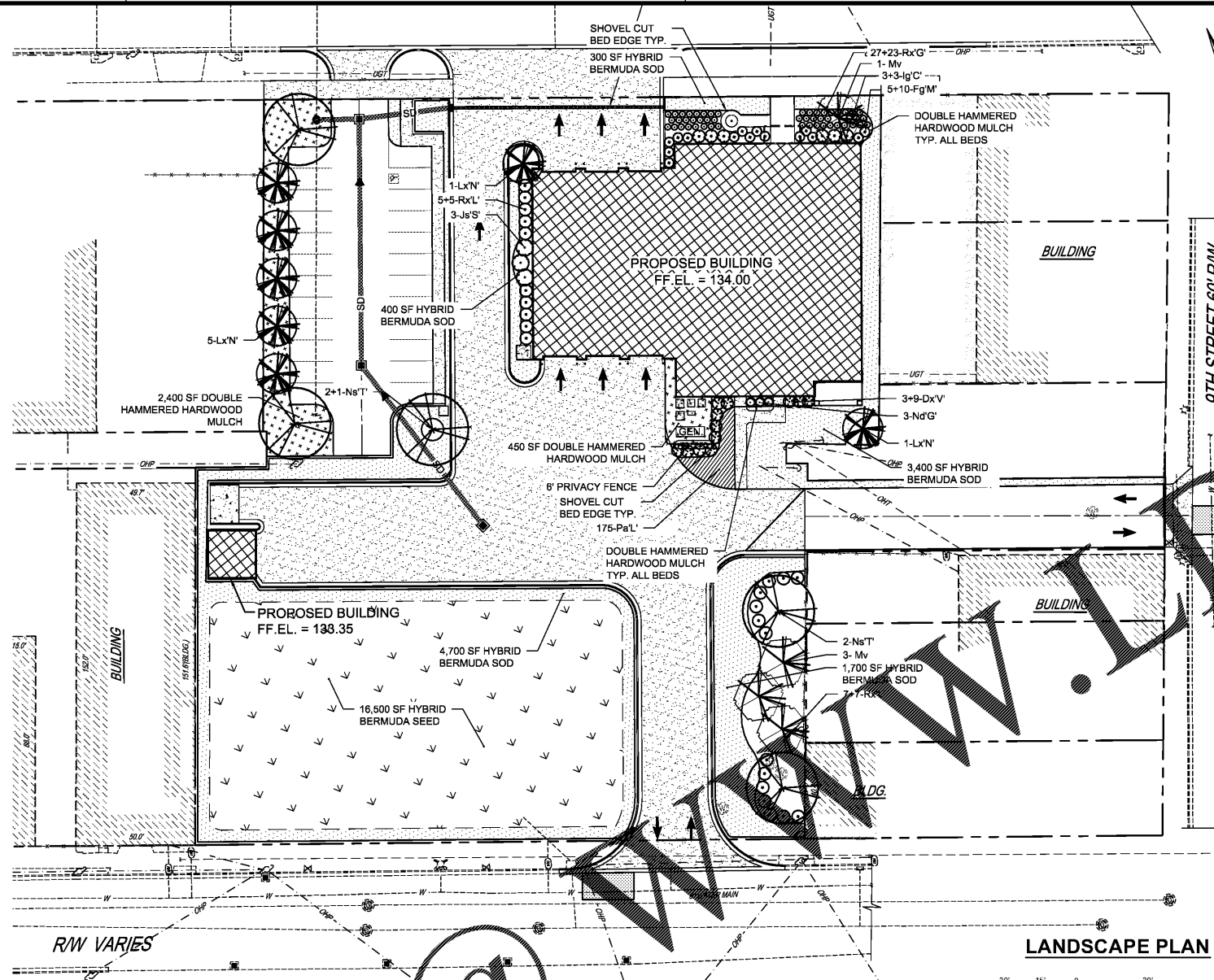
TREE ORDINANCE REQUIREMENTS

- LANDSCAPE STRIP TREES**
- 1 TREE/ 45 L.F. OF TOTAL LOT FRONTAGE (TELFAIR STREET)
145 LF - REQUIRES 4 LARGE OR MEDIUM TREES
 - 2 LANDSCAPE STRIP TREES PROVIDED ON SITE DUE TO SITE ANGLES FOR FIRE TRUCK EXITING
 - 1 TREE/ 45 L.F. OF TOTAL LOT FRONTAGE (WALKER STREET)
195 LF - REQUIRES 5 LARGE OR MEDIUM TREES
 - 1 LANDSCAPE STRIP TREES PROVIDED ON SITE DUE TO FUTURE BUILDING PLANS. *ADDITIONAL TREES TO BE MITIGATED TO AN OFF SITE LOCATION DETERMINED BY THE RICHMOND COUNTY PLANNING AND ZONING DEPARTMENT
- PARKING LOT TREES**
- 1 TREE/ 3000 S.F. OF TOTAL PARKING LOT SURFACE AREA
(NO PARKING SPACE IS MORE THAN 65' FROM THE TRUNK OF ANY PROPOSED TREE)
7,761 SF - REQUIRES 3 LARGE OR MEDIUM TREES
 - 4 LARGE OR MEDIUM TREES PROVIDED ON SITE

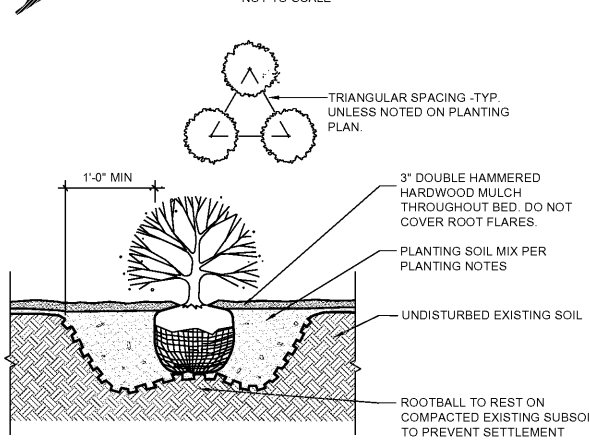
PLANT SCHEDULE

COUNT	SYMB.	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
5	Js'S'	B&B	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5'-7'	AS SHOWN
7	Lx'N'	B&B	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	8'-10'	AS SHOWN
4	Mv	B&B	Magnolia virginiana australis	Sweetbay Magnolia	10'-12'	AS SHOWN
5	Ns'T'	3" CAL.	Nyssa sylvatica 'Tupelo Tower'	Forum Tupelo	10'-12'	AS SHOWN
24	Rx'L'	7 GAL.	Rhododendron x 'George L. Taber'	George L. Taber Azalea	FULL	5' O.C.
12	Dx'V'	3 GAL.	Distylium x 'Vintage Jade'	Vintage Jade Distylium	FULL	5' O.C.
15	Fg'M'	3 GAL.	Fothergilla gardenii 'Mt. Airy'	Dwarf Fothergilla	FULL	4' O.C.
6	Ig'C'	3 GAL.	Ilex glabra 'Compacta'	Compact Inkberry	FULL	5' O.C.
3	Nd'G'	3 GAL.	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	FULL	4' O.C.
50	Rx'G'	3 GAL.	Rhododendron x 'Gumpo Pink'	Gumpo Pink Azalea	FULL	3' O.C.
175	Pa'L'	1 GAL.	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	FULL	18" O.C.

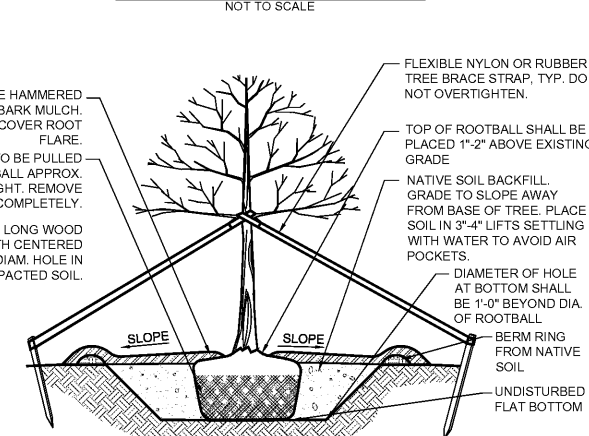
*APPROXIMATELY 10,000 SF HYBRID BERMUDA SOD *CONTRACTOR IS RESPONSIBLE FOR HIS OR HER OWN TAKE OFFS
 *APPROXIMATELY 16,500 SF HYBRID BERMUDA SEED *CONTRACTOR IS RESPONSIBLE FOR HIS OR HER OWN TAKE OFFS



GROUNDCOVER PLANTING DETAIL
 NOT TO SCALE



SHRUB PLANTING DETAIL
 NOT TO SCALE



NOTE: TREES TO BE WATERED THOROUGHLY AFTER PLANTING.

NOTES:
 1. MIN. ROOT MASS TO BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK"
 2. DO NOT ALLOW ROOT BALL TO DRY OUT DURING INSTALLATION PROCESS.
 3. ALL STRAPS, STAKES AND ASSOCIATED MATERIALS SHALL BE REMOVED BY CONTRACTOR WITHIN ONE WEEK OF THE END OF THE 90 DAY MAINTENANCE PERIOD
 4. NOTE COMPASS ORIENTATION OF TREE PRIOR TO DIGGING AND MATCH PRIOR ORIENTATION AT INSTALLATION.

TYP. TREE PLANTING DETAIL
 NOT TO SCALE



CLIENT: AUGUSTA, GA
 535 TELFAIR STREET, AUGUSTA, GA 30901

PROJECT NAME: FIRE STATION #2

PROJECT LOCATION: 928 TELFAIR ST., AUGUSTA, GA 30901



NO.	DATE	ISSUED FOR PERMITTING	DESCRIPTION
0	08/29/18	EDH	BY

PROJECT NO. 3042.1604
 DRAWN BY: JNR
 CHECKED BY: EDH
 DATE: 10/18/17
 SHEET TITLE: LANDSCAPE PLAN

SCALE: 1" = 30'

DRAWING NO. L-101 REV. 0

Order

UTILITY WARNING:
 The underground utilities shown have been located from field survey information and existing drawings. The engineer makes no guarantee that the underground utilities shown comprise all such utilities in the area, either above or below ground. The engineer further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The engineer has not physically located the underground utilities.

UTILITIES PROTECTION CENTER
 GEORGIA 800
 Know what's below. Call before you dig.
 THREE WORKING DAYS BEFORE YOU DIG (GEORGIA - 1-800-282-7411)

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