

APPLICABLE LOCAL CODES:

Sec. 30-710.13: PERIMETER BUFFERS LANDSCAPE REQUIREMENT

ZONE: R-3 BUFFER REQUIREMENT MET VIA BUFFER ALTERNATIVE "A":

BUFFER "A" SHALL HAVE A DEPTH OF NOT LESS THAN THE MINIMUM YARD REQUIREMENT APPLICABLE ALONG EACH STREET FRONTAGE OF THE PROPERTY, BUT IN NO CASE LESS THAN FIVE FEET, AND SHALL INCLUDE AN EVERGREEN VEGETATIVE SCREEN NOT LESS THAN THREE AND ONE-HALF FEET IN HEIGHT AT THE TIME OF INSTALLATION PLACED ALONG THE SETBACK LINE OF THE PARKING AREA. EVERGREEN VEGETATIVE MATERIAL INTENDED TO SATISFY THIS REQUIREMENT SHALL BE PLANTED AT SUCH INTERVALS THAT WILL RESULT IN A CONTINUOUS VISUAL SCREEN WITHIN ONE YEAR OF PLANTING

Sec. 30-710.14.

INTERNAL LANDSCAPING REQUIREMENTS

WITHIN PARKING AREAS CONTAINING 30 OR MORE PARKING SPACES SERVING USES OTHER THAN USES WITH DRIVE-UP FACILITIES OR FACILITIES FOR DISPENSING MOTOR FUELS AND WITHIN PARKING LOTS CONTAINING 30 OR MORE PARKING SPACES: ONE LANDSCAPED ISLAND FOR EVERY 15 PARKING SPACES, OR MAJOR FRACTION THEREOF, FOR THE FIRST 100 PARKING SPACES, PLUS ONE LANDSCAPED ISLAND FOR EVERY ADDITIONAL 20 PARKING SPACES. OR MAJOR FRACTION THEREOF:

50 SPACES = 4 ISLANDS. 5 LANDSCAPED ISLANDS ARE PROVIDED.

SEC. 30-710.15.

TREE CANOPY REQUIREMENTS

MINIMUM PROJECTED TREE COVERAGE. TREES SHALL BE PLANTED OR EXISTING TREES SHALL BE RETAINED SO AS TO PROVIDE A PROJECTED TREE COVERAGE AT TEN YEARS FROM THE DATE OF PLAN APPROVAL AS DETERMINED BY THE FOLLOWING FORMULAS

A PARKING AREA SERVING A USE OTHER THAN A USE WITH DRIVE-UP FACILITIES OR FACILITIES FOR DISPENSING MOTOR FUELS, OR A PARKING LOT, SHALL HAVE A PROJECTED TREE COVERAGE AREA EQUIVALENT TO NOT LESS THAN 30 SQUARE FEET FOR EACH PARKING SPACE CONTAINED IN THE PARKING AREA OR PARKING LOT.

30SF X 50 SPACES = 1,500SF OF CANOPY PROJECTED AT 10 YEARS AFTER INSTALLATION.

EXISTING CANOPY AREA TO BE RETAINED: 7.700 SF PROPOSED TREE CANOPY AREA CREDIT: 5,600 SF

TREE REMOVAL REPLACEMENT POLICY: RICHMOND CITY REQUIRES THAT A PROJECT REPLACE ANY EXISTING TREES REMOVED ON A 1:1 INCH DBH BASIS, OR PAY INTO THE CITY TREE FUND.

5 TREES REMOVED, TOTAL DBH: 68". TOTAL DBH OF PROPOSED TREES: 28 TREES X 2.5" CAL. = 70"

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT
- CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

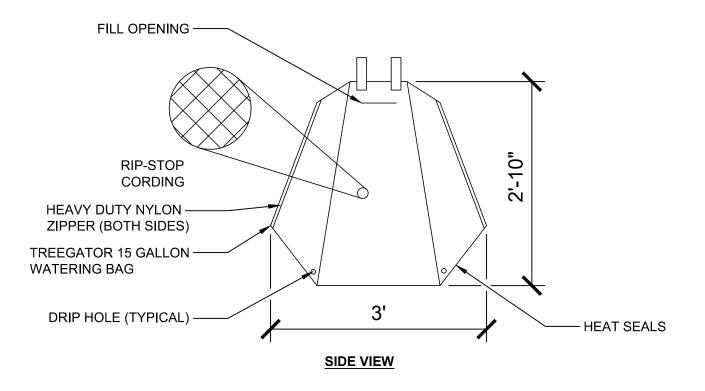
INSPECTIONS/GUARANTEE

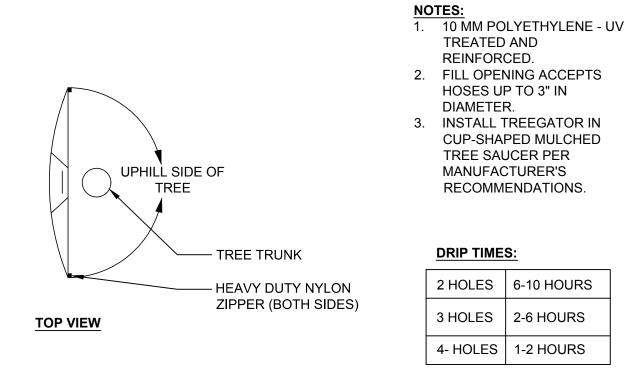
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS. INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

GENERAL NOTES AND DETAILS

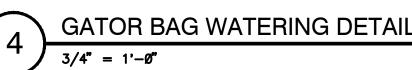


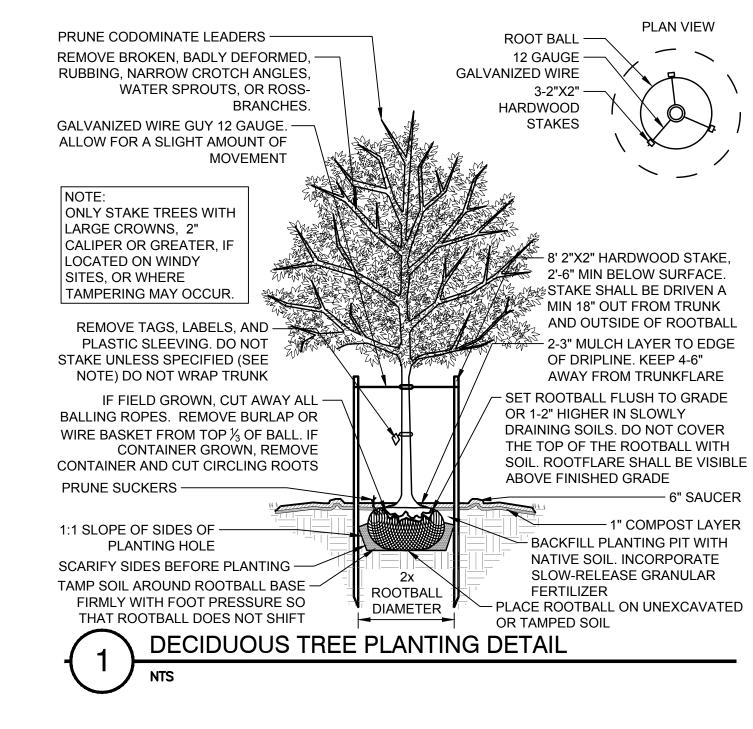


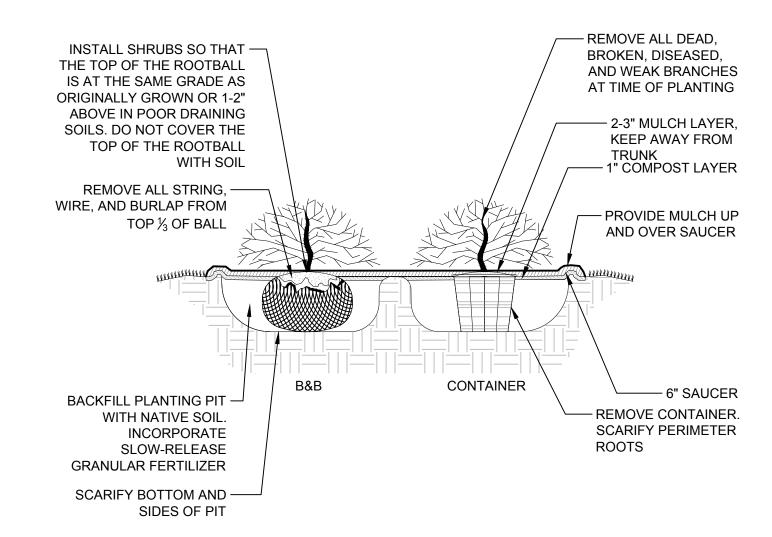




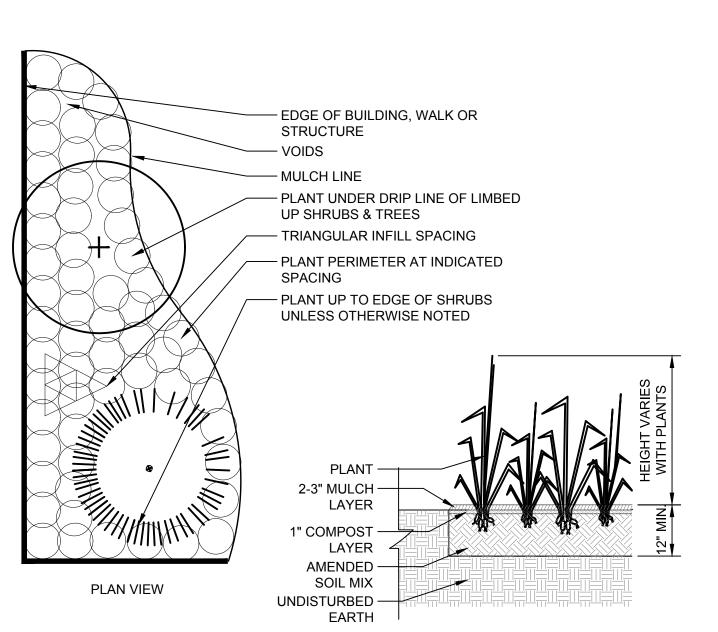
- 1. WATER ALL TREES AT INSTALLATION AND DURING THE MAINTENANCE AND WARRANTY PERIOD TO ENSURE A SUCCESSFUL ESTABLISHMENT PERIOD AND LANDSCAPE MATERIAL WARRANTY. WATERING BAGS SHALL BE UTILIZED FOR TREE WATERING AND UTILIZED ACCORDING TO THE REQUIREMENTS OF THE WATERING BAG MANUFACTURER, AND AS FIELD VERIFIED.
- 2. WATER FOR TREES SHALL BE DISPENSED BY "TREEGATOR SLOW RELEASE WATERING BAGS", OR AS APPROVED EQUAL. PROVIDE ONE 20 GALLON BAG FOR 1" TO 4" CALIPER TREES AND PROVIDE TWO 20 GALLON BAGS (2 UNITS ZIPPED TOGETHER BACK TO BACK-50 GALLON SETUP) FOR 5" TO 8" CALIPER TREES
- 3. FILL WATERING BAG ONCE OR TWICE A WEEK, DEPENDING ON TREE SIZE, SEASON AND CLIMATIC CONDITIONS: OR AS OTHERWISE FIELD VERIFIED. AND AS DIRECTED BY THE WATERING BAG MANUFACTURER. ONE SUGGESTED WATERING RULE IS 10 GALLONS OF WATER PER WEEK FOR EVERY INCH OF TREE CALIPER. FOR ESTIMATED WATERING SCHEDULE OF TYPICAL SEASONAL ADJUSTMENTS FROM MAXIMUM SUMMER WATERING INCLUDE THE FOLLOWING: JUNE-AUGUST-100%, SEPTEMBER-80%, OCTOBER-50%, NOVEMBER-25%, DECEMBER-FEBRUARY-17%, MARCH-25%, APRIL-40% AND MAY 64%.
- 4. WATERING SCHEDULE INFORMATION HEREWITH IS FOR WATERING ESTIMATING PURPOSES. THE CONTRACTOR SHALL FIELD VERIFY THE APPROPRIATE WATERING AMOUNTS AND INTERVALS BASED ON OBSERVANCE OF TREE HEALTH, FIELD CONDITIONS, WATERING BAG EQUIPMENT AND SEASONAL AND CLIMATIC ADJUSTMENTS.













SCHEMATICS FOR **UDC APPLICATION**

NOT FOR CONSTRUCTION

DRAWN BY

I. MURPHY DESIGNED BY J. MURPH\ CHECKED BY S. WILEY

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