

CITY OF GREEN COVE SPRINGS LANDSCAPE NOTES

1. THESE PLANS ARE FOR LANDSCAPE PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPROPRIATE RULES AND REGULATIONS.
2. TREE PROTECTION BARRIERS ARE TO REMAIN IN PLACE UNTIL ALL SITE DEVELOPMENT IS COMPLETED.
3. EXISTING TREES SHOWN ON THIS PLAN ARE THOSE LOCATED BY SURVEYOR. ENGINEER TAKES NO RESPONSIBILITY FOR THEIR LOCATION AND SIZE.
4. ENGINEER CAN NOT GUARANTEE EXISTING TREE SURVIVAL FROM CONSTRUCTION IMPACT.
5. PLANT SIZE TAKES PRECEDENCE OVER CONTAINER SIZE.
6. PLANT QUANTITIES AND SQUARE FOOTAGE TABULATIONS ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND SQUARE FOOTAGES.
7. ALL TREES LOCATED IN LAWN AREAS ARE TO HAVE A 2' RADIUS MULCHED CIRCLE AROUND BASE OF TREE.
8. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 OR BETTER.
9. ALL PLANTING AREAS AND MULCHED RADII AROUND TREES ARE TO BE A MIN. 2" OF ORGANIC MULCH.
10. ALL SHADE TREES TO BE 15 FT MIN. FROM ALL OVER HEAD POWER LINES.
11. ALL SHADE TREES TO BE 5 FT MIN. AND UNDERSTORY TREES ARE TO BE A 2 1/2' FT MIN. FROM ALL SIDEWALKS, CURBS AND HARDSURFACES.
12. CONTRACTOR RESPONSIBLE TO PROVIDE ON SITE, TOTAL CALIPER INCHES SHOWN ON PLANTING SCHEDULE.
13. FINAL ACCEPTANCE OF LANDSCAPE IS NOT TO BE ASSUMED UNTIL:
 - 13.1. CITY FINAL LANDSCAPE INSPECTION IS COMPLETE AND APPROVED,
 - 13.2. A FORMAL LETTER FROM GENERAL CONTRACTOR TO ENGINEER STATING FINAL APPROVAL IS DELIVERED TO ENGINEER.
14. CONTRACTOR RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL APPROVAL LETTER RELEASES LANDSCAPE TO OWNER.
15. ALL DISTURBED AREAS ON THE SITE AND THE RIGHT-OF-WAY SHALL BE SODED WITH TURF GRASS (ST. AUGUSTINE OR EQUIVALENT).
16. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL REQUIRED PERMITS AND ASSOCIATED FEES TO COMPLETE THE WORK.
17. CONTRACTOR SHALL LOCATE AND VISIBLY MARK ALL BURIED UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
18. SUBSTITUTIONS WILL REQUIRE CITY OF GREEN COVE SPRINGS APPROVAL AND AMENDED PLANS.

CODE REQUIREMENT CALCULATIONS (FROM ARTICLE VI)

SITE AREA (SF)	19,047.30
ZONING AREA	C2
PCT LANDSCAPED AREA (MIN 15%)	2,857.10

SITE AREA (SF)	SQ. FEET/		
19,047.30	1500	SQ FT/ TREE (FIRST 10,500 SF)=	7
19,047.30	4000		2
REQUIRED TREES			9
MIN CALIPER PER TREE			2.5
TOTAL MIN CALIPER REQUIRED			22.50
TOTAL NET CALIPER PROVIDES (SEE LANDSCAPE PLAN)			24.00

OVERALL LANDSCAPE POINTS				
SIZE	RETAINED POINTS	REMOVED POINTS	INSTALLED POINTS	TOTAL POINTS
UNDERSTORY	0	0	0	0.00
CANOPY	0	0	24.00	24.00
TOTAL POINTS				24.000

IRRIGATION

1. HOSE BIBS ARE TO BE PROVIDED EVERY 75' WITHIN ALL LANDSCAPED AREAS WITHIN THE PROJECT AREA.
2. UPON COMPLETION, CONTRACTOR SHALL SUBMIT AN AS-BUILT PLAN OF THE INSTALLED IRRIGATION SYSTEM, LOCATION OF ALL COMPONENTS AND SLEEVES TO THE OWNER (AND MUNICIPAL AUTHORITY IF REQUIRED).
3. ALL PIPE AND WIRE UNDER PAVING SHALL BE PLACED IN SCHEDULE 40 PVC SLEEVES FOR THE FULL PAVEMENT COVERAGE LENGTH AND SHALL BE AT LEAST 24" BELOW FINISHED GRADE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE PERMITS AND FEES.

WATERING SCHEDULE

ALL REQUIRED LANDSCAPING SHOWN ON THESE PLANS WILL BE WATERED MANUALLY USING HOSE BIBS DISPERSED THROUGHOUT THE DEVELOPMENT SO THAT EVERY REQUIRED LANDSCAPE AREA IS WITHIN 75' OF A HOSE BIB. TREES SHALL BE WATERED AS NEEDED TO PREVENT DECLINE, AND AT MINIMUM, THREE TIMES WEEKLY DURING NO-RAIN PERIODS FOR THE FIRST 60 DAYS. WATER THEREAFTER ACCORDING TO THE FOLLOWING 180-DAY SCHEDULE:

LARGE TREES/PALMS: 30GAL/APPLICATION
 SMALL TREES: 20GAL/APPLICATION
 SHRUBS AND SOD: AS NEEDED TO PREVENT WILTING

1ST 8 WEEKS: 3 WATERINGS PER WEEK (24 TOTAL)
 2ND 8 WEEKS: 2 WATERINGS PER WEEK (16 TOTAL)
 FINAL 10 WEEKS: 1 WATERING PER WEEK (10 TOTAL)

ALL WATERING MUST COMPLY WITH ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT LAWN AND IRRIGATION RULES AND REGULATIONS.

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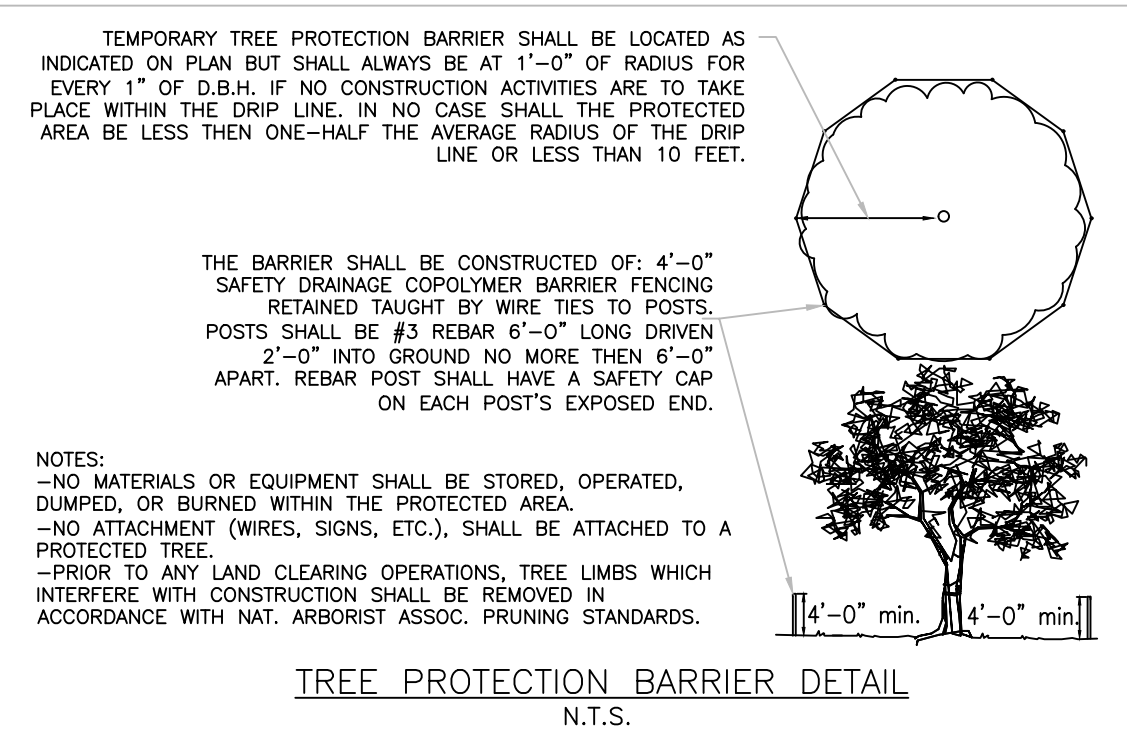
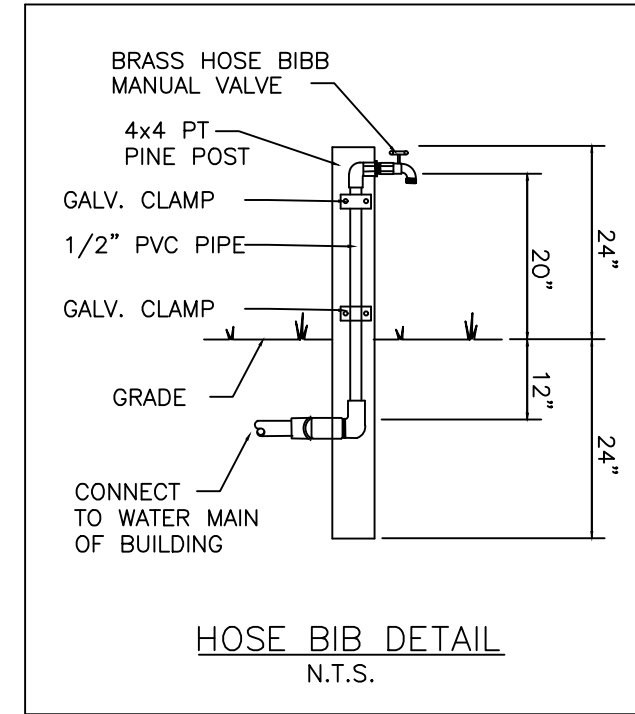
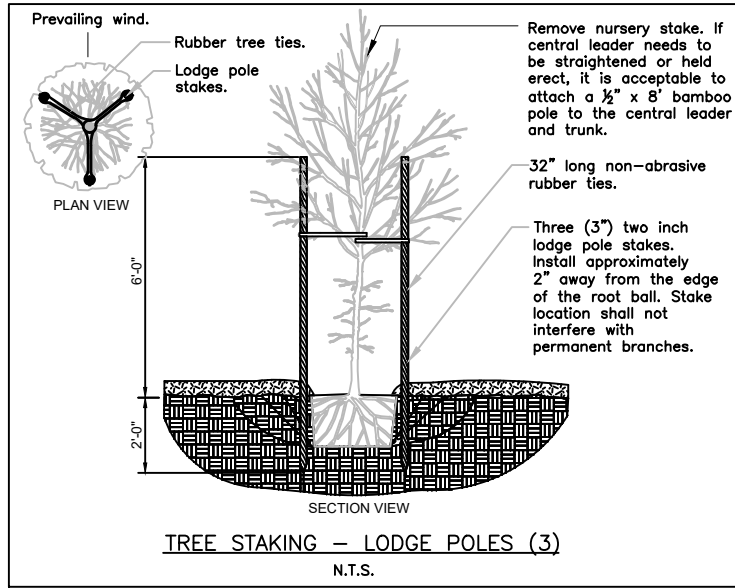
ENGINEER OF RECORD
 CHARLES SOMM
 FLORIDA
 REGISTRATION NUMBER:
 79289

VINEYARD TRANSITIONAL CENTER
 FOR
 CITY OF GREEN COVE SPRINGS
 LANDSCAPE PLAN

REVISIONS

PILOT DATE:
 DRAWN BY:
 DESIGNED BY:
 CHECKED BY:
 SCALE:
 JOB NO.:

SHEET NO.
LS-2



REVISIONS

NO.	DATE	DESCRIPTION

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.: