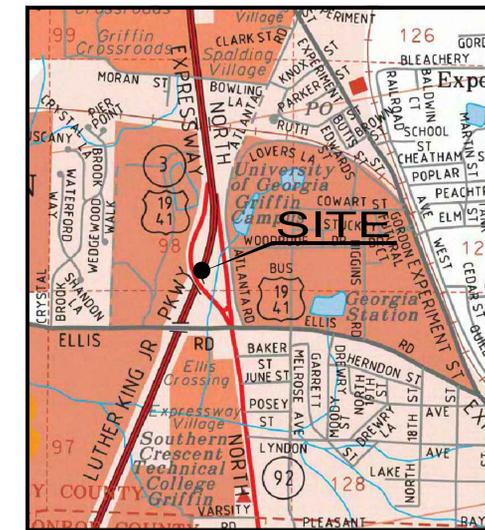


VICINITY MAP



LOCATION MAP



LANDSCAPE ENCROACHMENT PLAN
 FOR
CITY OF GRIFFIN
 REBC GATEWAY GRANT

LOCATED AT
 MARTIN LUTHER KING JR. PARKWAY
 GEORGIA HIGHWAY 3 / 7 STATE ROUTE 19 / 41 / 92

GRIFFIN, GEORGIA
 AUGUST 2016

PREPARED BY
PARAGON CONSULTING GROUP

118 NORTH EXPRESSWAY GRIFFIN, GA. 30223
 PH. (770) 412-7700 FAX (770) 412-7744



118 n. expressway griffin, georgia 30223
 phone (770) 412-7700 fax (770) 412-7744

LANDSCAPE ENCROACHMENT PLANS FOR

CITY OF GRIFFIN
REBC GATEWAY GRANT

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SHEET:
 COVER

PE #: PEF004167

GSWCC LEVEL II CERT. # 0000010472

Project No. 15084.00	Issue Date: AUG. 2016
Drawn By: JLB	Checked By: BJM

DRAWING LIST

- 1 - COVER SHEET
- 2 - LANDSCAPE ENCROACHMENT PLAN
- 3-LANDSCAPE NOTES/DETAILS

No.	Revisions:	Date



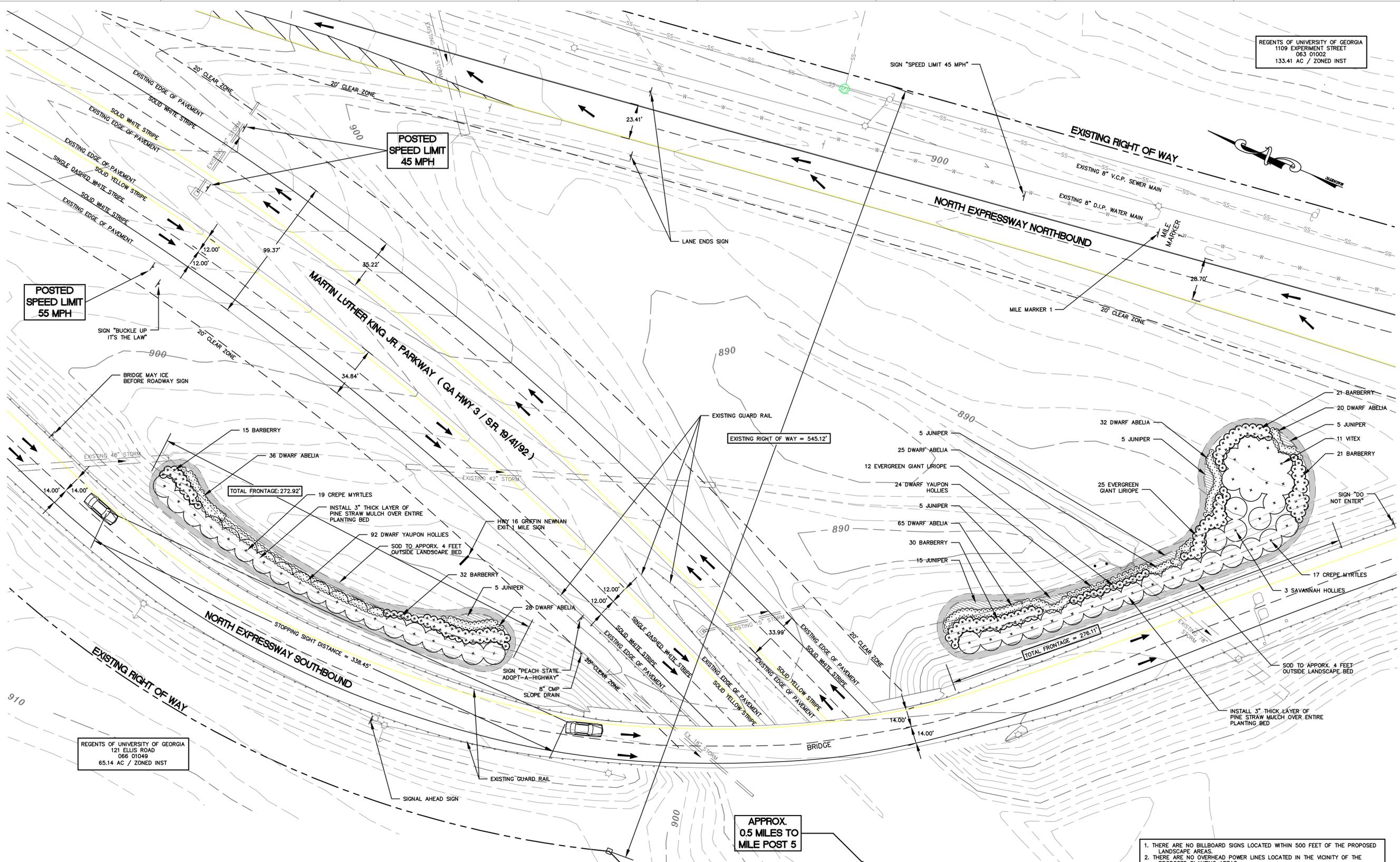
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SHEET:
LANDSCAPE PLAN

PE #: PEF004167

Project No. 15084.00 Issue Date: AUG. 2016
Drawn By: JLB Checked By: BJM



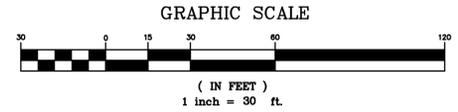
REGENTS OF UNIVERSITY OF GEORGIA
1109 EXPERIMENT STREET
063 01002
133.41 AC / ZONED INST

REGENTS OF UNIVERSITY OF GEORGIA
121 ELLIS ROAD
066 01049
65.14 AC / ZONED INST

LEDGEND		
EXISTING CONTOURS	--- 910 ---	EX. RIGHT OF WAY
SIGHT DISTANCE LINE	— — — — —	EXISTING GUARD RAIL
CLEAR ZONE	— — — — —	EXISTING STORM SYSTEM
EXISTING EDGE OF PAVEMENT	— — — — —	EXISTING SANITARY SEWER
SOLID WHITE STRIPES	— — — — —	EXISTING WATER
DASHED WHITE STRIPES	- - - - -	PROPOSED BEDLINES
		PROPOSED SMALL TREE
		PROPOSED MEDIUM SHRUB
		PROPOSED SMALL SHRUB
		PROPOSED GROUNDCOVER
		PROPOSED SOD

PLANTING SCHEDULE					
Trees	Common Name	Scientific Name	Planting Size	Quantity	Spacing
	Crape Myrtle (White)	Lagerstroemia indica 'Natchez'	3" Cal.	36	As shown
	Chaste Tree	Vitex Agnus Castus	3" Cal./multi. trunk	11	As shown
	Savannah Holly	Ilex X Attenuata 'Savannah'	3" Cal.	3	As shown
Shrubs	Barberry	Berberis thunbergii	7-Gal	119	3' o.c.
	Dwarf Abelia	Abelia X grandiflora 'Sherwoodii'	7-Gal	206	6' o.c.
	Dwarf Yaupon Holly	Ilex Vomitoria Nano	7-Gal	116	3' o.c.
	Juniper	Juniperus horizontalis	5-Gal	40	6' o.c.
	Evergreen Giant Liriope	Liriope Muscari 'Evergreen Giant'	3-Gal	37	5' o.c.
Grass	Bermuda Grass	Cynodon dactylon	Sod	1/4 AC	

1. THERE ARE NO BILLBOARD SIGNS LOCATED WITHIN 500 FEET OF THE PROPOSED LANDSCAPE AREAS.
2. THERE ARE NO OVERHEAD POWER LINES LOCATED IN THE VICINITY OF THE PROPOSED PLANTING AREAS.
3. NO PERMANENT IRRIGATION HAS BEEN PROPOSED FOR THE PLANTING AREAS.
4. ALL PLANTING AREAS ARE LOCATED WITHIN THE G.D.O.T. RIGHT OF WAY.



No.	Revisions:	Date

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

THE WORK SHALL CONSIST OF SOIL PREPARATION, FINISH GRADING, AND PLANTING; INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, NECESSARY FOR THE COMPLETION OF THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PERMITTING AND LICENSING NECESSARY TO COMPLETE THIS WORK.

2. GENERAL

A. QUALITY

- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT ANY POINT OF THE LANDSCAPING OPERATION.
- PLANTS SHALL MEET OR EXCEED QUALIFICATIONS SET FORTH BY THE AMERICAN STANDARD NURSERY STOCK'S LATEST EDITION.

B. DELIVERY, STORAGE, HANDLING

- REASONABLE CARE SHALL BE TAKEN TO ASSURE HEALTHY PLANT MATERIAL.
- PLANTS THAT SUFFER IN DELIVERY, STORAGE, OR HANDLING WILL BE REJECTED.

C. PROJECT CONDITIONS

- COORDINATE LANDSCAPING OPERATIONS WITH WORK OF OTHER TRADES.
- PRIOR TO COMMENCING WORK, IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO HAVE UTILITY LOCATOR SERVICE LOCATE AND MARK LINES.
- COORDINATE SITE SPECIFIC LINES (UTILITY PIPES) WITH GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL BACK FILL ALL CURBS, WALKS, AND PARKING LOT ISLANDS.

3. MATERIAL

A. TOPSOIL/BACKFILL

- TOPSOIL/BACKFILL MATERIAL SHALL BE FERTILE, FRIABLE SOIL THAT IS REASONABLY FREE OF SUBSOIL, CLAY LUMPS, ROOTS, STUMPS, DEBRIS, STONES OR LARGER THAN 3" OR OTHER EXTRANEIOUS MATERIAL HARMFUL PLANT GROWTH.

B. PLANTING BACKFILL MIXTURE

- PLANT MIX SHALL BE 70% EXISTING SOIL AND 30% COMMERCIAL COMPOSTED PLANT MIX.
- DO NOT USE PEAT MOSS AS A PLANT MIX.

C. SOD

- EITHER CUT OR ROLLED IS ACCEPTABLE
- SOD SHALL BE WELL GROWN AND HOLD TOGETHER WHEN SUSPENDED IN AIR AND HELD FROM ONE END.

D. FERTILIZER

ADJUST LEVEL OF NITROGEN BASED ON SEASON, RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

E. PRE-EMERGENT

GRANULAR TYPE FOR BED AREAS ONLY, RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

F. STAKES AND GUYS

- STAKES SHALL BE 2X2 HARDWOOD IN LENGTHS OF 2' AND 5'.
- WIRE FOR GUYING SHALL BE GALVANIZED, DOUBLE STRANDED 14 GAUGE.
- HOSE OR PROTECTIVE VINYL SHALL BE USED AT THE POINT OF CONNECTION WITH THE TREE.
- LOCATE ALL WOOD STAKES IN MULCHED AREA.
- STAKES TO BE REMOVED ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE MAINTENANCE CONTRACTOR.

4. EXECUTION

A. PLANTING

1. POSITION TREES AND SHRUBS AS PER PLANS AND SECURE THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

2. PLANT PITS—TREES AND SHRUBS

- DIG HOLE MINIMUM 12" BEYOND THE WIDTH OF THE BALL AND 8" BEYOND WIDTH OF CONTAINER.
- FOLD DOWN WIRE BASKETS AT LEAST 1/2 DEPTH
- REMOVE ALL OF NYLON STRAPS AND TWINE.
- DEPTH SHALL NOT EXCEED DEPTH OF CONTAINER OR BALL.

NOTE: SCARIFY ROOTS OF CONTAINER PLANTS. E. NO SYNTHETIC BURLAP ALLOWED.

3. FULLY PREPARE SOIL AROUND BALL OF PLANT.

COMPLETE BACK FILLING AND WATER THOROUGHLY TO ELIMINATE AIR POCKETS AROUND ROOT.

4. ALL PLANTS SHALL BE SET SO THAT WHEN SETTLED, THEY BEAR

THE SAME RELATION PLUS 2" TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL BEFORE BEING TRANSPLANTED.

5. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM THE WIND.

6. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.

WATER IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH A MANNER AS NOT TO DISTURB BACK FILL AND THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.

8. ALL SHRUBS AND GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT AFTER MULCHING

B. BED AREA

- ROTOTILL EXISTING SOIL.
- ADD THE FOLLOWING AMENDMENTS 100SQ.FT. AND ROTOTILL INTO SOIL.

- 10 BAGS NATURE'S HELPER SOIL CONDITIONER.
- 40# COMPOSTED COW MANURE
- 5 CUPS FERTILIZER 10-10-10
- SULFUR OR LIME (AS NEEDED TO ACHIEVE OPTIMUM PH).

C. PRUNE

- LIGHTLY HAND PRUNE PLANTS FOR OPTIMUM APPEARANCE AND DESIGN INTENT.
- MULTI-TRUNK TREES SHALL HAVE SUCKERS REMOVED.

5. FINISH GRADING

- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.

6. SEEDING

- APPLY IN SUCH A MANNER THAT IS UNIFORM IN COVERAGE.
- APPLY MATERIAL PER MANUFACTURER'S RECOMMENDATIONS.
- WATER HYDROSEEDING AREAS AS REQUIRED TO INSURE A 95% MINIMUM GERMINATION AND COVERAGE.
- SEED TYPE ACCORDING TO SEASON.

7. GUARANTEE

- CONTRACTOR SHALL GUARANTEE ALL NEW TREES FOR A PERIOD OF ONE (1) YEAR.
- CONTRACTOR SHALL GUARANTEE ALL OTHER NEW MATERIAL FOR A PERIOD OF 120 DAYS.
- GUARANTEE SHALL NOT INCLUDE THEFT OF PLANTS AFTER INSTALLATION, IMPROPER WATERING, AND/OR MAINTENANCE PRACTICES BY OTHERS.

8. MAINTENANCE

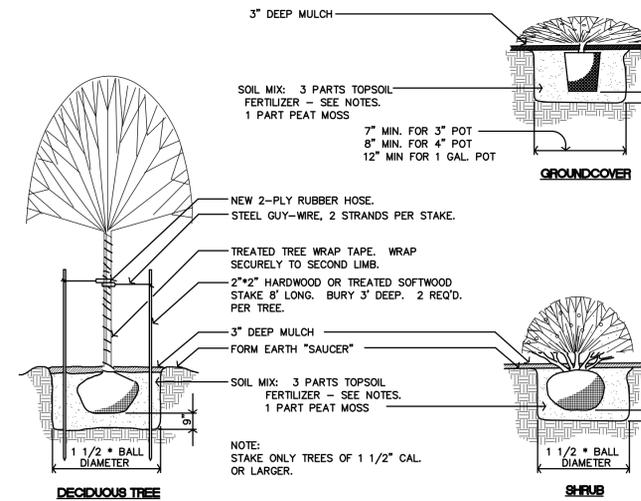
MAINTAIN SITE WEEKLY BY MOWING, WATERING, AND REPLACING DEAD PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE.

9. SUBSTANTIAL

- SUBSTANTIAL COMPLETION SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
- THE FOLLOWING ITEMS MUST BE COMPLETE PRIOR TO WRITTEN APPLICATION FOR SUBSTANTIAL COMPLETION:
 - ALL SPECIFICATIONS STRICTLY ADHERED.
 - 100% OF PLANT MATERIAL INSTALLED (LESS ANY PLANTS THAT MAY BE PLANTED IN ANOTHER SEASON FOR HORTICULTURAL OR AVAILABILITY REASONS UPON APPROVAL BY OWNER'S REPRESENTATIVE).
 - SEEDED AREAS GERMINATED (95%).
 - SOD AREAS SHALL DISPLAY UNIFORM COLOR, QUALITY, AND COVERAGE.

10. CLEAN UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS, RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A APPROVED CONDITION BY THE OWNER'S REPRESENTATIVE.



PLANTING DETAILS
NOT TO SCALE

PARAGON
CONSULTING GROUP

118 n. expressway griffin, georgia 30223
phone (770) 412-7700 fax (770) 412-7744

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