

SEC. 9.6 STREET TREES

USUL AVENUE - 401 LF

REQUIRED TREES (405 LF X 1 TREE/40 LF) _____ 10 TREES (2.5" CAL. MIN.)

PROPOSED TREES _____ 11 TREES (2.5" CAL.)

SWIFT AVENUE - 300 LF

REQUIRED TREES (300 LF X 1 TREE/40 LF) _____ 8 TREES (2.5" CAL. MIN.)

PROPOSED TREES _____ 8 TREES (2.5" CAL.)

SEC. 9.6.2.A VEHICULAR USE AREAS VISIBLE FROM STREETS

SWIFT AVE PARKING LOT - 24 LF (65-78 DRIVEWAY)

REQUIRED TREES (24 LF X 1 TREE/40 LF) _____ 3 TREES (2.5" CAL. MIN.)

PROPOSED TREES _____ 3 TREES (2.5" CAL.)

REQUIRED SHRUBS (24 LF X 1 SHRUB/3 LF) _____ 8 9-SHRUBS (15" HT. MIN. 100% EVERGREEN)

PROPOSED SHRUBS _____ 9 9-SHRUBS (15" HT. MIN. 100% EVERGREEN)

SEC. 9.6.2.B VEHICULAR USE AREAS VISIBLE FROM ADJACENT PROP.

WEST PROP. LINE - NORTH PARKING LOT - 65 LF

REQUIRED CANOPY TREES (65 LF X 1 TREE/75 LF) _____ 4 TREES (2.5" CAL. MIN.)

PROPOSED CANOPY TREES _____ 4 TREES (2.5" CAL.)

REQUIRED UNDERSTORY TREES (65 LF X 1 TREE/18 LF) _____ 5 TREES (1" CAL. MIN. 8' HT.)

PROPOSED UNDERSTORY TREES _____ 5 TREES (1.5" CAL. 6' HT.)

REQUIRED SHRUBS (65 LF X 1 SHRUB/3 LF) _____ 32 SHRUBS (15" HT. MIN. 100% EVERGREEN)

PROPOSED SHRUBS _____ 32 SHRUBS (15" HT. MIN. 100% EVERGREEN)

SEC. 9.6.3 LANDSCAPING WITHIN VEHICULAR USE AREA

NORTH PARKING LOT - 8,892 SF

REQUIRED TREES (8,892 SF X 1 TREE/2000 SF) _____ 3 TREES (2.5" CAL. MIN.)

PROPOSED TREES _____ 4 TREES (2.5" CAL.)

REQUIRED SHRUBS (8,892 SF X 1 SHRUB/250 SF) _____ 24 SHRUBS (15" HT. MIN.)

PROPOSED SHRUBS _____ 32 SHRUBS (15" HT.)

SWIFT AVENUE PARKING LOT - 4,598 SF

REQUIRED TREES (4,598 SF X 1 TREE/2000 SF) _____ 2 TREES (2.5" CAL. MIN.)

PROPOSED TREES _____ 2 TREES (2.5" CAL.)

REQUIRED SHRUBS (4,598 SF X 1 SHRUB/250 SF) _____ 14 SHRUBS (15" HT. MIN.)

PROPOSED SHRUBS _____ 14 SHRUBS (15" HT.)

SEC. 9.6.4 VEHICULAR USE AREA LANDSCAPING IN THE DESIGN DISTRICT

SWIFT AVENUE PARKING LOT STREET FRONTAGE - 158 SF (6 SF X 26 LF) (65-78 DRIVEWAY)

REQUIRED TREES (26 LF X 1 TREE/75 LF) _____ 1 TREE (2.5" CAL. MIN.)

PROPOSED TREES _____ 1 TREE (2.5" CAL.)

REQUIRED SHRUBS (26 LF X 1 SHRUB/4 LF) _____ 7 SHRUBS (15" HT. MIN.)

PROPOSED SHRUBS _____ 9 SHRUBS (15" HT.)

SEE 9.6.3.A VLA VISIBLE LANDSCAPING

DURHAM STANDARD LANDSCAPE NOTES

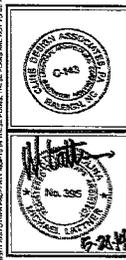
1. LANDSCAPING O.D. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE. CONTACT DURHAM CITY COUNTY PLANNING DEPARTMENT SITE INSPECTION STAFF FOR INSPECTION.

2. LANDSCAPING RE-INSPECTION FEE: EACH LANDSCAPING COMPLIANCE INSPECTION AFTER THE INITIAL INSPECTION WILL INCUR A RE-INSPECTION FEE, STARTING AT \$100 + A \$2 TECHNOLOGY SURCHARGE. EACH SUBSEQUENT RE-INSPECTION WILL INCREASE BY \$100 + \$2 (EXEMPT) INITIAL \$100, 2ND-\$100, 3RD-\$100, ETC. PAYMENT MUST BE RECEIVED BY THE DURHAM CITY COUNTY PLANNING DEPARTMENT PRIOR TO RE-INSPECTION.

3. ANY TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES TO BE LINED UP BETWEEN 2.5' AND 8' FOR VISIBILITY.



Swift Avenue Multifamily
Swift Avenue
Durham, North Carolina



PROJECT: 012049

DATE: 11.01.2012

REVISIONS: _____ DATE _____

RESUBMITAL: 12.20.12

RESUBMITAL: 02.05.13

SITE REVISIONS: 05.20.14

DRAWN BY: EWS, CT

CHECKED BY: JWW, MVA

Overall Landscape Plans



650 Stephenson Highway
Troy, Michigan 48063
Phone 248.588.2100
Fax 248.588.3528
www.JohnDeereLandscapes.com
800.347.4272

Project Name:
**SWIFT AVENUE MULTIFAMILY
DURHAM, NC, 27717**

Customer Name:

Design Date: 01/29/14
Drawn By: PK
Checked By: CM
Approved By: AMP
Released Date: 01/29/14

REVISIONS

Description	Date
△	01/31/14
△	02/04/14
△	02/12/14

Drawing Title:

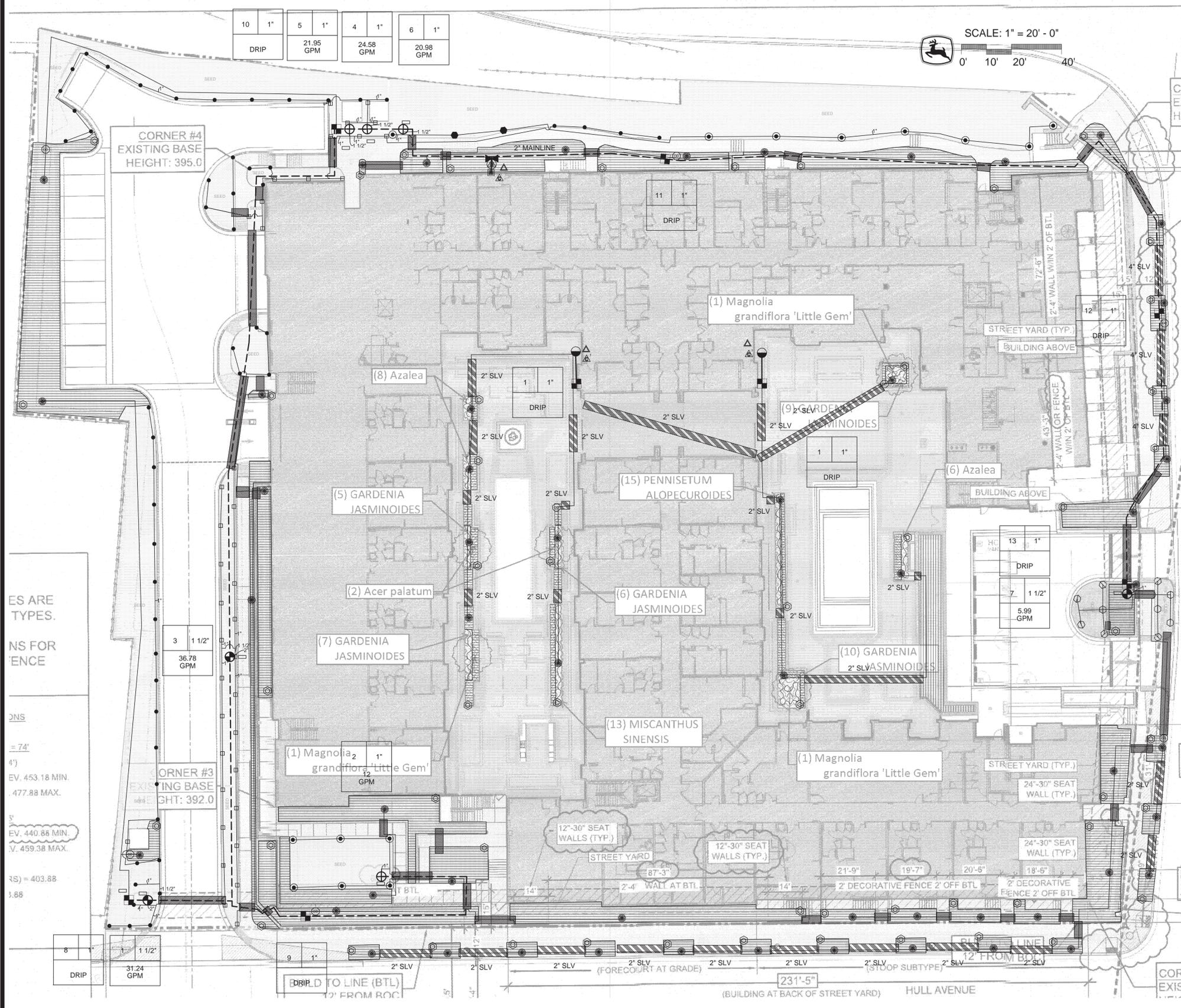
Irrigation Plan

Drawing Scale: 1" = 20'

CLS Project Number: 49342

Sheet Number:

IR-1
Sheet 1 of 1



SCALE: 1" = 20' - 0"



Irrigation

Qty	Symbol	Description
•	•	HUNTER, PROS SERIES, 6" POP UP W/ 10' NOZZLE
•	•	HUNTER, PROS SERIES, 6" POP UP W/ 12' NOZZLE
•	•	HUNTER, PROS SERIES, 6" POP UP W/ 15' NOZZLE
•	•	HUNTER, PROS SERIES, 6" POP UP W/ STRIP NOZZLE
•	•	HUNTER, PROS-PRS40-CV SERIES, 6" POP UP W/MP1000 NOZZLE
•	•	HUNTER, PROS-PRS40-CV SERIES, 6" POP UP W/MP2000 NOZZLE
•	•	WILKINS, 975XL, REDUCED PRESSURE BACKFLOW, 1.5"
•	•	HUNTER, PCZ-10140, CONTROL ZONE KIT, 1.0"
•	•	HUNTER, PGV-101G, ELECTRIC VALVE, 1.0"
•	•	HUNTER, PGV-151G, ELECTRIC VALVE, 1.5"
•	•	HUNTER, IC-DUAL, 2-WIRE DECODER CONTROLLER
•	•	HUNTER, PRO-C SERIES, AUTOMATIC CONTROLLER
•	•	ISOLATION GATE VALVE, MAINLINE SIZE
•	•	1" STUB-UP
•	•	HUNTER, DUAL-1, SINGLE STATION DECODER
•	•	HUNTER, WRC, WIRELESS RAIN-CLIK
•	•	AIR RELIEF VALVE
•	•	DRIP STUB-UP
•	•	FLUSH VALVE
•	•	SLEEVE, SCHEDULE 40
•	•	SLEEVE (BY OTHERS)
•	•	TAP LOCATION, 1.5"
•	•	PVC LATERAL, CLASS 200, BE, SIZE 1.5"
•	•	PVC LATERAL, CLASS 200, BE, SIZE 1.0"
•	•	PVC LATERAL, CLASS 200, BE, SIZE 2.0"
•	•	PVC MAINLINE, CLASS 200, BE, SIZE 1.0"
•	•	PVC MAINLINE, CLASS 200, BE, SIZE 2.0"
•	•	NETAFIM, TLCV-06-18 SERIES
•	•	NETAFIM, TLCV-06-18 SERIES

IRRIGATION SPECIFICATIONS

- IRRIGATION SYSTEM DESIGN BASED ON 12 & 40 GPM AT 70 PSI.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM) AND POUNDS PER SQUARE INCH(PPI) FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES, EXCEPT AS OTHERWISE INDICATED.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
- PIPE LOCATIONS ARE DIAGRAMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 2-WIRE, UL APPROVED DIRECT BURY.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). JOHN DEERE LANDSCAPES BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO JOHN DEERE LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.
- THE INSTALLING CONTRACTOR MUST HOLD A CURRENT, VALID NC IRRIGATION CONTRACTOR'S LICENSE.

ES ARE TYPES.
NS FOR FENCE

NS
= 74'
4')
EV. 453.18 MIN.
.477.88 MAX.
EV. 440.86 MIN.
V. 459.38 MAX.
RS) = 403.88
3.88

DRIP
31.24 GPM