

GENERAL LANDSCAPE NOTES:

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH SHALL BE PINE STRAW UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE AS OF COMPLETION OF SITE IMPROVEMENTS. THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM.

FORSYTH COUNTY TREE PROTECTION & REPLACEMENT NOTES:

- TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO OR CONCURRENT WITH ANY CLEARING, GRUBBING OR GRADING. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO THE FORSYTH COUNTY TREE PRESERVATION AND REPLACEMENT ORDINANCE.
- THE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAN. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.
- WITH THE EXCEPTION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENTS, MAINTENANCE INSPECTION FOR TREES WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR SCHEDULING THIS INSPECTION.
- ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

LANDSCAPE REQUIREMENTS:

FRONTAGE PLANTING STRIPS
 PROVIDE TREES EQUIVALENT TO AT LEAST (1) TREE DENSITY UNIT FOR EVERY 75 LF OF PLANTING STRIP LENGTH

ATLANTA HIGHWAY - 320 LF - (.36 LF OF DRIVE-WAY) = 284 LF
 284 LF / 75 LF = 3.8 TDU'S REQUIRED
 3.8 TDU'S PROVIDED

OLD ATLANTA ROAD - 456 LF - (.36 LF OF DRIVE-WAY) = 420 LF
 420 LF / 75 LF = 5.6 TDU'S REQUIRED
 6.0 TDU'S PROVIDED

PARKING LOT
 PROVIDE A MINIMUM OF 12.5% OF THE TOTAL PARKING AREA AS LANDSCAPED ISLANDS
 TOTAL PARKING AREA = 54,956 SF
 54,956 SF * 0.125 = 6,870 SF OF LANDSCAPED ISLANDS REQUIRED
 6,877 SF OF LANDSCAPED ISLANDS PROVIDED

PROVIDE (1) TREE PER 10 PARKING SPACES
 PARKING SPACES = 107
 107 / 10 = 11 TREES REQUIRED
 19 TREES PROVIDED

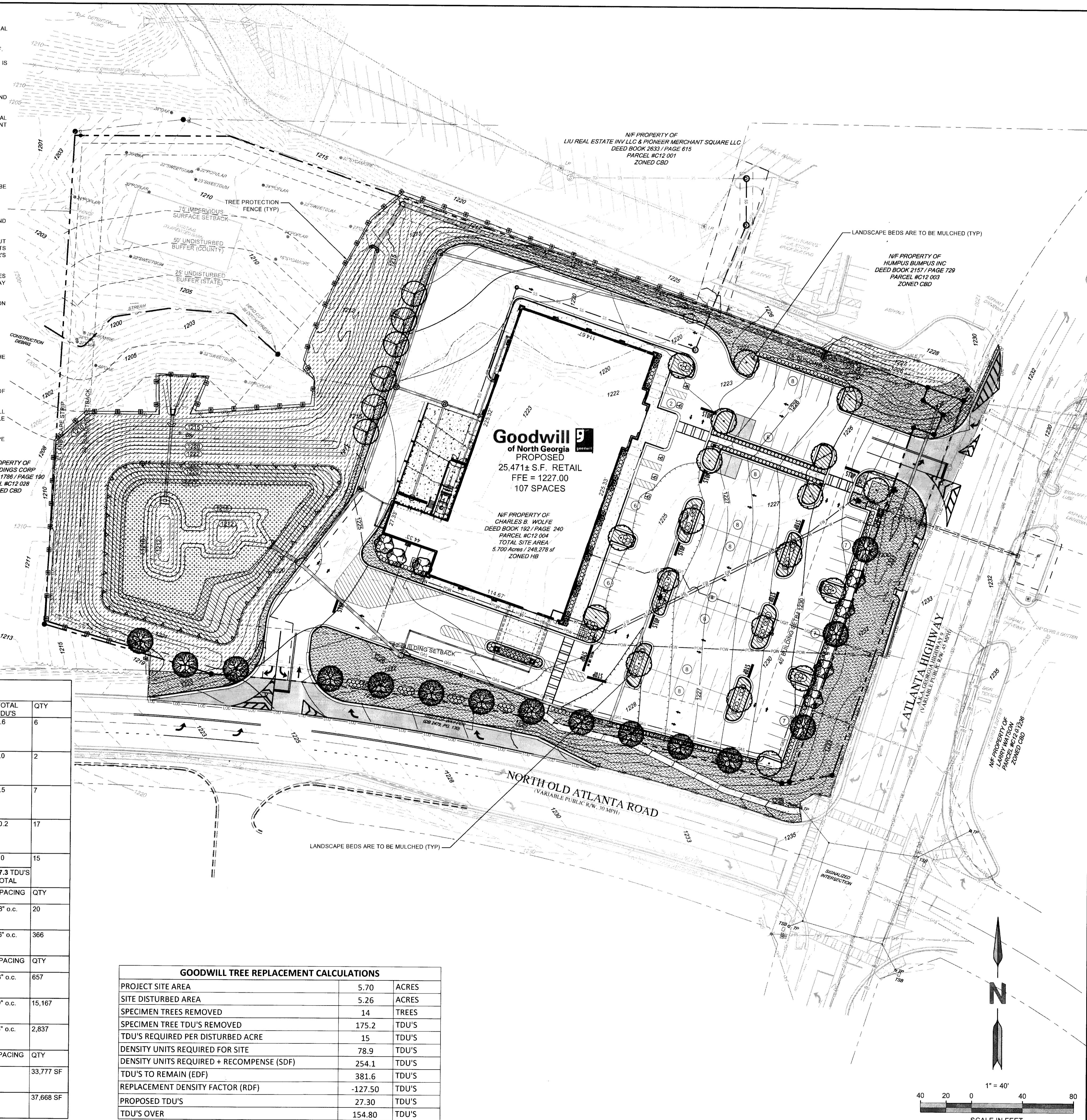
PROVIDE (1) OVERSTORY TREE IN EVERY LANDSCAPE ISLAND
 EVERY PARKING SPACE SHALL BE WITHIN 50 FEET OF A TREE TRUNK

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	TDU	TOTAL TDU'S	QTY
	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B & B	3" CAL	6	3.6	6
	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2" CAL	5	1.0	2
	LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE	B & B	2" CAL	5	3.5	7
	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL	6	10.2	17
	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	3" CAL	6	9.0	15
					27.3 TDU'S TOTAL	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY	
	ILICIAM PARVIFLORUM / ANISE TREE	3 GAL		48" o.c.	20	
	RHAPHIOLEPIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE	3 GAL		36" o.c.	366	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY	
	CHASMANTHIUM LATIFOLIUM / UPLAND SEA OATS	4" POT		18" o.c.	657	
	LIRIOPE SPICATA / CREEPING LILY TURF	4" POT		10" o.c.	15,167	
	PANICUM VIRGATUM / SWITCH GRASS	4" POT		18" o.c.	2,837	
SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY	
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			33,777 SF	
	SEEDING	SEED			37,668 SF	

GOODWILL TREE REPLACEMENT CALCULATIONS

PROJECT SITE AREA	5.70	ACRES
SITE DISTURBED AREA	5.26	ACRES
SPECIMEN TREES REMOVED	14	TREES
SPECIMEN TREE TDU'S REMOVED	175.2	TDU'S
TDU'S REQUIRED PER DISTURBED ACRE	15	TDU'S
DENSITY UNITS REQUIRED FOR SITE	78.9	TDU'S
DENSITY UNITS REQUIRED + RECOMPENSE (SDF)	254.1	TDU'S
TDU'S TO REMAIN (EDF)	381.6	TDU'S
REPLACEMENT DENSITY FACTOR (RDF)	-127.50	TDU'S
PROPOSED TDU'S	27.30	TDU'S
TDU'S OVER	154.80	TDU'S



ENGINEER:
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 TELEPHONE: (704) 736-4333
 CONTACT: MRS. SANDRA CASHION

PROJECT:

Goodwill of North Georgia
 715 ATLANTA HIGHWAY
 CUMMING, GA 30040
 L.L. 206 OF THE 2ND DISTRICT, 1ST SECTION OF FORSYTH COUNTY,
 PARCEL ID # C12 004

SEAL:

REVISIONS

REVISIONS	DATE
JURISDICTIONAL COMMENTS	12/17/2015
RFI #3 STANDARD DUTY ASPHALT DETAIL UPDATE	02/02/2016
RESUBMITTAL / SEWER CONNECTION	05/27/2016
RESUBMITTAL JURISDICTIONAL COMMENTS	06/29/2016

PROJECT MANAGER: DMS
 DRAWING BY: QTF
 JURISDICTION: FORSYTH COUNTY
 DATE: 11/06/2015
 SCALE: 1" = 40'
 TITLE:

LANDSCAPE PLAN
 SHEET NUMBER:
L-1
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 135.007

