ALL LANDSCAPE MATERIALS SHALL CONFORM WITH THE ANSI AMERICAN STANDARD FOR NURSERY STOCK.

LANDSCAPE MATERIALS MUST MEET THE FOLLOWING MINIMUM SIZE REQUIREMENTS: DECIDUOUS TREES (2" CALIPER); EVERGREEN TREES (7-GALLON); SHRUBS AND ORNAMENTAL GRASSES (3-GALLON); PERENNIALS (1-GALLON).

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE SYSTEM WILL BE TESTED DURING THE FINAL INSPECTION BY THE CITY.

THE APPROVED WATERING SCHEDULE SHALL BE FOLLOWED DURING THE TWO-YEAR MAINTENANCE PERIOD DURING WHICH THE LANDSCAPE BOND IS HELD BY THE CITY.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DEVELOPER OR OWNER SHALL POST A PERFORMANCE BOND OR CASH ESCROW GUARANTEEING ALL LANDSCAPE MATERIALS AND WORK FOR A PERIOD OF TWO (2) YEARS AFTER THE APPROVAL OR ACCEPTANCE THEREOF BY THE CITY. AN ITEMIZED ESTIMATE PREPARED BY THE LANDSCAPE CONTRACTOR SHALL BE SUBMITTED WITH THE BOND OR ESCROW.

ALL GUYING AND STAKING MATERIALS SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE TREE PROTECTION SUPERVISOR PRIOR TO COMMENCEMENT. ANY DAMAGE OR IMPACT TO TREE PRESERVATION AREAS SHALL BE REPORTED IMMEDIATELY TO THE TREE PROTECTION SUPERVISOR.

A TREE PROTECTION INSPECTION SHALL BE PERFORMED BY A CERTIFIED ARBORIST OR FORESTER AT THE FOLLOWING FOUR STATES OF CONSTRUCTION: PRIOR TO COMMENCEMENT OF LAND DISTURBANCE; AFTER CLEARING AND GRUBBING; AFTER GRADING; AND AT THE END OF THE PROJECT BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FENCING AND SIGNAGE OF ALL SIDES AND APPROVED BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE. NOTIFY THE CITY AT (770) 985-3513 AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO SCHEDULE THIS INSPECTION. ALL TREE PROTECTION DEVICES SHALL REMAIN IN FULLY FUNCTIONING CONDITION UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

NO PERSON SHALL ENCROACH INTO THE TREE PROTECTION ZONES. CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, PARKING, VEHICLE AND FOOT TRAFFIC, MATERIAL STORAGE, CONCRETE WASHOUT, DEBRIS BURNING, AND OTHER ACTIVITIES SHALL BE ARRANGED SO AS TO PREVENT DISTURBANCE WITHIN THE PROTECTED AREAS.

ANY TREE(S), DESIGNATED FOR PRESERVATION, WHICH IS NEGLIGENTLY DAMAGED DURING CONSTRUCTION, AS DETERMINED BY THE CITY ARBORIST, SHALL BE TREATED ACCORDING TO NATIONAL ARBORISTS ASSOCIATION STANDARDS. IF FATALLY DAMAGED, THE TREE(S) SHALL BE REPLACED WITH FOUR-INCH CALIPER TREES EQUAL TO THE UNIT VALUE OF THE TREE(S) REMOVED. ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED WITH TREES EQUAL TO THREE TIMES THE UNIT VALUE OF THE TREE REMOVED.

NOTES:

1. ALL BUFFER AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

2. DECIDUOUS THREES SHALL BE AT LEAST 2 INCHES IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING.

3. TREES ARE NOT PERMITTED IN PERMANENT SEWER EASEMENTS.

4. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

5. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.

6. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.

7. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

PLANT LEGEND:

- EX. LARGE SHRUB
- EX. CRAPE MYRTLE
- KNOCKOUT ROSES
- INDIAN HAWTHORN
- HOLLY
- SUGAR MAPLE
- EASTERN RED BUD
- ZELKOVA

PARKING ANALYSIS

16 PROPOSED SEATS, 1 FULL -TIME EMPLOYEES

1 PARKING SPACE / 3 SEATS	6 SPACES
+ 4 / EMPLOYEE	4 SPACES

10 SPACES REQUIRED
10 SPACES MINIMUM
20 SPACES MAXIMUM

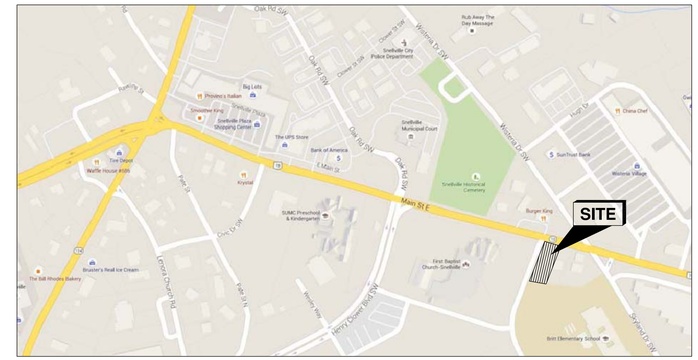
SITE ANALYSIS

EXISTING SITE		%	PROPOSED SITE	%
TOTAL SITE	21,684 SQ.FT.	100.0%	21,684 SQ.FT.	100.0%
BUILDING COVERAGE	1,847.7 SQ.FT.	8.5%	1,883.3 SQ.FT.	8.7%
PAVEMENT COVERAGE	18,447.7 SQ.FT.	85.0%	15,742.6 SQ.FT.	72.6%
LANDSCAPE AREA	1,388.7 SQ.FT.	6.4%	4,058.1 SQ.FT.	18.7%

PERMANENT GRASSING SHALL CONSIST OF GROUND PREPARATION, LIMING AND FERTILIZATION, SEEDING, AND MULCHING.

THE GROUND SHALL BE PREPARED BY PLOWING AND DISKING NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GROUND – FERTILIZER AT A RATE OF 1500#/AC. AND LIME AT 2000#/AC. THE GROUND SHALL BE FINISHED OFF SMOOTH AND UNIFORM BEING FREE OF ROCKS, CLODS, ROOTS, ETC. FERTILIZER MIXED GRADE SHALL BE EITHER 4-12-12; 6-12-12 OR 5-10-15. SEEDING SHALL BE DONE WITHIN 24 HOURS OF THE FERTILIZER APPLICATION, WEATHER PERMITTING. SEED SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN BELOW. MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER THE AREA LEAVING APPROXIMATELY 25% OF THE GROUND SURFACE EXPOSED. THE RATE OF APPLICATION SHALL BE DOUBLED ON SIDE SLOPES 4:1 AND STEEPER.

SPECIES	RATE	PLANTING DATE
TALL FESCUE	50#/AC.	SEPTEMBER THRU OCTOBER
HULLED COMMON BERMUDA GRASS	10#/AC.	APRIL THRU JULY
UNHULLED COMMON BERMUDA GRASS	10#/AC.	OCTOBER THRU MARCH



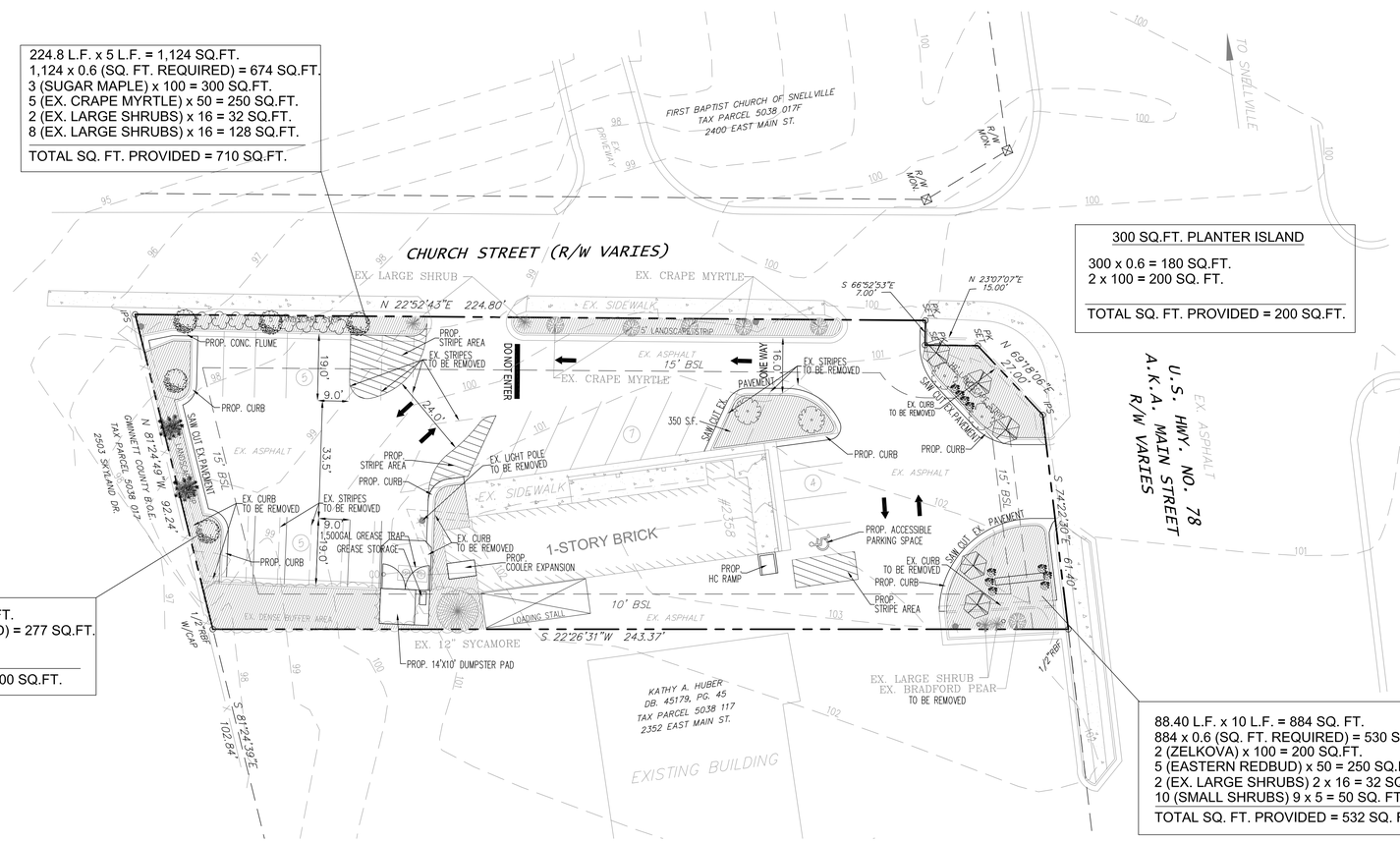
VICINITY MAP
N.T.S.

224.8 L.F. x 5 L.F. = 1,124 SQ.FT.
1,124 x 0.6 (SQ. FT. REQUIRED) = 674 SQ.FT.
3 (SUGAR MAPLE) x 100 = 300 SQ.FT.
5 (EX. CRAPE MYRTLE) x 50 = 250 SQ.FT.
2 (EX. LARGE SHRUBS) x 16 = 32 SQ.FT.
8 (EX. LARGE SHRUBS) x 16 = 128 SQ.FT.
TOTAL SQ. FT. PROVIDED = 710 SQ.FT.

300 SQ.FT. PLANTER ISLAND
300 x 0.6 = 180 SQ.FT.
2 x 100 = 200 SQ.FT.
TOTAL SQ. FT. PROVIDED = 200 SQ.FT.

92.24 L.F. x 5 L.F. = 461.2 SQ.FT.
461.2 x 0.6 (SQ. FT. REQUIRED) = 277 SQ.FT.
2 (MAPLE) x 100 = 200 SQ.FT.
2 (HOLLY) x 50 = 100 SQ.FT.
TOTAL SQ. FT. PROVIDED = 300 SQ.FT.

88.40 L.F. x 10 L.F. = 884 SQ. FT.
884 x 0.6 (SQ. FT. REQUIRED) = 530 SQ. FT.
2 (ZELKOVA) x 100 = 200 SQ.FT.
5 (EASTERN REDBUD) x 50 = 250 SQ.FT.
2 (EX. LARGE SHRUBS) 2 x 16 = 32 SQ.FT.
10 (SMALL SHRUBS) 9 x 5 = 50 SQ. FT.
TOTAL SQ. FT. PROVIDED = 532 SQ. FT.



PROJECT AREA = 0.50 ACRES
TREE DENSITY FACTOR= 16 UNITS PER ACRE
UNITS REQUIRED = 8.0 UNITS
TOTAL UNITS PROVIDED = 11.6 UNITS
TOTAL TREES PLANTED = 17

PLANT LIST

QTY.	%	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPACING	UNITS	TOTAL UNITS
2	12.00	ILEX X ATTENUATA 'SAVANNAH'	HOLLY, SAVANNAH	2" CAL.	20'	0.5	1.0
5	24.00	ACER SACCHARUM CULTIVARS	SUGAR MAPLE	2" CAL.	20'	0.5	2.5
4	12.00	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL.	20'	0.5	2.0
5	24.00	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	20'	0.5	3.5
5	20.00		EX. CRAPE MYRTLE			0.5	2.5
1	4.0		EX. SYCAMORE			1.6	1.6
1	4.0		EX. BRADFORD PEAR			0.5	0.5
9			KNOCKOUT ROSES	2" CAL.			
						TOTAL UNITS	11.6

20' 0' 20' 40'

ALCOVY
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GEORGIA REGISTERED No. 032217 PROFESSIONAL ENGINEER PHILIP VAN HUYNH

LANDSCAPE PLAN

PROPOSED GOLDEN KRUST REDEVELOPMENT

PARCEL: 5038 018
LAND LOT: 38
5th DISTRICT
2358 MAIN STREET
CITY OF SNELLVILLE
GWINNETT COUNTY, GA

DATE: 10/20/015
SCALE: 1"= 20'

OWNER / DEVELOPER

GOLDEN KRUST
PATRICK STEWART
2189 SCIENIC HWY.
SNELLVILLE, GA 30278

24 HOUR - EMERGENCY CONTACT
PATRICK STEWART
PHONE: (203) 394-7455

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 07-140

L-1