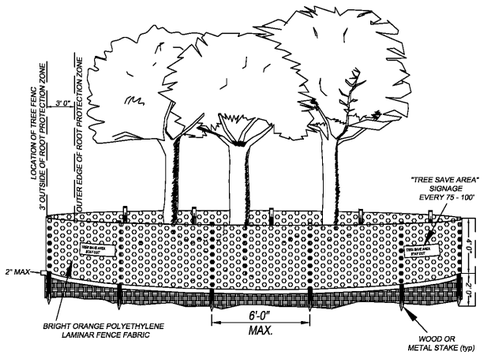
LEGEND

I.P.S.	IRON PIN SET (1/2" REBAR)
I.P.S.	IRON PIN SET (1/2" REBAR)
I.P.F.	IRON PIN FOUND
C.M.F.	CONCRETE MONUMENT FOUND
O.T.P.	OPEN TOP PIPE
B.M.	BENCHMARK
T.B.M.	TEMPORARY BENCHMARK
C.T.P.	CRIMP TOP PIPE
M.T.	MARKED TREE
D.H.	DRILL HOLE
L.L.L.	LAND LOT LINE
L.L.	LAND LOT
ℙ	PROPERTY LINE
℄	CENTERLINE
B	BUILDING LINE
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C.&G.	CURB & GUTTER
B.O.C.	BACK OF CURB
T.O.C.	TOP OF CURB
G.M.D.	GEORGIA MILITIA DISTRICT
P.B./PG.	PLAT BOOK/PAGE
D.B./PG.	DEED BOOK/PAGE
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
ELEV.	ELEVATION
I.E.	INVERT ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
E.P.	EDGE OF PAVEMENT
A.S.P.	ALUMINIZED STEEL PIPE TYPE 2
R.C.P.	REINFORCED CONCRETE PIPE
D.I.P.	DUCTILE IRON PIPE
P.V.C.	POLYVINYLCHLORIDE PIPE
V.C.P.	VITRIFIED CLAY PIPE
L.P.	LIGHT POLE
P.P.	POWER POLE OR UTILITY POLE
M.H.	MANHOLE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
J.B.	JUNCTION BOX
O.S.	OUTLET STRUCTURE
FES	FLARED END SECTION
H.W.	HEADWALL
D.I.	DROP INLET
G.I.	GRATE INLET
F.H.	FIRE HYDRANT
W.V.	WATER VALVE
W.M.	WATER METER
G.V.	GAS VALVE
+941.2	EXISTING GROUND ELEVATION
941.2	PROPOSED GROUND ELEVATION
910	EXISTING CONTOUR ELEVATION
910	PROPOSED CONTOUR ELEVATION
	POWERLINE
TF	TREE PROTECTION FENCE
CRZ	CRITICAL ROOT ZONE
U.T.	UNDERGROUND TELEPHONE LINE
G	GAS LINE
C.T.V.	CABLE T.V. LINE
U.C.T.V.	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	BRANCH/CREEK/STREAM CENTERLINE
	DITCH / DRAIN CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	TREE
	LIMITED ACCESS
STA.	STATION
N/F	NOW OR FORMERLY
	TEST BORING LOCATION
W.E.	WATER LINE EASEMENT

Active Tree Protection Fencing



NOTES:

STAKES AND FABRIC NOT REQUIRED ON TREES 2" CALIPER AND UNDER.

PLANT TREES AT GRADE. DO NOT MOUND.

DO NOT DRIVE STAKE THROUGH ROOTBALL.

TREE PLANTING LIST

QTY.	Common/Botanical Name	Size	Units	% Units	Units/Species
3	Princeton Elm	2"	0.5	20.00	1.5
3	Willow Oak	2"	0.5	20.00	1.5
3	Shumard Oak	2"	0.5	20.00	1.5
3	Bald Cypress	2"	0.5	20.00	1.5
3	Autumn Maple	2"	0.5	20.00	1.5
15	Total			100.00	7.5

TREE PROTECTION 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.

THE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.

WITH THE EXCEPTION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENTS, MAINTENANCE INSPECTIONS FOR TREES WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR SCHEDULING THIS INSPECTION.

PLANTING REQUIREMENTS

PARKING LOT:

REQUIRED 2 TREES PER 36 PARKING SPACES
PARKING SPACES PROVIDED = 108 SPACES
6 TREES REQUIRED TO BE PLANTED ON SITE FOR PARKING

ROAD FRONTAGE:

REQUIRED 1 TREE PER 40 L.F. OF FRONTAGE
TOTAL LENGTH OF ROAD/PRIVATE STREET FRONTAGE = 366 L.F.
9 TREES REQUIRED TO BE PLANTED ON FRONTAGE

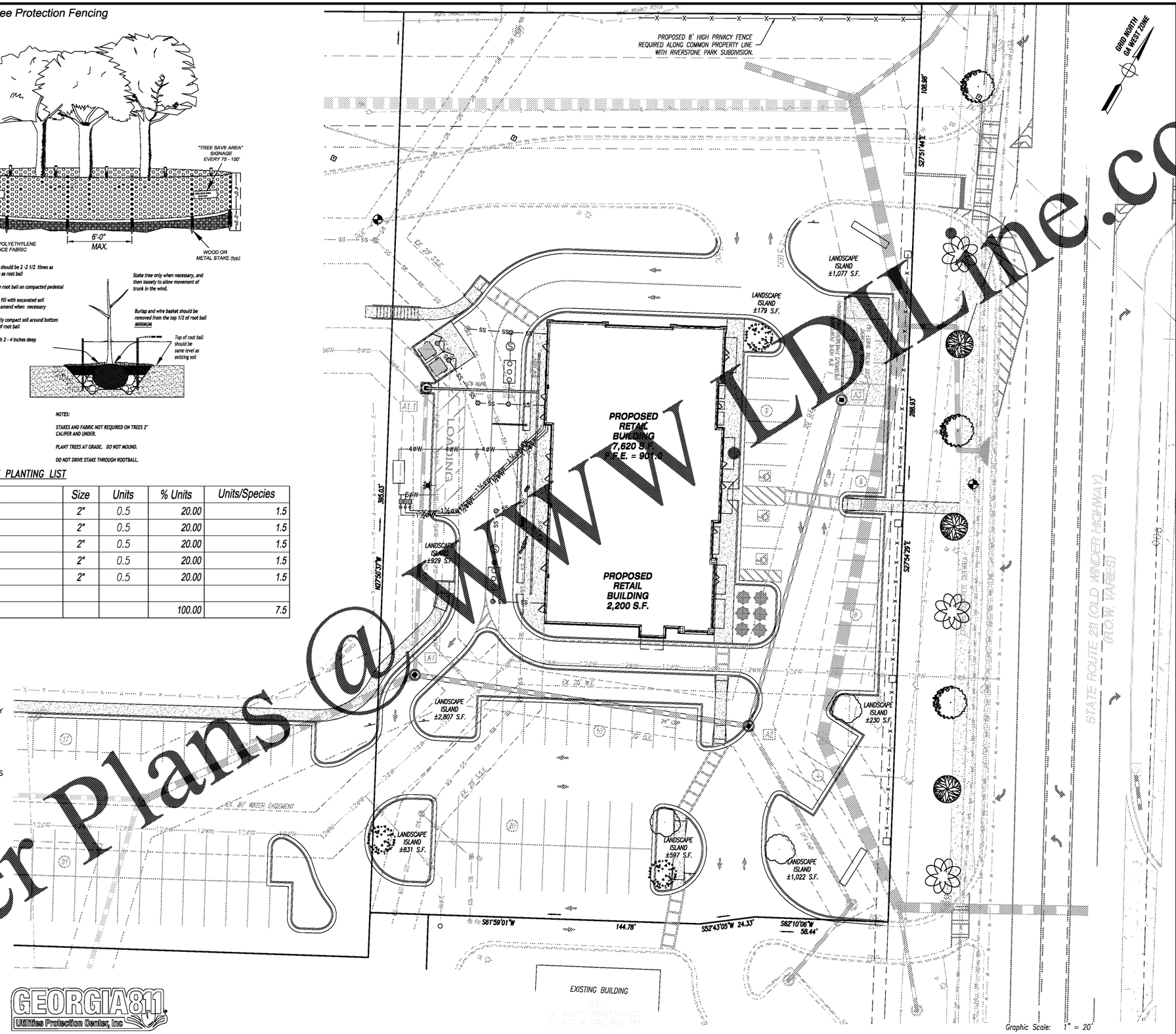
MINIMUM LANDSCAPE ISLAND SIZE = 100 S.F.

PARKING LOT LANDSCAPING AREAS:

PARKING SPACE AREA = ±35,000 S.F.
LANDSCAPED ISLANDS = ±7,962 S.F. (±22.7%)

LANDSCAPE PLAN NOTES:

1. *REQUIRED TREES SHALL BE A MINIMUM OF 6' TALL AT TIME OF PLANTING.*
2. *DIAMETER OF PROPOSED TREES MEASURED AT 4 FEET ABOVE ROOT BALL.*



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PREPARED FOR:

FRIENDSHIP ROAD PROPERTIES, LLC
3101 TOWERCREEK PKWY.
SUITE 420
ATLANTA, GA 30339
MR. RANDY HERRON
(404) 578-8296

PROJECT NAME:

CREEKSIDE RETAIL

TASK:

TREE PLAN

GEORGIA REGISTERED PROFESSIONAL ENGINEER RANDY J. PARKER 04/12/18

PROJECT INFORMATION:

CREEKSIDE RETAIL
Project Name

15-082F
Project Number

OLD WINDER HIGHWAY
Project Address

G.M.D. 1749
Parcel No.(s)

Land Lot / District
TOWN OF BRASELTON
HALL COUNTY
County, State

No.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		

RJP DESIGN	AS SHOWN SCALE
RJP DRAWN	17 of 17 SHEET
KWB CHECKED	
03/20/18 DATE	15-082F PROJECT No.