

DREF TECK PARK, LL
DB 19780 / PG 224
ZONED: M-1

SEE SHEET TP-1 FOR EXISTING TREE DATA

SEE SHEET L-1.3 FOR PLANT SCHEDULE

SPECIMEN TREE RECOMPENSE DATA
SPECIMEN TREE REMOVED: SPECIMEN #5: 32" POPLAR (22.4 UNITS RECOMPENSE)
RECOMPENSE PROVIDED:
3" CAL. CRYPTOMERIA JAPONICA 'YOSHINO' (YOSHINO CRYPTOMERIA): (12) X 0.6 UNITS EACH = 7.2
3" CAL. MAGNOLIA GRANDIFLORA 'LITTLE GEM' (LITTLE GEM MAGNOLIA): (18) X 0.6 UNITS EACH = 10.8
3" CAL. QUERCUS ACUTISSIMA (SAWTOOTH OAK): (9) X 0.6 UNITS EACH = 5.4

TOTAL RECOMPENSE UNITS PROVIDED: 23.4
(NOTE: TREES WITH SHADED FILL REPRESENT RECOMPENSE PLANTINGS)
OVERLAY DISTRICT RIGHT OF WAY PLANTINGS:
REQUIRED: 4" CAL TREES PLANTED 50' O.C. ALONG PEACHTREE PARKWAY R/W
949.84' (FRONTAGE) - 160' (DRIVEWAYS AND EASEMENTS) = 789.84'
789.84' / 50 = 15.80 = 16 TREES

PROVIDED: (16) X 4" CAL. QUERCUS BUNNELLII 'HIGHTOWER' PLANTED AS PART OF THIS PROJECT + 5 REQUIRED FOR OUTPARCEL LOT #2 FUTURE PLANTING)
10' LANDSCAPE STRIP:
ONE TREE + 1 SHRUB PER 25 LINEAL FEET (LF) OF STRIP:

PEACHTREE PARKWAY: 949.84' - 160' (DRIVEWAYS AND EASEMENTS) = 789.84 LF REQ'D
789.84 / 25 = 31.59 TREES + SHRUBS REQ'D. 32 TREES PROVIDED, SHRUBS PROVIDED EXCEEDS REQUIREMENTS

TECHNOLOGY PARKWAY: 208' - 27' DRIVEWAYS - 153' ESMTS = 229 LF REQ'D
229 / 25 = 9.16 TREES + SHRUBS REQ'D. 20 EXISTING TREES + 20 EXISTING SHRUBS TO REMAIN (SEE SHEET TP-1 FOR INVENTORY)

NEW PUBLIC ROAD SOUTH: 650 LF - 80' DRIVEWAYS = 570 LF
570 / 25 = 22.8 TREES + SHRUBS. 23 TREES + 34 SHRUBS PROVIDED*

NEW PUBLIC ROAD NORTH: 650 LF - 90' DRIVEWAYS = 560 LF
560 / 25 = 22.4 TREES + SHRUBS. 23 TREES + 25 SHRUBS PROVIDED*

* = INCLUDES SOME PLANTINGS WHICH ARE PROPOSED ON THE OUTPARCEL AND SHALL BE PLANTED BY THAT OWNER

PARKING LOT REQUIREMENTS:
1 TREE PER 7 PARKING SPACES
29 SPACES / 7 = 4.14 = 5 TREES REQUIRED; 7 PROVIDED

EACH PARKING SPACE IS WITHIN 60' OF A TREE
TREE DENSITY:
OVERALL SITE: 8.47 AC (SITE)
-2.42 AC (CREEK BUFFER AREA)
6.05 AC

DENSITY REQUIRED: 20 TDU / AC PER OVERLAY DISTRICT = 121
TREE DENSITY UNITS PROVIDED BY PROPOSED PLANTINGS: 71.6 (SEE SHEET L-1.3)
TDU PROVIDED FROM EXISTING TREES TO REMAIN: 344.4 (SEE SHEET TP-1)

TOTAL TDU PROVIDED: 416 UNITS
TEMPORARY GRADING & SLOPE EASEMENT

PROPOSED TREE ROOT BALLS TO BE PLANTED AT A MIN. OF 10' FROM THE PROPOSED WALL WILL BE HIGHER ELEVATION THAN THAT OF THE WALL GEODRID. FUTURE ROOT GROWTH SHOULD NOT INTERFERE WITH STRUCTURAL INTEGRITY

PEACHTREE CORNERS NOTES:

1. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM AND ZONING BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE PRIOR TO LAND DISTURBANCE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
2. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
3. REPLANT BUFFERS WHERE SPARSE. SUPPLEMENTAL PLANTINGS SHALL BE A MIXED PLANTING A MINIMUM OF 2" CALIPER AND 6' IN HEIGHT. REQUIRED BUFFER PLANTS ARE NOT USED TO FULFILL ORDINANCE REQUIREMENTS.
4. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.
5. A ONE-YEAR LANDSCAPE PERFORMANCE BOND IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
6. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
7. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
8. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. A 2 - 4" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
10. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
11. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
12. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
13. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO FLORIDA #1 OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
14. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR, BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
15. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
16. ALL TREE GUY WIRES ARE OPTIONAL AND SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING.

REFER TO EROSION CONTROL PLANS FOR STABILIZATION OF ALL NON-SODDED AND NON-PLANTED AREAS. (TYP.)

SHADED LANDSCAPE PLANTINGS SHOWN ON OUTPARCEL LOT #2 REPRESENT FUTURE PLANTINGS BY OUTPARCEL DEVELOPMENT (TYP.)

REFER TO GDOT LANDSCAPE PLANS, SHEET L-3.1, L-3.2, AND L-3.3 FOR ALL PLANTING INFORMATION AND QUANTITIES WITHIN THE GDOT ROW. (TYP.)

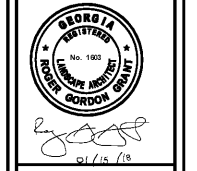
REFER TO GDOT LANDSCAPE PLANS, SHEET L-3.1, L-3.2, AND L-3.3 FOR ALL PLANTING INFORMATION AND QUANTITIES WITHIN THE GDOT ROW. (TYP.)

ALL TREES MUST BE PLANTED AT LEAST 5' FROM ANY UTILITY LINE (TYP.)

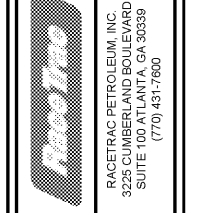


NO.	DATE	REVISIONS
1	02/25/18	JURISDICTIONAL COMMENTS
2	02/25/18	OWNER REVISIONS & JURISDICTIONAL COMMENTS
3	03/07/18	JURISDICTIONAL COMMENTS
4	03/07/18	OWNER REVISIONS & JURISDICTIONAL COMMENTS
5	03/07/18	GDOT REVISIONS
6	03/07/18	JURISDICTIONAL COMMENTS
7	03/07/18	CITY & OWNER COMMENTS
8	03/07/18	ISSUE FOR BID/OWNER COMMENTS

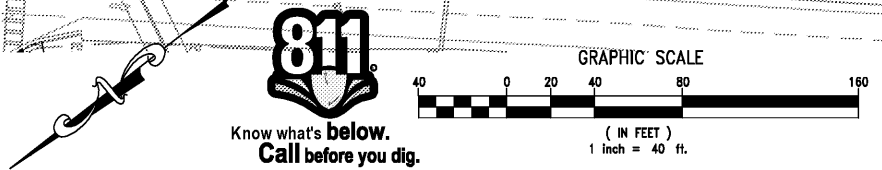
LANDSCAPE PLAN	
PEACHTREE CORNERS RACETRAC	
5700 PEACHTREE CORNERS PARKWAY PEACHTREE CORNERS, GEORGIA GWINNETT COUNTY DIST. 6, LL 284, PARCELS: 6-284-16, 18, 40-56	
DRAWN BY	JPB
DATE	01/15/2018
SCALE	1"=40'
DRAWING NAME	4607.00
SHEET NO.	1
VERSION	



THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.



RACETRAC PETROLEUM, INC.
3000 BUCKINGHAM HIGHWAY
SUITE 100, ATLANTA, GA 30359
(770) 431-7900



IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.