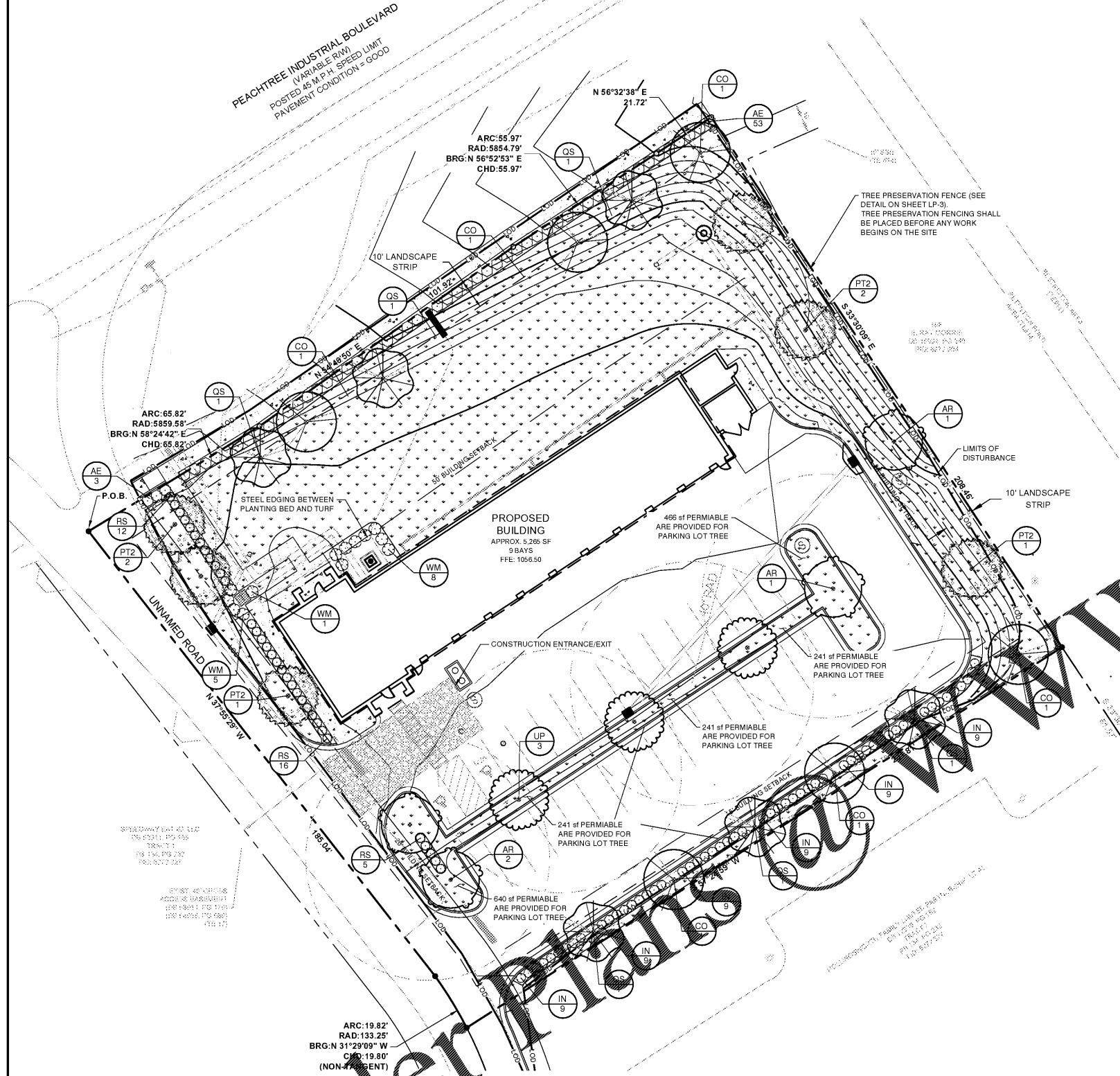


PEACHTREE INDUSTRIAL BOULEVARD  
(VARIABLE RW)  
POSTED 45 M.P.H. SPEED LIMIT  
PAVEMENT CONDITION = GOOD



Scale 1" = 20'

PLANT SCHEDULE

CANOPY	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	SIZE	CANOPY	QTY
AR		Acer rubrum / Red Maple	B & B	2"	8'-10'	Large	1,600	4
PT2		Pinus taeda / Loblolly Pine	B & B	2"	8'-10'	Large	1,600	6
CO		Quercus muehlenbergii / Chinkapin Oak	B & B	2"	8'-10'	Large	1,600	6
QS		Quercus shumardi / Shumard Red Oak	B & B	2"	8'-10'	Large	1,600	6
UP		Ulmus parviflora 'Drake' / Drake Elm	B & B	2"	8'-10'	Medium	900	3

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
AR		Abelia grandifolia 'Edward Porter' / Glossy Abelia	3 gal	48" o.c.	56
IN		Ilex vomitoria 'Nana' / Dwarf Yaupon	5 gal	36" o.c.	54
WM		Wax Myrtle / Wax Myrtle	-	48" o.c.	8
R		Rhaphiolepis indica 'Snow White' / Snow White Indian Hawthorn	3 gal	36" o.c.	40

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
CT		Cynodon dactylon 'Tif 419' / Bermuda Grass	sod	18,815 sf

CRITICAL ROOT ZONE CALCULATIONS

TOTAL SITE AREA = 49,129 SF  
 TOTAL EXISTING CANOPY ON SITE = 0 SF  
 TOTAL REQUIRED CANOPY 40% = 19,651 SF  
 TOTAL LARGE CANOPY TREES = 22 x 1,600 SF CANOPY = 35,200 SF  
 TOTAL MEDIUM CANOPY TREES = 3 x 900 SF CANOPY = 2,700 SF  
 TOTAL PROPOSED TREE CANOPY = 37,900 SF (77%)

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TIER AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOG AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5/8" COUNC. WOVEN NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DOWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOG).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS SHALL BE MET:
  - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING, AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- THE OWNER WILL MAINTAIN TREES THROUGHOUT THEIR LIFE USING BEST MANAGEMENT PRACTICE. MAINTENANCE AFTER PLANTING WILL INCLUDE WATERING, MULCHING, AND PRUNING. THE OWNER SHALL REPLACE ANY PLANTED TREE WHICH DIES PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT OR DURING THE FIRST THREE YEARS, WHICHEVER OCCURS LAST.

CITY OF NORCROSS LANDSCAPE NOTES

- TREE PROTECTION MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL TREE PROTECTION MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL TREE PROTECTION MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- THE OWNER OR HOMEOWNERS ASSOCIATION WILL MAINTAIN TREES THROUGHOUT THEIR LIFE USING BEST MANAGEMENT PRACTICE. MAINTENANCE WITHIN THE FIRST THREE (3) YEARS AFTER PLANTING WILL INCLUDE WATERING, MULCHING, AND PRUNING. THE OWNER OR HOMEOWNERS ASSOCIATION SHALL REPLACE ANY PLANTED TREE WHICH DIES DURING THE FIRST THREE YEARS.
- THE OWNER OR HOMEOWNERS ASSOCIATION WILL MAINTAIN TREES THROUGHOUT THEIR LIFE USING BEST MANAGEMENT PRACTICE. MAINTENANCE WITHIN THE FIRST THREE (3) YEARS AFTER PLANTING WILL INCLUDE WATERING, MULCHING, AND PRUNING. THE OWNER OR HOMEOWNERS ASSOCIATION SHALL REPLACE ANY DECIDUOUS TREES SHALL BE AT LEAST 2 1/2 INCHES IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING.
- DECIDUOUS TREES SHALL BE AT LEAST 1 1/2 INCHES IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING.
- TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREE'S.
- A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT MATERIAL REMOVAL.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF NORCROSS OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND DISTURBANCE.
- PER ARTICLE 9, SECTION 9.6.B OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.
- PER ARTICLE 9, SECTION 9.6.B OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND A ONE YEAR WARRANTY LETTER OR MAINTENANCE BOND TO COVER REQUIRED LANDSCAPING MUST ALSO BE SUBMITTED WITH THE CERTIFICATE OF DEVELOPMENT CONFORMANCE PACKAGE TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.
- A ONE YEAR WARRANTY LETTER OR MAINTENANCE BOND TO COVER REQUIRED LANDSCAPING MUST ALSO BE SUBMITTED WITH THE CERTIFICATE OF DEVELOPMENT CONFORMANCE PACKAGE.

PROPERTY OWNER  
 HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, ET AL  
 5650 PEACHTREE INDUSTRIAL BLVD  
 NORCROSS, GA 30071  
 PH# 770-441-2404

DEVELOPER  
 BILLY GREEN, JR.  
 17725 KATY FREEWAY  
 HOUSTON, TX 77064  
 PH# 281-675-6195



ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL PLANTINGS THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL A TOP LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA 48,844 SF  
 TOTAL BUILDABLE AREA 27,478 SF  
 TOTAL GREENSPACE REQUIRED 4,884 SF (10% OF SITE AREA)  
 TOTAL GREENSPACE PROVIDED 21,366 SF (43.7% OF SITE AREA)

STREET FRONTAGE  
 1 TREE PER 40 LF OF STREET FRONTAGE  
 225 STREET FRONTAGE / 40 = 6 TREES  
 1 SHRUB PER 4 LF STREET FRONTAGE  
 225 STREET FRONTAGE / 4 = 56 SHRUBS

LANDSCAPE STRIP  
 10' LANDSCAPE STRIP REQUIRED ALONG ENTIRE PROPERTY LINE  
 SOUTHERN PROPERTY LINE  
 1 TREE PER 40 LF OF LANDSCAPE STRIP  
 216 STREET FRONTAGE / 40 = 6 TREES  
 1 SHRUB PER 4 LF LANDSCAPE STRIP  
 225 LANDSCAPE STRIP / 4 = 54 SHRUBS  
 SOUTHERN PROPERTY LINE  
 1 TREE PER 40 LF OF LANDSCAPE STRIP  
 152 LANDSCAPE STRIP / 40 = 4 TREES  
 1 SHRUB PER 4 LF LANDSCAPE STRIP  
 225 LANDSCAPE STRIP / 4 = 38 SHRUBS

PARKING REQUIREMENTS:  
 10% GREENSPACE REQUIRED  
 18,305 SF PARKING AREA x 10 = 1,830 SF GREENSPACE REQUIRED  
 1,848 SF PROVIDED

1 TREE PER 7 PARKING SPACES  
 31 SPACES / 7 = 4 LARGE TREES  
 PROPOSED PARKING LOT TREES  
 NO PARKING SPACES CAN BE MORE THAN 40' FROM A LARGE TREE  
 PROVIDED

TOTAL EXISTING CANOPY ON SITE 0 SF  
 TOTAL REQUIRED CANOPY = 40% 19,651 SF  
 TOTAL LARGE CANOPY TREES 22 x 1,600 SF CANOPY = 35,200 SF  
 TOTAL MEDIUM CANOPY TREES 3 x 900 SF CANOPY = 2,700 SF  
 TOTAL PROPOSED TREE CANOPY = 37,900 SF (77%)

LECRAW ENGINEERING, INC.  
 3475 CORPORATE WAY  
 DULUTH, GA 30096  
 PHONE: 678.546.8100  
 FAX: 770.441.0288  
 WWW.LECRAWENGINEERING.COM  
 PERFD0518

NO.	DATE	REVISION	BY

CLIENT  
 CHRISTIAN BROTHERS AUTOMOTIVE  
 17725 KATY FREEWAY - SUITE 200 - HOUSTON, TX 77084

PROJECT  
 CHRISTIAN BROTHERS AUTOMOTIVE - NORCROSS  
 5650 PEACHTREE INDUSTRIAL BLVD  
 LAND LOT 272, DISTRICT 6, PARCEL 6272.327  
 NORCROSS, GWINNETT COUNTY, GA

DESIGNED BY: JWJ  
 DRAWN BY: JWJ  
 REVIEWED BY: RM

DATE: 12/17/2018

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SCALE & NORTH ARROW

EVERGREEN DESIGN GROUP  
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 2900 CityWest Blvd, Ste 300  
 Houston, TX 77042  
 www.EvergreenDesignGroup.com

JOB # 186005  
 DATE 12/17/2018

TREE PRESERVATION/ TREE REPLACEMENT  
 LP-1