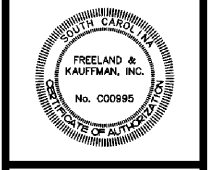


REVISIONS	BY

FREELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-239-5497

NO SET FOR CONSTRUCTION

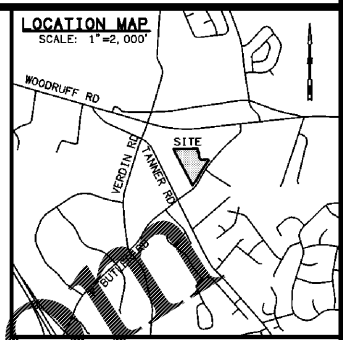


CALIBER COLLISION
 1238 E. BUTLER ROAD
 GREENVILLE, SC 29607
 CROSS DEVELOPMENT CC FIVE FORKS, LLC.
 4836 MARCH RIDGE
 CARROLLTON, TX 75010
 TEL: (214) 614-8252

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DATE
01/04/2021
SCALE

DRAWING
 31

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.



GROUND COVER LEGEND

BERMUDA GRASS SEED	[Symbol]
BERMUDA SOO	[Symbol]
MULCH	[Symbol]

LANDSCAPE CALCULATIONS

TREE CANOPY DENSITY COVER (SEC 6-24.6B)
 5 CREDIT UNITS PER ACRE
 25 AC X 5 = 125 CREDIT UNITS
 PROVIDED: 125

10' TREE CANOPY TREES - 10 X 10' - 10 CREDIT UNITS
 24 EXISTING TREES TO REMAIN AT SOUTHEAST CORNER OF PROPERTY
 34 TOTAL CREDIT UNITS PROVIDED

STREETSCAPE - STREET TREES (SEC 6-24.6D)
 REQUIRED:
 1 LG. MATURING DECIDUOUS TREE PER 40 LF. OF PROPERTY ABUTTING A STREET.
 275' LESS 45' DRIVEWAY = 275 / 40 = 7 LG. MATURING TREES
 1 SHRUB PER 5' FRONTAGE = 275 / 5 = 55 SHRUBS
 PROVIDED:
 7 PROPOSED NEW STREET TREE
 56 EVERGREEN SHRUBS

PARKING LOT LANDSCAPING (SEC 6-27)
 REQUIRED:
 1 DECIDUOUS TREE & 3 SHRUBS FOR EVERY 2500 SF. OF VEHICULAR USE AREA
 (VAL AT LEAST 50% OF TREES SHALL BE LG. MATURING CANOPY TREES & 50% OF SHRUBS SHALL BE EVERGREEN)
 VUA = 43347 SF.
 43347 SF / 2500 SF = 17.3
 17.3 X 1 = 17 TREES
 17.3 X 3 = 52 SHRUBS
 PROVIDED:
 20 TREES
 56 SHRUBS

PARKING LOT LANDSCAPING - CANOPY COVERAGE (SEC 6-27.7)
 REQUIRED: EACH PARKING SPACE SHALL BE LOCATED WITHIN 60' OF A TREE
 PROVIDED: EACH SPACE IS WITHIN 60' OF A TREE

PLANT LIST

QUANTITY	SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
6	RE	PE	LILYUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" MIN. CALIPER, 12' MIN. HT, B2B	AS SHOWN
3	RM	RM	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2" MIN. CALIPER, 12' MIN. HT, B2B	AS SHOWN
6	WO	WO	QUERCUS PHELLOS 'HIGH TOWER'	HIGH TOWER WILLOW OAK	2" MIN. CALIPER, 12' MIN. HT, B2B	AS SHOWN
2	CP	CP	PISTACIA CHINENSIS	CHINESE PISTACHE	2" MIN. CALIPER, 12' MIN. HT, B2B	AS SHOWN
5	AC	AC	PRUNUS SUBhirtella 'AUTUMNALIS'	AUTUMNALIS CHERRY	15" MIN. CALIPER, 8' MIN. HT, B2B	AS SHOWN
6	RB	RB	CERIS CANADENSIS	AUTUMNALIS CHERRY	15" MIN. CALIPER, 8' MIN. HT, B2B	AS SHOWN
10	NSH	NSH	ILEX X NELLE STEVENS	NELLE STEVENS HOLLY	8' MIN. HT, B2B	6' O.C.
6	EB	EB	ILEX X EMILY BRUNER	EMILY BRUNER HOLLY	6' MIN. HT, B2B	AS SHOWN
104	NH	NH	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	MIN. 3-GAL. MIN. 18" HT.	5' O.C.
1	AB	AB	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	MIN. 3-GAL. MIN. 18" HT.	AS SHOWN
10	KAB	KAB	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	MIN. 3-GAL. MIN. 18" HT.	AS SHOWN
18	GGB	GGB	BUXUS MICROPHYLLA 'GREEN GEM'	GREEN GEM BOXWOOD	MIN. 3-GAL. MIN. 18" HT.	3' O.C.
12	SML	SML	LOROPETALUM CHINENSE 'SNOW MOUND'	SNOW MOUND LOROPETALUM	MIN. 3-GAL. MIN. 18" HT.	AS SHOWN
26	RLP	RLP	LOROPETALUM CHINENSE 'RUBY'	RUBY LOROPETALUM	MIN. 3-GAL. MIN. 18" HT.	5' O.C.
3	YA	YA	LILICUM PARVIFLORUM	YELLOW ANISE	MIN. 3-GAL. MIN. 18" HT.	AS SHOWN

NO IRRIGATION SYSTEMS ARE ALLOWED WITHIN THE SCOOT RIGHT-OF-WAY (PIPE, VALVES, CONTROL BOXES, BPPS, RAIN SENSORS, ETC)

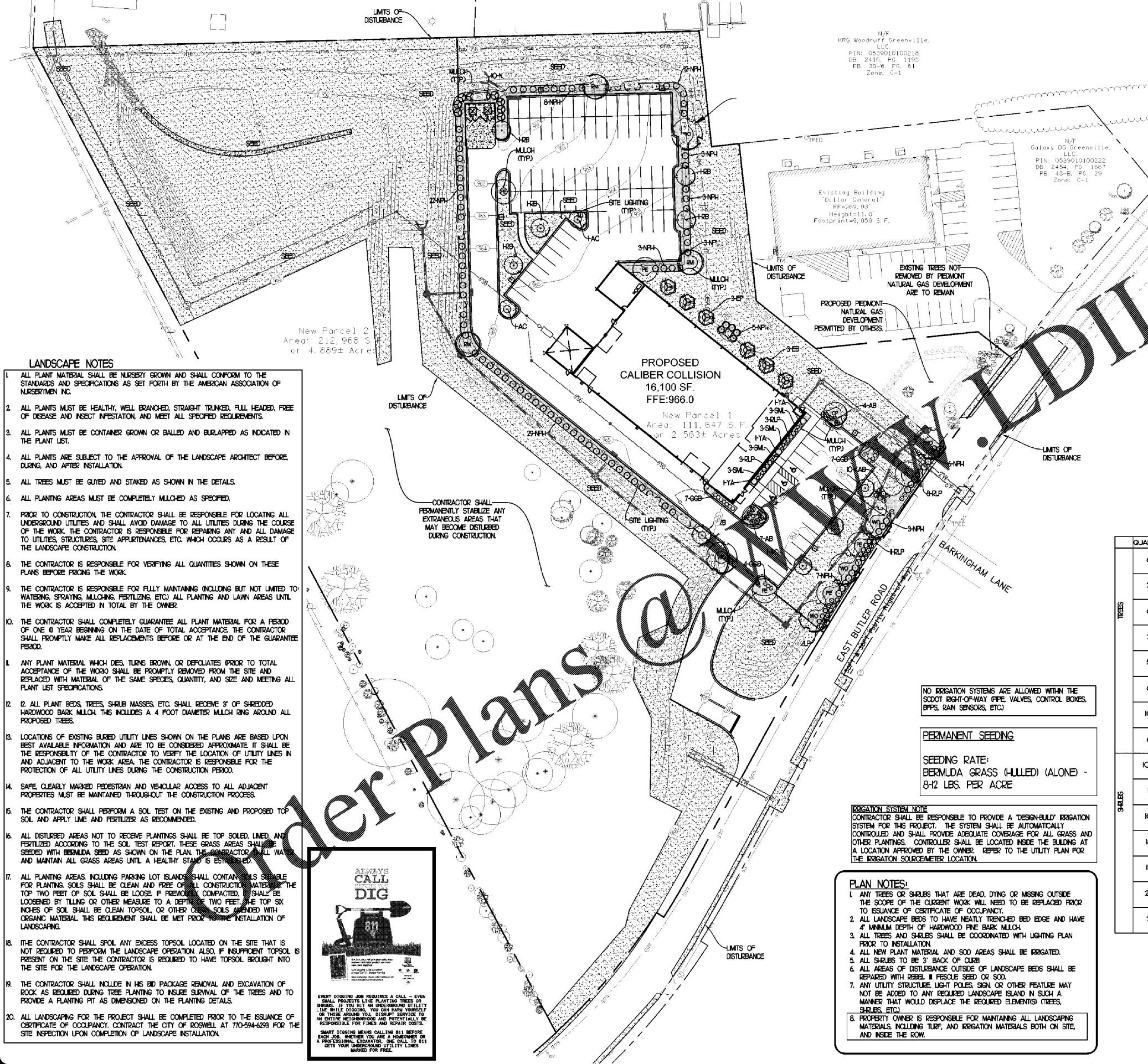
PERMANENT SEEDING

SEEDING RATE:
 BERMUDA GRASS (HULLED) ALONE - 8-12 LBS. PER ACRE

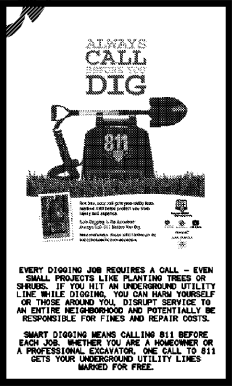
IRRIGATION SYSTEM NOTE
 CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A 'DESIGN/BUILD' IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM SHALL BE AUTOMATICALLY CONTROLLED AND SHALL PROVIDE ADEQUATE COVERAGE FOR ALL GRASS AND OTHER PLANTINGS. CONTROLLER SHALL BE LOCATED INSIDE THE BUILDING AT A LOCATION APPROVED BY THE OWNER. REFER TO THE UTILITY PLAN FOR THE IRRIGATION SOURCE/METER LOCATION.

PLAN NOTES:

- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD PINE BARK MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL NEW PLANT MATERIAL AND SOO AREAS SHALL BE IRRIGATED.
- ALL SHRUBS TO BE 3' BACK OF CURB.
- ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL II PESOLE SEED OR SOO.
- ANY UTILITY STRUCTURE LIGHT POLES, SIGN OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENTS (TREES, SHRUBS, ETC).
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE AND INSIDE THE ROW.



- LANDSCAPE NOTES**
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN INC.
 - ALL PLANTS MUST BE HEALTHY, WELL BRANCHED, STRAIGHT TRUNKED, FULL HEADED, FREE OF DISEASE AND INSECT INFESTATION, AND MEET ALL SPECIFIED REQUIREMENTS.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED AND STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC) ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - ALL PLANT BEDS, TREES, SHRUB MASSES, ETC. SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH. THIS INCLUDES A 4 FOOT DIAMETER MULCH RING AROUND ALL PROPOSED TREES.
 - LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
 - SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND PROPOSED TOP SOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED.
 - ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE TOP SOILED, LIMED, AND FERTILIZED ACCORDING TO THE SOIL TEST REPORT. THESE GRASS AREAS SHALL BE SEEDING WITH BERMUDA SEED AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL MAINTAIN ALL GRASS AREAS UNTIL A HEALTHY STAND IS ESTABLISHED.
 - ALL PLANTING AREAS, INCLUDING PARKING LOT ISLANDS SHALL CONTAIN SOILS SUITABLE FOR PLANTING. SOILS SHALL BE CLEAN AND FREE OF ALL CONSTRUCTION MATERIALS. THE TOP TWO FEET OF SOIL SHALL BE LOOSE. IF PREVIOUSLY COMPACTED, SOIL SHALL BE LOOSENEED BY TILLING OR OTHER MEASURE TO A DEPTH OF TWO FEET. THE TOP SIX INCHES OF SOIL SHALL BE CLEAN TOPSOIL, OR OTHER CLEAN SOILS AMENDED WITH ORGANIC MATERIAL. THIS REQUIREMENT SHALL BE MET PRIOR TO THE INSTALLATION OF LANDSCAPING.
 - THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM THE LANDSCAPE OPERATION. ALSO, IF INSUFFICIENT TOPSOIL IS PRESENT ON THE SITE THE CONTRACTOR IS REQUIRED TO HAVE TOPSOIL BROUGHT INTO THE SITE FOR THE LANDSCAPE OPERATION.
 - THE CONTRACTOR SHALL INCLUDE IN HIS BID PACKAGE REMOVAL AND EXCAVATION OF ROCK AS REQUIRED DURING TREE PLANTING TO INSURE SURVIVAL OF THE TREES AND TO PROVIDE A PLANTING PIT AS DIMENSIONED ON THE PLANTING DETAILS.
 - ALL LANDSCAPING FOR THE PROJECT SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. CONTRACT THE CITY OF ROSWELL AT 770-594-6293 FOR THE SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.



LANDSCAPE PLAN

