

GENERAL LANDSCAPE NOTES:

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE FINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUND COVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED. MULCH SAMPLE IS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. MULCH IS TO BE REPLACED AT CONTRACTOR'S OWN EXPENSE IF LAID PRIOR TO APPROVAL.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

REMOVED TREE CHART

#	TREE SPECIES	SIZE	STATUS	SPECIMEN
1	OAK	23"	REMOVED	NO
2	OAK	20"	REMOVED	NO
3	OAK	18"	REMOVED	NO
4	POPLAR	18"	REMOVED	NO
5	OAK	18"	REMOVED	NO
6	POPLAR	28"	REMOVED	NO
7	POPLAR	23"	REMOVED	NO
8	POPLAR	16"	REMOVED	NO
9	POPLAR	27"	REMOVED	NO
10	POPLAR	28"	REMOVED	NO
11	POPLAR	19"	REMOVED	NO
12	POPLAR	23"	REMOVED	NO
13	POPLAR	20"	REMOVED	NO
14	OAK	29"	REMOVED	NO
15	POPLAR	25"	REMOVED	NO
16	POPLAR	21"	REMOVED	NO
17	POPLAR	27"	REMOVED	NO
18	POPLAR	18"	REMOVED	NO
19	POPLAR	30"	REMOVED	YES
20	POPLAR	19"	REMOVED	NO
21	POPLAR	24"	REMOVED	NO
22	POPLAR	27"	REMOVED	NO
23	POPLAR	21"	REMOVED	NO
24	POPLAR	15"	REMOVED	NO
25	POPLAR	22"	REMOVED	NO
26	POPLAR	24"	REMOVED	NO
27	POPLAR	33"	REMOVED	YES
28	POPLAR	38"	REMOVED	YES

LANDSCAPE REQUIREMENTS:

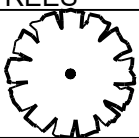
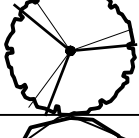

SITE LANDSCAPE: NO NET LOSS OF TREES ON DEKALB COUNTY PROPERTY

28 TREES REMOVED = 29.5 TREES REQUIRED

30 TREES PROPOSED

(3 SPECIMENS REPLACED AT A 1.5 RATIO)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
	13	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3"CAL
	8	QUERCUS PHellos / WILLOW OAK	B & B	3"CAL
	9	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3"CAL



Know what's below.  
Call before you dig.

CRITICAL NOTE:

LANDSCAPE PLAN INDICATES DIAGRAMMATIC LOCATIONS ONLY. PLANTS ARE TO BE BROUGHT TO THE SITE AND SET IN GENERAL LOCATION, (NOT INSTALLED), AS INDICATED ON THE LANDSCAPE PLAN(S). LANDSCAPE ARCHITECT TO APPROVE PLANT LAYOUT PRIOR TO ACTUAL INSTALLATION. IF PLANTS ARE INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S REVIEW, ALL PLANTS WILL HAVE TO BE REPLANTED AT NO ADDITIONAL COSTS TO THE OWNER. CONTRACTOR TO COORDINATE SCHEDULE FOR REVIEW WITH LANDSCAPE ARCHITECT (48 HOUR NOTICE MINIMUM). NO PORTION OF THE CONTRACTOR'S PAY APPLICATION WILL BE APPROVED FOR LANDSCAPING UNTIL THE LANDSCAPE ARCHITECT HAS SIGNED OFF ON THE PLANT INSTALLATION.



ENGINEER:



Foresite Group, LLC.  
3740 Davinci Ct.  
Suite 100  
Peachtree Corners, GA 30092

www.fg-inc.net  
770.368.1399  
770.368.1944

DEVELOPER:



DeKalb County  
GEORGIA

DEVELOPMENT AUTHORITY OF DEKALB  
1807 CANDLER ROAD  
DECATUR, GA 30032  
(404) 687-3733

CONTACT:

PAIGE SINGER

PROJECT:

NEEDHAM PARK IMPROVEMENTS  
CONSTRUCTION DOCUMENTS

756 MCLENDON DRIVE  
SCOTTDALE, GA 30079  
LL# 65, DISTRICT 18 UNINCORPORATED

SEAL:

REVISIONS DATE

COUNTY COMMENTS 04/22/2024

BID SET 04/25/2024

PERMITTED SET 08/02/2024

CONFORMED SET 02/03/2025

PROJECT MANAGER: CVE

DRAWING BY: SSH

JURISDICTION: DEKALB COUNTY

DATE: 02/03/2025

SCALE: 1" = 40'

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS: RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1417.013

