

APPENDIX

GENERAL SUBMITTAL																													
		A landscape plan shall be provided for all new retail, commercial or industrial development and shall be included as a part of the development plan submittal package.																											
		The plan shall be prepared and/or signed and sealed by a Registered Landscape Architect licensed to practice in the state of Georgia and, at a minimum, shall include the following:																											
		1. Title of project and physical address of the site.																											
		2. Site location map, north arrow, and scale of drawing.																											
		3. Name, address and telephone number of owner/ developer.																											
		4. Name address and telephone number of the person who prepared the plan.																											
		5. Pertinent site features, including buildings, sidewalks, drives, parking areas signs, site lighting, meter boxes, underground utility lines, curbing and the available water source.																											
		6. Greenbelts, buffers, stormwater detention areas, drainage inlets and structures, wetlands and floodplain areas.																											
		7. Site lighting poles, exterior mechanical equipment, underground utilities and associated easements.																											
		8. A detailed summary of all site-related improvements and impervious area as follows:																											
REQUIRED SITE INFORMATION																													
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		The total number of canopy and understory caliper inches required to meet tree replacement requirements.																											
		A detailed planting key, including the botanical and common name of all plant material; the quantity of each species; the size (caliper, height, width); condition, (i.e., balled and burlapped, container grown, bare root, collected, etc.); and special remarks (number of stems, color or bloom, etc.).																											

LANDSCAPE AND TREE PROTECTION CHECKLIST (CONTINUED)

LANDSCAPE PLAN NOTES	
	The following notes shall be required on all landscape plans submitted for review and approval:
	A. Planting and maintenance criteria.
	1. All plant material shall comply with the latest edition of the American Standard for Nursery Stock as prepared by the American Association of Nurserymen and adopted by the American National Standards Institute, Inc. (ANSI Z60.1).
	2. All plant material shall be maintained in compliance with the latest edition of the National Tree Care Standards as prepared by the Tree Care Industry Association (TCIA) and adopted by the American National Standards Institute (ANSI A300).
	3. It shall be the duty of any person or persons owning or occupying property subject to this article to maintain said property in good condition so as to present a healthy, neat, and orderly appearance. Property shall be kept free from refuse and debris. Planting beds shall be mulched with a minimum of three inches of fresh mulch at least once each year to prevent weed growth and to maintain soil moisture. Plant materials shall be pruned as necessary to maintain good health and character. Turf areas shall be mowed periodically. All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from adjacent grassed areas.
	4. Where landscaping areas adjoin grassed rights-of-way, such areas shall be considered part of the landscaped area for purposes of maintenance. At of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance.
	5. A maintenance inspection of trees shall be performed periodically within and at the end of three full years from the date the certificate of occupancy is issued. Project owners at the time of the maintenance inspections are responsible for ordinance compliance.
	6. The owners of the property and their agents, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features shown on this plan. The owners shall be responsible for annual maintenance of the vegetation to include, but not be limited to, fertilization, pruning (within limits), pest control, mulching, mowing, protection of the root zones from equipment, construction and related material, watering schedule for irrigation system and any other continuing maintenance operations required to maintain the health and vitality of all plant material. Failure to maintain all plantings in accordance with this plan shall constitute a violation of this article and shall result in issuance of appropriate citations and/or fines.
	7. All plant material shall be allowed to reach its mature size and shall be maintained at its mature size. Except for trimming and pruning done in strict accordance with the terms, conditions and provisions of a permit issued by the city, vegetation shall not be cut or severely pruned or otherwise damaged so that their natural form is impaired. A violation of this section shall subject the violator to a fine as specified herein. In addition to this fine, the owner of the property where a violation has occurred shall be required to replace each unlawfully pruned, damaged, or removed tree with a tree of equal size as determined by the city.
	8. Trees and plantings shall be maintained to provide an unobstructed vertical clearance of 13'-6" from finish grade to the lower branches of the tree canopy. Such clearance shall span the width of all public and private roadways, parking lot travel lanes and fire apparatus access roads.

LANDSCAPE AND TREE PROTECTION CHECKLIST (CONTINUED)

		B. Plant guarantee requirements.
		1. The property owner shall guarantee all plant material for a minimum of three years from date of acceptance by the UDO Administrator and the issuance of a certificate of occupancy. Thereafter, the UDO Administrator shall inspect said improvements and shall make a determination of whether or not the required trees and landscaping are healthy and have a reasonable chance of surviving to maturity. The owner shall be notified by letter of any replacements or restoration that must be made to maintain compliance with this article. All unhealthy and dead plant material shall be replaced within 45 days of receipt of such letter in conformance with the approved landscape plan.
		2. After development is complete, the UDO Administrator shall continue to make random inspections to insure that all existing trees of protected size as well as replacement and/or supplemental trees are maintained. Tree planting shall be required should any of these trees die, be removed, or be destroyed at any time after completion of development. This regulation applies to all projects regardless of the date the development permit or development approval was issued.

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