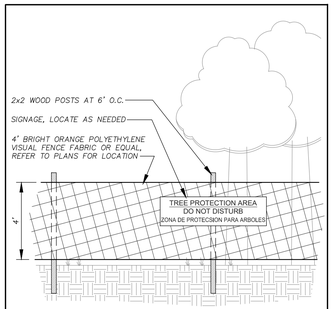
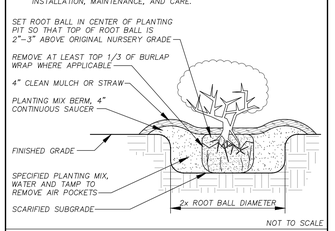
DCG039
RESUBMITTAL
7/11/25



NOTES:
1. OVERLAP FOR JOINING SECTIONS SHALL BE AT LEAST 12 INCHES.
2. 1x4 WOOD RAILING MAY BE USED AS AN ALTERNATIVE TO MESH FENCING, AT DISCRETION OF LOCAL INSPECTOR.
3. ACCEPTABLE SIGNAGE IS A WEATHERPROOF 1'x4' HEAVY DUTY PLASTIC BOARD WITH BOLD RED LETTERING ON BRIGHT WHITE BACKGROUND. ASK LOCAL INSPECTOR FOR ALTERNATIVES.
4. REFER TO PLANS FOR LOCATION.

NOT TO SCALE

TREE PROTECTION FENCE



NOTES:
1. REFER TO PLANS AND PLANTING SCHEDULE FOR LOCATION, SIZE, AND SPECIES.
2. LOCAL ORDINANCES SHALL GOVERN.
3. EASEMENTS, BUFFERS, PROPERTY LINES, AND UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO ANY EXCAVATION OR PLANTING.
4. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT ALL TIMES.
5. ALL PLANTS SHALL BE HIGH QUALITY NURSERY STOCK AND INSPECTED THOROUGHLY PRIOR TO PLANTING.
6. FOLLOW MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE FOR INSTALLATION, MAINTENANCE, AND CARE.

NOT TO SCALE

SHRUB PLANTING

NOTES:
1. REFER TO PLANS AND PLANTING SCHEDULE FOR LOCATION, SIZE, AND SPECIES.
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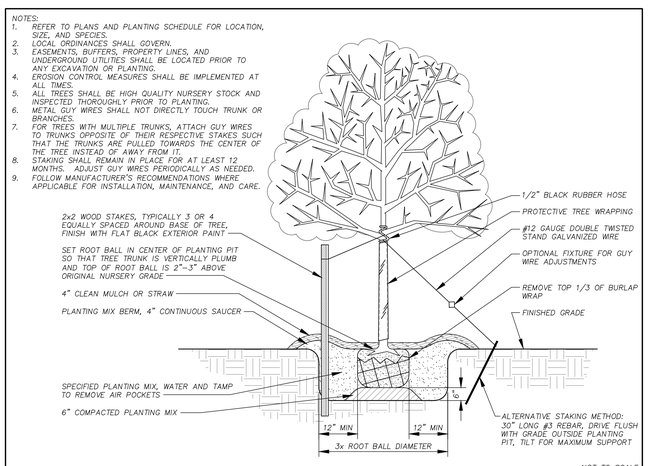
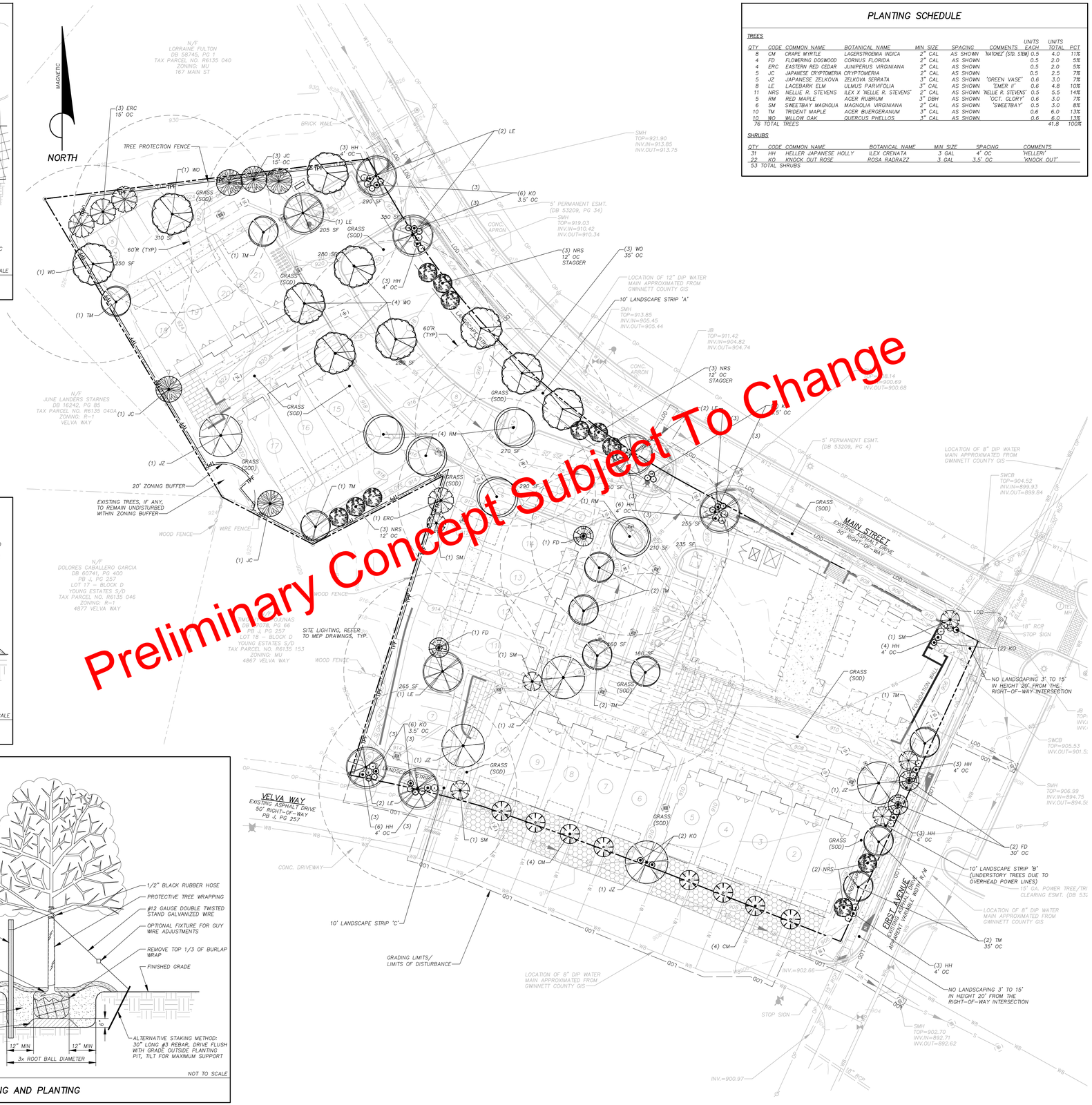
4. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT ALL TIMES.
5. ALL TREES SHALL BE HIGH QUALITY NURSERY STOCK AND INSPECTED THOROUGHLY PRIOR TO PLANTING.
6. METAL GUY WIRES SHALL NOT DIRECTLY TOUCH TRUNK OR BRANCHES.
7. FOR TREES WITH MULTIPLE TRUNKS, ATTACH GUY WIRES TO TRUNKS OPPOSITE OF THEIR RESPECTIVE STAKES SUCH THAT THE TRUNKS ARE PULLED TOWARDS THE CENTER OF THE TREE INSTEAD OF AWAY FROM IT.
8. STAKING SHALL REMAIN IN PLACE FOR AT LEAST 12 MONTHS. ADJUST GUY WIRES PERIODICALLY AS NEEDED.
9. FOLLOW MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE FOR INSTALLATION, MAINTENANCE, AND CARE.



NOT TO SCALE

TREE STAKING AND PLANTING



PLANTING SCHEDULE

TREES

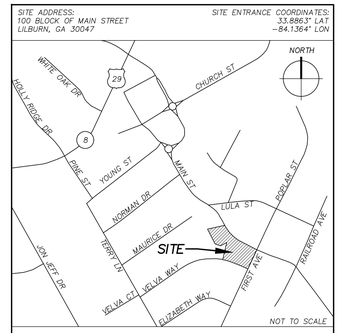
QTY	CODE	COMMON NAME	BOTANICAL NAME	MIN SIZE	SPACING	COMMENTS	UNITS EACH	UNITS TOTAL	PCT
8	CM	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2" CAL	AS SHOWN	'NATCHEZ' (STD. STEM)	0.5	4.0	11%
4	FD	FLOWERING DOGWOOD	CORNUS FLORIDA	2" CAL	AS SHOWN		0.5	2.0	5%
4	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	2" CAL	AS SHOWN		0.5	2.0	5%
5	JC	JAPANESE CRYPTOMERIA	CRYPTOMERIA	2" CAL	AS SHOWN		0.5	2.5	7%
5	JZ	JAPANESE ZELKOVA	ZELKOVA SERRATA	3" CAL	AS SHOWN	'GREEN VASE'	0.6	3.0	7%
8	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CAL	AS SHOWN	'EMER II'	0.6	4.8	10%
11	NRS	NELLIE R. STEVENS	ILEX X 'NELLIE R. STEVENS'	2" CAL	AS SHOWN	'NELLIE R. STEVENS'	0.5	5.5	14%
5	RM	RED MAPLE	ACER RUBRUM	3" DBH	AS SHOWN	'OCT. GLORY'	0.6	3.0	7%
6	SM	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	2" CAL	AS SHOWN	'SWEETBAY'	0.5	3.0	8%
10	TM	TRIDENT MAPLE	ACER BUERGERANUM	3" CAL	AS SHOWN		0.6	6.0	13%
10	WO	WILLOW OAK	QUERCUS PHELLOS	3" CAL	AS SHOWN		0.6	6.0	13%
76	TOTAL	TREES						41.8	100%

SHRUBS

QTY	CODE	COMMON NAME	BOTANICAL NAME	MIN SIZE	SPACING	COMMENTS
31	HH	HELLER JAPANESE HOLLY	ILEX CRENATA	3 GAL	4' OC	'HELLERI'
22	KO	KNOCK OUT ROSE	ROSA RADRAZZ	3 GAL	3.5' OC	'KNOCK OUT'
53	TOTAL	SHRUBS				

SITE ADDRESS:
100 BLOCK OF MAIN STREET
LILBURN, GA 30047

SITE ENTRANCE COORDINATES:
33.8863° LAT
-84.1364° LON



VICINITY MAP

SITE DENSITY CALCULATIONS

1. TOTAL SITE AREA: 2.61 ACRES
2. DISTURBED AREA: 3.10 ACRES
3. SITE DENSITY CALCULATIONS

SITE DENSITY FACTOR (SDF)

SITE DENSITY FACTOR REQUIRED: (16 UNITS/ACRE) = 41.8 UNITS

EXISTING DENSITY FACTOR (EDF)

EXISTING TREES TO BE SAVED:

THERE ARE NO EXISTING TREES TO BE SAVED.

EXISTING DENSITY FACTOR (EDF) = 0 (TOTAL UNITS SAVED)

REPLACEMENT DENSITY FACTOR (RDF)

SITE DENSITY FACTOR (SDF).....41.8 UNITS
EXISTING DENSITY FACTOR (EDF).....- 0.0 UNITS
REPLACEMENT DENSITY FACTOR (RDF) = 41.8 UNITS REQUIRED
PROPOSED RDF = 41.8 (SEE PLANT SCH.)

41.8 UNITS REQ. - 41.8 UNITS PROP. = 0 UNITS REQUIRED
THEREFOR REQUIRED DENSITY FACTOR HAS BEEN MET

LANDSCAPE STRIP CALCULATIONS

AS PER CITY OF LILBURN
CODE OF ORDINANCES

LS STRIP /WIDTH	LENGTH	TREES/SHRUBS REQ'D. 1/25 LF	TREES PROVIDED	SHRUBS PROVIDED
'A'/10'	481.41 LF (265 LF)	20 (11)	14 (SEE NOTE)	27
'B'/10'	200.47 LF	9	9	9
'C'/10'	315.10 LF (299 LF)	13 (12)	12	14

NOTE: LANDSCAPE STRIP 'A' HAS 265 LF AVAILABLE FOR PLANTING DUE TO ENTRANCES, SEWER EASEMENTS AND RETAINING WALLS. 'C' HAS 299 LF.

AT TIME OF PLANTING ALL DECIDUOUS TREES TO BE A MINIMUM 2" CALIPER AND 6' IN HEIGHT. EVERGREEN TO BE MINIMUM 6' HEIGHT. ALL LANDSCAPE STRIP TREES TO REACH A MINIMUM 20' HEIGHT AT MATURITY. NO LANDSCAPING 3' TO 15' IN HEIGHT WITHIN 20' OF A RIGHT-OF-WAY INTERSECTION.

PARKING LOT CALCULATIONS

AS PER CITY OF LILBURN
CODE OF ORDINANCES

TOTAL COMM. SPACES	TREES REQ'D. (1 PER 7 SPACES)	TREES PROVIDED
28 (INC. 2 FOOD TRUCK)	4	12

NOTE: MINIMUM ISLAND AREAS = 200 SF (CANOPY), 100 SF (UNDERSTORY). ALL PARKING SPACES ARE WITHIN 60' OF A PARKING LOT TREE.

LANDSCAPE NOTES

1. TREE PROTECTION FENCE MUST BE INSTALLED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIREMENTS OF THE TREE PLANTING HAVE BEEN SATISFACTORILY COMPLETED. PLANT MATERIAL SHALL BE WARRANTED BY OWNER OR CONTRACTOR FOR 12 MONTHS FROM DATE OF CO, OR A MAINTENANCE BOND SHALL BE PROVIDED PRIOR TO CO OR FINAL PLAT.

INSPECTIONS

NOTIFY CITY OF LILBURN INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (770) 921-2210

NOTIFY GWINNETT COUNTY WATER RESOURCES INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (678) 376-6751

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

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0 10 20 30 60 90 120
GRAPHIC SCALE: 1" = 30'

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
RONALD D. BRADY JR.
7-23-25
GSWCC LEVEL 2 #1-0299

DOVETAIL
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Watkinsville, GA 30677
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www.dovetailcivil.com

ISSUE	DATE	DESCRIPTION
1	3/4/24	DD SET FOR OWNER'S REVIEW
2	11/5/24	INITIAL SUBMITTAL TO CITY
3	7/11/25	COMMENTS ADDRESSED, RESUBMITTAL TO CITY

First and Main

SITE DEVELOPMENT PLANS

SITE INFORMATION
100 BLOCK OF MAIN STREET
LILBURN, GWINNETT COUNTY, GEORGIA
LAND LOT 135, DISTRICT 6
2.61 ACRES
ZONED MU

OWNER/DEVELOPER INFORMATION
LILBURN DOWNTOWN DEVELOPMENT AUTHORITY
340 MAIN STREET
LILBURN, GA 30047
PHONE: (770) 279-3719
CONTACT PERSON: JENNY SIMPKINS
24-HR CONTACT: THERESE BROWN, (770) 638-2220

PROJECT NUMBER:	DCG039
DATE:	7/11/25
ISSUE NUMBER:	3
CHECKED BY:	RDB

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C13

OF 13 SHEETS