



TREE PROTECTION/REPLACEMENT AND LANDSCAPE PLAN REVIEW

Project Name:

Land Disturbance Permit #:

Date of Review:

Staff Reviewer:

Please address the following comments

Submit for Review

- ☐ Tree Protection/Replacement Plan
- ☐ Landscape Plan (may be combined with Tree Protection/Replacement Plan)

Tree Protection/Replacement Requirements

- ☐ Tree Plan shall be prepared & stamped by Landscape Architect, Urban Forester or Certified Arborist
- ☐ If trees exist on site, the required Site Density should be met with those trees
- ☐ Limits of clearing and land disturbance shown and labeled
- ☐ Disturbed acreage shown for determination of Site Density Factor
- ☐ Site Density Factor must be met on site; show calculations
 - * 15 units per disturbed acre for Commercial & Industrial Zoning Districts
 - * 20 units per disturbed acre for Residential & Agricultural Zoning Districts
 - * Include recompense for Specimen Trees removed, if applicable
- ☐ Inventory of existing trees to be counted towards meeting density requirements
- ☐ Indicate the method of inventory. Indicate size and location of sample plots, if applicable
- ☐ Existing trees within buffers may not be counted toward the required Site Density
- ☐ Delineate all Tree Protection Areas and indicate method of protection
- ☐ Show location of Specimen Trees and indicate whether they are to be saved or removed
- ☐ Inventory of Specimen Trees to be removed (species, size, quantity & unit value)
- ☐ Delineate & label the Critical Root Zone around trees to be saved (Radius equal to 1.3' per inch diameter)
- ☐ Specimen trees must be replaced by species with similar characteristics
- ☐ For subdivisions in Commercial & Industrial Districts, Specimen Tree liability shall be assessed against the entire development on a prorated per lot basis.
- ☐ Site Density Factor for residential projects shall be met by preserving or replacing trees in common areas, rear and exterior setbacks, and other areas that are not to be disturbed during house construction
- ☐ Minimum of two, 2-inch caliper overstory type hardwood trees per single family lot. At least one of the required trees must be in the front yard. Corner lots shall contain a minimum of three trees with at least one tree located in each yard abutting the streets
- ☐ Show location of all trees to be planted on site
- ☐ Tree planting schedule (common & botanical names, caliper size, quantity & unit value)
- ☐ Species must be ecologically compatible with the specifically intended growing site
- ☐ Replacement trees must be at least 60% overstory species
- ☐ No more than 40% of the Replacement Trees can be composed of any one genus

- ☐ Show existing and proposed location of utilities and easements
- ☐ Size of crown and root system must be compatible with utilities at species maturity
- ☐ Trees may not be located on dams
- ☐ Graphic scale and north arrow
- ☐ Tree planting details
- ☐ Tree protection area signage and fencing details
- ☐ Note indicating method of irrigation for replacement trees
- ☐ The following notes:

TREE PROTECTION & REPLACEMENT NOTES:

TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO OR CONCURRENT WITH ANY CLEARING, GRUBBING OR GRADING. CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FOR AN INSPECTION.

TREE PROTECTION SHALL BE ENFORCED ACCORDING TO THE FORSYTH COUNTY TREE PRESERVATION AND REPLACEMENT ORDINANCE.

THE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FOR AN INSPECTION.

WITH THE EXCEPTION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENTS, MAINTENANCE INSPECTION FOR TREES WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR SCHEDULING THIS INSPECTION.

ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

Clearing and/or Grading Only (CG) Permits

- ☐ Demonstrate compliance with required Site Density Factor
- ☐ Replacement Tree Plan required if Site Density Factor cannot be met with existing trees

In addition to what is outlined in the Unified Development Code (UDC Version 80+) , a submitted or approved RC permit prior to December 6th, 2019, exempts a developer from the UDC Version 80+ Subdivision Standards; other exemptions relate to compliance with either a zoning condition or UDC Section 8-3.4(F).

General Landscape Requirements

- ☐ Show location of all vegetation to be planted on site
- ☐ Planting schedule (common & botanical names, quantity, caliper and/or height)
- ☐ Spacing and the potential size of species are compatible with spatial limitations of the site
- ☐ Show existing and proposed location of utilities and easements

Landscape Strips & Planting Strips – UDC 12-10.15, 14-4.13, Tree Ord. 2.7-A

- ☐ 10-foot minimum width paralleling road frontage for commercial & office districts
- ☐ 20-foot minimum width paralleling road frontage for multi-family residential
- ☐ 25-foot minimum width paralleling road frontage for M1 or M2 Zoning District
- ☐ 50-foot minimum width paralleling road frontage for MINE Zoning District

- ☐ Trees equivalent to at least one tree density unit for every 75 linear feet located in all frontage planting strips
- ☐ 10-foot minimum width along all side and rear lot or lease lines for commercial & office districts
- ☐ 6-foot minimum width along all side and rear lot or lease lines for industrial & mining districts
- ☐ All landscape strips must include a minimum of three of the following landscape elements: Trees, shrubs, herbaceous ornamentals, or vegetative ground cover including grasses
- ☐ 75% of area must be covered by live plant material
- ☐ 25-foot minimum width along all property fronting the Georgia Highway 400 right-of-way (SR 369 right-of-way to Dawson County). **UDC Ch. 10-1.10**
 - ☐ The landscape strip shall contain one (1) overstory tree and ten (10) shrubs per thirty-five (35) linear feet of strip length
 - ☐ Trees shall be a minimum 2-inch caliper at time of planting. Shrubs shall be a minimum of 2 feet high at time of planting
 - ☐ Trees and shrubs need not be evenly spaced but may be grouped as long as adequate space is provided for future growth and the spacing between trees does not exceed 70 feet as measured parallel to the Georgia Highway 400 right-of-way
 - ☐ The landscape strip shall be designed with at least thirty (30) percent coverage in mulched planting beds. Planting beds may include the required trees and shrubs as well as additional landscape plantings in any combination
 - ☐ The remaining ground area within the landscape strip shall be planted with appropriate ground cover species or grass

Parking Lots – UDC 17-5.7 (A, B, C), Tree Ord. 2.7-B

- ☐ 10-foot minimum width strip located between the front property line and any vehicular use area
- ☐ Parking area exceeding 25 spaces shall provide 12.5% minimum of the total parking area as landscaped islands. Landscape strips along the perimeter of a parking area shall not count as part of the 12.5%. Show calculations on the plan (parking area and percentage of island area provided)
- ☐ Minimum 200 square foot island required at each end of every Single Parking Bay and every 150 linear feet of parking space
- ☐ Minimum 400 square foot island required at each end of every Double Parking Bay and every 150 linear feet of parking space
- ☐ At least one overstory tree planted in every landscape island and at each end of every Parking Bay
- ☐ Ratio of 1 tree for every 10 parking spaces shall be provided adjacent to and within the interior portion of parking areas
- ☐ Every parking space shall be within 50 feet of the trunk of a tree - Show 50' radius around each overstory tree
- ☐ Each landscape area shall contain turf grasses, shrubs, trees, or other landscape material in any combination, but must consist of at least three plant types. Interior planting areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicular and pedestrian traffic.
- ☐ Ground mounted equipment, such as power transformers and light poles, and impervious surfaces are prohibited within required landscape parking islands
- ☐ Screening of parking shall be achieved for parking lots located along the right-of-way of any road classified as a Minor Arterial or greater through one of the following elements: a 3' High evergreen hedge; or a 3' High vegetated berm; or an additional 5' added to landscape strip. Specify shrubs by minimum height only, not container size.

Buffers - UDC Table 12.2, Table 14.2, Ch. 3 definitions of “Buffer”, UDC 18-10

- ☐ Delineate and label all buffers and the method of protection for undisturbed buffers
- ☐ Buffers must be planted, or supplemented with additional plantings, to meet the Forsyth County Buffer Standards
- ☐ Show proposed buffer plantings on the landscape plan
- ☐ 25-foot minimum width exterior buffer for all residential subdivisions - **UDC Table 11.2(b)**
- ☐ For subdivisions located within the Southeast Forsyth Design Standards Boundary, lots along the exterior property line of a development that do not abut a right-of-way or public space must provide a thirty (30) foot exterior buffer. - **UDC 11-9.7(D)(6)(d)**
- ☐ 40-foot minimum width exterior buffer paralleling right-of-way for all residential subdivisions in Res1, CR2, Res 6 and MHP zoning districts - **UDC Table 11.2(b), Note 8**
- ☐ For major subdivisions in Res2, Res3 and Res4 zoning districts, where the exterior of the development abuts the right-of-way, exterior buffers must be provided according to either (1) or (2) as noted in UDC 11-9.6(J) - **UDC Table 11.2(b), Note 9 (J) and 11-9.6(J)**

When utilizing option 1: A forty (40) foot buffer must be provided along the right(s)-of-way, with an additional ten (10) foot landscape strip adjacent to the right(s)-of-way. Both the buffer and the landscape strip shall be owned and maintained by the homeowner association. If the undisturbed buffer is sparsely vegetated as determined by the County Arborist, the buffer must be planted to meet the requirements of the Forsyth County Buffer Standards. Each hundred (100) linear feet of landscape strip must contain a minimum mix of three (3) overstory trees, two (2) inch caliper size minimum; sixty-four (64), two (2) gallon evergreen shrubs; and thirty-two (32), two (2) gallon perennials. Alternative configurations that meet the intent of this Article are allowed if approved by the County Arborist. Notwithstanding the requirements of Section 18-10.3, driveways and signage within 30 feet of the edge of driveway pavement shall be exempt from this requirement.

- ☐ Amenity Areas in major subdivisions in Res2, Res3 and Res4 zoning districts, if within 200 feet of street frontage outside of the development or visible from a public street outside of the development, must be screened from the public street by a twenty (20) foot wide buffer planted with evergreen trees and shrubs that will reach a minimum height of six (6) feet within a year of planting. The above required buffer applies in addition to the exterior buffer requirements of 11-9.6(J). - **UDC 11-9.6(E)**
- ☐ ___ foot minimum width buffer when abutting a residential, OR, A1, A2, AG-RES or CONS district.
 - * NS=20', UV=30', CBD=40', HB=40', HC=50', O&I=30', OR=15'
 - * M1=60', M2=75', MINE=100', see also UDC Table 14.2, note 3
- ☐ ___ foot minimum width buffer abutting Commercial or Office district.
 - * M1=20', M2=25', MINE=30'
- ☐ 25-foot minimum width side & rear buffer for commercial uses in Agricultural Zoning Districts - **UDC Table 15.2**
- ☐ 25-foot minimum width side & rear buffer for Special Event Facilities in Agricultural Zoning Districts - **UDC 15-3.3(F) and Table 15.2**
- ☐ Buffer required per Zoning Condition: # _____
- ☐ 40-foot undisturbed buffer along GA 400 right-of-way (Fulton County to SR 369) **UDC 10-1.10**
- ☐ Communication Tower Buffer - **UDC 16-2.6(F)**
- ☐ The property on which an outdoor commercial athletic field is located shall maintain a 40-foot exterior undisturbed buffer. **UDC 16-4.5(C)**
- ☐ 25-foot minimum width exterior buffer for all Senior Housing – **UDC 16-4.8(E)**

- ☐ Conservation subdivisions shall provide a twenty-five (25) foot exterior buffer with the exception of Res1, which shall provide a fifty (50) foot exterior buffer and Res2 which shall provide a thirty-five (35) foot exterior buffer – **UDC 19-3.3(G)**
- ☐ The buffer required along property lines abutting residential, agricultural or OR zoning districts may be disturbed and replanted when site conditions dictate, as documented by the Engineer of Record and as permitted by the Director of Planning and/or Engineering. **UDC 18-10.5(E)** Submit verification of approval by either the Director of Planning or Engineering.
- ☐ All approved utility or access crossings must be perpendicular. Utility easements cannot run parallel within a buffer.
- ☐ Add note: All buffers must meet the Forsyth County Buffer Standards. Buffers that have been disturbed or that are sparsely vegetated will require supplemental planting or replanting to bring the buffer into compliance with Buffer Standards. Buffer plantings in addition to those shown on this plan may be required due to field conditions prior to final approval of the project as determined by County Arborist. Buffer plantings must be installed prior to approval of the Final Plat or As-Built.

Screening - UDC Ch. 12-10.10, 12-10.14, 12-10.19, 14-4.8 and 14-4.12

- ☐ Demonstrate how ground mounted equipment such as power transformers and air-conditioning units shall be screened from view from public right-of-ways by fencing or landscaping; incorporate into landscape plan
- ☐ All areas devoted to the outside storage of vehicles, merchandise, and/or equipment not intended for public rent, lease, or sale shall be screened from view from the right-of-way along the entire property frontage, excluding approved access crossings, with at least one of the following elements:
 - Vegetation—Specify plant material on landscape plan
 - Berm—Specify location and plant material
 - 100% opaque fence or wall---Specify location on landscape plan
- ☐ Outside storage or display of vehicles, equipment, and merchandise to be rented, leased, or sold, shall be visible along no more than 30% of the frontage of the property abutting a highway or major street, excluding approved driveway entrances & exits, with at least one of the following elements:
 - * Vegetation—Specify plant material on landscape plan
 - * Berm—Specify location and plant material
 - * 100% opaque fence or wall---Specify location on landscape plan
- ☐ Chain link fencing must be screened from view of the right of way for the full height and length of the fencing material – **UDC Ch. 12-10.19**

Southeast Forsyth Design Standards

- ☐ Public open spaces not including buffers must preserve or provide twenty (20) overstory trees per acre. Preserved healthy overstory trees over sixteen (16) inch dbh shall count as three (3) overstory trees for the sake of this requirement, subject to confirmation by the County Arborist. - **UDC 11-9.7(D)(1)**
- ☐ No more than 33% of newly planted trees in a development may be of a single species. - **UDC 11-9.7(D)(5)(a)**
- ☐ Lots along the exterior property line of a development that do not abut a right-of-way or public space must provide a thirty (30) foot exterior buffer. - **UDC 11-9.7(D)(6)(d)**

Landscaped Entrance for Residential Subdivision – UDC Ch. 18-3.1(J)

- ☐ Include street entrance landscaping on plan

Peachtree/Bethelview Overlay District – UDC Ch. 21, Article 8

Landscaping:

UDC 21-8.5 The intent of this section is to require the integration of all landscape improvements with the overall project site requirements. All plant materials shall be used to enhance the existing area, particularly as viewed from an adjacent right-of-way, and to mitigate development impacts.

- ☐ Roadside entrances: Plant materials shall be used as accent elements at roadside entryways to provide a definite sense of arrival to commercial properties. Plant materials shall consist of ground cover, herbaceous ornamentals, shrubs, understory, and/or overstory trees adjacent to the establishment's monument sign(s). These materials shall be clustered while maintaining adequate sight distance to and from the entryway. Entryway plantings shall be compatible with adjacent landscape areas in species selection and provide a cohesive transition between landscape plantings.
- ☐ All landscape areas shall incorporate a minimum of 40% evergreen species and a minimum of 25% native plant species. Percentages are based on total count of installed trees and shrubs; calculations must be indicated directly on landscape plan.
- ☐ 25-foot Landscape Strip along the proposed future rights-of-way and reservation lines of SR 141/Peachtree Parkway/Bethelview Rd.
- ☐ Minimum of 10 feet of required 25-foot landscape strip shall be located behind utility easements.
- ☐ Landscape Strips must include large canopy trees with total caliper measurements equivalent to a minimum of 6 caliper inches per 50 linear feet.
 - * Minimum 2-inch caliper installation size
 - * Minimum 8-foot height installation size
- ☐ All landscape strips shall provide at least two elements in addition to large canopy trees:
 - * Vegetative ground cover
 - * Herbaceous ornamentals
 - * Low to mid-level shrubs
- ☐ All proposed shrubs planted within landscape strips:
 - * Spaced every 5 feet on center
 - * Minimum 2-foot height installation size, specify by minimum height only, not container size
- ☐ Landscape installation certification by a RLA required prior to as-built or final plat approval

Screening: *Vegetated screening methods must be indicated on landscape plans*

- ☐ Ground mounted equipment shall be screened by at least one of the following:
 - * Placement behind building
 - * 100% opaque fencing
 - * Earthen berm
 - * Vegetated screen planted according to County buffer standards
- ☐ Loading areas shall be screened by at least one of the following:
 - * Placement behind building or appropriately scaled wall
 - * Earthen berm no less than 5 feet in height
 - * Vegetated screen planted according to County buffer standards
- ☐ Drive-thru facilities and stacking lanes, when contiguous to a public right-of-way, residential use, or pedestrian gathering area, shall be obscured from view by an earthen berm and/or a vegetated screen planted according to County buffer standards.

- ☐ Parking areas shall be screened by evergreen plant material. Shrub height shall be 3 feet minimum as measured from top of the curb. Specify by minimum height only, not container size.
- ☐ Chain link fencing may be allowed along sides or rear of property fronting SR 141/Peachtree Parkway, but must be screened by evergreen vegetation and/or decorative fencing for full length and height of fence

Castleberry-Bethelview Crossroads Overlay District – UDC Ch. 21, Article 7**Landscaping:**

UDC 21-7.5 The intent of this section is to require the integration of all landscape improvements with the overall project site requirements. All plant materials shall be used to enhance the existing area, particularly as viewed from an adjacent right-of-way, and to mitigate development impacts.

- ☐ Plant materials shall be selected to blend in form, texture, and scale with the design scheme proposed for the site.
- ☐ Plant materials shall be used as accent elements at roadside entryways to provide a definite sense of arrival to both commercial and residential properties. These materials shall be clustered while maintaining adequate sight distance to and from the entryway. Entryway plantings shall be compatible with landscape strip species and provide a cohesive transition between landscape plantings.
- ☐ All landscape design shall incorporate a minimum of 40% evergreen plantings. All landscape design shall also incorporate a minimum of 50% native plant material. Such plant material must be indigenous to the Southeastern U. S. and be approved by the County arborist. Percentages are based on total count of installed trees and shrubs; calculations must be indicated directly on landscape plan.
- ☐ 15-foot landscape strip adjoining public right-of-way. Continuous plantings within 15-foot-wide landscape strips along the entire property fronting a public street are required.
- ☐ Commercial building facades shall be landscaped with trees and tree grate protection devices or other suitable tree protection measures; method of tree protection shall be indicated on plans. Tree placement may be grouped and staggered rather than following a regulated line along the façade. Minimum installation requires 3 caliper inches per 50 linear feet for buildings fewer than 40,000 square feet. See 12-11.5 for installation requirements if structure is 40,000 square feet or greater.
- ☐ All landscape strips and landscape areas are required to contain a combination of at least two of the following elements to provide a minimum of three levels of scale: vegetative ground cover, herbaceous ornamentals, and low to mid-level shrubs in addition to large canopy trees.
- ☐ All parking areas shall be screened from view with evergreen shrubs. Shrubs shall be no less than three (3) feet in height as measured from the top of curb of the parking areas. Specify shrubs by minimum height only, not container size.
- ☐ Equestrian-style fencing composed of vinyl and stone masonry columns shall be installed along Castleberry Road and Bethelview Road. Fence design shall conform to construction detail shown in UDC 21-7.5. Stone masonry columns shall be placed fifty (50) feet on center.

Screening: *Vegetated screening methods must be indicated on landscape plans*

- ☐ All ground mounted mechanical, HVAC, electric and communications transformers and like systems shall be screened from view from any public right-of-way and any residential use by one of the following: placement behind the building, 100% opaque fencing, an earthen berm, and/or a vegetative screen planted according to County buffer standards.
- ☐ Loading areas shall be screened from the public right-of-way and any residential use by placement behind the main building, an earthen berm and/or vegetative screen planted according to County buffer standards.

- ☐ Drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area shall be obscured from view by placement behind the building, an earthen berm and/or vegetative screen planted according to County buffer standards.
- ☐ All parking areas shall be screened from view with evergreen shrubs. Shrub height shall be no less than three (3) feet as measured from the top of curb of the parking areas. Specify by minimum height only, not container size.
- ☐ Chain link or coated chain link fence is prohibited along road frontage for Castleberry Road and Bethelview Road. If fences are not located along road frontage, but are visible from the right of way, fences must be screened by vegetation for their full length and height.

Atlanta Highway-McFarland Parkway-Mullinax Road Overlay District – UDC Ch. 21, Article 6

- ☐ 20-foot-wide landscape strip along the proposed future rights of way of Atlanta Highway (State Route 9), McFarland Parkway, and Mullinax Road
- ☐ 15-foot-wide landscape strip paralleling all other road frontages
- ☐ A minimum of 10 foot of the required 20-foot landscape strip shall be located outside of utility easements
- ☐ Landscape strips along the side and rear lot or lease lines shall meet an average width of 10 foot with no portion of the landscape strip less than 6 foot in width
- ☐ All landscape strips and landscape areas are required to contain a variety of overstory trees with an understory of shrubs and herbaceous materials
- ☐ All landscape strips shall contain a minimum of one overstory tree and four shrubs per 40 linear feet of strip length. Trees and shrubs may be grouped or staggered and need not be evenly spaced.
- ☐ All proposed shrubs shall be a minimum of 2 feet in height at time of planting. Specify shrubs by minimum height only, not container size.
- ☐ All proposed overstory trees shall be a minimum 3-inch caliper at time of planting
- ☐ All landscape design shall incorporate a minimum of 40 percent evergreen plantings
- ☐ Board fences shall be installed along road frontage
- ☐ The required fences shall be incorporated into the design of the frontage landscape strip and shown on the landscape plan
- ☐ Four board style black fences shall consist of a minimum of 1 inch thick, 4-inch-wide fence board affixed to 4-inch posts spaced a maximum of 10 foot apart.
- ☐ The board fences shall be a minimum of 4 foot and a maximum of 6 foot in height. Natural stone or brick masonry columns may be used in the fence design.
- ☐ Fence materials shall be comprised of treated lumber, fiber cement, vinyl or steel
- ☐ Chain link or coated chain link fencing is prohibited along the road frontage
- ☐ Automobile Screening. All parking areas shall be screened from public view with evergreen shrubs. Shrubs shall be no less than three (3) feet in height as measured from the top of curb of the parking area. Specify by minimum height only, not container size.
- ☐ Screening of Open Storage Yards. All areas devoted to outside storage of vehicles, merchandise or equipment shall be screened from view from the right of way. Screening may be accomplished by vegetation, a masonry wall, fence or combination of fencing and vegetation. Fences or walls may not exceed eight (8) feet in height. Chain link fencing is prohibited.
- ☐ Outdoor display of vehicles, equipment, and merchandise. Outdoor storage or display of vehicles, equipment, and merchandise to be rented, leased or sold shall not be visible along more than fifty (50) percent of the frontage of the property abutting the right of way, excluding approved driveways.

Campground-Castleberry-Kelly Mill-Pittman-Post-Shiloh Road Overlay District – UDC Ch. 21, Article 10

- ☐ 15-foot-wide landscape strip along the proposed future rights of way of Campground Road, Castleberry Road, Kelly Mill Road, Pittman Road, Post Road and Shiloh Road
- ☐ The required landscape strip shall be located outside of utility easements
- ☐ Three rows of plantings, with one of these rows in front of the fencing are required. Three levels of scale shall include herbaceous perennials, shrubs and trees.
- ☐ All landscape strips shall contain a minimum of one overstory tree and four shrubs per 50 linear feet of strip length. Trees and shrubs may be grouped or staggered and need not be evenly spaced.
- ☐ All proposed shrubs shall be a minimum of 2 feet in height at time of planting. Specify shrubs by minimum height only, not container size.
- ☐ All proposed overstory trees shall be a minimum 3-inch caliper at time of planting
- ☐ Board fences shall be installed along road frontage
- ☐ The required fences shall be incorporated into the design of the frontage landscape strip and shown on the landscape plan
- ☐ Four board style black fences shall consist of a minimum of 1 inch thick, 4-inch-wide fence board affixed to 4 inch posts spaced a maximum of 10 foot apart.
- ☐ The board fences shall be a minimum of 4 foot and a maximum of 6 foot in height. Natural stone or brick masonry columns may be used in the fence design.
- ☐ Fence materials shall be comprised of treated lumber, fiber cement, vinyl or steel
- ☐ Chain link or coated chain link fencing is prohibited along the road frontage

Buford Highway Overlay District – UDC Ch. 21, Article 11**Landscaping:**

UDC 21-11.5(H) The intent of this section is to require the integration of all landscape improvements with the overall project requirements. All plant materials shall be used to enhance the existing area, particularly as viewed from an adjacent right-of-way, and to mitigate development impacts. Landscape plans shall be submitted to the department for design review. The following is in addition to Ordinance No. 98 (Tree Protection and Replacement Ordinance) and shall be implemented:

- ☐ Plant materials shall be used as accent elements at roadside entryways to provide a definite sense of arrival to commercial properties. Plant materials shall consist of ground cover, herbaceous ornamentals, shrubs, understory, and/or overstory trees adjacent to the establishment's monument sign(s). These materials shall be clustered while maintaining adequate sight distance to and from the entryway. Entryway plantings shall be compatible with adjacent landscape areas in species selection and provide a cohesive transition between landscape plantings.
- ☐ All landscape areas shall incorporate a minimum of forty (40%) percent evergreen trees and shrubs within each area. All landscape areas shall also incorporate a minimum of twenty-five (25%) percent native plant material. Specify percentages on plan. Such plant material must be indigenous to the Southeastern U.S. and be approved by the County Arborist.
- ☐ A minimum 25-foot-wide landscape strip shall be provided along the proposed future rights-of-way and reservation lines of SR 20/Buford Highway from GA Highway 400, extending west to the county line bordering Cherokee County, and east to Twin Branches Road. A minimum 35-foot-wide landscape strip shall be provided along the proposed future rights-of-way of Buford Highway from Twin Branches Road to the Chattahoochee

River. A minimum of 10 feet of the required landscape strip, as applicable, shall be located behind utility easements.

- ☐ Equestrian fencing consistent with the composition and design criteria set forth below shall be installed within the landscape strip immediately adjacent to the proposed future rights-of-way of SR 20/Buford Highway.
 - * For all properties, fencing shall be four board style black fences consisting of a minimum one (1) inch thick, four (4) inch wide fence board affixed to four (4) inch posts spaced a maximum of ten (10) feet apart. The board fences shall be a minimum of four (4) feet and a maximum of six (6) feet in height. Natural stone or brick masonry columns may be used in the fence design. Fences shall be constructed using high quality materials in accordance with section 21-11.5(l) to ensure low repair and maintenance cost.
 - * Individual lots of record within residential or agricultural districts are exempt from this requirement.
- ☐ All landscape strips are required to contain a combination of vegetative ground cover, herbaceous ornamentals, and low to mid-level shrubs in addition to large canopy trees. Shrubs shall be a minimum of two (2) feet high every five (5) feet on center at time of planting. Specify shrubs by minimum height only, not container size. A minimum of three (3) canopy trees per fifty (50) linear feet is required. Each tree shall have a minimum two (2) inch caliper and be at least eight (8) feet high at time of installation. Tree and shrub placement may be grouped and staggered rather than following a regulated line along the road frontage. Trees shall count towards the tree density requirements as outlined in Ordinance 98 (Tree Protection and Replacement Ordinance).
- ☐ For all lot corners abutting right-of-way on two sides, extending a minimum of fifty (50) linear feet from the corner point on each side paralleling the rights-of-way, a minimum of four (4) enhanced rows of plant material to include a combination of shrubs and perennials in addition to groundcover other than turf shall be required. Spacing of plant material shall be adequate to provide a dense, full appearance. These understory plantings shall be integrated with the canopy tree requirements.
- ☐ If the developer opts to provide an additional five (5) feet to the landscape strip to satisfy Section 17-5.7(C) of this Code, then the total width of the front landscape strip shall be thirty (30) feet or forty (40) feet subject to Subsection (D)(3), above. A minimum of 10 feet of the required landscape strip, as applicable, shall be located behind utility easements so plant material will not be disturbed after installment.
- ☐ Ground mounted equipment, such as power transformers and light poles, are prohibited within required landscape parking islands.
- ☐ Landscape Installation and Maintenance. Certification by a registered landscape architect verifying that landscaping meets the standards of this code and the approved plans must be submitted. In addition, the contractor responsible for landscape installation must certify that all plant material has been installed per the approved plans. These certifications must be submitted prior to the approval of the As-Built and/or Final Plat.

Screening

UDC 21.11-6(D) In addition to the regulations set forth in Chapter 12 & 14, the following standards shall apply:

- ☐ Accessory site features including, but not limited to, meters, meter boxes, electrical transformers, and other equipment located on the ground shall be screened from view from public rights-of-way, residential uses, or any residential or agricultural zoning category by placement behind the main building, 100% opaque fencing, a six (6) foot berm and/or a vegetative screen planted according to County buffer standards.
- ☐ Loading areas shall be screened from rights-of-way, residential uses, or any residential or agricultural zoning category by placement behind the main building or appropriately scaled wall, the use of earthen berms that are no less than five (5) feet in height and/or a vegetative screen planted according to County buffer standards.
- ☐ Parking islands that contain cart corrals must include four hundred (400) square feet of landscaped space

- ☐ Stormwater detention and retention ponds that require a fence must not be visible from the public right-of-way unless a twenty (20) foot planted buffer is provided outside of the exterior pond fence. (Commercial)
- ☐ Drive-through facilities and stacking lanes for any facility type, when contiguous to any right-of way, residential use, or pedestrian gathering area shall be obscured from view by an earthen berm and/or a vegetative screen, that is no less than six (6) feet in height planted according to County buffer standards.
- ☐ Chain link fencing is prohibited for all property lines along SR 20/Buford Highway. Black or brown vinyl coated chain link fencing may be allowed along the sides and rear of property fronting SR20/Buford Highway, but not those sides bordering or within view of residential property, if the chain link fencing is screened with evergreen trees, shrubs, and/or decorative fencing for the full length and height of the fence.
- ☐ In order to decrease noise and disturbance to residential areas, all fencing visible from residential properties shall be shielded from view by an earthen berm with a vegetative screen that is no less than six (6) feet in height, planted according to County buffer standards.

Fuel Stations

UDC 21.11-8 These regulations shall apply to all fuel stations including convenience stores with fuel dispensers.

- ☐ One continuous row of evergreen trees shall be planted for fifty (50%) percent of the entire length of pump island areas that are adjacent to rights-of-way. Such trees shall be planted no farther apart than ten (10) feet on center.

Vehicle Service, Parts and Repair Facilities, Not Including Vehicle Sales

UDC 21-11.10 The following regulations shall apply to all vehicle service, parts and repair facilities including vehicle car wash facilities, whether they are automated or staffed establishments, when not combined with vehicle sales, leasing or rental activities.

- ☐ Access to service bays shall be from the side or rear of the establishment or related screening devices or methods such as landscaping shall be used to partially screen the view from the right-of-way into service work areas.

Coal Mountain Overlay District – UDC Ch. 21, Article 12

Landscaping:

Landscape treatment shall serve to create as well as reinforce identity through the formation of a spine for the Coal Mountain Overlay by establishing a corridor of uniformity that runs through each character node providing an element of consistency throughout the district. Plant material and design decisions are to be thoughtfully considered as complementary to architectural features and integral to the beauty of the area. These landscape standards shall apply to both residentially and non-residentially zoned properties with the exception of streets internal to residential subdivisions. Landscape plans shall be submitted to the department for design review. The following is in addition to Ordinance No. 98 (Tree Protection and Replacement Ordinance) as well as any required buffer, and shall be implemented:

- ☐ Plantings shall be compatible in regard to species selection and must provide a cohesive transition between landscape areas.
- ☐ A minimum twenty (20) foot wide landscape strip shall be installed along existing or proposed rights-of-way for all development within the Coal Mountain Overlay District; except that to the extent a specific zoning designation establishes a greater landscape strip requirement than this Overlay, the larger requirement shall control. These landscape strips shall be located behind utility easements so plant material will not be disturbed after installment.

- ☐ All landscape strips shall be composed of shrubs and/or herbaceous plants in addition to the prescribed tree pairings listed below. The remaining ground area shall be sodded, seeded, or hydroseeded with grass and/or planted with groundcover species.
- ☐ A minimum of 40% of all trees and shrubs shall be evergreen plant material. The percentage shall be based on the total number of installed trees and shrubs and must be indicated on plan.
- ☐ Landscape strips shall include a minimum of two (2) trees and six (6) shrubs per fifty (50) linear feet, with a minimum of 60% overstory requirement. Trees shall count towards the tree density requirements as outlined in Ordinance 98 (Tree Protection and Replacement Ordinance).
- ☐ Overstory trees shall have a minimum three (3) inch caliper and at least ten (10) foot height at time of installation.
- ☐ Understory trees shall have a minimum two (2.0) inch caliper and at least eight (8) foot height at time of installation.
- ☐ All proposed shrubs shall be a minimum of two (2) feet high at the time of planting. Specify shrubs by minimum height only, not container size.
- ☐ Sixty (60%) percent of all required trees in landscape strips along the proposed future rights-of-way of SR 369, SR 9, and SR 306 shall be Nuttall Oak
- ☐ Thirty-three (33%) percent of all required trees in landscape strips along the proposed future rights-of-way of Whitmire Road, Wallace Tatum Road, Dr. Bramblett Road, Elmo Road, John Burruss Road, Bannister Road, Hubert Martin Road, Gravitt Road, Spot Road, Setting Down Road, Freedom Parkway, Martin Road, Holtzclaw Road, Burruss Mill Road, and Shady Grove Road shall be Nuttall Oak.
- ☐ Within the boundary of the Coal Mountain Node, forty (40%) percent of all required trees in landscape strips along the proposed future rights-of-way of SR 369 and SR 9 shall be Redbud 'The Rising Sun.'
- ☐ Within the boundary of the Coal Mountain Node, thirty-three (33%) percent of all required trees in landscape strips along the proposed future rights-of-way of Setting Down Road shall be Redbud 'The Rising Sun.'
- ☐ Within the boundary of the Hammond's Crossing Node, forty (40%) percent of all required trees in landscape strips along the proposed future rights-of-way of SR 369 and SR 306 shall be Black Gum 'Wildfire.'
- ☐ Within the boundary of the Hammond's Crossing Node, thirty-three (33%) percent of all required trees in landscape strips along the proposed future rights-of-way of Martin Road shall be Black Gum 'Wildfire.'
- ☐ Within the boundary of the Matt Node, forty (40%) percent of all required trees in landscape strips along the proposed future rights-of-way of SR 369 shall be Florida Dogwood 'Cherokee Princess.'
- ☐ Within the boundary of the Matt Node, thirty-three (33%) percent of all required trees in landscape strips along the proposed future rights-of-way of Dr. Bramblett Road, Elmo Road, John Burruss Road, and Bannister Road shall be Florida Dogwood 'Cherokee Princess.'
- ☐ For residential projects over twenty-five (25) acres, a landscaped entrance median shall be required. Planting shall include a combination of perennials, annuals, and shrub material. The use of understory trees is encouraged.
- ☐ Species selected for installation within the Coal Mountain Overlay boundary shall be chosen from Table 21.12.
- ☐ Prohibited plant species used – see UDC 21-12.5(C)(7)
- ☐ Parking islands that contain cart corrals must include four hundred (400) square feet of landscaped space.
- ☐ Ground mounted equipment, such as power transformers and light poles, are prohibited within required landscape parking islands.
- ☐ Landscape Installation and Maintenance. Certification by a registered landscape architect verifying that landscaping meets the standards of this code must be provided at the time of the landscape plan submittal. In addition, the contractor responsible for landscape installation must certify that all plant material has been

installed per the approved plans. These certifications must be submitted prior to the approval of the as-built and/or final plat.

Screening:

In addition to regulations set forth in Chapters 12 and 14, the following standards shall apply:

- ☐ Drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area shall be obscured from view by an earthen berm and/or a vegetative screen planted according to County buffer standards
- ☐ Loading areas shall be screened from the public right of way and from view of public areas
- ☐ Businesses requiring a fleet of service vehicles shall park such vehicles behind the building or otherwise provide adequate screening to ensure the vehicles are not visible from the public right of way
- ☐ Stormwater detention and retention ponds that require a fence must not be visible to public right of way unless a twenty-foot (20') planted buffer is provided outside of the exterior pond fence. Access to the pond shall not be facing the public right of way.

Large Scale Retail – UDC Ch. 12, Article 11:

- ☐ A minimum of twenty percent (20%) of the site shall be landscaped open space.
- ☐ 100 ft. setback including 50-foot undisturbed buffer if abutting a Residential, OR, agricultural or CONS district (additional plantings and a 4-foot-high berm might be required to achieve visual screening). Buffer must be planted in accordance with County Buffer Standards if visually pervious.
- ☐ Walkways: planted landscape areas for no less than 50% along length. Specify percentage on plan.
- ☐ Façade plantings:
 - Along the building façade featuring the primary entrance, within in an area no further than 15 feet from the foundation, there shall be landscaping with trees
 - Tree minimum of 4.5 caliper inches per 100 linear feet planted within 15 feet from building foundation
 - Minimum of 1.5 caliper inches and 8-foot installation height per tree
- ☐ Landscape strips:
 - 20-foot-wide along street right-of-way
 - Combination of large canopy trees with understory trees or large shrubs
 - **In addition** to trees/large shrubs must have **two** of the following elements:
 - Vegetative ground cover
 - Herbaceous ornamentals
 - Low to mid-level shrubs
 - One third evergreen plantings
 - 6 to 8-foot installation height for understory trees
 - 4-6-foot installation height and at least 8 ft. height at maturity for large shrubs
- ☐ Parking islands:
 - Minimum 15% of the total front parking areas as landscaped islands. Specify percentage on plan
 - Minimum 12.5% of the total rear and side parking areas as landscaped islands. Specify percentage on plan
 - Each parking island is required to contain a combination of at least two of the following elements: grass, shrubbery, flowers, or other landscaping material, in addition to the tree requirements delineated below

- Ratio of 1 tree for every 7 parking spaces - Specify totals on plan
- Every parking space within 50 feet of a tree trunk - Show 50' radius around each overstory tree
- 3 caliper inch installation minimum for each tree
- All trees shall be an overstory species
- Minimum planting area or island for each tree shall be at least 200 square feet. If shared with other trees, 100 square feet for each additional tree shall be added. Label island size on plan
- Each planting area or island shall not be less than 4 feet in width in any direction
- Ground mounted equipment, such as power transformers and light poles, and any impervious surfaces are prohibited within required landscape parking islands

Additional Comments

- ☐ Zoning Condition Requirements:
- ☐ Other Comments: