

**BARROW COUNTY LANDSCAPE CALCULATIONS:**

- UNIFIED DEVELOPMENT CODE - SEC. 89.733 - PARKING LOT TREE CALCULATIONS:**
  - 32 PROPOSED PARKING SPACES
  - ONE TREE / 20 PARKING SPACES = 1.6 TREES REQUIRED
  - TREES SHALL BE SPACED AROUND THE PARKING LOT SUCH THAT EVERY PARKING SPACE IS WITHIN 50 FT. OF A TREE MEASURED FROM THE CENTER OF THE TREE TO ANY POINT WITHIN THE PARKING SPACE.
  - 6 TREES ARE PROPOSED
- UNIFIED DEVELOPMENT CODE - SEC. 89.734 - SCREENING OF PARKING AREAS:**
  - PROPOSED SCREENING - PLANTED ONLY
  - A HEDGE CONSISTING OF AT LEAST A SINGLE ROW OF SHRUBS PLANTED THREE FEET ON CENTER THAT WILL SPREAD INTO A CONTINUOUS VISUAL SCREEN WITHIN TWO GROWING SEASONS.
  - SHRUBS SHALL BE AT LEAST 18" TALL AT THE TIME OF PLANTING, AND ARE OF A SPECIES THAT WILL NORMALLY EXCEED THREE FEET IN HEIGHT AT MATURITY.
- HIGHWAY CORRIDOR OVERLAY DISTRICT - STREET TREE FRONTAGE CALCULATIONS:**
  - 360 LF STREET FRONTAGE AT HWY 81
  - LARGE TREES: AVERAGE SPACING 40 FT. ON CENTER
  - SMALL TREES: AVERAGE SPACING 20 FT. ON CENTER
  - 360 LF / 40 FT. DRIVEWAY WIDTH = 320 LF PLANTABLE FRONTAGE
  - 320 / 40 = 8 LARGE OR 16 SMALL STREET TREES REQUIRED
  - NO MORE THAN 25% (OR 25% OF THE TOTAL NUMBER, WHICHEVER IS GREATER) OF THE TREES INSTALLED MAY BE OF ANY ONE GENUS.
  - NO MORE THAN 25% OF THE STREET TREES USED IN A SINGLE DEVELOPMENT SHALL BE OF THE SMALL TREE SPECIES.
  - 8 LARGE STREET TREES ARE PROPOSED.
  - NOT MORE THAN 28% OR 25% OF THE PROPOSED TREES ARE OF ANY ONE GENUS.
    - 2/8 PRINCETON ELM = 25% OF TOTAL STREET TREES
    - 2/8 COLUMNAR HORNBEAM = 25% OF TOTAL STREET TREES
    - 2/8 OCTOBER GLORY MAPLE = 25% OF TOTAL STREET TREES
    - 2/8 ZELKOVA = 25% OF TOTAL STREET TREES
  - NOT MORE THAN 28% OR 25% OF THE PROPOSED TREES ARE SMALL TREE SPECIES.



Know what's below.  
Call before you dig.

**LANDSCAPE NOTES:**

NAME OF THE DEVELOPMENT: RACETRAC 316@81  
SITE ACREAGE: 6.91 AC. (301059.94 SF.)  
DISTURBED ACREAGE: 6.91 AC.

- Contractor responsible for locating and protecting all underground utilities prior to digging.
- Contractor responsible for protecting existing trees from damage during construction as shown on plans.
- General Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. See Topsoil specification Sheet L-1.3.
- All shrub beds (existing and new) to be mulched with a 4-inch minimum layer of hardwood mulch (brown) as defined in the landscape specifications on Sheet L-1.3.
- Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading. See grading specification Sheet L-1.3.
- Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tree marks and indications to be repaired. No exceptions.
- Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod as directed by L.A. Provide results to L.A. and RaceTrac Project Manager.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod adjacent to mulch beds to be shovel cut as detailed on Sheet L-1.2. All sod to be delivered in largest rolls available. There shall be no gaps between sod joints.
- All changes to design or plant substitutions are to be authorized in writing by the Landscape Architect and RaceTrac Construction Project Manager.
- Planting Mix to be provided as specified in the landscape specifications Sheet L-1.3
- All landscaping shall be installed in conformance with ANSI Z601.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the RaceTrac. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
- Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the Landscape Architect, shall be replaced by the Landscape Contractor at no cost to RaceTrac.
- General Contractor to mound all parking islands 6" - 10" with clean-screened topsoil.
- Prior to installation, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Architect, Landscape Contractor and RaceTrac Construction Manager.
- Stake all evergreen and deciduous trees.
- Remove all stakes and guying from all trees after one year from planting.
- Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. See Irrigation Plan Sheets L-2.1, L-2.2, L-2.3.
- All tree protection devices to be installed by General Contractor prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed or as instructed by L.A.
- Landscape Contractor shall provide a 1 year maintenance period under separate contract following acceptance by the Landscape Architect and RaceTrac Construction Manager. Maintenance contract to be assigned through RaceTrac maintenance Department.
- Per the Barrow County Unified Development Code, Sec. 89-733, no tree shall be located less than two feet from the back of curb. All parking lot landscape islands, strips, or other planting areas shall be outlined in accordance with county specifications.
- Boundary and topographic survey was prepared by Williams & Associates dated 12/21/2017. Horizontal Datum is Grid North, Georgia State Plane, West Zone and vertical datum is NAVD83, established with on-site network GPS observations and a Champion TKO Receiver.

**LEGEND**

- PROPOSED CONCRETE SIDEWALK
- NEW SOD PLANTING
- EXISTING SOD TO REMAIN UNDISTURBED
- AREA TO BE SEEDED OUTSIDE RACETRAC PROPERTY BOUNDARY (SEE EROSION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS)
- GRASS COVER
- AREA TO BE USED FOR ADDITIONAL LANDSCAPE PLANTING REQUIREMENTS

**GROUND TREATMENT SCHEDULE**

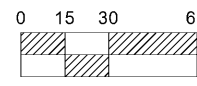
SYMBOL	DESCRIPTION	QTY
[Symbol]	Sod	41,572 sf
[Symbol]	Seed & Straw	65,412 sf

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CAL.	HEIGHT	QTY
[Symbol]	Acer rubrum 'October Glory'™ / October Glory Maple	3"		5
[Symbol]	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	3"		5
[Symbol]	Ilex x attenuata 'Fosteri' / Foster's Holly	B&B	6' Height	16
[Symbol]	Juniperus chinensis 'Blue Point' / Blue Point Juniper	B&B	4' Height	3
[Symbol]	Ulmus americana 'Princeton' / Princeton Elm	3"		6
[Symbol]	Ulmus parvifolia 'Bosque' / Bosque Elm	3"		6
[Symbol]	Zelkova serrata / Sawleaf Zelkova	3"		2
SHRUBS	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
[Symbol]	Juniperus horizontalis 'Youngstown' / Creeping Juniper	3 Gal.	12" TALL	12
[Symbol]	Raphiolepis indica / Indian Hawthorn	3 Gal.	12" TALL	56
[Symbol]	Rosa x 'Knock Out' / Red Knock Out Rose	5 Gal.	18" TALL	13
GRASSES	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
[Symbol]	Miscanthus sinensis 'Adagio' / Dwarf Adagio Grass	3 Gal.	18" TALL	7
PARKING SCREENING SHRUBS	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
[Symbol]	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 Gal.	18" TALL	65
[Symbol]	Ilex vomitoria / Yaupon Holly	3 Gal.	18" TALL	77
[Symbol]	Loropetalum chinense 'Ruby' / Ruby Loropetalum	3 Gal.	18" TALL	70
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
[Symbol]	Liriope muscari 'Variegata' / Variegated Lily Turf	1 Gal.	18" o.c.	310

Order Plans @ W&A Engineering

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.



**W&A Engineering**  
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REVISIONS:

NO.	DATE	DESCRIPTION
9	03.03.2020	REVISED PER DEVELOPER CHANGES
8	02.24.2020	REVISED PER DEVELOPER CHANGES
7	10.07.2019	REVISED PER DEVELOPER CHANGES
6	02.11.2019	REVISED PER GDOT COMMENTS
5	01.14.2019	REVISED PER GDOT & RACETRAC COMMENTS
4	12.12.2018	REVISED PER BARROW COUNTY & RACETRAC COMMENTS
3	10.05.2018	REVISED PER BARROW COUNTY, GASWCC & RACETRAC COMMENTS
2	08.01.2018	REVISED PER BARROW COUNTY, GASWCC & RACETRAC COMMENTS

LANDSCAPE PLAN  
RACETRAC 316@81  
839 Loganville Highway  
Bethlehem, Georgia  
Barrow County

DRAWN BY: AGRUNER  
DATE: 02.28.2018  
SCALE: 1" = 30'  
DRAWING NAME: Landscape-17293.dwg  
SHEET NO. L1  
VERSION