

BARROW COUNTY NOTES

- ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO CLEARING, GRUBBING OR GRADING. CALL THE BARROW COUNTY PLANNING DEPARTMENT FOR AN INSPECTION.
- TREE PROTECTION SHALL BE VIGOROUSLY ENFORCED. NO ACTIVITIES OF ANY KIND ARE TO BE ALLOWED WITHIN ANY AREA SHOWN TO BE UNDISTURBED ON THIS PLAN.
- THE RETENTION AND PLANTING OF TREES AS SHOWN ON THIS PLAN MUST BE VERIFIED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE BARROW COUNTY PLANNING DEPARTMENT FOR AN INSPECTION.
- LIGHT POLES AND OTHER PERMANENT STRUCTURES, EXCEPT FIRE HYDRANTS, ARE PROHIBITED IN PARKING LOT ISLANDS.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THIS PLAN AND THE BARROW COUNTY UNIFIED DEVELOPMENT CODE.

QTY	BOTANICAL NAME	COMMON NAME	DBH	TREE UNIT VALUE	TOTAL TREE UNITS
16	ILEX X ATTENUATA "FOSTERI"	FOSTER'S HOLLY	2	0.5	8.0
6	ULMUS PARVIFOLIA "BOSQUE"	BOSQUE ELM	3	0.8	4.8
5	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY MAPLE	3	0.8	4.0
5	CARPINUS BETULUS	COLUMNAR HORNBEAM	3	0.8	4.0
6	ULMUS AMERICANA "PRINCETON"	PRINCETON ELM	3	0.8	4.8
2	ZELKOVA SERRATA	SAWLEAF ZELKOVA	3	0.8	1.6
40	TOTAL TREES				27.2

BARROW COUNTY TREE CONSERVATION CALCULATIONS:

TREE UNITS REQUIRED UPON COMPLETION
 3.74 ACRES OF DISTURBANCE ON SITE
 -0.09 AC. POWER EASEMENT
 -0.57 AC. STORMWATER EASEMENT
 -0.06 AC. ACCESS EASEMENT
 3.02 ACRES OF DISTURBANCE FOR TREE CONSERVATION AREA

REQUIRED TREE UNITS FOR COMMERCIAL = 9 TREE UNITS PER ACRE
 TOTAL TREE UNITS REQUIRED = 9 x 3.02 = 27.18 REQUIRED TREE UNITS
 27.20 TREE UNITS ARE PROVIDED.

EXISTING TREE NOTE:
 PER SEC. 89-847 "BUFFERS AND TREE CONSERVATION DEFINITIONS, THE 57" D.B.H. SOUTHERN RED OAK (QUERCUS FAUCATA) TO BE REMOVED DOES NOT MEET THE CONDITION CRITERIA OF SPECIMEN TREE BECAUSE IT DOES NOT MEET PART C - "NO MORE THAN ONE MAJOR AND SEVERAL MINOR DEAD LIMBS (DECIDUOUS ONLY)."

IN A FIELD ASSESSMENT OF THIS TREE, DATED 04/20/2018, TWO (2) MAJOR LIMBS WERE OBSERVED TO BE DEAD, WITH 2-3 ADDITIONAL MAJOR LIMBS IN DECLINE. THESE FIELD OBSERVATIONS THEREFORE EXCLUDE THIS TREE FROM CLASSIFICATION AS A SPECIMEN TREE.

JOSEPH PERLOFF
 ISA CERTIFIED ARBORIST MA-5267A
 TRAQ QUALIFIED TREE RISK ASSESSOR

LANDSCAPE NOTES:

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

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.

DEVELOPER:
 RACETRAC PETROLEUM
 200 GALLERIA PARKWAY SE
 ATLANTA, GA 30339
 ATTN: JOHN SIMMONS
 P: 770-431-1800
 F: 678-503-1112

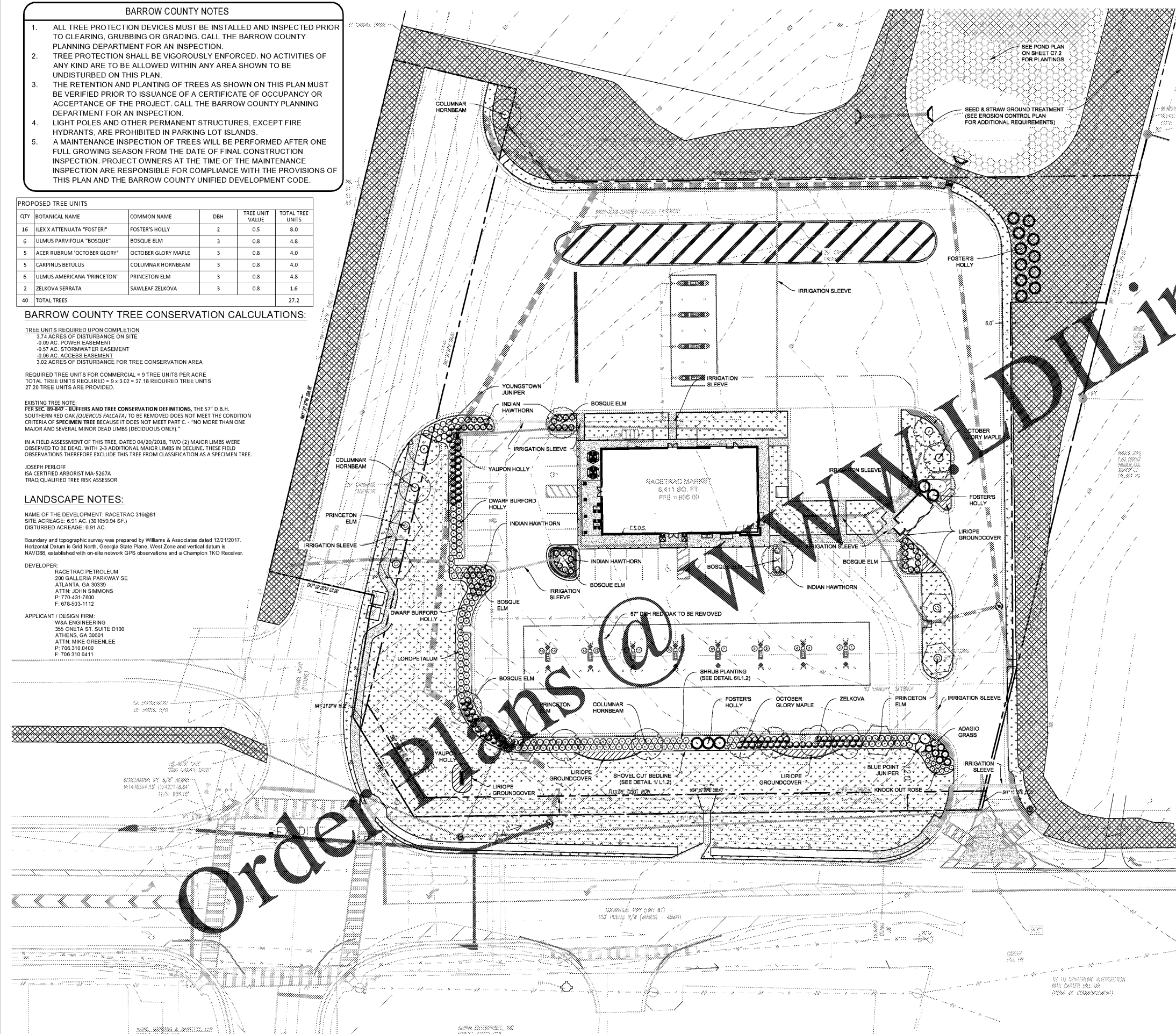
APPLICANT / DESIGN FIRM:
 W&A ENGINEERING
 365 ONETA ST. SUITE D100
 ATHENS, GA 30601
 ATTN: MIKE GREENLEE
 P: 706.310.0400
 F: 706.310.0411

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)
	GROUND COVER
	AREA TO BE SEED FOR ADDITIONAL LANDSCAPE PLANTING REQUIREMENTS



Know what's below.
 Call before you dig.

FOR PERMITTING ONLY



GROUND TREATMENT SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Sod	41,574 sf
	Seed & Straw	65,412 sf

BARROW COUNTY LANDSCAPE CALCULATIONS:

- UNIFIED DEVELOPMENT CODE - 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 SHADE TREE, MEASURED FROM THE CENTER OF THE TREE TO ANY POINT WITHIN THE PARKING SPACE.
 - 6 TREES ARE PROPOSED
- UNIFIED DEVELOPMENT CODE - 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 = 360 LF PLANTABLE FRONTAGE
 - 300 / 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.
 - 28 COLUMNAR HORNBEAM = 25% OF TOTAL STREET TREES
 - 28 PRINCETON ELM = 25% OF TOTAL STREET TREES
 - 28 OCTOBER GLORY MAPLE = 25% OF TOTAL STREET TREES
 - 28 ZELKOVA = 25% OF TOTAL STREET TREES
 - NOT MORE THAN 28, OR 25% OF THE PROPOSED TREES ARE SMALL TREE SPECIES.

02.24.2020	6	REVISED PER DEVELOPER CHANGES	NO.
10.07.2019	7	REVISED PER DEVELOPER CHANGES	
02.11.2019	8	REVISED PER GDOT COMMENTS	
01.14.2019	5	REVISED PER GDOT & RACETRAC COMMENTS	
12.12.2018	4	REVISED PER RACETRAC COMMENTS	
10.05.2018	3	REVISED PER BARROW COUNTY & RACETRAC COMMENTS	
08.01.2018	2	REVISED PER BARROW COUNTY, GASWCC & RACETRAC COMMENTS	
05.17.2018	1	REVISED PER BARROW COUNTY, GASWCC & RACETRAC COMMENTS	
			DATE

W&A Engineering
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC CONSULTING - LEEDSAC DEVELOPMENT

THESE PLANS ARE LEGAL AND VALID FOR PERMITTING PURPOSES ONLY. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

Racetrac	RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 600 ATLANTA, GA 30339 (770) 431-7600
Tree Conservation 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
L4	
SHEET NO.	VERSION

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

