OWNER

GOODWILL OF NORTH GEORGIA
235 PEACHTREE ST
NORTH TOWER, SUITE 2300
ATLANTA, GA 30303

24 HOUR EMERGENCY CONTACT
Ms. Paula Swearingen
(404)420-9960

DEVELOPER

THE PIEDMONT COMPANIES
2671 E MAIN ST
LINCOLNTON, NC 28092
(704)634-4180

24 HOUR EMERGENCY CONTACT
Ms. Sandra Cashion
(704)736-4333

DENSITY CALCULATIONS

SITE AREA: 3.48 ACRES
AREA OF POWER LINE EASEMENT: 0.67 ACRES*
*TREES ARE NOT PERMITTED WITHIN THE POWER LINE EASEMENT; THEREFORE THIS AREA WILL BE EXCLUDED FROM REQUIRED SITE DENSITY CALCULATIONS.

EFFECTIVE SITE AREA = 3.48 – 0.67 = 2.81 ACRES

SITE DENSITY CALCLATIONS
SDS (SITE DENSITY STANDARD) = EFFECTIVE SITE AREA * 100 UNITS PER ACRE: 2.81 * 100 = 281 UNITS

EDF (EXISTING DENSITY FACTOR) = 0 UNITS (THE PROPERTY WAS PREVIOUSLY CLEARED AND THERE ARE NO EXISTING TREES THAT ARE AT LEAST 3–INCHES IN DIAMETER)

RDF (REPLACEMENT DENSITY FACTOR) = SDS–EDF
181.0 – 0 = 181.0 UNITS
181.0 UNITS PROPOSED

DISTURBED AREA REQUIREMENT
ONE CANOPY TREE AND ONE UNDERSTORY TREE IS REQUIRED FOR EVERY 1000 SQUARE FEET OF PERMANENTLY DISTURBED AREA. PERMANENTLY DISTURBED AREA = 92,931 SQUARE FEET; THEREFORE 93 CANOPY TREES AND 93 UNDERSTORY TREES ARE REQUIRED.

TREE BANK
BECAUSE THE TOTAL NUMBER OF TREES REQUIRED CANNOT BE PLANTED ON–SITE WITHOUT OVERCROWDING, THE DEVELOPER SHALL CONTRIBUTE TO THE TREE BANK TO COMPENSATE FOR THE SHORTFALL. THE CONTRIBUTION AMOUNT IS BASED ON THE FOLLOWING FORMULA: DFD (DENSITY FACTOR DEFICIENT) = SDS –(EDF+PDF). DFD = 281.0 – (0.0 + 181.0) = 100.0
THE CONTRIBUTION AMOUNT IS CALCULATED BY DIVIDING THE DFD BY THE NUMBER OF DENSITY UNITS CREDITED FOR A 2–1/2" TREE, MULTIPLIED BY $200:
100.0/2.5 = 40.0
40.0 * $200 = $8,000.00

THERE IS ALSO A SHORTAGE OF THE DISTURBED AREA REQUIREMENT. 93 CANOPY TREES ARE REQUIRED; 43 CANOPY TREES ARE PROPOSED. THE SHORTFALL IS 93 – 43 = 50 CANOPY TREES.
50 * 2.5" = 125" SHORTFALL.

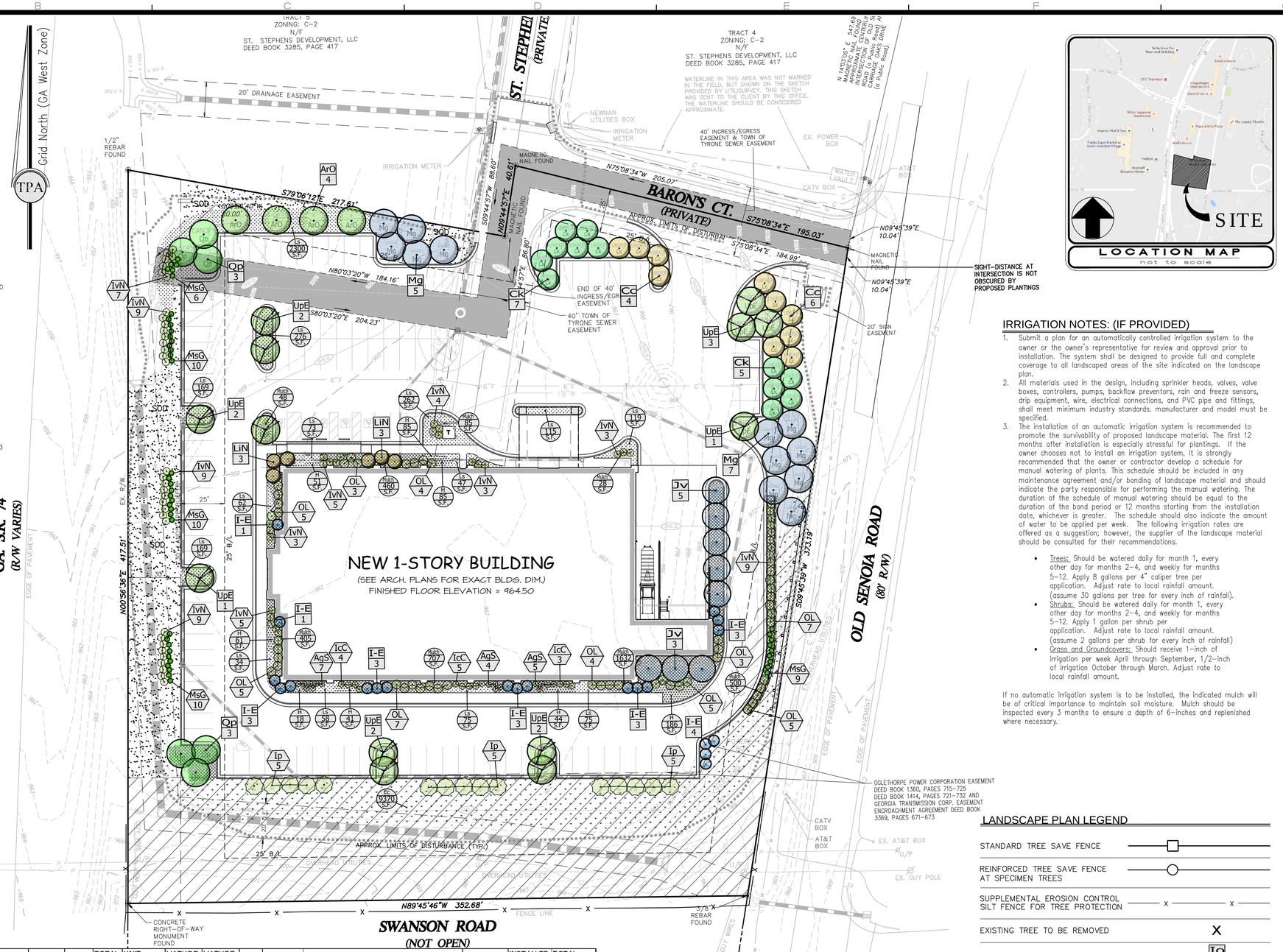
93 UNDERSTORY TREES ARE REQUIRED; 49 UNDERSTORY TREES ARE PROPOSED.
THE SHORTFALL IS: 93 – 49 = 44 UNDERSTORY TREES.
44 * 1.5" = 66.0–INCHES OF SHORTFALL.

TOTAL SHORTFALL = 125" + 66" = 191"
THE CONTRIBUTION AMOUNT IS CALCULATED BY DIVIDING THE DFD BY THE NUMBER OF DENSITY UNITS CREDITED FOR A 2–1/2" TREE, MULTIPLIED BY $200:
191/2.5 = 76.4
76.4 * $200 = $15,280

THE TREE BANK CONTRIBUTION WILL BE BASED ON THE GREATER OF THE TWO ABOVE CALCULATIONS; THEREFORE $15,280 WILL BE CONTRIBUTED.

PLANTING NOTES

1. Size and grading standards of plant material shall conform to the latest edition of American Standard for Nursery Stock by the American Association of Nurseryman.
2. The landscape contractor must contact the engineer if, they encounter on site, existing conditions significantly different from the plan.
3. See Construction Detail sheets for planting details.
4. For new planting areas, contractor shall remove all pavement, gravel sub–base and construction debris. Remove compacted soil, and add 24" of topsoil; or amend the top 24" of existing soil to meet specifications, unless noted otherwise.
5. The planting soil for shrubs will consist of 33% ground pine bark humus, well–mixed with 67% of improved soil; which is, excavated soil with rocks, clumps, and debris greater than 2" in diameter removed. No additional soil amendments are required for trees. Groundcover and perennial beds shall be prepared and amended according to specifications.
6. All strapping and top 12" of wire baskets shall be cut away and removed by the contractor from the root ball prior to backfill of planting hole. contractor shall remove top 1/3 of burlap from the root ball.
7. Contractor shall mulch all shrub beds and under trees with 3" (settled depth) of clean pine straw, unless noted otherwise.
8. Minimum (9) sq. ft. planting area provided for each tree.
9. All disturbed areas to be sodded with (bermuda) unless otherwise noted. All areas designated for sod must be fine graded. Level any undulations or irregularities, while maintaining positive drainage. Hand–rake and smooth, removing all rocks larger than 1" from the surface. Use metal screen or wooden drag on larger surfaces. Contact the landscape architect for an inspection of the fine graded surface, prior to any sod installation.All slopes exceeding 3:1 will be planted with groundcovers or shrubs.
10. All landscape areas within parking lots shall be one hundred (100) percent landscaped with deciduous trees, shrubs, ground cover that does not require being mowed, and or flowers in mulched beds.
11. Town Staff, upon site inspection and conceptual landscape plan review, may require an application to naturalize areas which visually impair public rights–of–way.



IRRIGATION NOTES: (IF PROVIDED)

1. Submit a plan for an automatically controlled irrigation system to the owner or the owner's representative for review and approval prior to installation. The system shall be designed to provide full and complete coverage to all landscaped areas of the site indicated on the landscape plan.
2. All materials used in the design, including sprinkler heads, valves, valve boxes, controllers, pumps, backflow preventors, rain and freeze sensors, drip equipment, wire, electrical connections, and PVC pipe and fittings, shall meet minimum industry standards. manufacturer and model must be specified.
3. The installation of an automatic irrigation system is recommended to promote the survivability of proposed landscape material. The first 12 months after installation is especially stressful for plantings. If the owner chooses not to install an irrigation system, it is strongly recommended that the owner or contractor develop a schedule for manual watering of plants. This schedule should be included in any maintenance agreement and/or bonding of landscape material and should indicate the party responsible for performing the manual watering. The duration of the schedule of manual watering should be equal to the duration of the bond period or 12 months starting from the installation date, whichever is greater. The schedule should also indicate the amount of water to be applied per week. The following irrigation rates are offered as a suggestion; however, the supplier of the landscape material should be consulted for their recommendations.
   - Trees: Should be watered daily for month 1, every other day for months 2–4, and weekly for months 5–12. Apply 8 gallons per 4" caliper tree per application. Adjust rate to local rainfall amount. (assume 30 gallons per tree for every inch of rainfall).
   - Shrubs: Should be watered daily for month 1, every other day for months 2–4, and weekly for months 5–12. Apply 1 gallon per shrub per application. Adjust rate to local rainfall amount. (assume 2 gallons per shrub for every inch of rainfall)
   - Grass and Groundcovers: Should receive 1–inch of irrigation per week April through September, 1/2–inch of irrigation October through March. Adjust rate to local rainfall amount.

If no automatic irrigation system is to be installed, the indicated mulch will be of critical importance to maintain soil moisture. Mulch should be inspected every 3 months to ensure a depth of 6–inches and replenished where necessary.

LANDSCAPE PLAN LEGEND

- STANDARD TREE SAVE FENCE
- REINFORCED TREE SAVE FENCE AT SPECIMEN TREES
- SUPPLEMENTAL EROSION CONTROL SILT FENCE FOR TREE PROTECTION
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER (NUMBER IS SQUARE FEET OF GROUNDCOVER. TOTAL NUMBER OF PLANTS IS BASED ON SPACING. SEE PLANT LIST FOR OPTIONAL SPACING AND CORRESPONDING NUMBER OF PLANTS.)
- PROPOSED MULCH HATCHING
- PROPOSED SOD
- PROPOSED GROUNDCOVER HATCHING

PLANT LIST

Count	PERCENT OF TOTAL TREES	SYM	BOT–NAME	COM–NAME	VARIETY	SIZE	AREA	SPACING	UNITS	TOTAL UNITS	UNIT PERCENT	MATURE HEIGHT	MATURE SPREAD	ZONE	ROOT	NOTES	CLASS	INSTALLED UNIT COST	TOTAL COST
4	4.35%	ArO	Acer rubrum	Red Maple	October Glory	2.5" Cal	N/A	16-feet	2.5	10.0	5.5%	50 feet	30 feet	4	B&B	Deciduous	Canopy	$200.00	$800.00
10	10.87%	Cc	Carpinus caroliniana	American Hornbeam	N/A	1.5" Cal	N/A	12-feet	1.5	15.0	8.3%	25 feet	15 feet	5	B&B	Deciduous, urban tolerant.	Understory	$120.00	$1,200.00
12	13.04%	Ck	Cornus kousa	Kousa Dogwood	N/A	1.5" Cal	N/A	12-feet	1.5	18.0	9.9%	30 feet	20 feet	5	B&B	Fruit attracts wildlife.	Understory	$120.00	$1,440.00
21	22.83%	I-E	Ilexx Emily Bruner	Emily Bruner Holly	Emily Bruner	1.5" Cal	N/A	6-feet	1.5	31.5	17.4%	15 feet	6 feet	4	B&B	Broad-leafed evergreen - conical accent shrub	Understory	$120.00	$2,520.00
8	8.70%	Jv	Juniperus Virginiana	Eastern Red Cedar	N/A	2.5" Cal	N/A	16-feet	2.5	20.0	11.0%	40 feet	15 feet	5	B&B	Evergreen native.	Canopy	$200.00	$1,600.00
6	6.52%	LiN	Lagerstroemia Indica	Crape Myrtle	Natchez	1.5" Cal	N/A	8-feet	1.5	9.0	5.0%	18 feet	12 feet	5	B&B	Deciduous	Understory	$120.00	$720.00
12	13.04%	Mg	Magnolia grandiflora	Southern Magnolia	N/A	2.5" Cal	N/A	16-feet	2.5	30.0	16.6%	70 feet	40 feet	5	B&B	Broad-leafed evergreen	Canopy	$200.00	$2,400.00
6	6.52%	Qp	Quercus phellos	Willow Oak	N/A	2.5" Cal	N/A	16-feet	2.5	15.0	8.3%	60 feet	35 feet	5	B&B	Deciduous	Canopy	$200.00	$1,200.00
13	14.13%	UpE	Ulmus parvifolia	Lacebark Elm	Emer II Allee	2.5" Cal	N/A	16-feet	2.5	32.5	18.0%	50 feet	40 feet	4	B&B	Siberian Elm is not an acceptable alternate.	Canopy	$200.00	$2,600.00
16	N/A	AgS	Abelia x Grandifolia	Abelia	Sherwoodii	3 gal	N/A	3-feet	0.0	0.0	0.0%	3 feet	3 feet	5	B&B	N/A	Shrub	$18.75	$300.00
12	N/A	IcC	Ilex cornuta	Chinese Holly	Carissa	3 gal	N/A	4-feet	0.0	0.0	0.0%	2.5 feet	3.5 feet	7	B&B	Broad-leafed evergreen	Shrub	$20.25	$243.00
66	N/A	IvN	Ilex vomitoria	Dwarf Yaupon Holly	Nana	3 gal	N/A	4-feet	0.0	0.0	0.0%	3 feet	4 feet	7	Container	Broad-leafed evergreen	Shrub	$19.50	$1,287.00
15	N/A	Ip	Illicium parviflorum	Anise Tree	N/A	10 gal	N/A	10-feet	0.0	0.0	0.0%	10 feet	10 feet	7	Container	Broad leafed evergreen	Shrub	$75.00	$1,125.00
45	N/A	MsG	Miscanthus sinensis	Maiden Grass	Gold Bar	2 Gal.	N/A	3-feet	0.0	0.0	0.0%	5 feet	2 feet	5	Container	Ornamental Grass	Shrub	$15.00	$675.00
48	N/A	OL	Prunus laurocerasus	Otto Luyken Laurel	Otto Luyken	5 gal	N/A	5-feet	0.0	0.0	0.0%	5 feet	6 feet	7	Container	Broad-leafed evergreen	Shrub	$30.00	$1,440.00
Seed	N/A	Ec	Eragrostis curvula	Weeping lovegrass	N/A	1 Gal.	11238	18 inches	0.0	0.0	0.0%	12 inches	12 inches	6	Seed	Perennial	Groundcover	$0.17	$1,910.46
248	N/A	H	Hemerocallis	Daylilly	Stella de Oro	1 Gal.	486	18 inches	0.0	0.0	0.0%	24 inches	15 inches	5	Container	N/A	Groundcover	$8.25	$2,044.85
1150	N/A	Ls	Liriope spicata	Creeping Liriope	N/A	1 Gal.	730	15 inches	0.0	0.0	0.0%	15 inches	15 inches	6	Container	N/A	Groundcover	$6.00	$6,900.00
N/A	N/A	Mulch	N/A	N/A	N/A	N/A	4820	N/A	0.0	0.0	0.0%	N/A	N/A	N/A	N/A	Pinestraw or shredded wood - 4 to 6-inch depth	Groundcover	$7.00	$843.50
								Total Units		181.0						Number of canopy trees	43.0	Total cost	$31,248.81
																Number of understory trees	49.0		
																Total number of trees	92		

GEORGIA 811 Utilities Protection Center, Inc.
1-800-282-7411
Know what's below. Call before you dig.

GRAPHIC SCALE – IN FEET
15 0 30 60 90 120

NO.	DATE	DESCRIPTION	BY
1	9-19-16	ADDRESS REVIEW COMMENTS	SSF

REVISIONS

Travis Pruitt & Associates, Inc.
SURVEYORS · ENGINEERS · TRANSPORTATION PLANNERS · LANDSCAPE ARCHITECTS
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com
Contact Person: STEVE BENNETT

LANDSCAPE PLAN
GOODWILL OF NORTH GEORGIA, INC.
TYRONE GEORGIA FACILITY
LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY GEORGIA

GEORGIA REGISTERED No. 1344 PROFESSIONAL LANDSCAPE ARCHITECT SHAUN G. FOLEY

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 07-19-16
SCALE: 1" = 30'
CN:160184LND2
LSV: LAND
JN: 1-16-0184
FN: 160-D-187

SHEET NO. C-10.1

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