GENERAL LANDSCAPE NOTES:

NOTES: THIS LANDSCAPE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

OVERLAY DISTRICT REQUIREMENTS:

SITE LANDSCAPE: ONE (1) CANOPY TREE SHALL BE PLANTED FOR EVERY 500 SQUARE FEET OF LANDSCAPED AREA AND SHRUBS SHALL BE PLANTED AT A RATIO OF SIX SHRUBS FOR EVERY ONE CANOPY TREE (6 TO 1). CANOPY TREES SHALL INCLUDE BOTH MEDIUM AND LARGE TREE SPECIES AND SHALL BE SPACED 30 TO 40 FEET ON CENTER. **(SEC. 74-191 (f))**

1 CANOPY TREE x 22,650 SF / 500 = 46 CANOPY TREES REQUIRED
46 CANOPY TREES PROPOSED

46 CANOPY TREES REQUIRED X 6 RATIO = 276 SHRUBS REQUIRED
276 SHURBS PROPOSED

BUILDING FOUNDATION: BUILDINGS SHALL INCORPORATE LIVE PLANT MATERIALS AS FOUNDATION PLANTINGS ON ALL SIDES VISIBLE FROM A PUBLIC RIGHT OF WAY OR FROM ADJACENT COMMERCIAL OR RESIDENTIAL DEVELOPMENT INCLUDING PRIVATE STREETS AND PARKING LOTS. PLANTERS SHALL BE ALLOWED AS MITIGATION WHERE FOUNDATION PLANTINGS ARE NOT FEASIBLE. **(SEC. 74-182) & (SEC. 74 -191 (B))**

NOTE: BUILDING FOUNDATION NEEDS CAN'T BE MET AND NEEDS VARIACE.

PARKING LOT: A MINIMUM OF 8% OF THE PARKING LOT SHALL BE LANDSCAPED. EVERY PARKING SPACE SHALL BE WITHIN 100 FEET OF A CANOPY TREE. **(SEC. 74-191 (e))**

8% OF 19,156 SF (PARKING LOT AREAS) = 1,532 SF PARKING LOT LANDSCAPE REQUIRED
4,140 SF PARKING LOT LANDSCAPE PROPOSED

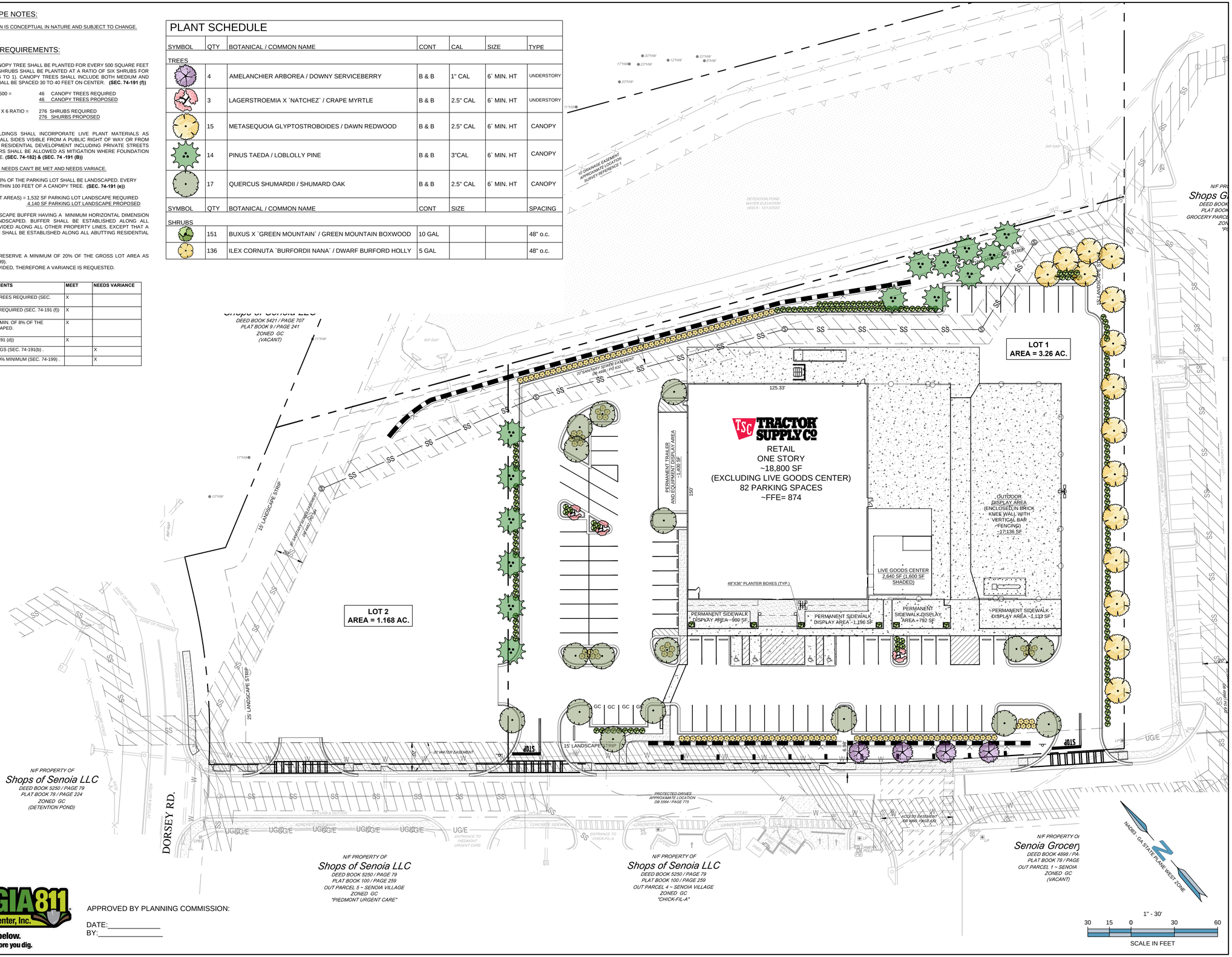
LANDSCAPE BUFFER: A LANDSCAPE BUFFER HAVING A MINIMUM HORIZONTAL DIMENSION OF 15 FEET SHALL BE LANDSCAPED. BUFFER SHALL BE ESTABLISHED ALONG ALL ABUTTING RESIDENTIAL PROVIDED ALONG ALL OTHER PROPERTY LINES, EXCEPT THAT A 50-FOOT LANDSCAPE BUFFER SHALL BE ESTABLISHED ALONG ALL ABUTTING RESIDENTIAL PROPERTIES. **(SEC. 74-191 (d))**

GREENSPACE REQUIREMENT:
ALL DEVELOPMENTS SHALL RESERVE A MINIMUM OF 20% OF THE GROSS LOT AREA AS GREENSPACE. (SECTION 74-199).
17% OF GREENSPACE IS PROVIDED, THEREFORE A VARIANCE IS REQUESTED.

OVERLAY CORRIDOR REQUIREMENTS	MEET	NEEDS VARIANCE
SITE LANDSCAPE - 46 CANOPY TREES REQUIRED (SEC. 74-191 (f))	X	
SITE LANDSCAPE - 276 SHRUBS REQUIRED (SEC. 74-191 (f))	X	
PARKING LOT (SEC. 74-191 (e)) A MIN. OF 8% OF THE PARKING LOT SHALL BE LANDSCAPED.	X	
LANDSCAPE BUFFERS (SEC. 74-191 (d))	X	
BUILDING FOUNDATION PLANTINGS (SEC. 74-191(b) .		X
GREENSPACE REQUIREMENT: 20% MINIMUM (SEC. 74-199) .		X

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	TYPE
TREES						
	4	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY	B & B	1" CAL	6` MIN. HT	UNDERSTORY
	3	LAGERSTROEMIA X `NATCHEZ` / CRAPE MYRTLE	B & B	2.5" CAL	6` MIN. HT	UNDERSTORY
	15	METASEQUOIA GLYPTOSTROBOIDES / DAWN REDWOOD	B & B	2.5" CAL	6` MIN. HT	CANOPY
	14	PINUS TAEDA / LOBLOLLY PINE	B & B	3"CAL	6` MIN. HT	CANOPY
	17	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL	6` MIN. HT	CANOPY
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING
SHRUBS						
	151	BUXUS X `GREEN MOUNTAIN` / GREEN MOUNTAIN BOXWOOD	10 GAL			48" o.c.
	136	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY	5 GAL			48" o.c.



GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

APPROVED BY PLANNING COMMISSION:

DATE:_____
BY:_____

ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:
TRINITY PROPERTY DEVELOPMENT
1504 MACY DRIVE
ROSWELL, GA 30076
TEL: (770) 410-0888
CONTACT: MRS. MICHELLE BENNEFIELD

PROJECT:
TRACTOR SUPPLY CO.
SR 16 & SR 85
SENOIA , GA
1ST DISTRICT, LL 279, 290 & 291

SEAL:

REVISIONS	DATE

PROJECT MANAGER:	JMJ
DRAWING BY:	JS
JURISDICTION:	SENOIA, GA
DATE:	01-12-2024
SCALE:	1" = 30'
TITLE:	

LANDSCAPE PLAN

SHEET NUMBER: L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 341.096

F:\341.096 WELLS STREET - SENOIA GA\CIVIL\ LANDSCAPE PLAN 1.DWG Plotted on: 1/17/2024 4:58:56 PM By:JACK JOHNSON Sheet Scale:1" = 1'