

Construction Drawings for JOEL COWAN PKWY GATEWAY PLANTING

PROJECT IS LOCATED AT TWO
LOCATIONS ON GA SR-74
TYRONE, GA 30290

LOCATED IN GDOT RIGHT-OF-WAY

PLANS DEVELOPED FOR:
TOWN OF TYRONE
950 SENOIA RD.
TYRONE, GA 30290
CONTACT: TOWN OF TYRONE
PHONE: 770-487-4038

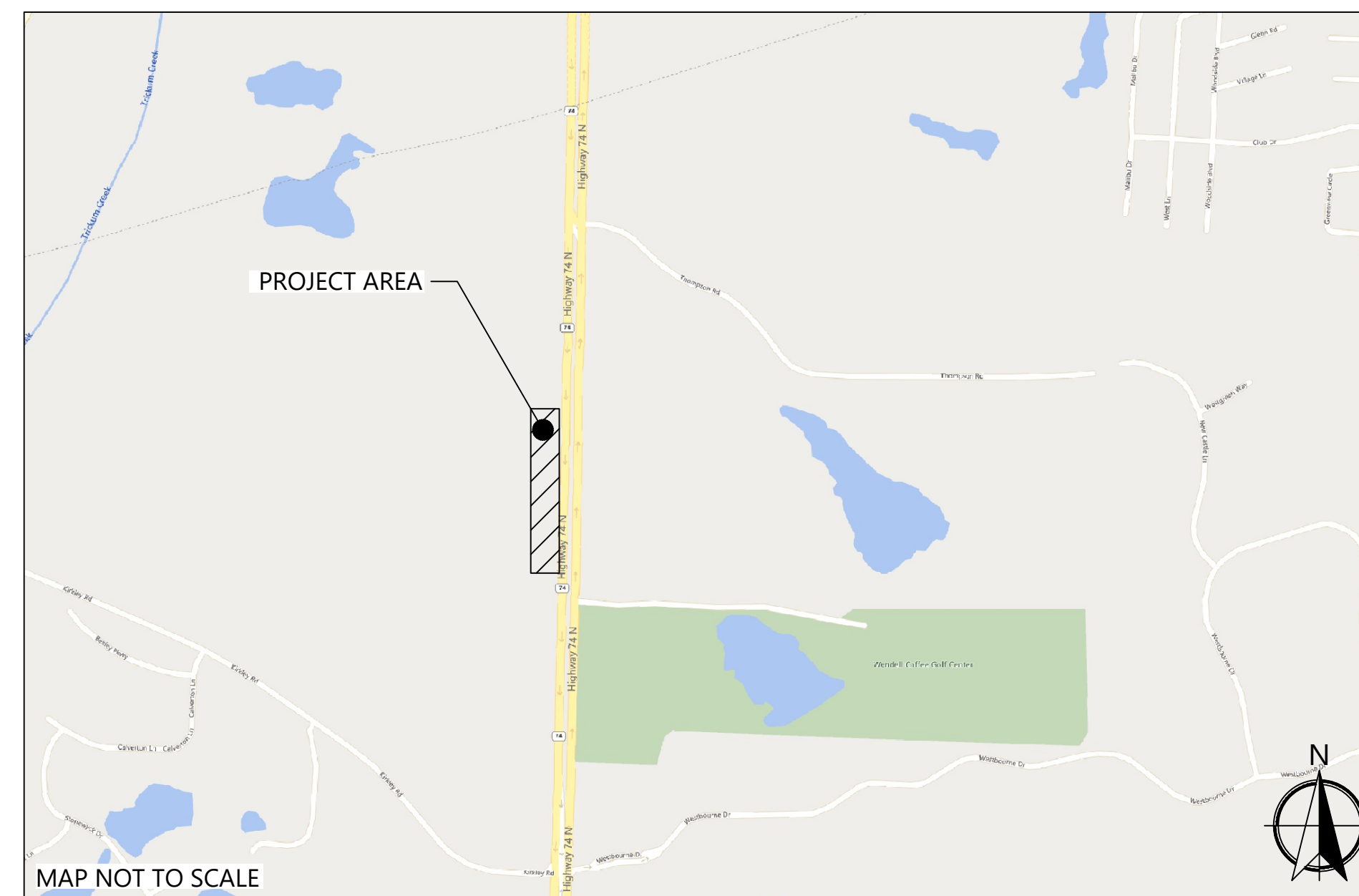
PLANS DEVELOPED BY:
KECK & WOOD INC.
3090 PREMIER PKWY, STE 200
DULUTH, GA 30097
PHONE: 678-417-4000

NOTE:
ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO "STATE HIGHWAY DEPARTMENT OF GEORGIA", "STATE HIGHWAY DEPARTMENT", "GEORGIA STATE HIGHWAY DEPARTMENT", "HIGHWAY DEPARTMENT", OR "DEPARTMENT" WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.

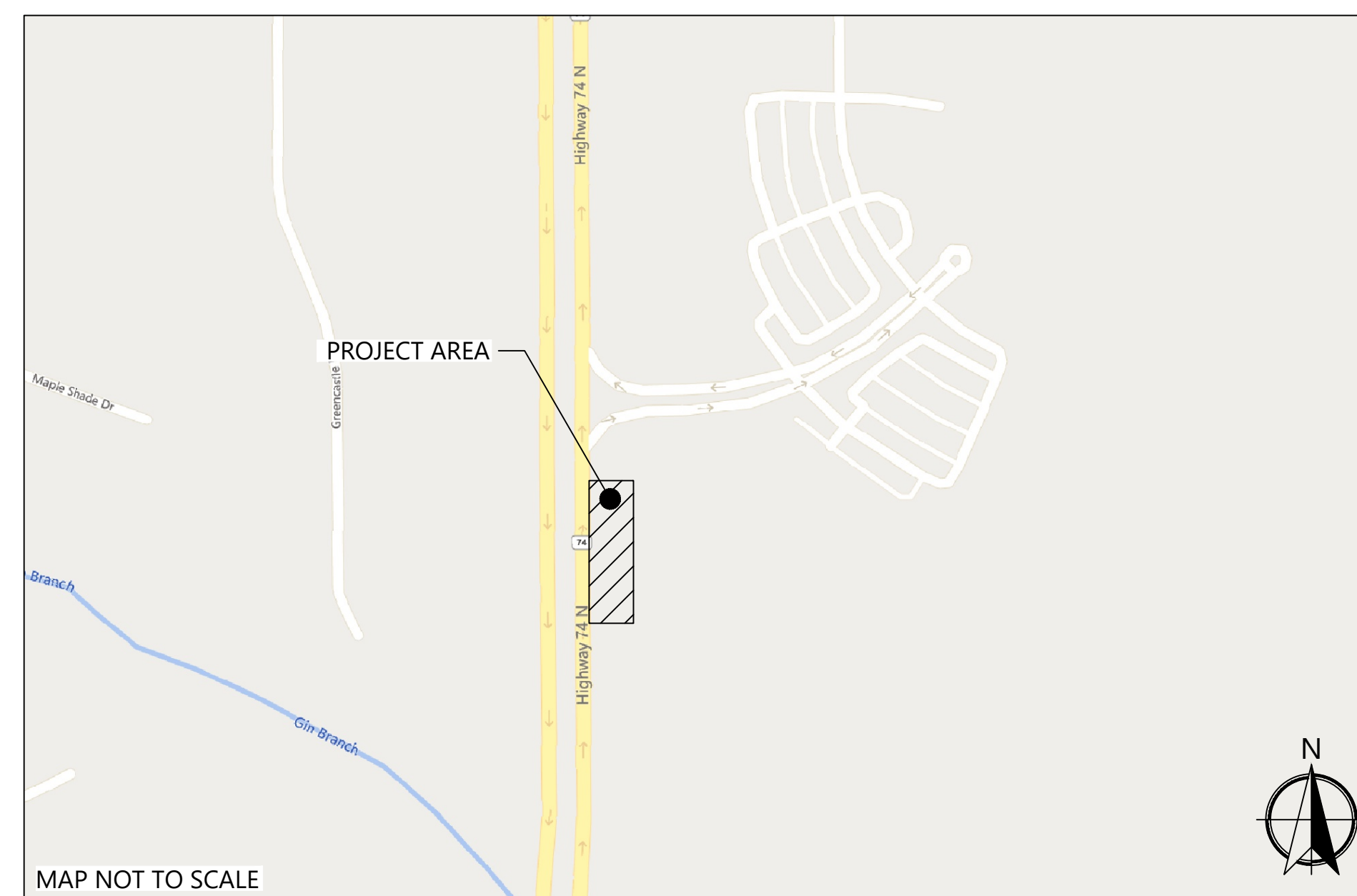
NOTE:
ANY EXISTING UTILITIES WITHIN GDOT R/W THAT ARE FOUND AND REQUIRE RELOCATION SHALL BE RELOCATED AND MEET GDOT CLEAR ZONE REQUIREMENTS AT NO COST TO THE TOWN OR GDOT.

DATE ISSUED: 10/18/2024

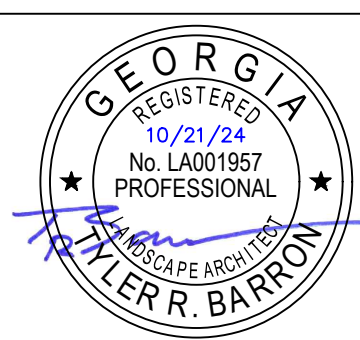
LOCATION MAP - GA SR-74 SOUTHBOUND
GDOT ACCESS PERMIT A-113-011445-3



LOCATION MAP - GA SR-74 NORTHBOUND
GDOT ACCESS PERMIT A-113-011446-3



Sheet List Table	
Sheet Number	Sheet Title
G-1.0	COVER SHEET
L-0.1	EXISTING CONDITIONS - SOUTHBOUND GATEWAY
L-0.2	EXISTING CONDITIONS - NORTHBOUND GATEWAY
L-1.1	LANDSCAPE PLAN - SOUTHBOUND GATEWAY
L-1.2	LANDSCAPE PLAN - NORTHBOUND GATEWAY
L-2.1	LANDSCAPE DETAILS



NO.	DATE	REVISION

JOEL COWAN PKWY GATEWAY PLANTING
TYRONE, GA
COVER SHEET

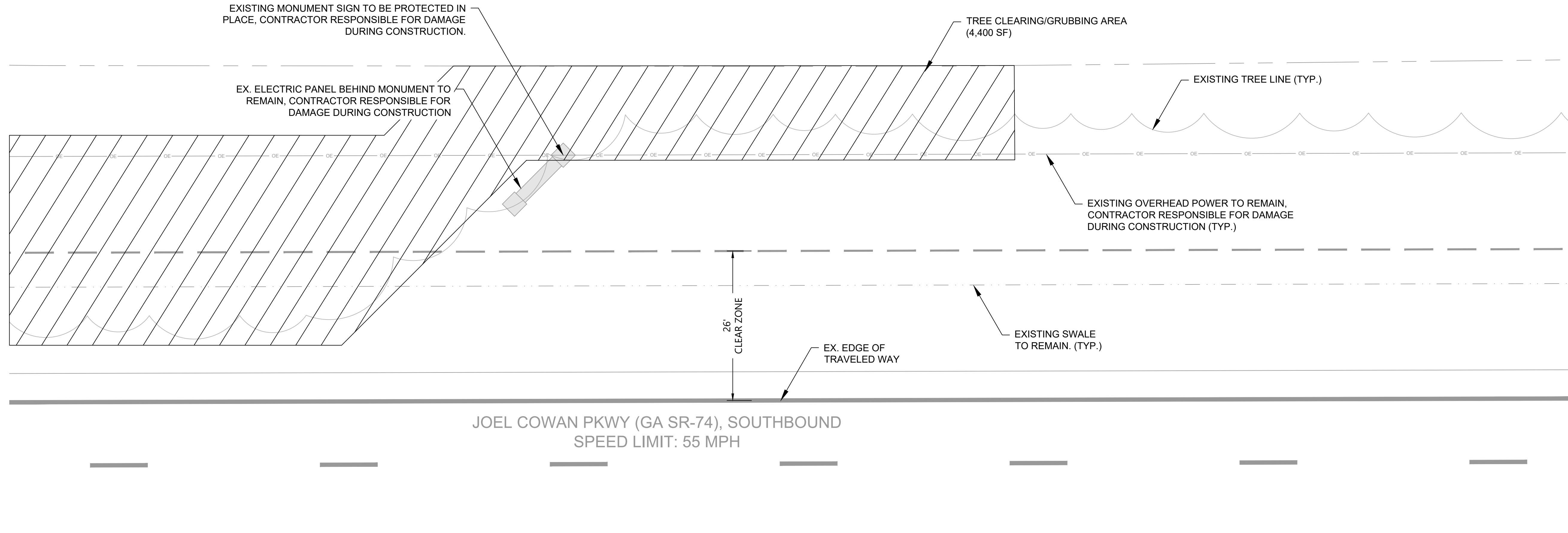
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Know what's below.
Call before you dig.

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Project Manager:	TRB
Drawn By:	RJ
Checked By:	TRB
Date:	08-23-2024
Scale:	As Shown
Project No.:	230382
Drawing No.:	G-1.0



EXISTING CONDITIONS

GENERAL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY WORK INCLUDING DEMOLITION.
2. REMOVE SHRUBS AND TREES AS NOTED. ROOTS AND STUMPS TO BE GRUBBED OUT.
3. CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL DEBRIS.

DEMOLITION NOTES:

1. ALL NEW WORK SHOWN IN THESE PLANS SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL BUILDING AND UTILITY INSTALLATION CODES.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS.
3. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND TO NOTIFY THE OWNER IN CASE OF DISCREPANCIES THAT AFFECT THE CONSTRUCTION PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION, COMMUNICATION, AND COORDINATION WITH LOCAL UTILITY COMPANIES IN THE PROCESS OF LOCATION/RELOCATION OF AND TIE-INS OF PUBLIC UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ADJACENT STRUCTURES OR PROPERTY AS WELL AS ANY DAMAGE TO EXISTING STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION DESIGNATED TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF DAMAGED PROPERTY TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS OR SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING TOWN OF TYRONE AND ALL EXISTING UTILITY PROVIDERS BEFORE REMOVING ANY/ALL UTILITIES FROM THEIR EXISTING LOCATION ON THE SITE. THE CONTRACTOR SHALL PERFORM ALL UTILITY DEMOLITION OR RELOCATION ACTIVITIES IN ACCORDANCE WITH THE EXISTING UTILITIES SPECIFICATIONS, MATERIALS, AND REQUIREMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR COMMUNICATION AND COORDINATION WITH TOWN OF TYRONE AS REQUIRED DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITY.
9. ALL BUFFERS AND SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
10. THE CONTRACTOR SHALL DISPOSE OF ANY HAZARDOUS MATERIALS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REQUIREMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL ITEMS DESIGNATED FOR REMOVAL.
12. THE CONTRACTOR SHALL CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION.
13. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

TREE REPLACEMENT:

0 INCHES REMOVED x 0.5 INCHES PER REMOVED = 0 INCHES REQUIRED
20 TREES PROPOSED x 4-INCH PER TREE = 80 INCHES PROPOSED

4,400 SF OF EXISTING VEGETATION REMOVED x 0.25 SF PER REMOVED = 1,100 SF REQUIRED
8,500 SF OF PLANTING PLANTING IS PROPOSED.

THIRTY-SEVEN PERCENT (37%) OF REPLACEMENT SHRUBS AND SEVENTY-SEVEN PERCENT (77%) OF REPLACEMENT TREES ARE NATIVE SPECIES OR CULTIVATORS OF NATIVE SPECIES.

ALL DISTURBED GROUND AREAS NOT PLANTED IN TREES AND SHRUBS SHALL BE GRASS ACCORDING TO GDOT SPECIFICATIONS

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NO.	DATE	REVISION

JOEL COWAN PKWY GATEWAY PLANTING
TYRONE, GA

EXISTING CONDITIONS -
SOUTHBOUND GATEWAY

THIS BAR IS
1 INCH LONG
PLOTTED FULL SCALE

Project Manager:
TRB

Drawn By: RJ Checked By: TRB

Date: 08-23-2024

Scale: As Shown

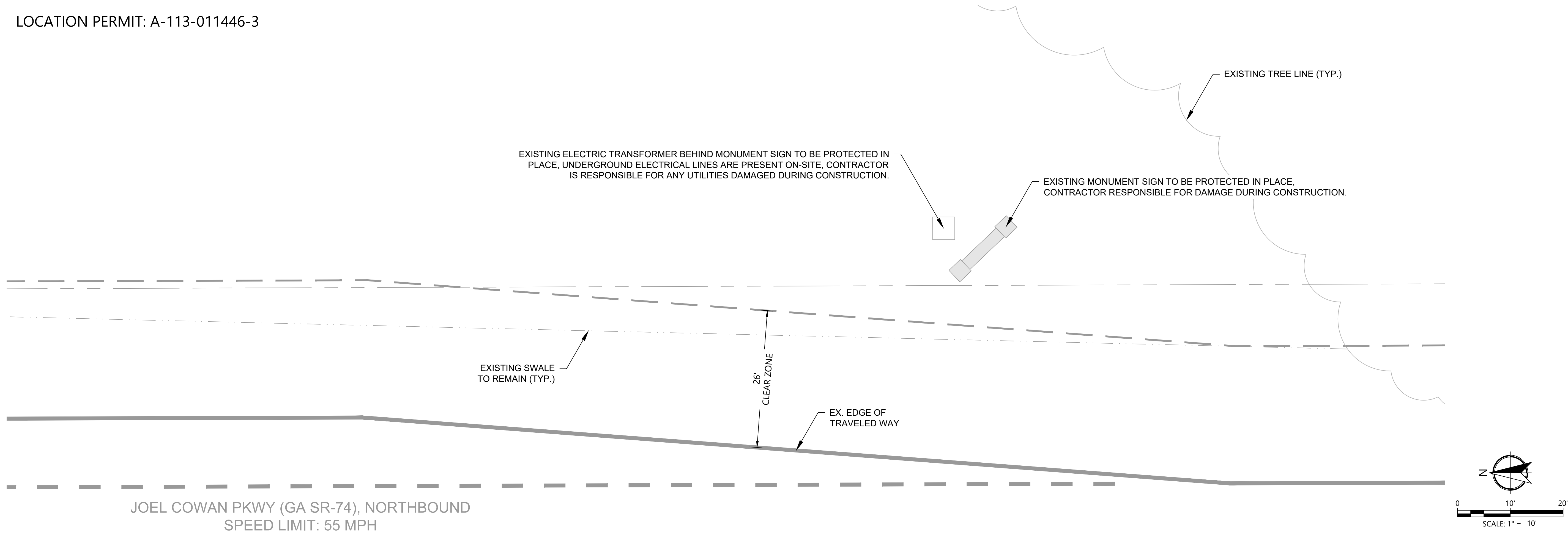
Project No.:

230382

Drawing No.:

L-1.1

LOCATION PERMIT: A-113-011446-3



EXISTING CONDITIONS

TREE REPLACEMENT:
 0 INCHES REMOVED x 0.5 INCHES PER REMOVED = 0 INCHES REQUIRED
 20 TREES PROPOSED x 4-INCH PER TREE = 80 INCHES PROPOSED

0 SF OF EXISTING TREES REMOVED x 0.25 SF PER REMOVED =
 8,500 SF OF PLANTING PLANTING IS PROPOSED.

ALL DISTURBED GROUND AREAS NOT PLANTED IN TREES AND SHRUBS SHALL BE GRASS ACCORDING TO GDOT SPECIFICATIONS

Keck+Wood
 COLLABORATION BY DESIGN
 3090 PREMIERE PARKWAY, SUITE 200
 DULUTH, GA 30097
 (678) 417-4000
 keckwood.com

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 10/21/24
 No. LA001957
 MILLER R. BARRON

NO.	DATE	REVISION

JOEL COWAN PKWY GATEWAY PLANTING
 TYRONE, GA

EXISTING CONDITIONS -
 NORTHBOUND GATEWAY

THIS BAR IS
 1 INCH LONG
 PLOTTED FULL SCALE

Project Manager:
 TRB

Drawn By: RJ Checked By: TRB

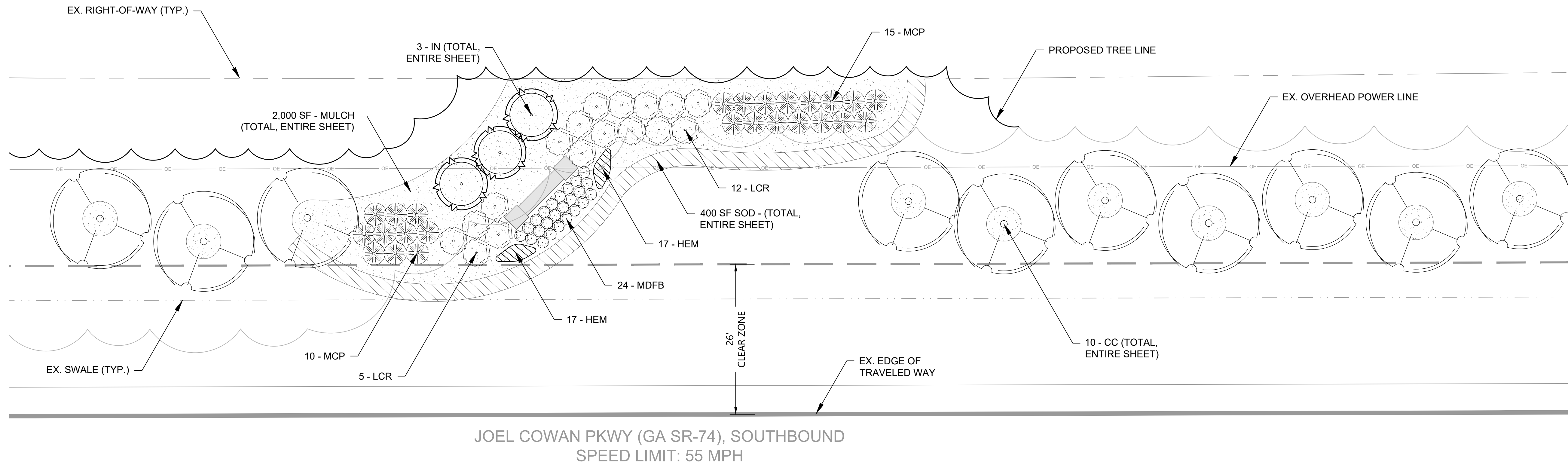
Date: 08-23-2024

Scale: As Shown

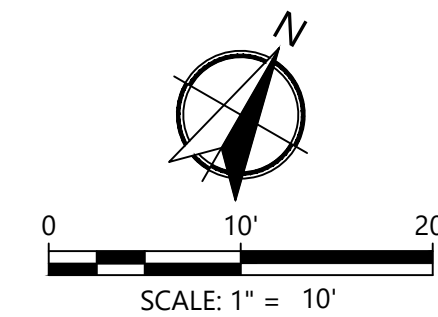
Project No.:
 230382

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JOEL COWAN PKWY (GA SR-74), SOUTHBOUND
SPEED LIMIT: 55 MPH



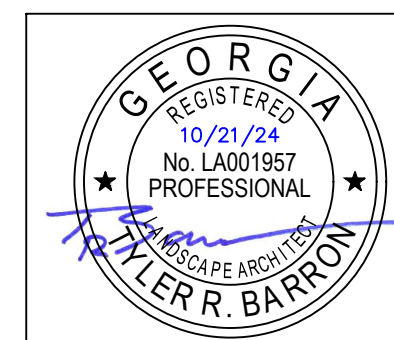
LANDSCAPE PLAN

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. ALL TREES, SHRUBS AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE PROJECT SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. THE TOP OF ALL ROOT BALLS SHALL BE 2" ABOVE FINISHED GRADE IN WELL DRAINED SOILS. IN POORLY DRAINED SOILS, ROOT BALLS SHALL BE 1/2 HEIGHT OF ROOT BALL ABOVE FINISHED GRADE.
5. ALL ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
6. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR TWO (2) GROWING SEASONS PER GDOT SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE/FERTILIZATION/WATERING DURING THE WARRANTY PERIOD.
7. MULCH A MIN. 4 FOOT AREA AROUND EACH TREE. MULCH A CONTINUOUS AREA AROUND ALL SHRUB BEDS, AS INDICATED ON THE PLAN, WITHIN 2 DAYS AFTER PLANTS ARE INSTALLED. MULCH SHALL BE 3-4" OF LONG-LEAF PINESTRAW MULCH UNLESS OTHERWISE NOTED.
8. LANDSCAPE CONTRACTOR SHALL REMOVE TOP 1/3 OF ALL WIRE BASKETS, TOP 1/3 OF BURLAP AND ASSOCIATED TWINE AND STRAPPING FROM TREE ROOT BALLS PRIOR TO FINAL ACCEPTANCE OF PLANTS.
9. TOPSOIL SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING ALL PITS AND BED ESTABLISHMENT FOR PLANTS. PROVIDE TOPSOIL WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUB-SOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEIOUS OF TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE 2-5% ORGANIC MATTER(MINIMUM), A 60% MAXIMUM CLAY CONTENT, AND PH VALUE OF 6-6.5%.
10. SOIL AMENDMENT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING AND BED ESTABLISHMENT. SOIL AMENDMENT SHALL CONSIST OF THE BELOW PERCENTAGES AND HAVE A PH RANGE BETWEEN 5.5 AND 7%. SOIL AMENDMENT SHALL NOT BE USED IN FROZEN OR MUDDY CONDITIONS. CONTRACTOR TO SUBMIT VENDOR INFORMATION FOR ALL SOIL AMENDMENTS. ALL BEDS SHOULD BE TILLED PRIOR TO ADDING PLANTING SOIL. PLANTING SOIL SHALL CONSIST OF 2/3 TOPSOIL AND 1/3 SOIL AMENDMENT. SEE PLANTING BED ESTABLISHMENT DETAIL FOR MORE INFORMATION.
11. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED AND CLEARLY PAINTED WITHIN 10 DAYS OF ANY GROUND DISTURBING ACTIVITY. OWNER WILL NOT PAY FOR UTILITY REPAIRS DUE TO FAILURE TO MARK AND OBSERVE UTILITY LOCATIONS.
12. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS AND NO PONDING SHALL OCCUR. POORLY DRAINED SOILS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. ALL POORLY DRAINED SOILS SHALL BE CORRECTED BEFORE PLANTING OCCURS BY IMPORTING SUITABLE SOILS OR ADDING A DRAINAGE SYSTEM.
13. ALL PLANTING BEDS SHALL HAVE SOZ. MINIMUM WEED CONTROL FABRIC.
14. ALL EXISTING TURF/LAWN/WEEDS SHALL BE ERADICATED FROM PLANTING AREAS BEFORE TILLAGE.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE THROUGH DURATION OF PROJECT AND WITHIN THE WARRANTY PERIOD, INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, PRUNING, ETC. SEE SPECS FOR ADDITIONAL DETAILS.
16. GEORGIA DOT REQUIRES THE USE OF GEORGIA GROWN TREES, SHRUBS, AND OTHER NURSERY PLANTS FOR ALL RIGHT OF WAY PLANTINGS. THE "GEORGIA GROWN" PROGRAM IS A MARKETING AND ECONOMIC DEVELOPMENT PROGRAM OF THE DEPT OF AGRICULTURE. ALL PLANTING TO COMPLY WITH THE "GEORGIA GROWN" PROGRAM.

Tyrone REBC Grant Application - Planting Schedule - Southbound						
Qty.	Symbol	Scientific Name	Common Name	Size	Notes	
Trees						
10	CC	<i>Cercis canadensis</i>	Eastern Redbud	2 1/2" Cal.	8" Min. Ht.	
3	IN	<i>Ilex 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	2 1/2" Cal.	8" Min. Ht.	
Total	13					
Shrubs/Ornamental Grasses						
17	LCR	<i>Loropetalum chinense var. rubrum 'daruma'</i>	Daruma Loropetalum	3 GAL.	18" Min. Ht.	
25	MCP	<i>Muhlenbergia capillaris</i>	Pinky Muhly Grass	3 GAL.	18" Min. Ht.	
24	MDFB	'Meifranjin' PP 33,507 CPBRA	Blushing Drift Rose	3 GAL.		
Total	66					
Groundcover/Vines						
34	HEM	<i>Hemerocallis x 'Stella De Oro'</i>	Stella De Oro Daylily	3 GAL.	18" O.C.	
Total	34					
Mulch						
2,000	SF	Long-Leaf Pinestraw Mulch			Mulch	
Total	2,000					
Grass						
400	SF	TifTuf Bermuda Sod			Sod	
Total	400					

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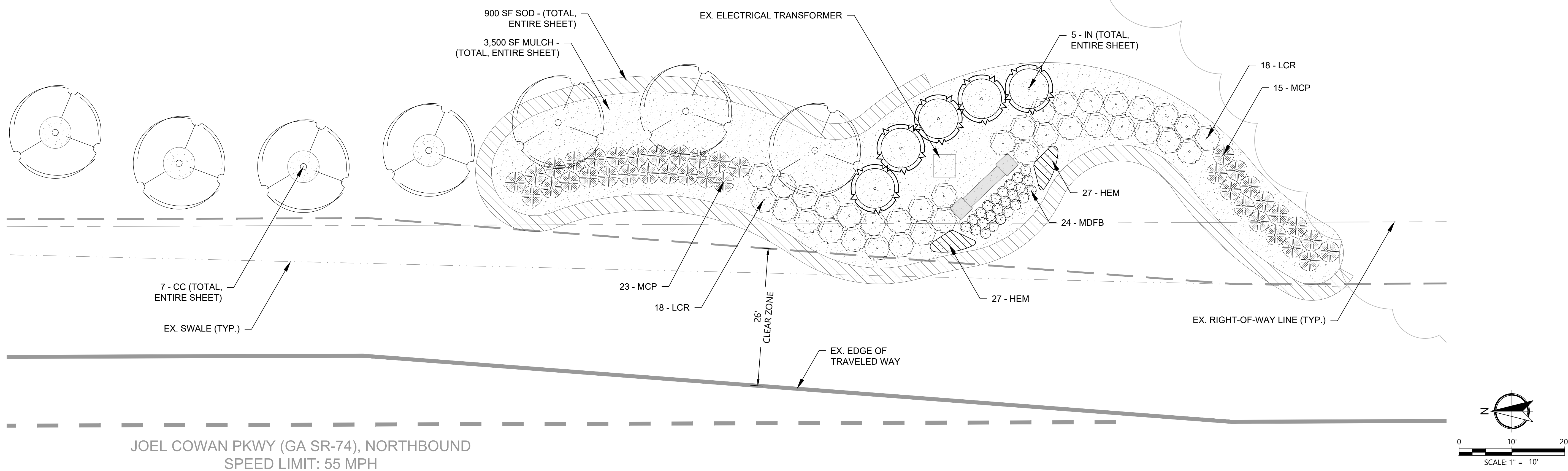
NO.	DATE	REVISION

JOEL COWAN PKWY GATEWAY PLANTING
TYRONE, GA
LANDSCAPE PLAN -
SOUTHBOUND GATEWAY

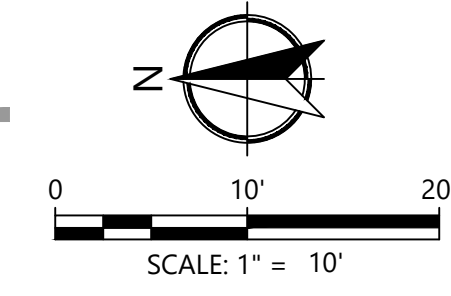
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Drawn By: RJ Checked By: TRB
Date: 08-23-2024
Scale: As Shown

Project No.: 230382
Drawing No.: L-1.1

LOCATION PERMIT: A-113-011446-3



JOEL COWAN PKWY (GA SR-74), NORTHBOUND
SPEED LIMIT: 55 MPH

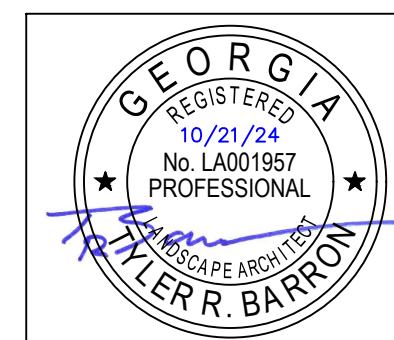


LANDSCAPE PLAN

Tyrone REBC Grant Application - Planting Schedule - Northbound					
Qty.	Symbol	Scientific Name	Common Name	Size	Notes
Trees					
7	CC	<i>Cercis canadensis</i>	Eastern Redbud	2 1/2" Cal.	8' Min. Ht.
5	IN	<i>Ilex 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	2 1/2" Cal.	8' Min. Ht.
Total	12				
Shrubs/Ornamental Grasses					
36	LCR	<i>Loropetalum chinense</i> var. <i>rubrum</i> 'daruma'	Daruma Loropetalum	3 GAL.	18" Min. Ht.
38	MCP	<i>Muhlenbergia capillaris</i>	Pinky Muhly Grass	3 GAL.	18" Min. Ht.
24	MDFB	'Meifranjin' PP 33,507 CPBRA	Blushing Drift Rose	3 GAL.	
Total	98				
Groundcover/Vines					
54	HEM	<i>Hemerocallis</i> x 'Stella De Oro'	Stella De Oro Daylily	3 GAL.	18" O.C.
Total	54				
Mulch					
3,500	SF	Long-Leaf Pinestraw Mulch		Mulch	
Total	3,500				
Grass					
900	SF	TifTuf Bermuda Sod		Sod	
Total	900				

PLANT SCHEDULE

1



NO.	DATE	REVISION

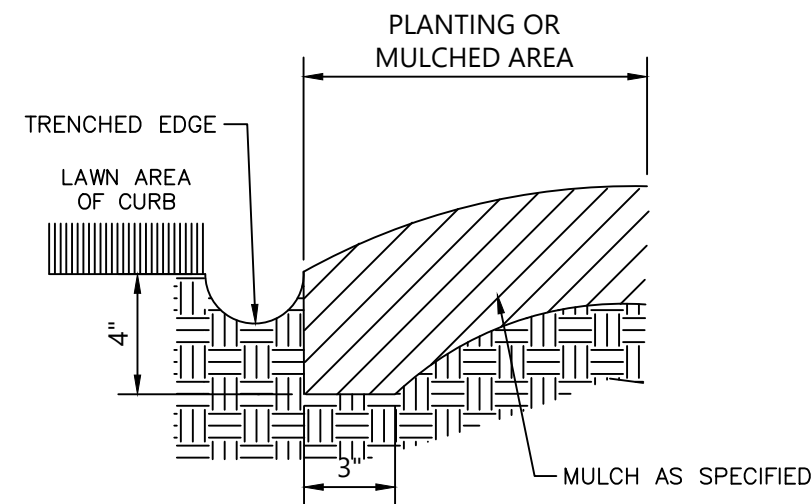
JOEL COWAN PKWY GATEWAY PLANTING
TYRONE, GA
LANDSCAPE PLAN -
NORTHBOUND GATEWAY

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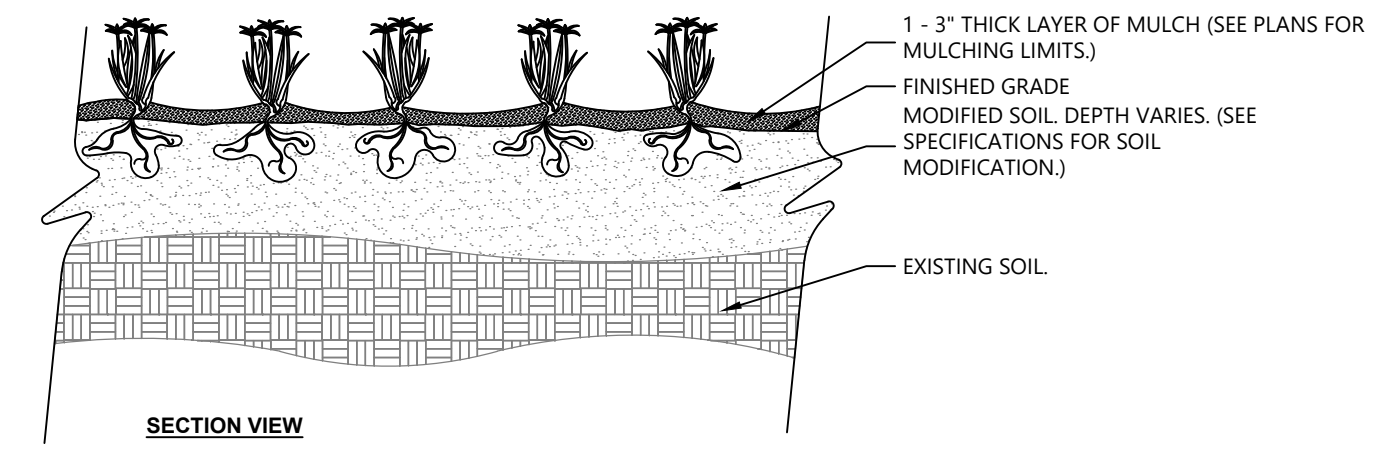
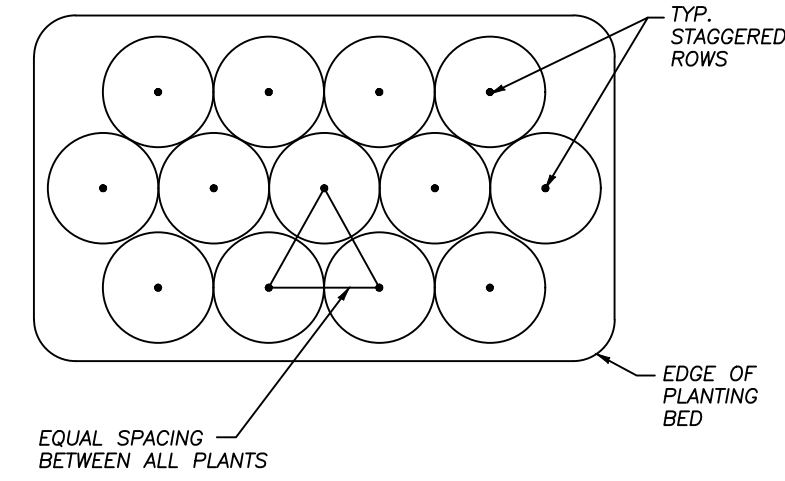
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Drawn By: RJ
Checked By: TRB
Date: 08-23-2024
Scale: As Shown

Project No.: 230382
Drawing No.: L-1.2

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NOTE: TRENCH EDGE SHALL CREATE CLEAN SEPARATION BETWEEN AREAS AND SHALL FOLLOW SMOOTH BEDLINES PRE LANDSCAPE PLAN



NOTES:
 1- SEE PLANTING SCHEDULE FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 3- SETTLE SOIL AROUND RELAT ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.
 4- OMIT WEED CONTROL FABRIC IN AREAS OF RHIZOME SPREADING GROUNDCOVERS.

1 MULCH DETAILS

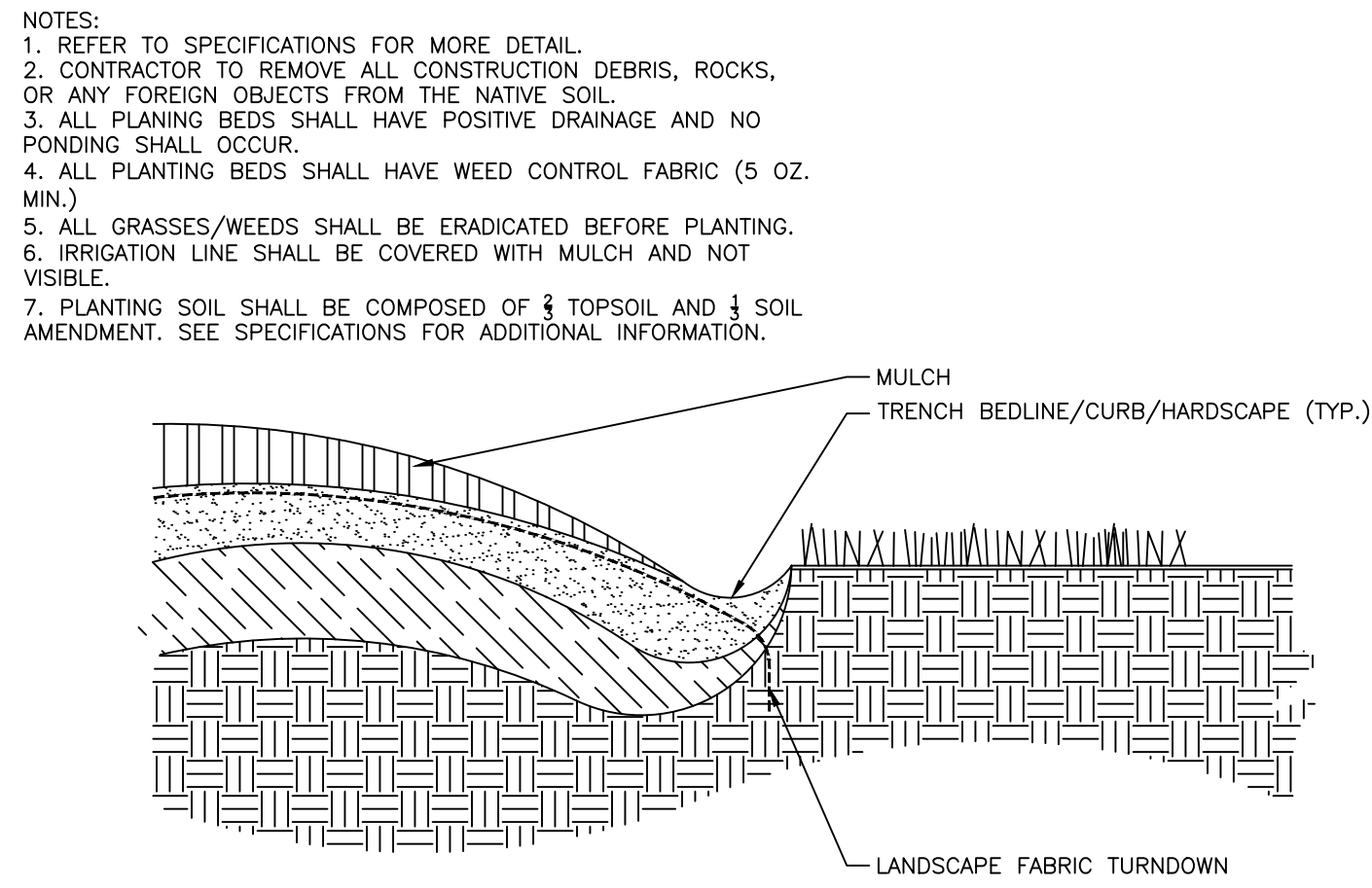
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2 PLANT SPACING

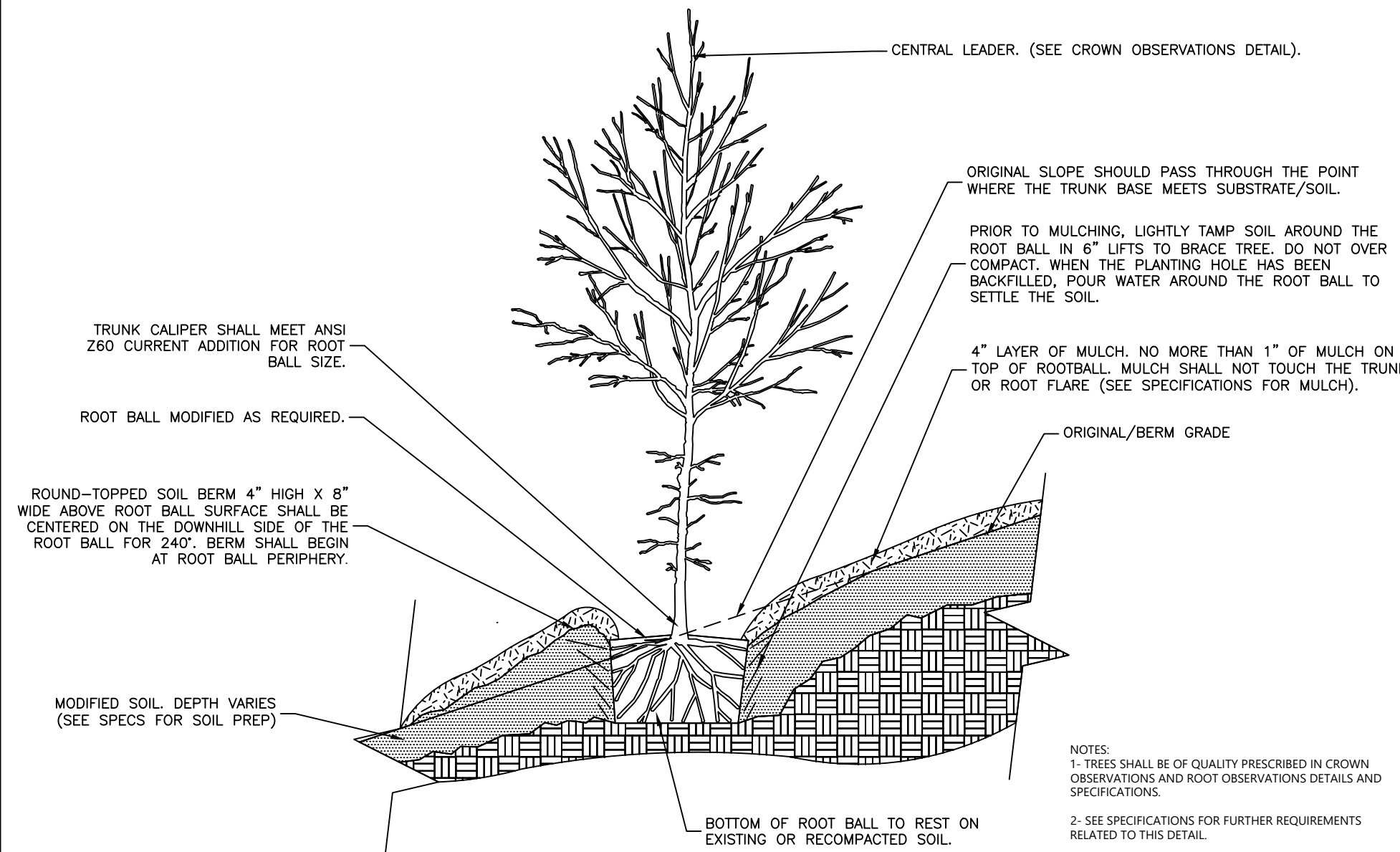
N.T.S.

3 GROUNDCOVER PLANTING DETAILS

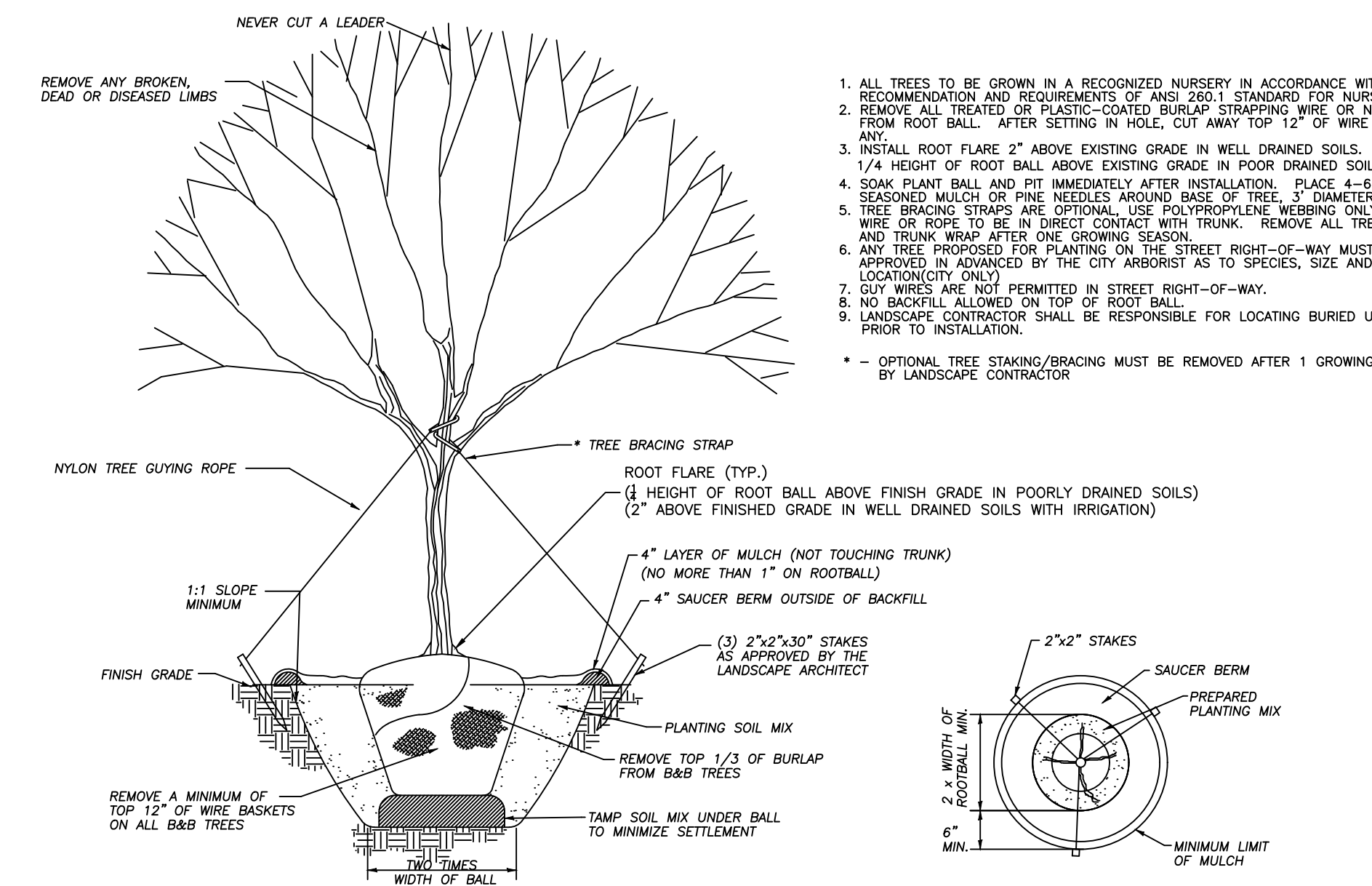
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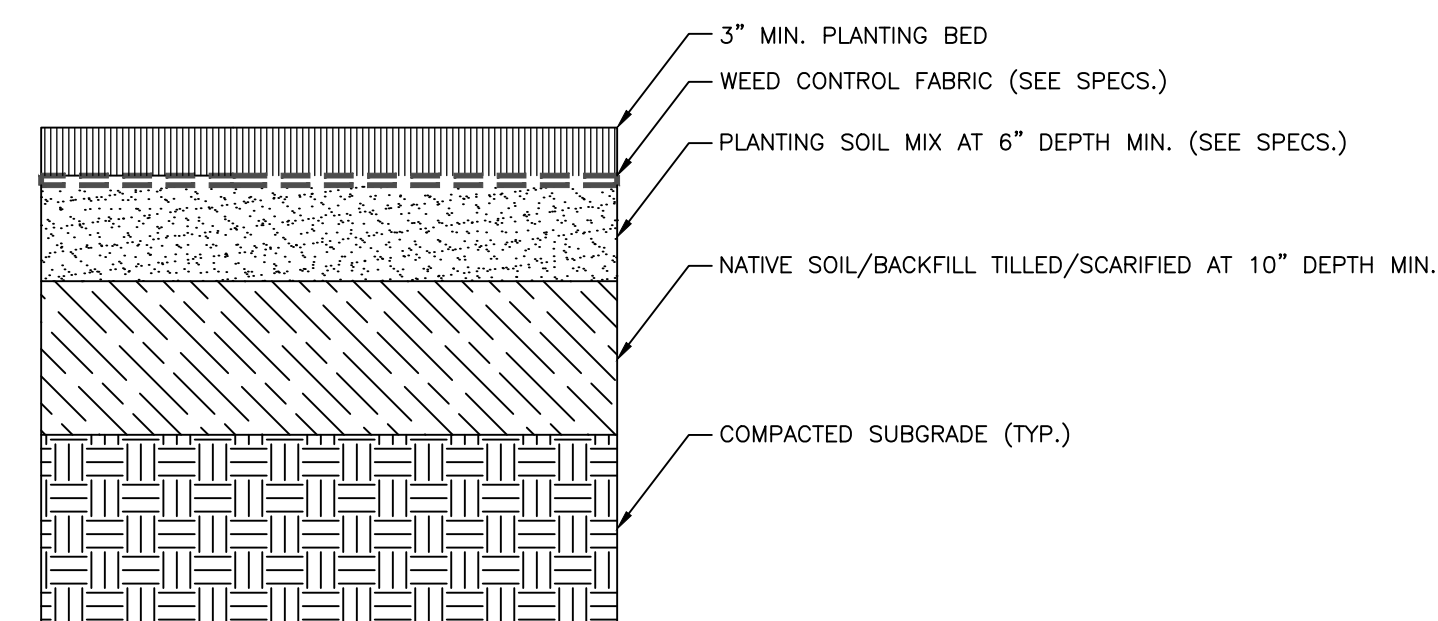
PLANTING ISLANDS



TREE ON SLOPE (20:1) TO (2:1)



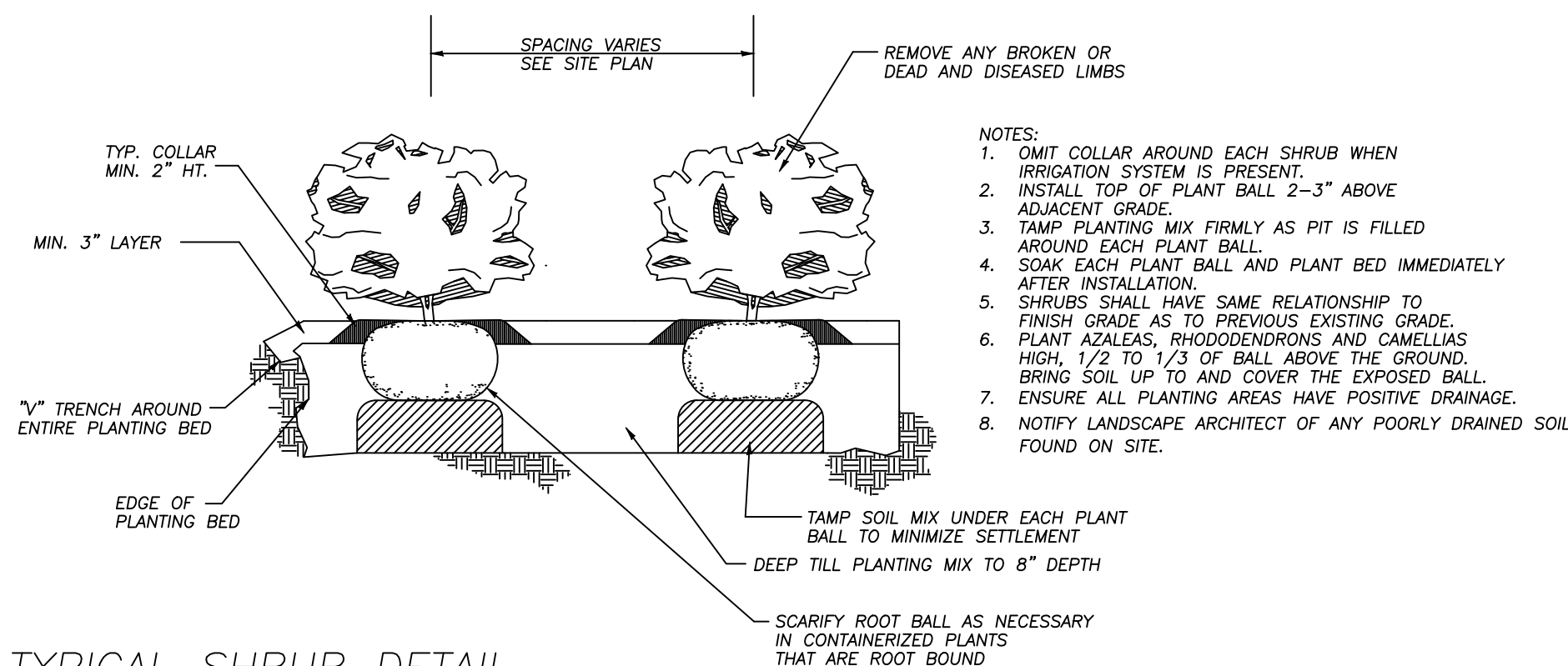
STANDARD TREE DETAIL



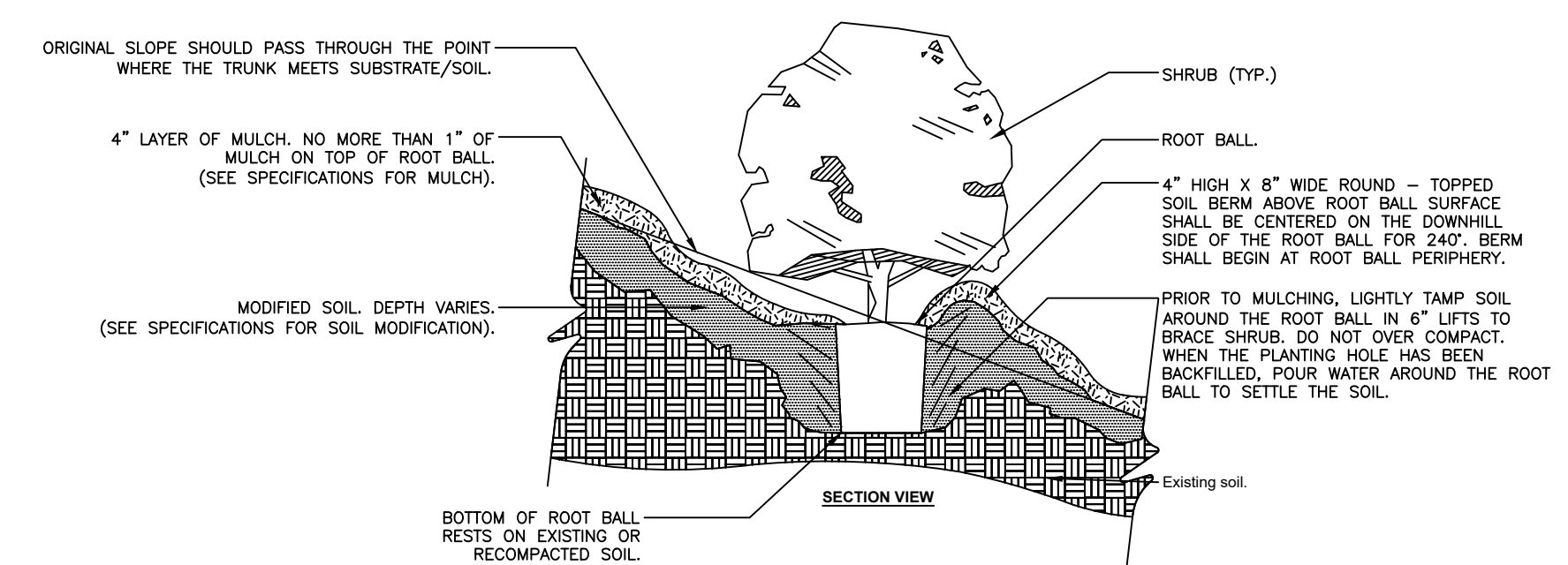
PLANTING BEDS - TYPICAL SECTION

4 TREE PLANTING DETAILS

N.T.S.



TYPICAL SHRUB DETAIL



SHRUB ON SLOPE (20:1) TO (2:1)

5 PLANTING BED ESTABLISHMENT

6 SHRUBS PLANTING DETAILS

N.T.S.

NO.	DATE	REVISION

THIS BAR IS
 1 INCH LONG
 PLOTTED FULL SCALE

Project Manager:
 TRB
 Drawn By: RJ Checked By: TRB
 Date: 08-23-2024
 Scale: As Shown

Project No.:
 230382
 Drawing No.:
 L-2.1

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