

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
McCarthy Ct. & Shamrock Ind. Blvd.	East Group Properties	Parcel 0725-014	M-1 Planned Industrial Park (PIP) Business/Tech. Park	N/A	Community Gateway	North: CMU South: C-1 East: E-I & AR West: M-2	Misc. Agricultural Structures	60.889

SUMMARY & HISTORY

Applicant, East Group Properties, LP received final site plan approval in May of 2023 for the proposed “Greenway Commerce Park” at the corner of Jenkins Road and SR-74. The approved site plan reflects five (5) multi-tenant buildings to be built across 3 phases. Phase I’s Landscape Plan is included in this packet and has been reviewed by Planning and Environmental Management staff for compliance to the the Town Code of Ordinances and Comprehensive Plan.

Staff Recommends approval of the Landscape Plan for Phase I as submitted.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

The Comprehensive Plan calls for natural buffers and high standards of landscaping with an emphasis on well-designed bioretention areas and a focus on specimen tree preservation to the highest degree possible. The applicant has implemented two bioretention areas that incorporate GI/LID practices as well as enhanced vegetative filter strips along the multi-use-trail to treat stormwater runoff. Ponds have been landscaped with river rock, and planted aquatic benches to filter water prior to being discharged into downstream creeks and streams.



ORDINANCE COMPATABILITY

The proposed landscape plan meets the SR-74 Quality Growth District special requirements which call for a 50' planted buffer fronting SR-74 that utilizes earthen berms, understory, and overstory trees. The earthen berm shall be a minimum of 4' in height as submitted per the approved development plan.

This submission has preserved approximately 17 specimen trees, 450 non-specimen trees, and includes over 560 trees to be re-planted on site. Over double the number of specimen trees are being preserved from initial submission. Green Infrastructure & Low-Impact Development (GILID) measures were implemented in all of the retention areas with two full bioretention areas to be constructed. Roughly

EXISTING TREE LEGEND

- EXISTING TREE (TO REMAIN)
- TREE TO BE REMOVED
- EXISTING SPECIMEN TREE (TO REMAIN) CRZ
- SPECIMEN TREE TO BE REMOVED CRZ

ES&A
EBERLY & ASSOCIATES

TEL 770.452.7849 FAX 770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE



PROJECT: **EASTGROUP - HIGHWAY 74**
BUSINESS TECH PARK

LAND LOT 110 & 115
7TH DISTRICT
FAYETTE COUNTY, GEORGIA
STATE HIGHWAY 74

REVISIONS:

09/28/2022	LDP SUBMIT
12/16/2022	REV LDP SUBMIT
02/23/2023	FCWS RESUBMIT
07/19/2023	AHJ COMMENTS #1
08/31/2023	AHJ COMMENTS #2
10/20/2023	AHJ COMMENTS #3
12/12/2023	APPROVAL SET

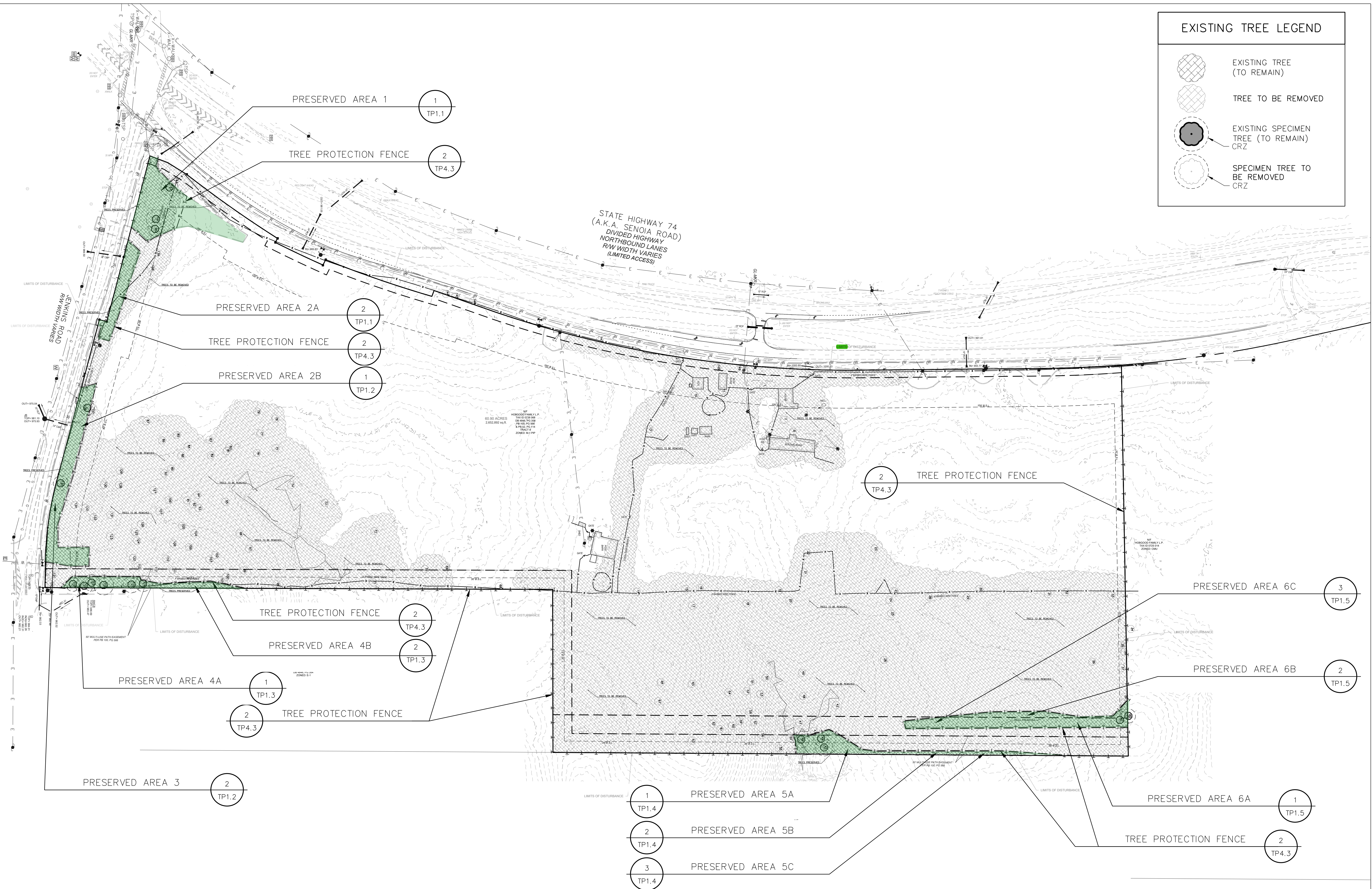
TREE PROTECTION & REMOVAL PLAN

SCALE: 1" = 100'
DATE: 09/26/2022
DRAWN BY: AK
PROJECT MANAGER: JOHANNA LINEY, P.E.
QA/QC CHECK: AK

PROJECT NO.
22-041

SHEET NO.
TP1.0

NOT ISSUED FOR CONSTRUCTION



1
TP 1.0

TREE PROTECTION AND REMOVAL PLAN

SCALE: 1"=100'-0"

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