

LEGEND

- EXIST. POWER POLE
- EXIST. POWER POLE W/4/4 WIRE
- EXIST. LIGHT STANDARD
- EXIST. ELECTRIC BOX or TRANSFORMER
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. UNKNOWN UTILITY STRUCTURE
- EXIST. TELEPHONE STRUCTURE
- EXIST. TELEPHONE BOX
- EXIST. GAS METER
- EXIST. GAS VALVE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. CLEAN OUT
- EXIST. JUNCTION BOX/STORM SEWER MANHOLE
- EXIST. GATE VALVE
- EXIST. DRAIN MILET
- EXIST. STORM SEWER LINE
- EXIST. FLARED END SECTION
- EXIST. VARD MILET
- EXIST. SANITARY SEWER LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. OVERHEAD TELEPHONE LINE
- APPROX. LOCATION UNDERGROUND POWER LINE
- APPROX. LOCATION UNDERGROUND TELEPHONE LINE
- APPROX. LOCATION UNDERGROUND GAS LINE
- APPROX. LOCATION UNDERGROUND WATER LINE
- APPROX. LOCATION GHAILED WATER LINE
- APPROX. LOCATION STEAM WATER LINE
- EXIST. FENCE LINE (AS NOTED)
- EXIST. SIGN (AS NOTED)
- EXIST. TREE (AS NOTED)
- TEMPORARY BENCHMARK (TBM)
- CONCRETE MONUMENT FOUND
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- EXIST. SPOT ELEVATION
- EXIST. OUTDOOR ELEVATION
- IRON PIN SET (1/2" ROUND)
- POINT OF BEGINNING
- RIGHT-OF-WAY
- NEW OR FORMERLY BUILDING SETBACK LINE
- EXIST. DOCK
- EXIST. TRAIL (AS NOTED)
- PAVE
- TOP OF CURB
- BOTTOM OF CURB
- NEW/EXISTING CONCRETE PIPE
- COMPOUNDED METAL PIPE
- POLYETHYLENE GLASS REINFORCED PIPE
- GLASS REINFORCED PIPE
- HOPE HIGH DENSITY POLYETHYLENE
- INVERT
- THREAT
- CONCRETE CURB & GUTTER
- BUILDING SETBACK LINE
- NEW SANITARY SEWER LINE
- NEW GHAILED WATER LINE
- NEW STORM WATER LINE
- NEW FIRE LINE
- NEW WATER LINE
- NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DRAIN MILET
- NEW HEADMILET
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW NUMBER OF FINISH SPACES
- STORM STRUCTURE IDENTIFICATION
- SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- EXISTING PAVEMENT/CONCRETE SURFACE
- STRUCTURES/TREES TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW HANDICAP SYMBOL
- STANDARD TREE SAVE FENCE
- REINFORCED TREE SAVE FENCE AT SPECIMEN TREES
- ENVIRONMENTAL EROSION CONTROL SLOTTED FENCE FOR TREE PROTECTION
- EXISTING TREE TO BE REMOVED

PLANTING NOTES

- Size and grading standards of plant material shall conform to the latest edition of American Standard for Nursery Stock, by the American Association of Nurserymen.
- The landscape contractor must contact the engineer if they encounter on site, existing conditions significantly different from the plan.
- See Construction Detail sheets for planting details.
- 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.
- 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.
- 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.
- Contractor shall mulch all shrub beds and under trees with 3" (settled depth) of clean pinestraw, unless noted otherwise.
- Minimum (9) sq. ft. planting area provided for each tree.
- All disturbed areas to be seeded with (bermuda) unless otherwise noted. All areas designated for seed must be fine graded. Level any undulations or irregularities, while maintaining positive drainage. Handrake 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 seed installation.
- All slopes exceeding 3:1 will be planted with groundcovers or shrubs.

IRRIGATION NOTES

- The contractor is to provide an irrigation system, 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.
- All materials used in the design, including sprayer 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.

PLANTING SCHEDULE

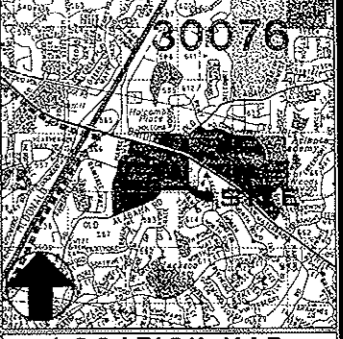
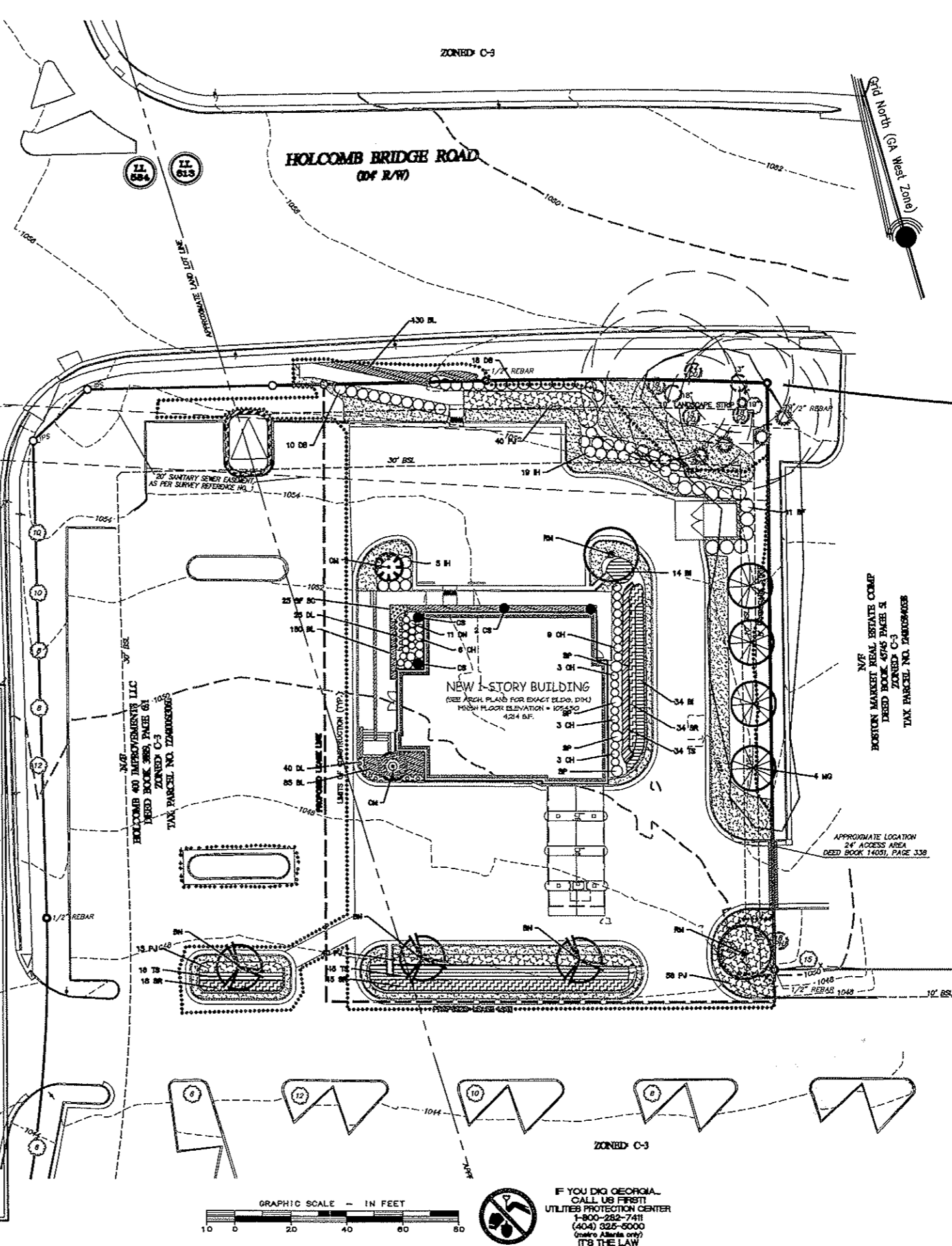
TREES							
SYM	QTY	BOTANICAL NAME	COMMON NAME	MIN SIZE	ROOT	SPAC'G	UNITS
MG	4	Magnolia grandiflora	BRICKS BEAUTY MAGNOLIA	10-12" ht	B&B	AI	0.5
BN	3	Banksia laevis	ORANGE BARK	10-12" ht	B&B	AI	0.5
DM	2	David's Blue Yucca	DAVID'S BLUE YUCCA	10-12" ht	B&B	AI	0.5
CM	2	Calliandra	ORANGE BARK	10-12" ht	B&B	AI	0.5
							TOTAL
							4.5

SHRUBS							
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPAC'G	NOTES
CH	24	Carissa	CARISSA HOLLY	3 gal	oon	3'oo	
CS	4	Camellia	CAMELLIA	7 gal	oon	AI	PINK FLOWER
BH	24	Bougainvillea indica	INDIAN BOUTAINVILLEA	3 gal	oon	4'oo	
DN	11	Dwarf Nandina	DWARF NANDINA	1 gal	oon	2.5'oo	
PJ	153	Parrotia chinensis	PARROTIA	3 gal	oon	3'oo	
DB	26	Dwarf Burford Holly	DWARF BURFORD HOLLY	3 gal	oon	4'oo	
BF	11	Berberis	BERBERIS	3 gal	oon	5'oo	
SP	4	Spirea	SPIREA	7 gal	oon	AI	

GROUNDCOVERS							
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPAC'G	NOTES
BL	285	Blue Liriope	BIG BLUE LIROPE	2.25"	pot	1' oo	
DL	65	Dwarf Daylily	STELLA DE ORO DAYLILY	phit	pot	1.5' oo	
TS	95	Tussock Sedge	TUSSOCK SEDGE	phit	pot	2' oo	
SR	95	Soft Rush	SOFT RUSH	phit	pot	2' oo	
BR	95	Blue Flag Iris	BLUE FLAG IRS	phit	pot	2' oo	
SC	25 of SEASONAL COLOR						

BOD
±3850 SF
Y-419 HYBRID BERMAUDA
ALL DISTURBED AREAS TO BE SOODED UNLESS NOTED OTHERWISE

ABBREVIATIONS:
AI - AS INDICATED ht - HEIGHT con - CONTAINER cal - CALIPER
B&B - BALL & BURLAP oo - ON CENTER gal - GALLON



OWNER
HOLCOMB 400 IMPROVEMENTS, LLC
% DLC MANAGEMENT CORP.
580 WHITE PLAINS ROAD
TARRYTOWN, NY 10591

DEVELOPER
CHASE
240 E PALMETTO PARK ROAD
BOCA RATON, FL 33432
(561) 544-3280

24 HOUR EMERGENCY CONTACT
MR. ANDY FELDBERG
(561) 544-3280
MR. STEVE FISCHER
(772) 910-5495

TREE DENSITY UNITS
30 tdu per acre
0.814 acres = 0.072 (area in 20' SSE)
= 0.742 acres
0.742 acres x 30 tdu = 22.3 tdu required
31.4 tdu to be preserved
8.4 tdu to be planted
39.8 tdu total provided

10' LANDSCAPE STRIP
1 tree and 10 small shrubs per 35' of street frontage
158' / 35' = 4.5 = 5 trees and 45 small shrubs required
5 trees to be preserved + 0 trees proposed = 5 in landscape strip
45 shrubs proposed in landscape strip

PARKING LOT LANDSCAPING
10% of parking lot to be landscaped
15 parking spaces + 24' alleys = 4982 sq ft
498 SF landscape area required
10,725 SF landscape area provided

TREES TO BE PRESERVED
SIZE QTY CREDIT TOTAL UNITS
12" 1 4.2 4.2
15" 1 4.8 4.8
16" 1 5.3 5.3
18" 3 5.7 17.1
31.4 TOTAL

PLAN PREPARED: TIMOTHY P. MULLEN
GSWC LEVEL 3 CERTIFICATION No.: 0000015137

THERE ARE NO WETLANDS ON THE SITE.

FLOOD HAZARD NOTE
This property does not lie within a 100 year flood hazard area as defined by the F.E.M.A. Flood Insurance Rate Map of County of Duval, Florida. County Community Parcel Number Value.

Information regarding the proposed project, site, structure and location of existing underground utilities and structures is shown herein. The contractor shall be responsible for the location and depth of all existing underground utilities and structures. The contractor shall be responsible for the location and depth of all existing underground utilities and structures. The contractor shall be responsible for the location and depth of all existing underground utilities and structures.

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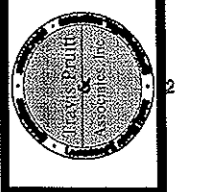
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bdg ARCHITECTS
1211 N. Franklin Street
Tampa, FL 33602
Lic. # AA - 0303590

DATE: 12-16-09
SCALE: 1" = 20'
CN: 000330PN
LBY: 090330PN - LAY
JN: 1-00-0330
FN: 1-00-0146

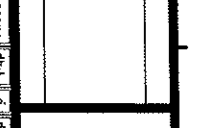
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

REVISIONS



LANDSCAPE AND TREE PROTECTION PLAN
JP MORGAN CHASE BANK
Holcomb Bridge & Old Alabama

LAND LOTS 584 & 613, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, CITY OF ROSWELL, GEORGIA



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Sheet No. 071