

PARKWAY VILLAGE DESIGN GUIDELINES OPTIONS

1. RESPECT PRESERVATION AND USE OF EXISTING LAND FORMS, TREES AND OTHER LANDSCAPING ELEMENTS. THE DAYCARE FACILITY IS EXISTING, WITH EXISTING LANDSCAPING. THE MAJORITY OF THE EX. LANDSCAPING WILL BE PRESERVED. ONLY LARGE 3 AND A FEW SMALL TREES WILL BE REMOVED FOR THE PROPOSED DRIVE AND PARKING.
2. ASYMMETRICAL MASSING OR GROUPINGS OF BUILDINGS AND LANDSCAPING. N/A
3. CONFORMANCE WITH THE "BUILD TO LINE" PROVISIONS. THE FACILITY IS EXISTING AND HAS BEEN FOR MANY YEARS AND WAS PRIOR TO THE CREATION OF THE PARKWAY VILLAGE DISTRICT.
4. SHIELDING OF VEHICULAR PARKING AREAS THROUGH THE DIOSPERSON OF PARKING, BERMS, LOWERING THE PARKING LEVEL GRADE BELOW SIGHT LINES, LANDSCAPING, AND PLACEMENT OF THE BUILDINGS ON THE "BUILD TO LINE". N/A BUILDING AND FRONT PARKING ARE EXISTING.
5. BUILDINGS WITH FINISHED FRONT, SIDE AND REAR ELEVATIONS. N/A BUILDING IS EXISTING.
6. RESPECT PRESERVATION AND USE OF EXISTING VERNACULAR ARCHITECTURE AND ITS ELEMENTS. N/A BUILDING IS EXISTING.
7. CREATION OF A PEDESTRIAN ENVIRONMENT. BUILDING, FRONT PARKING AND SIDEWALK ALONG ROAD ARE EXISTING.

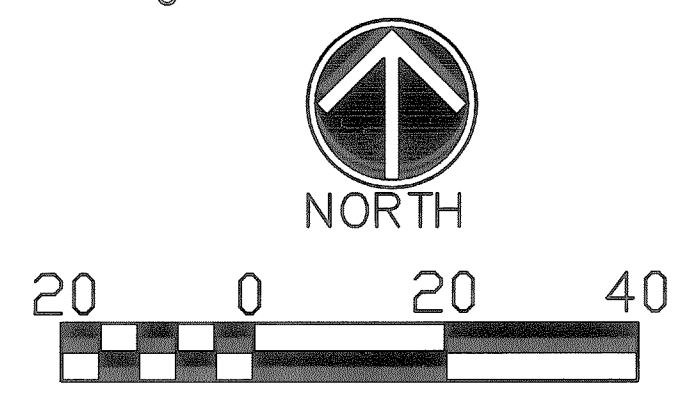
SIGHT LIGHTING NOTE: NO ADDITIONAL SIGHT LIGHTING IS PROPOSED AT THIS TIME. IF ADDITIONAL LIGHTING IS REQUIRED THEN THE DESIGN WILL CONFORM TO ALL CITY OF ROSWELL LIGHTING CONDITIONS AND REGULATIONS.

REQUESTED VARIANCES

1. DECREASE THE 40' STREETSCAPE TO 10'.

ALL ADDITIONAL PROPOSED PARKING WILL BE ON POROUS PAVEMENT.

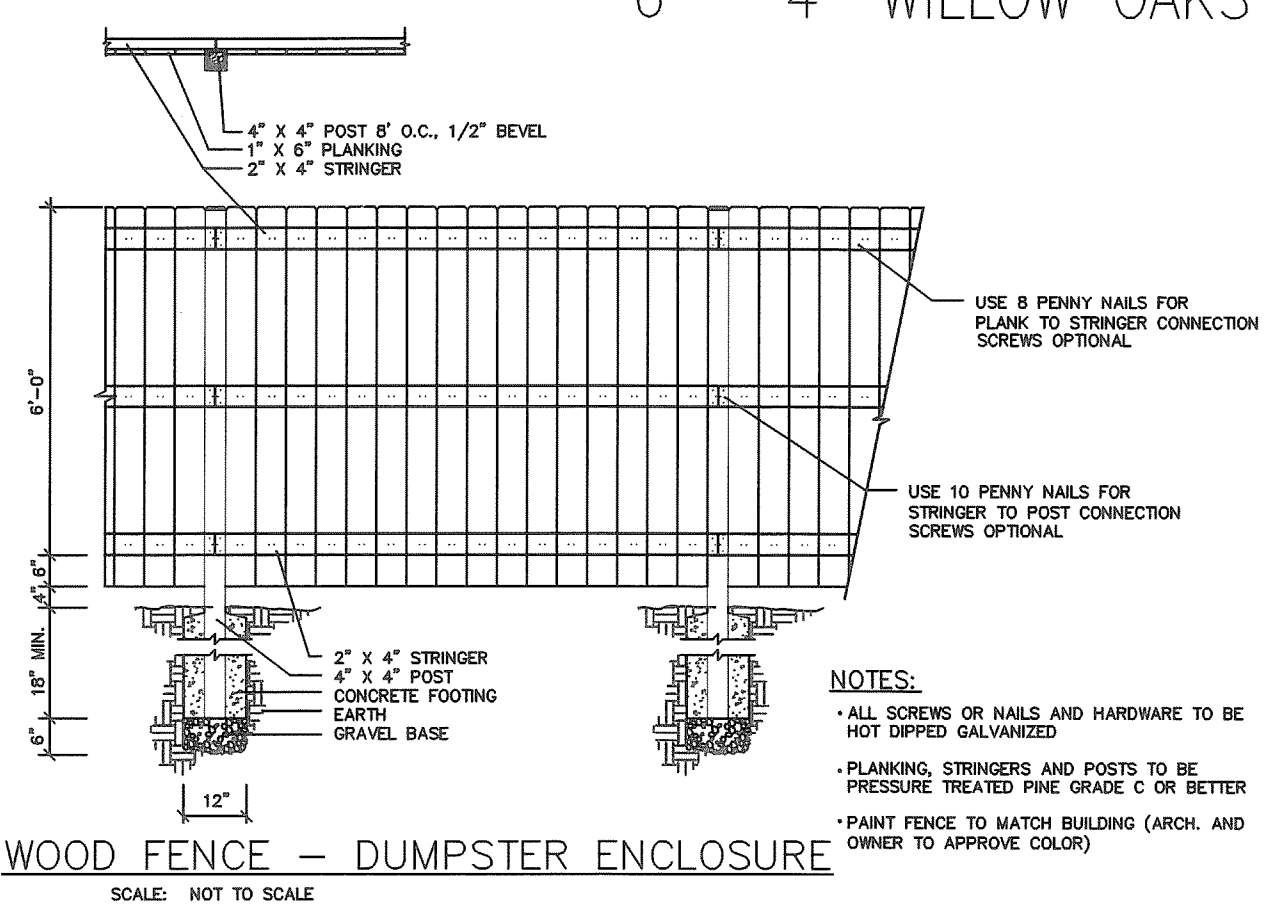
PARKWAY VILLAGE CRITERIA FOR RECEIVING BONUSES; THIS PROPERTY WILL NOT BE ABLE TO ADEHERE TO ANY OF THE 11 CRITERIA TO RECEIVE BONUSES DUE TO THE FACT THAT IT IS AN EXISTING FACILITY AND WAS ORIGINALLY CONSTRUCTED PRIOR TO THE ESTABLISHMENT OF THE PARKWAY VILLAGE DISTRICT.



TREES REMOVED
1 - 13" OAK
2 - 17" OAKS

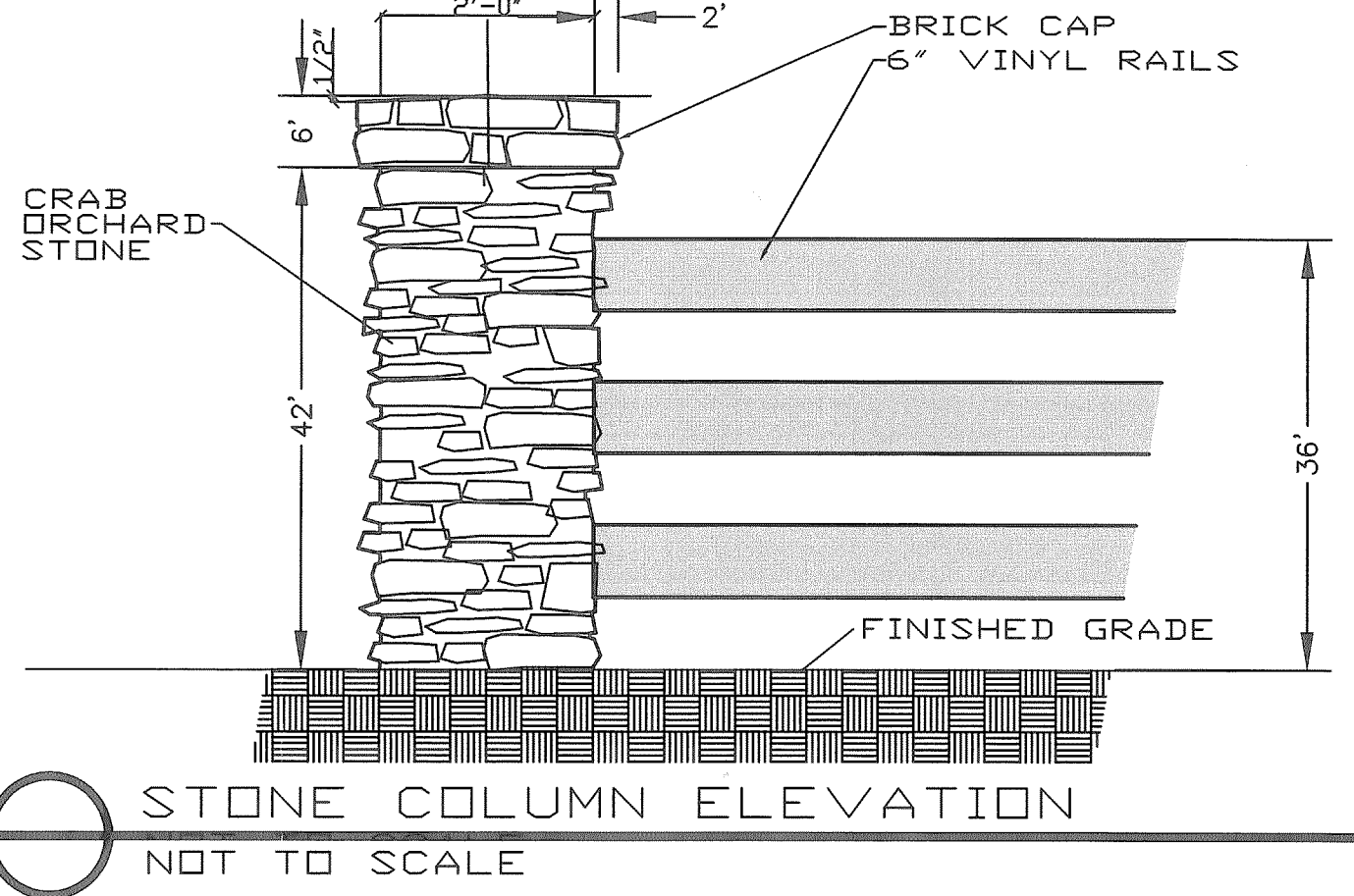
TREES REPLACED
6 - 4" WILLOW OAKS

TREE SAVE INVENTORY				
NON-SPECIMEN TREES SAVED				
QUAN.	SIZE	UNIT	TOTAL	
13	2"	0.7	9.1	
4	3"	1.0	4.0	
7	4"	1.5	10.5	
4	5"	2.0	8.0	
6	6"	2.4	14.4	
2	7"	2.7	5.4	
4	8"	3.0	12.0	
1	9"	3.3	3.3	
2	10"	3.6	7.2	
1	12"	4.2	4.2	
5	14"	4.8	24.0	
1	17"	5.5	5.5	
TOTAL EDF:			107.6	

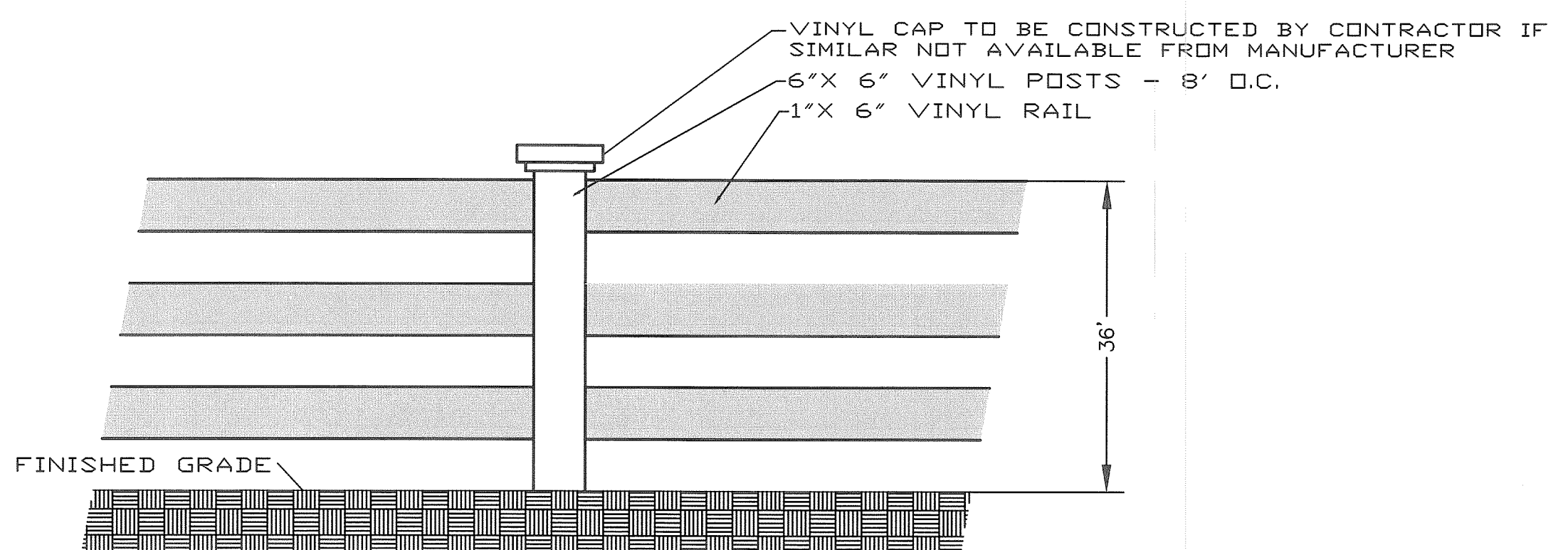


ROSWELL TREE ORDINANCE CALCULATIONS

SDF= 1.115 acres X 30 units = 33.45 TOTAL UNITS
EDF= 107.6 units
RDF= 107.6 EDF - 33.45 SDF = -74.15 UNITS REQ'D.
NO ADDITIONAL UNITS REQUIRED



STONE COLUMN ELEVATION
NOT TO SCALE

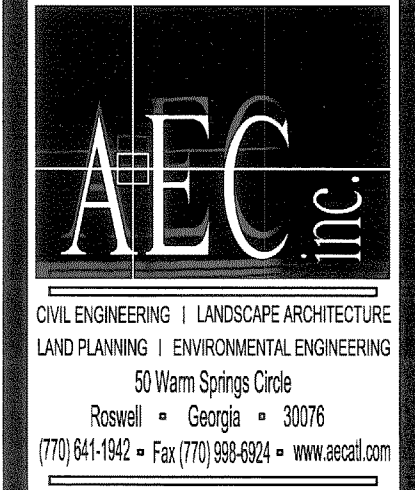


VINYL POST ELEVATION
SCALE: 1"= 2' 0"

NOTE:

- 1. VINYL FENCING AND POSTS BY KROY BUILDING PRODUCTS (1-800-933-KROY) OR APPROVED EQUAL.
- 2. VINYL FENCING AND POSTS TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.
- 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS, FOR THE LANDSCAPE ARCHITECT'S APPROVAL, SHOWING THE PROPOSED VINYL CAP FOR THE VINYL COLUMN.
- 4. VINYL POST ARE TO BE SPACED 8' ON CENTER.

SITE DATA:	
LAND LOT: 311 1ST DISTRICT, 2nd SECTION CITY OF ROSWELL FULTON COUNTY, GEORGIA TOTAL AREA- 1.15 AC. EXISTING ZONING- R-2c	
MAX. ALLOWABLE BUILDING HEIGHT- 35' EXISTING USE - DAYCARE PROPOSED USE - DAYCARE	
EXISTING SF - 7,263 TOTAL EXISTING DENSITY = 6,852 SF/AC	
MIN. ALLOWABLE LOT SIZE - 7AC. (SMALL TRACT STATUS REQUESTED) MAX. LOT COVERAGE- 25% TOTAL LOT COVERAGE - 15%	
MIN. LANDSCAPE AND OPEN SPACE- % TOTAL LANDSCAPE AND OPEN SPACE- 40% OR 0.46Ac. TOTAL IMPERVIOUS AREA- 60% OR 0.69Ac.	
PARKING REQUIREMENTS (PARKWAY VILLAGE DISTRICT) 29 MAX SPACES ALLOWED @ 4/1,000 SF 28 SPACES PROPOSED 3.85/1,000 SF	
DETENTION FOR EX. PORTION ALREADY DETAINED IN EX. POND. POND TO BE MODIFIED FOR MORE VOLUME AND PARKING LOT DETENTION PROVIDED FOR PROPOSED REAR LOT, WITH POROURS CONCRETE FOR WATER QUALITY.	
GARBAGE PICK UP - ONE DUMPSTER BEHIND BUILDING	



SUTTON COUNTRY DAY SCHOOL
11575 KING RD., ROSWELL GA 30075

REVISIONS		DATE	BY
1	REVISION SITE PLAN	8-17-09	
PROJECT NO.-09-2941			
DRAWN- BDR			
DESIGNED- BDR			
CHECKED-			
DATE- 10-6-09			
SHEET OF			
DRB-1			

SITE DATA

LAND LOT: 311
1ST DISTRICT
2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER

MARILYN WANKAT
SUTTON COUNTRY DAY SCHOOL
60 SEMINOLE LANDING RD.
ATLANTIC BEACH, FLA 32233