

**LEGEND**

- EXIST. POWER POLE
- EXIST. POWER POLE W/DAY WIRE
- EXIST. LIGHT STANDARDS
- EXIST. ELECTRIC BOX OF TRANSFORMER
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. UNKNOWN UTILITY STRUCTURE
- EXIST. TELEPHONE MONUMENT
- EXIST. TELEPHONE BOX
- EXIST. GAS METER
- EXIST. GAS VALVE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. CLEAN OUT
- EXIST. JUNCTION BOX/STORM SEWER MANHOLE
- EXIST. CATCH BASIN
- EXIST. DRAIN INLET
- EXIST. STORM SEWER LINE
- EXIST. FLARED END SECTION
- EXIST. YARD INLET
- 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 CHILLED 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. CONTOUR ELEVATION
- FROM PIN SET (1/2" REBAR)
- P.O.B.
- R/W
- N/S
- B/L
- D.S.
- PAGE
- TOP OF CURB
- BOTTOM OF CURB
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- POLYVINYL CHLORIDE PIPE
- DUCTILE IRON PIPE
- HIGH DENSITY POLYETHYLENE
- BRICK
- THROAT
- CONCRETE
- CURB & GUTTER
- B.S.L.
- BUILDING SETBACK LINE
- NEW SANITARY SEWER LINE
- NEW CHILLED WATER LINE
- NEW STEAM WATER LINE
- NEW FIRE LINE
- NEW WATER LINE
- NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DRAIN INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW NUMBER OF PARKING SPACES
- STORM STRUCTURE IDENTIFICATION
- SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- EXISTING PAVEMENT/ CONCRETE
- STRUCTURES/TISS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW HANDICAP SYMBOL
- STANDARD TREE SAVE FENCE
- REINFORCED TREE SAVE FENCE AT SPECIMEN TREES
- SUPPLEMENTAL PROVISION CONTROL SIGN FENCE FOR TREE PROTECTION
- DISTING 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 pine straw, unless noted otherwise.
- Minimum (9) sq. ft. planting area provided for each tree.
- All disturbed areas to be sodded with (bermuda) unless otherwise noted. All areas designated for sod 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 sod 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 sprinkler 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	BRAZOSHA BEAUTY	10-12" cal	B&B	AI 0.5 2.0
BN	3	Betula nigra	SWAMP BIRCH	1-1/2" cal	B&B	AI 0.5 1.5
RM	2	Rosa rubrum	OLD FASHIONED ROSE	12-14" cal	B&B	AI 0.5 1.0
CM	2	Camellia japonica	OSAGE GRAPE	12-14" cal	B&B	AI 0.5 1.0
* Three trunk, pink flower						

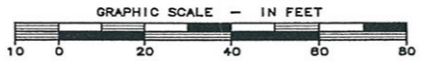
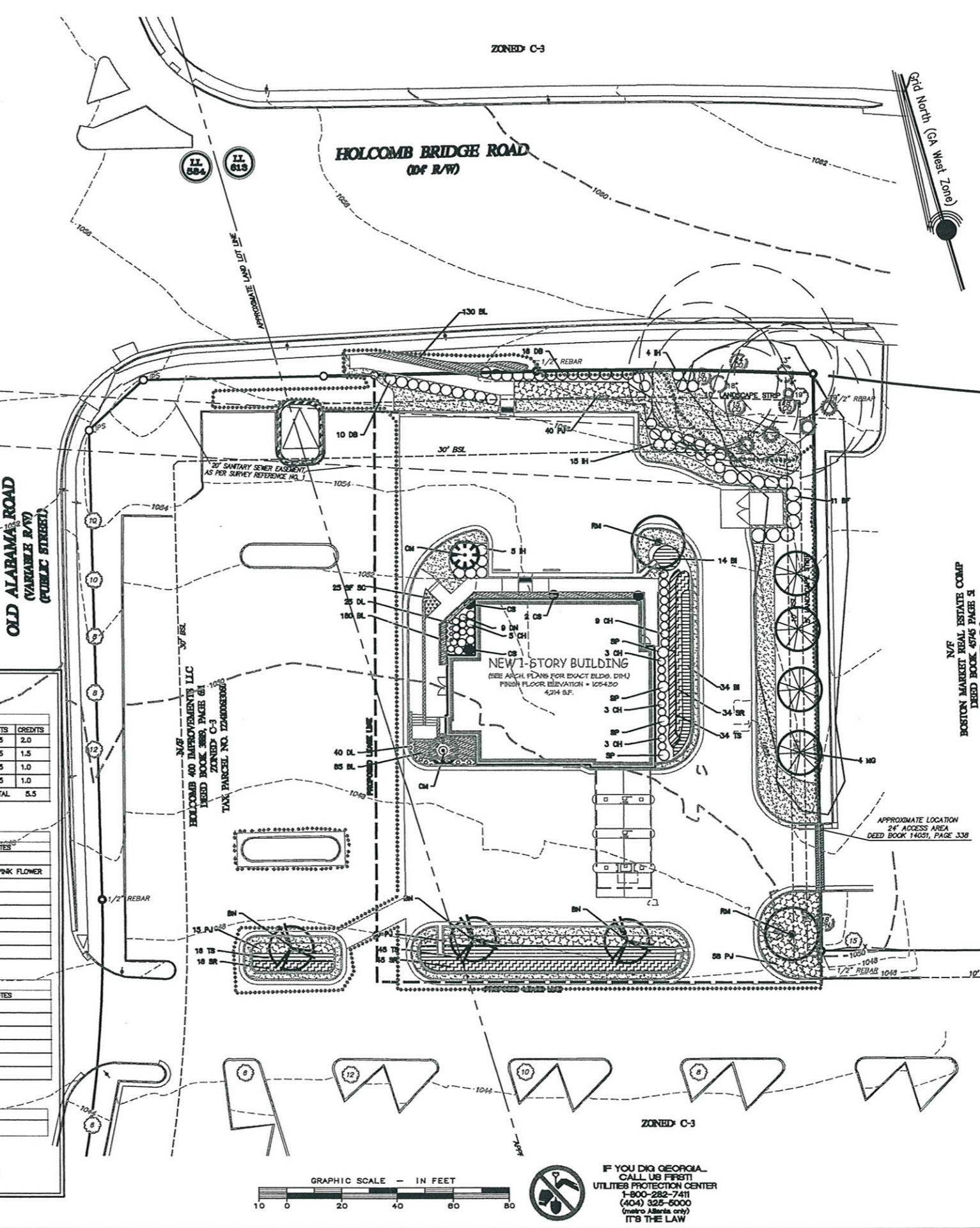
SHRUBS						
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT SPAC'G	NOTES
CH	23	Ilex cornuta	CARISSA HOLLY	3 gal	oon	3'00
CS	4	Camellia	CAMELLIA	7 gal	oon	AI PINK FLOWER
BH	24	Rhodalepis indica	INDIAN HAWTHORN	3 gal	oon	4'00
DN	9	Nandina domestica	GULF-STREAM	1 gal	oon	2'5"00
PJ	153	Juniperus	MINOR	3 gal	oon	3'00
DB	26	Ilex cornuta	SWAMP BIRCH	3 gal	oon	4'00
BF	11	Forstia	FORSTIA	3 gal	oon	5'00
SP	4	Ilex cornuta	SWAMP BIRCH	7 gal	oon	AI

GROUNDCOVERS						
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT SPAC'G	NOTES
BL	285	Liriodendron	BIG BLUE LIRIOPE	2.25"	pot	1' 00
DL	85	Stella de Oro	STELLA DE ORO DAYLILY	phnt	pot	1.5' 00
TS	95	Lychnis	TUSSOCK SEDGE	phnt	pot	2' 00
SR	95	Lychnis	SOFT RUSH	phnt	pot	2' 00
BI	95	Lychnis	BLUE FLAG IRIS	phnt	pot	2' 00
SC			25 sf SEASONAL COLOR			

SOD	
±3850 SF	T-419 HYBRID BERMUDA

ALL DISTURBED AREAS TO BE SOODED UNLESS NOTED OTHERWISE

**ABBREVIATIONS:**  
 AI - AS INDICATED    ht - HEIGHT    oon - CONTAINER    od - CALIPER  
 B&B - BALL & BURLAP    oo - ON CENTER    gal - GALLON



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**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

**TREE DENSITY DEVELOPMENT**  
 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  
 39.3 tdu to be preserved  
 5.5 tdu to be planted  
 44.8 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 + 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' aisle = 4962 SF  
 496 SF landscape area required  
 10,725 SF landscape area provided

**SPECIMEN TREES**  
 There are no specimen trees on this site

SIZE	QTY	CREDIT UNITS
4"	1	1.5
7"	1	2.4
10"	1	3.6
13"	1	4.8
15"	1	4.8
18"	3	17.1
19"	1	5.7
		<b>39.3 TOTAL</b>

PLAN PREPARED BY: TIMOTHY P. MULLEN  
 GSWCC LEVEL II CERTIFICATION No.: 0000015137

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.  
 THERE ARE NO WETLANDS ON THE SITE.

**FLOOD HAZARD NOTE**  
 This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Study of Fulton County Community Panel Number 13121000642 dated 8-29-1995.

Information regarding the required process, site, structure and location of new and existing utility and structures is shown herein. These drawings are the property of the engineer and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown herein may be inaccurate and utilities and structures not shown may be encountered. The engineer, his employees, his consultants and his contractors shall hereby disavow any responsibility for the accuracy of this information, and shall be held responsible for the consequences of any reliance on this information.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES PLACED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

NOTE: ALL CURB RADI ARE E.C., UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: ALL PIPE LENGTHS ARE BOULED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

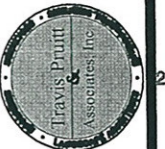
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**bdg ARCHITECTS**  
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 Tampa, FL 33602  
 Lic. #: AA - 0003590

P: 813 - 323 - 9233  
 F: 813 - 323 - 9238  
 W: www.bdgai.com

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

4317 Park Drive - Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-7511  
 Fax: (770) 416-6759  
 www.travispruit.com  
 Contact Person: ANDREW BLANEY



Development of Roswell Community  
 FEB 16 2010

**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



DATE: 2-02-10  
 SCALE: 1" = 20'  
 CN: 090303PN  
 LBV: LAND  
 JN: 1-09-0330  
 FN: 1-53-D-146  
**Sheet No. C10.1**

**OWNER**  
**BDG ARCHITECTS**  
 1211 N. FRANKLIN STREET  
 TAMPA, FLORIDA 33602  
 (813) 323-9238

**24 HOUR EMERGENCY CONTACT**  
 MR. JEFFREY SCHALK  
 (727) 831-3387

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

**LOCAL 24 HOUR EMERGENCY CONTACT**  
 MR. STEVE FISCHER  
 (770) 910-5495

NO.	DATE	DESCRIPTION	BY
0			
1			
2			
3			
4			
5			

**REVISIONS**

4317 Park Drive - Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-7511  
 Fax: (770) 416-6759  
 www.travispruit.com  
 Contact Person: ANDREW BLAKY



**CROSSSECTIONS**  
 JP Morgan Chase Bank  
 Holcomb Bridge & Old Alabama  
 LAND LOTS 584 & 613, 1ST DISTRICT, 2ND SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA



For The Firm  
 Travis Pruitt & Associates, Inc.  
 DATE: 2-02-10  
 SCALE: 1" = 20'  
 GN: 090330PN  
 LSV: CROSSSECTION  
 UN: 1-09-0330  
 FN: 153-D-146  
**Sheet No. C111**

PLAN PREPARER: TIMOTHY P. MULLEN  
 GSWCC LEVEL II CERTIFICATION No.: 0000015137

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.  
 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 Federal Flood Insurance Rate Map of Fulton County, Georgia, Community Panel Number 1312100044 dated 8-22-1995.

Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown herein. There is no warranty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and placement of underground utilities and structures shown herein may be hazardous and others are shown for information only. The owner, his employees, his consultants and his subcontractors shall hereby be deemed to understand that the engineer is not responsible for the correctness or sufficiency of this information.

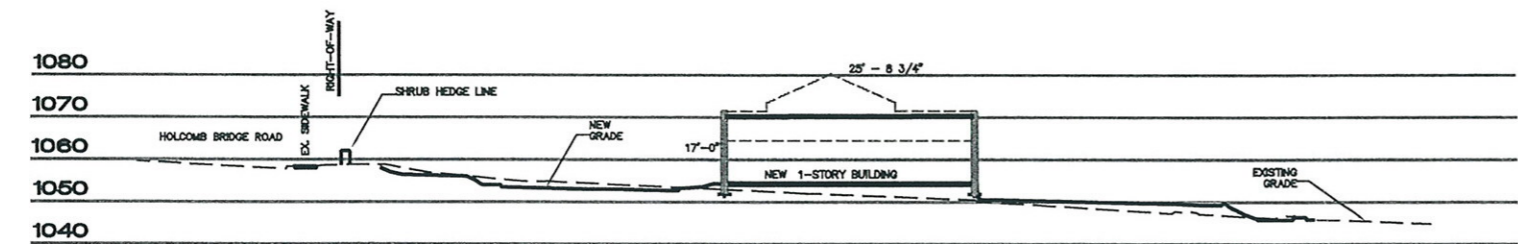
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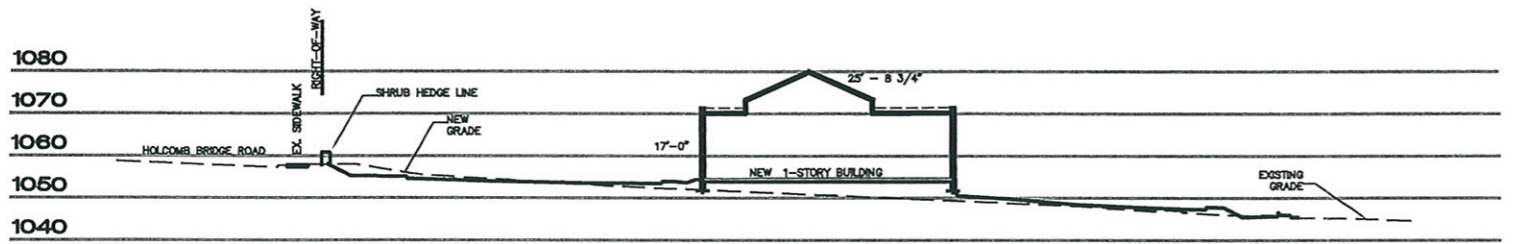
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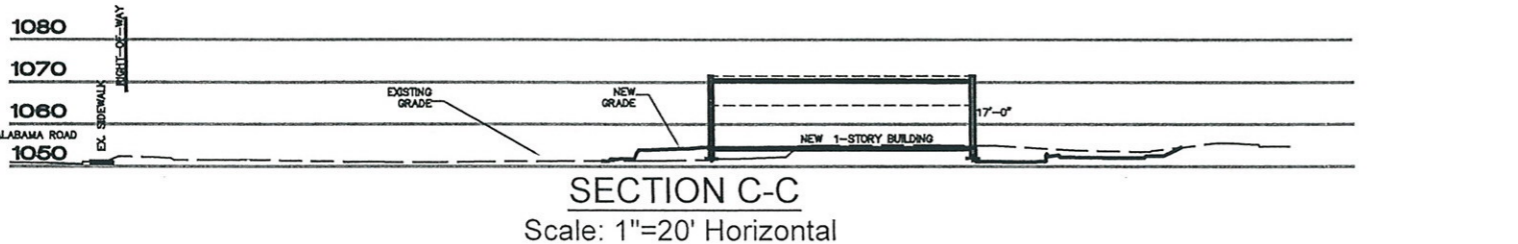
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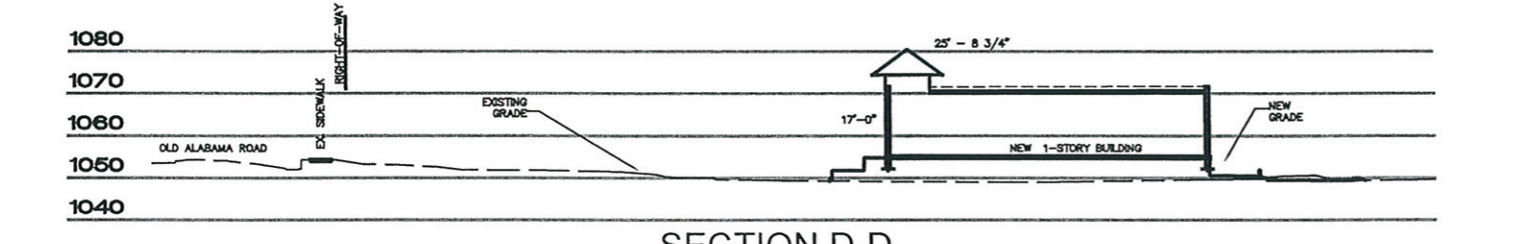
**SECTION A-A**  
 Scale: 1"=20' Horizontal  
 1"=20' Vertical



**SECTION B-B**  
 Scale: 1"=20' Horizontal  
 1"=20' Vertical



**SECTION C-C**  
 Scale: 1"=20' Horizontal  
 1"=20' Vertical



**SECTION D-D**  
 Scale: 1"=20' Horizontal  
 1"=20' Vertical

