

TREE PROTECTION NOTES:

- A. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE.
- B. THE COMMUNITY DEVELOPMENT AT 770-641-3741 WILL BE CONTACTED FOR SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.
- C. THE COMMUNITY DEVELOPMENT AT 770-641-3741 WILL BE CONTACTED TO ARRANGE A PRECONSTRUCTION MEETING WITH THE CITY ARBORIST PRIOR TO ANY LAND DISTURBANCE.
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1. PROPOSED LANDSCAPE AREA WILL INCORPORATE NATIVE AND ADAPTED PLANTS, SHRUBS, TREES, AND GROUND COVER.

TABLE 1: EXISTING TREE TABLE

EXIST. TREE	QUANTITY	UNITS	TOTAL
24" OAK (REMOVED)	1	6.6	6.6
28" OAK (REMOVED)	1	7.2	7.2
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32" OAK (REMOVED)	2	7.8	15.6
34" OAK (REMOVED)	1	8.1	8.1
			45.0

ALL THE EXISTING TREES HAVE BEEN REMOVED FROM THE SITE EXISTING DENSITY FACTORE (EDF) = 0

TREE DENSITY REQUIREMENT:

SITE = 1.94 ACRES

SITE DENSITY FACTOR (SDF) = 1.94 AC X 30 UNITS / AC
 SDF = 58.2 MINIMUM UNITS REQUIRED

SDF = EDF + RDF
 SDF = 0 + 104.0 (REFER TO TABLE 2: TREE LIST)
 SDF = 105.5 > 58.2 (MINIMUM UNITS REQUIRED)

*EXCEEDS MINIMUM REQUIRED

RECOMPENSE:

EXTRA UNITS APPLY FOR RECOMPENSE = 105.5 - 58.2 = 47.25 UNITS

ALL EXISTING TREES HAVE BEEN REMOVED FROM SITE
 EDF = 45 REFER TO TABLE 1

DFD = 45 - 47.25 = (-)2.25 UNITS
 (-) MEANS THERE IS NO DEFICIENCY AND IT IS 2.25 UNITS EXTRA

RECOMPENSE IS THROUGH PLANTING NEW TREES.

GENERAL CONSTRUCTION NOTES:

1. FIRE DEPARTMENT ACCESS AND TURN AROUND IS DESIGNED TO MEET IFC 2006 APPENDIX D. "120' HAMMERHEAD" DESIGN HAS BEEN USED TO PROVIDE 28' CLEAR AT DRIVEWAYS AND 60' CLEAR AT "Y"
2. A FIRE FLOW TEST WILL BE CONDUCTED TO DETERMINE ADEQUATE WATER AVAILABLE FOR FIREFIGHTING. THE FIRE FLOW TEST WILL BE CONDUCTED TO MEET REQUIREMENTS OF IFC 2006.
3. FIRE HYDRANTS ARE SHOWN AND WILL MEET REQUIREMENTS OF IFC 2006. QUANTITY WILL BE COORDINATED WITH FINAL DESIGN.
4. GDOT PERMIT WILL BE ACQUIRED PRIOR TO ANY WORK WITHIN THE RIGHT OF WAY.
5. A PAVEMENT STRIPPING PLAN THAT MEETS THE LATEST GDOT AND MUTCD STANDARDS SHALL BE SUBMITTED AND WILL BE APPROVED PRIOR TO ANY LAND DISTURBANCE.
6. ALL NECESSARY CONSTRUCTION DETAILS INCLUDING STORMWATER PLAN AND DETAILS WILL BE SUBMITTED FOR APPROVAL FOR THE LAND DISTURBANCE PERMIT.

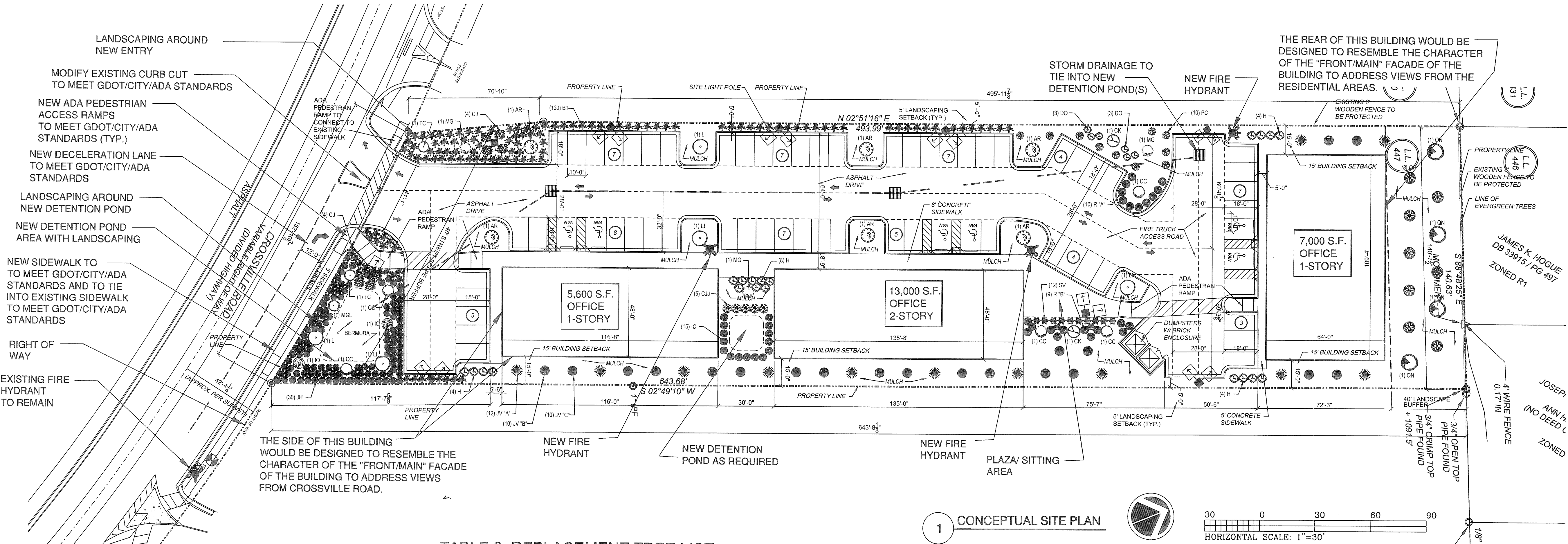


TABLE 2: REPLACEMENT TREE LIST

ABBREV.	BOTANICAL NAMES	COMMON NAMES	SIZE/HEIGHT	CONTAINER/BB	QUANTITY	UNITS/PLANT	TOTAL UNITS
AR	ACER RUBRUM	RED MAPLE (AUTUMN FLAME MAPLE)	6" cal.	CONT./BB	6	2.40	14.40
CC	CERCIS CANADENSIS	EASTERN REDBUD	4" cal.	BB OR CONT.	5	0.90	4.50
CK	CORNUS KOUSA	KOUSA DOGWOOD	4" cal.	BB OR CONT.	2	0.90	1.80
IO	ILES OPACA	AMERICAN HOLLY	6-7' ht	BB OR CONT.	2	0.90	1.80
JVA'	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR 'A'	10-12' ht	BB OR CONT.	12	2.40	28.80
JVB'	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR 'B'	6-8' ht	BB OR CONT.	10	0.90	9.00
JVC'	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR 'C'	3-4' ht	BB OR CONT.	10	0.50	5.00
LI	LAGERSTROMIA INDICA	CRAPE MYRTLE 'NATCHEZ'	7-8' ht	BB OR CONT.	5	0.90	4.50
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8-10' ht	BB OR CONT.	3	2.40	7.20
MGL	MAGNOLIA X 'LITTLE GEM'	LITTLE GEM MAGNOLIA	7-8' ht	CONT.	1	0.90	0.90
PC	PRUNUS CAROLINIANI	CHERRY LAUREL	6-8' ht	BB OR CONT.	10	0.90	9.00
QN	QUERCUS NUTTALLII	NUTTALL OAK	6" cal.	BB OR CONT.	4	2.40	9.60
QP	QUERCUS PALUSTTIS	PIN OAK	4" cal.	BB OR CONT.	8	0.90	7.20
TC	TSUGA CANADENSIS	HEMLOCK	4" cal.	BB OR CONT.	2	0.90	1.80
BT	BERBERIS THUMBERGIL	CRIMSON BARBERRY	15" ht.	3 gal.	120		
CJJ	CHAENOMEIES JAPONICA	FLOWERING QUINCE	36" ht. & spd	CONT.	5		
CJ	CLEYERA JAPONICA	CLEYERA	4-5' ht	CONT.	8		
DO	DAPHNE ODORA PARIEQUITA	DAPHNE	12" ht., 18" spd	5 gal.	6		
H	HEMERCALLIS 'STELLA D' ORO	DAYLILY		6" pot.	20		
IC	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	18" ht. & spd	3 gal.	15		
JH	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER		1 gal.	112		
R/A'	R. x WAKAEBISU	AZALEA A.	18" ht., 12" spd	5 gal.	10		
R/B'	R. xx HERSEY RED	AZALEA B.	18" ht., 12" spd	5 gal.	12		
SV	SPIRAEA VANHOUTEII	SPIREA	36" ht.	3 gal.	12		
REPLACEMENT DENSITY FACTOR TOTAL UNITS					80		105.50

SITE SUMMARY

LOT SIZE: 1.94 AC 84,506 S.F. (PER SURVEY)

BUILDING SUMMARY

BUILDING	SQUARE FOOT	ACREAGE
PROPOSED OFFICE 1-STORY (BLDG #1)	5,600 S.F.	
PROPOSED OFFICE 1-STORY (BLDG #2)	7,000 S.F.	
PROPOSED OFFICE 2-STORY (BLDG #3)	13,000 S.F.	
TOTAL OFFICE (3 BUILDINGS)	25,600 S.F.	

LANDSCAPING SUMMARY

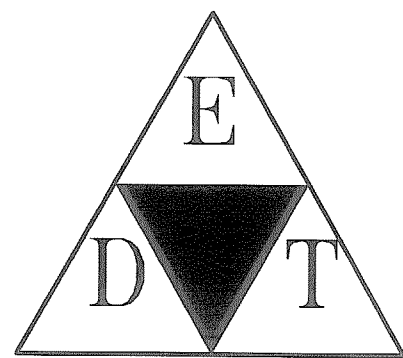
REQUIRED LAND SCAPING AREA = 15% MIN. LOT AREA EXCLU. STREETScape BUFFER (NOTE STREET BUFFER IS APPROX. 6,611 S.F.)
 = 15% x (84,506 - 6,611)= 11,684 S.F.

PROVIDED TOTAL LANDSCAPING AREA= APPROX 22,000+/- S.F.

PARKING SUMMARY

PROPOSED OFFICE 25,600 S.F.

ALLOWED PARKING: (MIN. 2.5 & MAX 4 SPACES/1,000 SF)
 MIN. REQUIRED PARKING: (2.5 SPACES/1,000 SF) = 64 SPACES
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ENGINEERING DESIGN
 TECHNOLOGIES, INC.
 1705 ENTERPRISE WAY
 SUITE 200
 MARIETTA GA 30067
 PHONE (770) 988-0400
 FAX (770) 988-0300

CONSULTANTS:

SEAL:

NO. DATE: ISSUED FOR:

PROJECT NAME:

ROSWELL MAGNOLIA
 MULTIPLE
 OFFICE BUILDING
 PROPOSAL

SHEET TITLE:

CONCEPTUAL
 SITE PLAN
 AND
 LANDSCAPING PLAN

SCALE:

PROJECT NUMBER: DATE:

DRAWN BY: CHECKED BY:

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SK-1A

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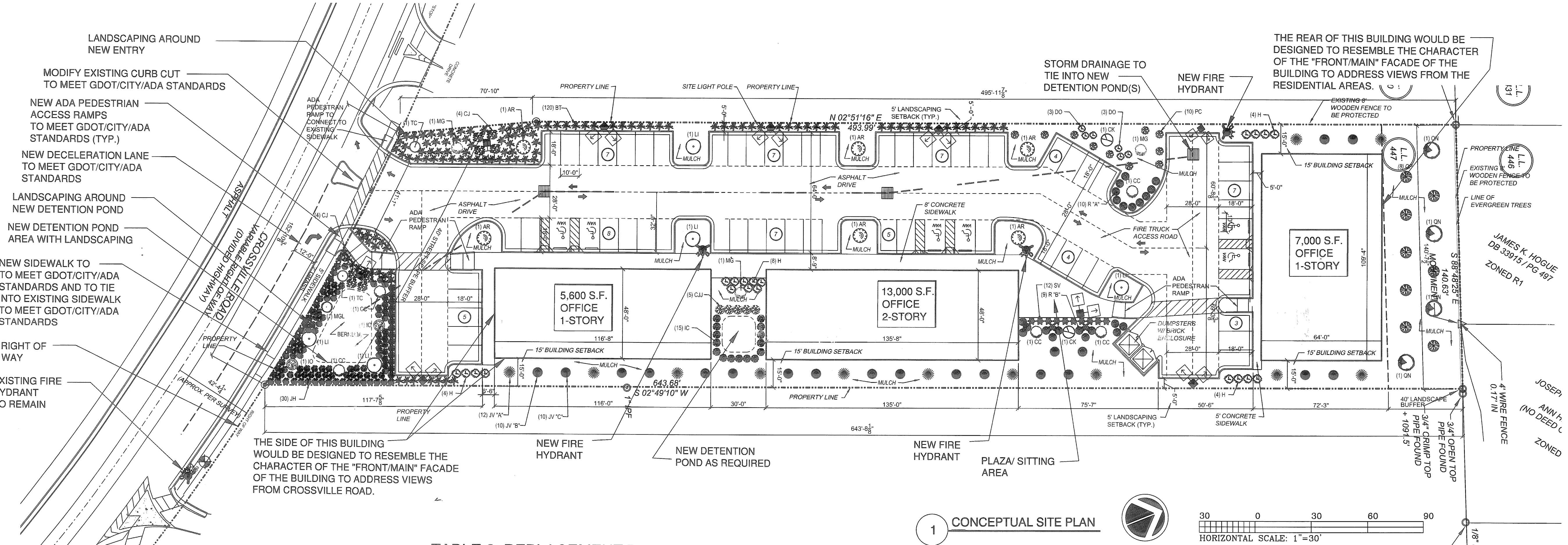


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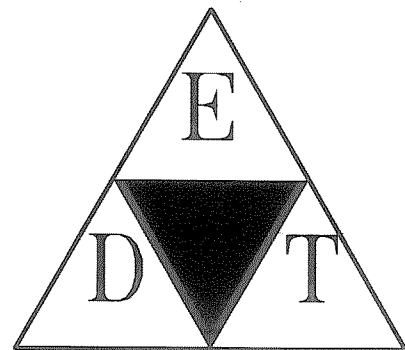
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