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.

D. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.

LANDSCAPE NOTES:

IF THE LANDSCAPE DESIGN OR PLANT MATERIAL ARE CHANGED IN ANY WAY FROM THE CITY OF ROSWELL PERMITTED PLAN, 2 SETS OF REVISED PLANS WILL BE SUBMITTED TO THE CITY ARBORIST'S OFFICE FOR APPROVAL PRIOR TO ANY LANDSCAPE INSTALLATION.

NOTES:

1. PROPOSED LANDSCAPE AREA WILL INCORPORATE NATIVE AND ADAPTED PLANTS, SHRUBS, TREES, AND GROUND COVER TO BE FINALIZED AT A LATER DATE.

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
31" OAK (REMOVED)	1	7.5	7.5
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 = 104.0 > 58.2 (MINIMUM UNITS REQUIRED)

*EXCEEDS MINIMUM REQUIRED

RECOMPENSE:

EXTRA UNITS APPLY FOR RECOMPENSE = 104.0-58.2=45.8 UNITS

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

DFD = 45 -45.8 = (-)0.8 UNITS
(-) MEANS THERE IS NO DEFICIENCY AND IT IS 0.8 UNITS EXTRA

RECOMPENSE IS THROUGH PLANTING NEW TREES.

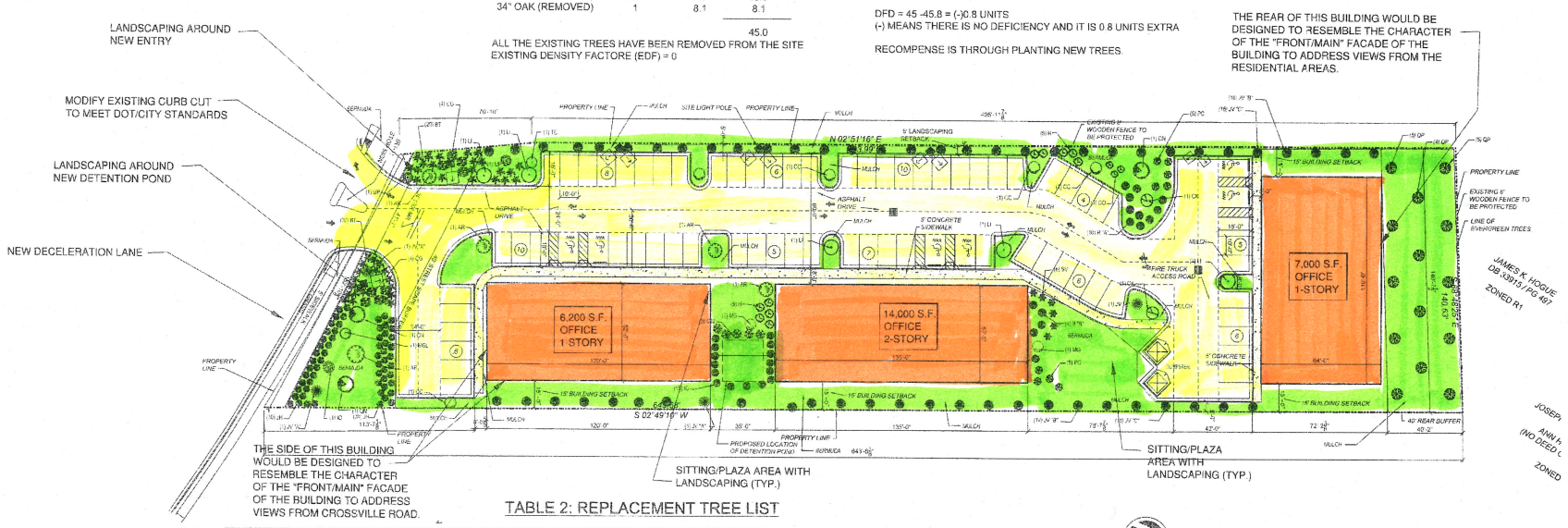

TABLE 2: REPLACEMENT TREE LIST

ABBREV.	BOTANICAL NAMES	COMMON NAMES	SIZE/HEIGHT	CONTAINER/BB	QUANTITY	UNITS/PLANT	TOTAL UNITS
AR	ACER RUBRUM	RED MAPLE (AUTUMN FLAME MAPLE)	10-12' ht, 6" cal	CONT /BB	4	2.40	9.60
CC	CERCIS CANADENSIS	EASTERN REDBUD	8-10' ht, 4" cal.	BB OR CONT.	4	0.90	3.60
CK	CORNUS KOUSA	KOUSA DOGWOOD	6-7' ht, 4" cal	BB OR CONT.	2	0.90	1.80
IO	ILES OPACA	AMERICAN HOLLY	6-7' ht, 4" cal	BB OR CONT.	1	0.90	0.90
JV'A'	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR 'A'	10-12' ht, 6" cal.	BB OR CONT.	4	2.40	9.60
JV'B'	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR 'B'	6-8' ht.,4" cal.	BB OR CONT.	28	0.90	25.20
JV'C'	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR 'C'	3-4' ht, 3" cal.	BB OR CONT.	25	0.50	12.50
LI	LAGERSTROMIA INDICA	CRAPE MYRTLE 'NATCHEZ'	7-8' ht, 4" cal	BB OR CONT.	5	0.90	4.50
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8-10' ht, 6" cal.	BB OR CONT.	2	2.40	4.80
MGL	MAGNOLIA X 'LITTLE GEM'	LITTLE GEM MAGNOLIA	7-8' ht, 4" cal	CONT	1	0.90	0.90
PC	PRUNUS CAROLINIANI	CHERRY LAUREL	6-8' ht.,4" cal.	BB OR CONT	10	0.90	9.00
QN	QUERCUS NUTTALLII	NUTTAL OAK	12-14' ht, 6" cal	BB OR CONT	3	2.40	7.20
QP	QUERCUS PALUSTTIS	PIN OAK	8-10' ht., 4" cal.	BB OR CONT.	14	0.90	12.60
TC	TSUGA CANADENSIS	HEMLOCK	7-8' ht. 4" cal	BB OR CONT.	1	0.90	0.90
UP	ULMUS PARVIFOLIA	CHINESE ELM	10-12' ht. 4" cal.	BB OR CONT	1	0.90	0.90
BT	BERBERIS THUMBERGII	CRIMSON BARBERRY	15" ht.	3 gal.	40		
CJJ	CHAENOMEIES JAPONICA	FLOWERING QUINCE	36" ht. & spd	CONT.	5		
CJ	CLEYERA JAPONICA	CLYERA	4-5' ht. 3" cal.	CONT	8		
DO	DAPHNE ODORA RARIEQUTA	DAPHNE	12" ht., 18" spd	5 gal.	3		
EA	EUONYMOUS ALATA	BURNING BUSH	36" ht.	7 gal	12		
H	HEMERCALLIS 'STELLA D' ORO	DAYLILY		6" pot.	5		
IC	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	18" ht. & spd	3 gal.	15		
IH	ILEX CRENATA 'HELLERI'	JAPANESES HOLLY		3 gal	5		
JH	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER		1 gal	90		
ND	NANDINA DOMESTICA	NANDINA (CAROLINA CHERRY)	-	5 gal.	8		
PL	PRUNUS LAUROCERASUS	OTTO LUYKEN LAUREL	24" ht. & spd	BB OR CONT.	26		
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.	4		
SV	SPIRAEA VANHOUTEII	SPIREA	36" ht.	3 gal.	6		
	REPLACEMENT DENSITY FACTOR TOTAL UNITS				105		104.00

1 CONCEPTUAL SITE PLAN

30 0 30 60 90
HORIZONTAL SCALE: 1"=30'

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)	6,200 S.F.	
PROPOSED OFFICE 1-STORY (BLDG #2)	7,000 S.F.	
PROPOSED OFFICE 2-STORY (BLDG #3)	14,000 S.F.	
TOTAL OFFICE (3 BUILDINGS)	27,200 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 27,200 S.F.

ALLOWED PARKING: (MIN. 2.5 & MAX 4 SPACES/1,000 SF)
MIN. REQUIRED PARKING: (2.5 SPACES/1,000 SF) = 68 SPACES
PROVIDED PARKING: (2.68 SPACES/ 1000) = 73 SPACES

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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: MAY 21, 2010
DRAWN BY: NBC CHECKED BY: NBC

SHEET NUMBER:

SK-1A