

Drawing name: K:\ATL_Civil\019923002-Howthorn Roswell\2013-09-11 - Rezoning Exhibits\2013-09-11 - Rezoning Site Plan.dwg Layout1 Sep 12, 2013 2:46pm by: logan.dark

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Holcomb Bridge Road at Scott Road Tract

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lots 677 and 712 of the 1st District, 2nd Section of Fulton County, Georgia, and being more particularly described as follows:

COMMENCING for the same at a 4" X 4" Concrete Monument Found on the northern right-of-way line of Holcomb Bridge Road, AKA S.R. 140 (R/W Varies) at station 77+36.64, 80 feet from the centerline thereof, running thence South 17°22'32" East, a distance of 62.63 feet to an Iron Pin Set (1.2" Rebar) on the northern right-of-way line of said Holcomb Bridge Road, said Iron Pin Set being the POINT OF BEGINNING for the tract herein described, thence leaving said Holcomb Bridge Road and running along land now or formerly of Walton Centennial, LLC North 59°06'01" East, a distance of 11.92 feet to an Iron Pin Set (1.2" Rebar), thence South 68°59'41" East, a distance of 425.19 feet to an Iron Pin Set (1.2" Rebar) on the Land Lot Line between Land Lots 677 and 712, thence South 89°19'03" East, a distance of 105.35 feet to an Iron Pin Set (1.2" Rebar) on the western right-of-way line of Centennial Way (98' Private R/W), thence running along said Centennial Way right-of-way along a curve to the left for an arc distance of 170.21 feet, said curve having a chord bearing of South 26°54'08" East and a chord distance of 167.65 feet and a radius of 283.00 feet to an Iron Pin Set (1.2" Rebar), thence South 44°07'57" East, a distance of 11.61 feet to an Iron Pin Set (1.2" Rebar), thence South 00°55'56" West, a distance of 52.25 feet to an Iron Pin Set (1.2" Rebar) on the northern right-of-way line of Scott Road (100' R/W), thence running along said Scott Road right-of-way South 45°51'56" West, a distance of 366.71 feet to an Iron Pin Set (1.2" Rebar), thence along a curve to the right for an arc distance of 65.53 feet, said curve having a chord bearing of South 75°12'42" West and a chord distance of 63.71 feet and a radius of 65.00 feet to an Iron Pin Set (1.2" Rebar) on the northern right-of-way line of said Holcomb Bridge Road, thence running along said Holcomb Bridge Road right-of-way North 46°07'11" East, a distance of 40.33 feet to an Iron Pin Set (1.2" Rebar), thence North 43°43'26" West, a distance of 42.72 feet to an Iron Pin Set (1.2" Rebar), thence South 47°14'56" West, a distance of 49.62 feet to an Iron Pin Set (1.2" Rebar), thence along a curve to the right for an arc distance of 550.34 feet, said curve having a chord bearing of North 37°00'35" West and a chord distance of 549.30 feet and a radius of 2579.52 feet to an Iron Pin Set (1.2" Rebar), thence North 30°53'55" West, a distance of 11.64 feet to the POINT OF BEGINNING.

Said tract contains 5.110 acres more or less.

N/E
WALTON CENTENNIAL, LLC
09 30457 PG 453
2014-02 R-35

TRANSITION FROM 40' NATURAL BUFFER TO 12' LANDSCAPE BUFFER AT WESTERN LIMITS OF BIOTENTION AREA
BIOTENTION AREAS (TYP.)
40' WIDE NATURAL BUFFER
12' WIDE LANDSCAPE BUFFER
FUTURE PARKING (8 SPACES) IF REQUIRED
CENTENNIAL WAY (98' PRIVATE R/W)
SCOTT ROAD (100' R/W)
EXISTING WOODED AREAS TO REMAIN (TYP.)
PROPERTY LINE (TYP.)
130 SUITE RETIREMENT FACILITY (3 STORIES)

NOTES:

1. BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY INLAND SURVEYING, LLC, DATED APRIL 18, 2013.

PROJECT AREA:
TOTAL AREA: 5.1 AC (222,155 SQ. FT.)

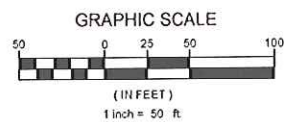
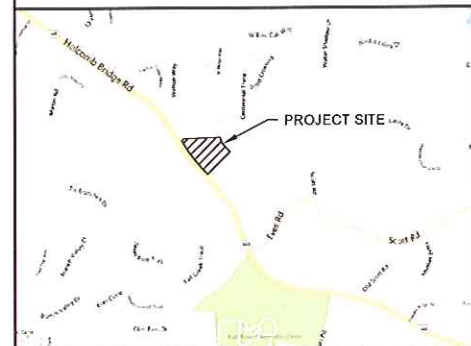
BUILDING COVERAGE: 44,248 SQ. FT. 19.9%
PARKING AND DRIVEWAYS: 43,747 SQ. FT. 19.7%
WALKS AND PATIOS: 10,600 SQ. FT. 4.8%
LANDSCAPED OPENSOURCE: 123,561 SQ. FT. 55.6%

PARKING:
4 ACCESSIBLE SPACES
55 OPEN SPACES
8 "FUTURE" OPEN SPACES
12 COVERED SPACES
79 SPACES PROVIDED

ZONING:
CURRENT ZONING: FC-A
PROPOSED ZONING: O-P
FULTON COUNTY ANNEXED OFFICE PROFESSIONAL (CONDITIONAL)

DIMENSIONAL REQUIREMENTS:
FRONT YARD SETBACK (MAJOR STREET) 15'
FRONT YARD SETBACK (MINOR STREET) 10'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 35'
MINIMUM SETBACK ABUTTING "R" DISTRICT 50'
MAXIMUM BUILDING HEIGHT 40'
MAXIMUM HEIGHT (STORIES) 3 STORIES
MAXIMUM LOT COVERAGE 25%
MINIMUM LANDSCAPE STRIP ALONG R/W 10'
MINIMUM LANDSCAPED OPEN SPACE 25%

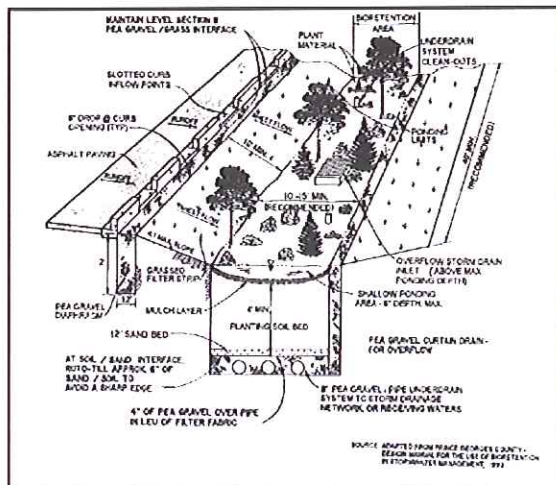
SITE LOCATION (NTS)



DATE		BY	
7		No.	
6		No.	
5		No.	
4		No.	
3		No.	
2		No.	
1		No.	
No.		No.	
REVISIONS			
Kimley-Horn and Associates, Inc. © 2013 KIMLEY-HORN AND ASSOCIATES, INC. 1000 N. GUNPOWDER ROAD, SUITE 200 NORCROSS, GEORGIA 30092 PHONE (770) 525-0744 WWW.KIMLEY-HORN.COM			
FULTON COUNTY, GEORGIA			
CLINT: HAWTHORN RETIREMENT GROUP			
PROJECT: ROSWELL RETIREMENT RESIDENCE PREPARED FOR: LENITY GROUP, LLC			
DATE: 09/11/2013			
PROJECT NUMBER: 019923002			
SHEET NUMBER			
EXHIBIT			

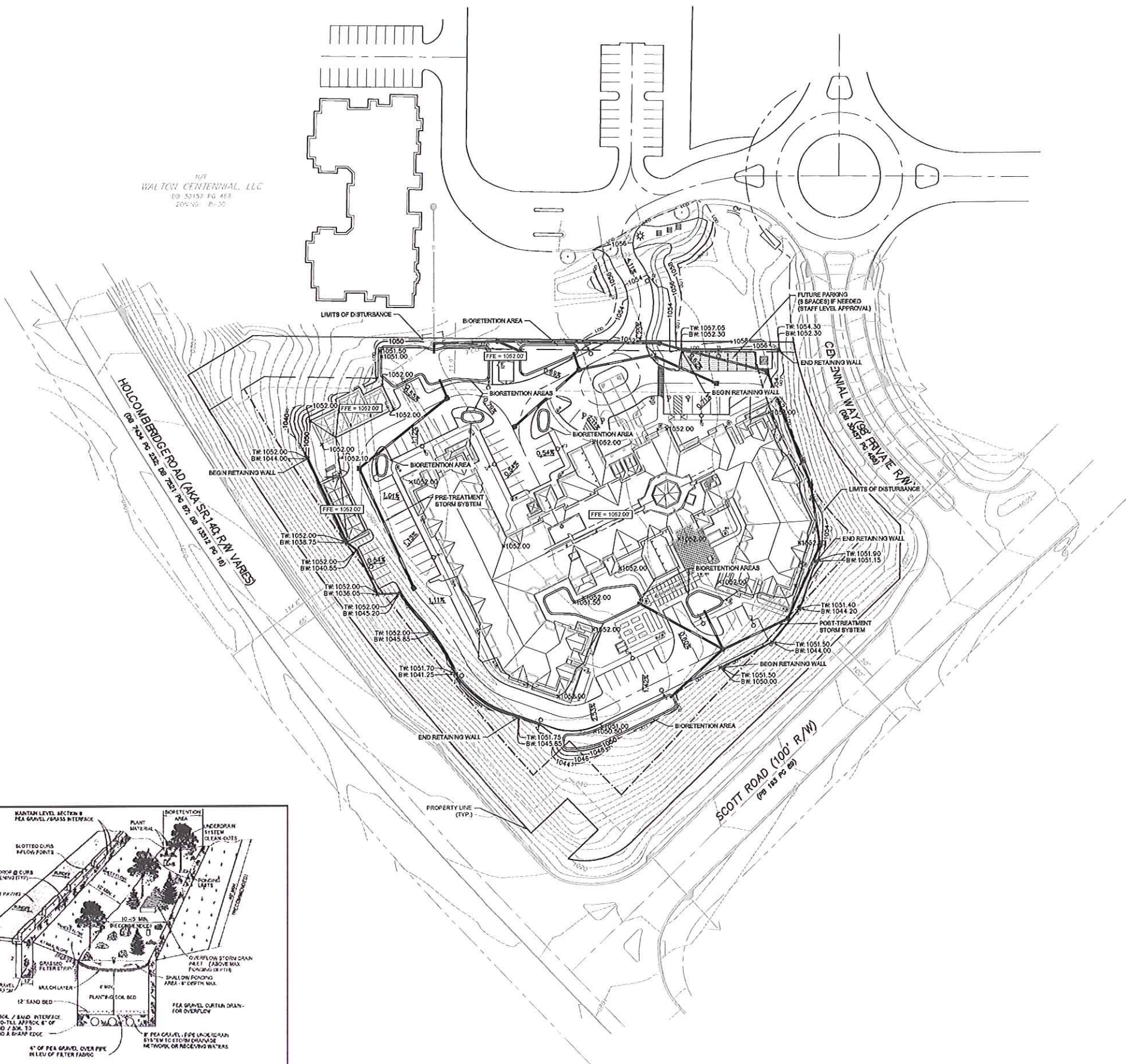
Drawing name: K:\ATL_Civil\019923002_Hawthorn Retirement\013-09-11 Grading Plan.dwg Layout1 Sep 12, 2013 2:43pm by: topan.clark

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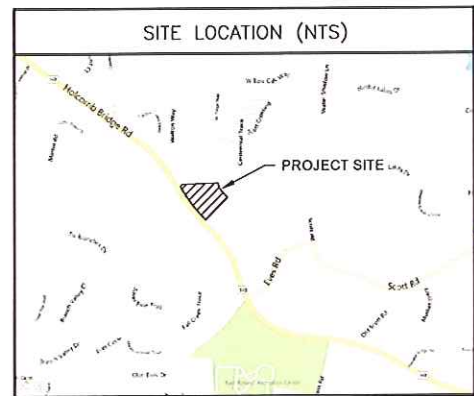


BIORETENTION AREA DETAIL
(NTS)

SOURCE: GEORGE E. STANLEY, CIVIL ENGINEER, INC., VOL. 2

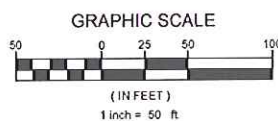


NOTES:	
1.	BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY INLAND SURVEYING, LLC, DATED APRIL 18, 2013.
PROJECT AREA:	
TOTAL AREA:	5.10 AC (222,156 SQ. FT.)
DISTURBED AREA:	3.71 AC (161,702 SQ. FT.)
PARKING:	
4 ACCESSIBLE SPACES	
55 OPEN SPACES	
8 "FUTURE" OPEN SPACES	
12 COVERED SPACES	
79 SPACES PROVIDED	
ZONING:	
CURRENT ZONING:	FC-A FULTON COUNTY ANNEXED
PROPOSED ZONING:	O-P OFFICE PROFESSIONAL (CONDITIONAL)
DIMENSIONAL REQUIREMENTS:	
FRONT YARD SETBACK (MAJOR STREET)	15'
FRONT YARD SETBACK (MINOR STREET)	10'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	35'
MINIMUM SETBACK ABUTTING 'R' DISTRICT	50'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM HEIGHT (STORIES)	3 STORIES
MAXIMUM LOT COVERAGE	25%
MINIMUM LANDSCAPE STRIP ALONG R/W	10'
MINIMUM LANDSCAPED OPEN SPACE	25%



EARTHWORK CALCULATIONS:	
CUT:	11,463 CY
FILL:	9,404 CY
NET:	2,059 CY (CUT)

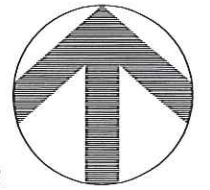
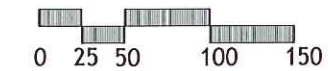
BIORETENTION CALCULATIONS:	
FILTER AREA REQUIRED:	9,762 SF
FILTER AREA PROVIDED:	10,258 SF
ALL BIORETENTION AREAS SHOWN ON PLANS ARE CONCEPTUAL LOCATIONS AND ARE SUBJECT TO CHANGE IN THE DESIGN PROCESS. ALL AREAS USED FOR ON-SITE BIORETENTION WILL BE AVAILABLE FOR LANDSCAPING USE UPON INSTALLATION.	



PROJECT: ROSWELL RETIREMENT RESIDENCE		DATE: 09/11/2013
PREPARED FOR: LENITY GROUP, LLC		PROJECT NUMBER: 019923002
TITLE: CONCEPTUAL GRADING PLAN		SHEET NUMBER: EXHIBIT
CLIENT: HAWTHORN RETIREMENT GROUP		9310 NE Vancouver Mall Dr., Suite 200 Vancouver, WA 98682-8210 (800) 213-1550 Fax (360) 213-1540
DRAWN BY: LDC		CHECKED BY: BEW
DECISION BY: LDC		DATE: 09/11/2013
SCALE: 1" = 50'		REVISIONS:
FULTON COUNTY, GEORGIA		DATE: 09/11/2013
Kimley-Horn and Associates, Inc.		BY:
3010 KIMLEY-HORN AND ASSOCIATES, INC. NORCROSS, GEORGIA 30092 PHONE (770) 825-0744 WWW.KIMLEY-HORN.COM		

Site Plan

DATE: 09-11-13
SCALE: 1" = 50'-0"



DEVELOPMENT STATISTICS:

PROJECT AREA:

TOTAL AREA 5.1 AC 222,156 SQ. FT.

Building Coverage: 44,248 sq ft 19.9 % (25% max.)
Parking and Drives: 43,747 sq ft 19.7 %
Walks and Patios: 10,800 sq ft 4.8 %
Landscaped openspace: 123,361 sq ft 55.6 % (25% min.)

PARKING SPACES:

Max. Allowed	Proposed
1/3 Beds	4 Accessible
141 beds / 3 = 47	55 Open
	8 Future Open
	12 Covered
	79 Total

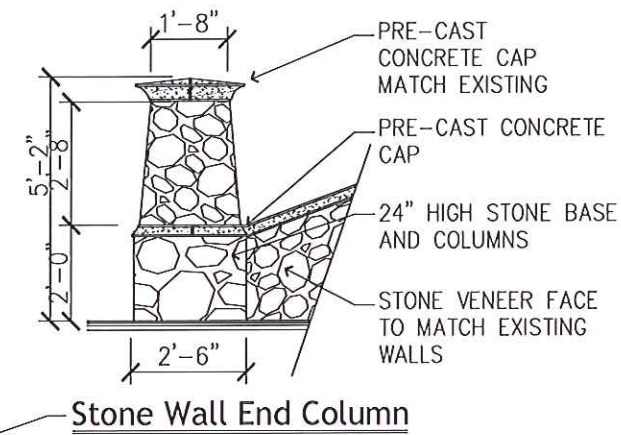
BUILDING INFORMATION:

First Floor Area: 44,248 sq ft
Second Floor Area: 35,958 sq ft
Third Floor Area: 35,596 sq ft
Total Floor Area: 115,802 sq ft

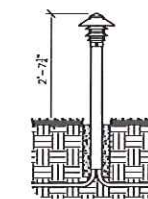
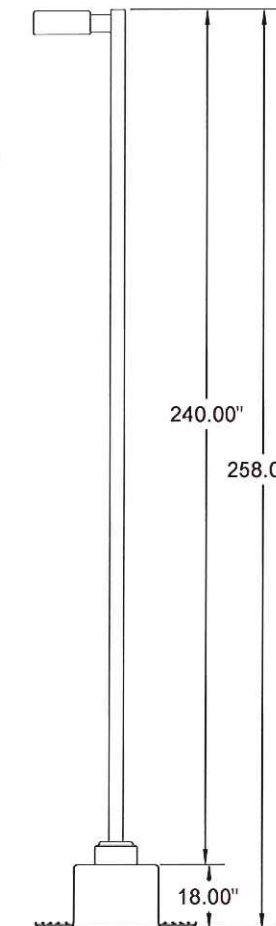
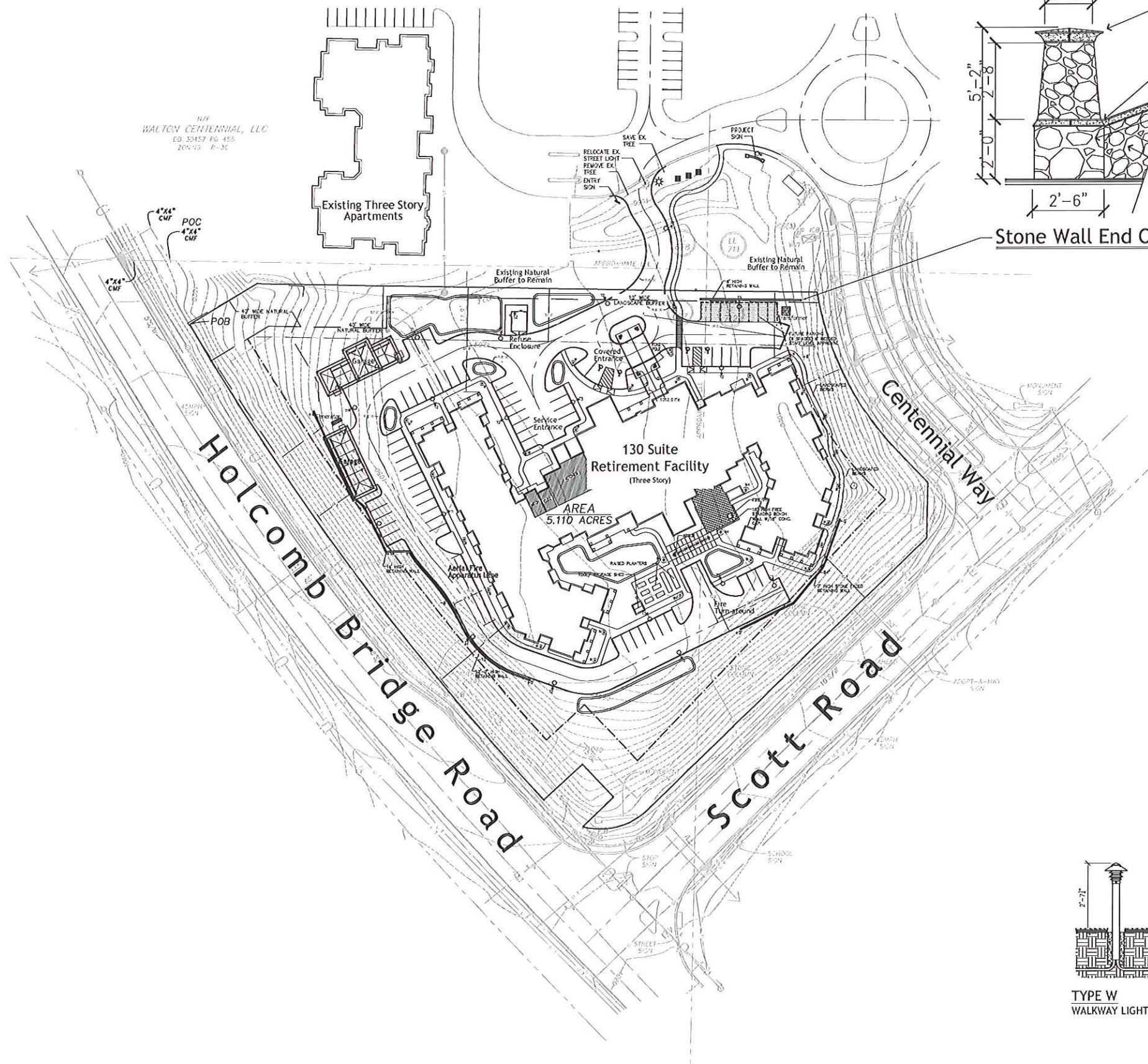
	Max. Allowed	Proposed
Building Height:	3 story, 40'-0"	3 story, 36'-6"
Garage Height:		15'-6"
Refuse Encl. Height:		6'-0"
Building Area:	N/A	115,802 sq ft
Building Coverage:	25%	19.9%

VARIANCES:

- Reduction of 40' natural buffer and 50' setback along the North Property Line, not adjacent to existing Apartment building.
Proposed: 10'-0" Landscaped Buffer and minimum 34' building setback.
- Parking request: Increase to .62 spaces per suite.



Stone Wall End Column



TYPE W
WALKWAY LIGHTING

TYPE T1/T2/T3
PARKING LOT LIGHTING
• T1 - TYPE 4 DISTRIBUTION
• T2 - TYPE 3 DISTRIBUTION
WITH HOUSE SIDE SHIELD
• T3 - TYPE 3 DISTRIBUTION

Roswell Retirement Residence

Roswell, GA

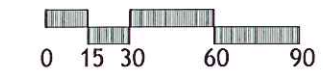


HAWTHORN
RETIREMENT GROUP

9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-8210
(360) 213-1550 Fax (360) 213-1540

Preliminary Landscape Plan

DATE: 04-25-13, rev. 05-15-13, rev. 07-31-13, rev. 09-11-13
SCALE: 1" = 30'

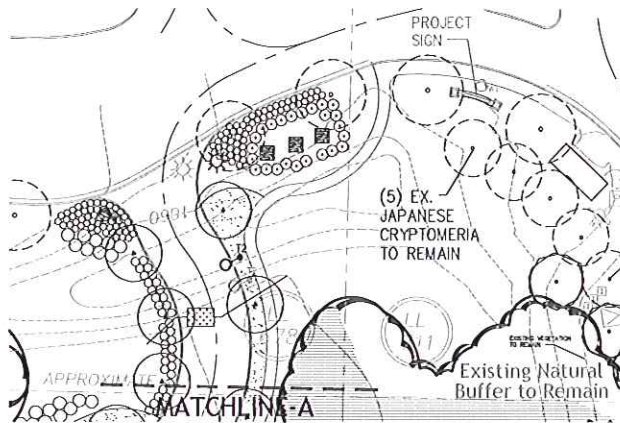
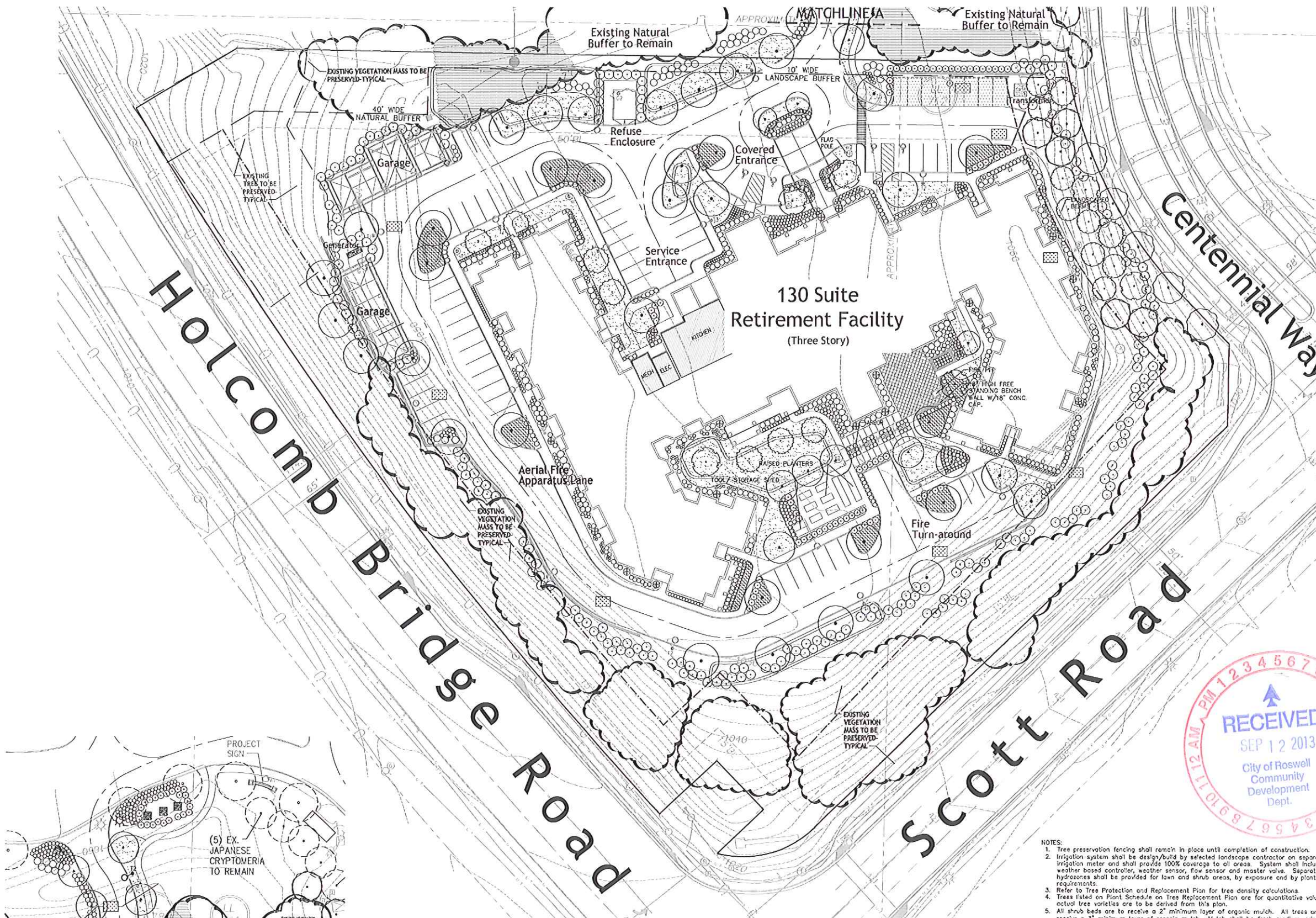


LANDSCAPE LEGEND

Note: Plant symbols are reduced in scale in Landscape Legend.

Symbol	Botanical / Common Name	Quantity	Specifications
	CANOPY TREES	13	4" cal. x 12-14' Ht. B&B
	Ulmus parvifolia 'Boquet'		
	Buxus Chinese Elm		
	QUERCUS phellos	35	3" cal. x 12-14' Ht. B&B
	White Oak		
	SPREADING & ORNAMENTAL TREES	6	3" cal. x 10-12' Ht. B&B
	Magnolia grandiflora 'Little Gem'		
	CESTRUM coccineum	2	3" cal. x 10-12' Ht. B&B
	Scarlet Cedar		
	ORNITHOMYIA japonica	8	3" cal. x 10-12' Ht. B&B
	Japanese Crataegus		
	ARJUNIA virginiana	8	3" cal. x 10-12' Ht. B&B
	Eastern Red Cedar		
	QUERCUS laurifolia	5	3" cal. x 10-12' Ht. B&B
	Lauri Oak		
	LEUCOPHYLLA 'Mulleberry'	3	2" cal. x 8-10' Ht. B&B
	Drage Myrtle		
	CERCIS canadensis	7	2" cal. x 10-12' Ht. B&B
	Eastern Redbud		
	SPREADING SHRUBS (high and low)	7	gal. container
	Ostrya japonica		
	Ostrya		
	Ilex cornuta 'Coralia'		
	Cornus Holly		
	Ilex glabra		
	Indigo Holly		
	Arctostaphylos 'Violet'		
	Hebe Juniper		
	Ligustrum japonicum 'Vivian'		
	Howard Ligustrum		
	Oenothera lacyana		
	Sea Oats		
	Reichardia indica 'Tenderheart'		
	Indian Hawthorn		
	ADONIS	7	gal. container
	Ilex cornuta 'Sky Pencil'		
	Sky Pencil Holly		
	Hydrangea paniculata 'Lara'		
	Little Lime Hydrangea		
	Mahonia media		
	Leucotheca 'Walters'		
	Potamogeton macrophylla 'Walt'		
	Japanese Yew		
	SHRUBS	3	gal. container
	Abelia grandiflora 'Nodosa'		
	Gray Abelia		
	Buxus microphylla 'Wintergreen'		
	Wintergreen Boxwood		
	Camellia japonica		
	Camellia		
	Cordelia japonica 'Violet'		
	Violet Gardenia		
	Ilex cornuta 'Dwarf Burford'		
	Dwarf Burford Holly		
	Ilex cornuta 'Violet'		
	Japanese Holly		
	Ilex verticillata 'Hans'		
	Dwarf Yaupon		
	PERENNIALS / GRASSES	1	gal. container
	Asplenium adnigrum 'Blue Dove'		
	Blue Dove		
	Hemerocallis 'Star of the East'		
	Star of the East		
	Heuchera moranensis 'Pum Pudding'		
	Pum Pudding Heuchera		
	Salvia nemorosa		
	Evergreen Candytuft		
	Muhlenbergia capillaris		
	Pink Muhly Grass		
	Pericallis discolor 'Yaman'		
	Hannah Four O'Clock		
	Goldstone Black-eyed Susan		
	GROUND COVERS	4	gal. container
	Pachysandra terminalis		
	Japanese Spurge		
	LEAF LITER	1	gal. container
	Zizia or Hybrid Bernice		
	Stipa pinnatifida		

- NOTES:
1. Tree preservation fencing shall remain in place until completion of construction.
 2. Irrigation system shall be designed by selected landscape contractor on separate irrigation meter and shall provide 100% coverage to all areas. System shall include weather based controller, weather sensor, flow sensor and master valve. Separate hydrozones shall be provided for lawn and shrub areas, by exposure and by plant cultural requirements.
 3. Refer to Tree Protection and Replacement Plan for tree density calculations.
 4. Trees listed on Plant Schedule on Tree Replacement Plan are for quantitative value only, actual tree varieties are to be derived from this plan.
 5. All shrub beds are to receive a 2" minimum layer of organic mulch. All trees are to receive a 3" minimum layer of organic mulch. Mulch shall be fresh medium-grind tree bark or pine straw.



PROJECT AREA:

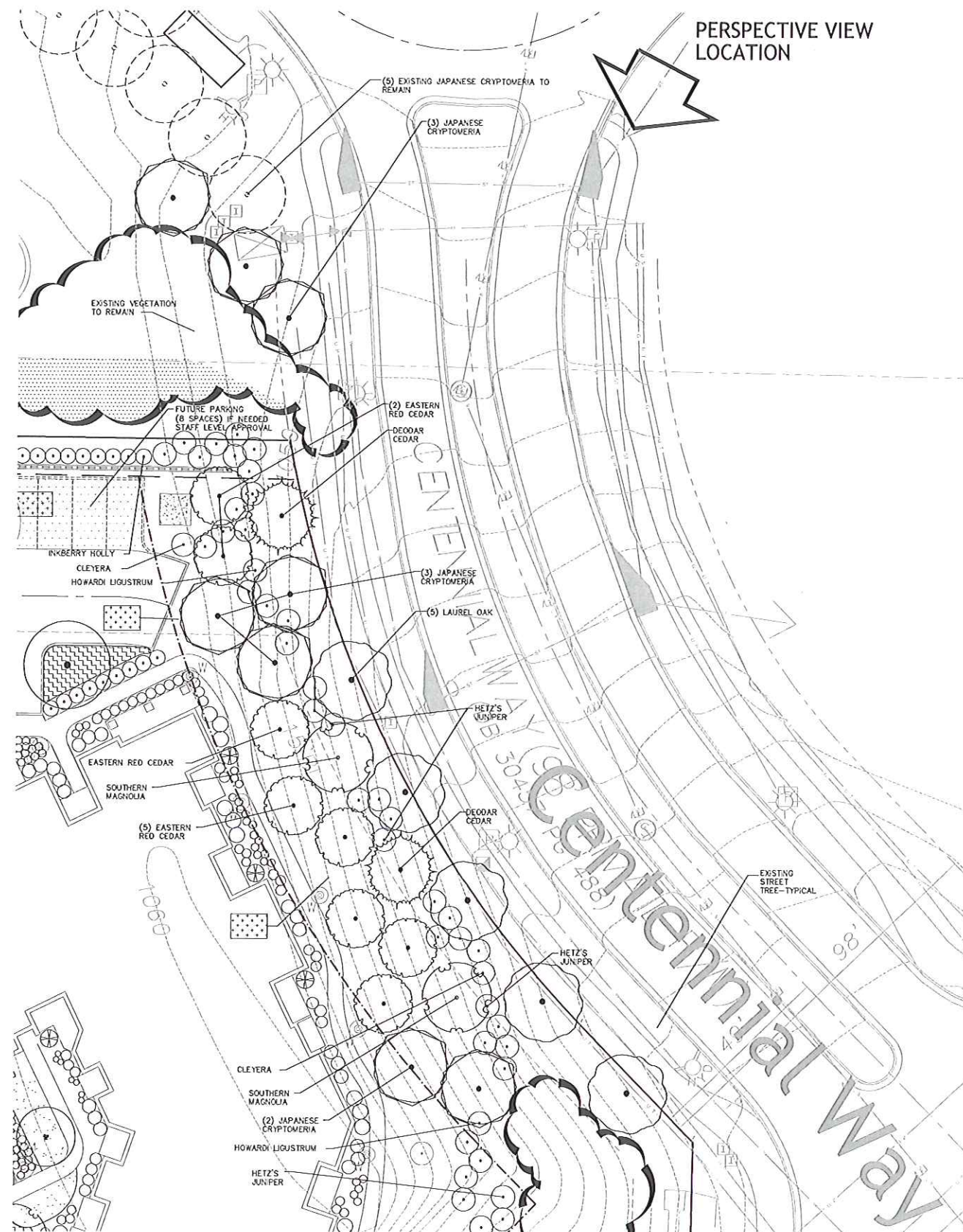
TOTAL AREA (5.1 ac.)	222,156 sq. ft.
Landscaped openspace	123,682 sq. ft. (55.7 %)

Roswell Retirement Residence

Roswell, GA

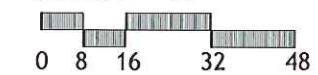
HAWTHORN
RETIREMENT GROUP

9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-8210
(360) 213-1550 Fax (360) 213-1540



Centennial Way Buffer Exhibit

SCALE: 1" = 16'



LANDSCAPE LEGEND

Note: Plant symbols are reduced in scale in Landscape Legend.

Symbol	Botanical / Common Name	Quantity	Specifications
CANOPY TREES:			
(Large circle)	Ulmus parviflora 'Bouquet'	13	4" cal. x 12-14' ht. B&B
(Large circle)	Buxus Chinensis Elm		Deciduous
(Large circle)	Quercus phellos	30	3" cal. x 12-14' ht. B&B
(Large circle)	Wing Oak		Deciduous
SCREENING & ORNAMENTAL TREES:			
(Medium circle)	Magnolia grandiflora 'Little Gem'	6	3" cal. x 10-12' ht. B&B
(Medium circle)	Little Gem Southern Magnolia		Evergreen
(Medium circle)	Cedrus deodora	2	3" cal. x 10-12' ht. B&B
(Medium circle)	Deodar Cedar		Evergreen
(Medium circle)	Ostrya japonica	8	3" cal. x 10-12' ht. B&B
(Medium circle)	Japanese Oak		Evergreen
(Medium circle)	Juniperus horizontalis	8	3" cal. x 10-12' ht. B&B
(Medium circle)	English Red Cedar		Evergreen
(Medium circle)	Quercus laurifolia	5	3" cal. x 10-12' ht. B&B
(Medium circle)	Laurel Oak		Semi-Evergreen
(Medium circle)	Lagotis japonica 'Makigata'	3	2" cal. x 8-10' ht. B&B
(Medium circle)	Large Myrtle		Deciduous
(Medium circle)	Cercis canadensis	7	2" cal. x 10-12' ht. B&B
(Medium circle)	Eastern Redbud		Deciduous
SCREENING SHRUBS (High and Low):			
(Small circle)	Ostrya japonica	7	gal. container
(Small circle)	Ostrya		
(Small circle)	Ilex cornuta 'Coral'	3	gal. container
(Small circle)	Cornus Holly		
(Small circle)	Ilex glabra	7	gal. container
(Small circle)	Boxwood Holly		
(Small circle)	Juniperus horizontalis 'Hetz'	3	gal. container
(Small circle)	Hetz's Juniper		
(Small circle)	Liquidambar styraciflua 'Howard'	7	gal. container
(Small circle)	Howard's Liquidambar		
(Small circle)	Osmanthus fragrans	7	gal. container
(Small circle)	Tea Olive		
(Small circle)	Rhododaphne indica 'Indochinensis'	3	gal. container
(Small circle)	Indochinensis		
(Small circle)	Viburnum chinensis 'Spring Bouquet'	3	gal. container
(Small circle)	Spring Bouquet Viburnum		
ACCENTS:			
(Small circle)	Ilex cornuta 'Sky Force'	7	gal. container
(Small circle)	Sky Force Holly		
(Small circle)	Hydrangea paniculata 'Joni'	3	gal. container
(Small circle)	Little Lime Hydrangea		
(Small circle)	Mahonia bealei	7	gal. container
(Small circle)	Leucothoe cuneata		
(Small circle)	Podocarpus neriifolia 'Walt'	15	gal. container
(Small circle)	Japanese Yew		
SHRUBS:			
(Small circle)	Azalea grandiflora 'Indochinensis'	3	gal. container
(Small circle)	Osmanthus		
(Small circle)	Buxus microphylla 'Wintergreen'	3	gal. container
(Small circle)	Wintergreen Buxus		
(Small circle)	Conocarpus	3	gal. container
(Small circle)	Conocarpus		
(Small circle)	Cornus japonica 'Vehf'	3	gal. container
(Small circle)	Vehf's Cornus		
(Small circle)	Ilex cornuta 'Dwarf Burford'	3	gal. container
(Small circle)	Dwarf Burford Holly		
(Small circle)	Ilex cornuta 'Hetz'	3	gal. container
(Small circle)	Hetz's Holly		
(Small circle)	Ilex verticillata 'Hans'	3	gal. container
(Small circle)	Dwarf Yucca		
(Small circle)	Ilex verticillata 'Hans'	3	gal. container
(Small circle)	Hans' Holly		
(Small circle)	Loropetalum chinensis 'Ruby'	3	gal. container
(Small circle)	Ruby Loropetalum		
(Small circle)	Malus baccata	3	gal. container
(Small circle)	Chinese Malus		
(Small circle)	Rhododendron	3	gal. container
(Small circle)	Azalea - variegated		
(Small circle)	Rose 'Double Red'	3	gal. container
(Small circle)	Knock-out Rose		
(Small circle)	Spiraea japonica 'Little Princess'	3	gal. container
(Small circle)	Little Princess Spiraea		
(Small circle)	Trochodendron japonicum	3	gal. container
(Small circle)	Conocarpus		
(Small circle)	Viburnum x Burkwoodi	7	gal. container
(Small circle)	Burkwood Viburnum		
PERENNIALS / GRASSES:			
(Small circle)	Erigeron glaucus 'Blue Daze'	1	gal. container
(Small circle)	Blue Daze		
(Small circle)	Hemerocallis 'Stella de Oro'	1	gal. container
(Small circle)	Stella de Oro		
(Small circle)	Heuchera micrantha 'Pum Pudding'	1	gal. container
(Small circle)	Pum Pudding Heuchera		
(Small circle)	Heuchera micrantha	1	gal. container
(Small circle)	Heuchera micrantha		
(Small circle)	Malva sylvestris	1	gal. container
(Small circle)	Princess Mallow		
(Small circle)	Penstemon alpinus 'Hans'	1	gal. container
(Small circle)	Hans' Penstemon		
(Small circle)	Rudbeckia hirta 'Goldsturm'	1	gal. container
(Small circle)	Goldsturm Black-eyed Susan		
GROUND COVERS:			
(Small circle)	Podocarpus neriifolia	4" pots @ 18" o.c.	Multiple spacing
(Small circle)	Japanese Yew		
(Small circle)	Open Area		
(Small circle)	Zoysia or Hybrid Bermuda		Fresh cut, bag, stagger joints
(Small circle)	Slope Protection Area		plant ed areas disturbed by grading
(Small circle)	Juniperus procumbens	1 gal. @ 8'-10' o.c.	Multiple spacing
(Small circle)	Japanese Garden Juniper		
(Small circle)	Yucca filifera	4" pots @ 24" o.c.	Multiple spacing
(Small circle)	Creeping St. Johnswort		



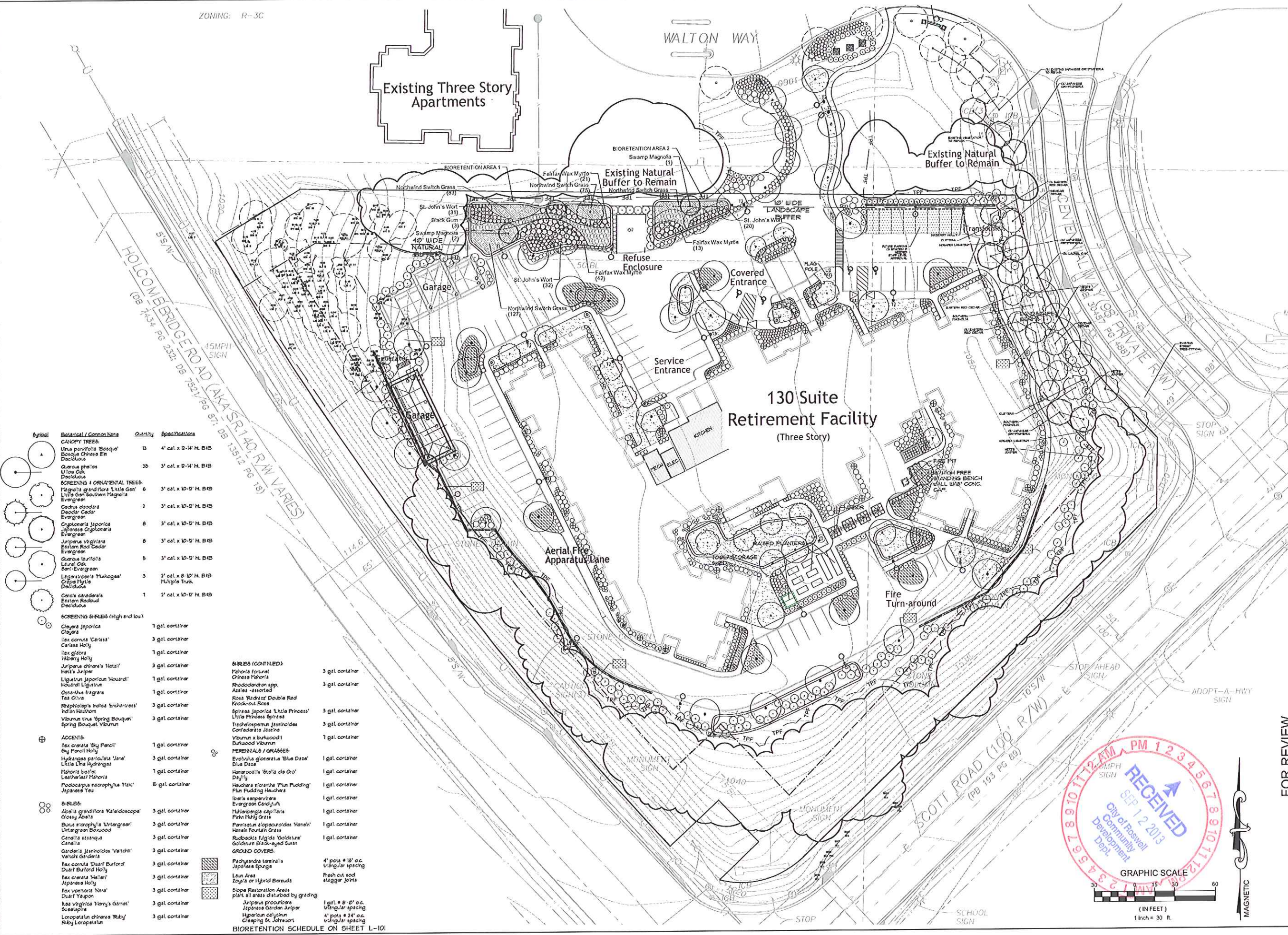
Roswell Retirement Residence

Roswell, GA

HAWTHORN
RETIREMENT GROUP

9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-8210
(360) 213-1550 Fax (360) 213-1540

ZONING: R-3C



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2015 KIMLEY-HORN ASSOCIATES, INC.
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NORCROSS, GEORGIA 30092
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RECEIVED
SEP 12 2013
City of Roswell
Community Development Dept.

FOR REVIEW

PROJECT: ROSWELL RETIREMENT RESIDENCE
PREPARED FOR: LENITY GROUP, LLC
TITLE: NORTHERN BOUNDARY BIORETENTION PLAN EXHIBIT

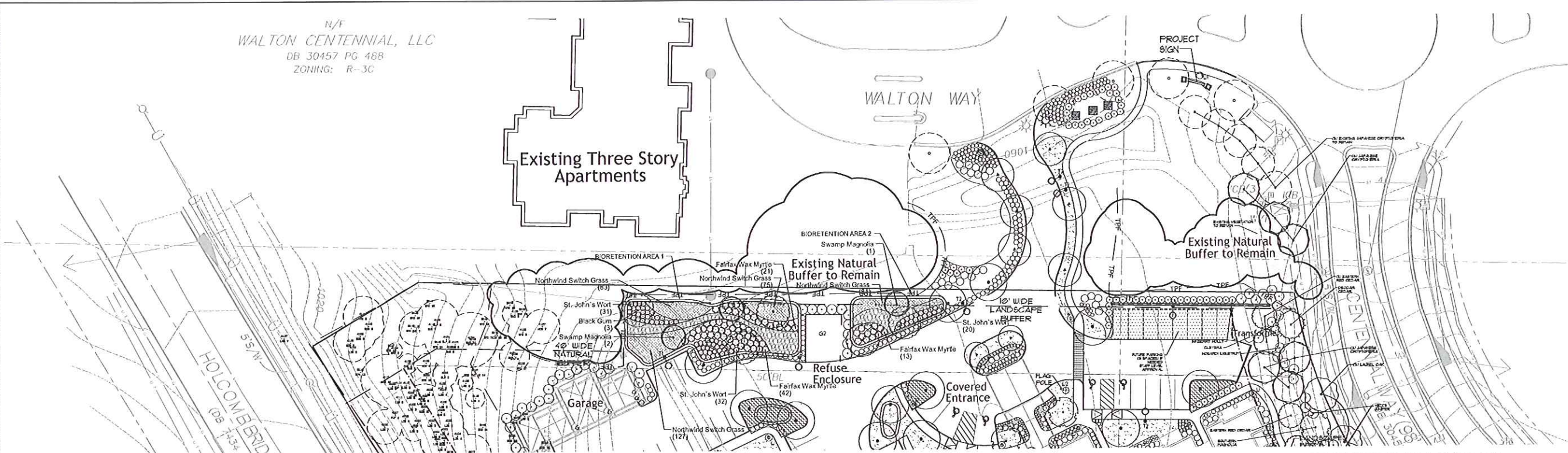
DATE: 09/11/2013
PROJECT NUMBER: 019923002
SHEET NUMBER: L1-00

REVISIONS

DATE

BY

N/F
WALTON CENTENNIAL, LLC
DB 30457 PG 488
ZONING: R-3C



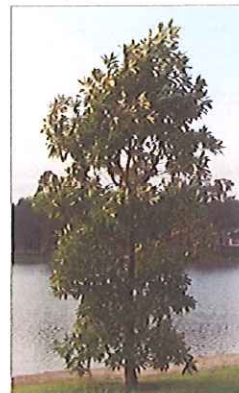
BIORETENTION SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	MJ	3	Magnolia virginiana	Swamp Magnolia	B & B	3"Cal	10' - 12' Ht
	NS	5	Nyssa sylvatica	Black Gum	B & B	3"Cal	10' - 12' Ht
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	
	HD	83	Hypericum densiflorum	St. John's Wort	3 gal		
	MF	76	Myrica cerifera 'Fairfax'	Fairfax Wax Myrtle	3 gal		
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>SPACING</u>
	PN	366	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal		24" o.c.
		1,021 sf	River Rock				

BIOSWALE PLANT PALETTE:



BLACK GUM



SWAMP MAGNOLIA



WAX MYRTLE



ST. JOHN'S WART



SWITCH GRASS

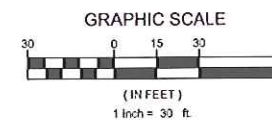
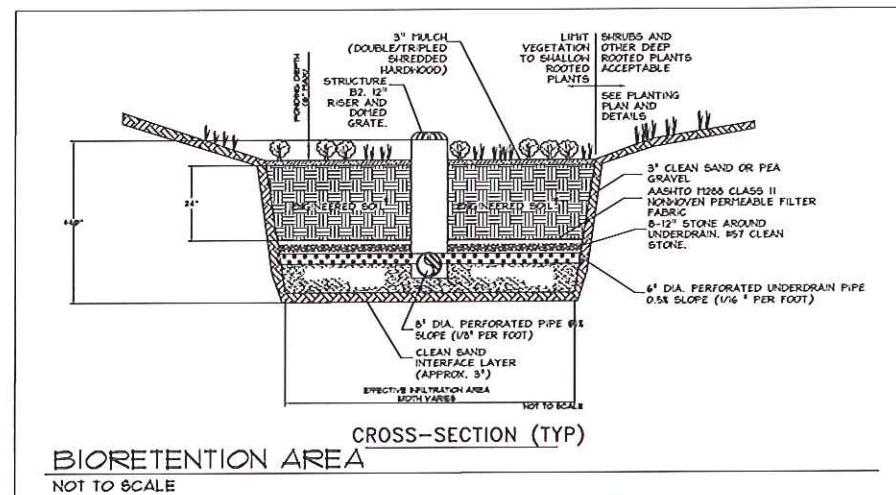
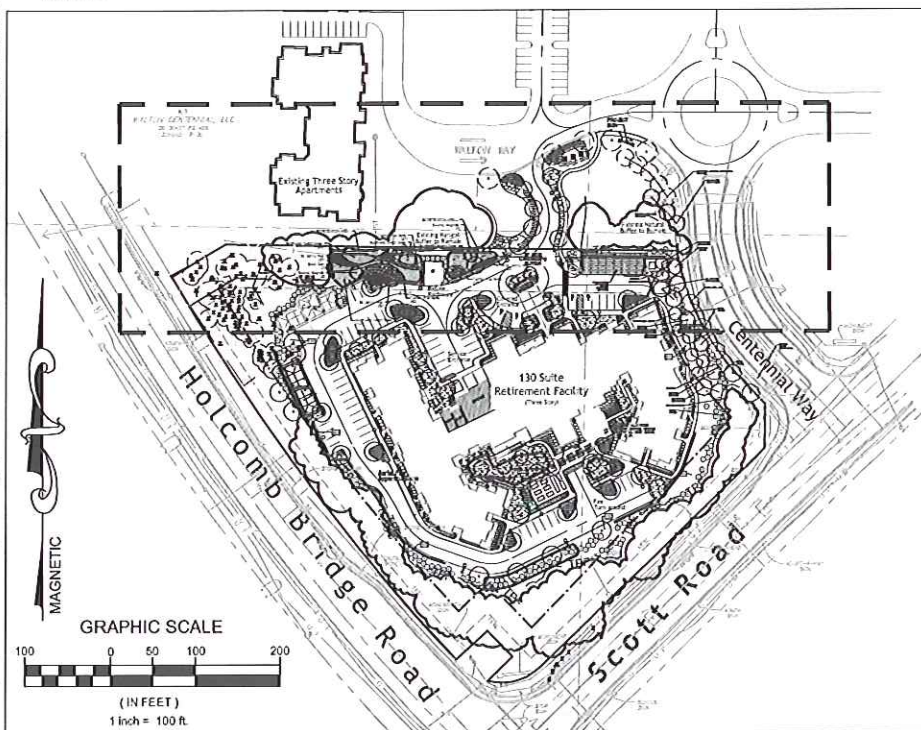
BIOSWALE EXAMPLES:



ATLANTA, GA
BIORETENTION SWALE



BIORETENTION POND



FOR REVIEW

FOR REVIEW	PROJECT:	ROSWELL RETIREMENT RESIDENCE PREPARED FOR: LENITY GROUP, LLC
	DATE:	09/11/2013
	PROJECT NUMBER:	019923002
	SHEET NUMBER:	L1-01

**Kimley-Horn
and Associates, Inc.**

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SCALE:	
DRAWN BY:	LDC
DESIGNED BY:	LDC
CHECKED BY:	BBW

ELLINGTON COUNTY, GEORGIA



lenity
architecture

Roswell Retirement Residence

Roswell, Georgia



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RETIREMENT GROUP

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