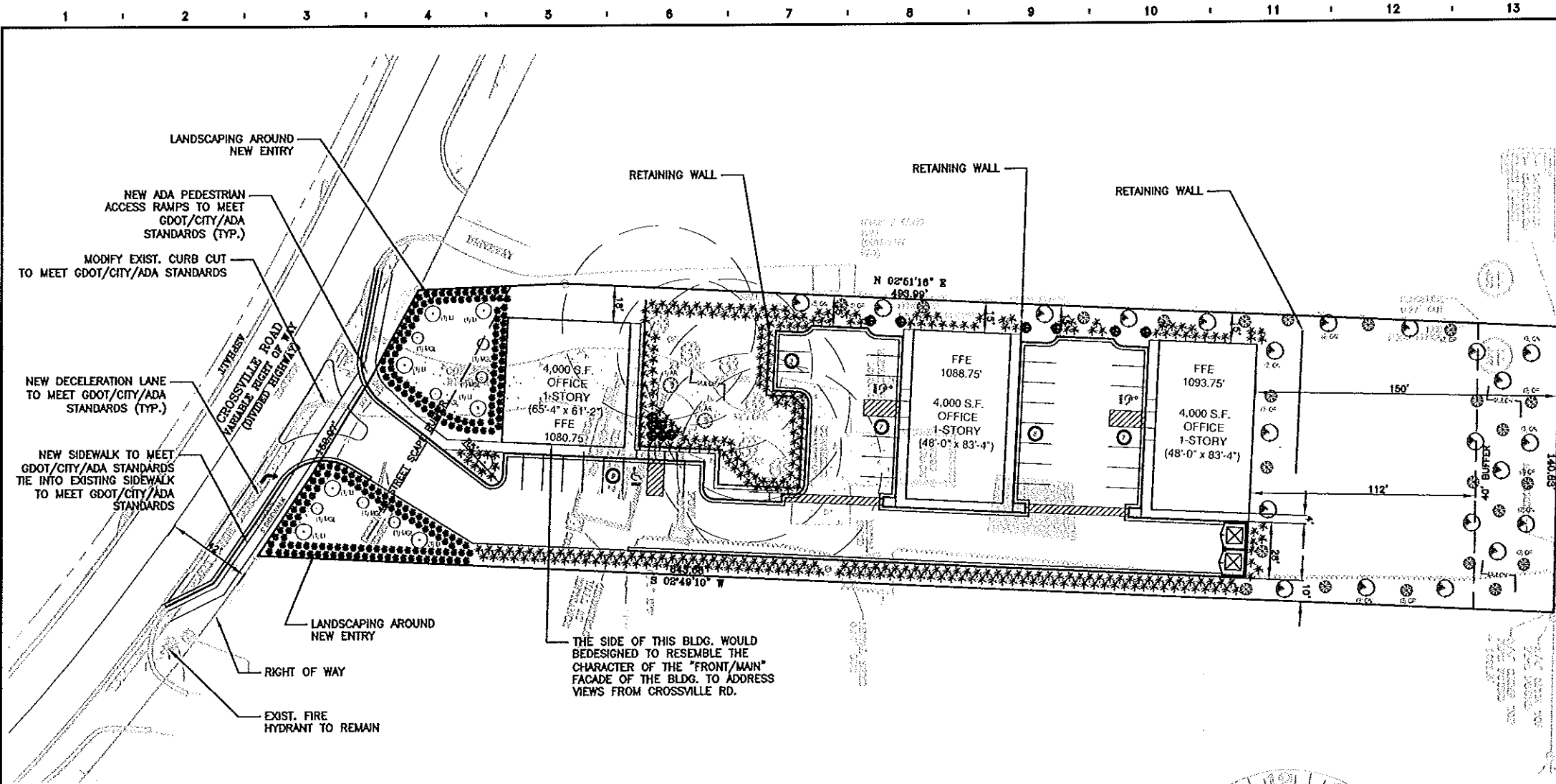




TREE PROTECTION NOTES:

- 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. CONTACT THE COMMUNITY DEVELOPMENT AT 770-641-3741, FOR SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.
- C. CONTACT THE COMMUNITY DEVELOPMENT AT 770-641-3741, 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, YOU SHALL SUBMIT 2 SETS OF REVISED PLANS TO THE CITY ARBORIST'S OFFICE FOR APPROVAL PRIOR TO ANY LANDSCAPE INSTALLATION.

NOTES:

1. PROPOSED LANDSCAPE AREAS WILL INCORPORATE NATIVE AND ADAPTED PLANTS, SHRUBS, TREES AND GROUND COVER.

TABLE 1: EXISTING TREE TABLE

EXIST. TREE	QUANTITY	UNITS	TOTAL
24" OAK	1	6.6	6.6
28" OAK	1	7.2	7.2
32" OAK (LOST)	1	7.8	7.8
31" OAK (LOST)	1	7.5	7.5
32" OAK (LOST)	1	7.8	7.8
34" OAK (LOST)	1	8.1	8.1

EXISTING DENSITY FACTOR (EDF) = 13.8
REMOVED TREE DENSITY FACTOR = 31.2

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 = 13.8 + 70.9 (REFER TO TABLE 2: TREE LIST)

SDF = 90.9 > 58.2 (MINIMUM UNITS REQUIRED)

*EXCEEDS MINIMUM REQUIRED

RECOMPENSE:

EXTRA UNITS APPLY FOR RECOMPENSE = 90.9 - 58.2 = 32.7 UNITS

3 TREES WILL BE LOST DUE TO DISTURBANCE
REMOVED TREE DENSITY FACTOR = 31.2 REFER TO TABLE 1

DFD = 31.2 - 32.7 = (-)1.5 UNITS

(-) MEANS THERE IS NO DEFICIENCY AND IT IS 10.9 UNITS EXTRA

RECOMPENSE IS THROUGH PLANTING NEW TREES.

TABLE 2: REPLACEMENT TREE LIST

ABBRV.	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	2	2.40	4.8
J	JACARANDA MIMOSA	ORANGE BLOSSOM 'NATCHEZ'	7-8' HT. 4" CAL.	BB OR CONT.	8	0.90	7.2
MGL	MAGNOLIA X 'LITTLE GEM'	LITTLE GEM MAGNOLIA	7-8' HT. 4" CAL.	CONT.	8	0.90	7.2
Q	QUERCUS NUTTALLII	NUTTALL OAK	12-14' HT. 6" CAL.	BB OR CONT.	22	2.40	52.8
Q	QUERCUS PALUSTRIS	PN OAK	8-10' HT. 4" CAL.	BB OR CONT.	23	0.90	20.7
REPLACEMENT DENSITY FACTOR TOTAL UNITS					61		90.9

THIS IS A CONCEPTUAL LIST. THE PROPOSED LANDSCAPE AREAS WILL INCORPORATE NATIVE AND ADAPTED PLANTS, SHRUBS, TREES AND GROUND COVER. THE PLANTINGS WILL MEET ALL CITY OF ROSWELL REGULATIONS AND STANDARDS.

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 MUTCO 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.

LEGEND

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)	4,000 S.F.	
PROPOSED OFFICE 1-STORY (BLDG #2)	4,000 S.F.	
PROPOSED OFFICE 2-STORY (BLDG #3)	4,000 S.F.	
TOTAL OFFICE (3 BUILDINGS)	12,000 S.F.	

LANDSCAPING SUMMARY

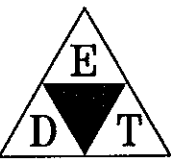
REQUIRED LAND SCAPING AREA = 15% MIN. LOT AREA EXCL. STREETScape BUFFER (NOTE STREET BUFFER IS APPROX. 6,611 S.F.)
= 15% X (84,506 - 6,611) = 11,684 S.F.

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

PARKING SUMMARY

PROPOSED OFFICE 12,000 S.F.

ALLOWED PARKING: (MIN. 2.5 & MAX 4 SPACES/1,000 SF)
MIN. REQUIRED PARKING: (2.5 SPACES/1,000 SF) = 30 SPACES
PROVIDED PARKING: (5.3 SPACES/1,000) = 34 SPACES
REQUIRED ACCESSIBLE SPACES: 2 SPACES
PROVIDED ACCESSIBLE SPACES: 3 SPACES



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
1	11-02-07	PREVIEW SET
2	11-26-07	REVISION

PROJECT NAME:

CROSSVILLE MEDICAL
OFFICE BUILDING

SHEET TITLE:

SITE AND LANDSCAPE
PLAN

SCALE:

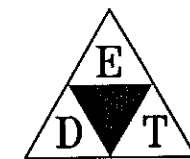
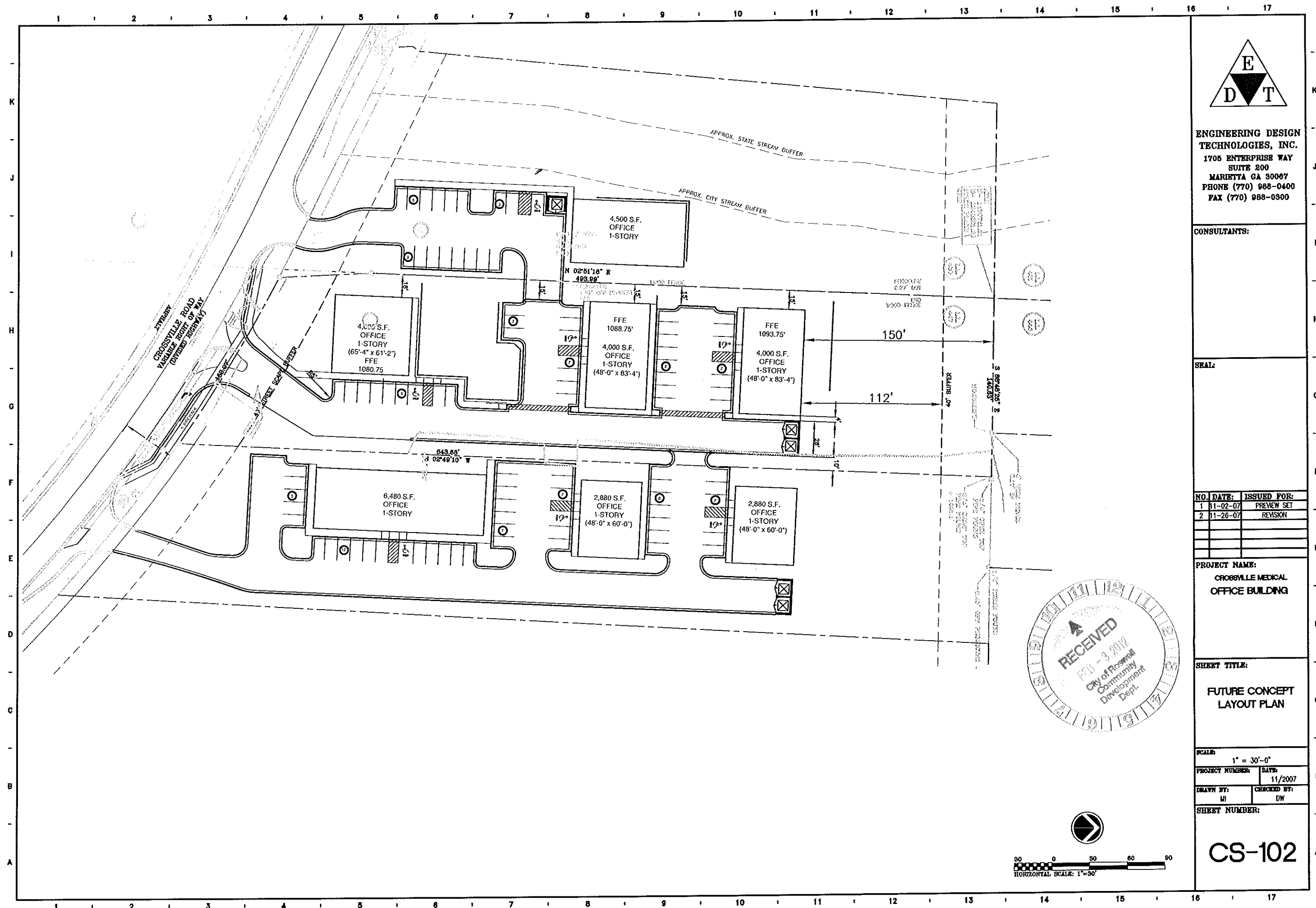
1" = 30'-0"

PROJECT NUMBER: DATE: 11/2007

DRAWN BY: PO CHECKED BY: DW

SHEET NUMBER:

CS-101



**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:
1	11-02-07	PREVIEW SET
2	11-26-07	REVISION

PROJECT NAME:
CROSSVILLE MEDICAL
OFFICE BUILDING

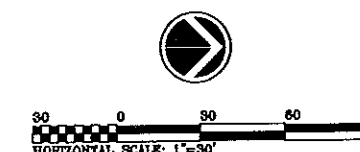
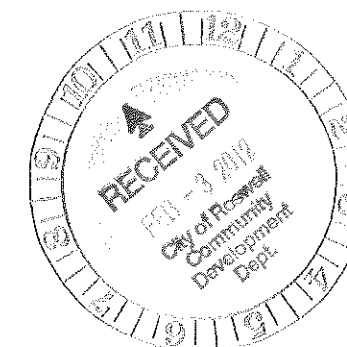
SHEET TITLE:
FUTURE CONCEPT
LAYOUT PLAN

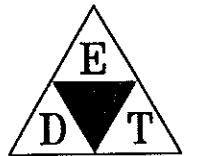
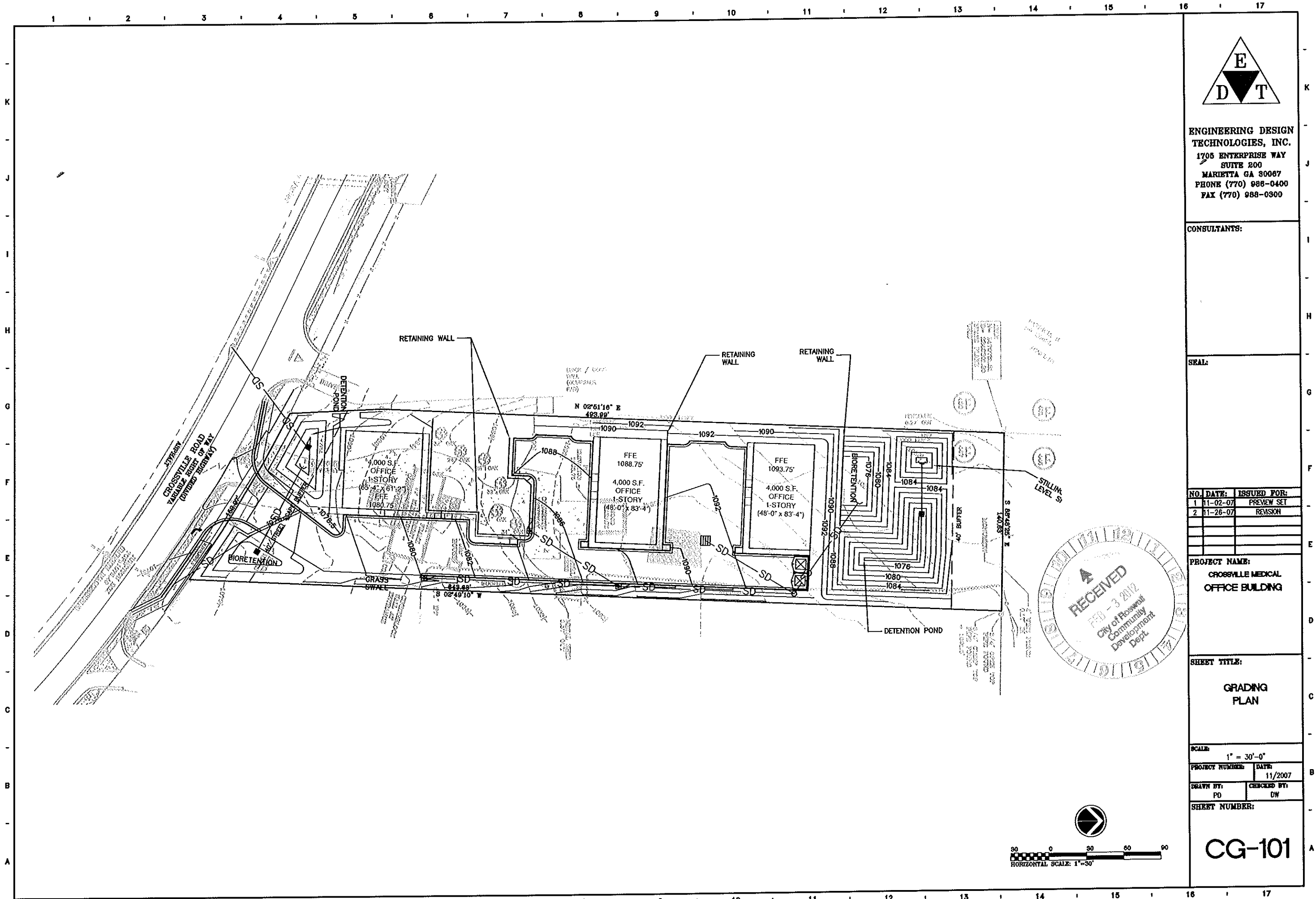
SCALE: 1" = 30'-0"

PROJECT NUMBER:	DATE:
	11/2007
DRAWN BY:	CHECKED BY:
MI	DW

SHEET NUMBER:

CS-102





ENGINEERING DESIGN
TECHNOLOGIES, INC.
1705 ENTERPRISE WAY
SUITE 200
MARIETTA GA 30067
PHONE (770) 986-0400
FAX (770) 988-0300

CONSULTANTS:

SEAL:

NO.	DATE	ISSUED FOR:
1	11-02-07	PREVIEW SET
2	11-26-07	REVISION

PROJECT NAME:
CROSSVILLE MEDICAL
OFFICE BUILDING

SHEET TITLE:

GRADING
PLAN

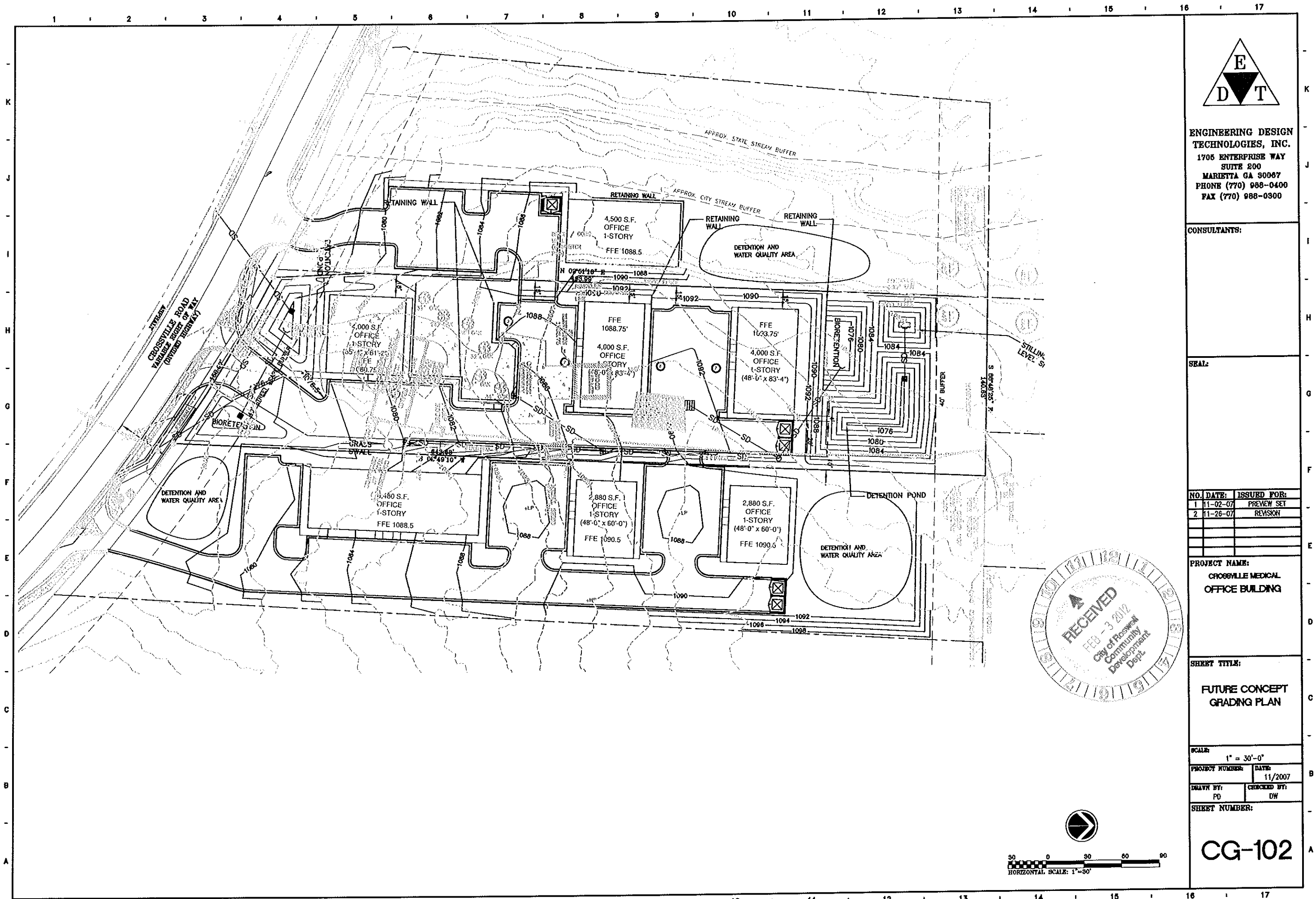
SCALE:
1" = 30'-0"

PROJECT NUMBER: DATE:
11/2007

DRAWN BY: CHECKED BY:
PD DW

SHEET NUMBER:

CG-101



**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:
1	11-02-07	PREVIEW SET
2	11-26-07	REVISION

PROJECT NAME:
CROSSVILLE MEDICAL
OFFICE BUILDING

SHEET TITLE:
FUTURE CONCEPT
GRADING PLAN

SCALE: 1" = 30'-0"	
PROJECT NUMBER:	DATE: 11/2007
DRAWN BY: PD	CHECKED BY: DW
SHEET NUMBER:	

CG-102

