

PROJECT INFORMATION

MORGAN CREEK CABINET COMPANY
Project Name
0733
Project Number
4255 CANTRELL ROAD
Project Address
48, 20th
Lots, District
2nd
Section
COBB COUNTY, GEORGIA
County, State

DATE:	04/19/06
REVISION	
NO.	1
DESCRIPTION	SUBMIT TO COBB COUNTY
RCS DESIGN	AS SHOWN
PA DRAWN	TP-1
RCS CHECKED	SHEET
DATE	04/19/06
	0733
	PROJECT No.

TREE LEGEND

- - WILLOW OAK (Quercus Phellos)
- - CHINESE ELM (Ulmus Alata)
- ✱ - RIVER BIRCH (Betula Nigra)
- X - TREE TO BE REMOVED

PARKING AND FRONTAGE TREES

QTY.	BOTANICAL NAME	COMMON NAME	(MIN.) SIZE	HEIGHT	UNIT	TOTAL	PERCENT	NOTES
5	QUERCUS PHELLOS	WILLOW OAK	2.0" CAL.	10-12' HT.	0.5	2.0	4.7%	FULL & WELL BRANCHED
5	ULMUS ALATA	CHINESE ELM	2.0" CAL.	10-12' HT.	0.5	2.0	4.7%	FULL & WELL BRANCHED
2	BETULA NIGRA	RIVER BIRCH	2.0" CAL.	10-12' HT.	0.5	1.0	16.6%	FULL & WELL BRANCHED
12	TOTAL TREES				TOTAL UNITS	5.0	100%	

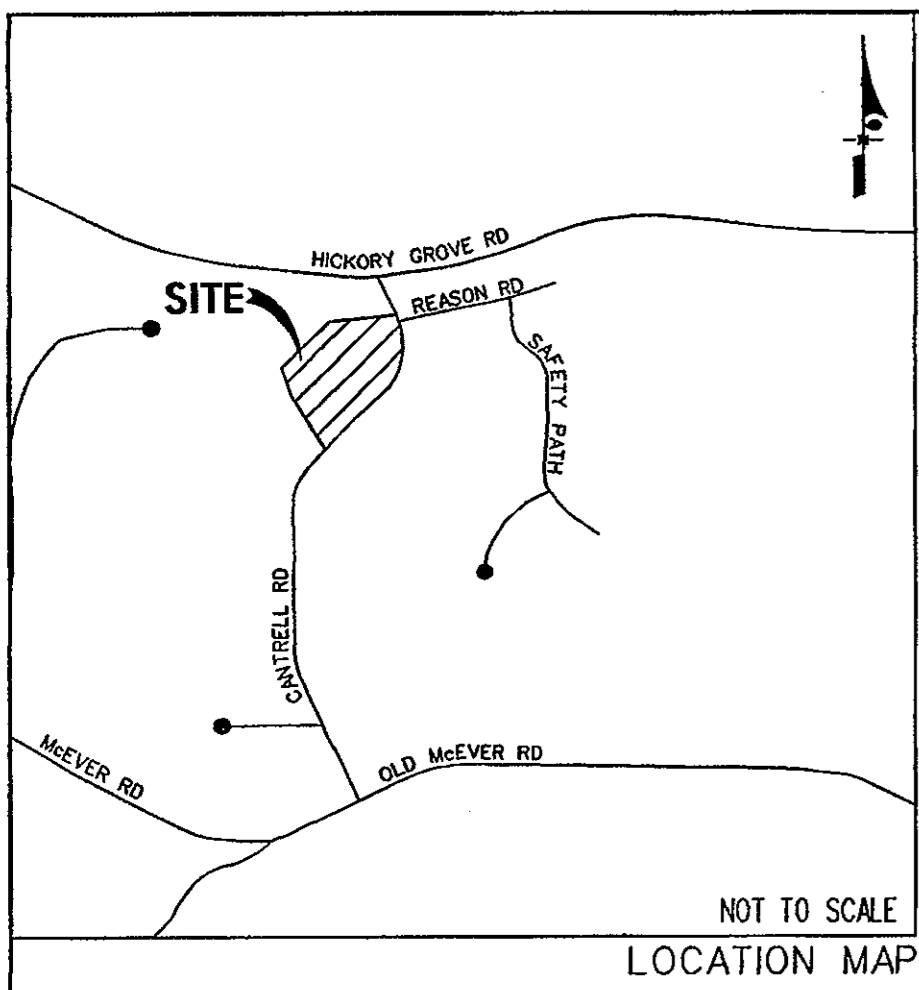
ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

PERCENTAGE OF TOTAL LOT CONTAINING IMPERVIOUS SURFACES: 65.32
PERCENTAGE OF TOTAL LOT WHICH SHALL REMAIN UNDISTURBED: 18.32
PERCENTAGE OF TOTAL LOT DEVOTED TO LANDSCAPING: 11.22.

TREE REPLACEMENT SUMMARY

LOT #	EXISTING TREES SAVED	EXISTING TREE UNITS	REPLACEMENT TREES	REPLACEMENT TREE UNITS	TOTAL LOT UNITS
1	1-1" HW 2-14" HW 1-38" HW	1 x (0.5) = 0.5 2 x (1.2) = 2.4 23.6 (see calc)	5-2" WILLOW OAK 5-2" CHINESE ELM 2-2" RIVER BIRCH	5 x (0.5) = 2.5 5 x (0.5) = 2.5 2 x (0.5) = 1.0	
TOTAL UNITS		26.6 UNITS		6.0 UNITS	32.6 UNITS

NOTE: *SPECIMEN TREES TO REMAIN
N/F STEVE GRAHAM ZONED: HI



1. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING. FOR PROJECTS OVER TWO (2) ACRES A PROFESSIONAL DESIGNER MUST VERIFY THAT THE TREE PROTECTION DEVICES WERE INSTALLED AS SHOWN ON THE APPROVED PLANS OR IN LOCATIONS THAT PROVIDED BETTER TREE PRESERVATION POTENTIAL. SUBMIT THIS VERIFICATION PRIOR TO THE APPROVAL OF THE FINAL PLAN FOR RESIDENTIAL SUBDIVISIONS OR PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR COMMERCIAL PROJECTS.
2. WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE (1) INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.
3. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (SEE ANSI A300-1995).
4. PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED-ON PLANKING OR SIMILAR TREE PROTECTIVE DEVICE.
5. A PRE-CONSTRUCTION LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT. CALL THE COBB COUNTY ARBORIST AT (770) 528-2124 OR LANDSCAPE ARCHITECT AT (770) 528-2469. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
6. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO COBB COUNTY STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE COBB COUNTY ARBORIST.
7. BUFFERS MUST BE PLANTED TO COBB COUNTY STANDARDS WHEN SPARSILY VEGETATED OR WHERE DISTURBED FOR APPROVED UTILITY OR ACCESS CHANGES.
8. THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAN. CALL THE DEVELOPMENT INSPECTIONS DIVISION AT (770) 528-2124 FOR AN INSPECTION. A PERFORMANCE BOND, LETTER-OF-CREDIT, OR ESCROW ACCOUNT WILL BE ACCEPTED IF PLANT MATERIALS MUST BE INSTALLED AT A LATER DATE.
9. FOR QUESTIONS ON COBB COUNTY REQUIREMENTS, CONTACT GRETCHEN MUSSER, COUNTY ARBORIST, AT 770-528-2124, OR DAVID GRIFFIN, COUNTY LANDSCAPE ARCHITECT, AT 770-528-2469.
10. SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
11. ENTIRE SITE TO BE IRRIGATED BY UNDERGROUND IRRIGATION SYSTEM.

SITE DENSITY CALCULATIONS

SDF = SITE DENSITY FACTOR (REQUIRED)
EDF = EXISTING DENSITY FACTOR (BASED ON TREES TO REMAIN)
RDF = REPLACEMENT DENSITY FACTOR
SDF = EDF + RDF

SDF AREA = 1.97 AC. AND REQUIRED DENSITY = 15 UNITS/ACRE
SDF = 1.97 AC X 15 = 29.55 UNITS REQUIRED

EDF = 0 UNITS PRESERVED
RDF = 0 UNITS PRESERVED
SDF = EDF + RDF
RDF = SDF - EDF
RDF = 29.55 - 0 = 29.55 UNITS
RDF = 29.55 UNITS REQUIRED

29.55 UNITS REQUIRED TO MEET SITE DENSITY FACTOR
6.0 UNITS PROVIDED
(1) 38" SPECIMEN TREE TO REMAIN
NO SPECIMEN RECOMPENSE REQUIRED
SPECIMEN UNIT VALUE (1) 38" = 3 x (18.0) = 54 (7854 / 1440) = 5.4 UNITS

FRONTAGE TREE CALCULATIONS

CANTRELL ROAD FRONTAGE (EXCLUSIVE OF DRIVEWAYS, ACCESS WAYS AND SIGHT DISTANCE TRIANGLES) = 42 LF.

260 / 35 = 7.43
8 FRONTAGE TREES REQUIRED ON CANTRELL ROAD

FISCAL SURETY FOR MAINTENANCE OF PLANTED TREES MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE MAINTENANCE INSPECTION WILL BE PERFORMED PRIOR TO THE SCHEDULED RELEASE DATE OF THE POSTED FISCAL SURETY TO DETERMINE THE HEALTH OF THE TREES PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE AS WELL AS ANY BUFFER PLANTINGS.

AUTOMATIC IRRIGATION WILL BE PROVIDED
COBB COUNTY IRRIGATION NOTES:
THE INSTALLATION OF THE IRRIGATION SYSTEM OR ROSE BERRS (AS SPECIFIED ON THIS PLAN) WILL BE VERIFIED BY THE COUNTY ARBORIST PRIOR TO THE RELEASE OF THIS PROJECT FOR A CERTIFICATE OF OCCUPANCY.

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE PARKING LOT LIGHTING LAYOUT PLAN. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PROVIDES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR DRAINING. THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF PARKING LOT LIGHTING IS INSTALLED WITHOUT THE CERTIFICATE OF OCCUPANCY, ALL CONFLICTING POWER POLES ARE MOVED. THE LAND DISTURBANCE PERMIT, IF A LIGHTING PLAN IS NOT PART OF THE CIVIL

