

PLANT SCHEDULE - TYPICAL TREES:

SYM	BOTANICAL NAME COMMON NAME	SIZE	CANOPY SIZE (SQUARE FEET)
☉	ACER RUBRUM RED MAPLE	3.5"-4" CAL. 12'-16' HT.	900
☉	ACER BIFIDIFOLIUM TRIDENT MAPLE	2.5"-3" CAL. 10'-12' HT.	400
☉	BETULA NIGRA DURA HEAT RIVER BIRCH (Multi-Stemmed)	2.5"-3" CAL. 12'-14' HT.	1600
☉	CERCUS CANADENSIS REDBUD	2"-2.5" CAL. 8'-12' HT.	400
☉	CORNUS FLORIDA DOGWOOD	2"-2.5" CAL. 8'-12' HT.	400
☉	GINKGO BILOBA GINKGO	3.5"-4" CAL. 14'-16' HT.	1600
☉	ILEX X 'A TENUATA' 'FOSTERS #2' FOSTER HOLLY	2"-2.5" CAL. 12'-14' HT.	150
☉	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	2"-2.5" CAL. 8'-12' HT.	150
☉	QUERCUS PHELLOS WILLOW OAK	3.5"-4" CAL. 12'-14' HT.	1600
☉	ULMUS PARVIFLORA CHINESE ELM	3.5"-4" CAL. 12'-16' HT.	900

PLANT SCHEDULE - TYPICAL GROUNDCOVER AND SHRUBS:

SYM	BOTANICAL NAME COMMON NAME	SIZE
☉	HEMEROCALLIS SP. DAYLILY	1 GALLON
☉	LIRIOPE SPICATA LIRIOPE	4" POTS
☉	ABELIA X GRANDIFLORA ABELIA	7 GAL.
☉	CAMELLIA JAPONICA & SARANQUA JAPANESE & SASANQUA CAMELLIA	7-10 GAL.
☉	ILEX HOLLY (JAPANESE, CHINESE, HYB.) ILEX HOLLY (JAPANESE, CHINESE, HYB.)	7 GAL.
☉	ILICUM PARVIFLORUM SMALL ANISE-TREE	7 TO 10 GAL.
☉	LOBOPETALUM CHINENSE RUBRUM LOBOPETALUM	7 GAL.
☉	MYRICA CERIFERA WAXMYRTLE	7 GAL.
☉	OSMANTHUS HETEROPHYLLUS OSMANTHUS	7 GAL.
☉	RAPHIOLEPIS INDICA INDIAN HAWTHORNE	7 GAL.
☉	RHODODENDRON SP. AZALEAS	7 GAL.
☉	TERNSTROEMIA GYMNANTHERA JAPANESE TERNSTROEMIA	7 GAL.

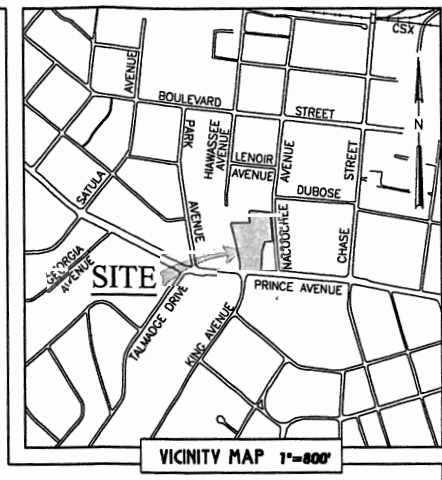
TREE CANOPY CALCULATIONS:

TOTAL AREA = 3.063 ACRES

TREE CANOPY REQUIRED:
(35% OF TOTAL SITE AREA) 46,698 S.F.

TREE CANOPY PROVIDED:
(59.85% OF TOTAL SITE AREA) 79,850 S.F.

TREE CANOPY	QUANTITY	TOTAL S.F. OF CANOPY
SMALL (EVERGREEN)	21	3,150
SMALL	22	8,800
MEDIUM	31	27,900
LARGE	25	40,000
TOTAL TREE CANOPY		79,850



PROJECT DATA

OWNER:
 PARCEL 1 - 0.419 ACRES - 1160 PRINCE AVENUE - TAX ID 11-4-03-0038 (CN)
 611 IRIS LANE
 WINDER, GEORGIA 30680
 PH: 706-227-2976
 PARCEL 2 - 1.803 ACRES - 137 MACOOCHEE AVENUE - TAX ID 11-4-03-0012 (RM-2)
 PRINCE MACOOCHEE, LLC, WAYMAN B. GRIFFITH, JAMES A. GRIFFITH
 611 IRIS LANE
 WINDER, GEORGIA 30680
 PH: 706-227-2976
 PARCEL 3 - 0.435 ACRES - 147 MACOOCHEE AVENUE - TAX ID 11-4-03-0044 (RS-15)
 PRINCE MACOOCHEE, LLC, WAYMAN B. GRIFFITH, JAMES A. GRIFFITH
 611 IRIS LANE
 WINDER, GEORGIA 30680
 PH: 706-227-2976
 PARCEL 4 - 0.406 ACRES - 1140 PRINCE AVENUE - TAX ID 11-4-03-0039 (CN)
 PRINCE MACOOCHEE, LLC
 611 IRIS LANE
 WINDER, GEORGIA 30680
 PH: 706-227-2976

NOTE: ALL LOTS TO BE COMBINED INTO ONE LOT.

AUTHORIZED AGENT: ABE CONSULTING, INC. CONTACT: ABE ABUHAMIDAN, P.E.
 1671 MERIWEATHER DR. SUITE 201
 BOGART, GA 30622
 (706) 613-8900

- TOTAL PROJECT ACREAGE: 3.063 ACRES
- CURRENT ZONING: CN, RM-2 & RS-15
- PROPOSED USE: PROFESSIONAL OFFICE (68,530 S.F.) AND RETAIL (5,830 S.F.)
 GROSS BUILDING AREA = 76,600 S.F.
 TOTAL RENTABLE AREA = 74,360 S.F.
- GROUND COVERAGE: (IMPERVIOUS SURFACE): 72.81% (2.23 ACRES)
 CN-ZONING (PARCEL 1 & 4) = 71.61%
 RM-2 ZONING (PARCEL 2) = 84.31%
 RS-15 ZONING (PARCEL 3) = 22.60%
- THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN: REFERENCE FIRM 130040-0022 C, DATED MAY 4, 1982.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY FOR TAYLOR-MATHES, BY BEN MCCLEROY AND ASSOCIATES, ATHENS, GEORGIA, DATED JANUARY 8, 2004.
- EXISTING INTERIOR LOT LINES TAKEN FROM SURVEY FOR A. B. GRIFFITH, BY BEN MCCLEROY AND ASSOCIATES, ATHENS, GEORGIA, DATED 12/17/1968, LAST REVISED 9/14/1982.
- THERE ARE NO PROPOSED PUBLIC USES ON THE SITE.
- THERE ARE NO EXISTING OR ABANDONED LANDFILLS ON THIS SITE.
- THE LOTS WILL BE SERVED BY EXISTING ATHENS-CLARKE COUNTY WATER MAINS LOCATED ON MACOOCHEE AVENUE.
- THE LOTS WILL BE SERVED BY EXISTING SANITARY SEWER SERVICE LINES OR NEW SERVICE LOCATED ON MACOOCHEE AVENUE.
- MAXIMUM BUILDING HEIGHT IS 54'.
- ALL SITE LIGHTING TO BE FULLY SHIELDED PER ACC ORDINANCES.
- STORMWATER MANAGEMENT AND SOIL EROSION CONTROL WILL BE IN ACCORDANCE WITH ACC ORDINANCES AND REGULATIONS. BMP'S AND UNDERGROUND DETENTION FACILITY, AND PERMANENT VEGETATION WILL BE UTILIZED TO CONTROL EROSION AND STABILIZE THE SITE.
- METHOD OF STORM DRAINAGE: SHEET FLOW LEADING TO PIPING THAT DISCHARGES INTO THE STORMWATER FACILITY.
- SEE PRELIMINARY LANDSCAPE PLAN FOR PLANTINGS, STREET TREES, AND TREE CANOPY CALCULATIONS.
- TOTAL PARKING PROVIDED IS 320 SPACES INCLUDING HANDICAP ACCESSIBLE AND COMPACT CAR SPACES.
- A RECOMBINATION PLAT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLANS APPROVAL.

WAIVERS REQUESTED

- ALLOW LOT WIDTH OF ±55' FOR RS-15 LOT.
- ALLOW INCREASE IN LOT COVERAGE FOR RM-2 LOT TO ± 84.31%.



1671 MERIWEATHER DR.
 SUITE 201
 BOGART, GA 30622
 706.615.8900
 706.425.9631 FAX

MASTER DEVELOPMENT PLAN

1140 PRINCE AVENUE

ATHENS/CLARKE-COUNTY, GA
 3.063 ACRES

REVISIONS	DATE

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF ABE CONSULTING, INC. SHALL BE AT THE USER'S RISK AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT, THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



DATE
 07/28/04

PROJECT
 # 04-008-01

LANDSCAPE PLAN

SHEET
 2 OF 3

