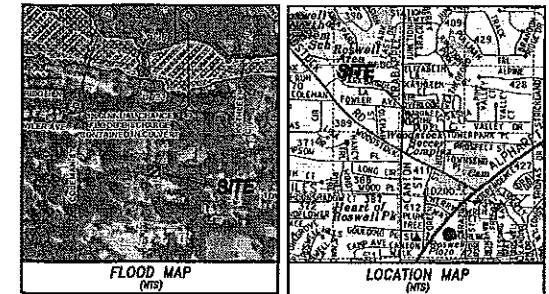


REFERENCE MATERIAL:
SURVEY PLAT FOR DAHLHAUSER GROUP, LLC BY MARKEY ENGINEERS & CONSULTANTS, WILLARD COY TUNNELL, JR. PLS No.3224 DATED JUNE 26, 2014.
FULTON COUNTY GIS MAP
CITY OF ROSWELL GIS MAPS
ALL MATTERS OF RECORD ARE EXCEPTED THIS SURVEY.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 130,804 FEET.

UTILITIES PROTECTION CENTER
CALL TOLL FREE
IN METRO ATLANTA
811
THROUGHOUT GEORGIA
THREE WORKING DAYS BEFORE YOU DIG

NOTE:
THE PROPOSED USE FOR THIS PROPERTY IS TO PROVIDE OFFICE SPACE AND RESIDENTIAL TOWNHOMES.



FLOOD HAZARD NOTE:
THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS OF FULTON COUNTY, GEORGIA (COMMUNITY PANEL NO. 1312100061 F) DATED SEPTEMBER 18, 2013.

TOPOGRAPHIC REFERENCE:
TOPOGRAPHY THIS PLAT HAS BEEN GENERATED BY THE FULTON GIS MAP. CONTOUR INTERVAL IS TWO FEET AND IS APPROXIMATE U.S.G.S. MEAN SEA LEVEL DATUM.

OWNER/DEVELOPER
DAHLHAUSER GROUP, LLC
171 VILLAGE PARKWAY, BLDG. 8A
MARIETTA, GA 30068
PHONE (404) 567-0859

24 HOUR CONTACT
MATT DAHLHAUSER
PHONE (404) 567-0859

SUBJECT PROPERTY IS PRESENTLY ZONED OF MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD - 15.0'
SIDE YARD - 10.0'
REAR YARD - 50.0'
MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 40'

DEVELOPMENT STATISTICS SUMMARY CHART

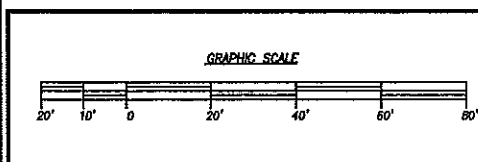
	CURRENT ZONING = OP. PROPOSED ZONING = OR	
	MAXIMUM	PROPOSED
HEIGHT OF TOWNHOUSES	45'	45'
HEIGHT OF MIXED STACK FLATS	45'	45'
BUILDING AREA (NON-RESIDENTIAL)	0 SF	2,328 SF
NUMBER OF DWELLING UNITS		14
HEATED FLOOR AREA (RESIDENTIAL)		17,830 SF(TOWNHOMES) 9,315 SF(FLATS)
SITE AREA	39,928SF	
BUILDING AREA		
LOT COVERAGE	29,946 SF (75%)	10,477 SF (26%)
COMMON LANDSCAPED OPEN SPACE AREA	7,988 SF (20% MIN.)	8,141 SF (20%)
BAFEROUS SURFACE AREA	29,946 SF (75%)	27,878 SF (69.8%)
PARKING SPACES PROVIDED	37	32
FLOOD PLAIN AREA	0 SF	0 SF
UNDEVELOPED AND/OR OPEN SPACE AREA	7,988 SF (20% MIN.)	8,141 SF (20%)
OUTDOOR AMENITY SPACE		3,800 SF ROOFTOP DECKS (9%) 3,572 SF ABOVE DET. AREA (9%)

NOTE: A MAXIMUM OF 3 UNITS WILL BE RENTALS AND THIS LIMITATION WILL BE A PART OF THE HOMEOWNERS ASSOCIATION (HOA) DOCUMENTS

NOTE: THE PROPOSED STORMWATER DEVICES WILL CONTROLLED 110% OF THE REQUIRED STORMWATER RATES

RECEIVED
OCT 29 2014
City of Roswell
Community Development Dept.

CONCEPTUAL GRADING PLAN



REV.	DATE	DESCRIPTION

SITE PLAN FOR:
1247 & 1243 CANTON ST.
PARKSIDE
TAX ID: 12-189404110310 & 12-189404110329
THE CITY OF ROSWELL
LAND LOT 410 1st DISTRICT, 2nd SECTION, FULTON COUNTY, GEORGIA

DRAWN WAM
CHECKED LCE
DATE 09/30/14
SCALE 1" = 20'
1760-20MM R-3-LONG

LCE ENGINEERS, INC.

Tel. 770-998-5763
SHEET 1
603 Macy Drive
Roswell, GA 30076

1. CRITICAL ROOT ZONE (CRZ): THE MINIMUM AREA BENEATH A TREE WHICH MUST BE LEFT UNDISTURBED IN ORDER TO PRESERVE A SUFFICIENT MASS TO GIVE A TREE A REASONABLE CHANCE OF SURVIVAL. THE CRZ WILL TYPICALLY BE REPRESENTED BY A CONCENTRIC CIRCLE CENTERING ON THE TREE'S TRUNK WITH A RADIUS EQUAL IN FEET TO ONE AND ONE-HALF (1.5) TIMES THE NUMBER OF INCHES OF THE TRUNK DIAMETER. EXAMPLE: THE CRZ RADIUS OF A TWENTY-INCH DIAMETER TREE IS THIRTY (30) FEET.
2. SPECIMEN TREE: ANY TREE, AS DEFINED BY THIS ARTICLE, IN FAIR OR BETTER CONDITION, WHICH QUALIFIES FOR SPECIAL CONSIDERATION FOR PRESERVATION DUE TO SIZE, SPECIES, OR CONDITION, AND WHICH MEETS THE FOLLOWING:
 - 24" DBH - LARGE HARDWOODS SUCH AS OAKS, HICKORIES, YELLOW POPLARS, SWEETGUMS, ETC.
 - 30" DBH - LARGE SOFTWOODS SUCH AS PINES, DEODAR CEDARS, ETC.
 - 4" DBH - SMALL TREES SUCH AS DOGWOODS, REDBUDS, SOURWOODS, ETC.
3. THE TREE SURVEY SHALL BE IN THE FORM OF A TO-SCALE MAP OR A SITE PLAN PREPARED AND SEALED BY A REGISTERED LAND SURVEYOR, REGISTERED PROFESSIONAL ENGINEER, REGISTERED LANDSCAPE ARCHITECT, AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, OR A REGISTERED FORESTER NOTING THE LOCATION OF ALL SPECIMEN TREES PLUS ALL OTHER TREES WHICH WILL BE PRESERVED AND COUNTED TOWARD MEETING SITE TREE DENSITY UNIT REQUIREMENTS ESTABLISHED IN THIS ARTICLE. IMPORTANT NATURAL FEATURES SUCH AS STREAMS AND WETLANDS SHALL ALSO BE SHOWN ON THE TREE SURVEY.
4. ALL SPECIMEN TREES AND THEIR CRITICAL ROOT ZONES AND DRIP LINES SHALL BE LABELED, EVEN IF THE TREE TRUNK IS NOT ON THE SUBJECT PROPERTY, AND MUST BE SHOWN ON THE TREE SURVEY AND INVENTORIED BY SIZE AND SPECIES. THIS INCLUDES THOSE SPECIMEN TREES THAT ARE TO BE PRESERVED AS WELL AS THOSE PROPOSED FOR REMOVAL. IF ANY, AND THE PORTION OF CRITICAL ROOT ZONES AND DRIP LINES ARE NOT ON ABUTTING PROPERTIES WHICH ARE CONTAINED WITHIN THE SUBJECT PROPERTY, TO THE EXTENT THAT SUCH DRIP LINES AND CRITICAL ROOT ZONES CAN BE DETERMINED FROM THE VANTAGE POINT OF THE PROPERTY TO BE DEVELOPED, THIS PROVISION SHALL NOT AUTHORIZE THE TRESPASS ON OTHER PRIVATE PROPERTY ABUTTING THE SITE.
5. TREES OTHER THAN SPECIMEN TREES THAT ARE PROPOSED TO BE REMOVED AND WHICH THIS CANNOT BE COUNTED TOWARD TREE DENSITY UNIT REQUIREMENTS, ARE NOT REQUIRED TO BE COUNTED AND SHOWN INDIVIDUALLY ON THE TREE SURVEY. SUCH TREES SHALL BE ESTIMATED IN NUMBER, SIZE AND SPECIES OF SUCH TREES AND QUANTIFIED AS PART OF THE TOTAL SITE INVENTORY OF TREE POPULATION.
6. SAMPLING, SAMPLING METHODS MAY BE USED TO DETERMINE TREE DENSITIES FOR FORESTED AREAS OVER TWO (2) ACRES.
7. ALL TREE SAVE AREAS MUST BE DELINEATED ON THE TREE SURVEY. ALL BUFFERS WITH EXISTING TREES MUST BE DELINEATED ON THE TREE SURVEY AS TREE SAVE AREAS. LAND DISTURBANCE WITHIN ANY BUFFER IS SUBJECT TO APPROVAL BY THE ARBORIST.
8. NO STRUCTURE(S), IMPROVEMENT(S), OR ANY ACTIVITY INCLUDING SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY, PORTABLE TOILETS, CONSTRUCTION TRAILERS, OR TEMPORARY SOIL DEPOSITS SHALL ENDOUR OR BE PLACED WITHIN A DRIP LINE AND WITHIN SIX (6) FEET OF THE AREA IMMEDIATELY OUTSIDE THE DRIP LINE, OF ANY SPECIMEN TREE OR ANY TREE WITHIN A TREE SAVE AREA UNLESS AUTHORIZED BY THE ARBORIST IN WRITING.
9. BEFORE DEVELOPMENT, LAND CLEARING, FILLING, OR ANY LAND ALTERATION, THE DEVELOPER SHALL BE REQUIRED TO ERECT SUITABLE PROTECTIVE BARRIERS AS REQUIRED BY THE ARBORIST PURSUANT TO AN APPROVED TREE PROTECTION PLAN, INCLUDING TREE FENCES, TREE PROTECTION SIGNS, AND EROSION BARRIERS. INSPECTION OF TREE PROTECTION BARRIERS IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR DEVELOPMENT, AND TREE PROTECTION MEASURES SHALL REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF SITE LANDSCAPING, COMPLETION OF THE PROJECT, OR UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED. AUTHORIZATION TO REMOVE THE PROTECTIVE DEVICES SHALL BE EVIDENCED IN WRITING BY THE ARBORIST OR BY THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
10. MATERIALS FOR ACTIVE TREE PROTECTION SHALL CONSIST OF CHAIN LINK, ORANGE LAMINATED PLASTIC, WOODEN POST AND RAIL FENCING OR OTHER EQUIVALENT RESTRAINING MATERIAL. IN ADDITION TO FENCING, WHERE ACTIVE TREE PROTECTION IS REQUIRED, EACH TREE TO BE SAVED SHALL BE MARKED AT THE BASE OF THE TRUNK WITH BLUE COLORED WATER-BASED PAINT.
11. SPECIMEN RECOMPENSE CONTRIBUTIONS TO THE ROSWELL TREE BANK MAY BE ADJUSTED BY RECOMPENSE SUBJECT TO THE FOLLOWING CRITERIA:

CREDIT, BASED ON THE TREE DENSITY UNITS AS SPECIFIED IN TABLE 15.7.2, MAY BE GIVEN FOR NEW TREES PLANTED ON THE SUBJECT SITE, ABOVE AND BEYOND THE MINIMUM SITE DENSITY REQUIREMENT, IF APPROVED BY THE CITY ARBORIST.

SUCH NEWLY PLANTED TREES SHALL BE OF A CALIPER OF FOUR (4) INCHES OR GREATER.

IN CASES WHERE THE OBLIGATION IS NOT FULLY REDUCED BY RECOMPENSED TREES, THE REMAINING OBLIGATION SHALL BE DEPOSITED TO THE ROSWELL TREE BANK AND CALCULATED BASED ON \$500.00 PER DENSITY UNIT.
12. A BASIC REQUIREMENT OF THIS ARTICLE IS THAT ALL APPLICABLE SITES, INCLUDING ALL SINGLE FAMILY AND/OR DUPLEX RESIDENTIAL LOTS ONE (1) ACRE OR GREATER IN SIZE, SHALL MAINTAIN A MINIMUM TREE DENSITY OF THIRTY (30) UNITS PER ACRE. THE TERM "UNIT" IS AN EXPRESSION OF BASAL AREA, AND IS NOT SYNONYMOUS WITH "TREE". THE DENSITY REQUIREMENT MUST BE MET WHETHER OR NOT A SITE HAD TREES PRIOR TO DEVELOPMENT FOR THE ISSUANCE OF A DEVELOPMENT PERMIT.
13. THE FOLLOWING STANDARDS HAVE BEEN ESTABLISHED FOR ADMINISTERING THIS ALTERNATIVE COMPLIANCE METHOD. THE ARBORIST MUST REVIEW AND APPROVE ALL REQUESTS FOR ALTERNATIVE COMPLIANCE. IN NO INSTANCE SHALL MORE THAN NINETY (90) PERCENT OF THE REQUIRED SITE DENSITY BE MET THROUGH ALTERNATIVE COMPLIANCE, AS MANY TREES AS CAN REASONABLY BE EXPECTED TO SURVIVE MUST BE PLANTED ON THE SITE IN QUESTION. THIS PROVISION MAY REQUIRE PLANTING LESS TREES OF A LARGER CALIPER THAN THE MINIMUM REQUIRED CALIPER.
14. REPLACEMENT TREE SIZE AND HEIGHT. ALL REPLANTED OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET TALL AND HAVE A TRUNK OF NOT LESS THAN THREE CALIPER INCHES. ALL REPLACED UNDERSTORY TREES SHALL BE A MINIMUM OF SIX (6) FEET TALL AND HAVE A TRUNK OF NOT LESS THAN TWO (2) INCHES. IN ORDER TO PROVIDE SUFFICIENT GROWING AREA FOR PLANTED TREES, THE FOLLOWING MINIMUM CRITERIA MUST BE OBSERVED UNLESS OTHERWISE APPROVED BY THE ARBORIST:
 - OVERSTORY TREES - TWO HUNDRED (200) SQUARE FEET OF PERVIOUS ROOT ZONE
 - UNDERSTORY TREES - SEVENTY-FIVE (75) SQUARE FEET OF PERVIOUS ROOT ZONE

IMPERVIOUS SURFACE AREA MAY ENDOURCH INTO NO MORE THAN THIRTY (30) PERCENT OF THE PERVIOUS ROOT ZONE OF A TREE TO BE PROTECTED OR PLANTED, WITH TECHNIQUES APPROVED BY THE ARBORIST.

DIVERSITY, NO MORE THAN FORTY (40) PERCENT OF ANY ONE GENUS MAY BE INCLUDED IN ANY REPLANTING PLAN. EXCEPTIONS TO THIS REQUIREMENT MAY BE AUTHORIZED BY THE ARBORIST WHERE IN HIS OR HER OPINION AN EXCEPTION IS JUSTIFIED.

PLANTING AND STAKING DETAILS. PLANTING AND STAKING DETAILS SHALL BE PROVIDED ON THE PLAN AS DETERMINED BY THE ARBORIST USING INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
15. STREET TREE PLANTING IS REQUIRED ALONG ALL NEW LOCAL, COLLECTOR, AND ARTERIAL STREETS IN THE CITY OF ROSWELL AND PRIVATE STREETS WITHIN COMMERCIAL, INDUSTRIAL, OR RESIDENTIAL SUBDIVISIONS.
16. STREET TREES MUST BE PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY OR, IF RIGHT-OF-WAY WIDTH IS INSUFFICIENT TO ACCOMMODATE SAE STREET TREES, THEN ON PRIVATE PROPERTY ABUTTING THE PUBLIC RIGHT OF WAY WITHIN A STREET TREE EASEMENT DEDICATED TO THE CITY, FOR LOCAL, ARTERIAL, AND COLLECTOR STREETS WITH SPEEDS LESS THAN OR EQUAL TO FORTY-FIVE (45) MILES PER HOUR: ON STREETS WITH CURBS AND GUTTER, STREET TREES SHOULD BE A MINIMUM OF 1.5 FEET BEHIND THE CURB AND MAY BE PLACED BETWEEN THE SIDEWALK. IF PRESENT, AND THE BACK OF CURB, ON STREETS WITHOUT CURB AND GUTTER, THE TREES SHOULD BE AT LEAST SEVEN (7) TO TEN (10) FEET FROM THE EDGE OF THE TRAVEL WAY. A BUFFER OF FIVE (5) FEET FROM THE TRAVEL WAY, ADEQUATE BIGHT DISTANCE MUST BE AVAILABLE FROM INTERSECTING STREETS AND DRIVEWAYS. UTILITY INSTALLATIONS MUST BE COORDINATED WITH TREE LOCATIONS. IN MANY CASES, THE UNDERGROUND LOCATIONS HAVE THE POTENTIAL FOR CONFLICT. STREET TREES SHALL HAVE EQUAL BEARING WHEN CONSIDERING UTILITY LOCATION.
17. WHEN A PERSON APPLIES FOR A DEVELOPMENT PERMIT, SUCH PERSON SHALL ALSO FILE AN APPLICATION FOR A TREE REMOVAL PERMIT PROVIDING THE FOLLOWING INFORMATION:
 - A COMPLETE TREE SURVEY, AS SPECIFIED IN CHAPTER 15.2.
 - A COMPLETE TREE PROTECTION PLAN, AS SPECIFIED IN CHAPTER 15.3.
 - A COMPLETE TREE REPLACEMENT PLAN AS SPECIFIED IN CHAPTER 15.4.
18. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE, AND THE ARBORIST SHALL BE CONTACTED FOR A PRE-CONSTRUCTION CONFERENCE PRIOR TO LAND DISTURBANCE, AS A CONDITION OF THE ISSUANCE OF A PERMIT. THE APPLICANT SHALL AGREE IN WRITING TO ENTRY ONTO HIS PREMISES BY REPRESENTATIVES OF THE CITY AS DESIGNATED BY THE ARBORIST TO INSPECT THE PERMIT AND TO ADVISE AT ANY TIME, AND SUCH ENTRY SHALL BE WITHOUT LIABILITY TO ALLOW SUCH ENTRY SHALL BE UNLAWFUL, AND SHALL CONSTITUTE FAILURE TO DISPLAY THE PERMIT AS REQUIRED UNDER THIS SECTION. LAND DISTURBANCE MAY PROCEED ONLY AFTER A TREE REMOVAL PERMIT AND DEVELOPMENT PERMIT ARE OBTAINED. THE ARBORIST SHALL MAKE UNANNOUNCED INSPECTIONS BEFORE AND DURING DEVELOPMENT TO ENSURE PROTECTION OF TREES, CRITICAL ROOT ZONES DRIP LINES, AND BUFFER ZONES. AFTER COMPLETION OF A DEVELOPMENT, BUT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ARBORIST WILL CONDUCT AN ON-SITE INSPECTION OF THE SITE TO ENSURE COMPLIANCE WITH THE APPROVED TREE PROTECTION PLAN AND APPROVED TREE REPLACEMENT PLAN. THE ENGINEERING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT WILL BE CHARGED WITH THE RESPONSIBILITY OF INSPECTING THE SITE TO ENSURE THAT TREES ARE ADEQUATELY PROTECTED DURING ANY GRADING OF THE PROPERTY FOR INFRASTRUCTURE INSTALLATION.
19. THE ZONING DIRECTOR OR ARBORIST MAY INSTRUCT THE BUILDING INSPECTOR TO WITHHOLD THE ISSUANCE OF THE REQUIRED CERTIFICATE OF OCCUPANCY, OR PERMITS AND INSPECTIONS, FOR ANY DEVELOPMENT UNTIL THE PROVISIONS OF THIS ARTICLE HAVE BEEN FULLY MET.
20. THE REQUIRED CONTRIBUTION AMOUNT IS \$220.00 PER TREE DENSITY UNIT, BASED ON COST OF MATERIALS, LABOR AND GUARANTEE FOR TREES PLANTED IN THE ROSWELL AREA.

SLID ID	TYPE	DATE	CORRECTION	COMMENTS	EST. COST	EST. VALUE	EXPENSE DED.	APPROVAL REPORT	EXPENSE	REMOVAL	AMOUNT	SAVED	UNIT
1	HARDWOOD	460	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	150	0				0	0	0
2	MAPLE	460	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
3	HARDWOOD	460	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
4	PINE	2400	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	670	0				0	0	0
5	YEW	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
6	MAPLE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
7	MAPLE	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	300	0				0	0	0
8	HARDWOOD	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
9	YEW	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
10	HARDWOOD	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
11	HARDWOOD	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
12	HARDWOOD	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
13	HARDWOOD	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
14	HARDWOOD	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
15	HARDWOOD	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
16	HARDWOOD	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
17	YEW	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
18	YEW	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
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20	YEW	600	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	240	0				0	0	0
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79	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
80	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
81	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
82	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
83	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
84	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
85	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
86	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
87	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
88	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
89	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
90	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
91	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
92	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
93	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
94	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
95	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
96	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
97	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
98	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
99	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0
100	PINE	1200	2	NEED ANNOTATE ASSIGNMENT, BOUNDARY TREE	01074	350	0				0	0	0

TRP = 30.94 UNITS (FULFILLED WITH SURPLUS)

1243 CANTON STREET, ROSWELL, GA 30075

GEORGIA 811
Utilities Protection Center, Inc.

- ALL CALCULATIONS AND TREE SURVEY DATA HEREIN ARE SUBJECT TO CHANGE UPON RECEIPT OF CERTIFIED ARBORISTS' SPECIMEN TREE ASSESSMENT REPORT AND TREE TAGGING.
- ANY AND ALL NECESSARY REVISIONS WILL BE INCLUDED IN THE LAND DEVELOPMENT PLAN SET.
- A TREE CARE AND MAINTENANCE PLAN WILL BE PROVIDED FOR ANY AND ALL SPECIMEN TREES "TO BE SAVED" OF WHICH HAVE CRZ IMPACT OF 30% OR LESS.



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CANTON STREET TRACT

CITY OF ROSWELL , GEORGIA

REVISIONS	
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PROJECT NO. 14-129
06.27.14







TREE
 PROTECTION
 PLAN

TP-101

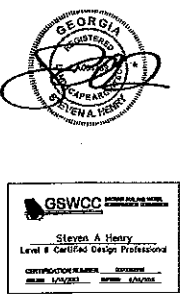
*TREE SAVE FENCE SHALL BE PLACED AT CRZ OF ANY AND ALL
"TO BE SAVED" BOUNDARY TREES

****IMPACT ON BOUNDARY TREES EXISTS AND WILL NEED TO BE ASSESSED BY CITY OF ROSWELL ARBORIST FOR THE PURPOSES OF DETERMINING ADDITIONAL RECOMPENSE BEYOND THE CALCULATIONS PROVIDED HEREIN AND/OR THE NEED FOR A TREE CARE AND MAINTENANCE PLAN FOR SAID TREES.**

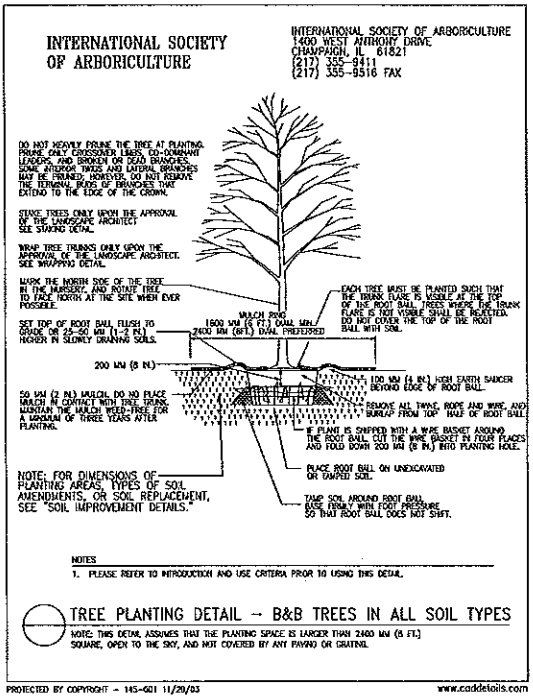
REPLACEMENT PLANT SCHEDULE:

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	UNIT VALUE	% SPECIES	TOTAL UNIT VALUE
 Acer rubrum 'Columnare'	Columnar Red Maple	(5)	4" CAL.	0.9	9.0%	4.50*
 Quercus nuttalli	Nuttall Oak	(5)	4" CAL.	0.9	9.0%	4.50*
 Ulmus parviflora 'Allee'	Allee Elm	(4)	4" CAL.	0.9	9.0%	3.60*
 Cryptomeria japonica 'Radicans'	Radicans Cryptomeria	(10)	2" CAL. OR 8 FT.	0.5	18.0%	5.00
 Ilex opaca	American Holly	(10)	2" CAL. OR 8 FT.	0.5	18.0%	5.00
 Myrica cerifera	Southern Wax Myrtle	(20)	2" CAL. OR 8 FT.	0.5	37.0%	10.00
(54.00)						32.60

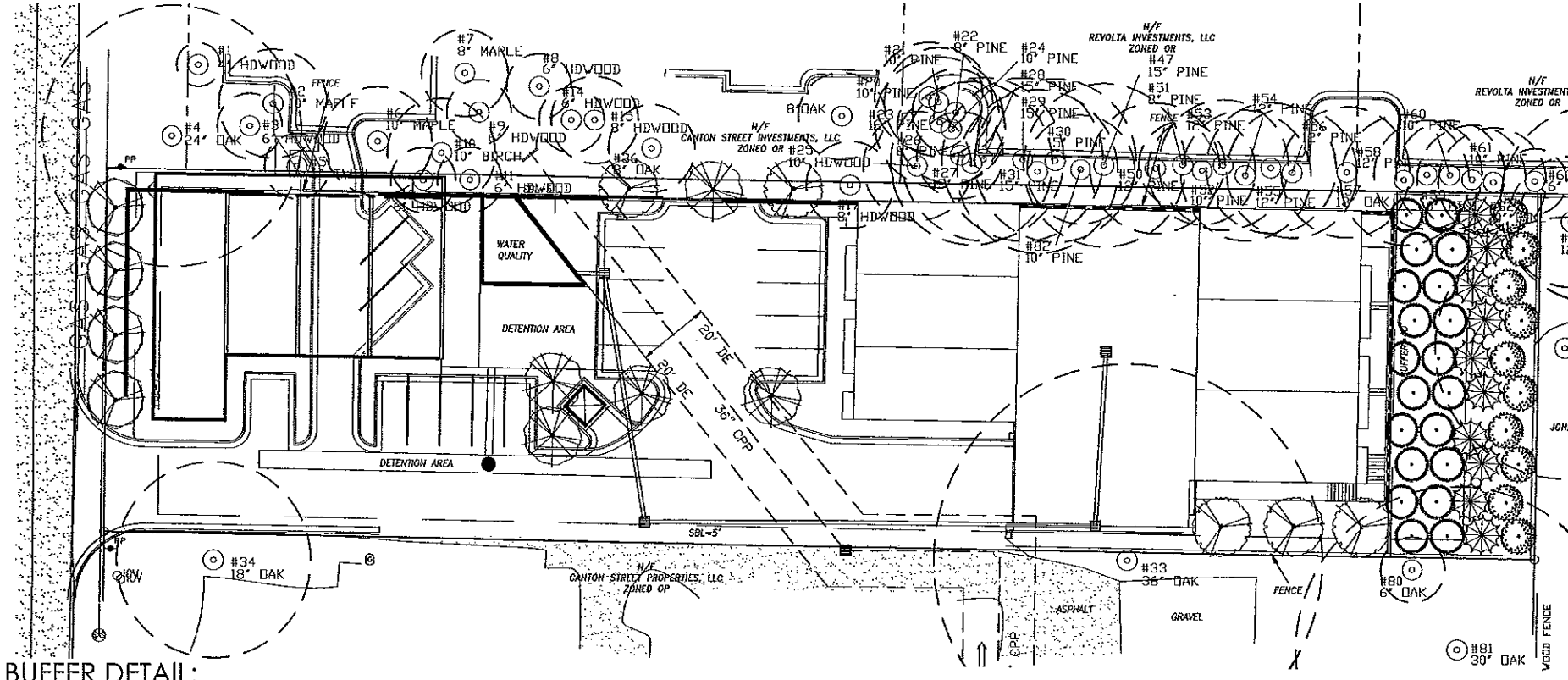
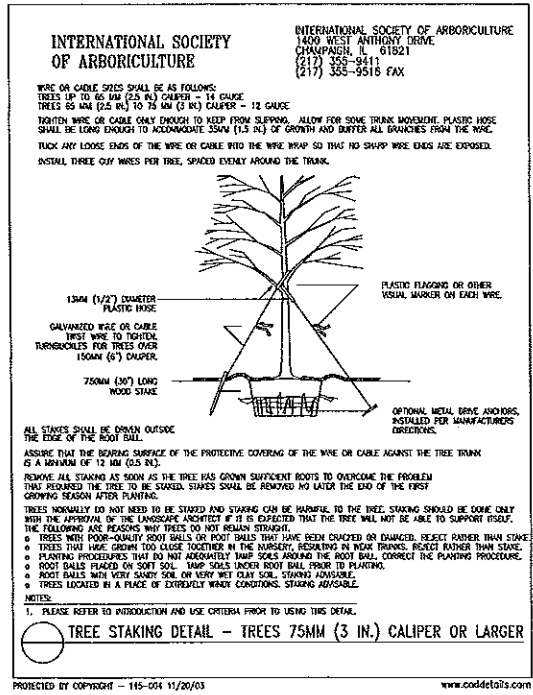
*SPECIMEN RECOMPENSE PLANTINGS TOTAL 12.60 UNITS @ 4" CAL. EACH.



TREE PLANTING DETAIL:



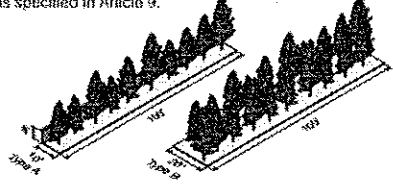
TREE STAKING DETAIL:



BUFFER DETAIL:

10.2.4. Buffers

A buffer is required along perimeter lot lines for specific uses as specified in Article 9.

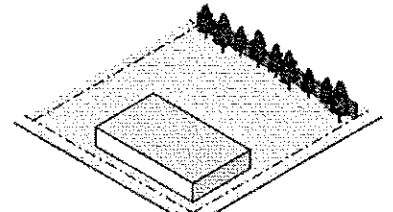


	Type A	Type B
Depth (min)	10'	20'
Wall height	6"	Not required
Evergreen trees (min per 100', planted on average 10' on center)	10	20

10.2.5. Buffer Installation Requirements

A. Location

1. A required buffer must be located at the outer perimeter of the site or lot, parallel to and extending to the property boundary line and must be provided along the entire site or lot immediately abutting the property line.

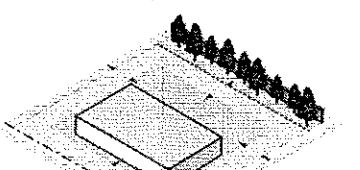


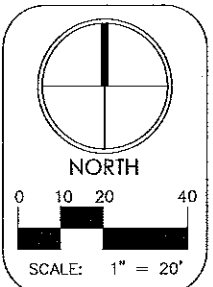
	Type C	Type D
Depth (min)	20'	40'
Depth in PV when 7-acre or more village development abuts a protected district	-	150'
Wall height	8"	Not required
Evergreen trees (min per 100', planted on average 10' on center)	20	40

2. Breaks for pedestrian, bicycle and vehicle access are allowed, as approved by the Design Review Board or Historic Preservation Commission, as applicable. Driveways or walkways must cross a buffer at as near a perpendicular angle as practical.

3. The width of a required buffer is calculated on the average width per 100 feet of the buffer.

4. All building and structure setbacks are measured from the inside edge of the landscape buffer.





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PROJECT NO. 14-129
DATE: 06.27.14
DRAWN BY: SAH
CHECKED BY: SAH

TREE PROTECTION PLAN: LANDSCAPE

TP-103
SHEET 3 of 3