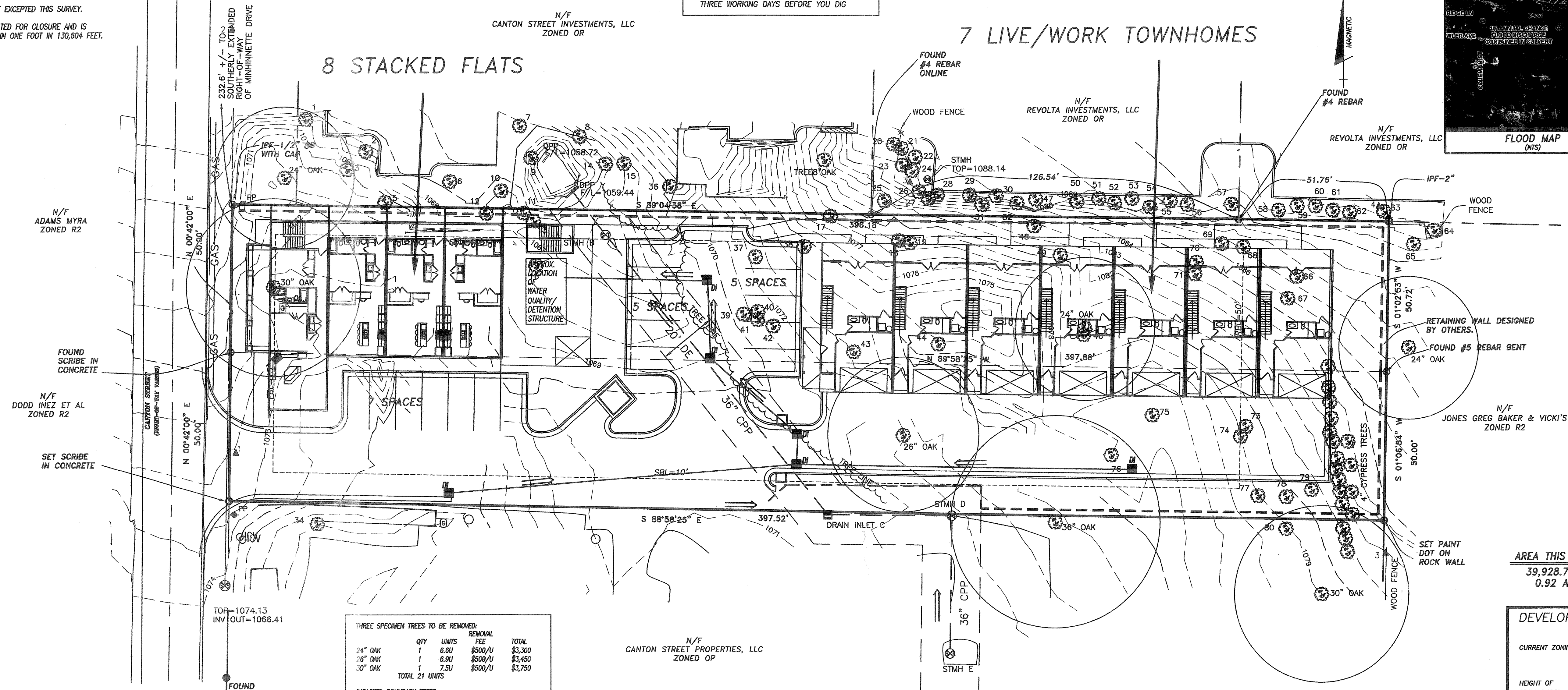


REFERENCE MATERIAL:
SURVEY PLAT FOR??
FULTON COUNTY GIS MAP
CITY OF ROSWELL GIS MAPS
ALL MATTERS OF RECORD ARE EXCEPTED THIS SURVEY.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 130,604 FEET.

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



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
F.I.R.M. MAPS OF FULTON COUNTY, GEORGIA (COMMUNITY
PANEL NO. 13121C0061 F) DATED SEPTEMBER 18, 2013.

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

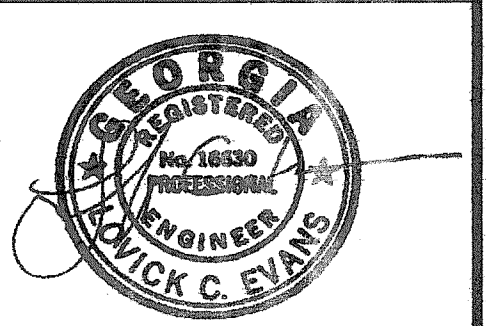
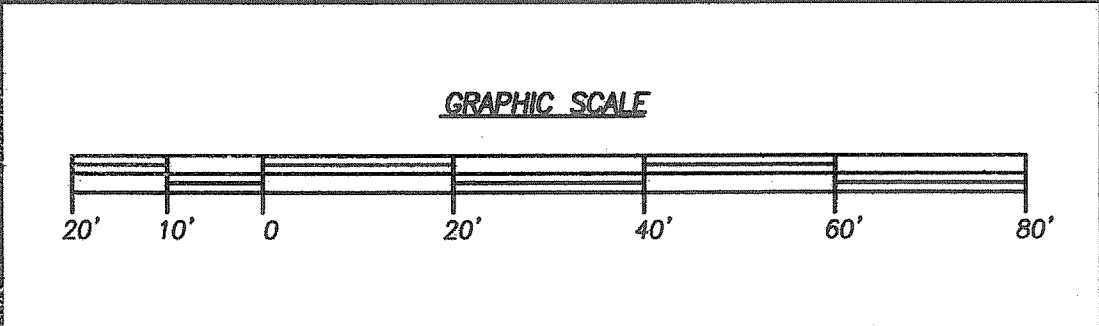
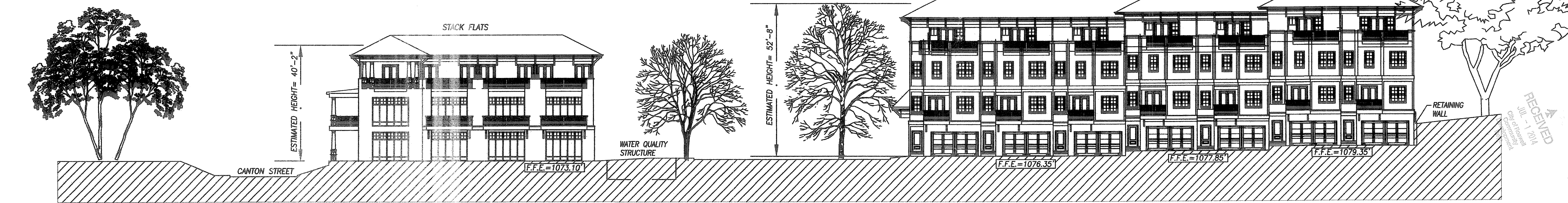
OWNER/DEVELOPER
DAHLHAUSER GROUP, LLC
171 VILLAGE PARKWAY, BLDG. 8A
MARIETTA, GA 30068
PHONE (404) 567-0859
24 HOUR CONTACT
MATT DAHLHAUSER
PHONE (404) 567-0859

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

AREA THIS TRACT:
39,928.76 SF
0.92 AC.

DEVELOPMENT STATISTICS SUMMARY CHART		
CURRENT ZONING = OP. PROPOSED ZONING = OR-4		
	MAXIMUM	PROPOSED
HEIGHT OF TOWNHOUSES	45'	52'-8"
HEIGHT OF MIXED STACK FLATS	55'	40'-2"
BUILDING AREA (NON-RESIDENTIAL)	0 SF	0 SF
NUMBER OF DWELLING UNITS		15
HEATED FLOOR AREA (RESIDENTIAL)		24,997SF (TOWNHOME) 8,490SF (FLATS)
SITE AREA	39,928SF	
BUILDING AREA LOT COVERAGE	29,946SF (75%)	12,930SF (32.4%)
LANDSCAPED AREA	7,986SF (20% MIN.)	10,992SF (27.5%)
IMPERVIOUS SURFACE AREA	28,946SF (75%)	28,936SF (72.5%)
PARKING SPACES PROVIDED	APPROX. 12 EXIST.	17
FLOOD PLAIN AREA	0 SF	0 SF
UNDEVELOPED AND/OR OPEN SPACE AREA	7,986SF (20% MIN.)	10,992SF (27.5%)

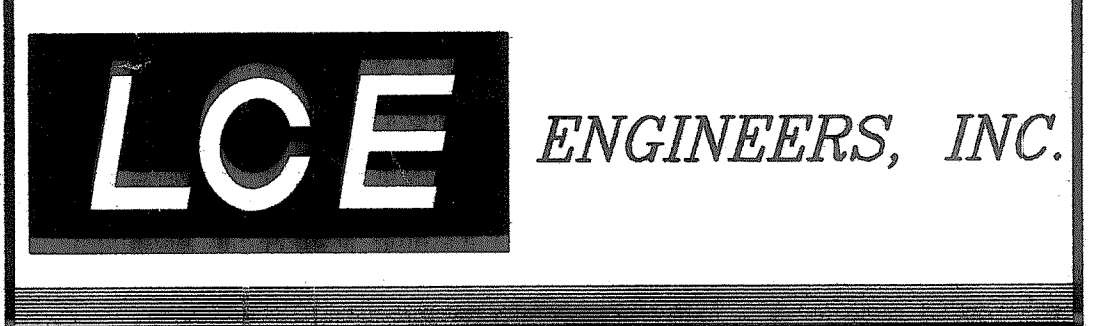
THE LOCATION AND DESCRIPTION OF UNDERGROUND UTILITIES, UTILITY SERVICES AND STRUCTURES SHOWN HEREON ARE BY SURFACE INSPECTION ONLY. INFORMATION REGARDING THE PRESENCE, SIZE, CHARACTER AND LOCATIONS OF SAID UTILITIES, ETC. SHOWN HEREON IS APPROXIMATE AND SHALL IN NO WAY BE CONSIDERED A COMPLETE SUMMARY OF ALL EXISTING UTILITIES, UTILITY SERVICES & STRUCTURES. LCE ENGINEERS, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE LOCATION, SIZE, DEPTH, ETC. OF ANY UNDERGROUND UTILITIES, UTILITY SERVICES, PIPES, STRUCTURES, ETC. SHOWN OR NOT SHOWN HEREON.



REV.	DATE	DESCRIPTION

SITE PLAN FOR:
1247 & 1243 CANTON ST.
DAHLHAUSER GROUP, LLC
TAX ID.# 12-189404100310 & 12-189404100329
THE CITY OF ROSWELL
LAND LOT 410 1st DISTRICT, 2nd SECTION, FULTON COUNTY, GEORGIA

DRAWN MAM
CHECKED LCE
DATE 07/01/14
SCALE 1" = 20'
1760-ZONING.DWG



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

TREE ORDINANCE NOTES:

- CRITICAL ROOT ZONE (CRZ): THE MINIMUM AREA BENEATH A TREE WHICH MUST BE LEFT UNDISTURBED IN ORDER TO PRESERVE A SUFFICIENT ROOT MASS TO GIVE A TREE A REASONABLE CHANCE OF SURVIVAL. THE CRZ WILL TYPICALLY BE REPRESENTED BY A CONCENTRIC CIRCLE CENTERING ON THE TREES 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.
- 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.
- 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.
- 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 OF TREES 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.
- 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.
- SAMPLING. SAMPLING METHODS MAY BE USED TO DETERMINE TREE DENSITIES FOR FORESTED AREAS OVER TWO (2) ACRES.
- 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.
- NO STRUCTURE(S), IMPROVEMENT(S), OR ANY ACTIVITY INCLUDING SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY, PORTABLE TOILETS, CONSTRUCTION TRAILERS, OR TEMPORARY SOIL DEPOSITS SHALL ENCR OACH 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.
- 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. SAID 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.

- 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.

- 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.

- 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.
- 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.
- 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 NO 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 ENCR OACH 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.

- 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.
- STREET TREES MUST BE PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY OR, IF RIGHT-OF-WAY WIDTH IS INSUFFICIENT TO ACCOMMODATE SAID 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 CURB 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 TRAVELED WAY. A BIKE PATH IS NOT CONSIDERED PART OF THE TRAVELED WAY. ADEQUATE SIGHT 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.
- 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.
- 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 ACTIVITIES AT ANY TIME, AND SUCH ENTRY SHALL BE LAWFUL. FAILURE 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 UNSCHEDULED 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.
- 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.
- 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.

PROJECT CALCULATIONS:

DENSITY SUMMARY:

SITE DENSITY FACTOR (SDF):

SDF = SITE AREA (ACRES) X 30 (UNITS)
SDF = 0.917 X 30 = 27.51

SDF = 27.51 UNITS

EXISTING DENSITY FACTOR (EDF):

EDF = REMAINING TREES
EDF = NO TREES TO REMAIN

EDF = 0.00 UNITS

REPLACEMENT DENSITY FACTOR (RDF):

RDF = SDF - EDF
RDF = 27.51 UNITS - 0.00 UNITS

RDF = 27.51 UNITS

DENSITY FACTOR DEFICIENT (DFD):

DFD = SDF - EDF - ADJUSTED RDF
DFD = 27.51 UNITS - 0.00 UNITS - 15.90

DFD = 11.61 UNITS

11.61 X \$220.00

TREE BANK CONTRIBUTION = \$2554.20

TREE SURVEY TABLE:

TRF TAG	TYPE	DBH IN	CONDITION	COMMENTS	% CRZ DIST.	UNIT VALUE	SPECIMEN DBH	SPECIMEN PER ANNUAL REPORT	SPECIMEN	REMOVAL	REMOVAL UNITS	SAVED	EDF UNITS
1	HARDWOOD	4.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	1.50					0		0
2	MAPLE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	3.60					0		0
3	HARDWOOD	6.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	2.40					0		0
4	OAK	24.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	27.00%	6.60	✓			✓	0		0
5	TWIN	6.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	2.40					0		0
6	MAPLE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	15.00%	3.60					0		0
7	MAPLE	8.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	3.00					0		0
8	HARDWOOD	6.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	2.40					0		0
9	HARDWOOD	8.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	2.40					0		0
10	BIRCH	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	25.00%	3.60					0		0
11	HARDWOOD	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40					0		0
12	HARDWOOD	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.60					0		0
13	HARDWOOD	14.00	?	NEED ARBORIST ASSESSMENT	>80.00%	5.70				✓	0		0
14	HARDWOOD	6.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	2.40					0		0
15	HARDWOOD	8.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	3.00					0		0
16	TRIPLE	8.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40				✓	0		0
17	HARDWOOD	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.00					0		0
18	HARDWOOD	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40					0		0
19	HARDWOOD	18.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40				✓	0		0
20	PINE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	3.60					0		0
21	PINE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	3.60					0		0
22	PINE	8.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	3.00					0		0
23	PINE	12.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	4.20					0		0
24	PINE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	0.00%	3.60					0		0
25	HARDWOOD	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.60					0		0
26	PINE	8.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.00					0		0
27	PINE	15.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.80					0		0
28	PINE	15.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.80					0		0
29	PINE	15.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.80					0		0
30	PINE	15.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.80					0		0
31	PINE	15.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.80					0		0
32	OAK	26.00	?	NEED ARBORIST ASSESSMENT	>80.00%	6.60	✓			✓	6.60		0
33	OAK	26.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	8.40	✓			✓	0		0
34	OAK	18.00	?	NEED ARBORIST ASSESSMENT	>80.00%	5.70				✓	0		0
35	OAK	30.00	?	NEED ARBORIST ASSESSMENT	>80.00%	7.50	✓			✓	7.50		0
36	OAK	6.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.00				✓	0		0
37	OAK	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40				✓	0		0
38	OAK	10.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.60				✓	0		0
39	OAK	8.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.00				✓	0		0
40	OAK	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40				✓	0		0
41	OAK	8.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.00				✓	0		0
42	OAK	14.00	?	NEED ARBORIST ASSESSMENT	>80.00%	4.80				✓	0		0
43	OAK	18.00	?	NEED ARBORIST ASSESSMENT	>80.00%	5.70				✓	0		0
44	OAK	10.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.60				✓	0		0
45	OAK	24.00	?	NEED ARBORIST ASSESSMENT	>80.00%	6.60	✓			✓	6.60		0
46	OAK	8.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.00				✓	0		0
47	PINE	15.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.80					0		0
48	OAK	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40				✓	0		0
49	OAK	10.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.60				✓	0		0
50	PINE	12.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.20					0		0
51	PINE	8.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.00					0		0
52	PINE	16.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	5.60					0		0
53	PINE	15.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.20					0		0
54	PINE	15.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.20					0		0
55	PINE	12.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.20					0		0
56	PINE	12.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.20					0		0
57	OAK	18.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	5.70					0		0
58	PINE	12.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	4.20					0		0
59	PINE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.60					0		0
60	PINE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.60					0		0
61	PINE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.60					0		0
62	PINE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.60					0		0
63	PINE	8.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	2.40					0		0
64	OAK	18.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	9.00%	5.70					0		0
65	OAK	12.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	17.00%	4.20					0		0
66	OAK	10.00	?	NEED ARBORIST ASSESSMENT	>80.00%	3.60				✓	0		0
67	OAK	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40				✓	0		0
68	OAK	18.00	?	NEED ARBORIST ASSESSMENT	>80.00%	5.70				✓	0		0
69	OAK	12.00	?	NEED ARBORIST ASSESSMENT	>80.00%	4.20				✓	0		0
70	OAK	12.00	?	NEED ARBORIST ASSESSMENT	>80.00%	4.20				✓	0		0
71	OAK	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40				✓	0		0
72	OAK	24.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	6.60	✓			✓	0		0
73	OAK	18.00	?	NEED ARBORIST ASSESSMENT	>80.00%	5.70				✓	0		0
74	OAK	15.00	?	NEED ARBORIST ASSESSMENT	>80.00%	4.80				✓	0		0
75	OAK	18.00	?	NEED ARBORIST ASSESSMENT	>80.00%	5.70				✓	0		0
76	OAK	6.00	?	NEED ARBORIST ASSESSMENT	>80.00%	2.40				✓	0		0
77	OAK	16.00	DEAD	NEED ARBORIST ASSESSMENT	>80.00%	5.70				✓	0		0
78	PINE	12.00	?	NEED ARBORIST ASSESSMENT	>80.00%	4.20				✓	0		0
79	PINE	12.00	?	NEED ARBORIST ASSESSMENT	>80.00%	4.20				✓	0		0
80	OAK	6.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	2.40				✓	0		0
81	OAK	30.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	14.00%	15.00	✓			✓	0		0
82	PINE	10.00	?	NEED ARBORIST ASSESSMENT; BOUNDARY TREE	>80.00%	3.60					0		0
REMOVED											21.00	SAVED	0

TREE PLANTING DETAIL:

INTERNATIONAL SOCIETY OF ARBORICULTURE

1400 WEST ANTHONY DRIVE
CHAMPAIGN, IL 61821
(217) 355-9411
(217) 355-9516 FAX

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. LIVE, INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

MULCH RING: 1800 MM (6 FT.) DIAM. MIN. 2400 MM (8 FT.) DIA. PREFERRED

200 MM (8 IN.)

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH BED—FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

REMOVE ALL TWINE, ROPE AND WIRE, AND BURAP FROM TOP HALF OF ROOT BALL.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200 MM (8 IN.) INTO PLANTING HOLE.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

NOTES

1. PLEASE REFER TO INTRODUCTION AND USE CRITERIA PRIOR TO USING THIS DETAIL.

TREE PLANTING DETAIL – B&B TREES IN ALL SOIL TYPES

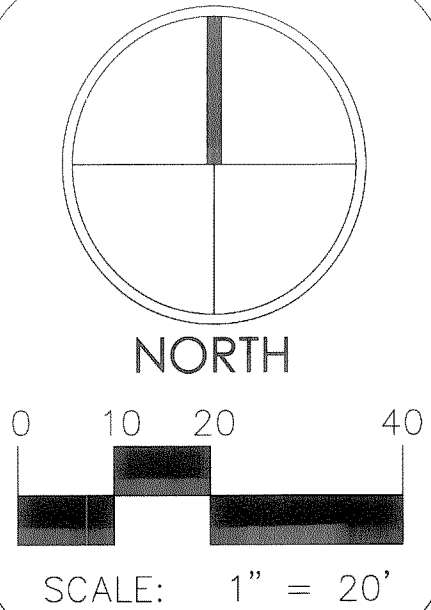
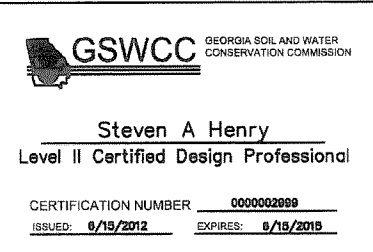
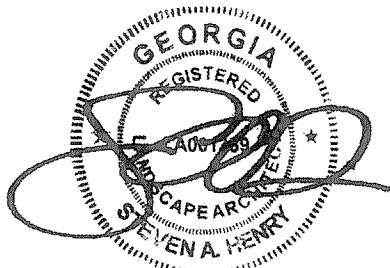
NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

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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	32.0%	4.50
Quercus nuttalli	Nuttall Oak	(7)	4" CAL.	0.9	34.0%	6.30
Ulmus parviflora 'Allee'	Allee Elm	(8)	4" CAL.	0.9	34.0%	7.20
(20.00)						18.00



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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

TREE STAKING DETAIL:

INTERNATIONAL SOCIETY OF ARBORICULTURE

1400 WEST ANTHONY DRIVE
CHAMPAIGN, IL 61821
(217) 355-9411
(217) 355-9516 FAX

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN.) CALIPER – 14 GAUGE
TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER – 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

INSTALL THREE GUY WIRES PER TREE, SPACED EVENLY AROUND THE TRUNK.

13MM (1/2") DIAMETER PLASTIC HOSE

CALVAMIZED WIRE OR CABLE

TWIST WIRE TO TIGHTEN.

TURNBUCKLES FOR TREES OVER 150MM (6") CALIPER.

750MM (30") LONG WOOD STAKE

PLASTIC FLAGGING OR OTHER VISUAL MARKER ON EACH WIRE.

OPTIONAL METAL DRIVE ANCHORS, INSTALLED PER MANUFACTURERS DIRECTIONS.

ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.

ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.

THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:

- o TREES WITH POOR-QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
- o TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
- o PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
- o ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- o ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
- o TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

NOTES

1. PLEASE REFER TO INTRODUCTION AND USE CRITERIA PRIOR TO USING THIS DETAIL.

TREE STAKING DETAIL – TREES 75MM (3 IN.) CALIPER OR LARGER

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