

# NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.

2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Fulton County, Georgia and Incorporated Areas, Community Panel Number 13121C0063G, Panel 63 of 490, effective date September 18, 2013 and found NO portion of the property shown hereon to fall within a designated Flood Zone "A" (areas of 100 Year flood).

3. The orthometric heights (elevations and contours) shown hereon were determined May 2014. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.

4. The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

5. This survey has been prepared without the benefit of a current title inspection report. Easements or other encumbrances may exist on public record but not be shown hereon.

6. No zoning information provided for building setbacks.

7. There is no observed evidence of current earth moving work, building construction or building additions.

8. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 411 of the 1st District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin and cap found on the northeasterly right-of-way line of Woodstock Street (30' R/W), said point being the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 14 degrees 29 minutes 08 seconds East a distance of 375.50 feet to an iron pin found (1.5"otp); thence South 86 degrees 24 minutes 09 seconds East a distance of 249.57 feet to an iron pin found (axle) on the Land Lot Line common to Land Lots 411 & 427; thence along said Land Lot Line South 00 degrees 55 minutes 21 seconds East a distance of 200.06 feet to an iron pin found; thence leaving said Land Lot Line South 26 degrees 37 minutes 24 seconds West a distance of 98.02 feet to an iron pin found; thence North 77 degrees 23 minutes 51 seconds West a distance of 63.98 feet to an iron pin found; thence South 21 degrees 17 minutes 35 seconds West a distance of 172.34 feet to a nail found on said right-of-way line; thence along said right-of-way line North 64 degrees 01 minutes 27 seconds West a distance of 197.20 feet to an iron pin and cap found and the TRUE POINT OF BEGINNING.

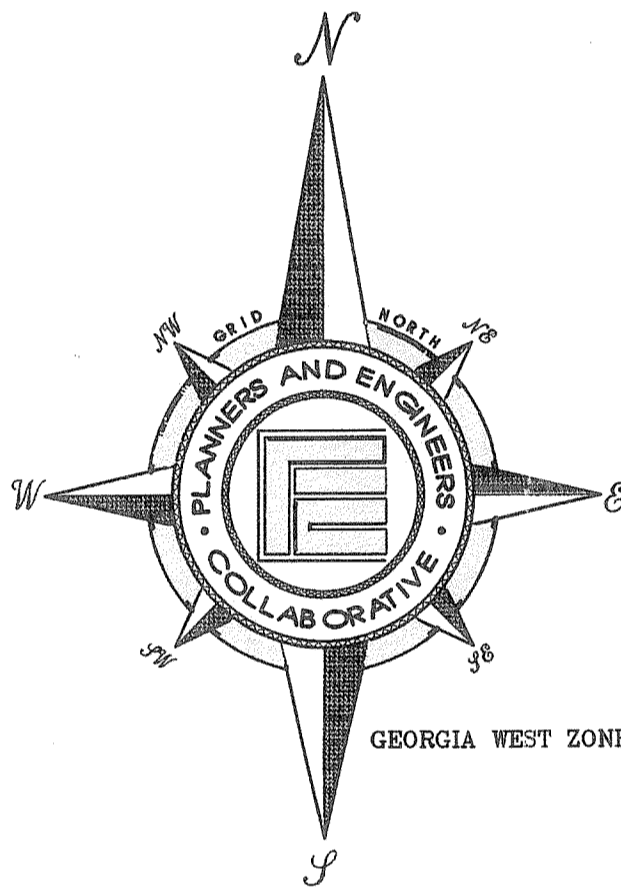
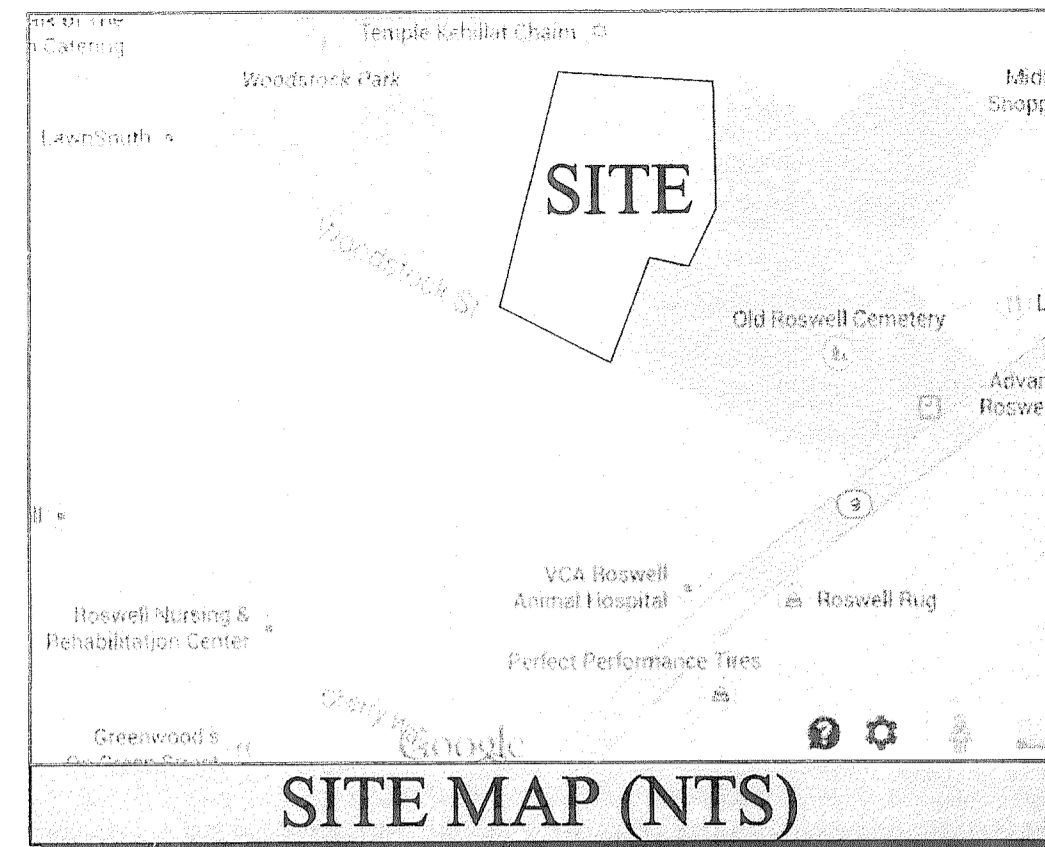
Said tract containing 2.428 acres.

## REFERENCES

1. Boundary & Topographic Survey for Lehigh Properties, by Land Engineering, dated July 1, 2013.

## LEGEND

- IPF IRON PIN FOUND (1/4" Re-Rod unless noted otherwise)
- IPS IRON PIN SET (1/4" Re-Rod unless noted otherwise)
- OI PIPE IRON PIPE FOUND (open top pipe)
- CI PIPE IRON PIPE SET (crimp top pipe)
- POINT
- CMF CONCRETE MONUMENT FOUND
- MH SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- SD — STORM DRAINAGE LINE
- CS — COMB. STORM & SAN. SEWER LINE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- WI WEIR INLET
- CI CURB INLET
- P — POWER POLE
- P — POWER POLE W/ GUY WIRE
- P — OVERHEAD POWER / TELEPHONE LINE
- V — WATER VALVE
- V — GAS VALVE
- FH — FIRE HYDRANT
- W — WATER LINE
- G — UNDERGROUND GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- C — UNDERGROUND CABLE LINE
- L — LIGHT POLE
- T — EXISTING TREE
- C — CALLS PER DEED
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- W — WALL (TYP)
- T — TRANSFORMER
- BH — BOREHOLE
- RCP — REINFORCED CONCRETE PIPE
- B.S.L. — BUILDING SETBACK LINE
- S — SIGN
- BOC — BACK OF CURB



The field data upon which this map or plat is based has a closure precision of one foot in 89,303 feet and an angular error of 00° 00' 00" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 880,681 feet.

## EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 8, 9, 11(a), 13, 16 and 18 of Table A thereof. The field work was completed on: April 30, 2014

Date of Map or Plat: May 5, 2014



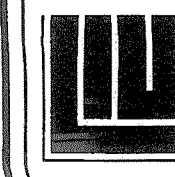
REV	DATE	DESCRIPTION	BY

ALTA/ACSM LAND TITLE SURVEY  
DRAWN BY: MCS  
CHECKED BY: MCS  
DATE: MAY 5, 2014  
SCALE: 1"=30'

ARROWHEAD REAL ESTATE PARTNERS

OF 110 WOODSTOCK STREET FOR

PLANNERS AND ENGINEERS COLLABORATIVE



LAND LOT(S) 411  
DISTRICT 1st, 2nd SECTION

FULTON COUNTY  
GEORGIA

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[illegible]

2

TOTAL SITE AREA	2.425 ACRES
<b>ZONING:</b>	
EXISTING ZONING	UDC RS-12
PROPOSED ZONING	UDC R-TH
ZONING JURISDICTION	CITY OF ROSWELL
<b>DEVELOPMENT TYPE:</b>	
TOWNHOME UNITS	21 LOTS
TOTAL SITE AREA	2.42 ACRES
HOME DENSITY	8.65 UNITS/AC.

MIN. AREA OF SITE FOR UDC TOWNHOUSE	6,000 SF
TOTAL AREA OF SITE	2.42 ACRES
AREA OF FLOODPLAIN	N/A
IMPERVIOUS AREA PROVIDED	64,683 SQ.FT. - 61%
OPEN SPACE PROVIDED	40,984 SQ. FT. - 39%
NUMBER OF UNITS PERMITTED IN ANY ROW	1 UNITS
PARKING REQUIRED	2.25 SPACES PER LOT
	48 SPACES TOTAL
PARKING PROVIDED	2.33 SPACES PER LOT
	49 SPACES TOTAL

MINIMUM LOT SIZE REQUIRED _____	1,500 SF
MINIMUM LOT SIZE PROVIDED _____	1,600 SF
MAXIMUM LOT COVERAGE REQUIRED _____	75%
MAXIMUM LOT COVERAGE PROVIDED _____	66%
MAXIMUM HEIGHT ALLOWED _____	35 FEET
BUILDING HEIGHT PROPOSED _____	35 FEET
MINIMUM UNIT WIDTH ALLOWED _____	20 FEET
MINIMUM UNIT WIDTH PROPOSED _____	24 FEET

PRIMARY STREET - PRINCIPAL BUILDING	10 FEET
SIDE STREET (MIN)	10 FEET
SIDE INTERIOR	5 FEET
REAR (MIN)	20 FEET
ALLEY	4 OR 20 FEET

PROTECTED CIVIC BUFFER (TYPE D)*	40 FEET
* VARIANCE TO PROTECTED CIVIC BUFFER	
(A)	REDUCE BUFFER DEPTH TO:
(B)	5' FOR 64.1 LINEAR FEET
(C)	8.3' FOR 197.0 LINEAR FEET
(D)	13' FOR 127.3 LINEAR FEET
(E)	30' FOR 167.6 LINEAR FEET
(F)	13'-38' FOR 182.6 LINEAR FEET
SEE PLAN FOR BUFFER VARIANCE LOCATIONS	

PROPOSED UTILITY EASEMENT

VERGE SIDEWALK FRONTAGE

PERMEABLE PAVING LANE

VERGE SIDEWALK FRONTAGE

PROPOSED UTILITY EASEMENT

5' 2' 22' 26' 7' 5'

48'

TYPICAL UTILITIES

POWER GAS STORM SANITARY

EXISTING SPECIMEN TREES TO BE SAVED AND  
REMOVED ARE ON TPR 1 & 2.



Know what's below.  
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LEHIGH HOMES  
885 WOODSTOCK ROAD  
SUITE 430-849  
BROSWELL, GEORGIA 30075  
PHONE: 704-609-2827

LAND LOT 411  
1ST DISTRICT, 2ND SECTION

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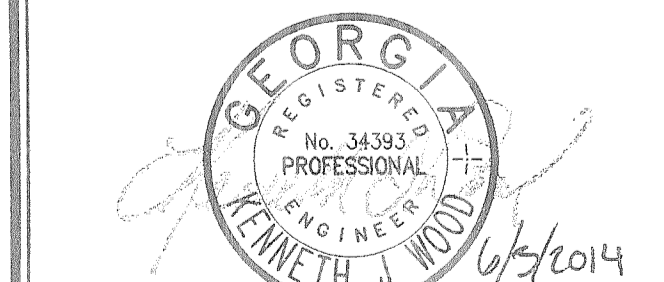
UDC R-TH  
ZONING PLAN



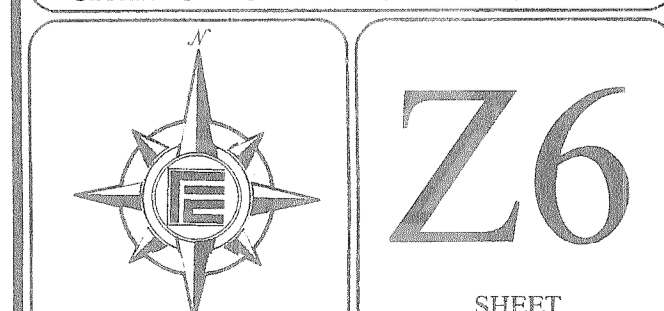
0 15 30 60 90

SCALE: 1" = 30'  
DATE: January 29, 2014  
PROJECT: 14015.00


THIS SEAL IS ONLY VALID IF COUNTER SIGNED  
AND DATED WITH AN ORIGINAL SIGNATURE.




GSWCC LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION # 0000059389 EXP. 10/27/2015



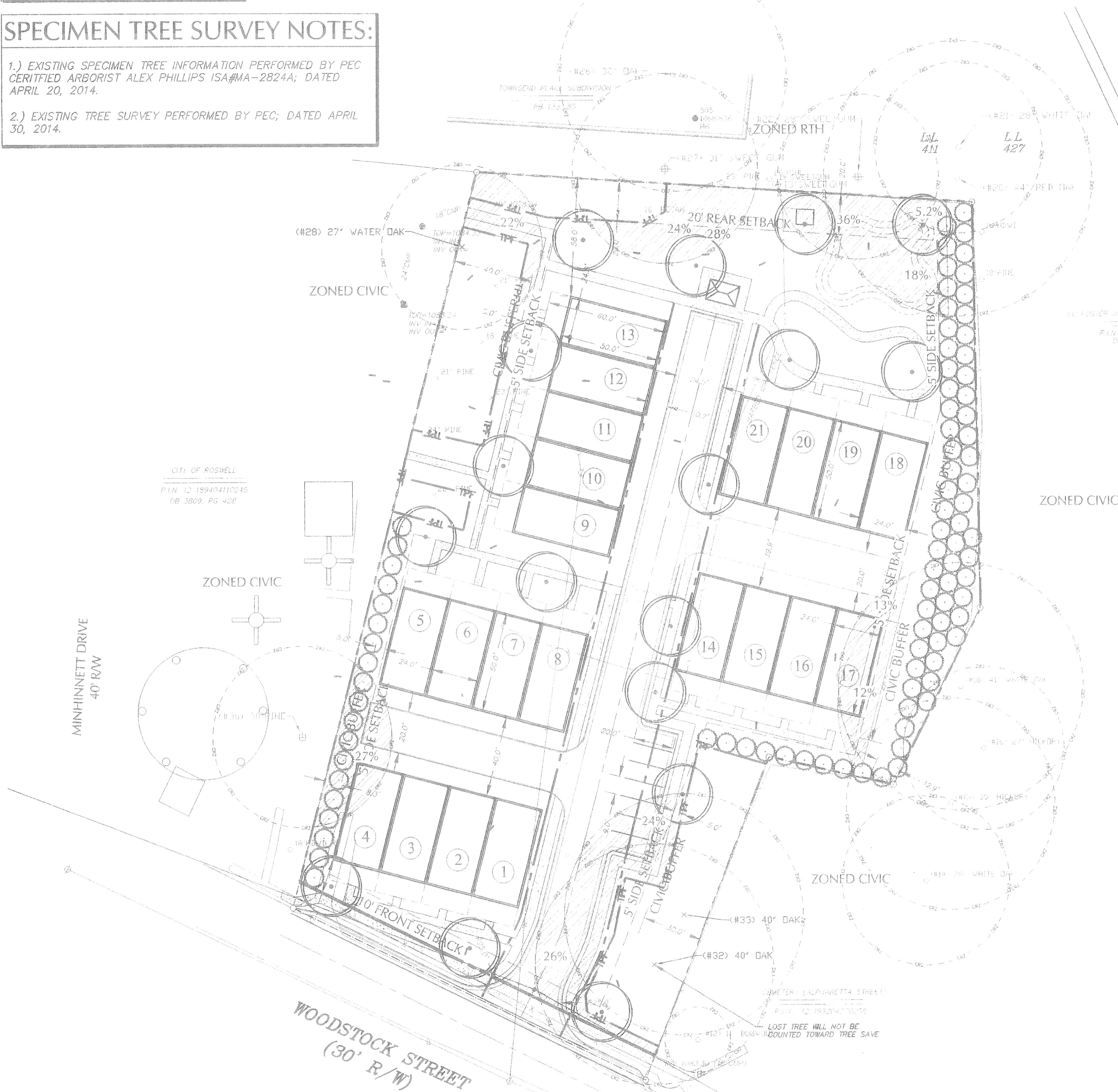
# Z6


 CRZ OF SPECIMEN TREE TO BE REMOVED


 CRZ OF SPECIMEN & EXISTING TREES TO BE SAVED

1.) EXISTING SPECIMEN TREE INFORMATION PERFORMED BY PEC  
CERTIFIED ARBORIST ALEX PHILLIPS ISA#MA-2824A; DATED  
APRIL 20, 2014.

2.) EXISTING TREE SURVEY PERFORMED BY PEC; DATED APRIL 30, 2014.



SITE DATA

TOTAL SITE AREA

2.42 ACRES

FREE REPLACEMENT REQUIREMENTS:

20 UNITS PER ACRE

2.42AC X 20 UNITS= 48.4 UNITS **REQUIRED (SDF)**

\*58.5 UNITS OF EXISTING TREES TO BE SAVED (EDF)

SPECIMEN TREE RECOMPENSE REQUIREMENTS:

51 SPECIMEN TREE UNITS REMOVED

17 (4") TREES =15.3 UNITS TO BE PROVIDED

A SPECIMEN TREE DEFICIT EXISTS; A TREE BANK CONTRIBUTION OF \$500.00

X 35.7 UNITS= \$17,850.00

REQUIRED TREE DENSITY COMPLIANCE:

EXISTING DENSITY FACTOR	58.5 UNITS
REPLACEMENT DENSITY FACTOR TO BE PROVIDED	+ 77.4 UNITS
SITE DENSITY FACTOR PROVIDED	135.9 UNITS
SITE DENSITY FACTOR REQUIRED	48.4 UNITS

SYMBOL	KEY	PERCENTAGE	QTY	BOTANICAL NAME	MIN HEIGHT	MIN GAL	UNIT VALUE	TOTAL UNITS	SPACING
	OD	16.7%	17	Over Story Deciduous	12'-14'	4"	0.9	15.3	60' O.C MIN
	UE	73.5%	86	Under Story Buffer Evergreen	12'-14'	N/A	0.9	77.4	10' O.C MIN
	TOTAL TREES		103				TOTAL	92.7 UNITS	

EXISTING SPECIMENS AND TREES TO BE SAVED			
NUMBER	SPECIES	DBH (INCHES)	UNITS
33	OAK	40	9
28	WATER OAK	27	6.9
	PECAN	18	5.7
	PINE	18	5.7
	PINE	21	6
	PINE	22	6.3
	PINE	23	6.3
	PINE	24	6.6
	TOTAL		58.5

NUMBER	SPECIES	DBH (INCHES)	UNITS
XX	OAK	25	6.6
23	OAK	34	8.1
29	OAK	32	7.8
24	OAK	40	9
31	OAK	51	10.5
		TOTAL	42

NUMBER	SPECIMEN	DBH (INCHES)	UNITS
22	OAK	40	9
		TOTAL	9

OFF-SITE DDH TREES			
NUMBER	SPECIES	DBH	UNITS
13	WHITE OAK	26	6.9
17	OAK	39	8.7
19	RED OAK	30	7.5
27	SWEET GUM	24	6.6
TOTALS		119	29.7

30	PINE	31	7.5
22	SWEETGUM	28	7.2
	TOTALS	59	14.7

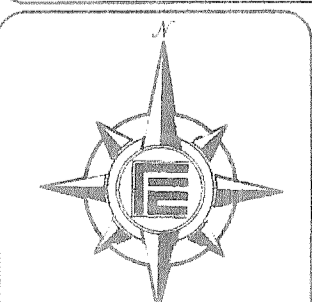
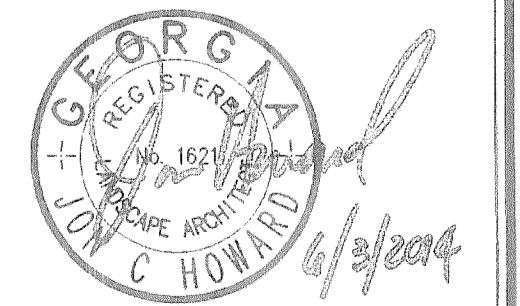
	CRZ OF SPECIMEN TREE TO BE REMOVED
	CRZ OF SPECIMEN TREES TO BE SAVED
	TREE SAVE AREA COUNTED TOWARDS SITE DENSITY

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SHEET TITLE

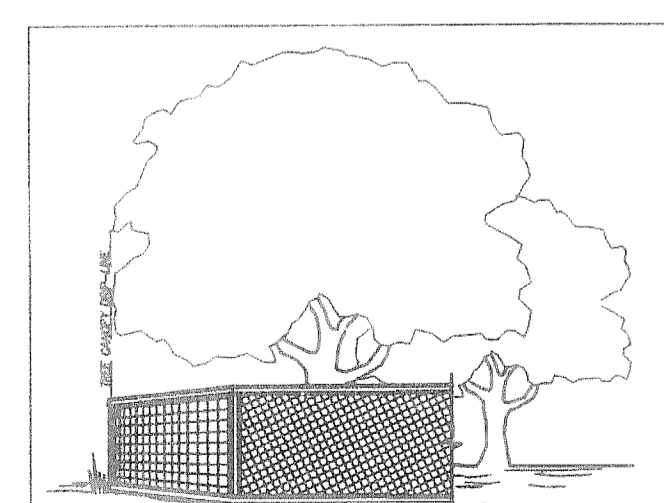
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PROJECT: 14015.00

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TPR2  
SHEET

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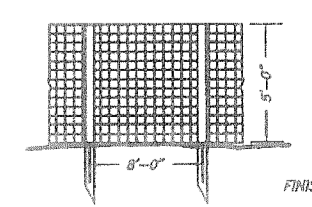
24-HOUR CONTACT  
BRENDAN WALSH@ 704-609-2827



TREE FENCE TO BE LOCATED OUTSIDE THE FURTHEST EXTENT OF THE TREE CANOPY DROP-LINE. CONSTRUCTION ACTIVITY INSIDE CANOPY DROP LINE WILL RESULT IN DAMAGE TO TREE ROOTS AND DEATH OF THE TREE.

WOOD OR METAL FENCE POST 8' O.C.  
USE FLAGGING AT EVERY OTHER POST

CHAIN LINK FENCE OR ORANGE NETTING

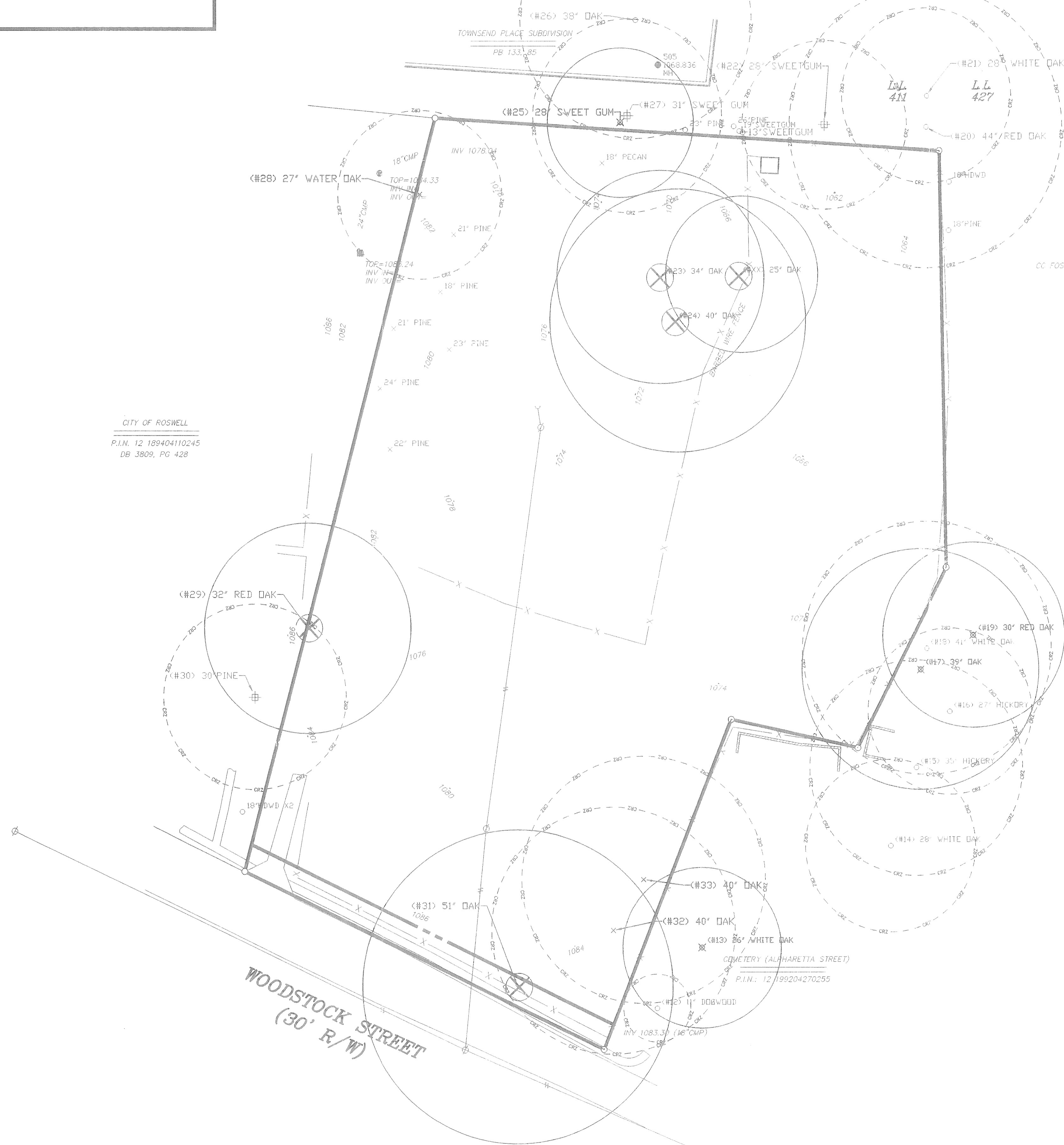


TREE PROTECTION FENCE

201400974



DEAD, DISEASED AND HAZARDOUS TREES

[illegible]

1.) EXISTING SPECIMEN TREE SURVEY INFORMATION TAKEN FROM SPECIMEN TREE SURVEY PERFORMED BY LAND ENGINEERING; DATED JULY 1, 2013.

2.) ALL SPECIMEN TREE LOCATIONS ARE APPROXIMATE LOCATIONS.

**110 Woodstock Street**  
A Master Planned Residential Community  
FOR

FOR  
LEHIGH HOMES  
885 WOODSTOCK ROAD  
SUITE 430-849  
ROSWELL, GEORGIA 30075  
PHONE: 704-609-2827

LAND LOT 411  
1ST DISTRICT, 2ND SECTION

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REVISIONS:

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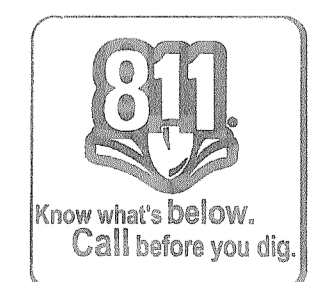
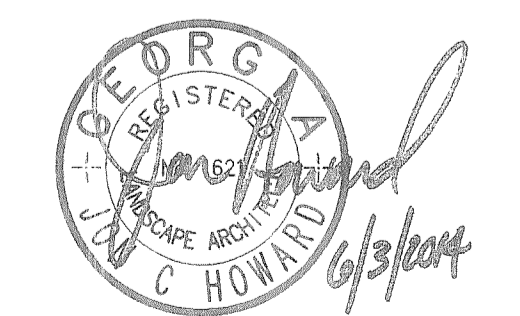
SHEET TITLE

**TREE SURVEY  
PLAN**

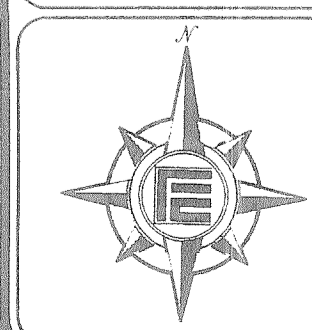


SCALE: 1" = 30'  
DATE: January 29, 2014  
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BRENDAN WALSH@ 704-609-2827



# TPR1

## SHEET

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