

SURVEY NOTES

1. Site Area = Tract I - 1.228 acres, Tract II - 3.244 acres

2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 379,673 feet.

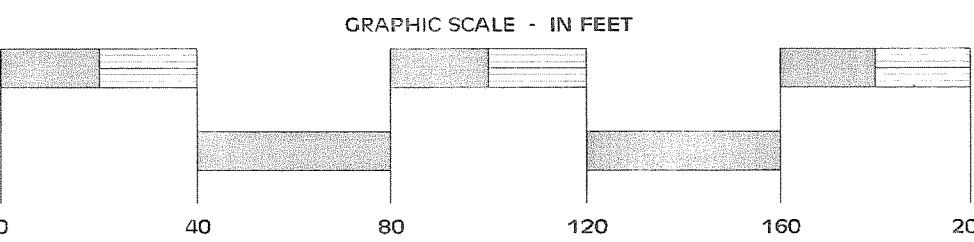
This plat has been prepared using a TOPCON GTS-313 Total Station for angle and distance measurements.

The field data upon which this map or plat is based has a closure precision of one (1) foot in 28,773 feet and an average angular error of 02 seconds per angle point, and was adjusted using Least Squares.

3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of Fulton County, Georgia, Community Panel Number 131210063G, dated September 18, 2015.

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer/surveyor is not responsible for the correctness or sufficiency of this information.

NOTE: This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.



Surveyor's Certification

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

D. Lanier Dunn
H. Lanier Dunn, Georgia RLS No. 2243

for the firm
GEORGIA REGISTERED LAND SURVEYOR
No. 2243
LANIER DUNN
Essential Engineering Services, L.L.C.

RECEIVED
MAY 10 2014
City of Roswell
Development Department

Boundary & Topographic Survey for:
Creekview Townhomes
City of Roswell
Land Lot 417 - 1st District - 2nd Section
Fulton County, Georgia
Scale: 1" = 40' Date: April 14, 2014

LEGEND

AE	Access Easement
B.S.L	Building Setback Line
CTP	Crimped Top Pipe
DE	Drainage Easement
DI	Drop Inlet
EP	Edge of Pavement
FH	Fire Hydrant
GM	Gas Meter
HW	Head Wall
OCS	Outlet Control Structure
O.L	On Line
OTF	Open Top Pipe
PP	Power Pole
SSE	Sanitary Sewer Easement
TE	Telephone Easement
UE	Utility Easement
OHT	Overhead Telephone Line
UGW	Underground Water Line
UGE	Underground Electric Line
UGTe	Underground Telephone Line
DIP	Ductile Iron Pipe
ICV	Irrigation Control Valve
WM	Water Meter
UGG	Underground Gas Line
GV	Gas Valve
WV	Water Valve
LP	Lamp Post
PP	Power Pole w/ Light
PP	Power Pole
///	Limited Access
UGT	Underground Telephone Line
UGE	Underground Electric Line
G	Gas Line
W	Water Line
HP	Overhead Power Line
CO	Clean Out
EB	Electric Box
GM	Gas Meter
MH	Sanitary Sewer Manhole
TB	Telephone Box
WMKR	Water Marker
WM	Water Meter
FES	Flared End Section
JB	Junction Box
OCS	Outlet Control Structure
DWCB	Double Winged Catch Basin
SWCB	Single Winged Catch Basin
DI	Drop Inlet
HW	Head Wall
FH	Fire Hydrant
IPS	1/2" Rebar Set

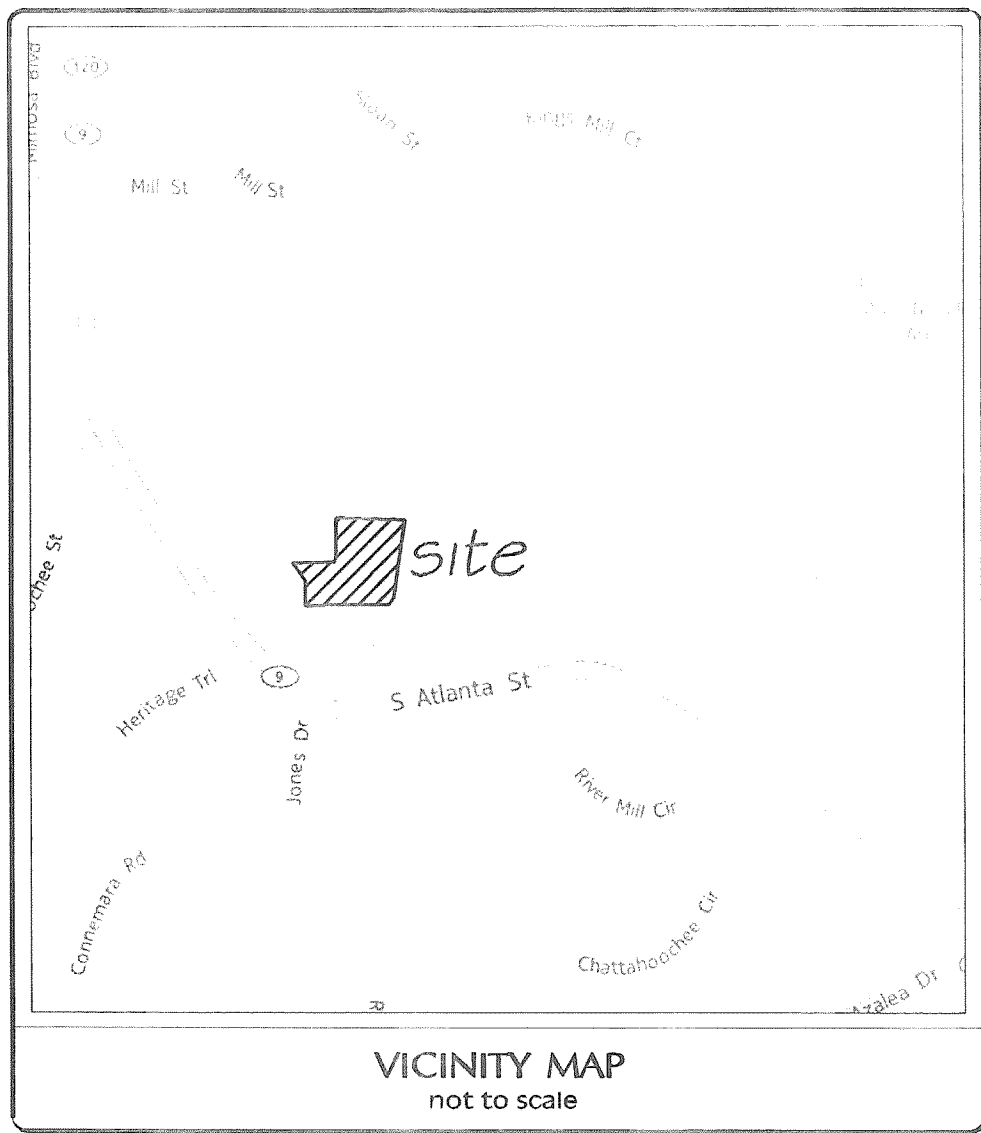
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-9-14	add tract line, tract areas	BMD

EES
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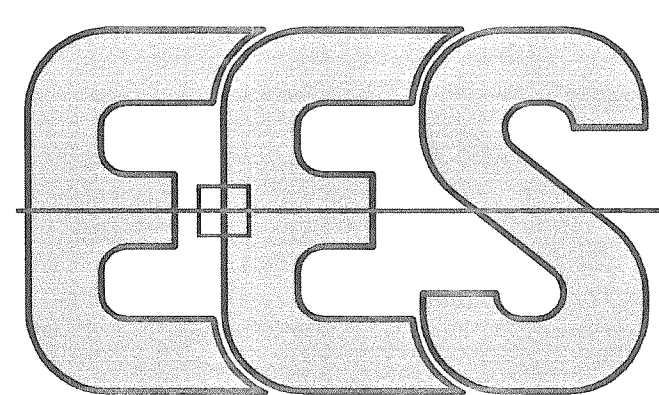
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3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of Fulton County, Georgia, Community Panel Number 13121C0063G, dated September 18, 2013.

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OWNER / DEVELOPER

Creek View Partners, LLC

Vinay Bosc

3150 Overland Drive, Roswell, GA 30075 Ph: 770-480-1111

24 HOUR - EMERGENCY CONTACT

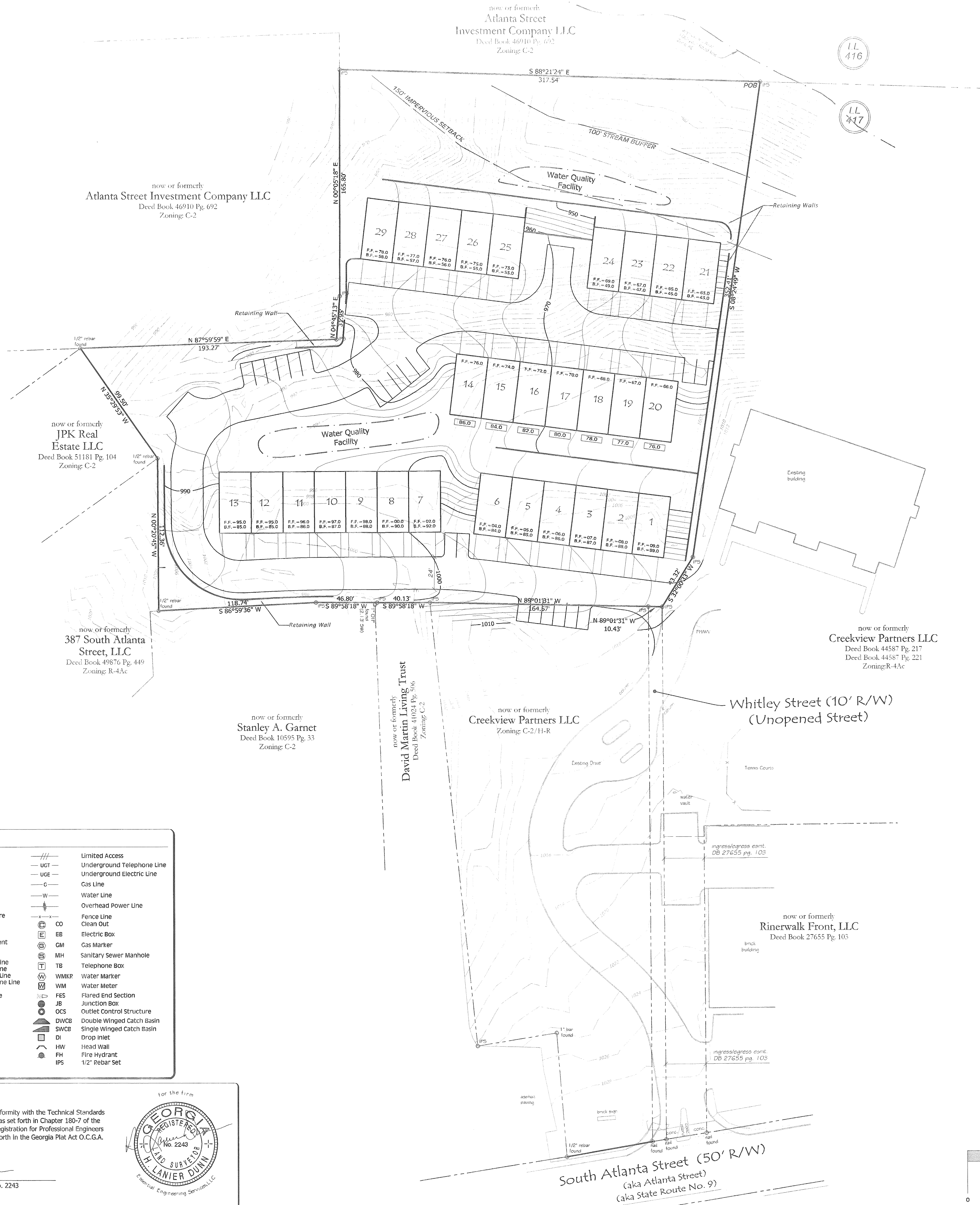
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LEGEND			
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B.S.L.	Building Setback Line	---UGT---	Underground Telephone Line
CTP	Crimped Top Pipe	---UGE---	Underground Electric Line
DE	Drainage Easement	---	
DI	Drop Inlet	C	Gas Line
EP	Edge of Pavement	---	Water Line
FH	Fire Hydrant	W	
GM	Gas Meter	---	Overhead Power Line
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H. Lanier Dunn, Georgia RLS No. 2243



- SITE NOTES**
1. Site area - 3.24 acres
 2. Density:
Townhomes - 29- 8.95 u/a
Open Space: 1.6 acres (50%)
 3. Existing Zoning - R-4C/H-R
 4. Proposed Zoning - NA
 5. Proposed land use : Townhomes
 6. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of Fulton County, Georgia, Community Panel Number 13121C0063G, dated September 18, 2013.
 7. Public sanitary sewer service to be provided by Fulton County.
 8. Public water service to be provided by Fulton County.
 9. This site contains no known archeological or historical sites.
 10. The proposed development will be a gated community with private streets.
 11. Existing infrastructure to be removed and replaced as shown on plan.

DEVELOPMENT STATISTICS SUMMARY CHART

SITE DATA	REQUIRED	PROPOSED
Total Area of Site = 3.24 Acres		
Height of Proposed Building	45' Maximum	45'
Gross sq. footage of building area	2,400 SF Minimum	25' Wide Units
Landscaping Area		21,675 sf. planting areas 27,384 sf. tree save area = 49,059sf. (34%)
Impervious Surface		69,288 sf.(50%)
Parking	2 space per unit = 58 Min.	79 Spaces
Undeveloped and Open Space		71,846 sf.(50%)
Conditional Use Change	Current Use - Condominium	Townhomes

Site Plan

**Creekview
Town
Homes**

Land Lot 417

1st District - 2nd Section

City of Roswell

Fulton County

Georgia

May 15, 2014

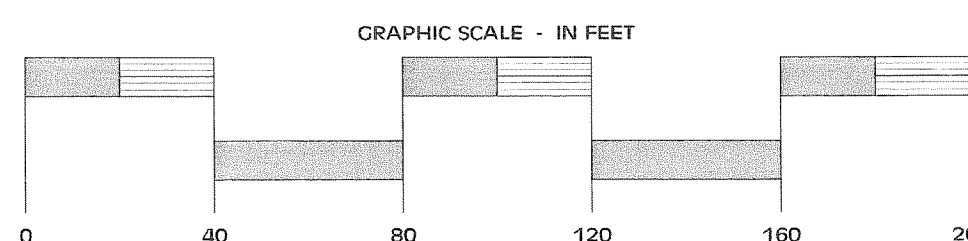
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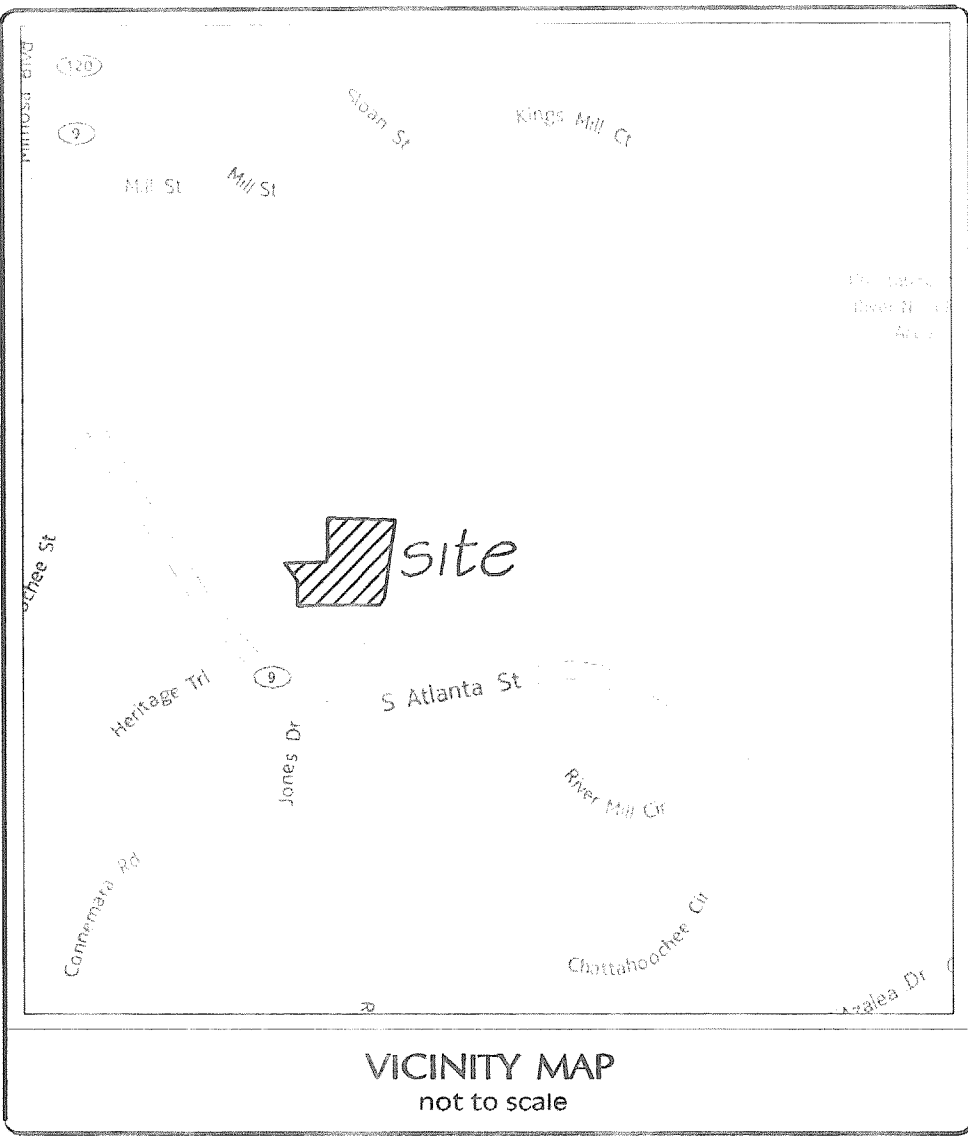
? County Project Number ?

CN: 14019concept05.dwg

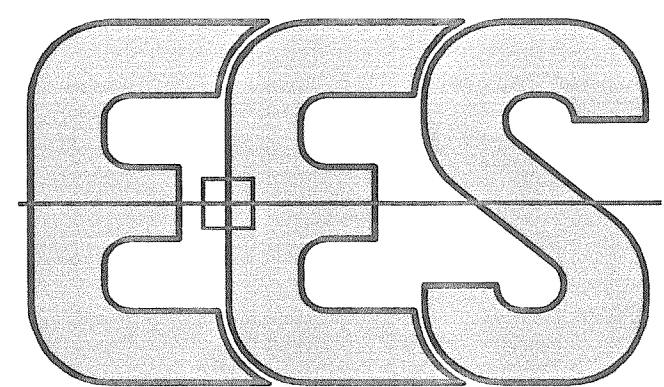
Job Alias:

Sheet 3 of 4





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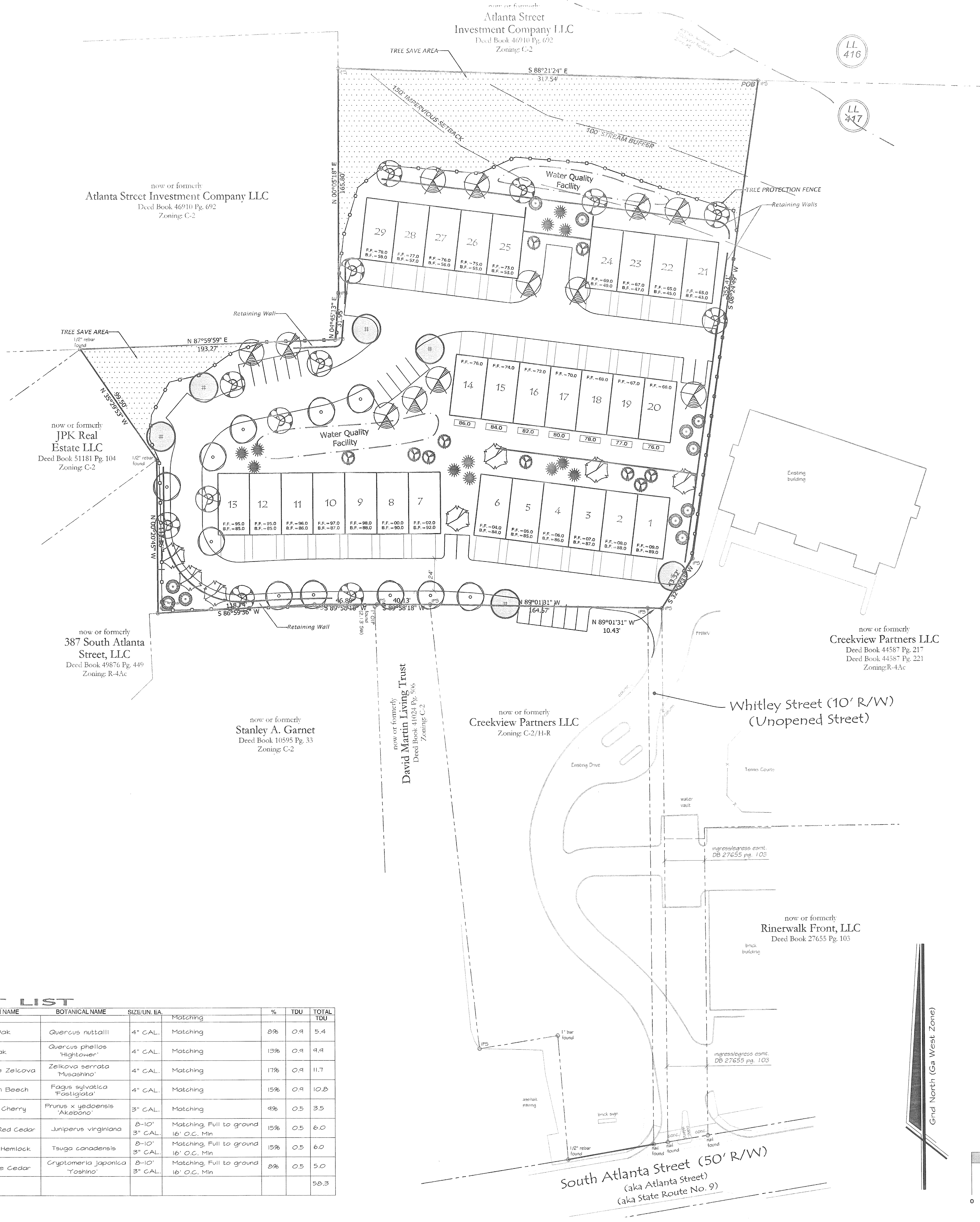
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PLANT LIST

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE/UN. EA	Planting	%	TDU	TOTAL TDU
1	6	Nuttall Oak	Quercus nuttallii	4" CAL.	Matching	8%	0.9	5.4
2	11	Willow Oak	Quercus phellos	4" CAL.	Matching	13%	0.9	9.9
3	13	Japanese Zelkova	Zelkova serrata 'Miyashino'	4" CAL.	Matching	17%	0.9	11.7
4	12	European Beech	Fagus sylvatica 'F. sylvatica'	4" CAL.	Matching	15%	0.9	10.8
5	7	Yoshino Cherry	Prunus x yedoensis 'Akitaka'	3" CAL.	Matching	9%	0.5	3.5
6	12	Eastern Red Cedar	Juniperus virginiana	8-10" 3" CAL.	Matching, Full to ground 16' O.C. Min	15%	0.5	6.0
7	12	Eastern Hemlock	Tsuga canadensis	8-10" 3" CAL.	Matching, Full to ground 16' O.C. Min	15%	0.5	6.0
8	10	Japanese Cedar	Cryptomeria japonica 'Yoshino'	8-10" 3" CAL.	Matching, Full to ground 16' O.C. Min	8%	0.5	5.0
9	83	Total						58.3



Tree Density Calculation

SITE DENSITY FACTOR(SDF) = 30 x Site Area
SDF = 13.24 acres x 30 = 97.2 TDU
83 Proposed trees will be planted to meet tree density for a total of 58.3 TDU.
-The remaining 38.9 tree density units will be contributed to the Roswell Tree Bank.

SPECIMEN TREE

No Specimen Trees will be affected by proposed construction.

NOTES

Section 15.25 The Arborist shall make unscheduled inspections before and during development to ensure protection of trees, critical root zones and buffer zones.
Section 15.2.6 (A) No person in the construction of any structure(s) or improvement(s) or any activity shall encroach or place solvents, material, construction machinery or temporary soil deposits within six (6) feet of the area outside the drip line, as defined herein, of any specimen tree or any tree within a tree protection zone.
Section 16.2.6 (B) Before development, land clearing, filling or any land alteration, the developer shall be required to erect suitable protective barriers as required by the Arborist, including tree fences, tree protection signs, and erosion barriers until completion of site landscaping. Authorization to remove the protective devices shall be in writing by the Arborist or by the issuance of a final Certificate of Occupancy. Inspection of tree protection barriers is required prior to any land disturbance or development. The Arborist shall be contracted to schedule an inspection time.
Section 15.2.6 (C) Materials for active tree protection shall consist 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.
Section 15.2.6 (D) Materials for passive tree protection shall consist of heavy mil, plastic flagging, a minimum of 4" (four inches) wide with dark letters reading "Tree Protection area Do Not Enter" or equivalent signage on a continuous durable restraint.
Section 15.6.5 Any person, firm or corporation violating any provisions of this article shall be punished as described in Section 14 of the Code of the City of Roswell, and in addition thereto may be enjoined from continuing the violation. Each tree cut, damaged or poisoned shall constitute a separate offense. All trees shall be straight trunked, full headed and meet all requirements specified. All trees and shrubs must be container grown balled and burlapped with sizes as indicated on the plant list or on the drawings. All plants shall be healthy; vigorous, free of pest and diseases. All root balls, containers and height to width ratios shall conform to the size standards set forth in AMERICAN STANDARDS FOR NURSERY STOCK.

- Failure to plant with specified material will result in withholding of the Certificate of Occupancy.
- A landscape maintenance bond for the total price of the material planted on-site will be required before the issuance of the Certificate of Occupancy.
- No trees shall be planted within specified utility easements as shown on civil plans and tree protection plan.
- Roswell arborist shall inspect the site before land disturbance and before the Issuance of a Certificate of Occupancy.
- City of Roswell approval of landscape plan is required prior to landscape installation.
- Trees to be saved/replaced as agreed upon by the city, owner, developer and contractor shall be the responsibility of the owner, developer and contractor.

LEGEND

- TREE SAVE AREA
- TREE PROTECTION FENCE

Tree Replacement Plan

Creekview Town Homes

Land Lot 417

1st District - 2nd Section

City of Roswell

Fulton County

Georgia

May 30, 2014

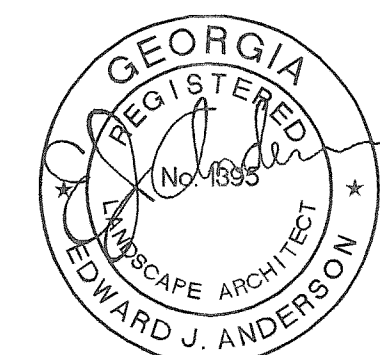
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Sheet 4 of 4



GRAPHIC SCALE - IN FEET