

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

LEGEND

- | | |
|------------------------|--------|
| LAND LOT LINE | LLL |
| CRIMP TOP PIPE | CTP |
| IRON PIN SET | IPF |
| IRON PIN FOUND | CM |
| CONC. MONUMENT FOUND | SS |
| SANITARY SEWER | FC |
| FENCE CORNER | -X-X- |
| FENCE | OT |
| OPEN TOP PIN | CL |
| CENTERLINE | WL |
| RIGHT-OF-WAY | WL |
| WATER LINE | POC |
| POINT OF COMMENCEMENT | POB |
| POINT OF BEGINNING | Y FH |
| FIRE HYDRANT | Y FH |
| GAS VALVE | Y FH |
| WATER VALVE | Y FH |
| WATER METER | Y FH |
| POWER POLE | Y FH |
| LIGHT POLE | O.H.P. |
| OVERHEAD POWER LINE | O.H.P. |
| MAN HOLE | CM |
| CORRUGATED METAL PIPE | RCP |
| REINFORCED CONC. PIPE | SSE |
| SEWER EASEMENT | DE |
| DRAINAGE EASEMENT | DE |
| GAS METER | GM |
| GAS LINE | GL |
| RIGHT WING CATCH BASIN | CB |

LOT AREA
128,489 sq. ft.
2.949 acres

ZONING: C-1
SETBACK FRONT 50'
SETBACK REAR 10'
SETBACK SIDE 16'

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00'00"08" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:193,383 FEET

INSTRUMENT USED:
NICON DTM-520 TOTAL STATION

SURVEYORS CERTIFICATION

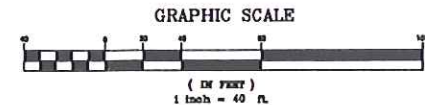
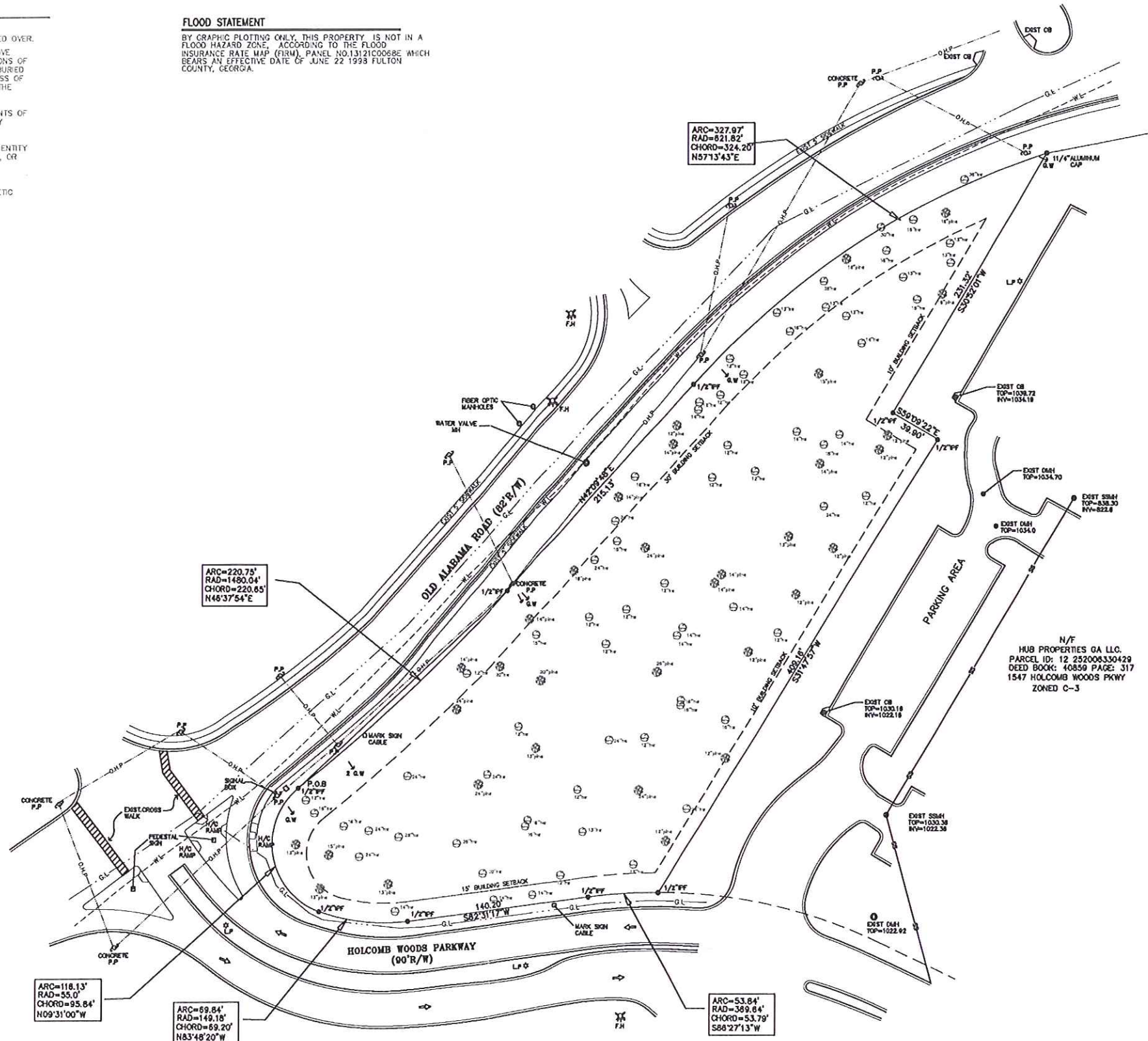
I HEREBY CERTIFY THAT THIS PLAT OR MAP IS, TO THE BEST OF MY KNOWLEDGE, A TRUE AND CORRECT REPRESENTATION OF THE CONTOURS OF THE LAND PLATTED HEREON, THAT ALL ASSESSMENT CONDITIONS SHOWN ARE CORRECTLY SHOWN AND THAT THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR TOPOGRAPHIC AND ASSAULT SURVEYS

WALTER F. PRINCE PLS NO. 2008 DATE: NOVEMBER 2, 2012



FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 13121C0068E WHICH BEARS AN EFFECTIVE DATE OF JUNE 22 1993 FULTON COUNTY, GEORGIA.



DATE: MARCH 28, 2013
DRAWN BY: WA
CHECKED BY:
JOB NUMBER: 25272
SCALE: 1/40

J.B. PRINCE & ASSOCIATES, INC.
Consulting Planners & Surveyors
110 North Berry Street - 3424
Stockbridge, Georgia 30281
Phone (770) 474-1487 Fax (770) 474-7487

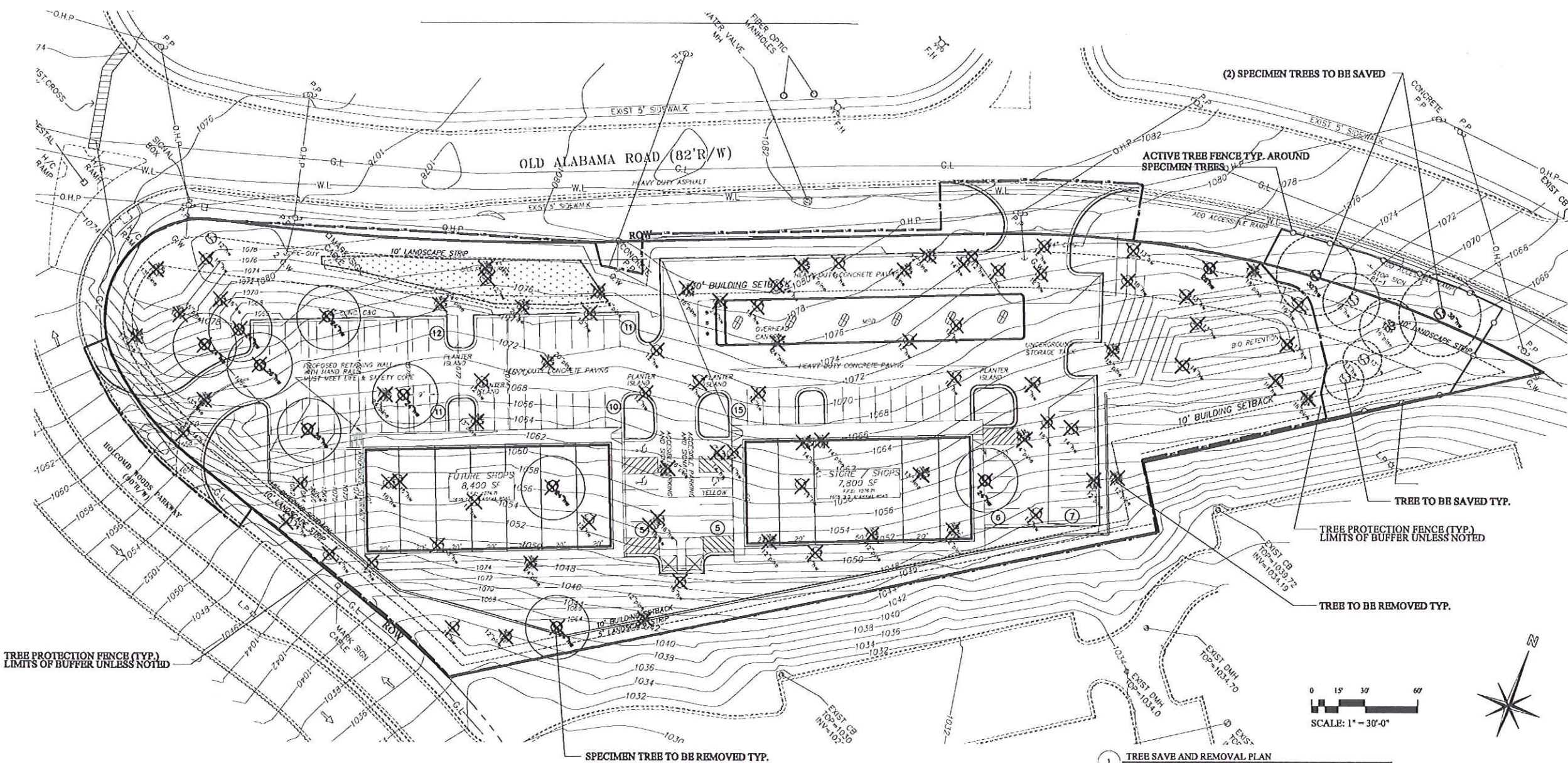
OWNER: PANJWANI
ALEX PANJWANI

PROJECT DESCRIPTION
1605 OLD ALABAMA ROAD
ROSWELL, GA, 30076
PARCEL ID: 12253406120055
LAND LOT: 612 DISTRICT: 1TH 2ND SECTION
CITY: ROSWELL STATE: GEORGIA
COUNTY: FULTON

DESCRIPTION
TOPOGRAPHIC
BOUNDARY
SURVEY FOR:

SHEET NUMBER **C1**

HOLCOMB WOODS PLAZA
 ROSWELL, GA
 DESIGN FOR:
 WARNER ARCHITECTURAL

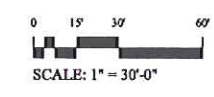


TREE PROTECTION FENCE (TYP.)
 LIMITS OF BUFFER UNLESS NOTED

TREE PROTECTION FENCE (TYP.)
 LIMITS OF BUFFER UNLESS NOTED

TREE TO BE REMOVED TYP.

SPECIMEN TREE TO BE REMOVED TYP.



1 TREE SAVE AND REMOVAL PLAN
 1"=30'

EXISTING TREES TO REMAIN

- 36" HARDWOOD (SPECIMAN) = 8.4 DENSITY UNITS
- 30" HARDWOOD (SPECIMAN) = 7.5 DENSITY UNITS
- 13" HARDWOOD = 4.2 DENSITY UNITS
- 13" HARDWOOD = 4.2 DENSITY UNITS
- 16" HARDWOOD = 5.3 DENSITY UNITS
- 16" PINE = 5.3 DENSITY UNITS
- TOTAL = 34.7 DENSITY UNITS SAVED ON SITE

SITE DENSITY CALCULATIONS:

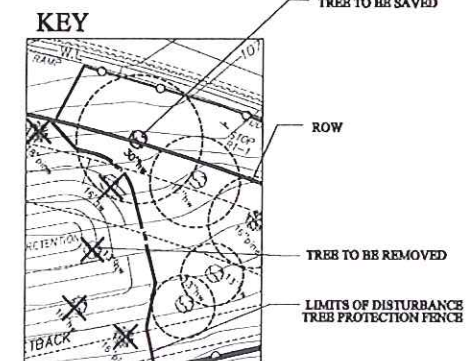
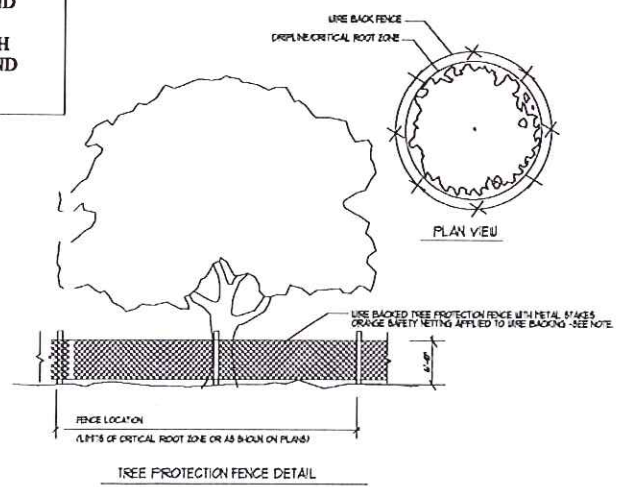
SITE = 2.95 ACRES
 30 UNITS PER ACRE REQUIRED = 88.5 DENSITY UNITS
 EXISTING DENSITY UNITS ON SITE = 34.7
 88.5 RDF - 34.7 EDF = 53.8 REQUIRED DENSITY FACTOR

SPECIMEN TREE REMOVAL UNITS

- (7) 24" HARDWOODS X 6.6 REMOVAL UNITS = 46.2 DENSITY UNITS
- (2) 26" HARDWOODS X 6.9 REMOVAL UNITS = 13.8 DENSITY UNITS
- TOTAL SPECIMEN TREE UNITS REMOVED = 60 UNITS
- SPECIMEN TREE RECOMPENSE: 60 UNITS X \$500 = \$30,000.00

REQUIRED NOTES:

1. REFER TO CIVIL ENGINEER DRAWINGS FOR ALL GRADING, RETAINING WALLS, AND DRAINAGE.
2. REFER TO CIVIL ENGINEER DRAWINGS FOR SURVEY, SITE LAYOUT, AND ALL UTILITIES.
3. REFER TO CIVIL ENGINEER DRAWINGS FOR ALL STORM WATER, AND DETENTION.
4. ALL TREE SAVE AREAS TO BE CLEARLY IDENTIFIED WITH TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE

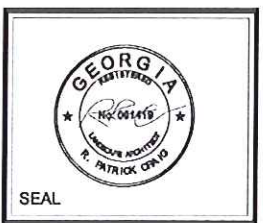


CALL BEFORE YOU DIG!
 ONE-CALL CENTER
 GEORGIA DIRECTORY
 811

DATE	DESCRIPTION
3-30-13	REVISED

TREE REMOVAL PLAN

SCALE: 1"=30'



SHEET NUMBER
 TRP.1

HOLCOMB WOODS PLAZA
 ROSWELL, GA
 DESIGN FOR:
 WARNER ARCHITECTURAL

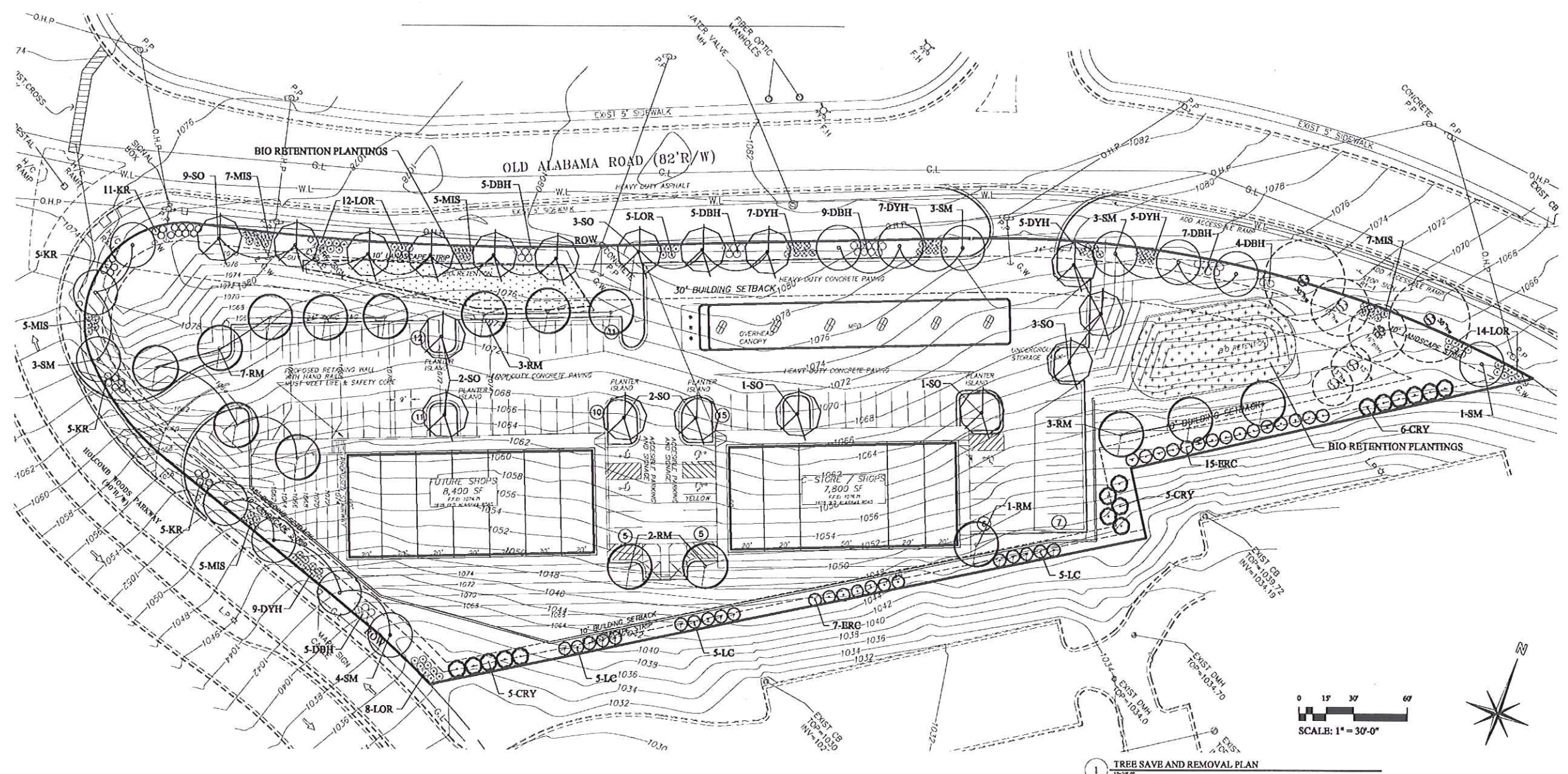
DATE	DESCRIPTION
3-30-13	REVISED

TREE REPLACEMENT PLAN

SCALE: 1"=30'



SHEET NUMBER
TRP.2



1 TREE SAVE AND REMOVAL PLAN

PLANT KEY

- SUGAR MAPLE
- SHUMARD OAK
- RED MAPLE
- CRYPTOMERIA
- EASTERN RED CEDAR
- LEYLAND CYPRESS

TREE REPLACEMENT CALCULATIONS

QTY:	COMMON NAME	SIZE	UNIT	TOTAL
14	SUGAR MAPLE	4" CAL.	.9	12.6
18	SHUMARD OAK	4" CAL.	.9	16.2
16	RED MAPLE	4" CAL.	.9	14.4
16	CRYPTOMERIA	2" CAL.	.5	8
22	EASTERN RED CEDAR	2" CAL.	.5	11
15	LEYLAND CYPRESS	2" CAL.	.5	7.5
TOTAL TRBB REPLACEMENT UNITS				69.6

SITE DENSITY CALCULATIONS:

SITE = 2.95 ACRES
30 UNITS PER ACRE REQUIRED = 88.5 DENSITY UNITS
EXISTING DENSITY UNITS SAVED ON SITE = 34.7
88.5 SDF - 34.7 BDF = 53.8 REQUIRED DENSITY FACTOR (RDF)
REPLACEMENT TREES = 69.6 DENSITY UNITS

10' FRONTAGE LANDSCAPE STRIP CALCULATIONS:

10' LANDSCAPE STRIP FRONTAGE = 786 LINEAR FEET @ OLD ALABAMA
10' LANDSCAPE STRIP FRONTAGE = 255 LINEAR FEET @ HOLCOMB WOODS
TOTAL 10' LANDSCAPE FRONTAGE = 941 LINEAR FEET
(1) TREE PER 35' = 27 TREES REQUIRED
(10) SHRUBS PER 35' = 94 SHRUBS REQUIRED
EXISTING TREES IN 10' STRIP = 2
PROPOSED TREES IN 10' STRIP = 25
PROPOSED SHRUBS IN 10' STRIP = 169

- NOTES:**
- REFER TO CIVIL ENGINEER DRAWINGS FOR ALL GRADING, RETAINING WALLS, AND DRAINAGE.
 - REFER TO CIVIL ENGINEER DRAWINGS FOR SURVEY, SITE LAYOUT, AND ALL UTILITIES.
 - REFER TO CIVIL ENGINEER DRAWINGS FOR ALL STORM WATER, AND DETENTION.

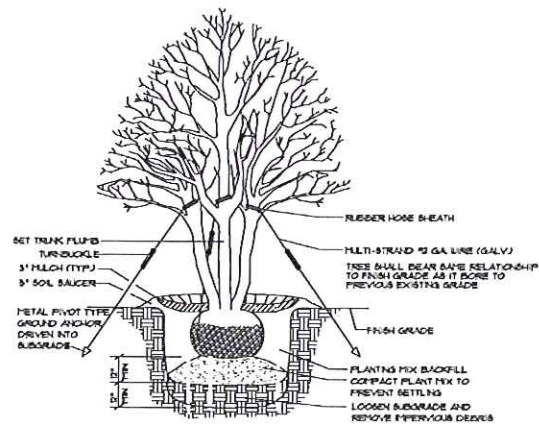
TREE REPLACEMENT PLANT LIST

qty	sym	Common Name	Scientific Name	Size	Spacing	Percentage
TREES						
14	SM	Sugar Maple	Acer saccharum	4" Caliper	as shown	20.29%
18	SO	Shumard Oak	Quercus shumardii	4" Caliper	as shown	26.09%
16	RM	Red Maple	Acer rubrum	4" Caliper	as shown	23.19%
16	CRY	Cryptomeria	Cryptomeria japonica	2" Caliper (6ft)	as shown	23.19%
22	ERC	Eastern Red Cedar	Juniperus virginiana	2" Caliper (6ft)	as shown	31.88%
15	LC	Leyland Cypress	Cupressus x Leylandii	2" Caliper (6ft)	as shown	21.74%
69						100.00%

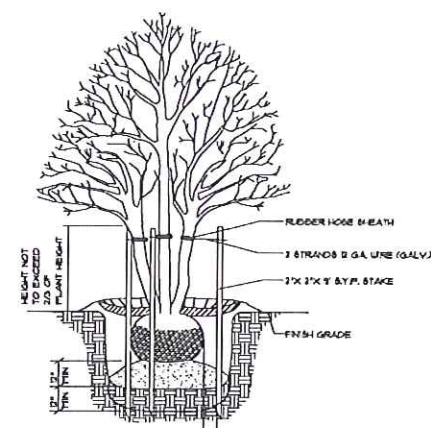
10' LANDSCAPE STRIP SHRUBS

qty	sym	Common Name	Scientific Name	Size	Spacing
TREES					
29	MIS	Miscanthus	Miscanthus sinensis	3 GALLON	as shown
44	LOR	Loropetalum	Loropetalum	3 GALLON	as shown
36	DBH	Dwarf Burford Holly	Ilex cornuta "burfordi nana"	3 GALLON	as shown
33	DYH	Dwarf Yaupon Holly	Ilex vomitoria "nana"	3 GALLON	as shown
27	KR	Knockout Rose	Rosa x Knockout	3 GALLON	as shown
169					

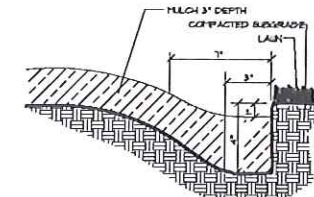
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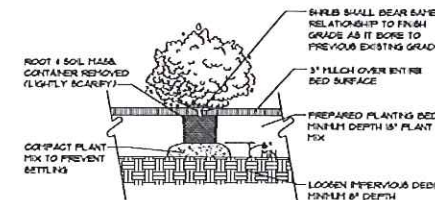
1 MULTI-TRUNKED TREE PLANTING
 NOT TO SCALE



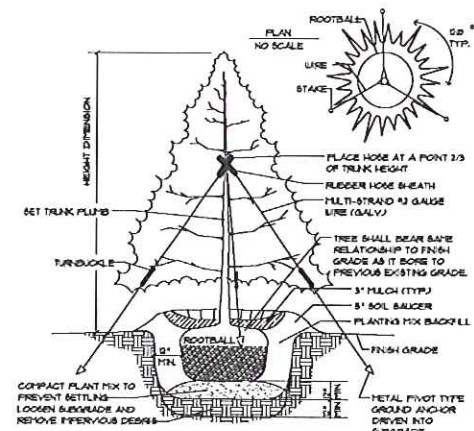
2 MULTI-TRUNKED TREE STAKING
 NOT TO SCALE



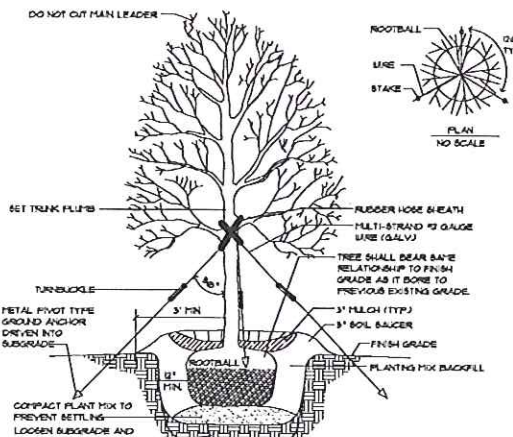
5 TRENCH EDGER DETAIL FOR ALL BEDS
 NOT TO SCALE



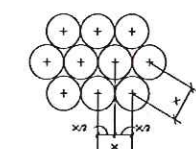
6 TYPICAL FOR ALL PLANTS SPACED LESS THAN 36\"/>



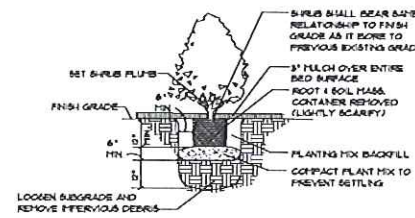
3 EVERGREEN TREE PLANTING
 NOT TO SCALE



4 TYPICAL TREE PLANTING AND GUYING
 NOT TO SCALE



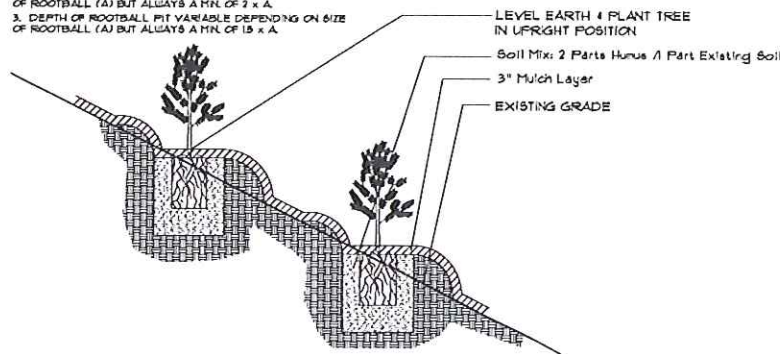
7 TYPICAL STAGGERED ROW SPACING
 NOT TO SCALE



8 TYPICAL CONTAINERIZED SHRUB PLANTING
 NOT TO SCALE

NOTES:

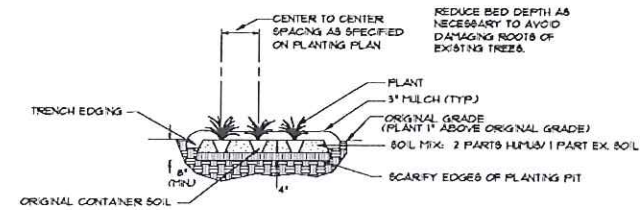
1. SET CONTAINERIZED PLANT SUCH THAT ROOTBALL IS 1\"/>



8 SLOPE PLANTING DETAIL
 NOT TO SCALE

NOTES:

1. PHOTO-TILL PLANTING BED TO A DEPTH OF 8\"/>



8 GROUNDCOVER & FLOWER PLANTING DETAIL
 NOT TO SCALE

HOLCOMB WOODS PLAZA
 ROSWELL, GA
 DESIGN FOR:
 WARNER ARCHITECTURAL

DATE	DESCRIPTION
3-30-13	REVISED

TREE REPLACEMENT
 DETAILS

SCALE: AS NOTED



SHEET NUMBER
 TRP.3