



A SITE PLAN
RZ-1 SCALE: 100'-0"

NORTH
0' 50' 100' 200'



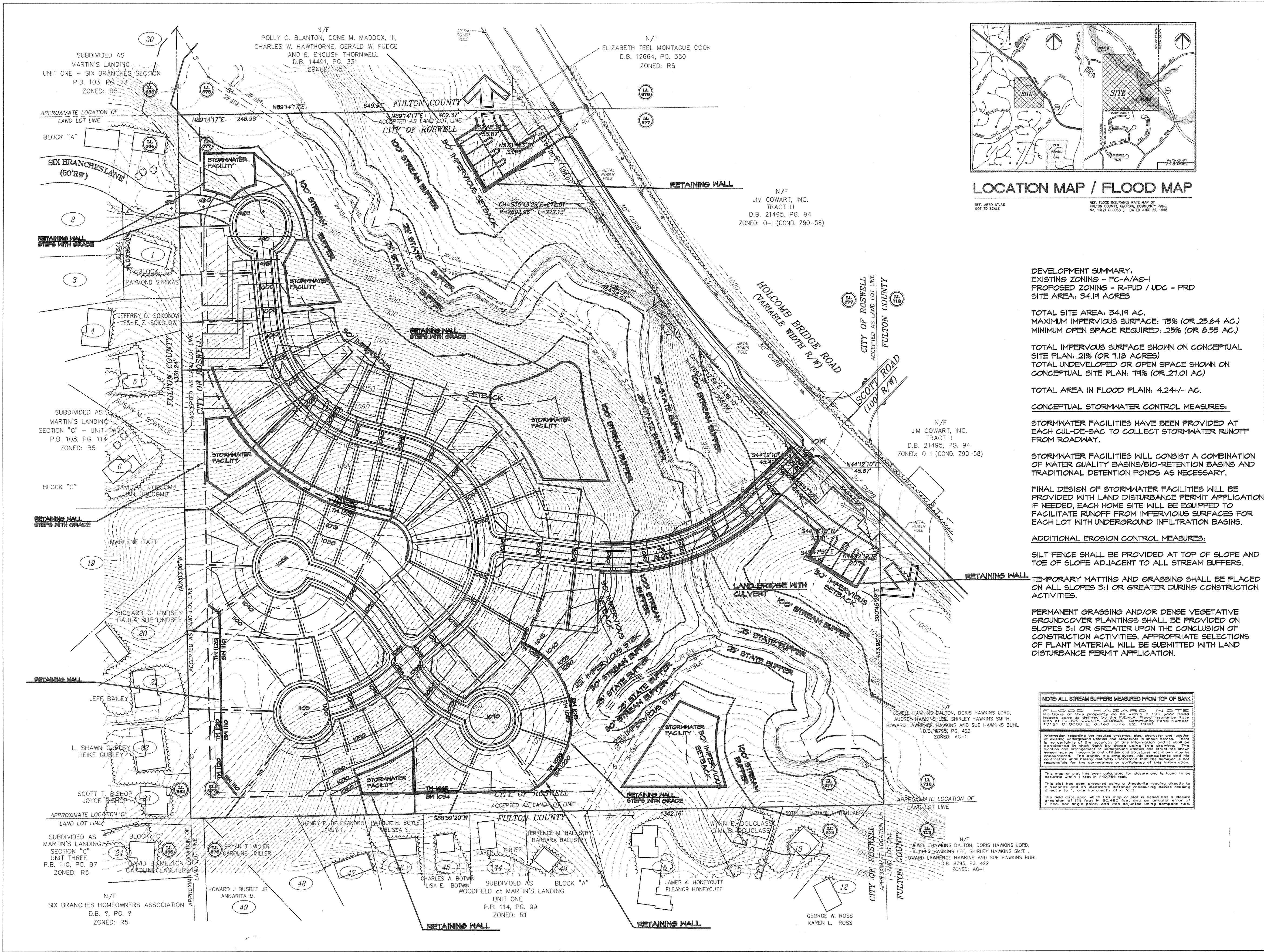
K. LONG DESIGNS, LLC
klongla@charter.net
770.510.8396

REVISIONS		
NO.	DATE	ISSUE
1	6/4/2014	COMMENTS
2		
3		
4		

HOLCOMB BRIDGE TRACT
ROSWELL, GA
Mr. Gary Shirley
Atlanta, GA

TITLE	
SITE PLAN	
DATE	02/04/2014
JOB NO.	11005
DWG	HB RZ3 SF 5
DRAWN	RNL
CHECKED	KI
SCALE	AS SHOWN
SHEET	RZ-1
1	OF 2

NOT RELEASED FOR CONSTRUCTION



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HOLCOMB BRIDGE TRACT

ROSWELL, GA

Mr. Gary Shirley
Atlanta, GA

TITLE
CONCEPTUAL
GRADING
PLAN

DATE 02/04/2014

JOB NO. 11005

DWG

DRAWN KI

CHECKED KI

SCALE AS SHOWN

SHEET

RZ-2

2 OF 2

NOT RELEASED FOR CONSTRUCTION

CROSS-SECTION: 'E'				
SEGMENT	1	2	3	4
FACTOR	VALUE	SCORE	VALUE	SCORE
Slope	7.5%	0	30.1%	10
Slope Length (feet)	67	5	319	10
K Factor	0.32	10	0.24	5
Cover	Forest	0	Forest	0
Sediment Delivery	780	0	528	0
TOTAL SCORE		15		25

SEGMENT	3	4
FACTOR	VALUE	SCORE
Slope	15.5%	5
Slope Length (feet)	403	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	444	0
TOTAL SCORE		20

SEGMENT	5	6
FACTOR	VALUE	SCORE
Slope	7.7%	0
Slope Length (feet)	768	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	79	10
TOTAL SCORE		25

SEGMENT	7	
FACTOR	VALUE	SCORE
Slope	4.4%	0
Slope Length (feet)	663	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	0	10
TOTAL SCORE		25

CROSS-SECTION: 'E'				
SEGMENT	1	2	3	4
FACTOR	VALUE	SCORE	VALUE	SCORE
Slope	7.5%	0	30.1%	10
Slope Length (feet)	67	5	319	10
K Factor	0.32	10	0.24	5
Cover	Forest	0	Forest	0
Sediment Delivery	780	0	528	0
TOTAL SCORE		15		25

SEGMENT	3	4
FACTOR	VALUE	SCORE
Slope	15.5%	5
Slope Length (feet)	403	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	444	0
TOTAL SCORE		20

SEGMENT	5	6
FACTOR	VALUE	SCORE
Slope	7.7%	0
Slope Length (feet)	768	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	79	10
TOTAL SCORE		25

SEGMENT	1	2
FACTOR	VALUE	SCORE
Slope	7.5%	0
Slope Length (feet)	67	5
K Factor	0.32	10
Cover	Forest	0
Sediment Delivery	780	0
TOTAL SCORE		15

SEGMENT	3	4
FACTOR	VALUE	SCORE
Slope	15.5%	5
Slope Length (feet)	403	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	444	0
TOTAL SCORE		20

SEGMENT	5	6
FACTOR	VALUE	SCORE
Slope	7.7%	0
Slope Length (feet)	768	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	79	10
TOTAL SCORE		25

SEGMENT	7	
FACTOR	VALUE	SCORE
Slope	4.4%	0
Slope Length (feet)	663	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	0	10
TOTAL SCORE		25

CROSS-SECTION: 'C'				
SEGMENT	1	2	3	4
FACTOR	VALUE	SCORE	VALUE	SCORE
Slope	7.8%	0	11.2%	5
Slope Length (feet)	1126	10	158	5
K Factor	0.32	10	0.24	5
Cover	Forest	0	Forest	0
Sediment Delivery	580	0	475	0
TOTAL SCORE		20		15

SEGMENT	3	4
FACTOR	VALUE	SCORE
Slope	16.4%	5
Slope Length (feet)	341	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	290	5
TOTAL SCORE		30

SEGMENT	5	6
FACTOR	VALUE	SCORE
Slope	33.3%	10
Slope Length (feet)	329	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	119	5
TOTAL SCORE		30

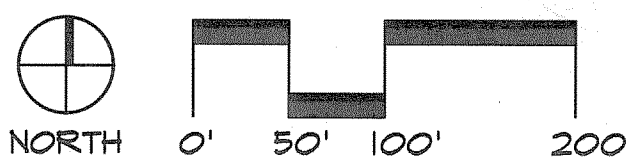
SEGMENT	7	
FACTOR	VALUE	SCORE
Slope	29.5%	10
Slope Length (feet)	649	10
K Factor	0.37	10
Cover	Forest	0
Sediment Delivery	0	10
TOTAL SCORE		40

CROSS-SECTION: 'D'				
SEGMENT	1	2	3	4
FACTOR	VALUE	SCORE	VALUE	SCORE
Slope	8.5%	0	24.6%	10
Slope Length (feet)	82	5	147	5
K Factor	0.32	10	0.24	5
Cover	Forest	0	Forest	0
Sediment Delivery	581	0	516	0
TOTAL SCORE		15		20

SEGMENT	3	4
FACTOR	VALUE	SCORE
Slope	30.8%	10
Slope Length (feet)	371	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	292	5
TOTAL SCORE		30

SEGMENT	5	6
FACTOR	VALUE	SCORE
Slope	8.8%	0
Slope Length (feet)	593	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	70	10
TOTAL SCORE		25

SEGMENT	7	
FACTOR	VALUE	SCORE
Slope	4.4%	0
Slope Length (feet)	663	10
K Factor	0.24	5
Cover	Forest	0
Sediment Delivery	0	10
TOTAL SCORE		25



STEEP SLOPE ANALYSIS
SS-1 SCALE: 100'-0"

K. LONG DESIGNS, LLC

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REVISIONS

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HOLCOMB BRIDGE ROAD
Roswell, GA

Mr. Gary Shirley
Atlanta, GA

TITLE
STEEP SLOPE ANALYSIS

DATE 02/04/2014

JOB NO. 11005

DWG HB RZ3 SF 5-7-2014

DRAWN KNL

CHECKED kl

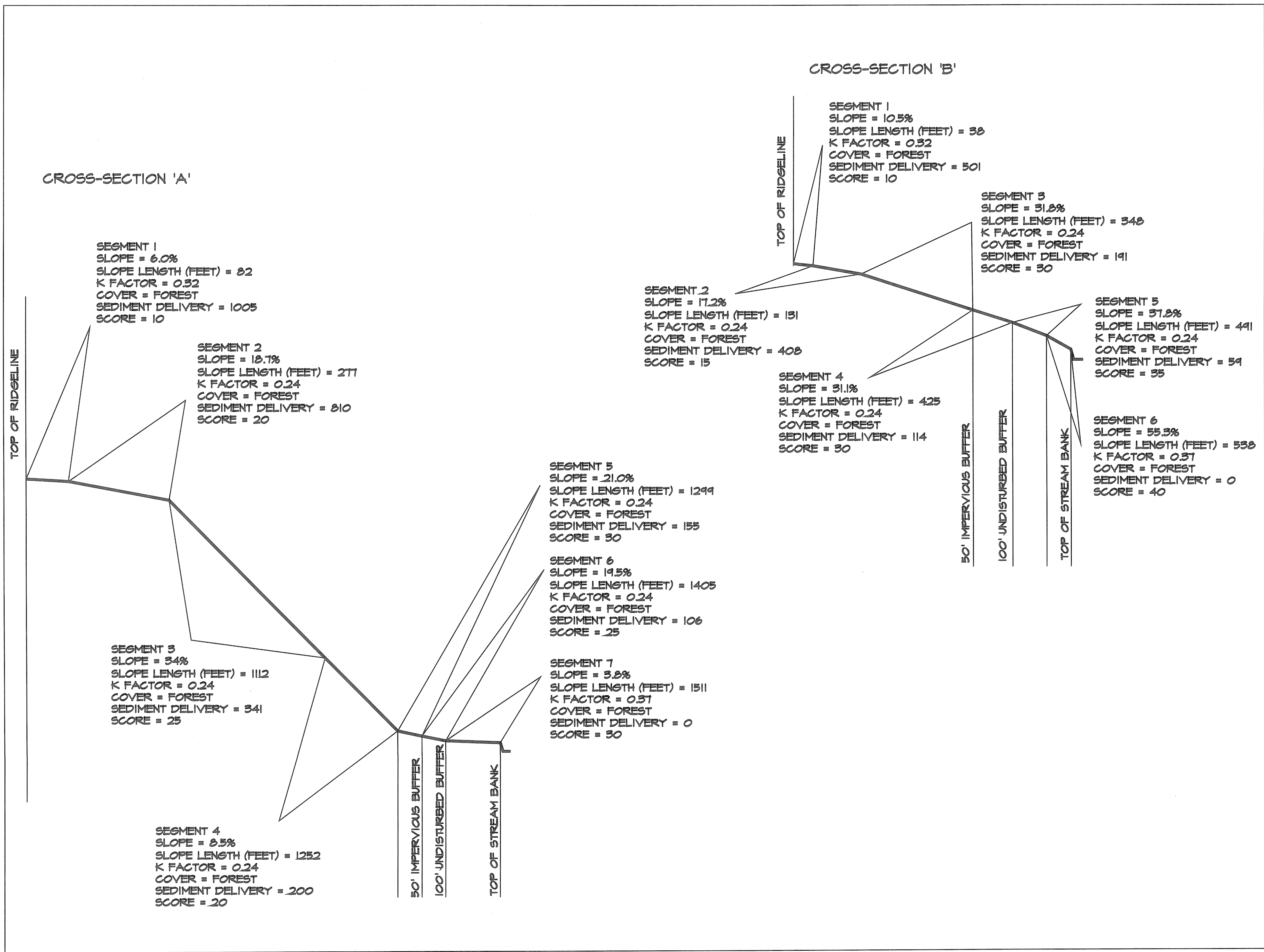
SCALE AS SHOWN

SHEET

SS-1

1 OF 5

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A CROSS_SECTION_ANALYSIS
SS-2 SCALE:NTS



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HOLCOMB BRIDGE ROAD
Roswell, GA
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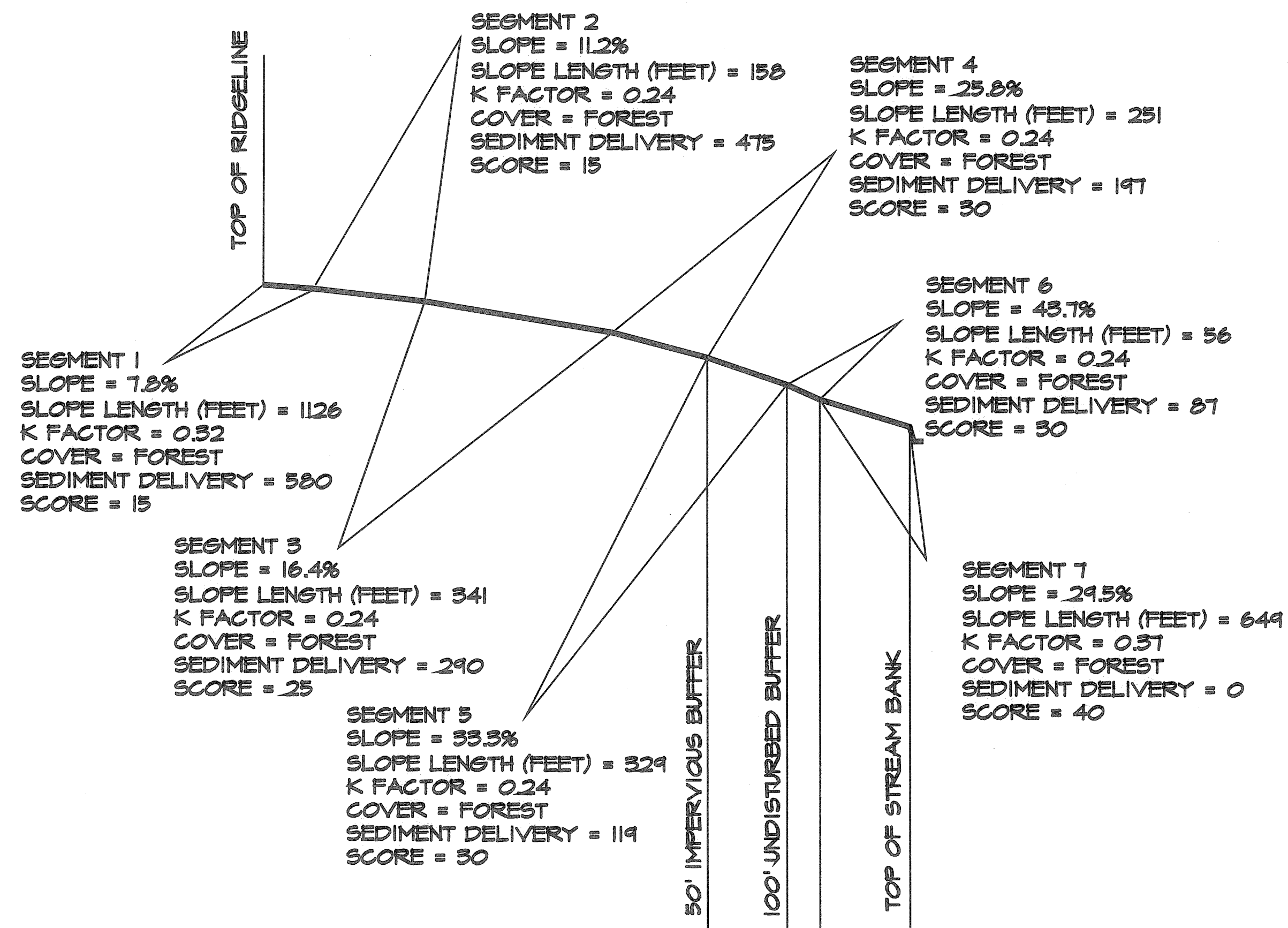
TITLE
STEEP SLOPE
ANALYSIS -
CROSS
SECTIONS

DATE 02/04/2014
JOB NO. 11005
DWG HB RZ3 SF 5-7-2014
DRAWN RNL
CHECKED KI
SCALE AS SHOWN
SHEET

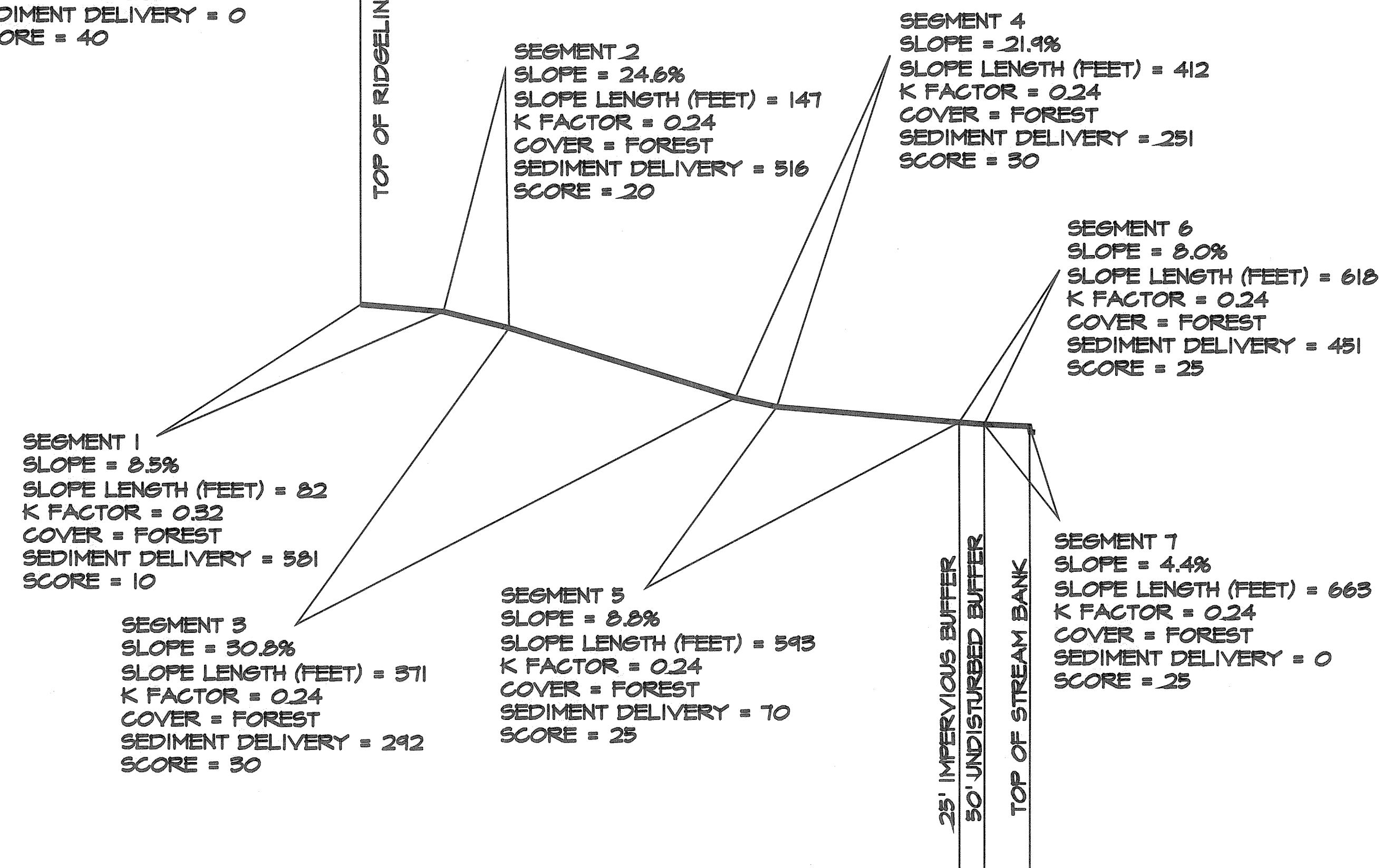
SS-2
2 OF 5

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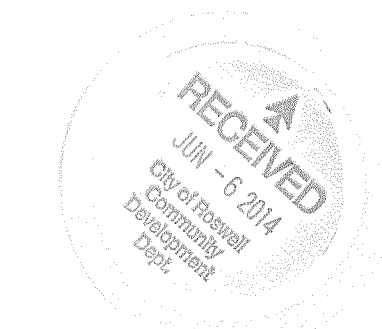
CROSS-SECTION 'C'



CROSS-SECTION 'D'



A CROSS SECTION ANALYSIS
SS-3 SCALE:NTS



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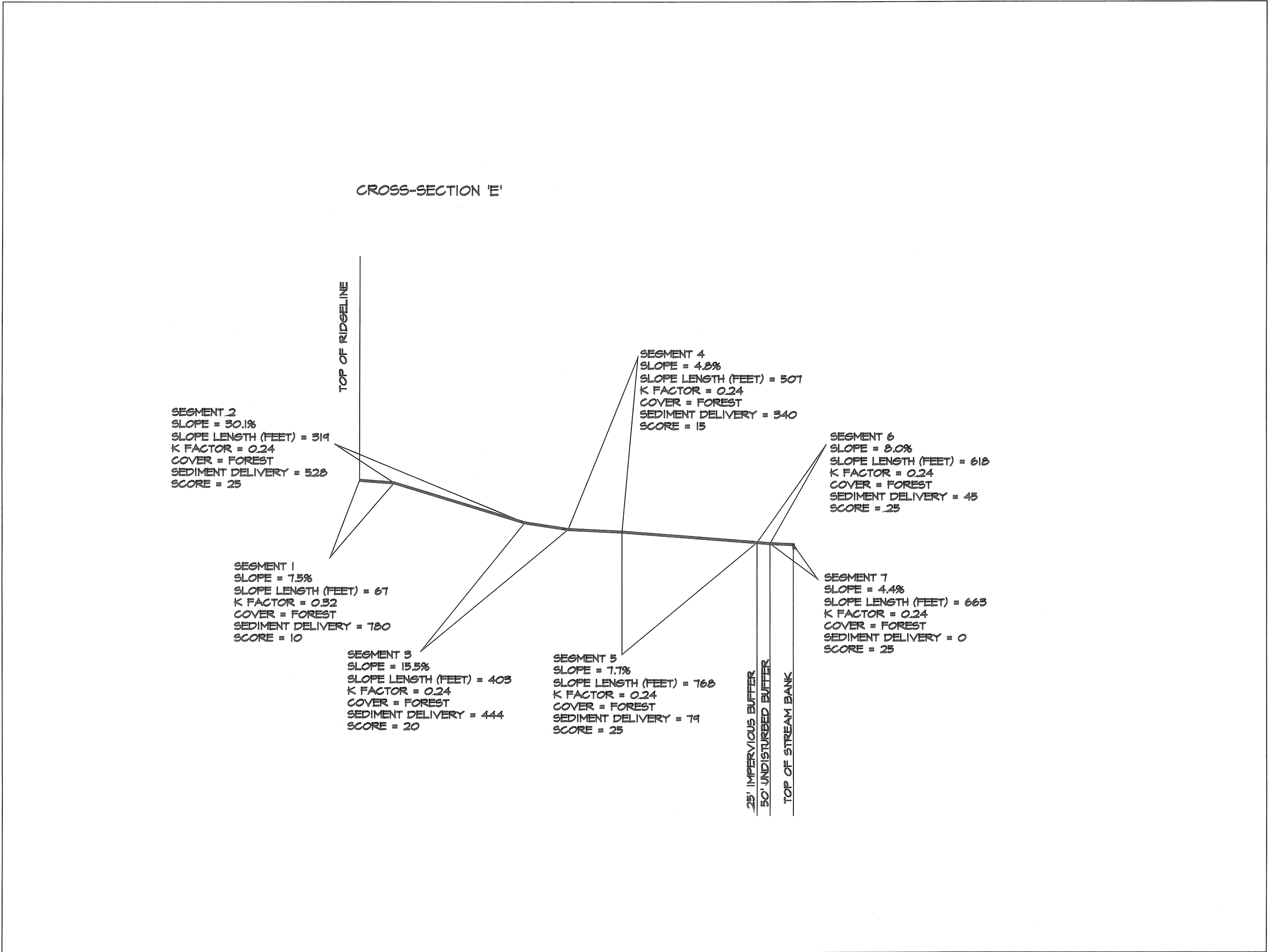
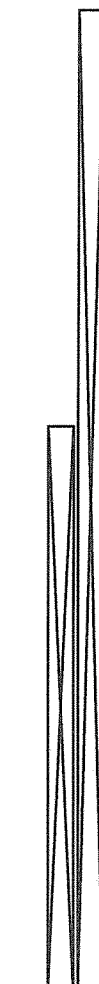
TITLE
STEEP SLOPE
ANALYSIS -
CROSS
SECTIONS

DATE 02/04/2014
JOB NO. 11005
DWG HB RZ3 SF 5
DRAWN ENL
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SCALE AS SHOWN
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SS-3

3 OF 5

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CROSS_SECTION_ANALYSIS
SS-SCALE.NTS



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HOLCOMB BRIDGE ROAD
Roswell, GA

Mr. Gary Shirley
Atlanta, GA

TITLE
STEEP SLOPE ANALYSIS - CROSS SECTIONS

DATE 02/04/2014

JOB NO. 11005

DWG HB RZ3 SF 5-7-2014

DRAWN ENL

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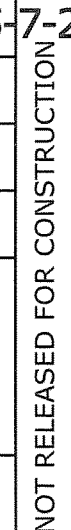
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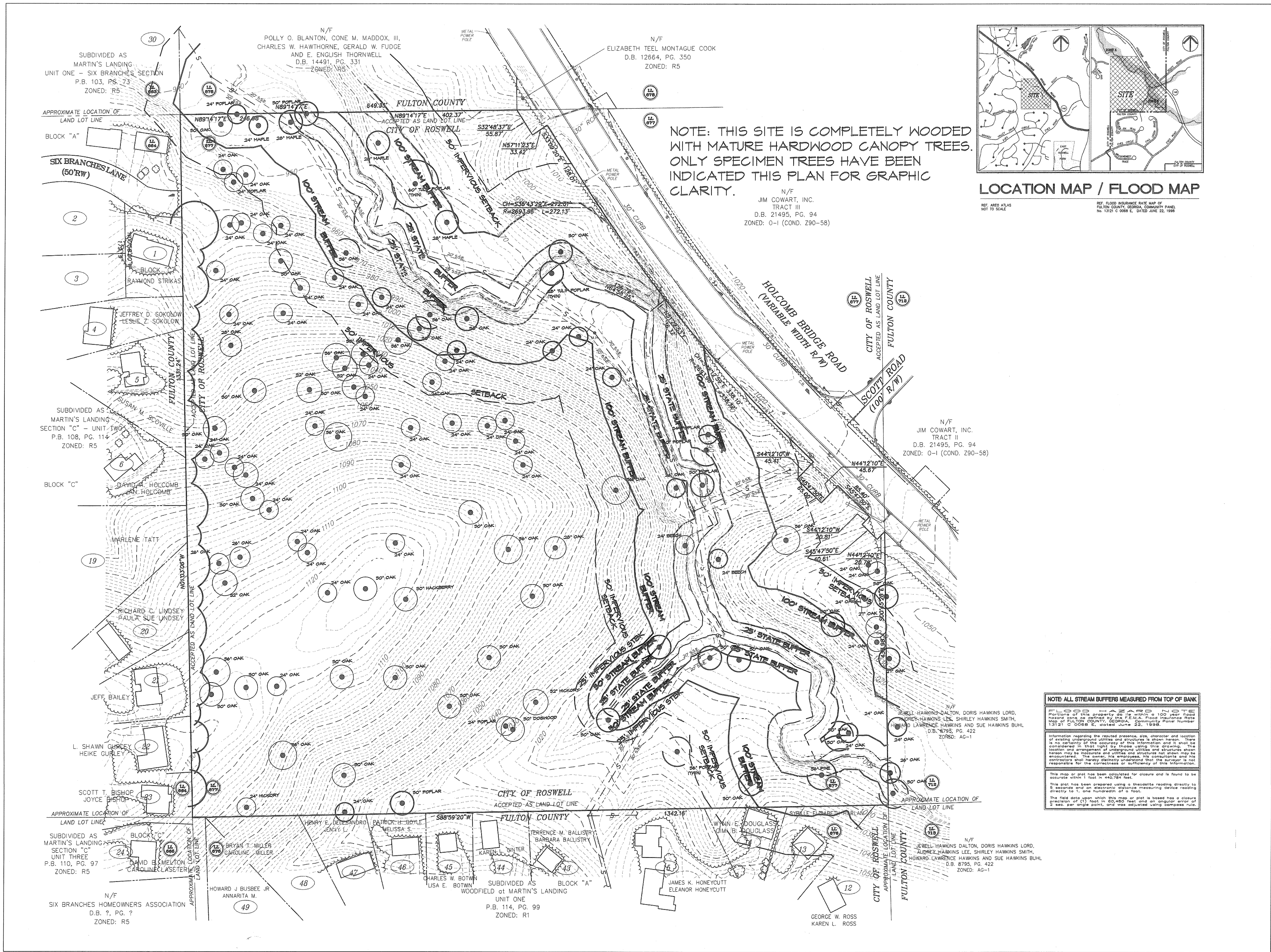
SHEET

SS-4

4 OF 5

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A TREE SURVEY
TP-1 SCALE: 100'-0"

NORTH
0' 50' 100' 200'

RECEIVED
JUN - 6 2014
City of Roswell
Community Development
Dept.

K. LONG DESIGNS, LLC
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REVISIONS		
NO.	DATE	ISSUE
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HOLCOMB BRIDGE
Roswell, GA
Mr. Gary Shirley
Atlanta, GA

TITLE
TREE SURVEY

DATE 12/6/2013

JOB NO. 11005

DWG. HB RZ3 SF 5-7-2014

DRAWN RNL

CHECKED KI

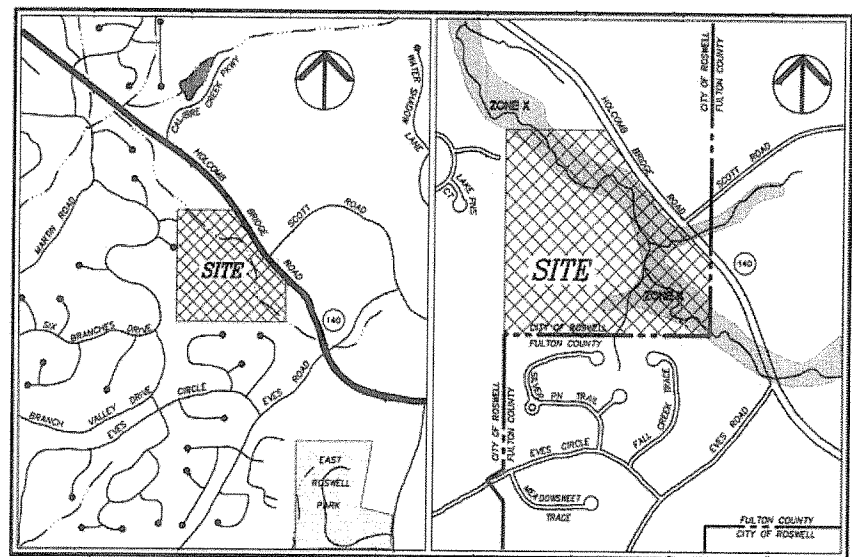
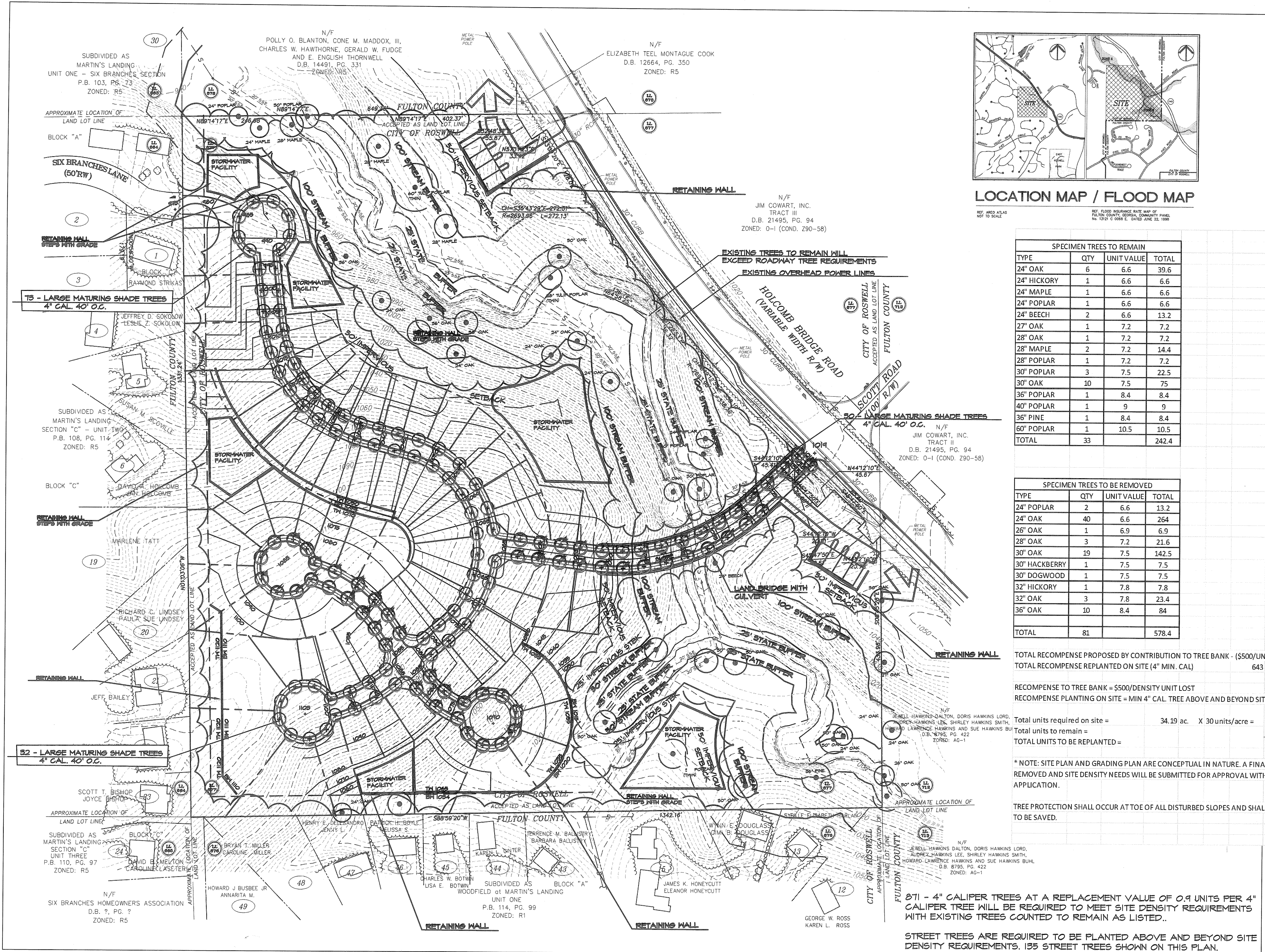
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TP-1

1 OF 2

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LOCATION MAP / FLOOD MAP

SPECIMEN TREES TO REMAIN			
TYPE	QTY	UNIT VALUE	TOTAL
24" OAK	6	6.6	39.6
24" HICKORY	1	6.6	6.6
24" MAPLE	1	6.6	6.6
24" POPLAR	1	6.6	6.6
24" BEECH	2	6.6	13.2
27" OAK	1	7.2	7.2
28" OAK	1	7.2	7.2
28" MAPLE	2	7.2	14.4
28" POPLAR	1	7.2	7.2
30" POPLAR	3	7.5	22.5
30" OAK	10	7.5	75
36" POPLAR	1	8.4	8.4
40" POPLAR	1	9	9
36" PINE	1	8.4	8.4
60" POPLAR	1	10.5	10.5
TOTAL	33		242.4

SPECIMEN TREES TO BE REMOVED			
TYPE	QTY	UNIT VALUE	TOTAL
24" POPLAR	2	6.6	13.2
24" OAK	40	6.6	264
26" OAK	1	6.9	6.9
28" OAK	3	7.2	21.6
30" OAK	19	7.5	142.5
30" HACKBERRY	1	7.5	7.5
30" DOGWOOD	1	7.5	7.5
32" HICKORY	1	7.8	7.8
32" OAK	3	7.8	23.4
36" OAK	10	8.4	84
TOTAL	81		578.4

TOTAL RECOMPENSE PROPOSED BY CONTRIBUTION TO TREE BANK - (\$500/UNIT VALUE) \$289,200
TOTAL RECOMPENSE REPLANTED ON SITE (4" MIN. CAL) 643 X \$500 = \$321,333 (APPROX)

RECOMPENSE TO TREE BANK = \$500/DENSITY UNIT LOST
RECOMPENSE PLANTING ON SITE = MIN 4" CAL. TREE ABOVE AND BEYOND SITE DENSITY REQUIREMENTS

Total units required on site = 34.19 ac. X 30 units/acre = 1025.7 units
Total units to remain = 242.4 units
TOTAL UNITS TO BE REPLANTED = 783.3 units

* NOTE: SITE PLAN AND GRADING PLAN ARE CONCEPTUAL IN NATURE. A FINAL SURVEY OF TREES REMOVED AND SITE DENSITY NEEDS WILL BE SUBMITTED FOR APPROVAL WITH LAND DISTURBANCE PERMIT APPLICATION.

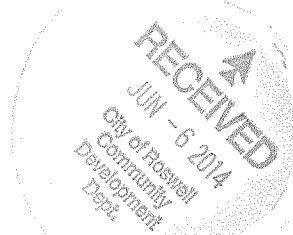
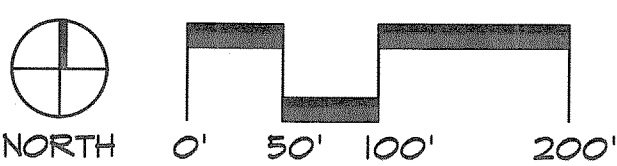
TREE PROTECTION SHALL OCCUR AT TOE OF ALL DISTURBED SLOPES AND SHALL ENCOMPASS ALL TREES TO BE SAVED.

871 - 4" CALIPER TREES AT A REPLACEMENT VALUE OF 0.9 UNITS PER 4" CALIPER TREE WILL BE REQUIRED TO MEET SITE DENSITY REQUIREMENTS WITH EXISTING TREES COUNTED TO REMAIN AS LISTED..
STREET TREES ARE REQUIRED TO BE PLANTED ABOVE AND BEYOND SITE DENSITY REQUIREMENTS. 135 STREET TREES SHOWN ON THIS PLAN.

RECOMPENSE TREES ARE REQUIRED TO BE PLANTED ABOVE AND BEYOND SITE DENSITY REQUIREMENTS.

NO MORE THAN 40% OF ONE GENUS MAY BE REPRESENTED IN THE REPLACEMENT PLAN.

A TREE PROTECTION/REPLACEMENT PLAN
TP-1 SCALE: 100'-0"



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Roswell, GA
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Atlanta, GA

TITLE
TREE PROTECTION/REPLACEMENT PLAN

DATE **02/04/2014**

JOB NO. **11005**

DWG **HB RZ3 SF 57-2014**

DRAWN **RNL**

CHECKED **KI**

SCALE **AS SHOWN**

SHEET

TP-1

2 OF 4

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