

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
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376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

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TELEPHONE  
770•426•6583  
FACSIMILE

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ADAM J. ROZEN

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WWW.SLHB-LAW.COM

June 5, 2018

**(Letter of Stipulations/Conditions Including  
Revised Site Plan & Architectural Renderings/Elevations)**

**VIA HAND DELIVERY & EMAIL**

Mr. Ken Suddreth, Director  
Community Development Department  
City of Smyrna  
3180 Atlanta Road  
Smyrna, GA 30080

Re: Applications of Quintus Development, L.P. to Annex and Rezone an approximate  
8.64 Acre Tract from R-20 & NS (Cobb County) to RM-12 (City of Smyrna) -  
No. Z18-010)

Dear Ken:

As you know, I represent Quintus Development, L.P. concerning the above-captioned Applications for Annexation and Rezoning. The applications are scheduled to be heard and considered by the City of Smyrna Planning Commission on June 11, 2018 and, thereafter, the applications are scheduled to be heard and considered for final action by the Mayor and City Council on July 16, 2018.

I appreciate the time which was afforded to us last week by providing time for my client, its consultants and I to meet with the City's Senior Planner, City Engineer, Fire Marshall, Public Works Director and others. The meeting was helpful and has placed us in a position to complete our dialogue with you and your staff in terms of crafting this letter of agreeable stipulations/conditions.<sup>1</sup>

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<sup>1</sup> To our knowledge and information received to date, Cobb County has not objected to these applications based upon the Intergovernmental Agreements for Service Delivery Strategy between Cobb County and the City of Smyrna.

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The subject property is located within an area which will support higher intensity single-family Townhome housing and is directly adjacent to multi-family apartments and existing commercial, military and industrial type uses. Additionally, the subject property is designated as a “Key Annexation Area” as defined in the City of Smyrna’s 2040 Comprehensive Plan. The subject property is surrounded as follows: Heavy Industrially zoned properties on the north; property zoned RM-12 on the east; properties zoned RM-12 and Future Commercial on the south; and, by properties zoned General Commercial on the west.

The balance of this letter will serve as my client’s expression of agreement with the following stipulations which, upon the rezoning being approved, as amended and modified hereby, shall become conditions and a part of the grant of the requested rezoning and shall be binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.
2. The Annexation and Rezoning of the subject property shall be from R-20 & NS (Cobb County) to RM-12 (City of Smyrna) in substantial conformity to the Revised Site Plan prepared by Gaskins Engineering Surveying & Planning, which is being submitted concurrently herewith.
3. The subject property shall be developed for attached single-family residences (Townhomes) upon a total of 8.64 acres in order to accommodate 81 Townhomes at a density of 9.38 units per acre.<sup>2</sup>

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<sup>2</sup> By way of precedent concerning other recent Rezoning within the City of Smyrna over the past two years, the City has approved townhome developments at 13 units per acre (No. Z16-012); 12.52 units per acre (No. Z17-016); and, 11.39 units per acre (No. Z18-006).

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4. The size of the attached single-family Townhomes shall range from a minimum of 1,700 square feet up to 2,400 square feet and possibly greater.<sup>3</sup>
5. The architectural style and composition of the Townhomes shall be in substantial conformity to the enclosed copies of Architectural Renderings/Elevations, the composition of which shall consist of a mixture of brick, stone, shake, board and batten and cementitious lap siding in accordance with City of Smyrna Zoning Ordinance provisions. Any home having cementitious lap siding as the dominant building material on the front elevation facing Roswell Street shall also have a covered front porch facing Roswell Street with a brick or stone water table.

Patios, decks and privacy fencing shall be prohibited along or oriented to Roswell Street. Aluminum, wrought iron or wood picket-style fencing shall be permitted, but not required, along Roswell Street. However, covered porches or stoops shall be permitted along Roswell Street, as appropriate to the architectural style of the Townhomes.

6. As shown on the Revised Site Plan, there will be a mixture of both front loaded and rear loaded Townhomes. Each Townhome will be able to accommodate at all times the parking of two (2) vehicles within the garages. Driveways will be twenty-two feet (22') in length to accommodate the parking of a minimum of two (2) additional vehicles, with supplemental guest parking being strategically situated throughout the proposed community.
7. All of the Townhomes within the residential community shall be "For Sale" only. The subdivision covenants shall, however, contain a recital stating that the leasing of the Townhomes shall be limited to no more than ten percent (10%) of the total number of Townhomes and for no lease term less than one (1) year in duration.

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<sup>3</sup> Price points are anticipated ranging from \$365,000 - \$435,000.

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8. The creation of a Master Mandatory Homeowners Association (“HOA”) and the submission of a Declaration of Covenants, Conditions and Restrictions (“CCRs”) which shall include, among multiple other components, strict architectural controls in substantial conformity to the architectural style and composition mentioned above.

The HOA shall be responsible for the upkeep and maintenance of all common areas; tree preservation areas; community Open Space; amenities; mail kiosks as required by the USPS and, landscape buffers.

9. A third-party management company shall be hired to manage the day-to-day operations of the HOA. The third-party management company shall also be responsible for the management of all association monies as well as ensuring that the association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.
10. The submission of a landscape plan during the Plan Review process which shall be subject to staff review and approval and which shall include, but not necessarily be limited to, the following:
  - a. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a Degreed Horticulturist shall identify: open space areas; landscaped common areas; and, other components of the proposed Townhome community which will be identified during the Plan Review process.
  - b. All HVAC and mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
  - c. Entry signage for the proposed Townhome community shall be ground-based, monument style, landscaped, lighted and irrigated.
  - d. The installation of sodded front, side and rear yards.

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- e. Stormwater detention and water quality components shall be landscaped and fenced appropriately in order to be attractive to homes both inside and outside of the proposed Townhome community.
  - f. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to the Revised Tree Survey/Tree Protection/Tree Replacement plans which are being submitted concurrently herewith. All tree protection measures shall be adhered to during the construction and build-out of the proposed Townhome community.
11. Subject to recommendations from the City of Smyrna Engineer concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:
- a. Providing the City Engineer with a conceptual hydrology plan for the subject property.
  - b. Verifying point(s) discharge with respect to detention/water quality.
12. Compliance with the recommendations from the Public Works Director with respect to the following:<sup>4</sup>
- a. The streets to be constructed shall be built to the City's design and detail specifications.
  - b. Each Townhome unit shall be individually metered with respect to water utilization.
  - c. The public streets shall be designed to provide adequate access and maneuverability for public safety services, public safety vehicles and sanitation vehicles.

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<sup>4</sup> A signal Warrant Analysis shall be prepared and submitted by the Foresite Group on or by June 15, 2018.

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13. Compliance with the City of Smyrna Fire Department recommendations with respect to Life Safety and Fire Prevention Issues during the Plan Review Process, including the following:
  - a. Providing a turning model for the site in order to reflect that fire trucks and related apparatus will be able to access all portions of the subject property.
  - b. Compliance with the City of Smyrna's Turning Performance Analysis with respect to fire safety vehicles and apparatus.
14. Building setbacks shall be as follows:
  - a. Fifteen foot (15') front setbacks – for the main structure of each building. Ten foot (10') front setbacks for porches, steps and stoops.
  - b. Twenty-five foot (25') side setbacks.
  - c. Twenty-five foot (25') rear setbacks.
15. Common Open Space areas, recreational amenities, mail kiosks, etc. shall be in substantial compliance with ADA regulations with respect to accessibility.
16. The granting of a concurrent Variance allowing the separation of the buildings to be twenty feet (20') as opposed to the Ordinance requirement of thirty feet (30').
17. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review Process and thereafter except for those that:
  - a. Increase the density of the Residential Community.
  - b. Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.

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- c. Increase the height of a building which is adjacent to property which is zoned in the same or a more restrictive zoning district.
- d. Change access locations to different rights-of-way.

This Townhome proposal is entirely appropriate from a land use planning perspective; in keeping with the densities, products and price points of other Townhome Communities which have been approved and/or which are planned within the City of Smyrna which have similar adjacency to commercial developments, high density residential and commercially oriented uses.

Please do not hesitate to contact me should you or your staff require additional information or documentation prior to the formulation of Staff's Analysis and Recommendations or prior to the application being heard and considered by the Planning & Commission and the Mayor and City Council. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./klk  
Enclosures/Attachments

cc: Listed on next page

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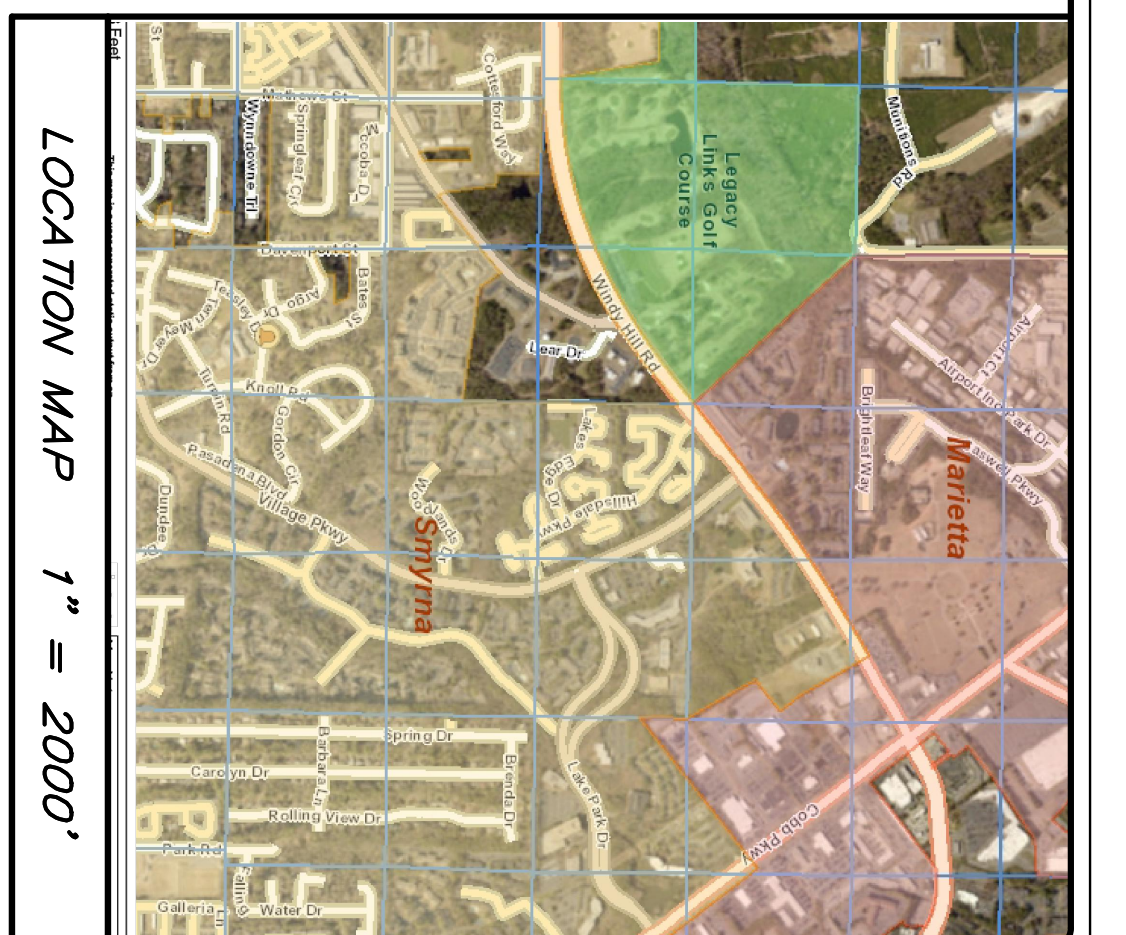
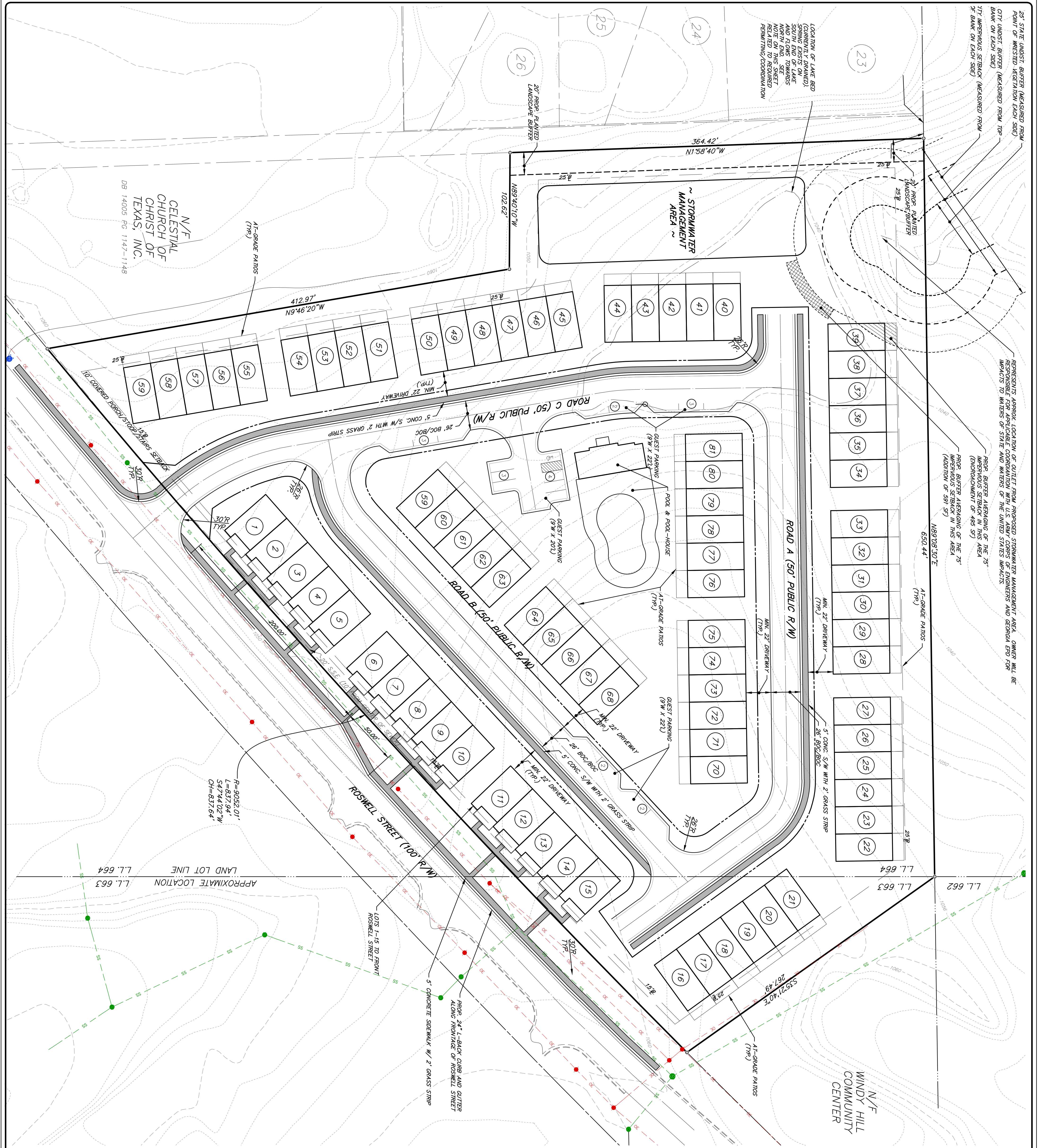
## **VIA HAND DELIVERY & EMAIL**

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cc: Honorable A. Max Bacon, Mayor (via email w/attachments)  
Members, City of Smyrna City Council (via email w/attachments)  
Ms. Tammi Saddler Jones, City Administrator (via email w/attachments)  
Members, City of Smyrna Planning Commission (via email w/attachments)  
Mr. Russell G. Martin, AICP, Senior City Planner (via email w/attachments)  
Mr. Eric Randall, P.E., City Engineer (via email w/attachments)  
Mr. Kevin Moore, P.E., Assistant City Engineer (via email w/attachments)  
Mr. Scott Stokes, Public Works Director (via email w/attachments)  
Mr. Timothy Grubaugh, Fire Marshall (via email w/attachments)  
Ms. Terri Graham, City Clerk (via email w/attachments)  
Scott A. Cochran, Esq. (via email w/attachments)  
Mr. Keith Bentley, Williams Park HOA (via email w/attachments)  
Mr. Kelly Davis, P.E., Gaskins Engineering (via email w/attachments)  
Mr. Jeff Carter, Quintus Development L.P. (via email w/attachments)  
Mr. Brandon Wilt, David Weekley Homes (via email w/attachments)





- SITE DATA:**
1. SITE AREA: 8.64 AC.
  2. PRESENT ZONING: R-20 AND NS (COBB COUNTY)
  3. PROPOSED ZONING: RM-12 (SMYRNA)
  4. UNITS PROVIDED: 81
    - LOTS 1-15: 28' W X 48' D WITH 5' FRONT PORCH;
    - LOTS 16-81: 24' W X 52' D WITH 8' A1-GRADE REAR PATIO
  5. DENSITY: 9.38 U/A
  6. PROPOSED BUILDING SETBACKS:
    - FRONT: 15' WITH 10' COVERED PORCH/STOOP/STAIR SETBACK
    - SIDE: 25'
    - REAR: 25'
- GENERAL NOTES:**
1. BUILDING SEPARATION PROVIDED = 20' (REQUEST VARIANCE FROM 30' REQUIRED)
  2. MIN. 22' DRIVEWAYS FROM FACE OF GARAGE TO BACK OF CURB OR SIDEWALK AS APPLICABLE
  3. PARKING PROVIDED - 19 SPOTS (INCLUDING 1 HANDICAP)
  4. SURVEY BY ACQUING SURVEYING, DATED 3.2.18
  5. THERE ARE BUTTERED STATE WATERS ON THIS SITE
  6. THERE ARE WETLANDS ON THIS SITE (WITHIN BUFFERS OF STREAM)
  7. NO FLOOD PLAIN EXISTS ON THE SIDE, ACCORDING TO FEMA MAP NUMBER 13067C0194, DATED MARCH 4, 2013
  8. THE LOCATION OF LOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE

NOT ISSUED FOR CONSTRUCTION

PROJECT/D: D144 FIELD BOOK  
 DRAWN BY: --  
 CHECKED BY: --  
 SCALE: 1"=40'  
 ISSUE DATE: 6/4/18  
 SHEET NUMBER: 01

**1837 ROSWELL STREET**  
 TOWNHOMES

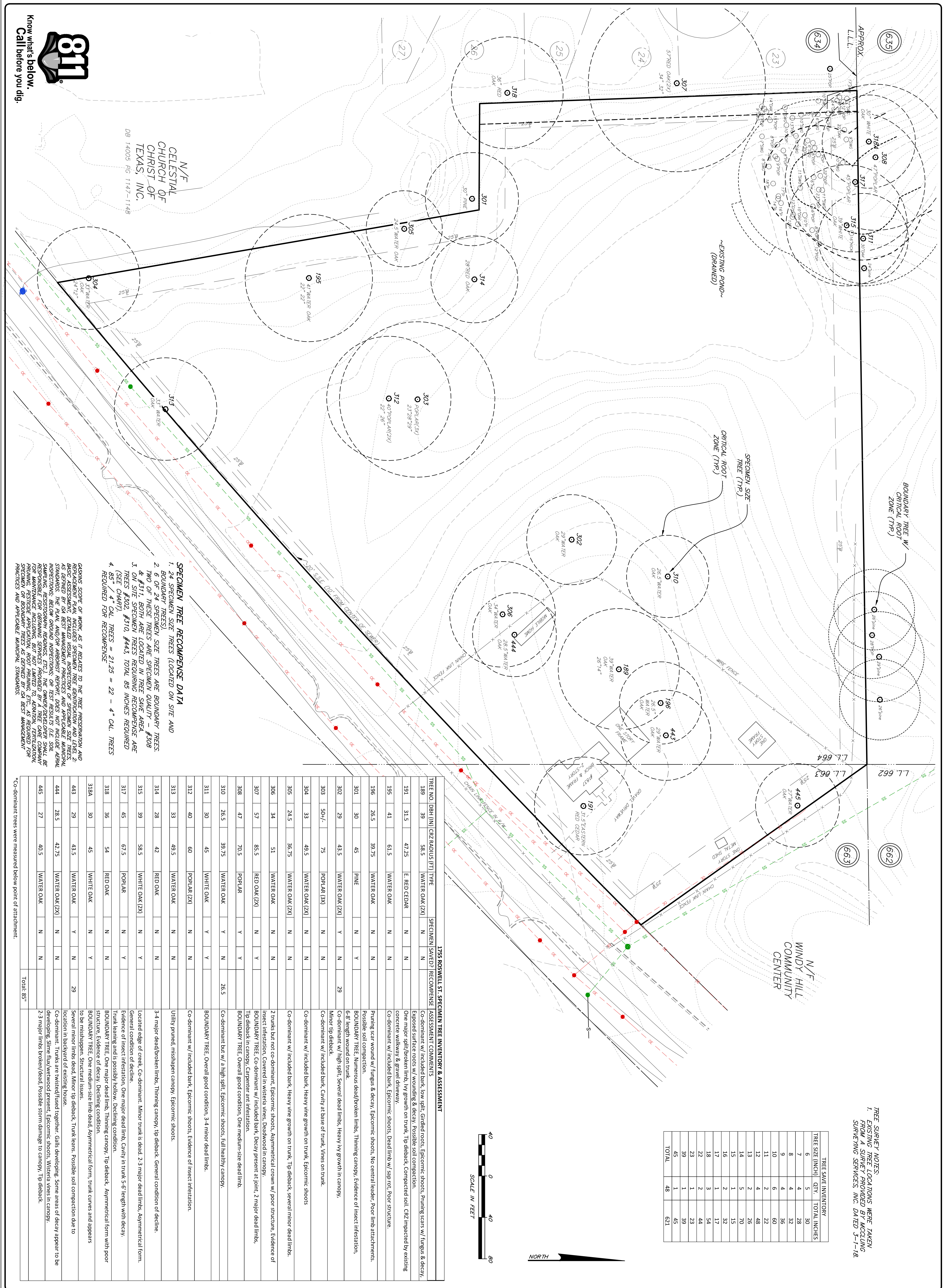
LAND LOTS 634, 17TH DISTRICT, 2ND SECTION,  
 COBB COUNTY, GEORGIA

REV.	DATE	REVISION REFERENCE

SHEET TITLE  
 CONCEPT PLAN

**Gaskins**  
 ENGINEERING SURVEYING  
 PLANNING/CONSULTING  
 CONSTRUCTION MGMT

1266 Powder Springs Road  
 Marietta, Georgia 30064  
 Phone: (770) 424-7168  
 Fax: (770) 424-7593  
 WWW.GSCSURVEY.COM



**SPECIMEN TREE RECOMPENSE DATA**

- 24 SPECIMEN SIZE TREES LOCATED ON SITE AND BOUNDARY TREES.
- 6 OF 24 SPECIMEN SIZE TREES ARE BOUNDARY TREES & #311, BOTH ARE LOCATED IN THE SAME AREA.
- ON SITE SPECIMEN TREES REQUIRING RECOMPENSE ARE TREES #302, #310, #443. TOTAL 85 INCHES REQUIRED (SEE CHART).
- 85' CAL. TREES = 21.25 = 22 - 4" CAL. TREES REQUIRED FOR RECOMPENSE.

OSHA SCOPE OF WORK AS IT RELATES TO THE TREE PRESERVATION AND RECONSTRUCTION PLAN INCLUDES SPECIMEN TREE IDENTIFICATION AND LABELING, BASIC ASSESSMENT, DETAILED VISUAL INSPECTION OF SPECIMEN SIZE TREES, AS DETERMINED BY ISA BEST MANAGEMENT PRACTICES AND APPLICABLE MUNICIPAL ORDINANCES, BELOW GROUND INSPECTIONS, OR TEST RESULTS (IE SOIL SAMPLING, RESISTOGRAPH READINGS, ETC.). THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SERVICES PROVIDED BY A TREE CARE COMPANY FOR TREE REMOVAL, ROOT PRUNING, ETC. AS REQUIRED FOR SPECIMEN OR BOUNDARY TREES AS DETERMINED BY ISA BEST MANAGEMENT PRACTICES AND APPLICABLE MUNICIPAL STANDARDS.

TREE SAVE INVENTORY	TREE SIZE (INCH)	QTY	TOTAL INCHES
6	5	30	
7	4	28	
8	4	32	
9	4	36	
10	6	60	
11	2	22	
12	4	48	
13	2	26	
14	5	70	
15	1	15	
16	2	32	
17	1	17	
18	3	54	
22	2	44	
23	1	23	
39	1	39	
45	1	45	
<b>TOTAL</b>	<b>48</b>	<b>621</b>	

**TREE SURVEY NOTES:**  
 1. EXISTING TREE LOCATIONS WERE TAKEN FROM A SURVEY PROVIDED BY MCCLUNG SURVEYING SERVICES, INC. DATED 3-1-18.

TREE NO.	ID#(IN)	CIRZ RADIUS (FT)	TYPE	SPECIMEN (SAVED)	RECOMPENSE	ASSESSMENT COMMENTS	
189	39	58.5	WATER OAK (2X)	N	N	Co-dominant w/ included bank, low split. Gridded roots. Epicormic shoots. Pruning scars w/ fungus & decay. Exposed surface roots w/ wounding & decay. Possible soil compaction.	
191	31.5	47.25	E. RED CEDAR	N	N	One major split/broken limb, ivy growth on trunk, tip dieback, compacted soil. CRZ impacted by existing concrete walkway & gravel driveway.	
195	41	61.5	WATER OAK	N	N	Co-dominant w/ included bank, Epicormic shoots. Dead limb w/ sap rot. Poor structure.	
196	26.5	39.75	WATER OAK	N	N	Pruning scar wound w/ fungus & decay. Epicormic shoots. No central leader. Poor limb attachments. Possible soil compaction.	
301	30	45	PINE	N	Y	BOUNDARY TREE. Numerous dead/broken limbs. Thinning canopy. Evidence of insect infestation. 6-8" length wound on trunk.	
302	29	43.5	WATER OAK (2X)	Y	N	29	Co-dominant w/ high split. Several dead limbs, heavy ivy growth in canopy. Minor tip dieback.
303	30+/-	75	POPLAR (3X)	N	N	Co-dominant w/ included bank. Cavity at base of trunk. Vines on trunk.	
304	33	49.5	WATER OAK (2X)	N	N	Co-dominant w/ included bank, heavy vine growth on trunk, Epicormic shoots	
305	24.5	36.75	WATER OAK (2X)	N	N	Co-dominant w/ included bank, heavy vine growth on trunk, tip dieback, several minor dead limbs.	
306	34	51	WATER OAK	N	N	2 trunks but not co-dominant. Epicormic shoots. Asymmetrical crown w/ poor structure. Evidence of insect infestation. Covered in wisteria vines. Deadwood in canopy.	
307	57	85.5	RED OAK (2X)	N	Y	BOUNDARY TREE. Co-dominant w/ included bank, Decay present at joint, 2 major dead limbs, tip dieback in canopy. Carpenter ant infestation.	
308	47	70.5	POPLAR	Y	Y	BOUNDARY TREE. Overall good condition. One medium-size dead limb.	
310	26.5	39.75	WATER OAK	Y	N	26.5	Co-dominant but w/ a high split. Epicormic shoots. Full healthy canopy.
311	30	45	WHITE OAK	Y	Y	BOUNDARY TREE. Overall good condition. 3-4 minor dead limbs.	
312	40	60	POPLAR (2X)	N	N	Co-dominant w/ included bank, Epicormic shoots. Evidence of insect infestation.	
313	33	49.5	WATER OAK	N	N	Utility pruned, misshapen canopy. Epicormic shoots.	
314	28	42	RED OAK	N	N	3-4 major dead/broken limbs. Thinning canopy, tip dieback. General condition of decline.	
315	39	58.5	WHITE OAK (2X)	N	Y	Located edge of creek. Co-dominant. Minor trunk dieback. 2-3 major dead limbs. Asymmetrical form. General condition of decline.	
317	45	67.5	POPLAR	N	Y	Evidence of insect infestation. One major dead limb. Cavity in trunk 5-6" length with decay.	
318	36	54	RED OAK	N	N	BOUNDARY TREE. One major dead limb, Thinning canopy, Tip dieback. Asymmetrical form with poor structure. Evidence of decay. Declining condition.	
318A	30	45	WHITE OAK	N	Y	BOUNDARY TREE. One medium-size limb dead. Asymmetrical form, trunk curves and appears to be misshapen. Structural issues.	
443	29	43.5	WATER OAK	Y	N	29	Several minor limbs dead. Minor tip dieback. Trunk leans. Possible soil compaction due to location in backyard of existing house.
444	28.5	42.75	WATER OAK (2X)	N	N	Co-dominant. Trunks are twisted/based together. Galls/developing. Some areas of decay appear to be developing. Some fully woodrot present. Epicormic shoots, Wisteria vines in canopy.	
445	27	40.5	WATER OAK	N	N	2-3 major limbs broken/dead. Possible storm damage to canopy, tip dieback.	
<b>Total: 85'</b>							

NOT ISSUED FOR CONSTRUCTION

**811**  
Know what's below.  
Call before you dig.

## 1837 ROSWELL STREET TOWNHOMES

LAND LOTS 634, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

**Gaskins**  
ENGINEERING SURVEYING  
PLANNING/CONSULTING CONSTRUCTION MGMT

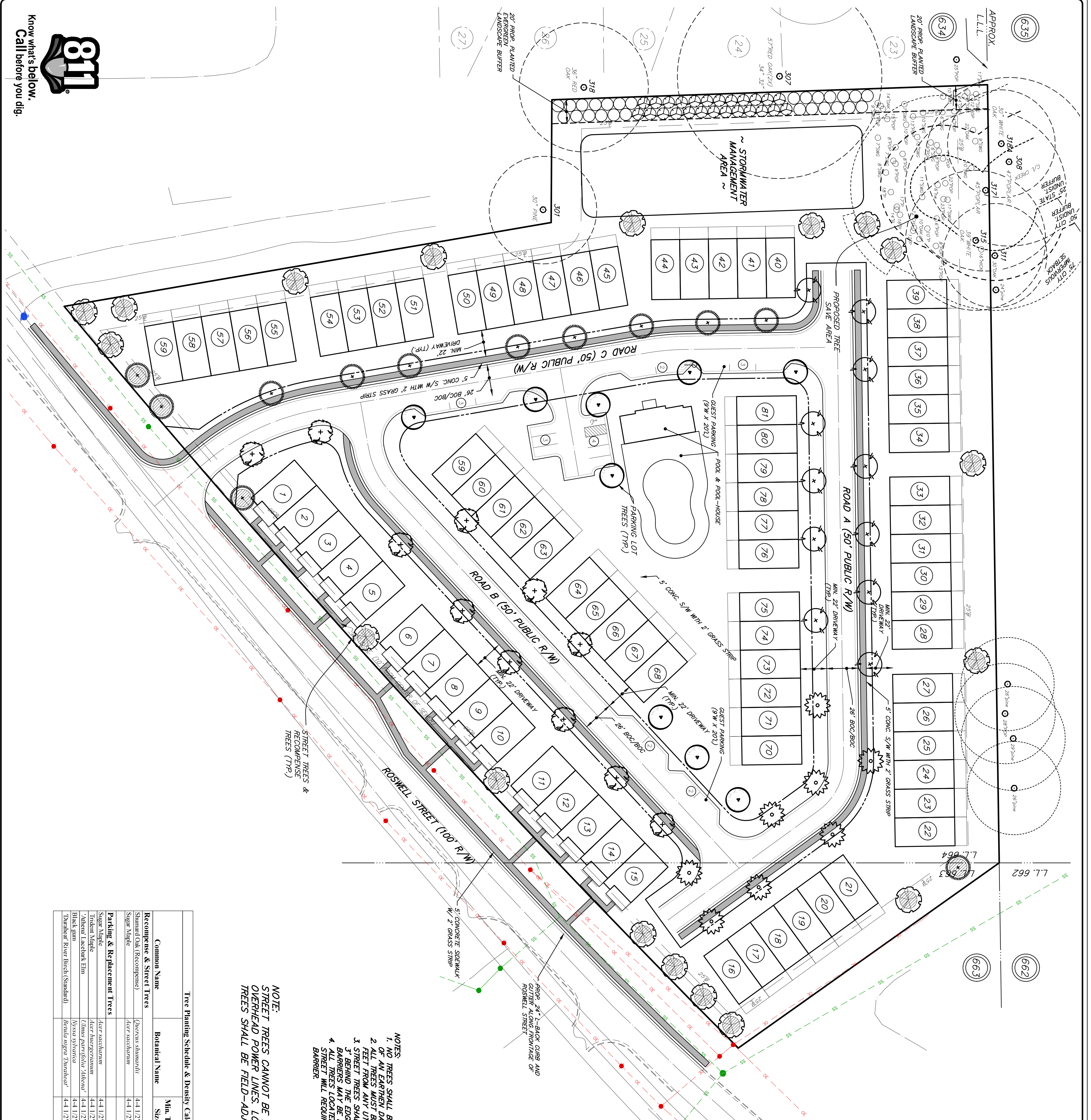
1266 Powder Springs Road  
Marietta, Georgia 30064  
Phone: (770) 424-7168  
Fax: (770) 424-7593  
WWW.GSCSURVEY.COM

PROJECT ID: D144  
DRAWN BY: JBS  
SCALE: 1"=40'  
SHEET NUMBER: 02

SHEET TITLE: EXISTING TREE SURVEY FOR ZONING ONLY

REVISIONS:

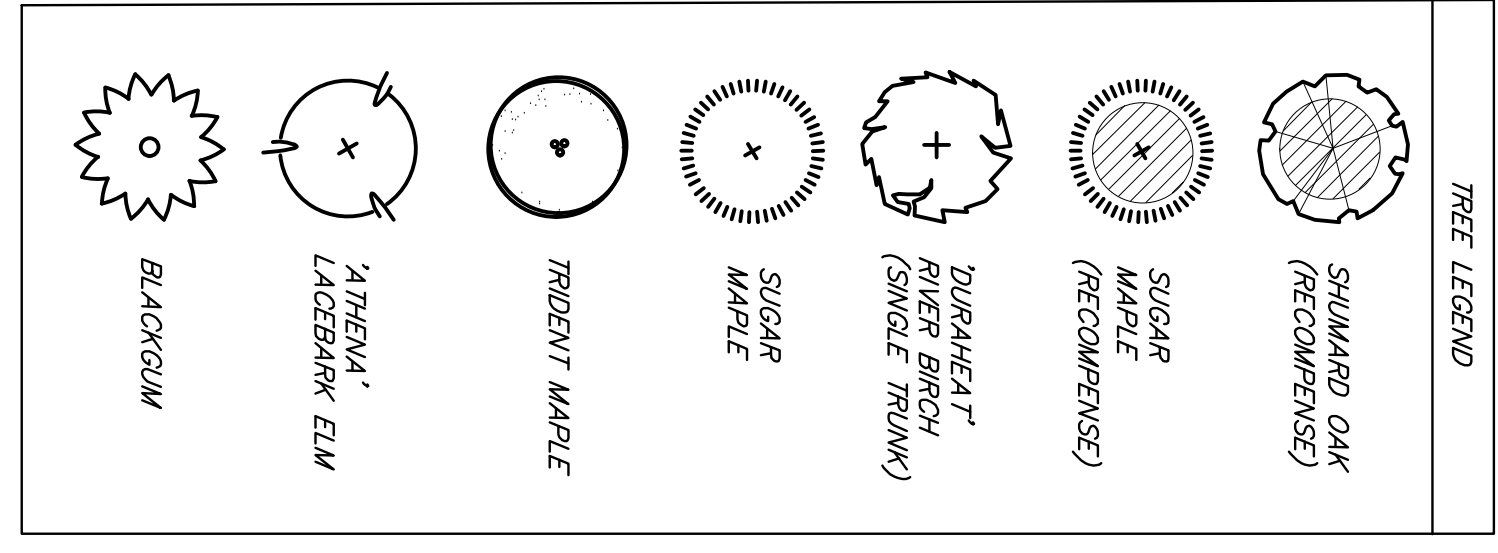
REV.	DATE	REVISION REFERENCE:



- NOTES:**
1. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.
  2. ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.
  3. STREET TREES SHALL BE PLANTED IN THE R/W, 3' BEHIND THE EDGE OF THE SIDEWALK. ROOTS OF ALL TREES LOCATED WITHIN 10 FEET OF A CITY STREET WILL REQUIRE INSTALLATION OF A ROOT BARRIER.

**NOTE:**  
STREET TREES CANNOT BE PLANTED BENEATH OVERHEAD POWER LINES. LOCATIONS OF STREET TREES SHALL BE FIELD-ADJUSTED AS NECESSARY.

Tree Planting Schedule & Density Calculations				
Common Name	Botanical Name	Min. Tree Size	No. of Trees	Total % T.O. Limits
<b>Recompense &amp; Street Trees</b>				
Shumard Oak (Recompense)	<i>Quercus shumardii</i>	4-4 1/2" cal.	18	72.0
Sugar Maple	<i>Acer saccharum</i>	4-4 1/2" cal.	4	16.0
			22	88.0
<b>Parking &amp; Replacement Trees</b>				
Sugar Maple	<i>Acer saccharum</i>	4-4 1/2" cal.	8	32.0
Trident Maple	<i>Acer buergerianum</i>	4-4 1/2" cal.	9	36.0
Yalowood Lacerbark Elm	<i>Ulmus parviflorus 'Albomarginatus'</i>	4-4 1/2" cal.	11	44.0
Black gum	<i>Nyssa sylvatica</i>	4-4 1/2" cal.	8	32.0
Dunbarbe River Birch (Standard)	<i>Betula nigra 'Dunbarbe'</i>	4-4 1/2" cal.	11	44.0
			47	188.0
				100.0%



- NOTES:**
1. THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT THE SITE BEFORE INSTALLATION OF THE EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR WILL RESULT IN A STOP-WORK ORDER AND FINES WILL BE ISSUED UNTIL REREGULATED ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
  2. PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
  3. THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A TREE REMOVAL PERMIT.
  4. TREES TO BE REMOVED MUST BE THE PROPERTY OF THE OWNER.
  5. A 3" - 4" LAYER OF MULCH WILL BE REQUIRED FOR THE LENGTH OF SPECIMEN TREES WHICH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. KEEP MULCH AT LEAST 5' FROM THE TRUNK OF THE TREE.
  6. TREES, INCLUDING STREET TREES AND PARKING LOT TREES, WHICH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS. NO GRASSING ROOTS SHALL BE CUT AND REMOVED PRIOR TO START OF CONSTRUCTION.
  7. ALL NEW PLANTED TREES SHALL BE PLANTED AT LEAST 2' FROM THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TALLEST BRANCH.
  8. TREE HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TALLEST BRANCH.
  9. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL 1 1/2" DIAMETER TREES SHALL BE PLANTED WITH A 2" CAL. CALIBER AND 100% LIVE.
  10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL 1 1/2" DIAMETER TREES SHALL BE PLANTED WITH A 2" CAL. CALIBER AND 100% LIVE.
  11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF A TREE REMOVAL PERMIT.
  12. NO TREES SHALL BE PLANTED IN THE SHADE AREAS - INCLUDING FRONT AND REAR YARDS.
  13. ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE, APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEGRADATION IS ALLOWED BEFORE TREE SHADE AREAS ARE RESTORED.
  14. ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE, APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEGRADATION IS ALLOWED BEFORE TREE SHADE AREAS ARE RESTORED.
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  16. PRESERVED DRAINAGE INDIVIDUAL LOT PERMITTING.

**DENSITY CALCULATIONS:**

**SIZE DENSITY FACTOR (S.D.F.)**  
TOTAL ACRES = 8.64 ACRES  
AREA OF STREAM BUFFER = 0.21 ACRES  
AREA OF PROPOSED STORMWATER FACILITY = 0.37 ACRES  
NET AREA = 8.06 ACRES  
S.D.F. = 8.06 ACRES X 100 INCHES = 806 INCHES

**EXISTING SITE DENSITY FACTOR (E.S.D.F.)**  
= 621 INCHES

**REPLACEMENT DENSITY FACTOR (R.D.F.)**  
R.D.F. 806 INCHES X S.D.F. 621 INCHES  
THEREFORE, 188 INCHES OF TREES TO BE PLANTED.

**STREET TREES:**

1. 838 L.F. OF RIGHT OF WAY, FRONTAGE ROSWELL ST.
2. RECOMPENSE TREES MAY BE COUNTED AS STREET TREES.

**PARKING LOT TREES:**

1. 13 - 4" CAL. PARKING LOT TREES ARE PROVIDED.

**RECOMPENSE TREES:**

1. 85 INCHES TO BE RECOMPENSED
2. 22 - 4" CAL. TREES REQUIRED, 22 TREES (88 INCHES) PROVIDED.

NOT ISSUED FOR CONSTRUCTION

**1837 ROSWELL STREET TOWNHOMES**

LAND LOTS 634, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

**Gaskins**  
ENGINEERING SURVEYING  
PLANNING/CONSULTING  
CONSTRUCTION MGMT

1266 Powder Springs Road  
Marietta, Georgia 30064  
Phone: (770) 424-7168  
Fax: (770) 424-7593  
WWW.GSCSURVEY.COM

PROJECT ID: FIELD BOOK  
D144

DRAWN BY: JBS  
CHECKED BY: SJJ

SCALE: 1"=40'  
ISSUE DATE: 6/4/18

SHEET NUMBER  
**03**

**REVISIONS:**

REV.	DATE	REVISION REFERENCE:

SHEET TITLE  
TREE PRESERVATION AND REPLACEMENT PLAN FOR ZONING ONLY

SEAL: [Professional Engineer Seal]

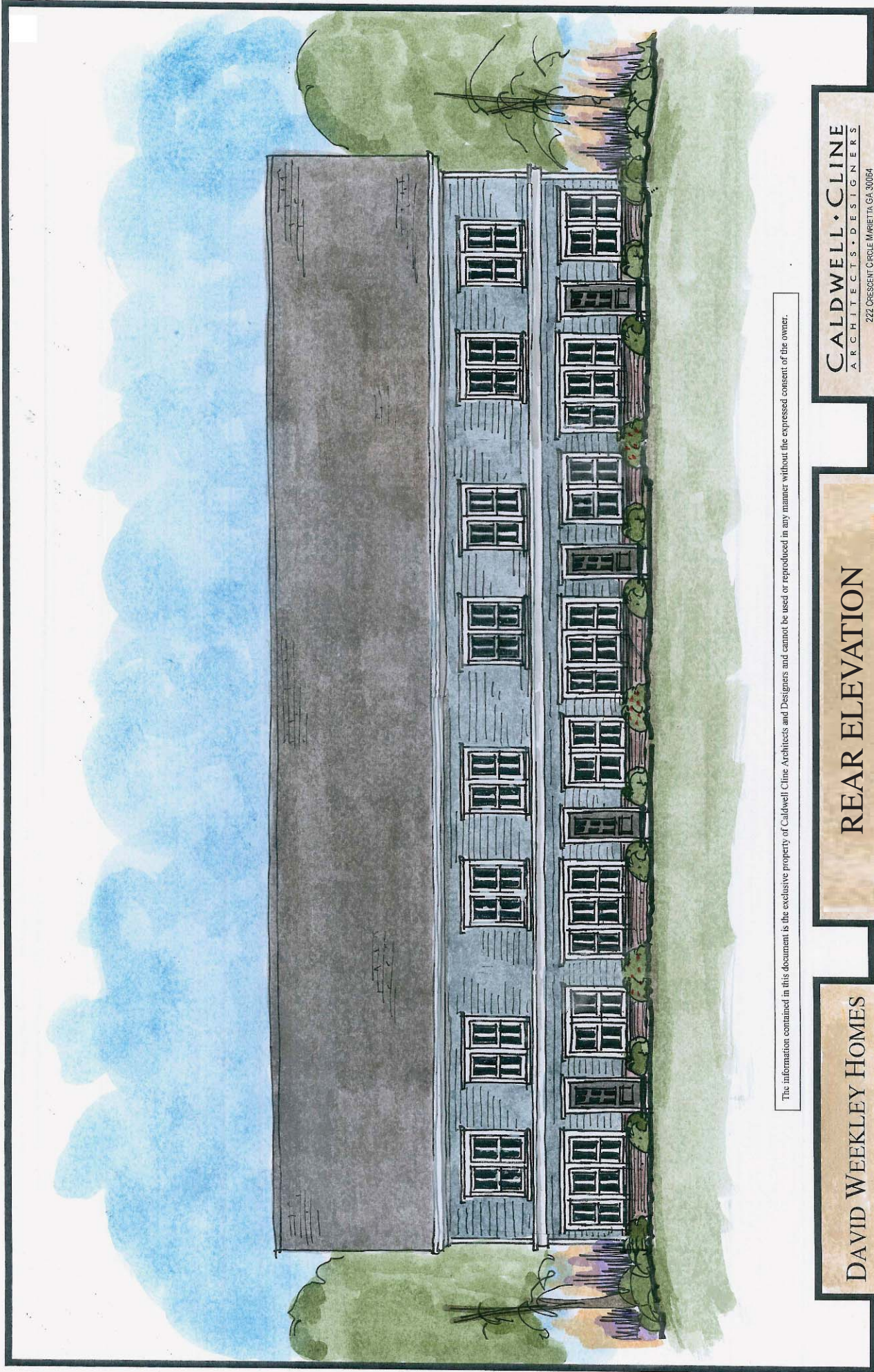


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**CALDWELL • CLINE**  
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PHONE 770-424-3882 678-668-8930 FAX

**FRONT ELEVATION**

**DAVID WEEKLEY HOMES**

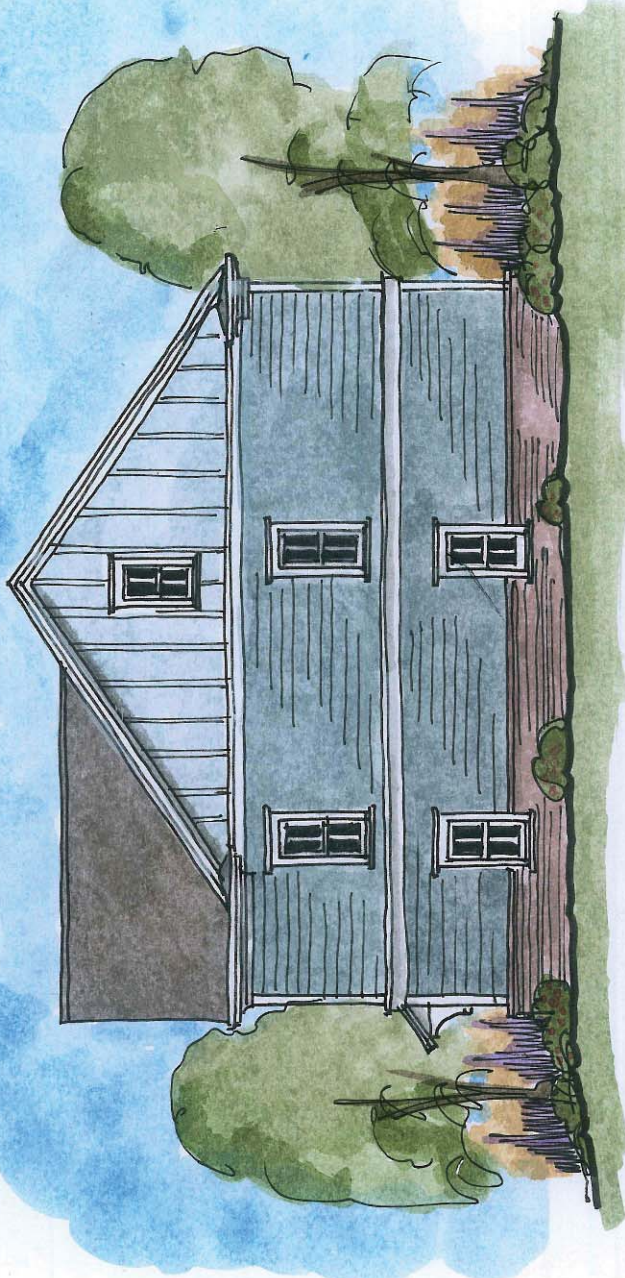


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**REAR ELEVATION**

**DAVID WEEKLEY HOMES**



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**SIDE ELEVATION**

**DAVID WEEKLEY HOMES**