

LOCATION MAP 1" = 2000'

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' AT-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 MCCLUNG SURVEYING, DATED 3.7.18
5. THERE ARE BUFFERED 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 13067C01194, DATED MARCH 4, 2013.
8. NO ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE.

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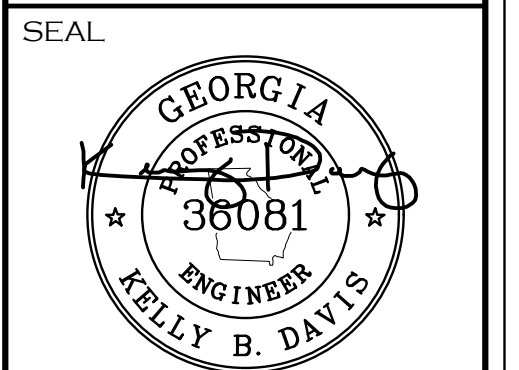
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1837 ROSWELL STREET
 TOWNHOMES
 LAND LOTS 634, 17TH DISTRICT, 2ND SECTION,
 COBB COUNTY, GEORGIA

REVISIONS		
REV.	DATE	REVISION REFERENCE:

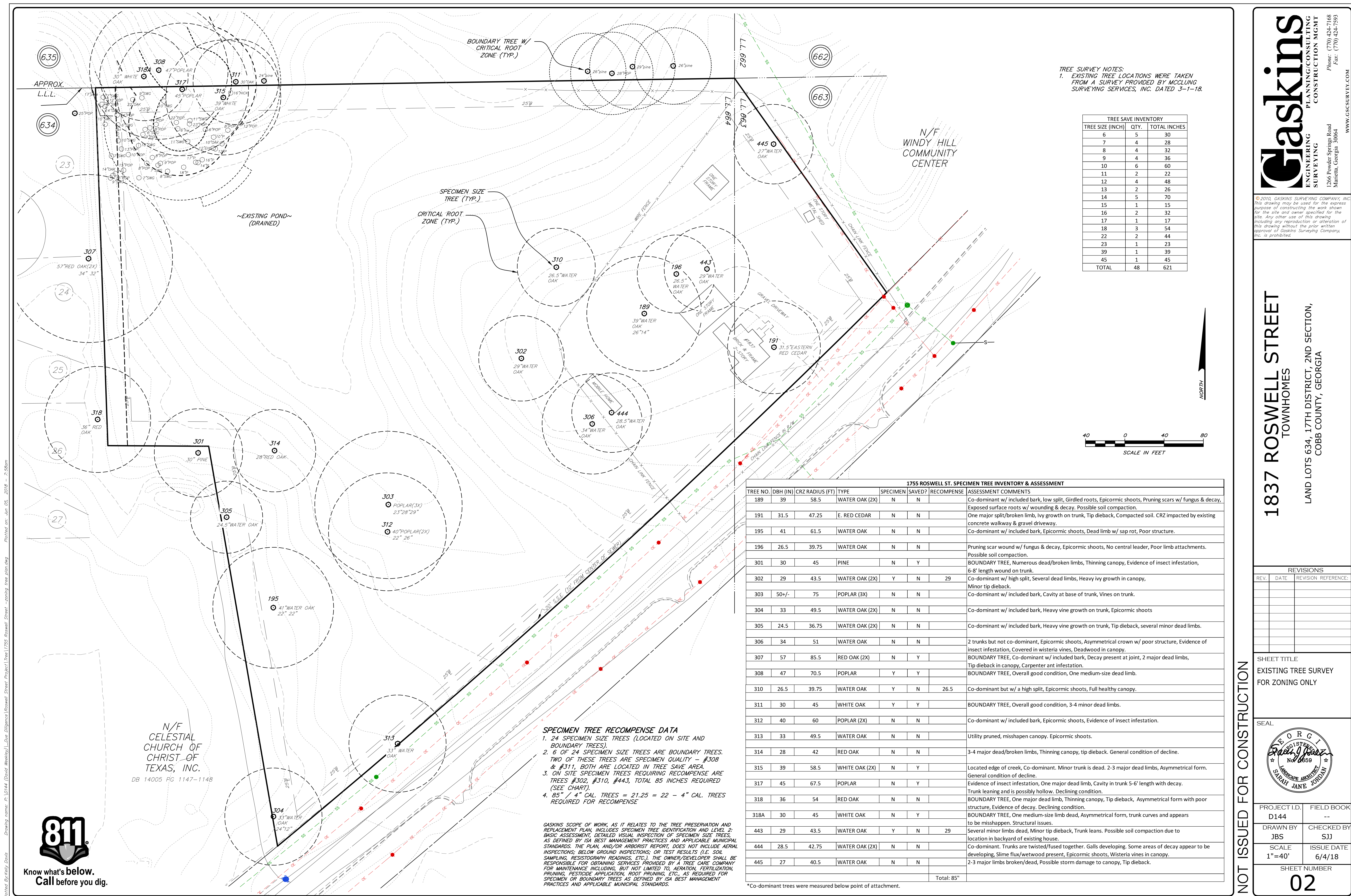
SHEET TITLE
 CONCEPT PLAN



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

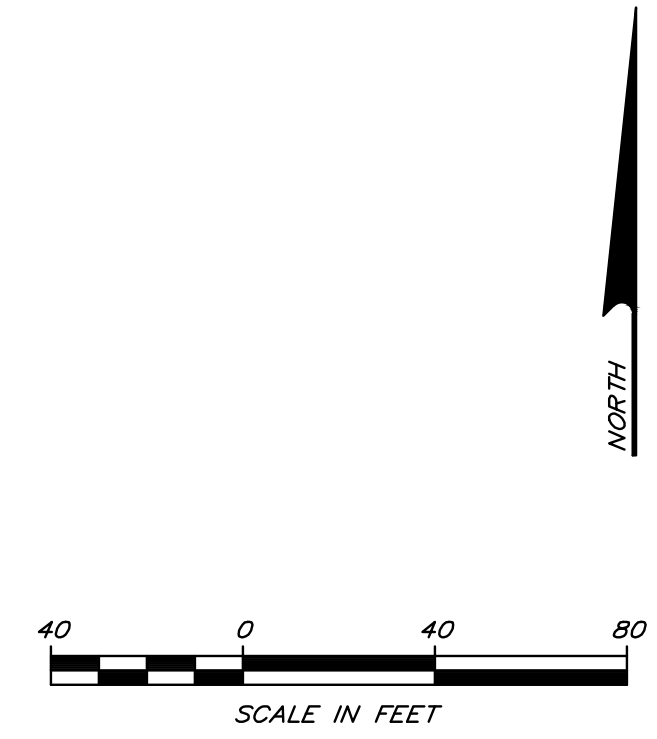
NOT ISSUED FOR CONSTRUCTION

Drawing name: P: 18144 (David Mendley) - Due Diligence (Roswell Street Project) 1755 Roswell Street - Concept Plan - 24x - 30 separation (6.4.18).amp. Plotted on: Jun 05, 2018 - 7:56am. Plotted by: Kelly Davis



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

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
TOTAL	48	621



TREE NO.	DBH (IN)	CRZ RADIUS (FT)	TYPE	SPECIMEN	SAVED?	RECOMPENSE	ASSESSMENT COMMENTS
189	39	58.5	WATER OAK (2X)	N	N		Co-dominant w/ included bark, low split, Girdled 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 bark, 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	50+/-	75	POPLAR (3X)	N	N		Co-dominant w/ included bark, Cavity at base of trunk, Vines on trunk.
304	33	49.5	WATER OAK (2X)	N	N		Co-dominant w/ included bark, Heavy vine growth on trunk, Epicormic shoots
305	24.5	36.75	WATER OAK (2X)	N	N		Co-dominant w/ included bark, 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 bark, 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 bark, 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 is dead. 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. Trunk leaning and is possibly hollow. Declining condition.
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/fused together. Galls developing. Some areas of decay appear to be developing. Slime flux/wetwood 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.
Total: 85"							

*Co-dominant trees were measured below point of attachment.

- SPECIMEN TREE RECOMPENSE DATA**
- 24 SPECIMEN SIZE TREES (LOCATED ON SITE AND BOUNDARY TREES).
 - 6 OF 24 SPECIMEN SIZE TREES ARE BOUNDARY TREES. TWO OF THESE TREES ARE SPECIMEN QUALITY - #308 & #311, BOTH ARE LOCATED IN TREE SAVE AREA.
 - ON SITE SPECIMEN TREES REQUIRING RECOMPENSE ARE TREES #302, #310, #443, TOTAL 85 INCHES REQUIRED (SEE CHART).
 - 85" / 4" CAL. TREES = 21.25 = 22 - 4" CAL. TREES REQUIRED FOR RECOMPENSE

GASKINS SCOPE OF WORK, AS IT RELATES TO THE TREE PRESERVATION AND REPLACEMENT PLAN, INCLUDES SPECIMEN TREE IDENTIFICATION AND LEVEL 2-BASIC ASSESSMENT, DETAILED VISUAL INSPECTION OF SPECIMEN SIZE TREES, AS DEFINED BY ISA BEST MANAGEMENT PRACTICES AND APPLICABLE MUNICIPAL STANDARDS. THE PLAN AND/OR ARBORIST REPORT, DOES NOT INCLUDE AERIAL INSPECTIONS, BELOW GROUND INSPECTIONS, OR TEST RESULTS (I.E. SOIL SAMPLING, RESISTOGRAPH READINGS, ETC.). THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SERVICES PROVIDED BY A TREE CARE COMPANY FOR MAINTENANCE INCLUDING, BUT NOT LIMITED TO, AERATION, FERTILIZATION, PRUNING, PESTICIDE APPLICATION, ROOT PRUNING, ETC., AS REQUIRED FOR SPECIMEN OR BOUNDARY TREES AS DEFINED BY ISA BEST MANAGEMENT PRACTICES AND APPLICABLE MUNICIPAL STANDARDS.

N/F CELESTIAL CHURCH OF TEXAS, INC.
 DB 14005 PG 1147-1148

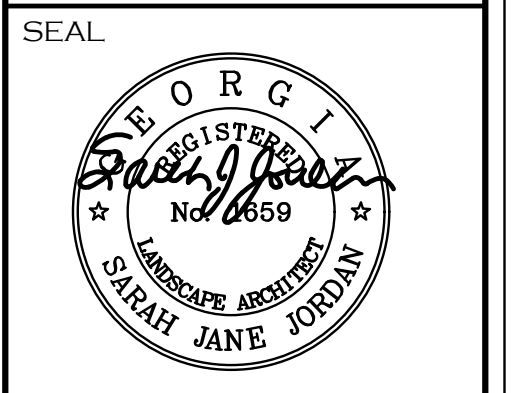


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1837 ROSWELL STREET TOWNHOMES
 LAND LOTS 634, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

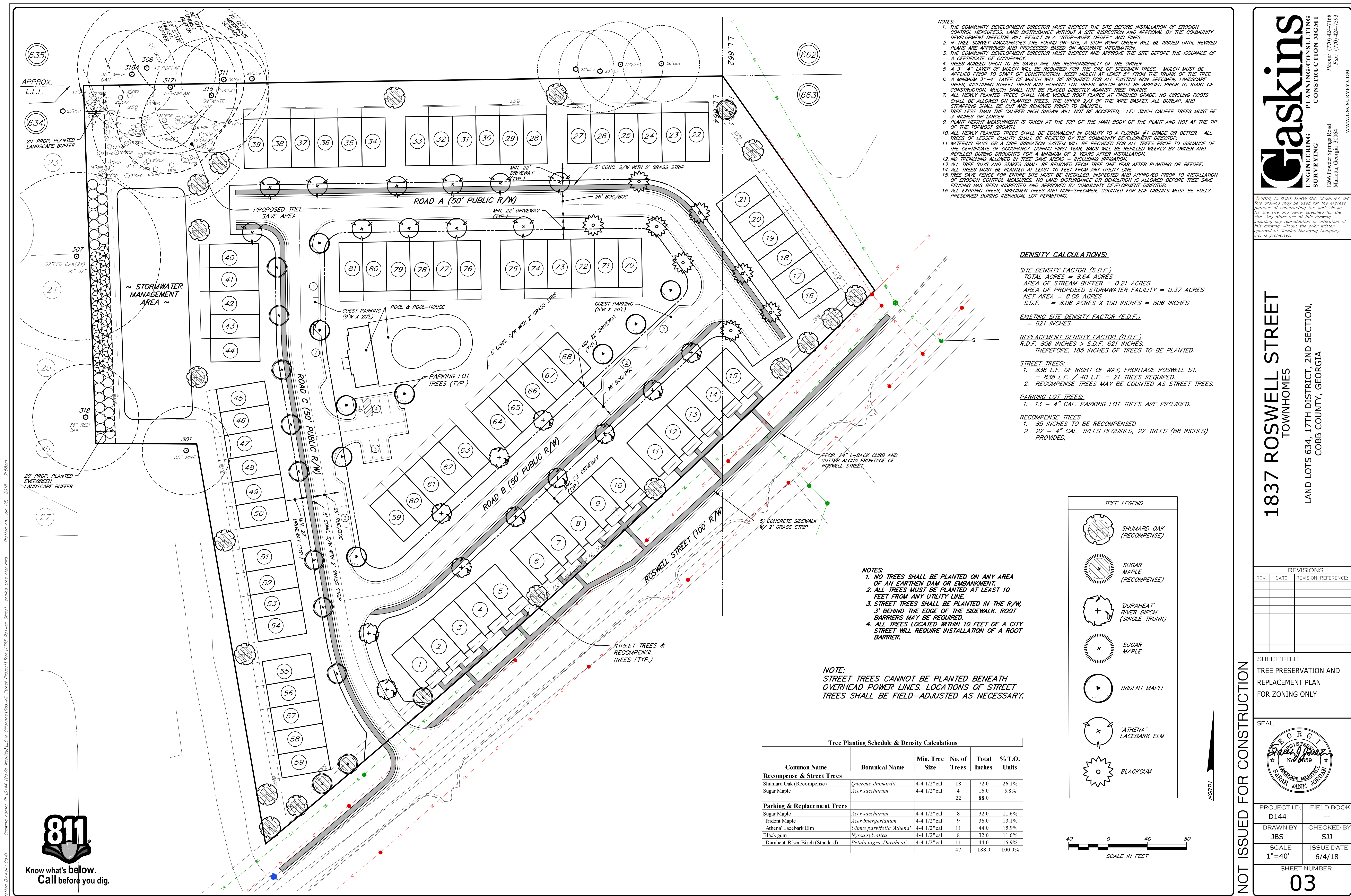
REVISIONS		
REV.	DATE	REVISION REFERENCE:

SHEET TITLE
 EXISTING TREE SURVEY FOR ZONING ONLY



PROJECT I.D. D144	FIELD BOOK --
DRAWN BY JBS	CHECKED BY SJJ
SCALE 1"=40'	ISSUE DATE 6/4/18
SHEET NUMBER 02	

Drawing name: P: 17144 (David Mendley) - Due Diligence (Roswell Street Project) From 1755 Roswell Street - existing tree plan.dwg
 Plotted on: Jun 05, 2018 - 7:58am
 Plotted by: Kelly Davis



- NOTES:**
1. THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT THE SITE BEFORE INSTALLATION OF 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.
 2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED 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 CERTIFICATE OF OCCUPANCY.
 4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
 5. A 3"-4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. KEEP MULCH AT LEAST 5" FROM THE TRUNK OF THE TREE.
 6. A MINIMUM 3"-4" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
 7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER 2-3 OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
 8. TREE LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED; I.E.: 3/8" CALIPER TREES MUST BE 3/4" INCHES OR LARGER.
 9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
 10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
 11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR, BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 2 YEARS AFTER INSTALLATION.
 12. NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.
 13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
 14. ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.
 15. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR.
 16. ALL EXISTING TREES, SPECIMEN TREES AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.

DENSITY CALCULATIONS:

SITE 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

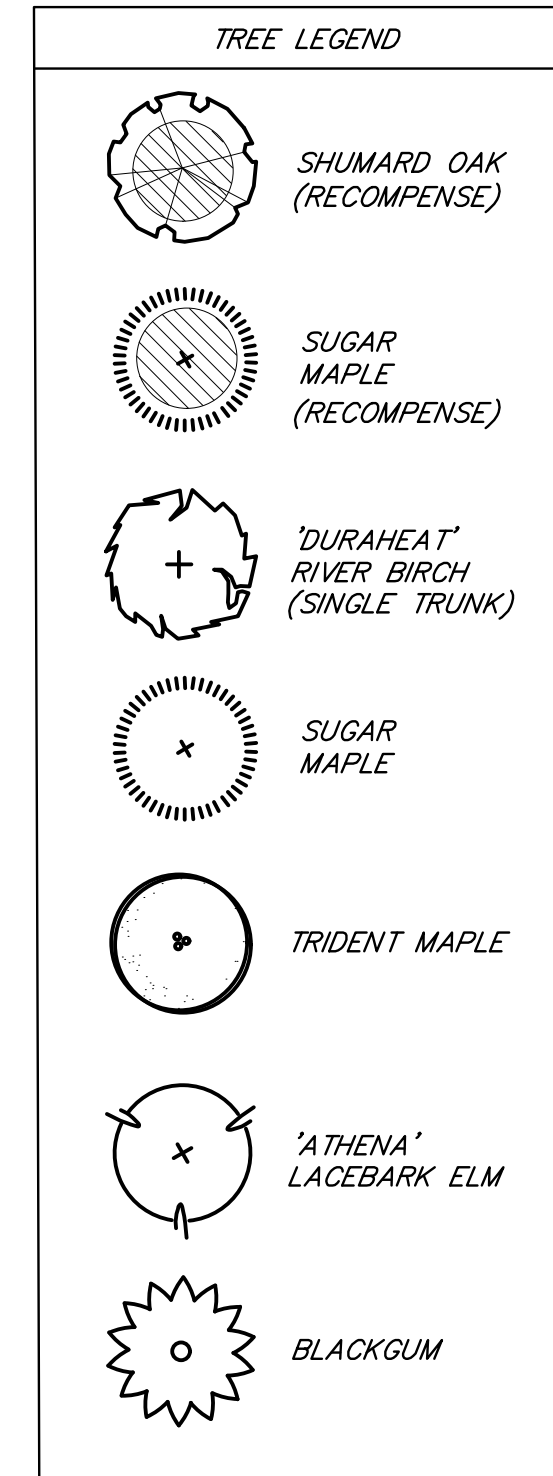
EXISTING SITE DENSITY FACTOR (E.D.F.)
 = 621 INCHES

REPLACEMENT DENSITY FACTOR (R.D.F.)
 R.D.F. 806 INCHES > S.D.F. 621 INCHES.
 THEREFORE, 185 INCHES OF TREES TO BE PLANTED.

- STREET TREES:**
1. 838 L.F. OF RIGHT OF WAY, FRONTAGE ROSWELL ST. = 838 L.F. / 40 L.F. = 21 TREES REQUIRED.
 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.

- 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. ROOT BARRIERS MAY BE REQUIRED.
 4. 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 Inches	% T.O. Units
Recompense & Street Trees					
Shumard Oak (Recompense)	<i>Quercus shumardii</i>	4-4 1/2" cal.	18	72.0	26.1%
Sugar Maple	<i>Acer saccharum</i>	4-4 1/2" cal.	4	16.0	5.8%
			22	88.0	
Parking & Replacement Trees					
Sugar Maple	<i>Acer saccharum</i>	4-4 1/2" cal.	8	32.0	11.6%
Trident Maple	<i>Acer buergerianum</i>	4-4 1/2" cal.	9	36.0	13.1%
'Athena' Lacebark Elm	<i>Ulmus parvifolia 'Athena'</i>	4-4 1/2" cal.	11	44.0	15.9%
Black gum	<i>Nyssa sylvatica</i>	4-4 1/2" cal.	8	32.0	11.6%
'Duraheat' River Birch (Standard)	<i>Betula nigra 'Duraheat'</i>	4-4 1/2" cal.	11	44.0	15.9%
			47	188.0	100.0%



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

REVISIONS

REV.	DATE	REVISION REFERENCE:

SHEET TITLE
 TREE PRESERVATION AND REPLACEMENT PLAN FOR ZONING ONLY

SEAL

PROJECT I.D.	FIELD BOOK
D144	--
DRAWN BY	CHECKED BY
JBS	SJJ
SCALE	ISSUE DATE
1"=40'	6/4/18
SHEET NUMBER	

03

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

Drawing name: P: 18144 (David Mendley) - Due Diligence (Roswell Street Project) From 1759 Roswell Street - zoning tree plan and
 Plotted on: Jun 05, 2018 - 7:58am
 Plotted by: Kelly Davis