

Location Map
N.T.S.



FEMA Map

A PART OF THIS PROPERTY IS INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD (SHADED ZONE X) AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0144 F DATED SEPTEMBER 18, 2013.

Project Information:

- PROJECT NAME & ADDRESS: 4644 E. CONWAY RD, SANDY SPRINGS, GA 3042
- OWNERS NAME: TAYLOR INMAN, 58 SHERIDAN DR, ATLANTA, GA 30305
- 24 HOUR CONTACT: T.C. COLLIER 770-401-8033
- DESIGN FIRM: CRESCENT VIEW ENGINEERING, 1003 KENMILL DRIVE MARIETTA, GA 30060, 678-324-8410
- SURVEY INFORMATION PROVIDED BY McCLUNG SURVEYING SERVICES, INC PREPARED ON DECEMBER 12, 2013.
- PROJECT LOCATED OFF OF E. CONWAY DRIVE
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT OF WAY
- PROJECT IS MORE THAN 2,000 FT FROM THE CHATTAHOOCHE RIVER, NO ARC APPROVAL IS REQUIRED
- LOCATION OF ALL SANDY SPRINGS AND STATE WATERS BUFFERS ARE SHOWN ON THE PLAN
- STORMWATER RUNOFF WILL BE THE SAME IN THE EXISTING AND PROPOSED CONDITIONS, DRAINING INTO TH EXISTING STREAM ON THE WEST SIDE OF THE PROPERTY.
- THERE IS NO SEPTIC TANK ONSITE

General Demolition Scope:

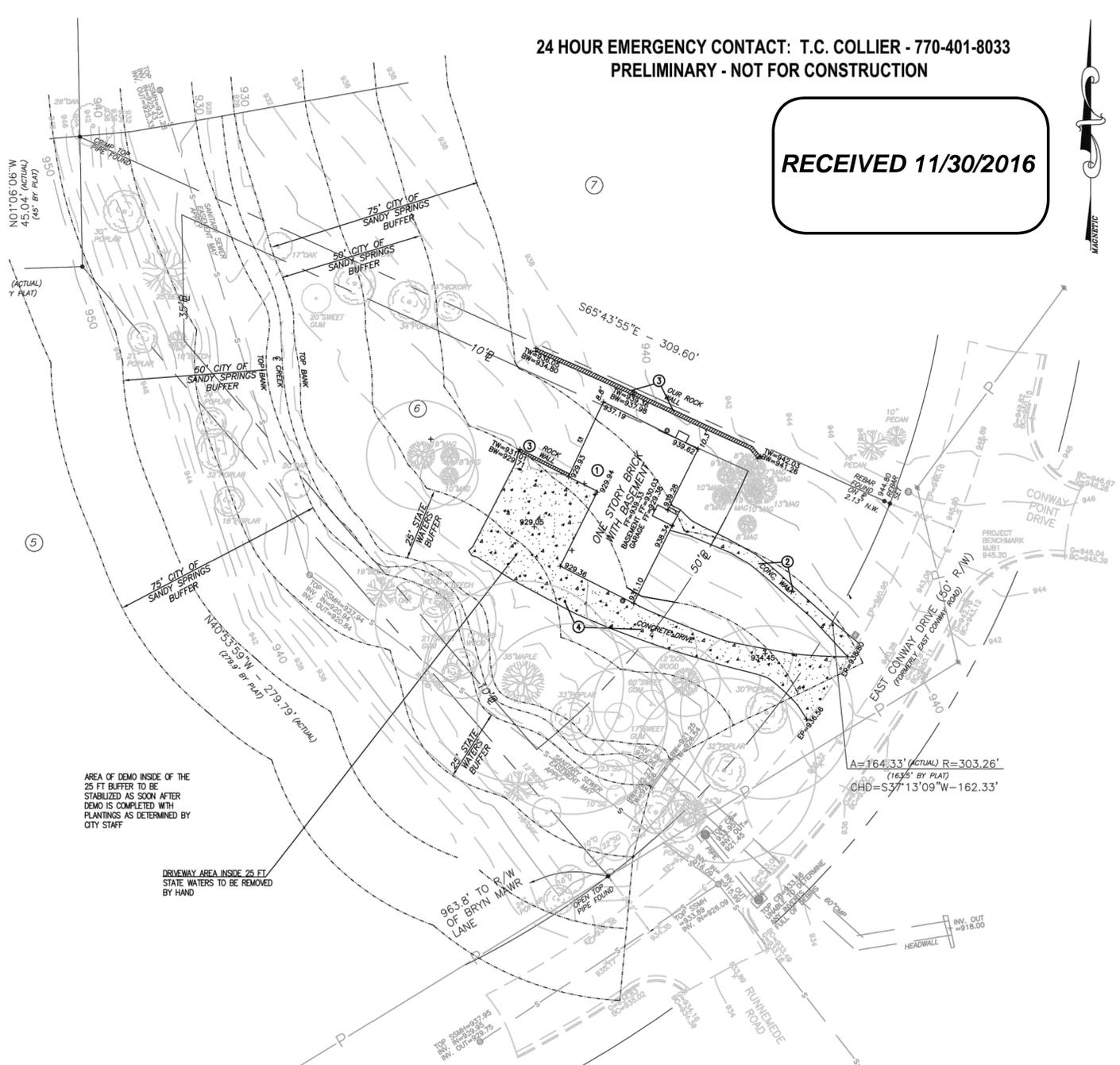
BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- REMOVE EXISTING ONE STORY HOUSE
- REMOVE EXISTING CONCRETE WALK
- REMOVE EXISTING ROCK WALLS
- REMOVE EXISTING CONCRETE DRIVEWAY

DEMOLITION ITEMS 4 SHOULD BE REMOVED BY HAND INSIDE THE 25 FT STATE WATERS BUFFER

Existing Site Impervious:

| | |
|--|---------|
| TOTAL EXISTING IMPERVIOUS AREA | 4446 SF |
| TOTAL EXISTING IMPERVIOUS OUTSIDE BUFFERS | 615 SF |
| TOTAL EXISTING IMPERVIOUS AREA IN 75 FT BUFFER | 1471 SF |
| TOTAL EXISTING IMPERVIOUS AREA IN 50 FT BUFFER | 2005 SF |
| TOTAL EXISTING IMPERVIOUS AREA IN 25 FT BUFFER | 356 SF |



24 HOUR EMERGENCY CONTACT: T.C. COLLIER - 770-401-8033
PRELIMINARY - NOT FOR CONSTRUCTION

RECEIVED 11/30/2016

Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
1003 Kenmill Road
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
TI Equities
58 Sheridan Dr
Atlanta, GA 30305

Existing Conditions

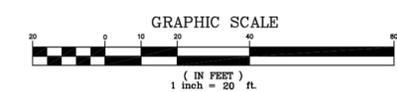
| DATE | SCALE | AS SHOWN | PZ | CHECKED | GHB |
|-----------|-------|----------|----|---------|-----|
| 12.3.2013 | | | | | |



Construction Plans For
4644 E. Conway Rd
Land Lot 137, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 13-204

Sheet No.
C-1



LAND PLUS ASSOCIATES, LTD.
416 EAST PACES FERRY ROAD NE
ATLANTA, GA 30305
404.238.9595
LAND PLANNING
LANDSCAPE ARCHITECTURE
www.landplusassociates.com

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- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT, OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

PROPOSED RESIDENCE
4644 EAST CONWAY DRIVE
PARCEL ID: 17-013700030049
L.L. 137, DISTRICT 17
ZONING CLASS: R-3
SANDY SPRINGS, GEORGIA 30327
prepared for:
T.I. EQUITIES, LLC

ISSUED

| DATE | DESCRIPTION |
|------------|------------------------------|
| 09.06.2016 | STREAM BUFFER VARIANCE |
| 11.29.2016 | VARIANCE REV. STAFF COMMENTS |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

SEE STAMP ON SURVEY INCLUDED ON THIS PAGE.

GEORGE H. BALTZ III
REGISTERED GEORGIA ENGINEER
NO. 33153

11.29.2016

JOB NO: 22758

SCALE:

DRAWN:

CHECKED:

NORTH:

PRE-CONSTRUCTION CONDITIONS

SHEET NO:
L-0a

RECEIVED 11/30/2016



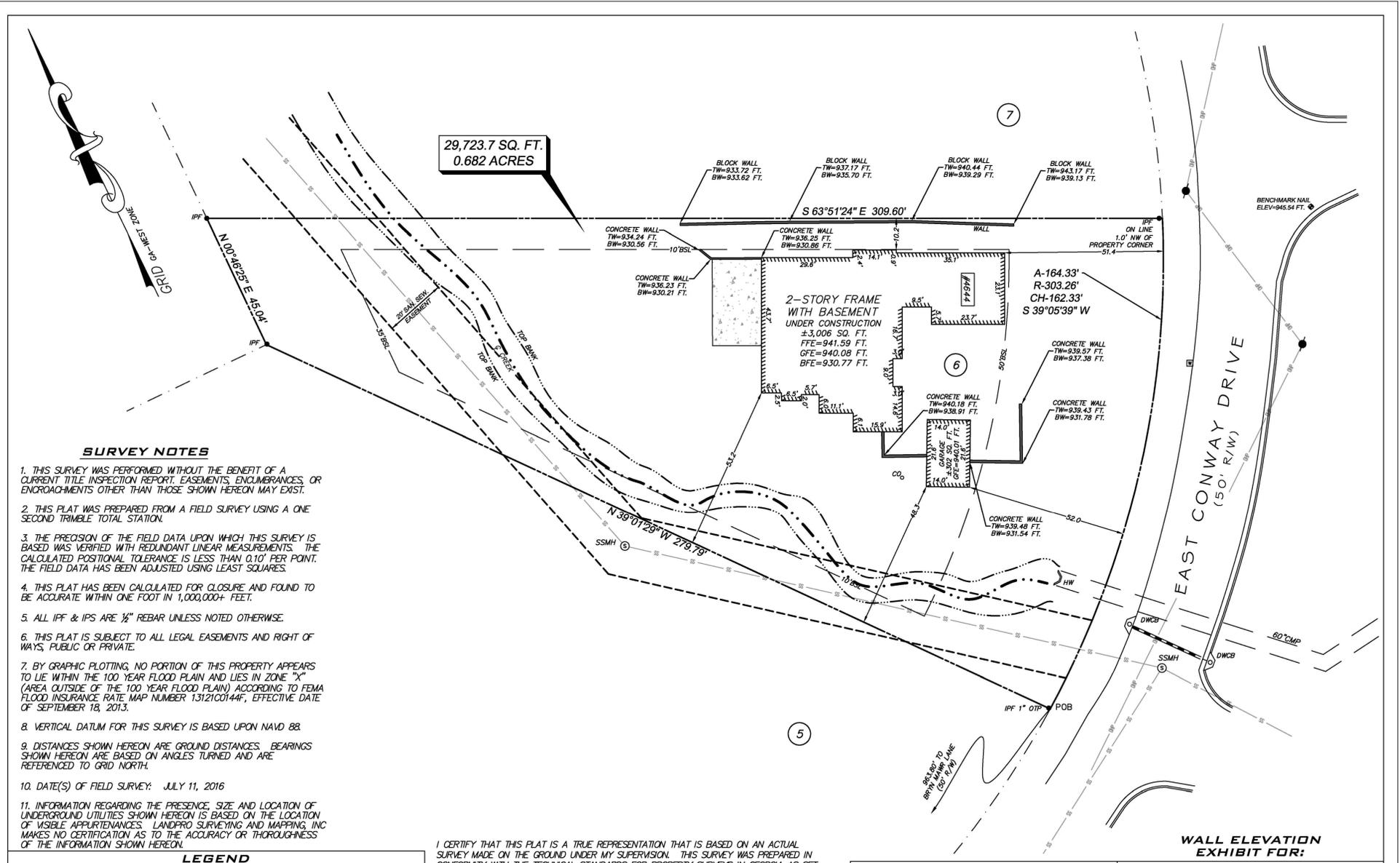
LAND PLUS ASSOCIATES, LTD.
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1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.
- CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.



- SURVEY NOTES**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
 2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE TOTAL STATION.
 3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.
 5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
 6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
 7. BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LIES IN ZONE "X" (AREA OUTSIDE OF THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0144F, EFFECTIVE DATE OF SEPTEMBER 16, 2013.
 8. VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NAVD 88.
 9. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
 10. DATE(S) OF FIELD SURVEY: JULY 11, 2016
 11. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

LEGEND

| | | | | | |
|------|--------------------------|------|----------------------------|---|----------------------------|
| — | PROPERTY LINE | RCF | REINFORCED CONCRETE PIPE | — | TELEVISION (CABLE) LINE |
| --- | LAND LOT LINE | — | SANITARY SEWER LINE | — | TELEVISION PEDESTAL |
| CMF | CONCRETE MONUMENT FOUND | SSMH | SANITARY SEWER MANHOLE | — | TRAFFIC CONTROL BOX |
| IPF | IRON PIN FOUND | SC | SEWER CLEANOUT | — | GAS LINE |
| IP | IRON PIN SET | GT | GREASE TRAP | — | GAS METER |
| CTP | CRIMPED-TOP PIPE | DIP | DUCTILE IRON PIPE | — | GAS VALVE |
| OTIP | OPEN-TOP PIPE | PVC | POLYVINYL CHLORIDE PIPE | — | FIRE HYDRANT |
| R/W | RIGHT OF WAY | LP | LIGHT POLE | — | WATER VALVE |
| OCS | OUTLET CONTROL STRUCTURE | PT | POWER (TRANSFORMER) BOX | — | WATER METER |
| CI | CURB INLET | PM | POWER METER | — | FIRE DEPARTMENT CONNECTION |
| DI | DROP INLET | PH | POWER MANHOLE | — | IRRIGATION CONTROL VALVE |
| YI | YARD INLET | OP | OVERHEAD POWER LINE | — | WATER LINE |
| SWCB | DOUBLE-WING CATCH BASIN | UP | UNDERGROUND POWER LINE | — | TREE |
| SWCB | SINGLE-WING CATCH BASIN | TM | TELEPHONE MANHOLE | — | MONITORING WELL |
| HW | HEADWALL | TP | TELEPHONE PEDESTAL | — | BENCHMARK |
| JB | JUNCTION BOX | — | UNDERGROUND TELEPHONE LINE | — | BUILDING (FINISHED) |
| SDP | STORM DRAINAGE PIPE | — | — | — | FENCE LINE |
| CMF | CORRUGATED METAL PIPE | — | — | — | CONTOUR |
| CPP | CORRUGATED PLASTIC PIPE | — | — | — | INDEX CONTOUR |

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. 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.



JAMES H. RADER GEORGIA RLS# 3033



LAND PRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSFO00838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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WALL ELEVATION EXHIBIT FOR:

| | |
|---|--|
| INMAN | |
| LAND LOT 137 DISTRICT 17 CITY OF SANDY SPRINGS FULTON COUNTY, GA | LOT 6 EAST CONWAY HILLS SUBDIVISION PLAT BK 54, PG 34 |
| SCALE 1" = 20' | DATE 07/15/16 |
| PROJECT NO. 20160715 | SHEET 1 OF 1 |

PROPOSED RESIDENCE
4644 EAST CONWAY DRIVE
PARCEL ID: 17-013700030049
L.L. 137, DISTRICT 17
ZONING CLASS: R-3
SANDY SPRINGS, GEORGIA 30227
prepared for:
T.I. EQUITIES, LLC

ISSUED

| DATE | DESCRIPTION |
|------------|-------------------------------|
| 11.29.2016 | VARIANCE REV. STAFF COMMENTS. |

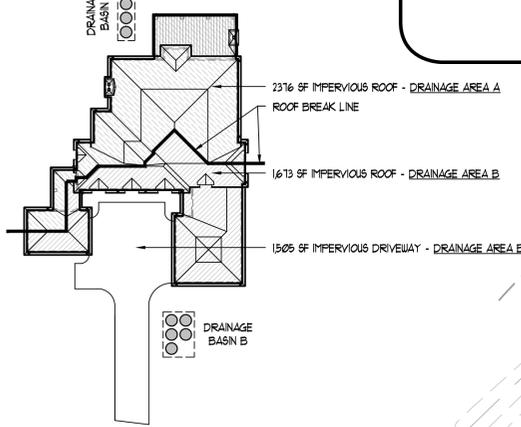
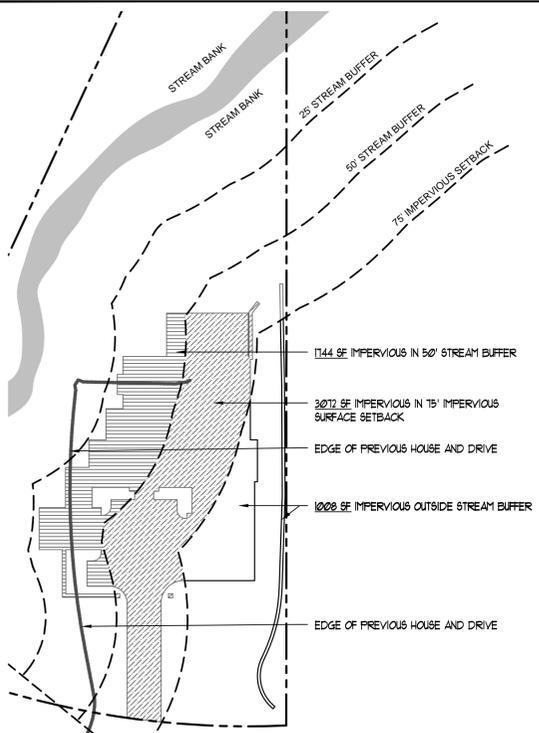
REVISIONS

| NO. | DATE | DESCRIPTION |
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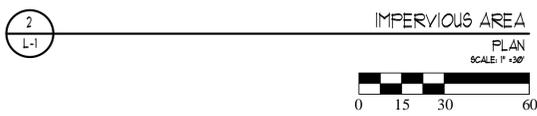
SEE STAMP ON SURVEY INCLUDED ON THIS PAGE:
JAMES H. RADER
REGISTERED GEORGIA LAND SURVEYOR NO. 3033

11.29.2016
JOB NO: 22758
SCALE:
DRAWN:
CHECKED:
NORTH:
CURRENT AS BUILT SURVEY
SHEET NO:
L-0b

RECEIVED 11/30/2016

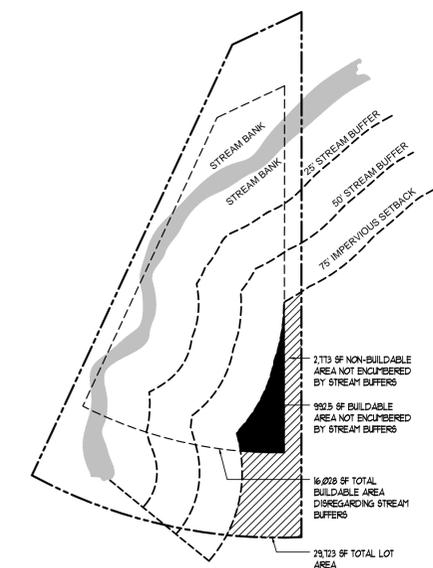


3 DRAINAGE AREA CALCULATIONS PLAN SCALE: 1" = 30'

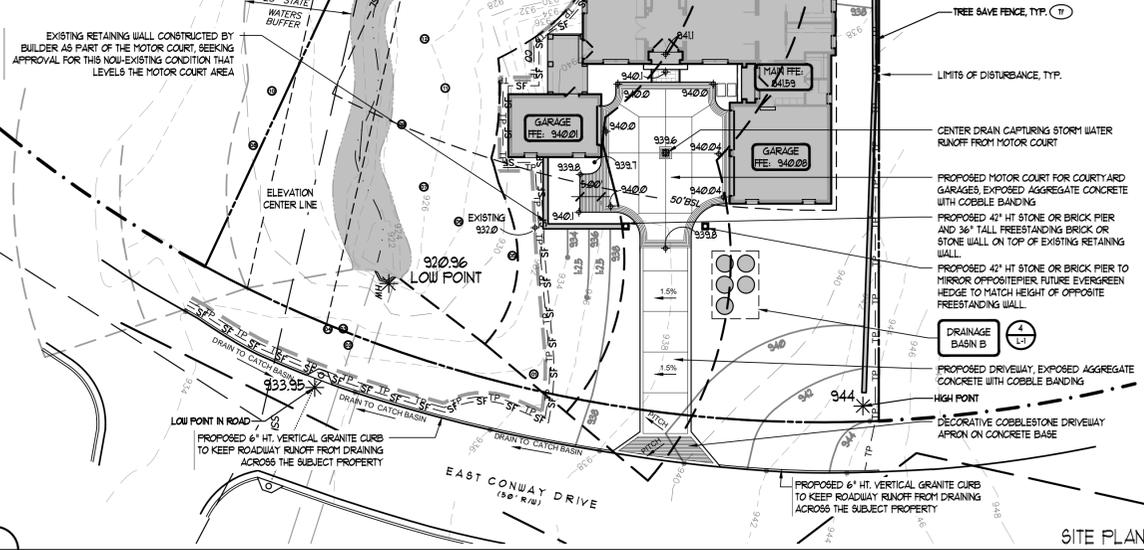


STREAM BUFFER IMPERVIOUS CALCS:

Table with 5 columns: BUFFER/IMPERVIOUS SETBACK, EXISTING SITE (SF), PROPOSED PLAN (SF), DIFFERENCE (SF), and %. Rows include 0' - 25' STATE BUFFER, 25' - 50' STREAM BUFFER, 50' - 75' STREAM BUFFER, and TOTAL IMPERVIOUS SURFACE ENCROACHING IN STREAM BUFFER.



5 BUILDABLE AREA PLAN PLAN SCALE: 1" = 30'



SITE PLAN PLAN SCALE: 1" = 30'

DRAINAGE AREA - A | DRAINS TOWARDS REAR YARD AT BASEMENT LEVEL

DRAINAGE AREA - A CONTRIBUTING AREAS: CONT. AREA: ROOF - A 2,376 SF, DRIVE 1,505 SF, TOTAL (A) = 3,881 SF. * SYSTEM WILL BE SIZED FOR 130% OF CONTRIBUTING DRAINAGE AREA. ENHANCED AREA (A*) = A x 130%. A* = 2,314 SF x 1.3 A* = 3,008 SF. USE THESE NUMBERS FOR "A*" IN WQV CALCULATION.

WATER QUALITY VOLUME CALCULATIONS: WQv = C x P x A* WQv = 1 x 1.2" x (3,089) SF WQv = 1 x .10 x 3,089 SF WQv = 308.9 CUBIC FEET

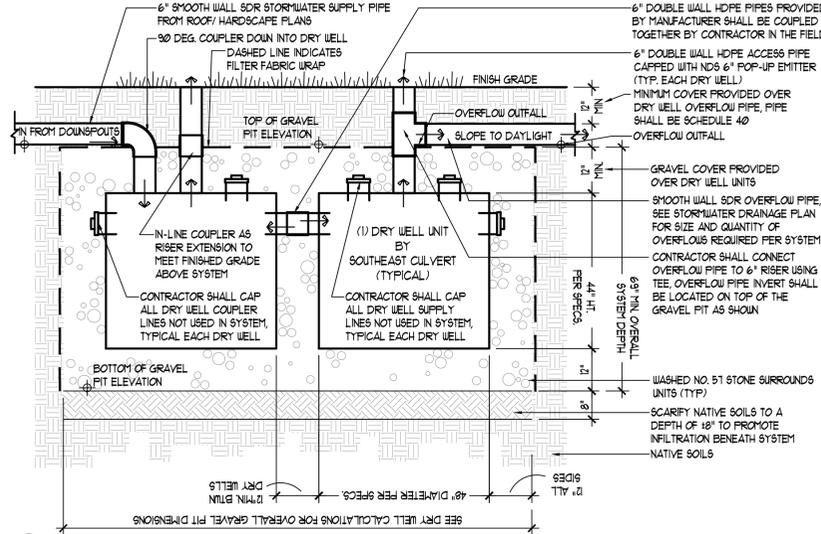
DRY-WELL SYSTEM SPECIFICATIONS: GRAVEL PIT VOLUME = 21' LONG x 6' WIDE x 5.67' DEEP = 714.42 CUBIC FEET. DRY WELL STORAGE VOLUME = 48" DIA. x 44" HT = 46 CUBIC FEET PER WELL x 4 TOTAL = 184.0 CUBIC FEET DRY WELL STORAGE CAPACITY. GRAVEL STORAGE VOLUME = (GRAVEL PIT VOLUME - DRY WELL VOLUME) x 40% VOID SPACE IN GRAVEL = (714.42 CUBIC FEET - 184.0 CUBIC FEET) x 40% VOID SPACE IN GRAVEL = (530.42 CUBIC FEET) x 40% VOID SPACE IN GRAVEL = 212.16 CUBIC FEET GRAVEL STORAGE CAPACITY. TOTAL STORAGE CAPACITY = (DRY WELL STORAGE VOLUME + GRAVEL STORAGE VOLUME) = (184.0 CUBIC FEET + 212.16 CUBIC FEET) = 396.16 CUBIC FEET TOTAL STORAGE CAPACITY. NOTE: (4) TOTAL DRY WELLS IN GROUPING, EACH UNIT IS 48" DIA. x 44" HT PER SOUTHEAST CULVERT SPECS. DRY-WELL SYSTEM VOLUME EXCEEDS WQV CALCULATIONS BY 87.3 CUBIC FEET (CAPACITY COULD MITIGATE AN ADDITIONAL 872.6 SF)

DRAINAGE AREA - B | DRAINS TOWARDS FRONT YARD AT STREET LEVEL

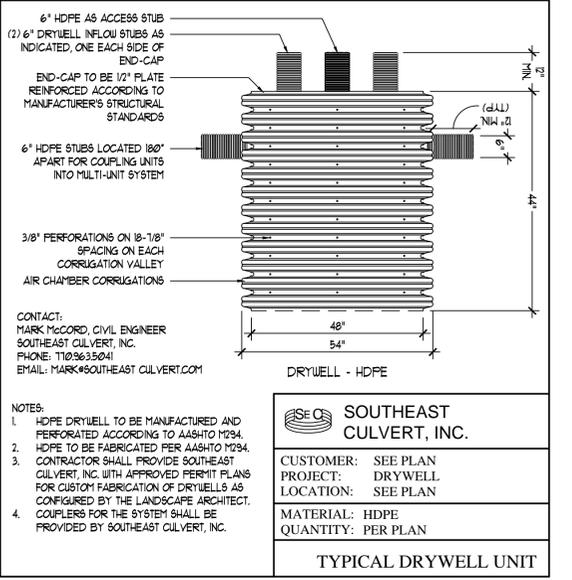
DRAINAGE AREA - B CONTRIBUTING AREAS: CONT. AREA: ROOF - B 1,673 SF, DRIVE 1,505 SF, TOTAL (A) = 3,178 SF. * SYSTEM WILL BE SIZED FOR 130% OF CONTRIBUTING DRAINAGE AREA. ENHANCED AREA (A*) = A x 130%. A* = 3,178 SF x 1.3 A* = 4,131 SF. USE THESE NUMBERS FOR "A*" IN WQV CALCULATION.

WATER QUALITY VOLUME CALCULATIONS: WQv = C x P x A* WQv = 1 x 1.2" x (4,131) SF WQv = 1 x .10 x 4,131 SF WQv = 413.1 CUBIC FEET

DRY-WELL SYSTEM SPECIFICATIONS: GRAVEL PIT VOLUME = 16' LONG x 11' WIDE x 5.67' DEEP = 997.9 CUBIC FEET. DRY WELL STORAGE VOLUME = 48" DIA. x 44" HT = 46 CUBIC FEET PER WELL x 5 TOTAL = 230 CUBIC FEET DRY WELL STORAGE CAPACITY. GRAVEL STORAGE VOLUME = (GRAVEL PIT VOLUME - DRY WELL VOLUME) x 40% VOID SPACE IN GRAVEL = (997.9 CUBIC FEET - 230 CUBIC FEET) x 40% VOID SPACE IN GRAVEL = (767.9 CUBIC FEET) x 40% VOID SPACE IN GRAVEL = 307.2 CUBIC FEET GRAVEL STORAGE CAPACITY. TOTAL STORAGE CAPACITY = (DRY WELL STORAGE VOLUME + GRAVEL STORAGE VOLUME) = (230.0 CUBIC FEET + 307.2 CUBIC FEET) = 537.2 CUBIC FEET TOTAL STORAGE CAPACITY. NOTE: (5) TOTAL DRY WELLS IN GROUPING, EACH UNIT IS 48" DIA. x 44" HT PER SOUTHEAST CULVERT SPECS. DRY-WELL SYSTEM VOLUME EXCEEDS WQV CALCULATIONS BY 124.1 CUBIC FEET (CAPACITY COULD MITIGATE AN ADDITIONAL 1240.6 SF)



GENERAL NOTES: 1. IMPORTANT: PIPE BRINGING WATER TO THE DRYWELL SYSTEM SHALL BE SET AT THE SAME ELEVATION AS THE OVERFLOW PIPE CARRYING EXCESS WATER AWAY FROM THE SYSTEM. THIS ELEVATION SHALL BE THE TOP OF THE GRAVEL PIT. 2. ALL FITTINGS FOR SYSTEM INCLUDING COUPLERS, BENDS, TEES AND CAPS PROVIDED BY SOUTHEAST CULVERT, INC. 3. ARROWS INDICATE WATER FLOW THROUGH SYSTEM. 4. FOLLOW MANUFACTURER'S DETAILS AND SPECIFICATIONS AS REQUIRED.



Project information including 'GRADING & DRAINAGE EXHIBIT', 'SHEET NO. L-1', 'JOB NO. 22758', 'SCALE: 1" = 20'', 'DRAWN: T.B.', 'CHECKED: C.S.', 'DATE: 11/28/2016', and a professional seal for Charles B. Stearns, P.E., No. LA 001503.

REVISIONS table with columns: NO., DATE, DESCRIPTION, ISSUED. Includes entries for 'SHEET NO. L-1', 'DATE: 06/06/2016', 'DATE: 09/30/2016', and 'DATE: 11/29/2016'.

PROPOSED RESIDENCE 4644 EAST CONWAY DRIVE PARCEL ID: 17-013700030049 L.L. 137, DISTRICT 17 ZONING CLASS: R-3 SANDY SPRINGS, GEORGIA 30327 prepared for: T.I. EQUITIES, LLC

LAND PLUS logo and contact information for Southeast Culvert, Inc. including 'CUSTOMER: SEE PLAN', 'PROJECT: DRYWELL', 'LOCATION: SEE PLAN', 'MATERIAL: HDPE', 'QUANTITY: PER PLAN', and 'CONTACT: MARK MCCORD, CIVIL ENGINEER, SOUTHEAST CULVERT, INC. PHONE: 770-363-5041 EMAIL: MARK@SOUTHEASTCULVERT.COM'.

| LANDMARK TREE REMOVAL: | | | LANDMARK REPLACEMENT TREES: | | |
|---|---------|----------|-----------------------------|----------------|-------------|
| TREE ID | TYPE | CANOPY | QUANTITY | TYPE | CANOPY (SF) |
| 01 | OAK | 150 | 1 | WYOMING OAK | 1,000 |
| 05 | DOGWOOD | 250 | 3 | DOGWOOD | 750 |
| TOTAL REMOVED | | 1,250 SF | | AMERICAN HOLLY | 750 |
| 1,250 SF x 1.5 = 1,875 REQUIRED REPLACEMENT TREE CANOPY | | | TOTAL PROPOSED | | 2,500 SF |
| * PROPOSED TOTAL EXCEEDS REQUIRED LANDMARK TREE MITIGATION REQUIREMENTS | | | | | |

SANDY SPRINGS STREAM BUFFER REVEGETATION STANDARDS:

| | |
|-------------------------------|--|
| 25' STREAM BUFFER DISTURBANCE | = 1,045 SQ. FT. TO BE COVERED WITH VEGETATION |
| 25% x 1,045 SQ. FT. | = 261.25 SQ. FT. OF PLANTS FROM EACH CATEGORY |
| LARGE TREES | = 261.25 SQ. FT. / 200 SQ. FT. EACH = 1.31 LARGE TREES REQUIRED (2) 3" CAL. BALD CYPRESS TREES TO BE PLANTED |
| SMALL TREES | = 261.25 SQ. FT. / 100 SQ. FT. EACH = 2.61 SMALL TREES REQUIRED (3) 2" CAL. REDBUD TREES TO BE PLANTED |
| SHRUBS | = 261.25 SQ. FT. / 25 SQ. FT. EACH = 10.45 SHRUBS REQUIRED (7) 3 GAL. SMALL ANISE TO BE PLANTED (4) 3 GAL. OAKLEAF HYDRANGEA TO BE PLANTED |
| GROUND COVER/PERENNIALS | = 261.25 SQ. FT. / 4 SQ. FT. EACH = 65.3 GROUND COVERS REQUIRED (30) 1 GAL. CINNAMON FERN TO BE PLANTED (36) 1 GAL. PARTRIDGEBERRY TO BE PLANTED |

* CALCULATIONS BASED ON OBSERVED ENCROACHMENT BY LAND PLUS ASSOCIATES ON 2016-10-07 BEYOND PERMITTED LAND DISTURBANCE PLAN SHOWN ON PAGE L-0 BY LAND PRO

RIPARIAN TRANSITIONAL PLANTINGS SCHEDULE

| QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | COMMENTS |
|----------------------------------|--|-----------------------|---------|----------|----------|
| TREES: | | | | | |
| 3 | <i>Crataegus virdis</i> 'Winter King' | WINTER KING HAWTHORNE | 3" CAL. | AS SHOWN | MATCHING |
| 1 | <i>Quercus nuttallii</i> 'Big Boy' | BIG BOY NUTTAL OAK | 3" CAL. | AS SHOWN | SPECIMEN |
| SHRUBS: | | | | | |
| 32 | <i>Hydrangea arborescens</i> 'Annabelle' | ANNABELLE HYDRANGEA | 3 GAL. | AS SHOWN | |
| 11 | <i>Illicium parviflorum</i> | SMALL ANISE | 3 GAL. | AS SHOWN | |
| GROUNDCOVERS & VINES: | | | | | |
| 75 | <i>Mitchella repens</i> | PARTRIDGEBERRY | 1 GAL. | 30" O.C. | |

RIPARIAN TRANSITION ZONE PLANTING NARRATIVE:

PROPOSED PLANTINGS AND PLANTING SCHEME IS DESIGNED TO CREATE A NATURAL TRANSITION BETWEEN A MORE FORMAL INTENSIVELY MAINTAINED YARD, THAT IS TYPICAL TO THE SUBURBAN SETTING, AND A NATURALLY OCCURRING UNDISTURBED RIPARIAN ZONE. THE PLANTING PROPOSAL BALANCES THE NEED FOR NATIVE SOUTHEASTERN PLANT MATERIAL, WHICH CONTRIBUTES TO THE OVERALL BIO-DIVERSITY OF THE SITE, FILLS IMPORTANT ECOSYSTEM NICHES AND HELPS WITH SOIL STABILIZATION AND NON-POINT POLLUTION MITIGATION.

THE PLANTINGS AND THEIR ARRANGEMENT ALSO FULFILL THEIR ROLE AS PIECES IN AN OVERALL RESIDENTIAL GARDEN DESIGN THROUGH CREATION OF OUTDOOR SPACES AND YEAR-ROUND INTEREST THROUGH FLOWERS, FRUIT AND FALL COLOR. ALL PLANTINGS ARE NATIVE TO THE SOUTHEAST AND SUITED TO RIPARIAN AREA CONDITIONS.

* APPLICANT IS NO LONGER SEEKING PERMIT TO REMOVE TREE 01 AND TREE 05 *

REQUIRED NOTES:

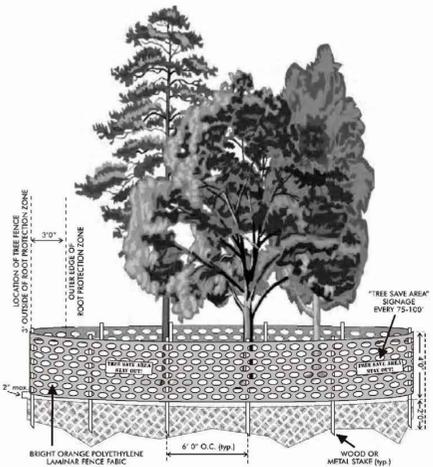
- The escape of Sediment from the Site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities.
- Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
- The Design Professional whose Seal appears hereon certifies under penalty of law that this Plan was prepared after a site visit to the locations described herein by himself or his authorized Agent, under his supervision.
- Prior to final acceptance, an As-Built Survey will be required signed and sealed by a Georgia Registered Land Surveyor.

TREE ORDINANCE INFORMATION AND NOTES:

SITE DATA:
 TOTAL SITE AREA = 29,723.7 SF
 RESIDENTIAL CANOPY COVERAGE REQUIREMENT AS % OF TOTAL SITE AREA = 35%
 35% OF TOTAL SITE AREA = 29,723.7 SF x 0.35 = 10,403 SF
 TREE CANOPY PRESERVED / MAINTAINED = 19,000 SF
 11 PROTECTED TREES REQUIRED
 19 PROTECTED TREES PROVIDED

NO MECHANIZED EQUIPMENT SHALL BE USED WITHIN THE 25' STATE BUFFER. HAND REMOVAL ONLY OF INSAVE PLANT MATERIAL

Figure 1. Tree Protection Fencing

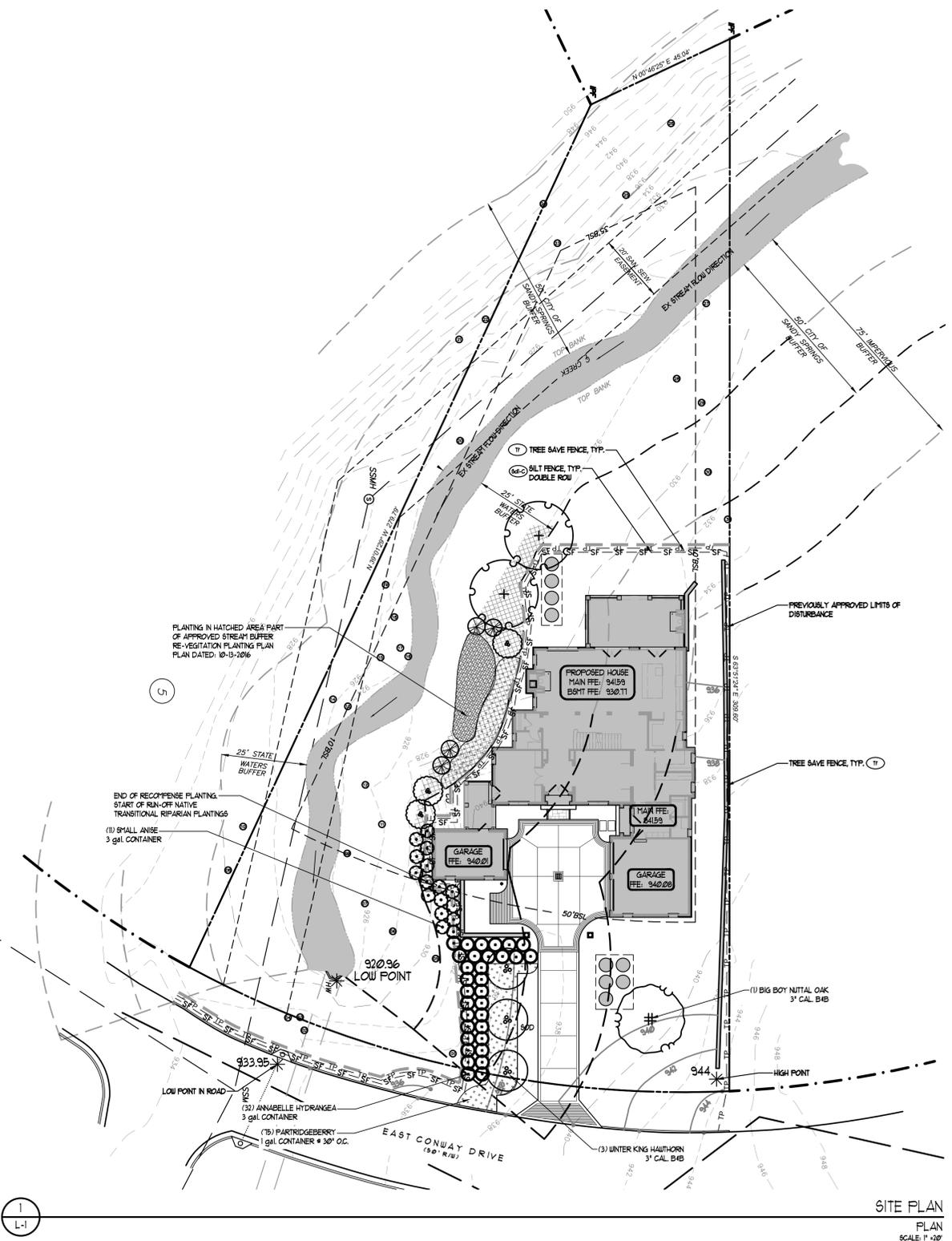


2 TREE PROTECTION FENCE

TREE INFORMATION

| NUMBER | SIZE | TYPE | BUFFER | DISTURBED | PROT. SAVED | PROT. REM. | LAND. REM. |
|--------|------|----------|--------|-----------|-------------|------------|------------|
| 1 | 31" | POPLAR | SAVED | 0.0% | X | | |
| 2 | 22" | MAPLE | SAVED | 0.0% | X | | |
| 3 | 22" | POPLAR | SAVED | 0.0% | X | | |
| 4 | 23" | POPLAR | SAVED | 0.0% | X | | |
| 5 | 13" | DOGWOOD | SAVED | 0.0% | X | | |
| 6 | 21" | POPLAR | SAVED | 0.0% | X | | |
| 7 | 19" | SWEETGUM | SAVED | 0.0% | X | | |
| 8 | 18" | OAK | SAVED | 0.0% | X | | |
| 9 | 33" | POPLAR | SAVED | 0.0% | X | | |
| 10 | 12" | BEECH | SAVED | 0.0% | X | | |
| 11 | 4" | DOGWOOD | SAVED | 0.0% | X | | |
| 12 | 36" | MAPLE | SAVED | 0.0% | X | | |
| 13 | 12" | HARDWOOD | SAVED | 0.0% | X | | |
| 14 | 10" | HARDWOOD | SAVED | 0.0% | X | | |
| 15 | 21" | SWEETGUM | SAVED | 0.0% | X | | |
| 16 | 7" | BEECH | SAVED | 0.0% | X | | |
| 17 | 17" | HARDWOOD | SAVED | 0.0% | X | | |
| 18 | 20" | OAK | SAVED | 0.0% | X | | |
| 19 | 19" | BEECH | SAVED | 0.0% | X | | |
| 20 | 20" | OAK | SAVED | 0.0% | X | | |
| 21 | 32" | POPLAR | SAVED | 0.0% | X | | |
| 22 | 24" | POPLAR | SAVED | 0.0% | X | | |
| 23 | 10" | BEECH | SAVED | 0.0% | X | | |
| 24 | 21" | POPLAR | SAVED | 0.0% | X | | |
| 25 | 25" | BEECH | SAVED | 0.0% | X | | |
| 26 | 30" | POPLAR | SAVED | 0.0% | X | | |
| 27 | 15" | HICKORY | SAVED | 0.0% | X | | |
| 28 | 20" | SWEETGUM | SAVED | 0.0% | X | | |
| 29 | 32" | POPLAR | SAVED | 0.0% | X | | |
| 30 | 34" | POPLAR | SAVED | 0.0% | X | | |
| 31 | 13" | HICKORY | SAVED | 0.0% | X | | |

* NO EXISTING LANDMARK TREES TO BE REMOVED FOR PROPOSED SITEPLAN REVISIONS *



SITE PLAN PLAN SCALE: 1" = 20'

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------|
| 1 | 06/06/2016 | STRIP BUFFER |
| 2 | 11/29/2016 | VAR. ANISE |
| 3 | 11/29/2016 | STATE COMMENTS |

ISSUED

DATE: 06/06/2016
 DESCRIPTION: STRIP BUFFER
 DRAWN BY: VANCE
 CHECKED BY: CS
 SCALE: 1" = 20'
 JOB NO.: 22758
 11/29/2016

TREE PROTECTION/REVEGETATION PLAN

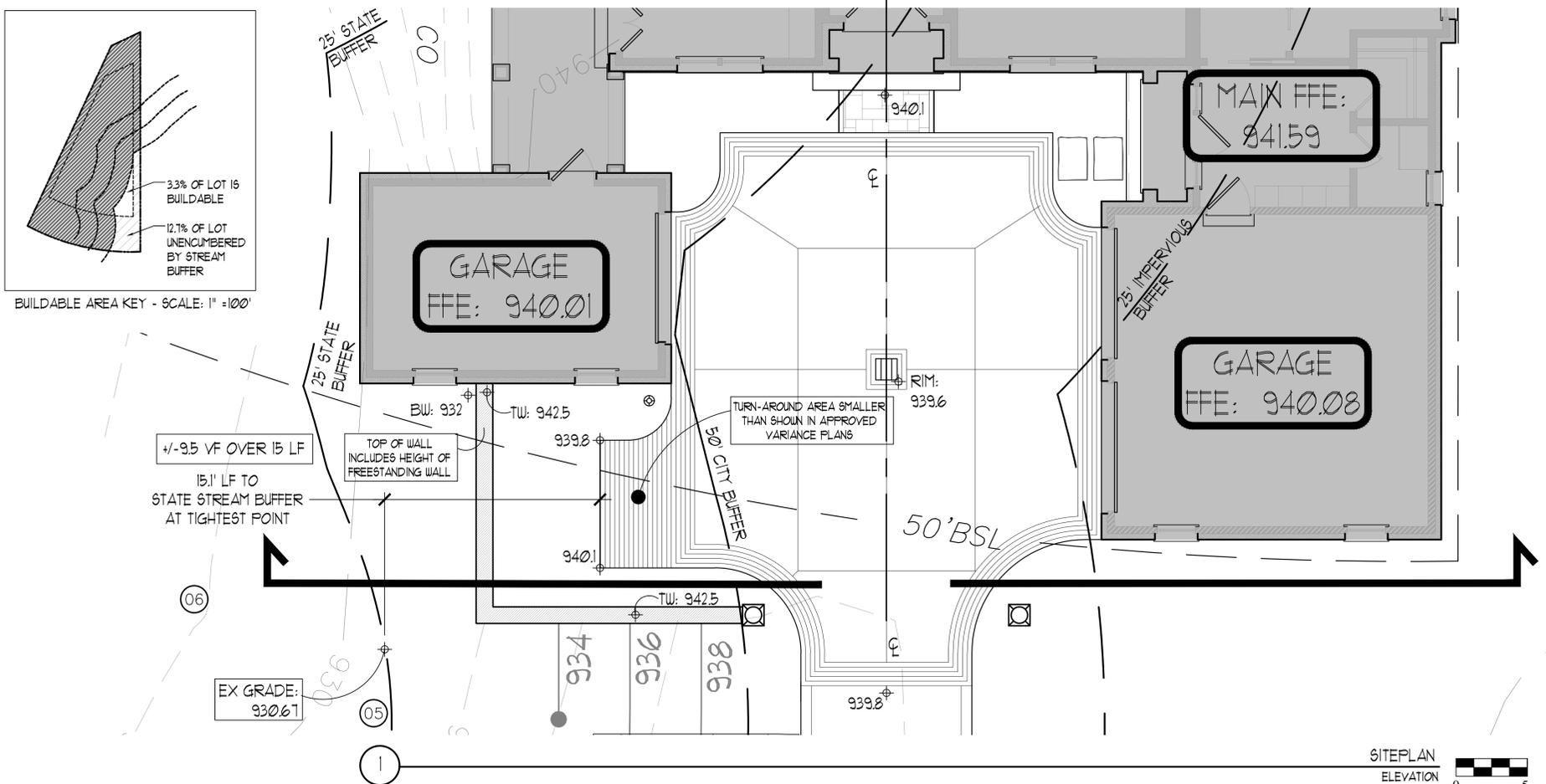
SHEET NO.: L-2

PROPOSED RESIDENCE
 4644 EAST CONWAY DRIVE
 PARCEL ID: 17-013700030049
 ZONING CLASS: R-3
 SANDY SPRINGS, GEORGIA 30327

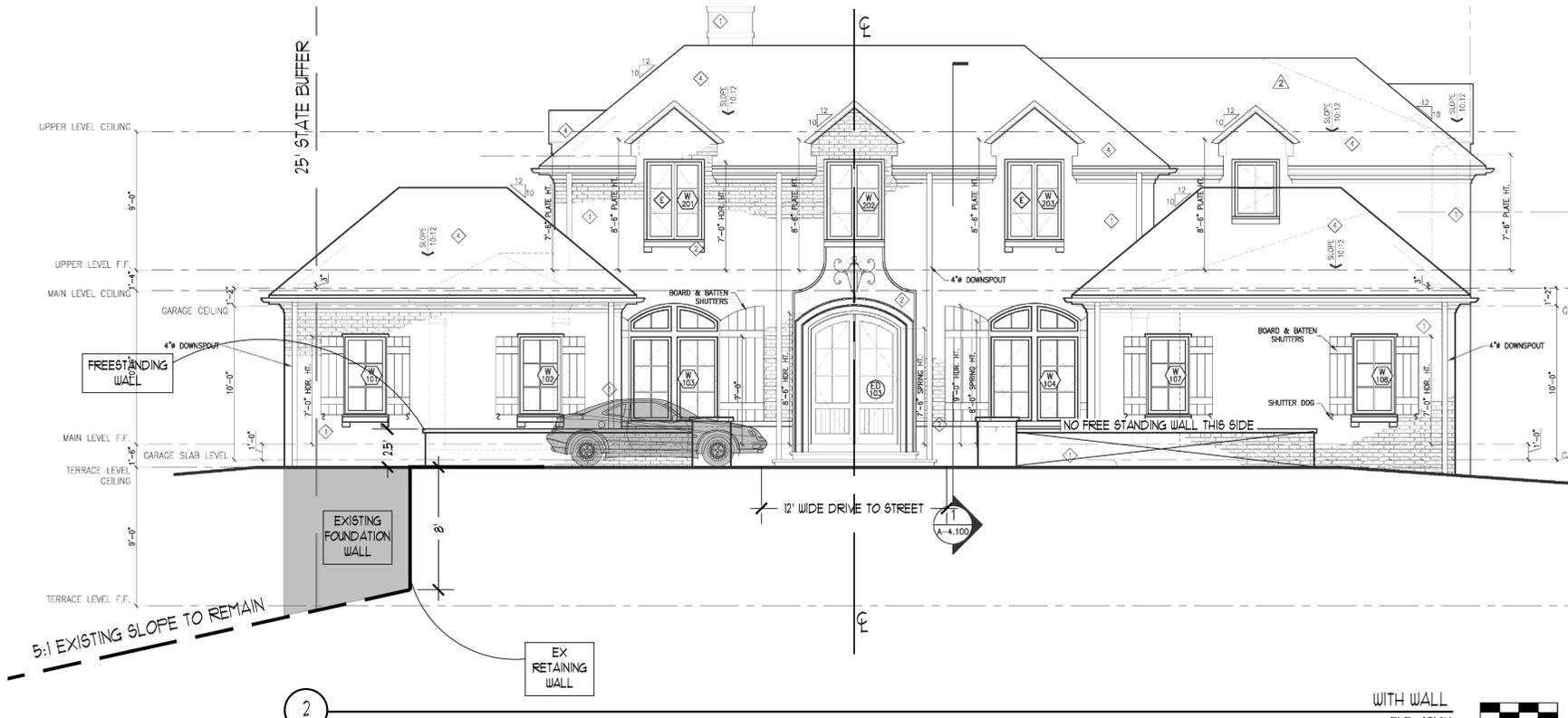
prepared for: T.I. EQUITIES, LLC

LAND PLUS ASSOCIATES, LTD.
 116 EAST PACES FERRY ROAD, NE
 ATLANTA, GA 30328
 404.278.9995
 www.landplusassociates.com

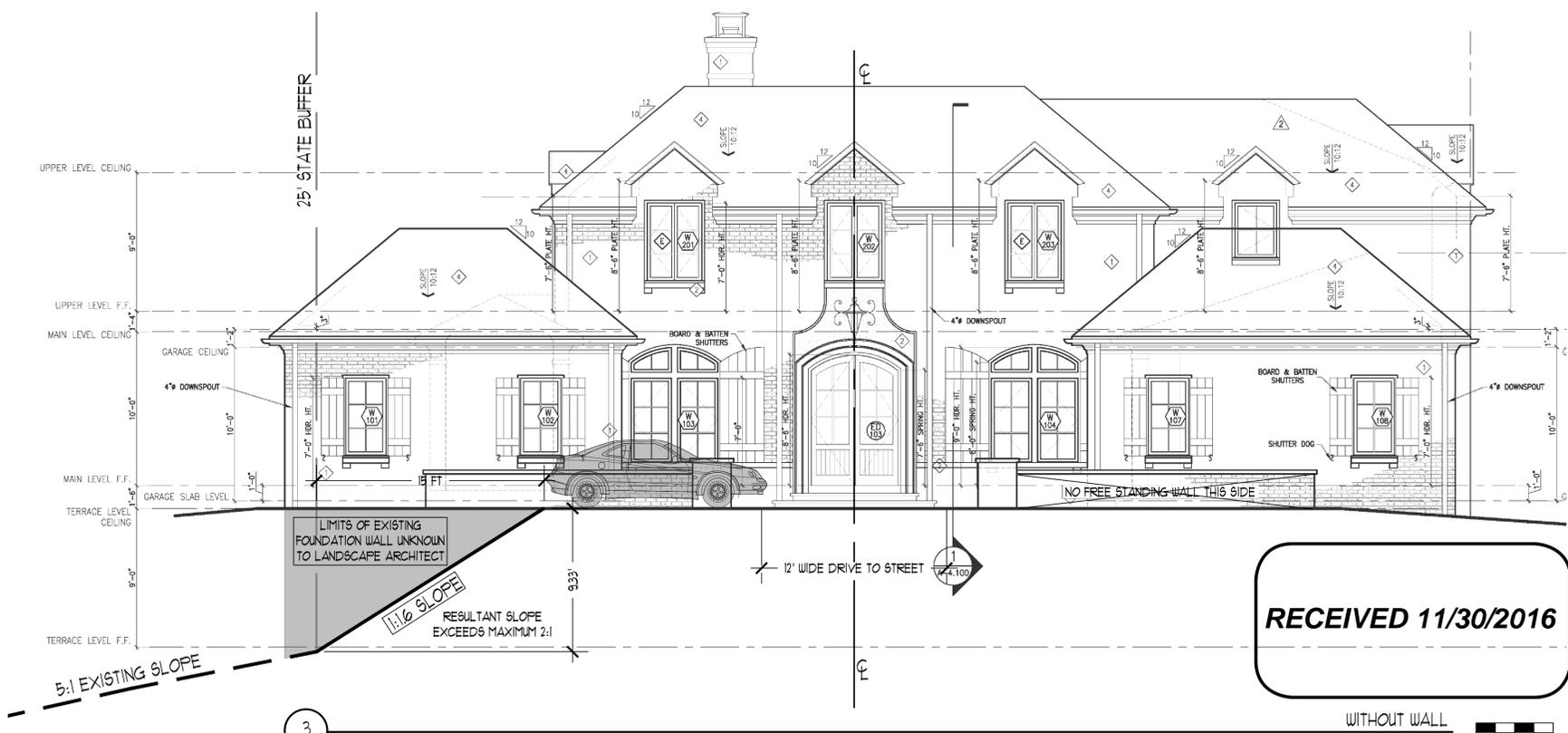
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 116 EAST PACES FERRY ROAD, NE
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SITEPLAN
ELEVATION
SCALE: 1" = 5'



WITH WALL
ELEVATION
SCALE: 1" = 5'



RECEIVED 11/30/2016

WITHOUT WALL
ELEVATION
SCALE: 1" = 5'

WALL
ELEVATION
EXHIBITS
EX-01

| DATE | DESCRIPTION | ISSUED |
|------------|----------------|--------|
| 06/06/2016 | SIRHAN REFER | |
| 11/29/2016 | VAN ANH REFER | |
| | STATE COMMENTS | |

PROPOSED RESIDENCE
4644 EAST CONWAY DRIVE
PARCEL ID: 17-013700030049
L.L. 137, DISTRICT 17
ZONING CLASS: R-3
SANDY SPRINGS, GEORGIA 30327

prepared for:
T.I. EQUITIES, LLC

LAND PLUS ASSOCIATES, LTD.
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ATLANTA, GA 30328
LAND PLANNING
LANDSCAPE ARCHITECTURE
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