OLD HOUSE
FFE:
VACANT LOT

NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE

NO IMPACT TO TREE CRZs UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

GRADED SLOPES SHALL NOT EXCEED 3H : 1V

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

TREE SAVE STATUS:

INDICATES TREE TO BE REMOVED

MAGNETIC

7"HW TREE
SRP Radius: 3.5'
CRZ Radius: 10.5'
CRZ Area: 346.36 SF
IMPACTED Area: 4.80 SF
PERCENT OF IMPACT =1.4%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

10"PN TREE
SRP Radius: 5.0'
CRZ Radius: 15'
CRZ Area: 706.86 SF
IMPACTED Area: 84.77 SF
PERCENT OF IMPACT =12.0%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

7"HW TREE
SRP Radius: 3.5'
CRZ Radius: 10.5'
CRZ Area: 346.36 SF
IMPACTED Area: 55.17 SF
PERCENT OF IMPACT =15.9%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

18"HW TREE
SRP Radius: 9'
CRZ Radius: 27'
CRZ Area: 2290.22 SF
IMPACTED Area: 559.44 SF
PERCENT OF IMPACT =24.4%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

20"HW TREE
SRP Radius: 10'
CRZ Radius: 30'
CRZ Area: 2827.43 SF
IMPACTED Area: 289.06 SF
PERCENT OF IMPACT =10.2%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

10"HW TREE
SRP Radius: 5.0'
CRZ Radius: 15'
CRZ Area: 706.86 SF
IMPACTED Area: 105.58 SF
PERCENT OF IMPACT =14.9%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

19"HW TREE
SRP Radius: 9.5'
CRZ Radius: 19'
CRZ Area: 2551.76 SF
IMPACTED Area: 473.08 SF
PERCENT OF IMPACT =18.5%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

11"HW TREE
SRP Radius: 5.5'
CRZ Radius: 16.5'
CRZ Area: 855.30 SF
IMPACTED Area: 20.61 SF
PERCENT OF IMPACT =2.4%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

17"HW TREE
SRP Radius: 8.5'
CRZ Radius: 25.5'
CRZ Area: 2042.82 SF
IMPACTED Area: 129.26 SF
PERCENT OF IMPACT =6.3%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

6"HW TREE
SRP Radius: 3'
CRZ Radius: 9'
CRZ Area: 254.47 SF
IMPACTED Area: 47.34 SF
PERCENT OF IMPACT =18.6%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

12"HW TREE
SRP Radius: 6'
CRZ Radius: 18'
CRZ Area: 1017.88 SF
IMPACTED Area: 46.35 SF
PERCENT OF IMPACT =4.6%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

LIMITS OF DISTURBANCE

16"PN TREE
SRP Radius: 8'
CRZ Radius: 24'
CRZ Area: 1809.56 SF
IMPACTED Area: 70.50 SF
PERCENT OF IMPACT =3.9%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

15"HW TREE
SRP Radius: 7.5'
CRZ Radius: 22.5'
CRZ Area: 1590.43 SF
IMPACTED Area: 370.21 SF
PERCENT OF IMPACT =23.3%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

13"HW TREE
SRP Radius: 6.5'
CRZ Radius: 19.5'
CRZ Area: 1194.59 SF
IMPACTED Area: 62.77 SF
PERCENT OF IMPACT =5.2%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

18"HW TREE
SRP Radius: 9'
CRZ Radius: 27'
CRZ Area: 2290.22 SF
IMPACTED Area: 290.22 SF
PERCENT OF IMPACT =12.7%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

23"HW TREE
SRP Radius: 11.5'
CRZ Radius: 34.5'
CRZ Area: 3739.28 SF
IMPACTED Area: 72.74 SF
PERCENT OF IMPACT =1.9%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

24"PN TREE
SRP Radius: 12'
CRZ Radius: 36'
CRZ Area: 4071.50 SF
IMPACTED Area: 289.17 SF
PERCENT OF IMPACT =7.1%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

21"PN TREE
SRP Radius: 11.5'
CRZ Radius: 31.5'
CRZ Area: 3117.24 SF
IMPACTED Area: 487.71 SF
PERCENT OF IMPACT =15.6%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

21"PN TREE
SRP Radius: 11.5'
CRZ Radius: 31.5'
CRZ Area: 3117.24 SF
IMPACTED Area: 113.44 SF
PERCENT OF IMPACT =3.6%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

21"PN TREE
SRP Radius: 11.5'
CRZ Radius: 31.5'
CRZ Area: 3117.24 SF
IMPACTED Area: 113.44 SF
PERCENT OF IMPACT =3.6%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

16"HW TREE
SRP Radius: 8'
CRZ Radius: 24'
CRZ Area: 1809.56 SF
IMPACTED Area: 425.95 SF
PERCENT OF IMPACT =23.5%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

12"HW TREE
SRP Radius: 6'
CRZ Radius: 18'
CRZ Area: 1017.88 SF
IMPACTED Area: 110.10 SF
PERCENT OF IMPACT =10.8%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

9"HW TREE
SRP Radius: 4.5'
CRZ Radius: 13.5'
CRZ Area: 452.39 SF
IMPACTED Area: 5.29 SF
PERCENT OF IMPACT =1.2%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

14"HW TREE
SRP Radius: 7'
CRZ Radius: 21'
CRZ Area: 1385.44 SF
IMPACTED Area: 431.73 SF
PERCENT OF IMPACT =31.2%
OF NET CRITICAL ROOT ZONE
TREE TO BE REMOVED

7"HW TREE
SRP Radius: 3.5'
CRZ Radius: 10.5'
CRZ Area: 346.36 SF
IMPACTED Area: 13.46 SF
PERCENT OF IMPACT =3.9%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

27"HW TREE
SRP Radius: 13.5'
CRZ Radius: 40.5'
CRZ Area: 5153.00 SF
IMPACTED Area: 146.51 SF
PERCENT OF IMPACT =2.8%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

19"HW TREE
SRP Radius: 9.5'
CRZ Radius: 19'
CRZ Area: 2551.76 SF
IMPACTED Area: 187.74 SF
PERCENT OF IMPACT =7.4%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

18"PN TREE
SRP Radius: 9'
CRZ Radius: 27'
CRZ Area: 2290.22 SF
IMPACTED Area: 10.88 SF
PERCENT OF IMPACT =0.5%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

LIMITS OF DISTURBANCE

11"HW TREE
SRP Radius: 5.5'
CRZ Radius: 16.5'
CRZ Area: 855.30 SF
IMPACTED Area: 20.68 SF
PERCENT OF IMPACT =2.4%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

PROPOSED RETAINING WALL

28"HW TREE
SRP Radius: 14'
CRZ Radius: 42'
CRZ Area: 5541.77 SF
IMPACTED Area: 712.83 SF
PERCENT OF IMPACT =12.9%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

8"HW TREE
SRP Radius: 4'
CRZ Radius: 12'
CRZ Area: 452.39 SF
IMPACTED Area: 62.32 SF
PERCENT OF IMPACT =13.8%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

LIMITS OF DISTURBANCE

18"PN TREE
SRP Radius: 9'
CRZ Radius: 27'
CRZ Area: 2290.22 SF
IMPACTED Area: 245.46 SF
PERCENT OF IMPACT =10.7%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

14"HW TREE
SRP Radius: 7'
CRZ Radius: 21'
CRZ Area: 1385.44 SF
IMPACTED Area: 160.07 SF
PERCENT OF IMPACT =11.6%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

495
N/F
Owner: MAC RAE KEITH A & KRISTINA A
Parcel ID: 22 398009530850

14"HW TREE
SRP Radius: 7'
CRZ Radius: 21'
CRZ Area: 1385.44 SF
IMPACTED Area: 257.04 SF
PERCENT OF IMPACT =18.6%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

6"HW TREE
SRP Radius: 3'
CRZ Radius: 9'
CRZ Area: 254.47 SF
IMPACTED Area: 48.28 SF
PERCENT OF IMPACT =19.0%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

12"HW TREE
SRP Radius: 6'
CRZ Radius: 18'
CRZ Area: 1017.88 SF
IMPACTED Area: 54.40 SF
PERCENT OF IMPACT =5.3%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

11" TREE
SRP Radius: 5.5'
CRZ Radius: 16.5'
CRZ Area: 855.30 SF
IMPACTED Area: 135.51 SF
PERCENT OF IMPACT =15.8%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

10"PN TREE
SRP Radius: 5.0'
CRZ Radius: 15'
CRZ Area: 706.86 SF
IMPACTED Area: 76.26 SF
PERCENT OF IMPACT =10.8%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

12"PN TREE
SRP Radius: 6'
CRZ Radius: 18'
CRZ Area: 1017.88 SF
IMPACTED Area: 15.05 SF
PERCENT OF IMPACT =1.5%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

11"HW TREE
SRP Radius: 5.5'
CRZ Radius: 16.5'
CRZ Area: 855.30 SF
IMPACTED Area: 14.63 SF
PERCENT OF IMPACT =1.7%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

12"PN TREE
SRP Radius: 6'
CRZ Radius: 18'
CRZ Area: 1017.88 SF
IMPACTED Area: 111.41 SF
PERCENT OF IMPACT =10.9%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

10"PN TREE
SRP Radius: 5.0'
CRZ Radius: 15'
CRZ Area: 706.86 SF
IMPACTED Area: 40.26 SF
PERCENT OF IMPACT =5.7%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

14"HW TREE
SRP Radius: 7'
CRZ Radius: 21'
CRZ Area: 1385.44 SF
IMPACTED Area: 53.10 SF
PERCENT OF IMPACT =3.8%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

20"HW TREE
SRP Radius: 10'
CRZ Radius: 30'
CRZ Area: 2827.43 SF
IMPACTED Area: 693.29 SF
PERCENT OF IMPACT =24.5%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

10"HW TREE
SRP Radius: 5.0'
CRZ Radius: 15'
CRZ Area: 706.86 SF
IMPACTED Area: 113.95 SF
PERCENT OF IMPACT =16.1%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

7"HW TREE
SRP Radius: 3.5'
CRZ Radius: 10.5'
CRZ Area: 346.36 SF
IMPACTED Area: 44.64 SF
PERCENT OF IMPACT =12.9%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

6"HW TREE
SRP Radius: 3'
CRZ Radius: 9'
CRZ Area: 254.47 SF
IMPACTED Area: 48.28 SF
PERCENT OF IMPACT =19.0%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

375
(2)
(PB.208/PG.64-65)
(DB.63710/PG.221)
N/F
Owner: KAREN C HEARD TRUST THE
Parcel ID: 22 383009510672

#13270
(64)
(PB.257/PG.134-137)
(DB.65266/PG.690)
N/F
Owner: PARSONS STEPHEN BLAKE & MICHELLE
Parcel ID: 22 383009930490

#13265
(65)
PROPOSED 2-STORY HOUSE W/BSMT
FFE MAIN: 1042.00
FFE GAR: 1041.50
FFE BSMT: 1031.67

#13255
(66)
(PB.257/PG.134-137)
(DB.53087/PG.285)
N/F
Owner: PURCELL MICHAEL F & PURCELL JANET A
Parcel ID: 22 383009930516

N 89°26'05"E
144.70'(F=P)

N 27°36'33"E
349.61'(F=P)

S 00°46'54"W
365.42'(F=P)

S 86°27'29"W
283.60'(F=P)

N 14°35'52"W
CHORD 74.07'
ARC 83.41'
RADIUS 50.00'

47.03'(F=P)
38.47'(F=P)

DRIVEWAY ENTRANCE AS PER CITY OF MILTON STANDARD

PROPOSED BATH
PROPOSED GRAVEL AREA
PROPOSED POOL DECK
PROPOSED POOL
PROPOSED PATIO COVERED
PROPOSED PATIO
PROPOSED CONC WALK
PROPOSED CONC DRIVEWAY
DUMPSTER
MATERIAL STAGING AREA
PORTABLE TOILET
PROPOSED POOL EQUIP PAD
PROPOSED PORCH
PROPOSED RETAINING WALL
PROPOSED SEPTIC SYSTEM DESIGNED BY OTHER
DETENTION POND
OUTLET CONTROL STRUCTURE
END PIPE INV OUT=1001.89
END PIPE INV OUT=1012.33
END PIPE INV IN=1012.14
END PIPE INV IN=1012.69
18" PLASTIC PIPE
MH TOP=1007.97 INV OUT=1003.47
OWENS WAY 50' R/W
24'± BC/BC
APPROX. LOCATION
ACCESS 10' PERMANENT EASEMENT (APP)
20' LANDSCAPE STRIP (APP)
20' DEX (APP)
EXIST TW 1041.15 BW 1039.98
EXIST TW 1041.12 BW 1039.92
EXIST TW 1041.22 BW 1040.02

0 20
SCALE 1" = 20'

TREE PLAN

LOT 65 BLOCK		SITE PLAN PREPARED FOR: SHEET 3 OF 6
THE SIX HILLS SUBDIVISION UNIT THREE		HANK LUWISCH
LAND LOT 993 2ND DISTRICT 2ND SECTION		
FULTON COUNTY, GEORGIA DB.65992/PG.551 PB.279/PG.45		PROPERTY ADDRESS: 13265 OWENS WAY ALPHARETTA, GA 30004
FIELD WORK DATE JUNE 25, 2024	PRINTED/SIGNED JULY 02, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU
COORD #20221520
DWG #20241008 SP

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3192 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

TOTAL LAND AREA
87,023.29 SF / 1.998 AC

EXISTING IMPERVIOUS AREA
205.46 SF / 0.005 AC / 0.2%

(Co) CONSTRUCTION ENTRANCE/EXIT

(Sd1-S) INDICATES Sd1 TYPE S SILT FENCE

(Sd1-Hb) INDICATES Sd1 TYPE Hb HAYBALES

(Tr) INDICATES TREE PROTECTION FENCE

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)

Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)