

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Wednesday, September 2, 2026

6:30 PM

2nd Floor Conference Room

Planning and Zoning Board

Walter Bell, Vice Chair
David Grayson, Vice Chair
Tom Doherty
Antonio Henson
Marlene Janos

- A. Call to Order**
- B. Roll Call**
- C. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.**

[Planning and Zoning Board – Regular Meeting – August 5, 2026, 6:30 PM](#)

D. Ongoing Business

E. New Business

- 1. 2026-313: Preliminary Plat 2026-003 (300 Academy St)**
Consideration of a preliminary plat application for a proposed development in accordance with the requirements of the City's Unified Development Ordinance (UDO).

Attachments:

- 1. Preliminary Plat (300 Academy St)

F. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA

G. Adjourn

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Wednesday, August 5, 2026

6:30 PM

2nd Floor Conference Room

Planning and Zoning Board

Walter Bell, Chair

David Grayson, Vice Chair

Tom Doherty

Antonio Henson

Marlene Janos

A. Call to Order

The meeting was called to order by Chair Walter Bell at 6:32 p.m.

B. Roll Call

Attendee Name	Title	Status	Arrived
Walter Bell	Chair	Present	
Tom Doherty	Board member	Present	
Antonio Henson	Board member	Present	
David Grayson	Vice Chair	Present	
Marlene Janos	Board member	Present	

C. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.

The Planning and Zoning Board voted to revise the meeting minutes to reflect their approval of TEXT2026-004, with those revisions listed below:

- P&Z voted to restore the exemptions to **5,000 for d(1)** and **10,000 sf for d(2)**:
 - d) Minimum number of spaces required.
- For any retail, food and drink, and personal services NAICS codes listed under Section 201-33 (c)(1), no off-street parking spaces shall be required for any building, use, or site with less than 2,500 **(restored to 5,000) square feet of GFA.**
- For any professional, business, health care, and other services NAICS codes listed under Section 201-33 (c)(2), no off-street parking spaces shall be required for any building, use, or site with less than 5,000 (restored to 10,000) square feet of GF.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: David Grayson, Vice Chair

SECONDER: Marlene Janos, Board member

AYES: Bell, Henson, Grayson, Doherty, Janos

D. Ongoing Business

E. New Business

1. 2026-271: TEXT2026-005 (UDO Text Amendment)

Staff Presentation

Staff presented a proposed amendment to the Unified Development Ordinance (UDO) to remove Section 103-7.6, which states, "All members shall serve without compensation." The proposed amendment would allow members of the Planning and Zoning Board to receive compensation for their service.

Staff Recommendation

Staff recommended striking Unified Development Ordinance Section 103-7.6, "All members shall serve without compensation," to permit compensation for Planning and Zoning Board members.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Tom Doherty, Board member

SECONDER: Marlene Janos, Board member

AYES: Bell, Henson, Grayson, Doherty, Janos

2. 2026-272: TEXT2026-006 (UDO Text Amendment)**Staff Presentation**

Staff presented a proposed amendment to the Unified Development Ordinance (UDO) regarding motor vehicle-related sales and service operations within the C2, General Business zoning district. Staff explained that the current ordinance contains conflicting provisions, as motor vehicle service and fuel stations are listed as both a permitted-by-right use and a special use permit use. Under the UDO, when conflicting provisions exist, the more restrictive standard applies and requires a special use permit.

Staff Recommendation

To eliminate the inconsistency and provide clarity, staff recommended amending the Unified Development Ordinance to classify all motor vehicle-related sales and service operations as special use permit uses within the C2, General Business zoning district.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Antonio Henson, Board member

SECONDER: Marlene Janos, Board member

AYES: Bell, Henson, Grayson, Doherty, Janos

F. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**G. Adjourn**

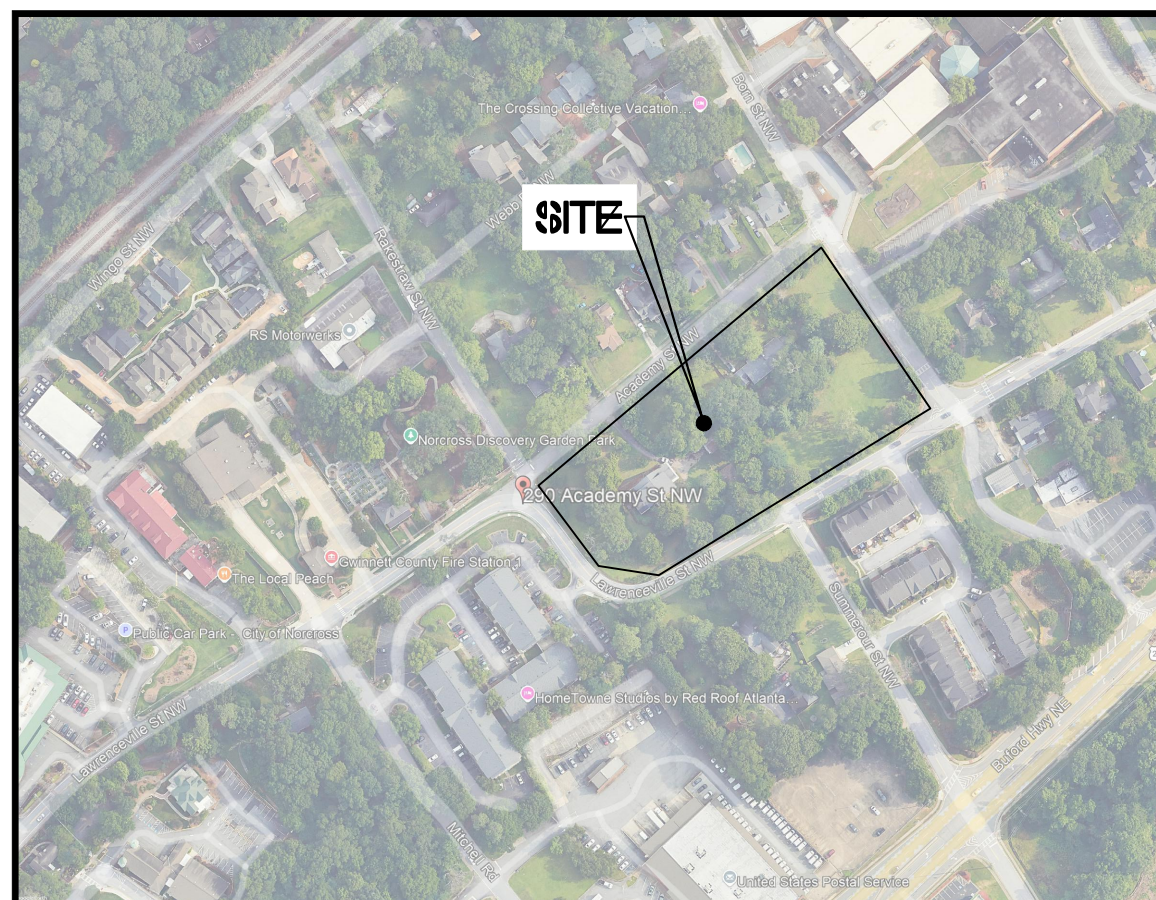
Board member Antonio Henson made a motion to adjourn the meeting at 6:46 pm, seconded by Vice Chair David Grayson. The vote was unanimous, 5-0.

PRELIMINARY PLAT FOR ACADEMY STREET SUBDIVISION

(SINGLE FAMILY RESIDENTIAL COMMUNITY)
290 & 300 ACADEMY STREET
CITY OF NORCROSS, GWINNETT COUNTY, GA
PARCEL ID: 6255 098 & 6255 097
LL 255, 6TH DISTRICT

GENERAL NOTES:

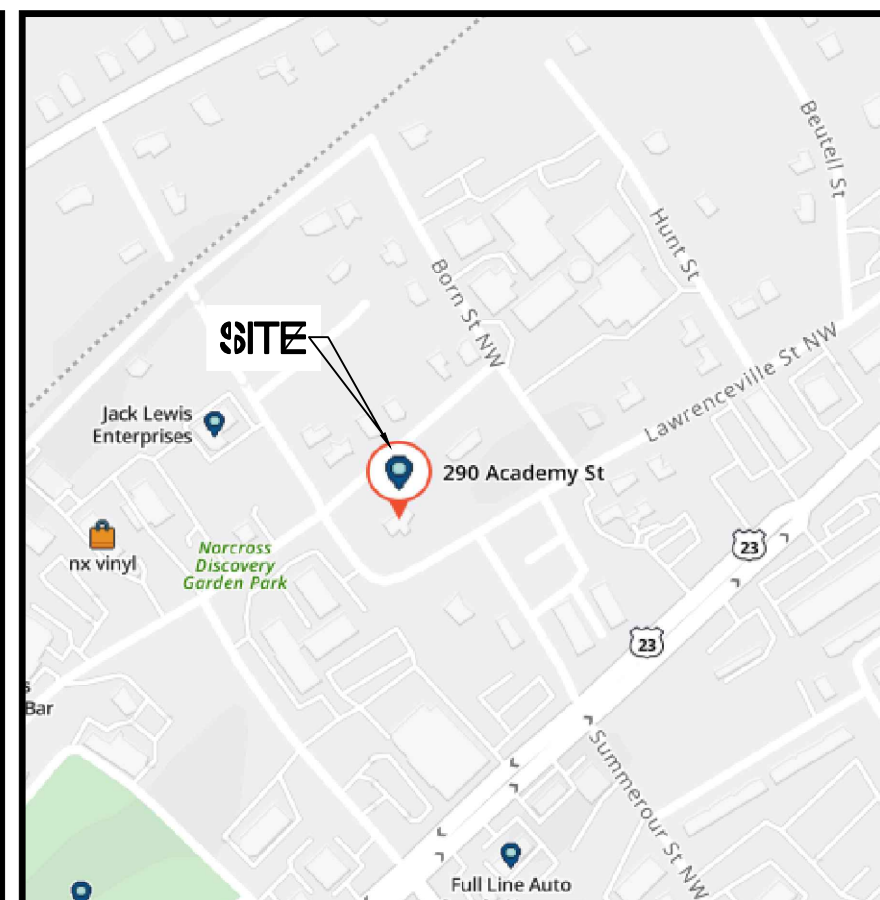
- OWNER/DEVELOPER:
4.0 CONSTRUCTION LLC
PO BOX 519
NORCROSS, GEORGIA 30091
CONTACT: ROBERT FORRO
678.300.5440
- SURVEYOR:
GILBERT QUINONES, RLS
1093 IANNAFORD LANE
JOHNS CREEK, GA 30097
678.776.9489
- CLOSURE DATA:
Field Closure=1"IN 18,457+
Angle Point Error=< 8.0"
Equipment Used=geomax zoom 90 robotic total station theodolite
equipped with an electronic data collector, complemented gy gps
technology used the eggs (rtm) surveying network.
Adjustment Method=Compass Rule
Plat Closure=1" IN 160,335+
- SITE DEVELOPMENT DATA:
Location: Land Lot 255 of the 6 District, City of Norcross, Gwinnett
County, Georgia
Site Data = 15 Lots
Total area of project = 3.33 Acres 145,333 Sq. Ft.
- Tax Parcel ID: 6255-098 & 6255-097
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
PRO ZONING DISTRICT
PROP. DENSITY 15 LOTS
(4.50 LOTS/AC.)
FRONT SETBACK 10'
SIDE SETBACK 3'
REAR SETBACK 0'
INTERIOR ALLEY WIDTH 20' (BC-BC) (PRIVATE ALLEY)
TREE DENSITY 16 TREE UNITS/AC.
- All deed book references shown hereon are recorded in the Clerk of Superior
Court's office of Gwinnett County, Georgia.
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- In my opinion this property appears not to lie within a Special Flood Hazard
Area, according to FEMA Flood Insurance Rate Map for Fulton County
unincorporated areas dated March 4, 2013 Map #13135C0082g.
- There were no state waters observed on this property at the time of survey.
- There are no wetlands on this property as per The U.S. Fish & Wildlife Service
National Wetlands Inventory Wetlands Mapper. All wetlands are under the
jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia
Department of Natural Resources. Lot owners are subject to penalty by law for
disturbance to these protected areas without the proper permit application and
approval.
- No portion of this Property is within the Boundaries of the Metropolitan River
Protection Act.
- There were no recorded easements found associated with the property. This
survey as performed without the benefit of a current and accurate title search,
therefore any covenants, easements, and restrictions of record are to be
incorporated with this plat.
- The City of Norcross, Gwinnett County personnel and/or Agents shall have free
and total access to and across all Easements.
- Wastewater service is to be provided by Gwinnett County Water & Sewer Authority.
- Lot water service is to be provided by Gwinnett County Water & Sewer Authority.
- All distances shown are horizontal ground distance. No conversion factor used.
- Bearings shown on this plat are calculated from angles turned in the field.
- Existing home at 290 academy street shall be renovated and garage addition
added. The existing home at 300 academy shall temporarily remain up to and
after plat recording until such time city council approves (at least one) new
house plans proposed on lots 5, 6, and 7. After approval is granted by city
council for architecture and lot site plans, existing home shall be demolished.
- Boundary line shown was determined using evidence found in the field and
recorded plats and deeds.
- Declaration is made to original purchaser of the survey. Any use by third parties
is at their own risk. Survey is valid only if print has original seal and original
signature of surveyor.
- Boundary line shown was determined using evidence found in the field and recorded
plats and deeds.
- All corner markers and markers of pertinent reference points shall be constructed of a
permanent material, such as iron, steel, concrete or stone.



AERIAL MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

THE FLOOD ZONE(S) SHOWN HEREON ARE BASED ON THE FEMA F.I.R.M. PANEL NUMBER
13135C0082g EFFECTIVE DATE MARCH 4, 2013. THIS SITE LIES WITHIN ZONE "A"
DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN".

SHEET INDEX

1 OF 5	COVER SHEET
2 OF 5	ZONING CONDITIONS
3 OF 5	SURVEY BY OTHERS
4 OF 5	SITE PLAN
5 OF 5	STORM SEWER PLAN
L1	TREE REPLACEMENT PLAN
1 - 8	ARBORIST ASSESSMENT (BY OTHERS)

OWNER'S STATEMENT

I hereby submit this Preliminary Plat as the owner, or his/her/its authorized agent, of all
property shown thereon.

Signature of Owner or Authorized Agent

8/05/2026
Date

DESIGNER'S STATEMENT

I hereby certify that the plans for the proposed subdivision shown on this Preliminary Plat were
prepared by me or under my supervision.

Signature of Designer & Registered Lic. No.

08/03/2026
Date

CONFORMANCE WITH CONCEPT PLAN CERTIFICATION

I hereby certify that this Preliminary Plat conforms to the approved Concept Plan and the
requirements of the UDO.

Signature of Community Development Director

Date

Signature of City Engineer

Date

PRELIMINARY PLAT APPROVAL CERTIFICATION

The undersigned hereby certifies that this Preliminary Plat has been reviewed and approved by
the city in accordance with the city's Unified Development Ordinance. This approval expires in
one year from this date if the owner/developer fails to secure Final Plat approval by that time.

Signature of Community Development Director

Date

Signature of City Engineer

Date

NOTE

City of Norcross, Gwinnett County, and City of Norcross
personnel and/or agents shall have free and total access
to and across all easements.

Gwinnett County Health Department

This subdivision, as shown, is approved upon the condition that sewage disposal
and water supply facilities are in compliance with Chapter 34, Articles IV
and XI, Sewage Disposal and Drinking Water Supply of the Gwinnett
County Health Department regulations and in accordance with the
requirements below:

Water Supply	Sewage Disposal
(X) Public Water Supply	(X) Public Sanitary
() Individual Water Supplies	() Individual Onsite Sewage
Service Requirements - S/D Type	Service Requirements - S/D Type
() Type "A"	() Type "A"
() Type "B"	() Type "B"
() Type "C"	() Type "C"
() Type "D"	() Type "D"
Date	Gwinnett County Health Department
Revision Date	Gwinnett County Health Department

Flood Hazard

The Intermediate Regional Flood (I.R.F.) areas shown hereon were determined by the Professional Engineer whose stamp
and signature are affixed hereto. The City of Norcross does not, by approving this plat, warrant their accuracy, nor imply that
land outside the areas of flood hazard shown, will be free from flooding or flood damage. Further, the City of Norcross does
not by approving this plat nor accepting the public improvements therein, assume maintenance of the flood carrying capacity
of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they
exist. The owner of a lot or parcel, that contains a flood hazard area, is required to submit a site plan to the City of Norcross,
prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the
I.R.F. within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of Norcross is
required prior to the issuance of a building permit.

As shown on the plat, the site is located in the flood hazard area. The owner of the site is required to submit a site plan to the City of Norcross,
prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the
I.R.F. within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of Norcross is
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required prior to the issuance of a building permit.

24-HR CONTACT: ROBERT FORRO (678) 300-5440

JDM
CONSULTANTS

DESIGN
CONSULTING
CONSTRUCTION MANAGEMENT

P.O. BOX 366411
ATLANTA, GA 30336
(205) 266-1648

darrell@jdmconsultantsllc.com
jdmconsultantsllc@gmail.com

CLIENT:

THIS DRAWING IS THE PROPERTY OF JDM
CONSULTANTS, LLC. IT IS ONLY TO BE USED
FOR THE PROJECT AND LOCATION IDENTIFIED
HEREIN. NO PART OF THIS DRAWING IS TO BE
REPRODUCED, STORED IN A RETRIEVAL
SYSTEM OR TRANSMITTED IN ANY FORM BY
MEANS ELECTRONIC, MECHANICAL,
PHOTOCOPYING OR OTHERWISE WITHOUT THE
PRIOR PERMISSION OF JDM CONSULTANTS, LLC.

SEAL:



GSWCC # 77396 EXP. DATE: 8/1/2028

REVISIONS:

NO. DATE DESCRIPTION

PROJECT:

290 & 300
ACADEMY STREET
NORCROSS, GA 30071
LAND LOT 255, 6TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA
PID: R6255 098 & R6255 097

SHEET TITLE:

COVER

DESIGNED BY: JDM

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: JDM

SCALE: AS SHOWN

DATE: 08-03-2026

PROJECT NO.: 26-154

SHEET:

1 OF 5



AN AMENDMENT TO THE OFFICIAL
ZONING MAP FOR THE CITY OF NORCROSS WITH
CONDITIONS TO ZONING AS APPLICABLE TO THE PROPERTY
COMMONLY KNOWN AS 290 AND 300 Academy Street (PINS R6255 098 AND R6255 097).

ENACTING CLAUSE. The Mayor and City Council of the City of Norcross, Georgia, hereby ordains that the adopted Zoning Map for the City of Norcross is amended as more particularly set forth below. It is the intention of the Mayor and City Council, and it is hereby ordained that the following provisions shall become and be made a part of the Zoning Map.

I. AMENDMENT TO ZONING MAP

The property commonly known as 290 and 300 Academy Street (PINS R6255 098 and R6255 097) and more particularly described in the attached Exhibit I (the "Subject Property") came before the Norcross City Council on April 6, 2026, for a public hearing considering the rezoning of the Subject Property. The public hearing was conducted and, having considered the zoning decision before the legislative body, the Subject Property was Zoned PRD Planned Residence District subject to the following conditions:

- The PRD zoning designation shall be restricted to a single-family development up to a maximum of 15 units;
- The property shall be developed in general conformance with the conceptual site plan depicting all lot sizes and setbacks dated receipt 11/18/2025 with review and approval by the Community Development & Planning Director;
- Rebuild plans for Lots 6,7, and 8 are subject to Mayor and Council's consideration through a public hearing contingent upon the approval of the historic demolition of the existing dwelling located at 300 Academy Street.
- It is acknowledged that the Gwinnett County Fire Marshal or another reviewing agency may require modifications to the site for oversized vehicles such as fire and garbage trucks and minor adjustments to the site concept plan; review and approval by the Community Development Director in response to Gwinnett County comments is allowed;
- All utilities shall be buried;
- All common areas and site amenities, including but not limited to storm water systems, shall be maintained by the HOA;
- Stormwater management plan including detention facility is subject to the approval of the City Engineer;

- Final landscape plan is subject to the approval of the Community Development and Planning Department;
- The development shall comply with the Architectural Review Board's conditions of approval. Any changes to previously approved plans shall be subject to the formal advertising and review process of the Architectural Review Board;
- The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance (UDO). The applicant and/or builder are responsible for conforming with all design standards or UDO code sections not addressed in the staff report.
- Subject to Requested Conditions Letter dated March 25, 2026; and
- The applicant is encouraged to start a conversation with staff pertaining to on street parking.

II. REPEALER

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

III. EFFECTIVE DATE

This ordinance shall become effective immediately and shall remain in effect until revised or repealed by further action by the Mayor and Council of the City of Norcross.

IN WITNESS WHEREOF, I have hereunto set my hand and cause this seal to be affixed this 28 day of April, 2026.


Craig Newton, Mayor

ATTEST:


Monique Philip, City Clerk

REQUESTED CONDITIONS ADDED TO REZONING CASE RZ2025-007 ; 290
AND 300 ACADEMY STREET , NORCROSS, GEORGIA 30071
MARCH 25,2026

**1. ALTERNATE CONDITION IF CITY COUNCIL WILL NOT APPROVE THE
PRIVATE ALLEY PROPOSED IN THE SITE PLAN**

**A. ALLEY WILL BE PUBLIC WITH A RIGHT OF WAY TO EXTEND FROM
PROPOSED BACK OF CURB TO BACK OF CURB.**

B. REAR YARD SETBACKS ON ALL LOTS SHALL BE ZERO

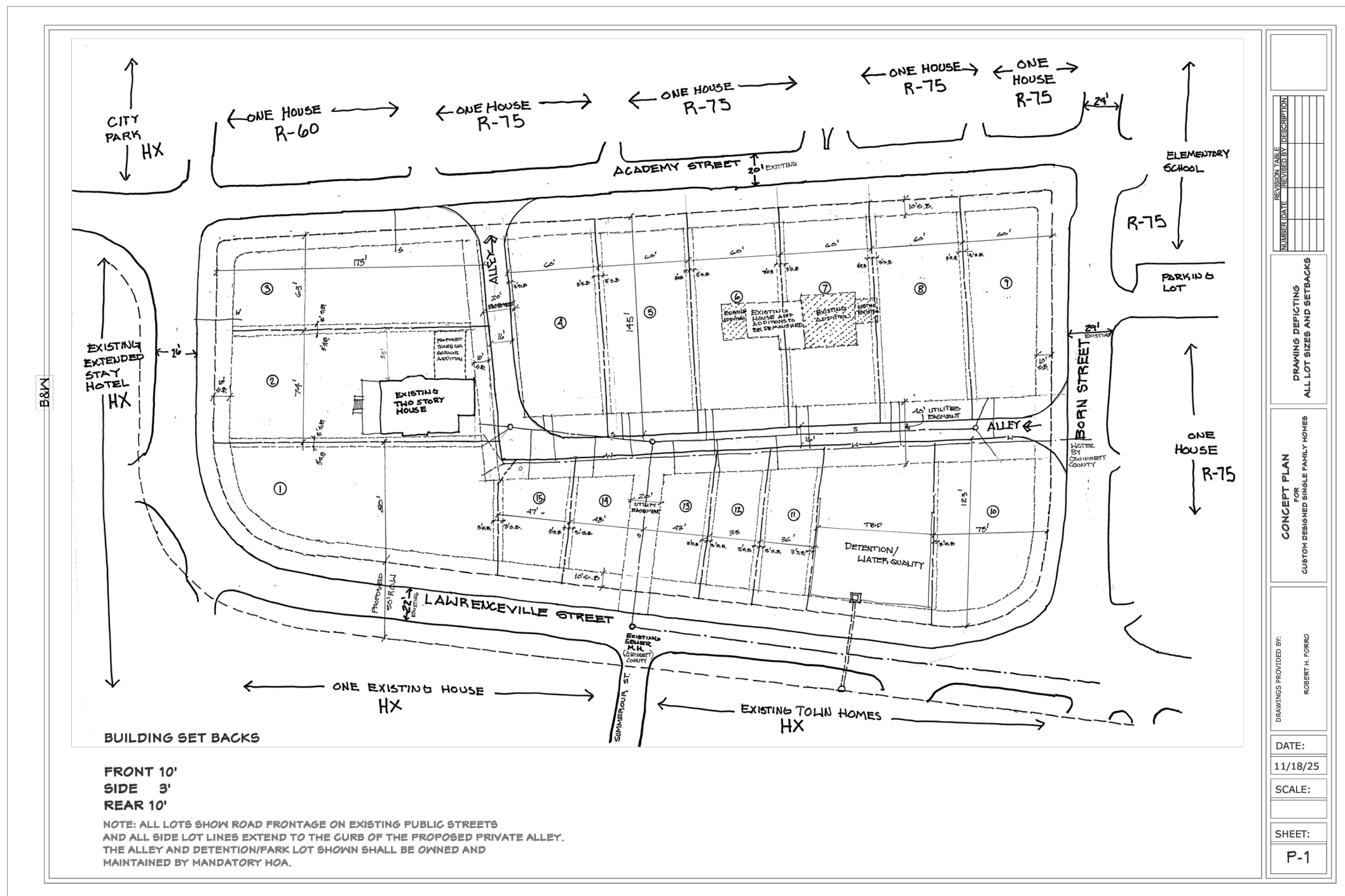
**C. CURBS AND GUTTERS SHALL BE SLOPED ("ROLL BACK") CONCRETE
(SLOPE DESIGN SHALL BE DETERMINED BY OWNER/DEVELOPER)**

**D. ALLEY PAVING PITCH AND SLOPE MAY BE INWARD TO PROPOSED
CENTER STORM DRAIN**

**E. BRICK, STONE OR CONCRETE PAVERS ON A STONE BASE OR
CONCRETE BASE MAY BE USED IN LIEU OF ASPHALT FOR PAVING
MATERIAL.**

2. FRONT YARD FENCE/WALL OPTION

- A FENCE/WALL OPTION WILL BE ALLOWED IN ALL FRONT YARDS ON ALL LOTS. THE DESIGN SHALL INCORPORATE METAL, BRICK, STONE AND /OR WOOD AND LANDSCAPING OR HEDGES OR ANY MIX THERE OF IN THE DESIGN. THE DESIGN SHALL BE THE SAME ON ALL LOTS AND SHALL NOT EXCEED 4' IN HEIGHT .
- POINTS OF ENTRY IN THE FENCE/WALLS IN FRONT YARDS SHALL HAVE UNIQUE DESIGNS THAT MAY VARY FROM LOT TO LOT AND SHALL NOT EXCEED 8'
- WALLS ON SIDE AND REAR YARDS SHALL BE OF METAL, BRICK, STONE, CONCRETE OR WOOD AND SHALL NOT EXCEED 10'.



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SEAL:



GSWCC # 77396 EXP. DATE: 8/1/2028

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**290 & 300
ACADEMY STREET**

NORCROSS, GA 30071

LAND LOT 255, 6TH LAND DISTRICT

GWINNETT COUNTY, GEORGIA

PID: R6255 098 & R6255 097

SHEET TITLE:

**ZONING
CONDS.**

DESIGNED BY: JDM

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: JDM

SCALE: AS SHOWN

DATE: 08-03-2026

PROJECT NO.: 26-154

SHEET:

2 OF 5



Know what's below.
Call before you dig.

24-HR CONTACT: ROBERT FORRO (678) 300-5440

SURVEYOR'S CERTIFICATE

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 45-6-67.

GILBERT E. QUINONES, R.L.S.
GA. R.L.S. Number 2810

TREE LEGEND

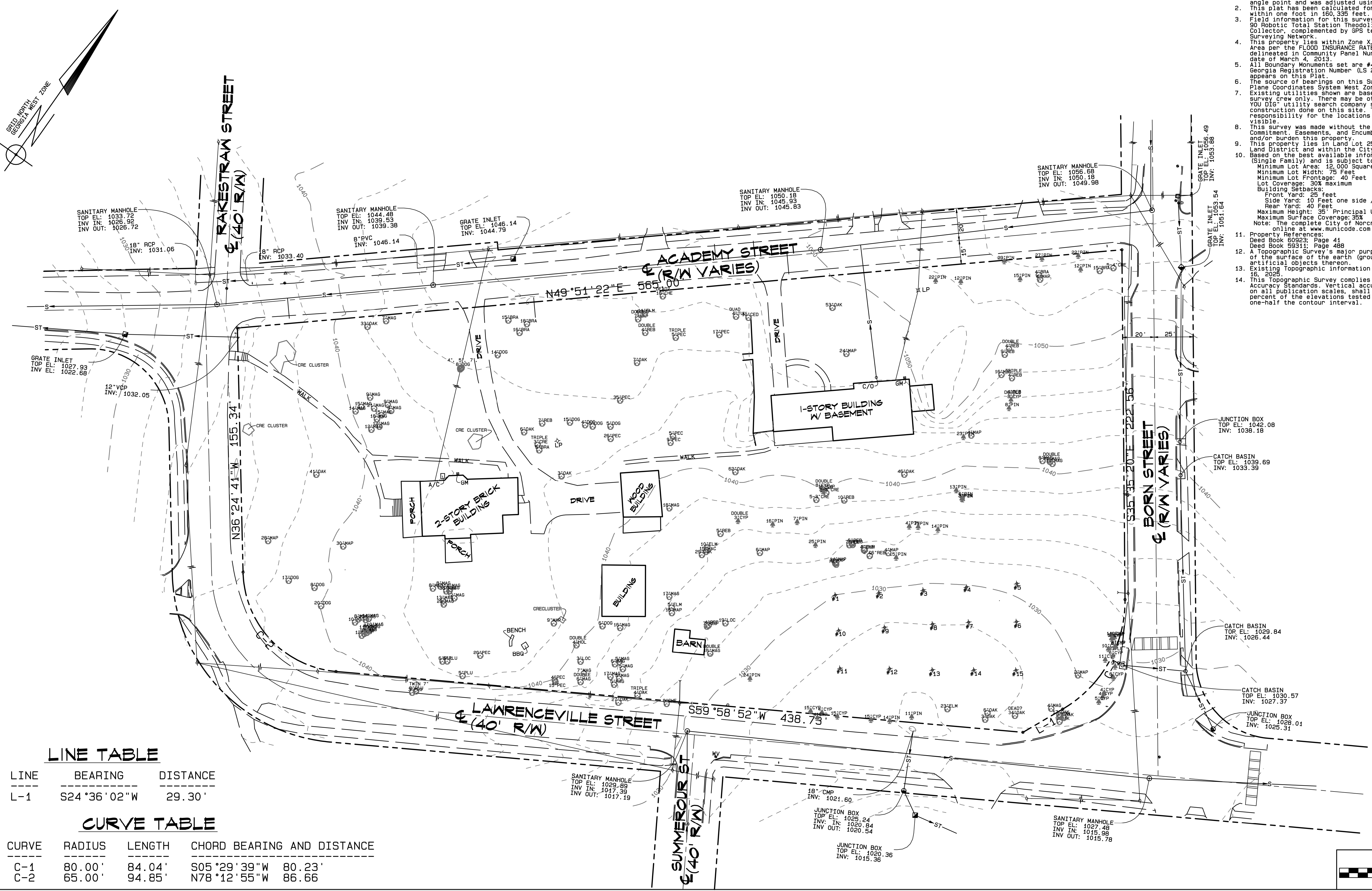
BRA BRADFORD PEAR
CED CEDAR
CHE CHERRY
CYP CYPRUS
DO DOGWOOD
ELM
HAC HACKBERRY
HOL HOLLY
LAC LACONIA
LIR LIRIODENDRON
MAP MAPLE
PEC PECAN
PIN PINE
PLU PLUM
RED REDWOOD
RET REDTIP
TIL TILIA

AREA = 145,333 SQ.FT.
3.3364 ACRES

ZONED: R-75

GENERAL NOTES

- The field data upon which this plat is based has a closure precision of one foot in 18,457 feet and an angular error of 8.0 seconds per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate within one foot in 150,335 feet.
- Field information for this survey was obtained with a GeoMax Zoom 90 Robotic Total Station theodolite equipped with an Electronic Data Collector, complemented by GPS technology using the eGPS (RTN) Surveying Network.
- This property lies within Zone X, which is not a Special Flood Hazard Area per the FLOOD INSURANCE RATE MAP for Gwinnett County, Georgia, as delineated in Community Panel Number 13135C00826 bearing an Effective date of March 4, 2013.
- All Boundary Monuments set are #4 rebar bearing a cap with the Georgia Registration Number (LS 2810) of the Land Surveyor whose Seal appears on this Plat.
- The source of bearings on this Survey are based on the Georgia State Plane Coordinates System West Zone.
- Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. The BEFORE YOU DIG utility search company should be contacted prior to any construction done on this site. The Engineer assumes no responsibility for the locations of any underground utilities not visible.
- This survey was made without the benefit of a current Title Commitment, Easements, and Encumbrances may exist which benefit and/or burden this property.
- This property lies in Land Lot 255 of Gwinnett County, Georgia's 6th Land District and within the City of Norcross.
- Based on the best available information this property is zoned R-75 (Single Family) and is subject to the following Development Standards:
Minimum Lot Area: 12,000 Square Feet
Minimum Lot Width: 75 Feet
Minimum Lot Frontage: 40 Feet
Lot Coverage: 30% maximum
Building Setbacks:
Front Yard: 25 Feet
Side Yard: 10 Feet one side / 25 Feet total
Rear Yard: 40 Feet
Maximum Height: 35' Principal Unit / 12 Feet Accessory
Maximum Surface Coverage: 35%
Note: The complete City of Norcross Zoning Ordinance can be found online at www.municode.com
- Property References:
Deed Book 50923; Page 41
Deed Book 59343; Page 488
- A Topographic Survey's major purpose is the determination (relief) of the surface of the earth (ground) and the location of natural artificial objects thereon.
- Existing Topographic information from a field survey dated April 18, 2025.
- This Topographic Survey complies with the United States National Map Accuracy Standards. Vertical accuracy, as applied to contour maps on all publication scales, shall be such that not more than 10 percent of the elevations tested shall be in error by more than one-half the contour interval.

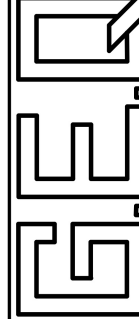


LINE TABLE

LINE	BEARING	DISTANCE
L-1	S24°36'02"W	29.30'

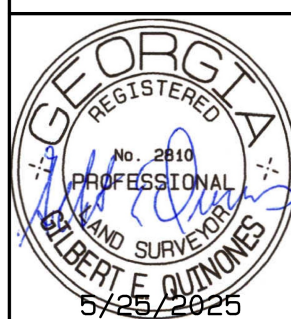
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING AND DISTANCE
C-1	80.00'	84.04'	S05°29'39"W 80.23'
C-2	65.00'	94.85'	N78°12'55"W 86.66'



BOUNDARY, TOPOGRAPHIC,
AND TREE SURVEY

4.0 CONSTRUCTION CO.
P.O. Box 519
Norcross, Georgia 30091
(678) 300-5440
E-Mail: robert840mainstreet.com



REVISIONS	DATE	DESCRIPTION
NO.		
1	5-25-2025	SCALE: 1" = 30'
		DRAWN: G.E.Q.
		DESIGNED: G.E.Q.
		CHECKED: G.E.Q.
		LAND LOT: 255
		6TH LAND DISTRICT
		WINNETT COUNTY, GA.
SHEET	1	OF 1
DRAWING NO.	23-068-S-2	

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

CURRENT
BOUNDARY, TOPO
AND TREE SURVEY

CONCEPT PLAN
FOR
CUSTOM DESIGNED SINGLE FAMILY HOMES

DRAWINGS PROVIDED BY:
ROBERT H. FORRO

DATE:

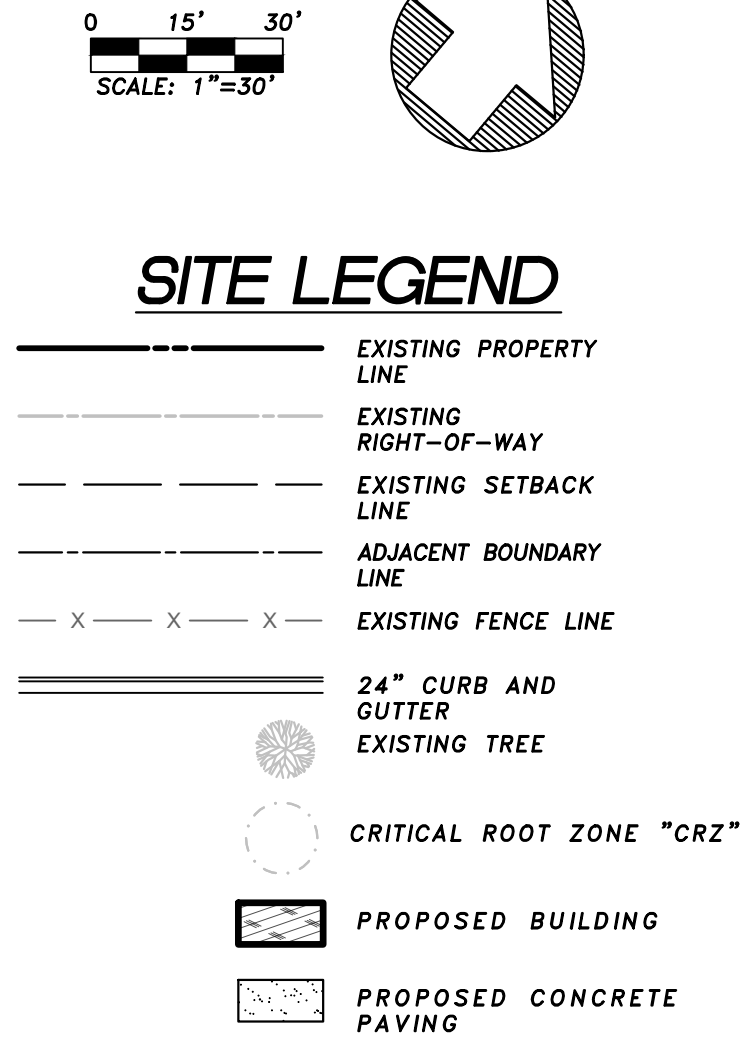
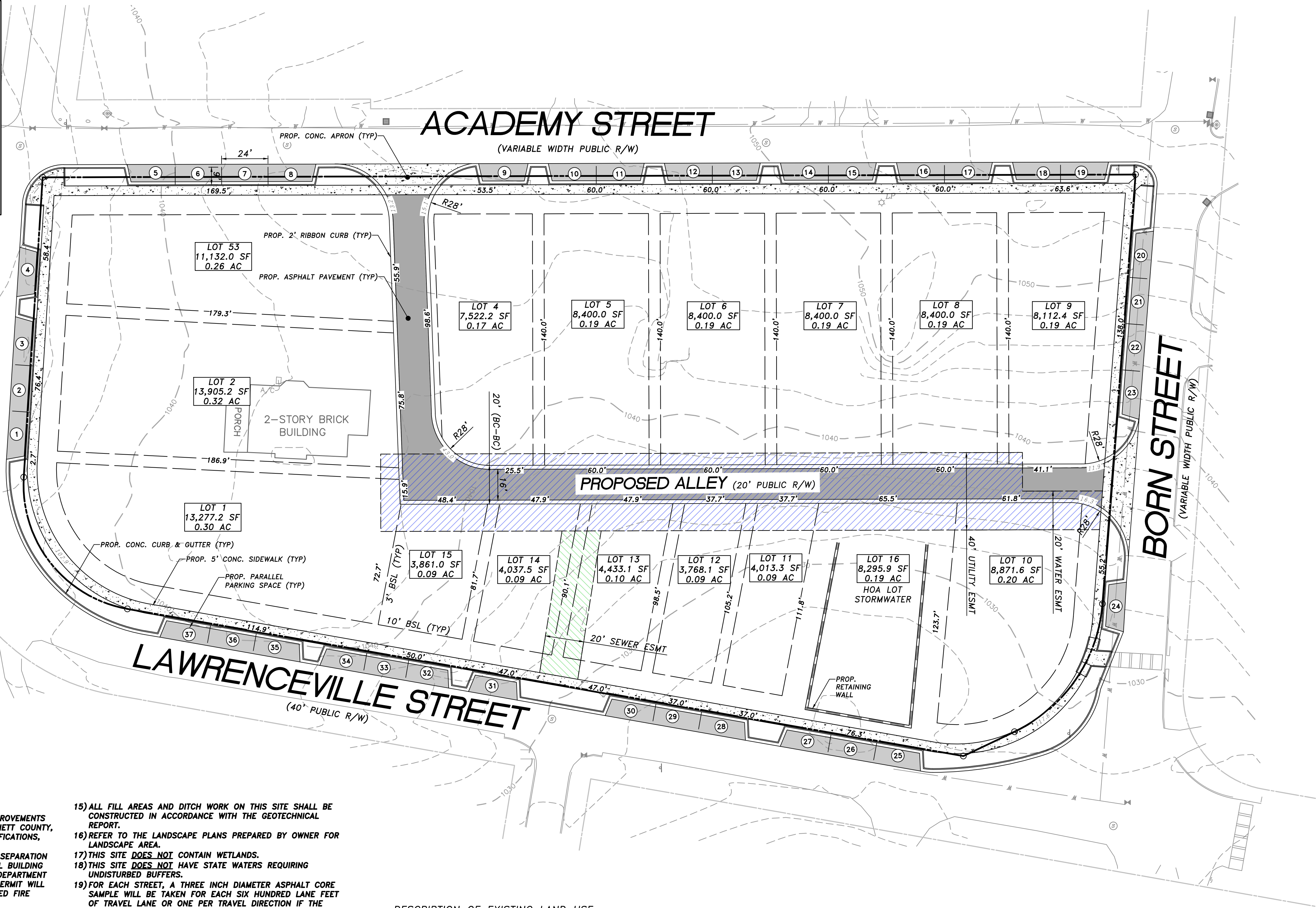
11/18/25

SCALE:

SHEET:

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL.



"ALL IMPROVEMENTS TO CONFORM WITH GWINNETT COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY CITY OF NORCROSS INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.

NOTE:
RECORDED RIGHT-OF-WAY DEDICATION DEED SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

OWNER/DEVELOPER
(PER GWINNETT COUNTY)
4.0 CONSTRUCTION LLC
P.O. BOX 519
NORCROSS, GEORGIA 30091
678.300.5440

SITE ADDRESS
290 & 300 ACADEMY STREET

ADDITIONAL PARCEL INFORMATION
PARCEL ID: 6255-098 & 6255-097
3.33 ACRES
ZONING: PRD

- GENERAL NOTES**
- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH THE GWINNETT COUNTY, GEORGIA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
 - ALL STRUCTURES WILL COMPLY WITH THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE GA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES.
 - ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
 - MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
 - ALL LAYOUT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT OR TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL CURB RADI NOT DIMENSIONED SHALL HAVE A 5' RADIUS.
 - ALL SIGNAGE AND STRIPING TO MEET M.U.T.C.D. AND GWINNETT COUNTY, GA. STANDARDS AND SPECIFICATIONS.
 - ADEQUATE SITE LIGHTING SHALL BE PROVIDED BY OWNER.
 - THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
 - IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
 - TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
 - CHEMICALS AND/OR RAW MATERIALS ARE NOT PROPOSED TO BE STORED AT THIS SITE.
 - GWINNETT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN A DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
 - MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS:
(A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE CITY OF NORCROSS DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES ARE CERTIFIED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.

- ALL FILL AREAS AND DITCH WORK ON THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- REFER TO THE LANDSCAPE PLANS PREPARED BY OWNER FOR LANDSCAPE AREA.
- THIS SITE DOES NOT CONTAIN WETLANDS.
- THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- FOR EACH STREET, A THREE INCH DIAMETER ASPHALT CORE SAMPLE WILL BE TAKEN FOR EACH SIX HUNDRED LANE FEET OF TRAVEL LANE OR ONE PER TRAVEL DIRECTION IF THE STREET LENGTH IS LESS THAN THREE HUNDRED FEET.
- IF THE CORE SAMPLE IS FOUND TO BE DEFICIENT IN OVERALL THICKNESS GREATER THAN 1/8 INCH, THEN ADDITIONAL CORES WILL BE TAKEN IN BOTH DIRECTIONS AWAY FROM THE ORIGINAL CORE AT FIFTY-FOOT INTERVALS UNTIL A CORE WITH MINIMUM REQUIRED REQUIRED PLAN THICKNESS IS OBTAINED.
- EACH CORE SAMPLE THICKNESS WILL THEN BE AVERAGED WITH ALL THE CORE SAMPLES FROM THE SAME STREET TO OBTAIN AN OVERALL AVERAGE STREET PAVEMENT THICKNESS. IF THE OVERALL PAVEMENT THICKNESS IS DEFICIENT BY 1/8 INCH FROM THE REQUIRED PLAN THICKNESS, THEN CORRECTIVE MEASURES WILL HAVE TO BE TAKEN OR BONDED PRIOR TO THE FINAL PLAT BEING RECORDED.
- CORE DATA WILL BE GATHERED UTILIZING AN INDEPENDENT TESTING COMPANY OF THE DEVELOPER'S CHOICE, WITH ALL DATA BEING FURNISHED TO THE DEPARTMENT OF ENGINEERING DIRECTLY FROM THE TESTING FIRM. ONCE THE DATA HAS BEEN COLLECTED, THE DEVELOPER WILL MAKE A PROPOSAL FOR THE ENGINEERING DEPARTMENT'S APPROVAL AS TO HOW ANY CORRECTIVE WORK WILL BE ACCOMPLISHED.
- ALL HVAC UNITS SHALL BE SCREENED.
- PER THE PRELIMINARY PLAT: LOT SIZES SHOWN HERON ARE SMALLER IN AREA THAN THOSE ON THE REZONING PLAN DUE TO NOT INCLUDING AREAS OF ROADS OR ALLEYS. THE ROADS AND ALLEYS ARE NOW ON THEIR OWN PROPERTY WHICH WILL BE OWNED AND CONTROLLED BY THE HOMEOWNERS ASSOCIATION.
- NOTIFY CITY OF NORCROSS INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.
- AS-BUILT REQUIRED FOR CO'S ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.
- SIDEWALKS SHALL BE LOCATED 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM 5' IN WIDTH AND 4" THICK. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 0.25 IN/FT.
- PARKING LOTS SHALL BE MAINTAIN IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST AND TRAH AND DEBRIS (PER Z.R. SEC. 115-151-3)

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY DEVELOPED AND CONSISTS OF A SINGLE FAMILY HOUSES. THE VEGETATION CONSIST OF GRASS AND TREES.

DESCRIPTION OF PROPOSED LAND USE
PROPOSED RESIDENTIAL SUBDIVISION ON EXISTING PARCEL
REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY BY GILBERT QUINONES, DATED MAY 25, 2025.

PART V NOTE:
THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES NOT LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

THE CITY OF NORCROSS SITE NOTES

- CITY OF NORCROSS SHALL NOT MAINTAIN, REPAIR, RESURFACE, REBUILD, OR OTHERWISE IMPROVE STREETS, SIGNS, DRAINAGE IMPROVEMENTS, OR ANY OTHER APPURTENANCES WITH GENERAL PURPOSE PUBLIC ACCESS AND UTILITY EASEMENTS ESTABLISHED FOR PRIVATE STREETS OR ALLEYS.
- A PRIVATE MAINTENANCE COVENANT RECORDED WITH THE CLERK OF THE SUPERIOR COURTS SHALL BE REQUIRED FOR ANY PRIVATE STREET, ALLEY AND OTHER IMPROVEMENTS WITHIN GENERAL PURPOSE PUBLIC ACCESS AND UTILITY EASEMENTS ESTABLISHED FOR PRIVATE STREETS AND ALLEYS. THE COVENANT SHALL SET OUT THE DISTRIBUTION OF EXPENSES, REMEDIES FOR NON-COMPLIANCE WITH THE TERMS OF THE AGREEMENT, RIGHTS TO THE USE OF EASEMENTS AND OTHER PERTINENT CONSIDERATIONS. THE COVENANT SHALL SPECIFICALLY INCLUDE THE FOLLOWING TERMS:
 - THE COVENANT SHALL SPECIFY THAT THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER DRAINAGE SYSTEM AND ALL COMMON AREAS WITHIN THE DEVELOPMENT.
 - THE COVENANT SHALL INCLUDE A PERIODIC MAINTENANCE SCHEDULE.
 - THE COVENANT FOR MAINTENANCE SHALL BE ENFORCEABLE BY ANY PROPERTY OWNER SERVED BY THE PRIVATE STREET OR ALLEY.
 - THE COVENANT SHALL ESTABLISH A FORMULA FOR ASSESSING MAINTENANCE AND REPAIR COSTS TO PROPERTY OWNERS SERVED BY THE PRIVATE STREET OR ALLEY.
 - THE COVENANT SHALL RUN WITH THE LAND.
 - NO CERTIFICATE OF OCCUPANCY/COMPLETION WILL BE ISSUED UNTIL THE CERTIFICATE OF DEVELOPMENT AND FINAL PLAT ARE SUBMITTED AND APPROVED.
 - NO SIGNAGE IS PROPOSED AT THIS TIME. APPROPRIATE SIGN PERMITS ARE TO BE OBTAIN AT A LATER DATE.
 - A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
- THE COVENANT ESTABLISH MINIMUM ANNUAL ASSESSMENTS IN AN AMOUNT ADEQUATE TO DEFRAY COSTS OF ORDINARY MAINTENANCE AND PROCEDURES FOR APPROVAL OF ADDITIONAL NEEDED ASSESSMENTS. THE COVENANT SHALL ALSO SPECIFY THAT THE FUNDS FROM SUCH ASSESSMENTS WILL BE HELD BY A HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION IN CASES OF A SUBDIVISION FRONTING ON A PRIVATE STREET OR CONTAINING A PRIVATE ALLEY.

FLOOD NOTE:
THE SUBJECT PROPERTY DOES LIE WITHIN ZONE X WHICH IS NOT A DESIGNATED FLOOD HAZARD AREA, PER GWINNETT COUNTY F.I.R.M. PANEL NO. 13135C00826, DATED MARCH 04, 2013.

NOTE:
STORMWATER MANAGEMENT FOR THIS RESIDENTIAL DEVELOPMENT WILL BE PROVIDED BY FACILITIES LOCATED ONSITE.

SITE DEVELOPMENT DATA

SITE INFORMATION:

AREAS:

- SITE AREA = 3.33 AC (145,333 SF)

NOTES:

- FRONT SETBACK: 10'
- SIDE SETBACK: 3'
- REAR SETBACK: 0'
- PUBLIC ALLEY: 20' BC-BC (20' R/W)
- TREE REQUIREMENTS: 16 TREE UNITS PER AC
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- ZONING: PRD
- NUMBER OF LOTS: 15
- DENSITY: 4.50 LOTS/AC
- MIN. SQUARE FOOTAGE: 1,900 SF
- ZONING CONDITIONS: RZ2025-007
- PROPOSED 37' ON-STREET PARALLEL PARKING SPACES TO BE CONSTRUCTED AND PAID FOR BY THE CITY OF NORCROSS.

PARCEL DATA		
PARCEL #	AREA (S.F.)	AREA (AC)
1	13,277.2 SF	0.30 AC
2	13,905.2 SF	0.32 AC
4	7,522.2 SF	0.17 AC
5	8,400.0 SF	0.19 AC
6	8,400.0 SF	0.19 AC
7	8,400.0 SF	0.19 AC
8	8,400.0 SF	0.19 AC
9	8,112.4 SF	0.19 AC
10	8,871.6 SF	0.20 AC
11	4,013.3 SF	0.09 AC
12	3,768.1 SF	0.09 AC
13	4,433.1 SF	0.10 AC
14	4,037.5 SF	0.09 AC
15	3,861.0 SF	0.09 AC
16	8,295.9 SF	0.19 AC

HOA LOT (STORMWATER)



P.O. BOX 366411
ATLANTA, GA 30336
(205) 266-1648
darrell@jdmconsultantsllc.com
jdmconsultantsllc@gmail.com

CLIENT:

SEAL:



GSWCC # 77396 EXP. DATE: 8/1/2028

REVISIONS:

NO. DATE DESCRIPTION

PROJECT:

**290 & 300
ACADEMY STREET**

NORCROSS, GA 30071
LAND LOT 255, 6TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA
PID: R6255 098 & R6255 097

SHEET TITLE:

SITE PLAN

DESIGNED BY: JDM

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: JDM

SCALE: AS SHOWN

DATE: 08-03-2026

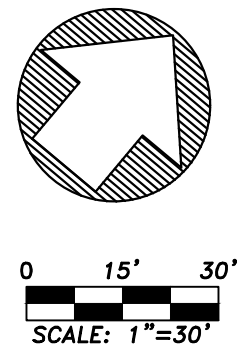
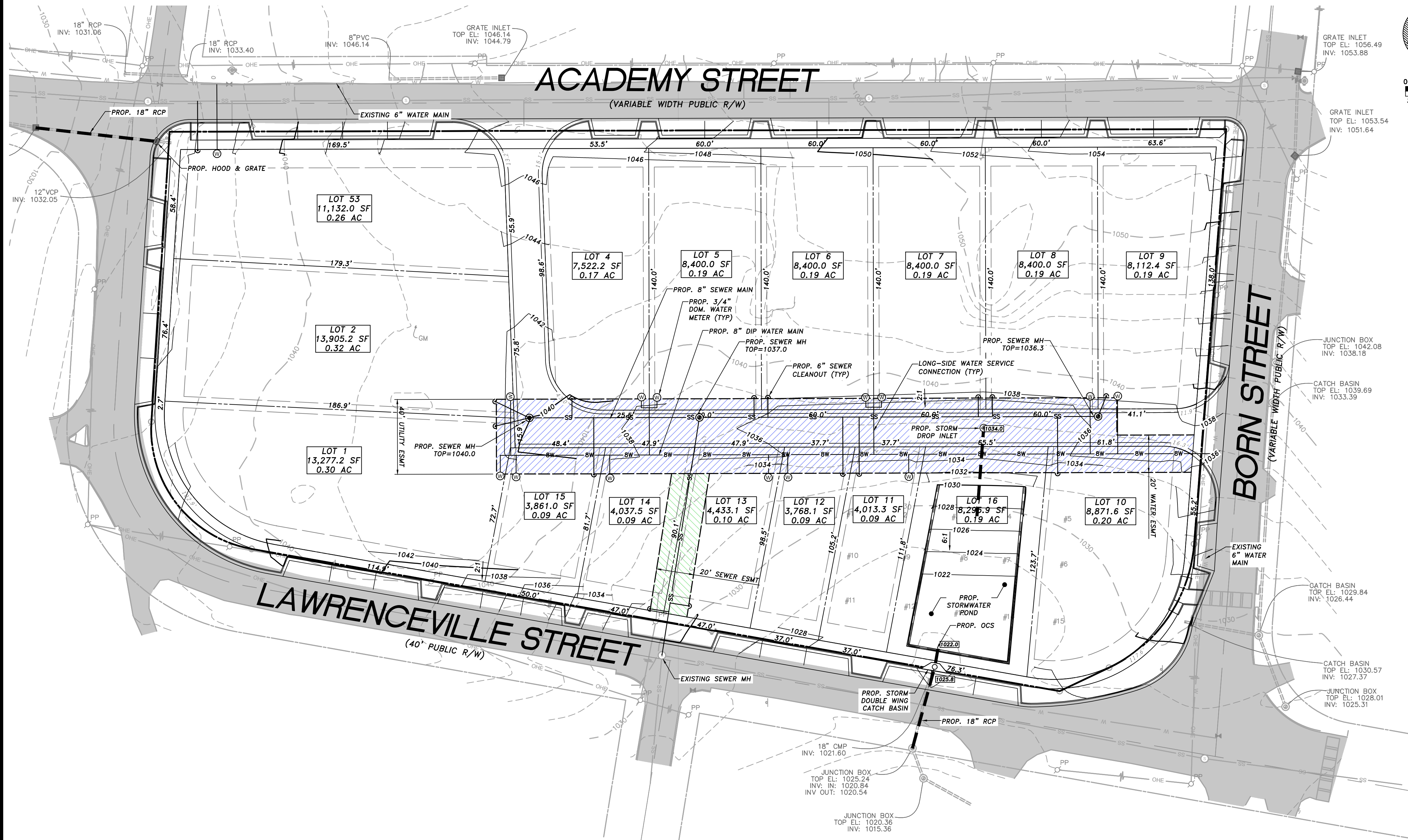
PROJECT NO.: 26-154

SHEET:

4 OF 5



Know what's below.
Call before you dig.



GRADING LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING STORM LINE
	PROPOSED STORM LINE

- 123.4 PROPOSED SPOT ELEV
- 2% SLOPE ARROW
- STORM MANHOLE
- HOODED GRATE INLET
- SANITARY SEWER MANHOLE

NOTE:
ALL SIDEWALK CROSS
SLOPES SHALL NOT
EXCEED 2%.

- GRADING NOTES**
- ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
 - ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
 - MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL UNLESS OTHERWISE NOTED.
 - ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRUPLINES OF EXISTING TREES.
 - FINISHED CONTOUR AND SPOT ELEVATIONS SHOWN ON DRAWINGS INDICATE FINISHED GRADE ELEVATIONS.
 - GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
 - ALL SPOT ELEVATIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
 - HAULING EXCESS CUT/FILL TO AND FROM SITE REQUIRES APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, & FEDERAL PERMITS ACCORDINGLY.
 - THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.
 - DOUBLE ROW TYPE C SILT FENCE REQUIRED AT THE TOE OF SLOPES EXCEEDING 10' VERTICAL.
 - MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS: (A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE CITY OF NORCROSS DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES ARE CERTIFIED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.
 - DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
 - DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
 - PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPO OF POND AND OUTLET STRUCTURE DETAIL USING POST-CONSTRUCTION SURVEY DATA. USING RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGY AREPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.

SITE DEVELOPMENT DATA

SITE INFORMATION:
AREAS:
• SITE AREA = 3.33 AC (145,333 SF)

- NOTES:**
- FRONT SETBACK: 10'
 - SIDE SETBACK: 3'
 - REAR SETBACK: 0'
 - PUBLIC ALLEY: 20' BC-BC (20' R/W)
 - TREE REQUIREMENTS: 16 TREE UNITS PER AC
 - PROPOSED USE: RESIDENTIAL SUBDIVISION
 - ZONING: PRD
 - NUMBER OF LOTS: 15
 - DENSITY: 4.50 LOTS/AC
 - MIN. SQUARE FOOTAGE: 1,900 SF
 - ZONING CONDITIONS: RZ2025-007
 - PROPOSED 37 ON-STREET PARALLEL PARKING SPACES TO BE CONSTRUCTED AND PAID FOR BY THE CITY OF NORCROSS.

FLOOD NOTE:
THE SUBJECT PROPERTY DOES LIE WITHIN ZONE X WHICH IS NOT A DESIGNATED FLOOD HAZARD AREA, PER GWINNETT COUNTY F.I.R.M. PANEL NO. 13135C0082G, DATED MARCH 04, 2013.

NOTE:
STORMWATER MANAGEMENT FOR THIS RESIDENTIAL DEVELOPMENT WILL BE PROVIDED BY FACILITIES LOCATED ONSITE.

- GRADING CONSTRUCTION NOTES**
- SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 0.25 INCH PER FOOT, SIDEWALKS SHALL MAINTAIN THE CROSS SLOPE AT DRIVEWAY CROSSINGS OR TRANSITION THE SIDEWALK TO A DRIVEWAY WITH RAMPS AND DETECTABLE WARNINGS.

- CONTRACTOR NOTES:**
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
 - IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL.
 - CITY OF NORCROSS ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF NORCROSS DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
 - STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

**NO GRADED SLOPE SHALL
EXCEED 2H:1V**

ALL LOTS WILL REQUIRE A HLP DURING THE BUILDING PERMIT PROCESS

- THE CITY OF NORCROSS STORM SEWER CONSTRUCTION NOTES:**
- THE CITY OF NORCROSS ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF NORCROSS DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN THE DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
 - STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
 - MAXIMUM CUT OR FILL SLOPES IS 2H:1V.
 - DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
 - DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
 - PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION SURVEY DATA, USING RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.
 - ACCESS EASEMENT TO BE CLEARED AND GRUBBED.
 - HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MPP, TYPE S AND D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

OWNER/DEVELOPER
(PER GWINNETT COUNTY)
4.0 CONSTRUCTION LLC
P.O. BOX 519
NORCROSS, GEORGIA 30091
678.300.5440

SITE ADDRESS
290 & 300 ACADEMY STREET

ADDITIONAL PARCEL INFORMATION
PARCEL ID: 6255-098 & 6255-097
3.33 ACRES
ZONING: PRD

NOTE:
RECORDED RIGHT-OF-WAY DEDICATION DEED SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

"ALL IMPROVEMENTS TO CONFORM WITH GWINNETT COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY CITY OF NORCROSS INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY DEVELOPED AND CONSISTS OF A SINGLE FAMILY HOUSES. THE VEGETATION CONSIST OF GRASS AND TREES.

DESCRIPTION OF PROPOSED LAND USE
PROPOSED RESIDENTIAL SUBDIVISION ON EXISTING PARCEL

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY BY GILBERT QUINONES, DATED MAY 25, 2025.

PART V NOTE:
THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES NOT LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

24-HR CONTACT: ROBERT FORRO (678) 300-5440

JDM
CONSULTANTS

DESIGN
CONSULTING
CONSTRUCTION MANAGEMENT

P.O. BOX 366411
ATLANTA, GA 30336
(205) 266-1648
darrell@jdmconsultantsllc.com
jdmconsultantsllc@gmail.com

CLIENT:

THIS DRAWING IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF JDM CONSULTANTS, LLC.

SEAL:



GSWCC # 77396 EXP. DATE: 8/1/2028

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

**290 & 300
ACADEMY STREET**
NORCROSS, GA 30071
LAND LOT 255, 6TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA
PID: R6255 098 & R6255 097

SHEET TITLE:

**STORM
SEWER
PLAN**

DESIGNED BY: JDM

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: JDM

SCALE: AS SHOWN

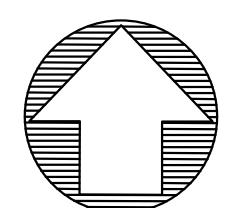
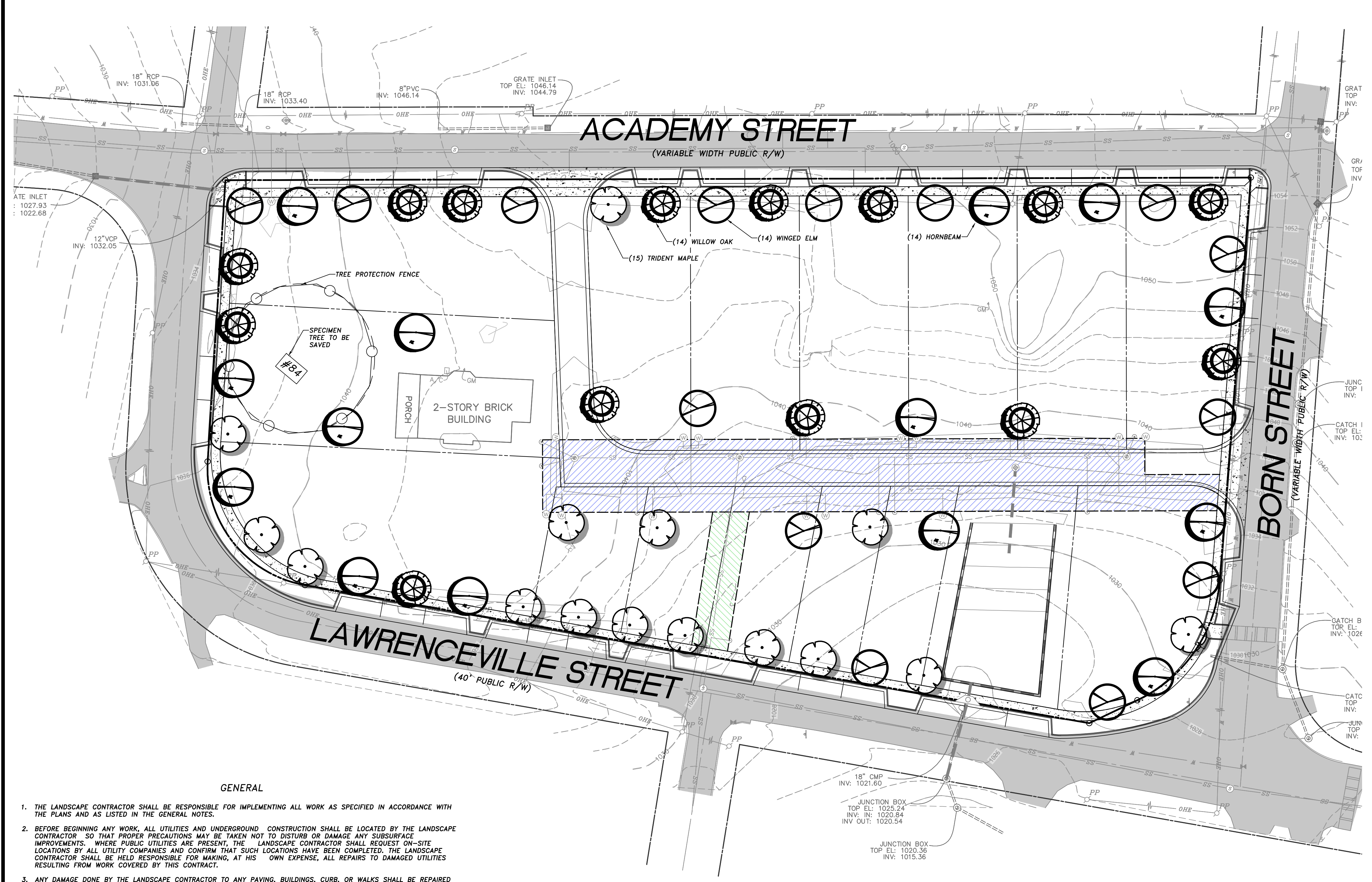
DATE: 08-03-2026

PROJECT NO.: 26-154

SHEET:

5 OF 5





0 25' 50'
SCALE: 1"=50'

NOTE:
ALL EXISTING TREES ONSITE TO BE REMOVED EXCEPT FOR SPECIMEN TREE #84.

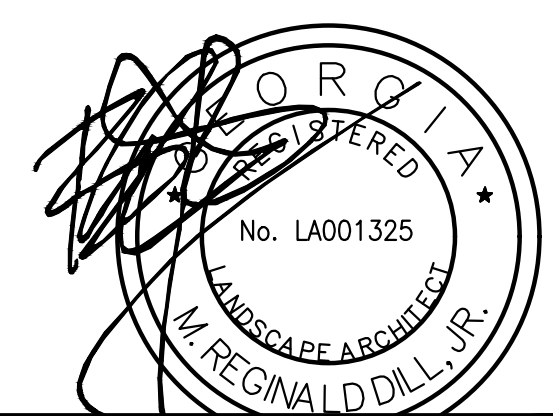
JDM CONSULTANTS
DESIGN CONSULTING
CONSTRUCTION MANAGEMENT

P.O. BOX 366411
ATLANTA, GA 30336
(205) 266-1648
darrell@jdmconsultantsllc.com
jdmconsultantsllc@gmail.com

CLIENT:

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SEAL:



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

290 & 300
ACADEMY STREET
NORCROSS, GA 30071
LAND LOT 255, 6TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA
PID: R6255 098 & R6255 097

SHEET TITLE:

TREE REPLACEMENT PLAN

DESIGNED BY: JDM
DRAWN BY: DJ
CHECKED BY: DJ
APPROVED BY: JDM

SCALE: AS SHOWN
DATE: 08-03-2026
PROJECT NO.: 26-154

SHEET:

L1



- GENERAL**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
 - BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
 - ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
 - ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
 - PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
 - THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIABLE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
 - THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
 - INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
 - ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDDED AS NOTED ON PLAN.
 - MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
 - WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
 - ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
 - SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
 - ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.

TREE LIST

	% TOTAL	QTY	COMMON NAME	BOTANICAL NAME	CAL.	DENSITY	DENSITY	COMMENTS
	24.6%	14	WILLOW OAK	QUERCUS PHELLOS	4	0.5	7	B&B, 14-16' HT
	26.3%	15	TRIDENT MAPLE	ACER BUERGERIANUM	4	0.5	7.5	B&B, 14-16' HT
	24.6%	14	WINGED ELM	ULMUS ALATA	4	0.5	7	B&B, 14-16' HT
	24.6%	14	HORNBEAM	CARPINUS CAROLINIANA	4	0.5	7	B&B, 14-16' HT
TOTAL	100%	57					28.5	

LANDSCAPE NOTES

"DECIDUOUS TREES SHALL BE AT LEAST 2 INCHES IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING."

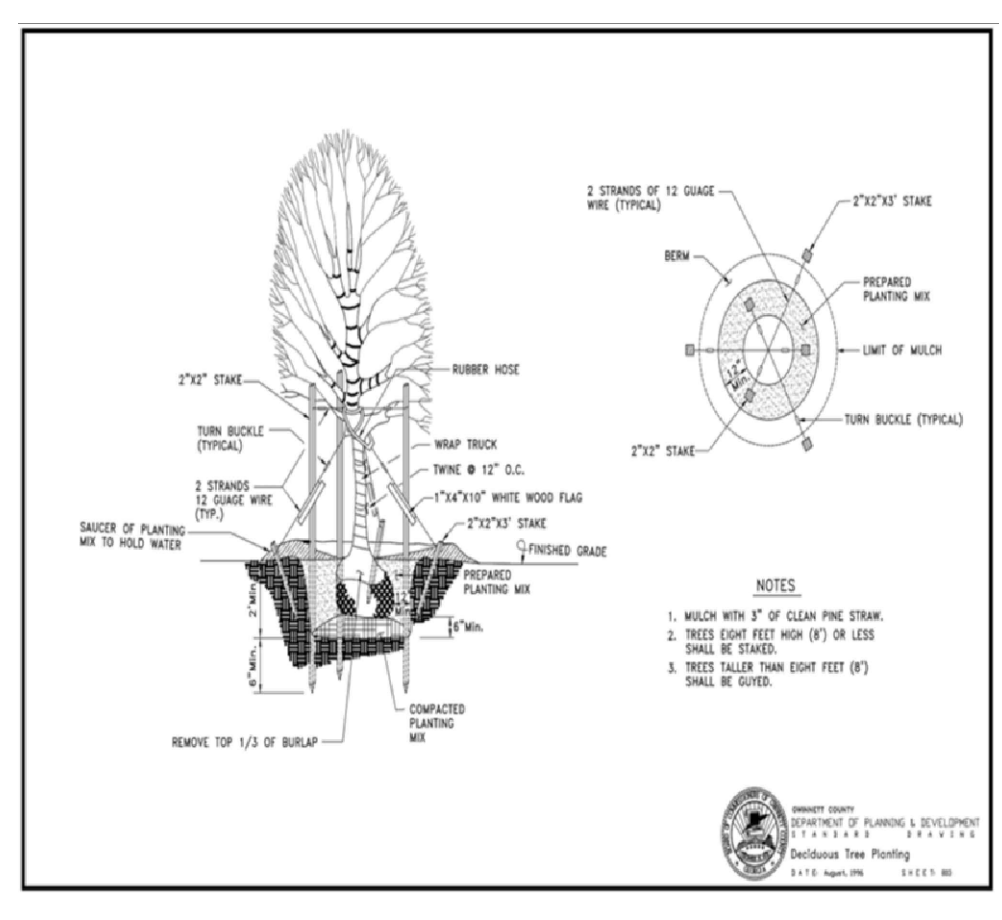
"TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES."

"ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE."

"TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE."

SITE DATA

SITE AREA	3.33	AC	
DENSITY REQUIRED	16	UN/AC	
DENSITY REQUIRED	53.28	UN	
DENSITY PRESERVED	16	UN	
DENSITY PROPOSED	28.5	UN	
DENSITY TO BE BANKED	8.78	UN	16.48%
SPECIMEN TREE	\$44,800.00		
RECOMPEINSE REQUIRED			



24-HR CONTACT: ROBERT FORRO (678) 300-5440

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels of land is stated on this Plat. This Plat is not intended to affect any local jurisdiction, availability, permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for professional land surveying as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 19-6-67.

Just & Love

ZONED: R-75

1. The field data upon which this plat is based has a closure precision of one foot in 16,457 feet and an angular error of 8.0 seconds per station and was adjusted by the Compass Rule.

2. This plat has been calculated for closure and is found to be accurate within one foot in 160,330 feet.

3. A Geomatics Survey of the property was obtained with a GeoMax Zoom 90 Robotic Total Station theodolite equipped with an Electronic Data Collector, controlled by GPS technology using the eGPS (RTN) Surveying Network.

4. This property lies within Zone X, which is not a Special Flood Hazard Area as delineated on the FEMA Flood Map for Georgia as delineated in Community Panel Number 13135C0082 bearing an Effective Date of 01/01/2009.

5. All Boundary Monuments set are #4 rebar's bearing a cap with the Georgia Registration Number (LS #2910) of the Land Surveyor whose Seal appears on this Plat.

6. The source of bearings on this Survey are based on the Georgia State Plane Coordinate System.

7. Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. The BEFORE construction utility search should be conducted prior to any construction done on this site. The Engineer assumes no liability for the accuracy of any underground utilities not visible.

8. This Survey was made without the benefit of a current Title Commitment, Easements, and Encumbrances may exist which benefit and/or burden this property.

9. The corner line of Lot 255 of Gwinnett County, Georgia's 6th Land District and within the City of Norcross.

10. Boundary of this property is shown as being within the Zoned R-75 (Single Family) and is subject to the following Development Standards:
Minimum Lot Area: 12,000 Square Feet
Minimum Lot Width:
Minimum Lot Frontage: 40 Feet
Lot Coverage: 30% maximum
Building Setbacks:
Front Yard: 25 Feet
Side Yard: 10 Feet one side / 25 Feet total
Rear Yard: 40 Feet
Maximum Height: 35' Principal Unit / 12 Feet Accessory
Maximum Surface Coverage: 35%

Note: The Complete City of Norcross Zoning Ordinance can be found at <http://www.norcross.com>

11. **Property References:**
Deed Book 65925, Page 41
Deed Book 59311, Page 488

12. A Topographic Survey's major purpose is the determination (relief) of the surface of the land (ground) and the location of natural/artificial objects thereon.

13. Existing Topographic information from a field survey dated April 16, 2025.

14. A Topographic Survey complies with the United States National Map Accuracy Standards. Vertical accuracy, as applied to contour maps on all publication scales, shall be such that not more than 10 percent of the elevations indicated shall be in error by more than one-half the contour interval.

BOUNDARY, TOPOGRAPHIC,
AND TREE SURVEY

4.0 CONSTRUCTION CO.
P.O. Box 519
Nashua, New Hampshire 03061

REVIEWS		NO.	DESCRIPTION	DATE
DATE: 5-25-2025				
SCALE: 1" = 30'				
DRAWN: G. E. Q.				
DESIGNED: G. E. Q.				
CHECKED: G. E. Q.				
LAND LOT: 255				
6TH LAND DISTRICT				
GWINNETT COUNTY, GA.				

SHEET 1	DRAWING NO. 23-068-S-2
OF 1	

1093 Hannaford Lane
Johns Creek, Georgia 30097
(678) 776-9489
E-Mail: gilbertgeorgiatech@yahoo.com

290 & 300 ACADEMY STREET

E-Mail: robert@40mainstreet.com



CHECKED. G.E.G.			
LAND LOT: 255			
6TH LAND DISTRICT			
WINNETT COUNTY, GA.			

DRAWING NO.
23-068-S-2

 **SAVATREE®**
Consulting Group
5324 Old Norcross Rd
Norcross, GA 30071
(404) 288-8733
sborden@savatree.com

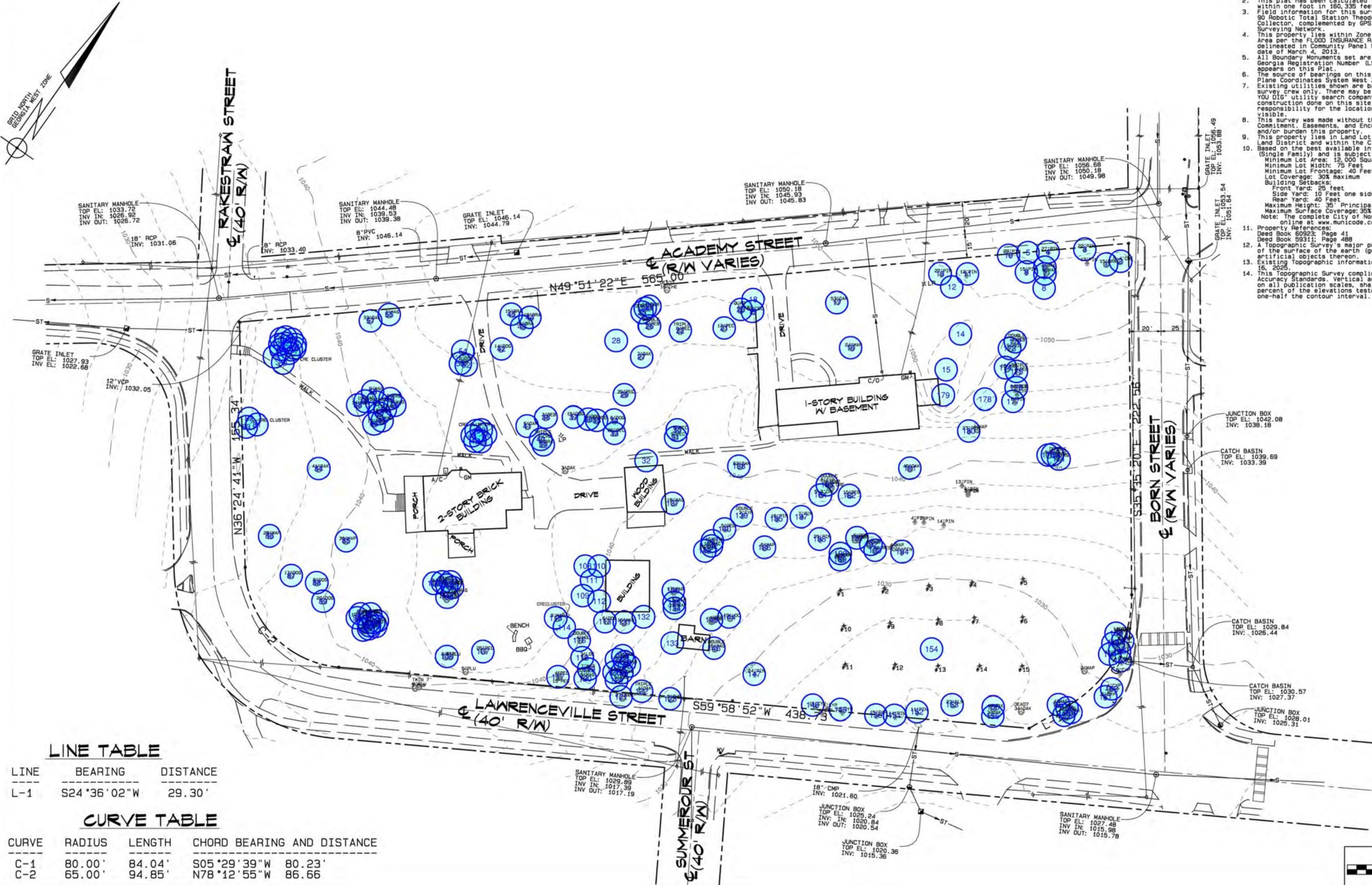
Tree Survey
Arborist Inventory
Overlay
290 & 300 Academy Str

4.0 CONSTRUCTION CO.
P.O. Box 519
Norcross, GA 30091
(678) 300-5400
E-Mail: robert@40mainstreet.com



STACY BORDEN
ascA
AMERICAN SOCIETY OF
CONSULTING ARBORISTS
Registered Consulting Arborist #519

Sheet 1
of
1



<u>LINE TABLE</u>				
<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>		
L-1	S24°36'02"W	29.30'		

<u>CURVE TABLE</u>				
<u>CURVE</u>	<u>RADIUS</u>	<u>LENGTH</u>	<u>CHORD BEARING AND DISTANCE</u>	
C-1	80.00'	84.04'	S05°29'39"W	80.23'
C-2	65.00'	94.85'	N78°12'55"W	86.66'

Tree Id	Common Name	Scientific Name	Condition	DBH (in)	Tree Units	Crown Spread (ft)	Specimen Tree	Native Status	Observations	Old Tree Tag #	Critical Root Zone(ft)	Structural Root Zone(ft)
1	Cattery pear	Pyrus calleryana	Fair	13.5	3	15	N	Invasive	Codominant leaders, Codominant limbs, Included Bark		16.875	3.375
2	Common crapemyrtle	Lagerstroemia spp	Fair	6.2	1	12	N	Non-native ornamental	Codominant limbs		7.75	1.55
3	Loblolly pine	Pinus taeda	Fair	22	5	45	N	Native	Deadwood, Vine growth		27.5	5.5
4	Loblolly pine	Pinus taeda	Good	28	6.2	45	N	Native	Deadwood, Vine growth		35	7
5	Black cherry	Prunus serotina	Fair	6	1	10	N	Native	Vine growth		7.5	1.5
6	Eastern redbud	Cercis canadensis	Fair	7	1.2	10	N	Native	Leaning trunk		8.75	1.75
7	Cattery pear	Pyrus calleryana	Fair	4	0.6	6	N	Invasive			5	1
8	Sugar maple	Acer saccharum	Fair	4	0.6	8	N	Native			5	1
9	Virginia pine	Pinus virginiana	Good	13	2.3	20	N	Native			16.25	3.25
10	Loblolly pine	Pinus taeda	Fair	30	6.6	60	Y	Native	Codominant leaders, Deadwood, Dieback, Included Bark		37.5	7.5
11	Virginia pine	Pinus virginiana	Good	9.5	1.7	15	N	Native			11.875	2.375
12	White mulberry	Morus alba	Fair	4	0.6	25	N	Invasive			5	1
13	Eastern hemlock	Tsuga canadensis	Fair	20	4.6	25	N	Native	Deadwood, Dieback		25	5
14	White mulberry	Morus alba	Fair	5.32	0.8	8	N	Invasive			6.65	1.33
15	Eastern redbud	Cercis canadensis	Fair	7	1.2	15	N	Native			8.75	1.75
16	Red maple	Acer rubrum	Fair	24	5.4	45	N	Native	Deadwood, Decay/cavity		30	6
17	Water oak	Quercus nigra	Fair	52.3	27	70	Y	Native	Codominant leaders, Codominant limbs, Deadwood, Decay/cavity, Included Bark, Vine growth	1317	65.375	13.075
18	Colorado Blue spruce	Picea pungens 'glauca'	Fair	6.5	1.2	10	N	Non-native ornamental	Deadwood		8.125	1.625
19	Eastern red cedar	Juniperus virginiana	Fair	10	1.7	20	N	Native	Deadwood		12.5	2.5
20	Saucer magnolia	Magnolia x soulangeana	Fair	7.54	1.3	25	N	Non-native ornamental	Deadwood		9.425	1.885
21	Goldenrain tree	Koeleruteria paniculata	Fair	18.7	4.4	30	N	Non-native ornamental	Codominant leaders, Deadwood, Included Bark		23.375	4.675
22	Goldenrain tree	Koeleruteria paniculata	Fair	8.95	1.5	30	N	Non-native ornamental	Codominant leaders, Deadwood, Included Bark		11.1875	2.2375
23	Slippery elm	Ulmus rubra	Good	13	2.3	20	N	Native	Deadwood, Vine growth		16.25	3.25
24	Sugar maple	Acer saccharum	Poor	7	1.2	0	N	Native	Leaning trunk, Vine growth		8.75	1.75
25	Sugar maple	Acer saccharum	Fair	11.72	2.1	0	N	Native	Codominant leaders, Vine growth		14.65	2.93
26	Eastern redbud	Cercis canadensis	Fair	5.01	0.8	15	N	Native	Codominant leaders, Leaning trunk		6.2625	1.2525
27	Flowering dogwood	Cornus florida	Fair	6.5	1.2	10	N	Native	Leaning trunk, Vine growth		8.125	1.625
28	Sugar maple	Acer saccharum	Fair	6	1	20	N	Native	Codominant limbs, Included Bark, Vine growth		7.5	1.5
29	Hickory	Carya spp	Good	34	9	80	Y	Native	Deadwood, Vine growth	1314	42.5	8.5
30	Elm	Ulmus spp	Fair	5.5	1	6	N	Native	Deadwood, Leaning trunk		6.875	1.375
31	Elm	Ulmus spp	Fair	11	1.9	15	N	Native	Codominant leaders, Codominant limbs, Deadwood		13.75	2.75
32	Eastern redbud	Cercis canadensis	Fair	4.45	0.6	15	N	Native	Deadwood, Mechanical damage		5.5625	1.1125
33	Hickory	Carya spp	Fair	26	5.8	50	N	Native	Deadwood, Vine growth	1314	32.5	6.5
34	Flowering dogwood	Cornus florida	Fair	5	0.8	0	N	Native	Deadwood, Decay/cavity		6.25	1.25
35	Flowering dogwood	Cornus florida	Fair	5.5	1	0	N	Native	Deadwood, Vine growth		6.875	1.375
36	Flowering dogwood	Cornus florida	Poor	4	0.6	0	N	Native	Deadwood		5	1
37	Flowering dogwood	Cornus florida	Fair	9.09	1.5	15	N	Native	Crack(s), Deadwood, Vine growth	1313	11.3625	2.2725
38	Eastern redbud	Cercis canadensis	Fair	6.5	1.2	20	N	Native	Codominant limbs, Deadwood, Vine growth		8.125	1.625

Tree Id	Common Name	Scientific Name	Condition	DBH (in)	Tree Units	Crown Spread (ft)	Specimen Tree	Native Status	Observations	Old Tree Tag #	Critical Root Zone(ft)	Structural Root Zone(ft)
39	Common crapemyrtle	Lagerstroemia spp	Poor	5.34	0.8	0	N	Non-native ornamental	Deadwood		6.675	1.335
40	Cattery pear	Pyrus calleryana	Fair	5	0.8	6	N	Invasive	Deadwood		6.25	1.25
41	Cattery pear	Pyrus calleryana	Fair	6	1	6	N	Invasive	Deadwood		7.5	1.5
42	Flowering dogwood	Cornus florida	Fair	10	1.7	15	N	Native	Codominant leaders, Deadwood, Decay/cavity, Included Bark	1312	12.5	2.5
43	Cattery pear	Pyrus calleryana	Fair	14	3	25	N	Invasive	Codominant leaders, Deadwood, Included Bark		17.5	3.5
44	Cattery pear	Pyrus calleryana	Fair	22	5	40	N	Invasive	Codominant leaders, Deadwood, Included Bark, Vine growth		27.5	5.5
45	Cattery pear	Pyrus calleryana	Fair	11.88	2.1	15	N	Invasive	Codominant leaders, Deadwood, Included Bark, Vine growth		14.85	2.97
46	Common crapemyrtle	Lagerstroemia spp	Fair	5.34	0.8	6	N	Non-native ornamental	Deadwood		6.675	1.335
47	Common crapemyrtle	Lagerstroemia spp	Fair	8.22	1.3	6	N	Non-native ornamental	Deadwood		10.275	2.055
48	Common crapemyrtle	Lagerstroemia spp	Fair	5.77	1	6	N	Non-native ornamental	Deadwood		7.2125	1.4425
49	Common crapemyrtle	Lagerstroemia spp	Fair	5	0.8	6	N	Non-native ornamental	Deadwood		6.25	1.25
50	Common crapemyrtle	Lagerstroemia spp	Fair	6.99	1.2	6	N	Non-native ornamental	Deadwood		8.7375	1.7475
51	Common crapemyrtle	Lagerstroemia spp	Fair	6.21	1	6	N	Non-native ornamental	Deadwood		7.7625	1.5525
52	Common crapemyrtle	Lagerstroemia spp	Fair	4.8	0.8	6	N	Non-native ornamental	Deadwood		6	1.2
53	Flowering dogwood	Cornus florida	Poor	6	1	6	N	Native			7.5	1.5
54	Flowering dogwood	Cornus florida	Fair	9.31	1.5	15	N	Native	Deadwood		11.6375	2.3275
55	Southern magnolia	Magnolia grandiflora	Good	6	1	15	N	Native			7.5	1.5
56	Southern magnolia	Magnolia grandiflora	Fair	10.5	1.9	12	N	Native			13.125	2.625
57	Water oak	Quercus nigra	Good	33	8.4	55	Y	Native	Deadwood, Vine growth	1310	41.25	8.25
58	Southern magnolia	Magnolia grandiflora	Fair	8.5	1.5	10	N	Native			10.625	2.125
59	Southern magnolia	Magnolia grandiflora	Fair	8.5	1.5	10	N	Native	Codominant limbs, Included Bark		10.625	2.125
60	Southern magnolia	Magnolia grandiflora	Good	17.5	4.2	15	N	Native	Codominant leaders, Included Bark		21.875	4.375
61	Southern magnolia	Magnolia grandiflora	Fair	21.5	5	18	N	Native	Deadwood, Dieback		26.875	5.375
62	Southern magnolia	Magnolia grandiflora	Good	15.5	3.6	15	N	Native			19.375	3.875
65	Southern magnolia	Magnolia grandiflora	Poor	10	1.7	10	N	Native			12.5	2.5
66	Southern magnolia	Magnolia grandiflora	Fair	12	2.1	10	N	Native	Deadwood		15	3
67	Southern magnolia	Magnolia grandiflora	Fair	14.5	3.3	12	N	Native	Deadwood, Decay/cavity		18.125	3.625
68	Southern magnolia	Magnolia grandiflora	Fair	13.5	3	12	N	Native			16.875	3.375
69	Common crapemyrtle	Lagerstroemia spp	Fair	3.91	0.6	4	N	Non-native ornamental			4.8875	0.9775
70	Common crapemyrtle	Lagerstroemia spp	Fair	5.81	1	5	N	Non-native ornamental			7.2625	1.4525
71	Common crapemyrtle	Lagerstroemia spp	Fair	5.66	1	4	N	Non-native ornamental			7.075	1.415
72	Common crapemyrtle	Lagerstroemia spp	Fair	4	0.6	6	N	Non-native ornamental			5	1
73	Common crapemyrtle	Lagerstroemia spp	Fair	6.43	1	4	N	Non-native ornamental			8.0375	1.6075
74	Common crapemyrtle	Lagerstroemia spp	Fair	5.05	0.8	5	N	Non-native ornamental			6.3125	1.2625
75	Common crapemyrtle	Lagerstroemia spp	Fair	5.32	0.8	4	N	Non-native ornamental			6.65	1.33
76	Common crapemyrtle	Lagerstroemia spp	Fair	7.2	1.2	5	N	Non-native ornamental			9	1.8
77	Common crapemyrtle	Lagerstroemia spp	Fair	7.13	1.2	5	N	Non-native ornamental			8.9125	1.7825
78	Common crapemyrtle	Lagerstroemia spp	Fair	6.16	1	5	N	Non-native ornamental			7.7	1.54
79	Common crapemyrtle	Lagerstroemia spp	Fair	4.24	0.6	4	N	Non-native ornamental			5.3	1.06
80	Common crapemyrtle	Lagerstroemia spp	Fair	6.6	1.2	5	N	Non-native ornamental			8.25	1.65
81	Common crapemyrtle	Lagerstroemia spp	Fair	8.35	1.3	5	N	Non-native ornamental			10.4375	2.0875
82	Common crapemyrtle	Lagerstroemia spp	Fair	6.16	1	5	N	Non-native ornamental			7.7	1.54
83	Common crapemyrtle	Lagerstroemia spp	Fair	10.25	1.7	6	N	Non-native ornamental			12.8125	2.5625

Tree Id	Common Name	Scientific Name	Condition	DBH (in)	Tree Units	Crown Spread (ft)	Specimen Tree	Native Status	Observations	Old Tree Tag #	Critical Root Zone(ft)	Structural Root Zone(ft)
84	Water oak	Quercus nigra	Fair	41	16	65	Y	Native	Codominant leaders, Deadwood, Included Bark, Vine growth		51.25	10.25
85	Red maple	Acer rubrum	Very Poor	29.5	6.6	44	N	Native	Crack(s), Deadwood, Decay/cavity	1308	36.875	7.375
86	Red maple	Acer rubrum	Very Poor	28	6.2	20	N	Native	Deadwood, Decay/cavity	1307	35	7
87	Flowering dogwood	Cornus florida	Dead	10.5	1.9		N	Native	Deadwood		13.125	2.625
88	Flowering dogwood	Cornus florida	Fair	8	1.3	20	N	Native	Deadwood		10	2
89	Flowering dogwood	Cornus florida	Fair	11.86	2.1	20	N	Native	Codominant leaders, Deadwood, Decay/cavity, Included Bark	1305	14.825	2.965
90	Southern magnolia	Magnolia grandiflora	Good	27.56	6.2	30	N	Native			34.45	6.89
91	Southern magnolia	Magnolia grandiflora	Fair	6.7	1.2	8	N	Native			8.375	1.675
92	Southern magnolia	Magnolia grandiflora	Fair	9.7	1.7	10	N	Native			12.125	2.425
93	Southern magnolia	Magnolia grandiflora	Fair	6.7	1.2	6	N	Native			8.375	1.675
94	Southern magnolia	Magnolia grandiflora	Fair	10.5	1.9	10	N	Native			13.125	2.625
95	Southern magnolia	Magnolia grandiflora	Fair	9.5	1.7	10	N	Native			11.875	2.375
96	Southern magnolia	Magnolia grandiflora	Fair	9.5	1.7	8	N	Native			11.875	2.375
97	Southern magnolia	Magnolia grandiflora	Fair	8	1.3	8	N	Native			10	2
98	Southern magnolia	Magnolia grandiflora	Fair	9	1.5	8	N	Native			11.25	2.25
99	Southern magnolia	Magnolia grandiflora	Fair	10.5	1.9	10	N	Native			13.125	2.625
100	Southern magnolia	Magnolia grandiflora	Fair	7.5	1.3	8	N	Native			9.375	1.875
101	Southern magnolia	Magnolia grandiflora	Fair	6.7	1.2	8	N	Native			8.375	1.675
102	Southern magnolia	Magnolia grandiflora	Fair	13.3	2.3	8	N	Native			16.625	3.325
103	Southern magnolia	Magnolia grandiflora	Fair	16.78	4	12	N	Native	Codominant leaders, Included Bark, Leaning trunk		20.975	4.195
104	Southern magnolia	Magnolia grandiflora	Fair	10.5	1.9	12	N	Native	Codominant leaders, Included Bark, Leaning trunk		13.125	2.625
105	Southern magnolia	Magnolia grandiflora	Fair	25.85	5.8	50	N	Native	Codominant leaders, Included Bark, Leaning trunk		32.3125	6.4625
106	Flowering dogwood	Cornus florida	Dead	7	1.2	0	N	Native	Deadwood	3470	8.75	1.75
107	Hickory	Carya spp	Good	24	5.4	45	N	Native	Deadwood, Vine growth		30	6
108	Goldenrain tree	Koeleruteria paniculata	Fair	12.5	2.3	16	N	Non-native ornamental	Codominant limbs, Deadwood, Dieback, Included Bark		15.625	3.125
109	Goldenrain tree	Koeleruteria paniculata	Fair	12	2.1	15	N	Non-native ornamental	Codominant limbs, Deadwood, Dieback, Included Bark		15	3
110	Northern hackberry	Celtis occidentalis	Fair	6.5	1.2	12	N	Native	Codominant leaders, Included Bark		8.125	1.625
111	Flowering dogwood	Cornus florida	Fair	5	0.8	0	N	Native			6.25	1.25
112	Southern magnolia	Magnolia grandiflora	Good	12.5	2.3	18	N	Native	Deadwood		15.625	3.125
113	Flowering dogwood	Cornus florida	Fair	5.7	1	8	N	Native	Deadwood		7.125	1.425
114	Common crapemyrtle	Lagerstroemia spp	Fair	7.47	1.2	0	N	Non-native ornamental	Deadwood, Dieback, Leaning trunk, Vine growth		9.3375	1.8675
115	Goldenrain tree	Koeleruteria paniculata	Fair	10	1.7	15	N	Non-native ornamental	Vine growth		12.5	2.5
116	Holly	Ilex spp	Fair	6.02	1	0	N	Non-native ornamental	Codominant leaders, Included Bark		7.525	1.505
117	Elm	Ulmus spp	Fair	13.29	2.3	40	N	Native	Deadwood, Vine growth		16.6125	3.3225
118	Black locust	Robinia pseudoacacia	Fair	4.5	0.8	18	N	Native	Deadwood		5.625	1.125
119	Southern magnolia	Magnolia grandiflora	Fair	8	1.3	10	N	Native	Deadwood, Vine growth		10	2
120	Southern magnolia	Magnolia grandiflora	Fair	9.48	1.5	10	N	Native	Codominant leaders, Deadwood, Included Bark		11.85	2.37
121	Water oak	Quercus nigra	Fair	30.5	7.2	50	Y	Native	Deadwood, Dieback	1323, 3469	38.125	7.625

Tree Id	Common Name	Scientific Name	Condition	DBH (in)	Tree Units	Crown Spread (ft)	Specimen Tree	Native Status	Observations	Old Tree Tag #	Critical Root Zone(ft)	Structural Root Zone(ft)
154	Elm	Ulmus spp	Poor	19.5	4.6	35	N	Native	Codominant leaders, Deadwood, Dieback, Included Bark		24.375	4.875
155	Flowering dogwood	Cornus florida	Poor	7	1.2	6	N	Native	Deadwood, Decay/cavity, Dieback		8.75	1.75
156	Water oak	Quercus nigra	Good	7.5	1.3	10	N	Native			9.375	1.875
157	Water oak	Quercus nigra	Good	18.5	4.4	40	N	Native	Deadwood		23.125	4.625
158	White mulberry	Morus alba	Poor	6	1	0	N	Invasive			7.5	1.5
159	Red maple	Acer rubrum	Fair	9	1.5	0	N	Native	Codominant leaders, Included Bark		11.25	2.25
160	Black cherry	Prunus serotina	Fair	7	1.2	0	N	Native			8.75	1.75
161	Leyland cypress	xCupressocyparis leylandii	Fair	7.04	1.2	10	N	Non-native ornamental	Codominant leaders		8.8	1.76
162	Leyland cypress	xCupressocyparis leylandii	Fair	8.49	1.3	10	N	Non-native ornamental	Codominant leaders		10.6125	2.1225
163	Leyland cypress	xCupressocyparis leylandii	Fair	13.79	3	10	N	Non-native ornamental	Codominant leaders, Deadwood, Vine growth		17.2375	3.4475
164	Leyland cypress	xCupressocyparis leylandii	Fair	11.88	2.1	10	N	Non-native ornamental	Codominant leaders, Deadwood		14.85	2.97
165	Leyland cypress	xCupressocyparis leylandii	Fair	13.3	2.3	10	N	Non-native ornamental	Codominant leaders, Deadwood, Vine growth		16.625	3.325
166	Leyland cypress	xCupressocyparis leylandii	Fair	11.42	1.9	10	N	Non-native ornamental	Codominant leaders, Deadwood		14.275	2.855
167	Leyland cypress	xCupressocyparis leylandii	Fair	12.5	2.3	10	N	Non-native ornamental	Codominant leaders, Deadwood		15.625	3.125
168	Leyland cypress	xCupressocyparis leylandii	Fair	18.5	4.4	20	N	Non-native ornamental	Codominant leaders, Deadwood		23.125	4.625
169	Southern magnolia	Magnolia grandiflora	Fair	50	25	50	Y	Native	Codominant leaders, Codominant limbs, Deadwood, Included Bark, Vine growth	1319	62.5	12.5
170	Southern magnolia	Magnolia grandiflora	Fair	7	1.2	0	N	Native	Vine growth		8.75	1.75
171	Southern magnolia	Magnolia grandiflora	Fair	9.5	1.7	25	N	Native	Vine growth		11.875	2.375
172	Eastern redbud	Cercis canadensis	Fair	4.61	0.8	15	N	Native	Deadwood		5.7625	1.1525
173	Eastern redbud	Cercis canadensis	Poor	8	1.3	12	N		Deadwood, Dieback		10	2
174	Southern magnolia	Magnolia grandiflora	Excellent	12.5	2.3	20	N	Native			15.625	3.125
175	Eastern redbud	Cercis canadensis	Poor	6.23	1	15	N	Native	Deadwood, Dieback		7.7875	1.5575
176	Eastern hemlock	Tsuga canadensis	Fair	5.32	0.8	0	N	Native	Codominant leaders, Included Bark		6.65	1.33
177	Virginia pine	Pinus virginiana	Poor	8.5	1.5	6	N	Native	Deadwood, Leaning trunk, Vine growth, Mechanical damage		10.625	2.125
178	Red maple	Acer rubrum	Fair	16	3.6	40	N	Native	Codominant leaders, Included Bark, Vine growth		20	4
179	Flowering dogwood	Cornus florida	Fair	6.5	1.2	20	N	Native	Deadwood		8.125	1.625
180	Eastern white pine	Pinus strobus	Fair	19	4.4	25	N	Native	Codominant leaders, Deadwood, Included Bark, Leaning trunk		23.75	4.75
181	Water oak	Quercus nigra	Very Poor	45	20	75	N	Native	Broken Limb(s), Codominant leaders, Codominant limbs, Deadwood, Decay/cavity, Included Bark, Vine growth, Canker, Disease, Fungus	1320	56.25	11.25
182	Eastern redbud	Cercis canadensis	Good	9	1.5	15	N	Native	Deadwood		11.25	2.25
183	Eastern hemlock	Tsuga canadensis	Good	16.17	3.6	30	N	Native	Codominant leaders, Deadwood, Included Bark		20.2125	4.0425
184	Common crapemyrtle	Lagerstroemia spp	Fair	6.15	1	0	N	Non-native ornamental	Deadwood		7.6875	1.5375
185	Eastern white pine	Pinus strobus	Fair	15.5	3.6	15	N	Native	Deadwood		19.375	3.875
186	Goldenrain tree	Koeleruteria paniculata	Good	6	1	15	N	Non-native ornamental	Deadwood		7.5	1.5
187	Atlas cedar	Cedrus atlantica	Fair	7	1.2	6	N	Non-native ornamental	Deadwood, Low LCR, Vine growth		8.75	1.75

Tree Id	Common Name	Scientific Name	Condition	DBH (in)	Tree Units	Crown Spread (ft)	Specimen Tree	Native Status	Observations	Old Tree Tag #	Critical Root Zone(ft)	Structural Root Zone(ft)
188	Eastern white pine	Pinus strobus	Good	24.5	5.6	30	N		Deadwood, Vine growth		30.625	6.125
189	Taiwanese photinia	Photinia serratifolia	Fair	8	1.3	0	N	Non-native ornamental			10	2
190	Silver maple	Acer saccharinum	Fair	14.58	3.3	30	N	Native	Decay/cavity		18.225	3.645
191	Eastern redbud	Cercis canadensis	Very Poor	9.51	1.7	0	N	Native	Codominant leaders, Deadwood, Decay/cavity, Dieback		11.8875	2.3775
192	Cherry	Prunus spp	Good	4	0.6	6	N	Non-native ornamental			5	1
193	Eastern redbud	Cercis canadensis	Very Poor	8.56	1.5	15	N	Native	Codominant leaders, Deadwood, Decay/cavity, Leaning trunk		10.7	2.14
194	Eastern white pine	Pinus strobus	Fair	13	2.3	10	N	Native	Deadwood		16.25	3.25
530.3												



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Consulting Group
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Tree Inventory Data
Spreadsheets
290 & 300 Academy Street

4.0 CONSTRUCTION CO.
P.O. Box 519
Norcross, GA 30091
(678) 300-5400
E-Mail: robert@40mainstreet.com



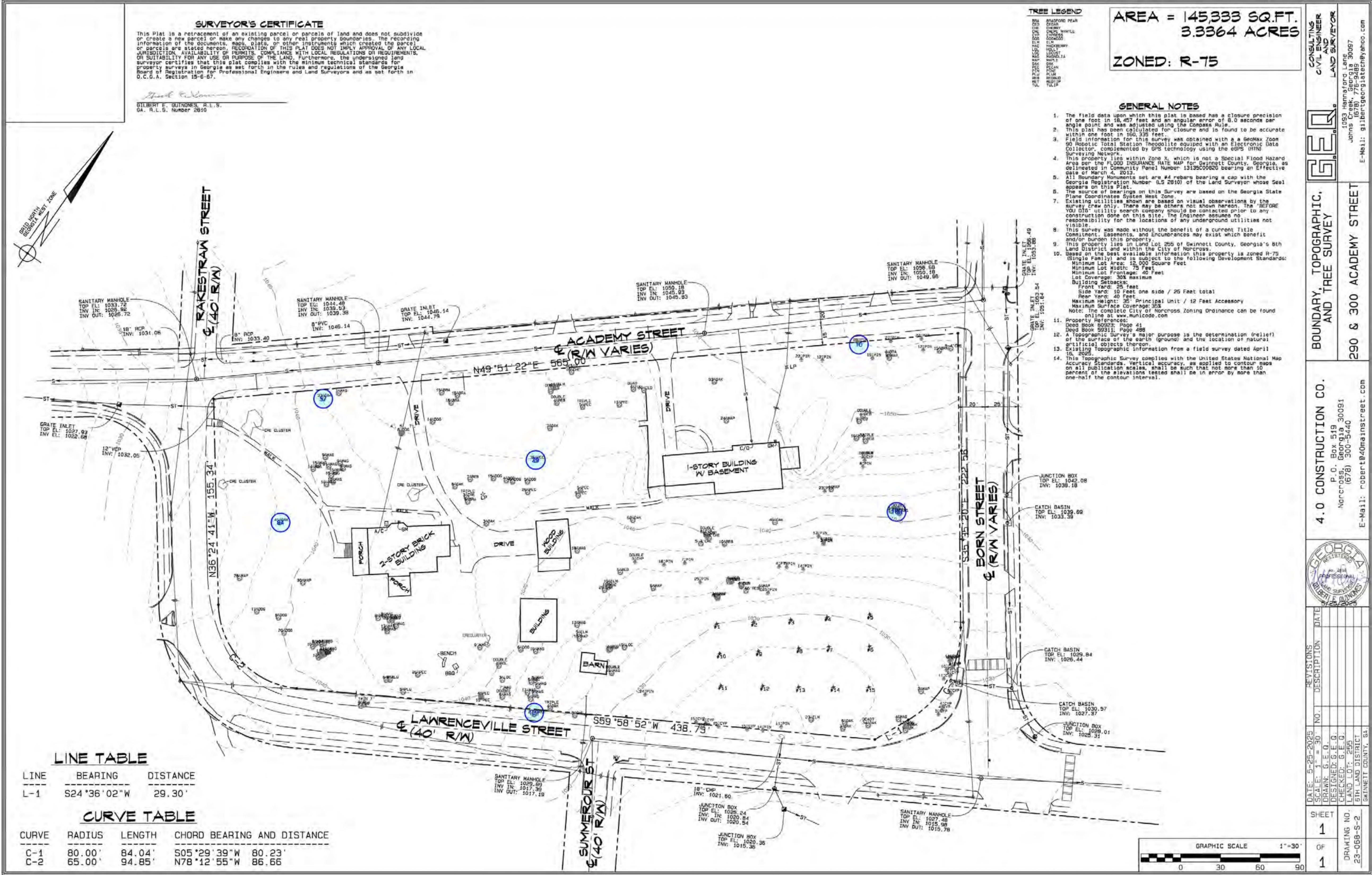
STACY BORDEN
AMERICAN SOCIETY OF
CONSULTING ARBORISTS
ASCA
Resident Consulting Arborist #519

Sheet 2
of
2

Specimen											
Tree Id	Common Name	Scientific Name	Condition	DBH (in)	Tree Units	Removal Fee	Crown Spread	Native Status	Observations	Old Tree Tag #	Structural Root Zone
10	Loblolly pine	Pinus taeda	Fair	30	6.6	\$ 3,300.00	60	Native	Codominant leaders, Deadwood, Dieback, Included Bark		37.5
17	Water oak	Quercus nigra	Fair	52.3	27	\$ 13,500.00	70	Native	Codominant leaders, Codominant limbs, Deadwood, Decay/cavity, Included Bark, Vine growth	1317	65.375
29	Hickory	Carya spp	Good	34	9	\$ 4,500.00	80	Native	Deadwood, Vine growth	1314	42.5
57	Water oak	Quercus nigra	Good	33	8.4	\$ 4,200.00	55	Native	Deadwood, Vine growth	1310	41.25
84	Water oak	Quercus nigra	Fair	41	16	\$ 8,000.00	65	Native	Codominant leaders, Deadwood, Included Bark, Vine growth		51.25
121	Water oak	Quercus nigra	Fair	30.5	7.2	\$ 3,600.00	50	Native	Deadwood, Dieback	1323, 3469	38.125
143	Black walnut	Juglans nigra	Fair	29	6.4	\$ 3,200.00	40	Native	Broken Limb(s), Crack(s), Deadwood, Decay/cavity	1322	36.25
169	Southern magnolia	Magnolia grandiflora	Fair	50	25	\$ 12,500.00	50	Native	Codominant leaders, Codominant limbs, Deadwood, Included Bark, Vine growth	1319	62.5

Excerpt from Norcross municipal code Part 1: Chapter 200: Article V: Section 205-5 (a)(3)(c):

c. Specimen tree removal specifications. A specimen tree is any tree, in fair or better condition, which qualifies for special consideration for preservation due to size, species, or condition, and which meets the DBH specifications outlined above. Calculate the specimen tree removal fee at \$500.00 for each tree density unit of the specimen tree(s) removed. For example, one 28-inch DBH Oak = 6.2 units x \$500.00/unit = a fee of \$3,100.00. The tree removal permit shall not be issued, nor shall the specimen(s) be removed, until funds are received by the city. Tree removal without or prior to a lawfully issued tree removal permit will result in a penalty assessed at \$1,000.00 per tree density unit of specimen(s) removed. Said funds from this section to be deposited to the city's tree bank.



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Specimen Trees

290 & 300 Academy Street

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Norcross, GA 30091
(678) 300-5400

E-Mail: robert@40mainstreet.com

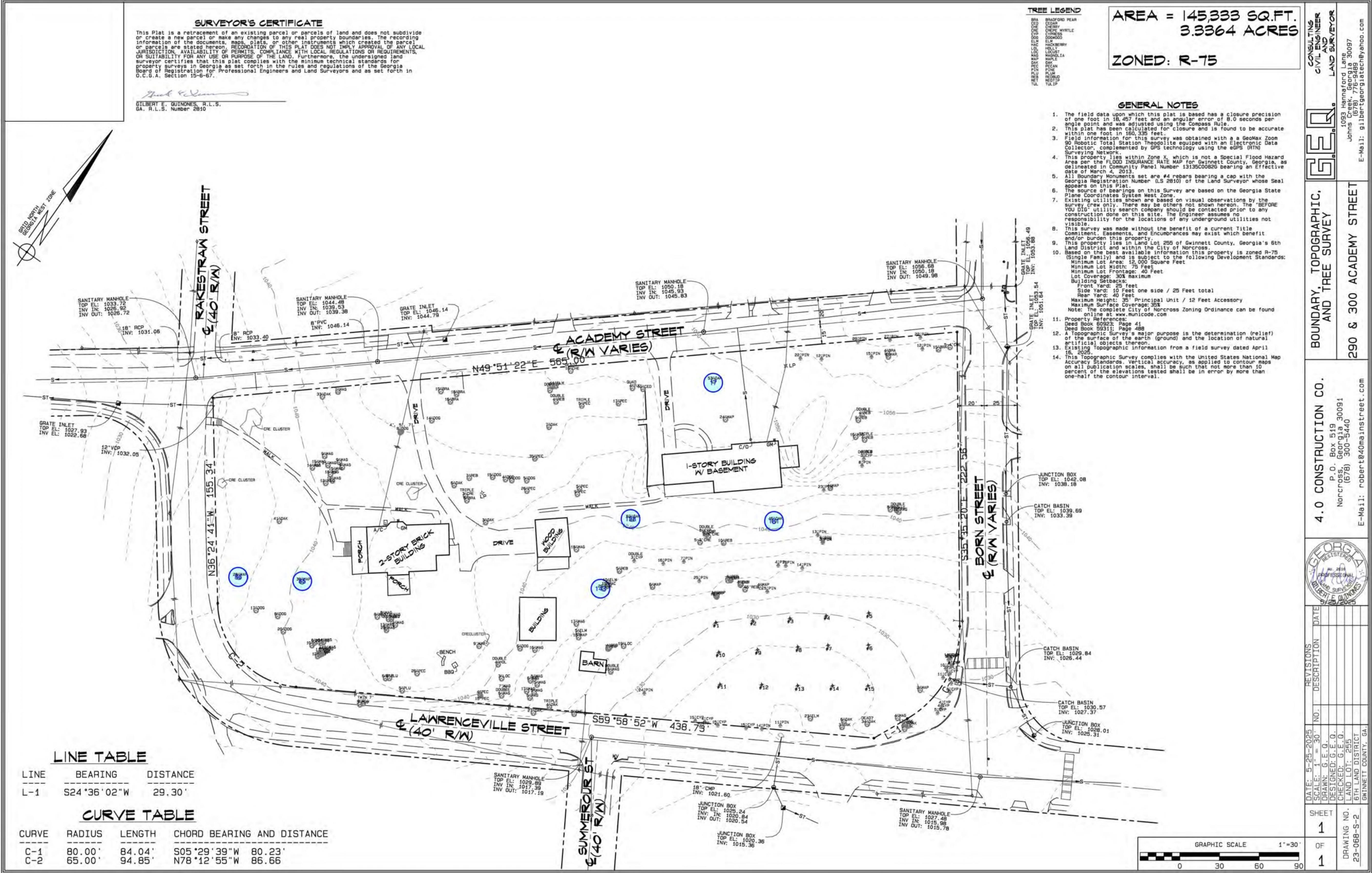
STACY BORDEN
ascp
Professional Consulting Urban Planner

Sheet 1
of
1

Crown Spread									
Tree Id	Common Name	Scientific Name	Condition	DBH (in)	(ft)	Native Status	Specimen	Observations	Old Tree Tag #
17	Water oak	Quercus nigra	Poor	52.3	70	Native	N	Codominant leaders, Codominant limbs, Deadwood, Decay/cavity, Included Bark, Vine growth	1317
85	Red maple	Acer rubrum	Very Poor	29.5	44	Native	N	Crack(s), Deadwood, Decay/cavity	1308
86	Red maple	Acer rubrum	Very Poor	28	20	Native	N	Deadwood, Decay/cavity	1307
138	Water oak	Quercus nigra	Poor	60	75	Native	N	Codominant leaders, Codominant limbs, Deadwood, Decay/cavity, Fungus, Included Bark	1315
143	Black Walnut	Juglans nigra	Poor	29	40	Native	N	Broken Limb(s), Crack(s), Deadwood, Decay/cavity	1322
181	Water oak	Quercus nigra	Very Poor	45	75	Native	N	Broken Limb(s), Codominant leaders, Codominant limbs, Deadwood, Decay/cavity, Canker, Disease, Fungus, Included Bark, Vine growth	1320

Excerpt from Norcross municipal code Part 1: Chapter 200: Article V: Section 205-5 (a)(3)(a):

- a. Specimen trees and specimen tree stands; defined.1.Specimen tree: any tree which qualifies for special consideration for preservation due to size, type and condition, as follows.a)Any tree in fair or better condition which equals or exceeds the following diameter breast height (dbh) sizes:1)28-inch dbh—overstory hardwoods such as oaks, hickories, yellow poplars, sweetgums, etc.2)12-inch dbh—understory small trees such as dogwoods, redbuds, sourwoods, etc.3)30-inch dbh—pine trees (all species).



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Specimen Trees
EXEMPT
290 & 300 Academy Street

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Sheet 1
of 3

 Water oak Tree ID #112433 300 Academy Street Northwest	
Tree	
Primary ID:	112433
DBH (m):	
Tree Id:	17
Tree Tag #:	
Tree #:	
Old Tree Tag #:	1317
Common Name:	Water oak
Scientific Name:	Quercus nigra
Cultivar:	
Genus:	Quercus
Family:	Fagaceae
Status:	Alive
Condition:	Poor
DBH (in):	52.3
DBH (cm):	
Number of Stems (Multi Calc):	1
DBH Stem 1 (in):	
DBH Stem 2 (in):	
DBH Stem 3 (in):	
DBH Stem 4 (in):	
DBH Stem 5 (in):	
DBH Stem 6 (in):	
DBH Range:	>30in
DBH Range (cm):	
Tree Height (Estimated) [ft]:	
Tree Height (Estimated) [m]:	
Height Range (ft):	N/A
Height Range (m):	
Crown Spread:	70
Native Status:	Native
Observations-Characteristics:	Codominant limbs, Included Bark, Deadwood, Decay/cavity, Codominant leaders, Vine growth

Photos



Image.jpg
6/2/2025



Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	
Code:	QUNI
Crown Light Exposure:	Four sides of the crown are exposed to light.
Critical Root Zone:	65.375
Structural Root Zone:	13.075
Archived:	No
Has Ecobenefits:	No

Location	
Client Site:	NOR_4.0 Construction-Academy St
Address:	300 Academy Street Northwest
Address Number:	300
Address Street:	Academy Street Northwest
City:	Norcross
Land Use:	
Site Type:	
Sidewalk Damage:	
Utility Conflicts:	
Location on Site:	
Location Notes:	
Longitude:	-84.208171347946
Latitude:	33.94437031907

TPP	
Suitability for Preservation:	Low
Protected Status:	Exempt
Tree Disposition:	
CRZ Ratio:	1.25
SRZ Ratio:	0.5
Notes:	

Photos



image.jpg
6/2/2025



image.jpg
6/2/2025

Street View

Map





Red maple Tree ID #112802
345 Lawrenceville Street Northwest

Tree	
Primary ID:	112802
DBH (m):	
Tree Id:	85
Tree Tag #:	
Tree #:	
Old Tree Tag #:	1308
Common Name:	Red maple
Scientific Name:	Acer rubrum
Cultivar:	
Genus:	Acer
Family:	Sapindaceae
Status:	Alive
Condition:	Very Poor
DBH (in):	29.5
DBH (cm):	
Number of Stems (Multi Calc):	1
DBH Stem 1 (in):	
DBH Stem 2 (in):	
DBH Stem 3 (in):	
DBH Stem 4 (in):	
DBH Stem 5 (in):	
DBH Stem 6 (in):	
DBH Range:	24-30in
DBH Range (cm):	
Tree Height (Estimated) [ft]:	
Tree Height (Estimated) [m]:	
Height Range (ft):	N/A
Height Range (m):	
Crown Spread:	44
Native Status:	Native

Photos



image.jpg

6/2/2025



Observations-Characteristics:	Deadwood, Crack(s), Decay/cavity
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	
Code:	ACRU
Crown Light Exposure:	Crown is fully exposed to light.
Critical Root Zone:	36.875
Structural Root Zone:	7.375
Archived:	No
Has Ecobenefits:	No

TPP	
Suitability for Preservation:	Low
Protected Status:	Exempt
Tree Disposition:	
CRZ Ratio:	1.25
SRZ Ratio:	0.5

Photos



image.jpg
6/2/2025

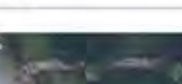


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6/2/2025

Map



Map data ©2013 Imagery ©2013 Mapbox

 Red maple Tree ID #112811 345 Lawrenceville Street Northwest	
Tree	Photos
Primary ID: 112811	
DBH (m):	
Tree Id: 86	
Tree Tag #:	
Tree #:	
Old Tree Tag #:	
Common Name: Red maple	
Scientific Name: Acer rubrum	
Cultivar:	
Genus: Acer	
Family: Sapindaceae	
Status: Alive	
Condition: Very Poor	
DBH (in): 28	
DBH (cm):	
Number of Stems (Multi Calc): 1	
DBH Stem 1 (in):	
DBH Stem 2 (in):	
DBH Stem 3 (in):	
DBH Stem 4 (in):	
DBH Stem 5 (in):	
DBH Stem 6 (in):	
DBH Range: 24-30in	
DBH Range (cm):	
Tree Height (Estimated) [ft]:	
Tree Height (Estimated) [m]:	
Height Range (ft): N/A	
Height Range (m):	
Crown Spread: 20	
Native Status: Native	

Observations-Characteristics:	Deadwood, Decay/cavity
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	
Code:	ACRU
Crown Light Exposure:	Crown is fully exposed to light.
Critical Root Zone:	35
Structural Root Zone:	7
Archived:	No
Has Ecobenefits:	No

TPP	
Suitability for Preservation:	Low
Protected Status:	Exempt
Tree Disposition:	
CRZ Ratio:	1.25
SRZ Ratio:	0.5

Photos

The top photograph shows a large, mature tree with a thick trunk and dense green foliage. A significant portion of the trunk is missing, leaving a large, jagged, and hollowed-out section. The tree is situated on a grassy area next to a paved road. In the background, there are other trees, a white car, and a building under a blue sky with scattered clouds.

image.jpg
6/2/2025

The bottom photograph is a close-up view of the same tree trunk, focusing on the large, hollowed-out section. The wood is dark and charred, indicating a severe injury or decay. The surrounding green leaves and branches are visible, and the background shows a paved road and a building.

Map



Google

Map data ©1998-2013 Imagery ©2013 Aerial Imagery Report a problem

	Water oak Tree ID #113164 300 Academy Street Northwest																																																																						
<table border="1"> <tr><td colspan="2">Tree</td></tr> <tr><td>Primary ID:</td><td>113164</td></tr> <tr><td>DBH (m):</td><td></td></tr> <tr><td>Tree ID:</td><td>138</td></tr> <tr><td>Tree Tag #:</td><td></td></tr> <tr><td>Tree #:</td><td></td></tr> <tr><td>Old Tree Tag #:</td><td>1315</td></tr> <tr><td>Common Name:</td><td>Water oak</td></tr> <tr><td>Scientific Name:</td><td>Quercus nigra</td></tr> <tr><td>Cultivar:</td><td></td></tr> <tr><td>Genus:</td><td>Quercus</td></tr> <tr><td>Family:</td><td>Fagaceae</td></tr> <tr><td>Status:</td><td>Alive</td></tr> <tr><td>Condition:</td><td>Poor</td></tr> <tr><td>DBH (in):</td><td>60</td></tr> <tr><td>DBH (cm):</td><td></td></tr> <tr><td>Number of Stems (Multi Calc):</td><td>1</td></tr> <tr><td>DBH Stem 1 (in):</td><td></td></tr> <tr><td>DBH Stem 2 (in):</td><td></td></tr> <tr><td>DBH Stem 3 (in):</td><td></td></tr> <tr><td>DBH Stem 4 (in):</td><td></td></tr> <tr><td>DBH Stem 5 (in):</td><td></td></tr> <tr><td>DBH Stem 6 (in):</td><td></td></tr> <tr><td>DBH Range:</td><td>>30in</td></tr> <tr><td>DBH Range (cm):</td><td></td></tr> <tr><td>Tree Height (Estimated) [ft]:</td><td></td></tr> <tr><td>Tree Height (Estimated) [m]:</td><td></td></tr> <tr><td>Height Range (ft):</td><td>N/A</td></tr> <tr><td>Height Range (m):</td><td></td></tr> <tr><td>Crown Spread:</td><td>75</td></tr> <tr><td>Native Status:</td><td>Native</td></tr> </table>	Tree		Primary ID:	113164	DBH (m):		Tree ID:	138	Tree Tag #:		Tree #:		Old Tree Tag #:	1315	Common Name:	Water oak	Scientific Name:	Quercus nigra	Cultivar:		Genus:	Quercus	Family:	Fagaceae	Status:	Alive	Condition:	Poor	DBH (in):	60	DBH (cm):		Number of Stems (Multi Calc):	1	DBH Stem 1 (in):		DBH Stem 2 (in):		DBH Stem 3 (in):		DBH Stem 4 (in):		DBH Stem 5 (in):		DBH Stem 6 (in):		DBH Range:	>30in	DBH Range (cm):		Tree Height (Estimated) [ft]:		Tree Height (Estimated) [m]:		Height Range (ft):	N/A	Height Range (m):		Crown Spread:	75	Native Status:	Native	<table border="1"> <tr><td colspan="2">Photos</td></tr> <tr><td colspan="2">  </td></tr> <tr><td colspan="2"> image.jpg 6/4/2025 </td></tr> <tr><td colspan="2">  </td></tr> </table>	Photos				image.jpg 6/4/2025			
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image.jpg 6/4/2025																																																																							
																																																																							

Observations-Characteristics:	Codominant limbs, Included Bark, Deadwood, Decay/cavity, Codominant leaders
Observations-Biotic Pest:	Fungus
Observations-Abiotic:	
Observation Comments:	
Code:	QUNI
Crown Light Exposure:	Crown is fully exposed to light.
Critical Root Zone:	75
Structural Root Zone:	15
Archived:	No
Has Ecobenefits:	No

TPP	
Suitability for Preservation:	Low
Protected Status:	Exempt
Tree Disposition:	
CRZ Ratio:	1.25
SRZ Ratio:	0.5

Photos



image.jpg
6/4/2025



A photograph of a large, old tree with a thick, textured trunk. The tree is surrounded by dense green foliage and branches. The image is labeled 'image.jpg' and '6/4/2025' in the top left corner.

SAVATREE®
Consulting Group

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Specimen Trees
EXEMPT
290 & 300 Academy Street

4.0 CONSTRUCTION CO.

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STACY BORDEN
asca
 AMERICAN SOCIETY OF
 CONSULTING ARBITRATORS
 Registered Consulting Arbitrator #519

Sheet 2
of 3

SAVAYREE Consulting Group Black walnut Tree ID #113170 300 Academy Street Northwest	
Tree	
Primary ID:	113170
DBH (m):	
Tree Id:	143
Tree Tag #:	
Tree #:	
Old Tree Tag #:	1322
Common Name:	Black walnut
Scientific Name:	Juglans nigra
Cultivar:	
Genus:	Juglans
Family:	Juglandaceae
Status:	Alive
Condition:	Poor
DBH (in):	29
DBH (cm):	
Number of Stems (Multi Calc):	1
DBH Stem 1 (in):	
DBH Stem 2 (in):	
DBH Stem 3 (in):	
DBH Stem 4 (in):	
DBH Stem 5 (in):	
DBH Stem 6 (in):	
DBH Range:	24-30in
DBH Range (cm):	
Tree Height (Estimated) [ft]:	
Tree Height (Estimated) [m]:	
Height Range (ft):	N/A
Height Range (m):	
Crown Spread:	40
Native Status:	Native
Photos	
	
	

Observations-Characteristics:	Broken Limb(s), Deadwood, Crack(s), Decay/cavity
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	
Code:	JUNI
Crown Light Exposure:	Three sides of the crown are exposed to light.
Critical Root Zone:	36.25
Structural Root Zone:	7.25
Archived:	No
Has Ecobenefits:	No

TPP	
Suitability for Preservation:	Low
Protected Status:	Exempt
Tree Disposition:	
CRZ Ratio:	1.25
SRZ Ratio:	0.5
Notes:	



SAVAYREE Consulting Group Water oak Tree ID #113591 300 Academy Street Northwest	
Tree	
Primary ID:	113591
DBH (m):	
Tree Id:	181
Tree Tag #:	
Tree #:	
Old Tree Tag #:	1320
Common Name:	Water oak
Scientific Name:	Quercus nigra
Cultivar:	
Genus:	Quercus
Family:	Fagaceae
Status:	Alive
Condition:	Very Poor
DBH (in):	45
DBH (cm):	
Number of Stems (Multi Calc):	1
DBH Stem 1 (in):	
DBH Stem 2 (in):	
DBH Stem 3 (in):	
DBH Stem 4 (in):	
DBH Stem 5 (in):	
DBH Stem 6 (in):	
DBH Range:	>30in
DBH Range (cm):	
Tree Height (Estimated) [ft]:	
Tree Height (Estimated) [m]:	
Height Range (ft):	N/A
Height Range (m):	
Crown Spread:	75
Native Status:	Native
Photos	
	
	

Observations-Characteristics:	Codominant limbs, Broken Limb(s), Included Bark, Deadwood, Decay/cavity, Codominant leaders, Vine growth
Observations-Biotic Pest:	
Observations-Abiotic:	Fungus, Disease, Canker
Observation Comments:	
Code:	QUNI
Crown Light Exposure:	Crown is fully exposed to light.
Critical Root Zone:	56.25
Structural Root Zone:	11.25
Archived:	No
Has Ecobenefits:	No

TPP	
Suitability for Preservation:	Low
Protected Status:	Exempt
Tree Disposition:	
CRZ Ratio:	1.25
SRZ Ratio:	0.5



Street View



Map



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Sheet 3
of 3

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