

\\w-fs-coll\projects\310-000318-488-GIS\Map\PreservationPlan.aprx 1/27/2022 3:41 PM (vgutshie)



- NOTES:
1. THIS DOCUMENT WAS PREPARED BY CERTIFIED ARBORIST BRADLEY PETRU (MA-5819A).
 2. AERIAL IMAGERY (MARCH, 2017) OBTAINED FROM OHIO STATEWIDE IMAGERY PROGRAM.
 3. APPROXIMATE ROTHROCK COMMONS PROPERTY IS DEFINED AS SUMMIT COUNTY, OHIO TAX PARCELS 1501804 AND 1504432 (APPROXIMATELY 20.44 ACRES). PHASE 1 THE ROCK PROJECT IS APPROXIMATELY 6.91 ACRES: 1.47 ACRES (21.3%) OF PARCEL 1501804 AND THE ENTIRE 5.44 ACRES (78.7%) OF PARCEL 1504432.
 4. A FIELD BASED ASSESSMENT OF WOODLANDS AT LEAST 6.0 INCHES DIAMETER AT BREAST HEIGHT (DBH) OR LARGER WAS CONDUCTED PER COPLEY TOWNSHIP TREE PRESERVATION ARTICLE 16.02.B.2a. CANOPY COVERAGE DRIPLINE DEPICTED HEREIN IS BASED ON FIELD OBSERVATIONS RECORDED ON JANUARY 19, 2022.
 5. COPLEY TOWNSHIP TREE PRESERVATION ARTICLE 16.02.B.1 INDICATES A MINIMUM OF FIFTY PERCENT (50%) OF THE EXISTING WOODLANDS SHALL BE PRESERVED. APPROXIMATELY 4.16 ACRES OF WOODLAND CANOPY COVERAGE DRIPLINE WAS MAPPED IN THE 6.91-ACRE PHASE 1 THE ROCK PROJECT.

SCALE IN FEET

0 60 120 180 240

LEGEND

- ROTHROCK COMMONS PROPERTY (20.44 ACRES)
- PHASE 1 - THE ROCK PROJECT (6.91 ACRES)
- WOODLAND AREA (9.76 ACRES)
- 30' NON-WOODLAND PLOT
- 30' WOODLAND PLOT

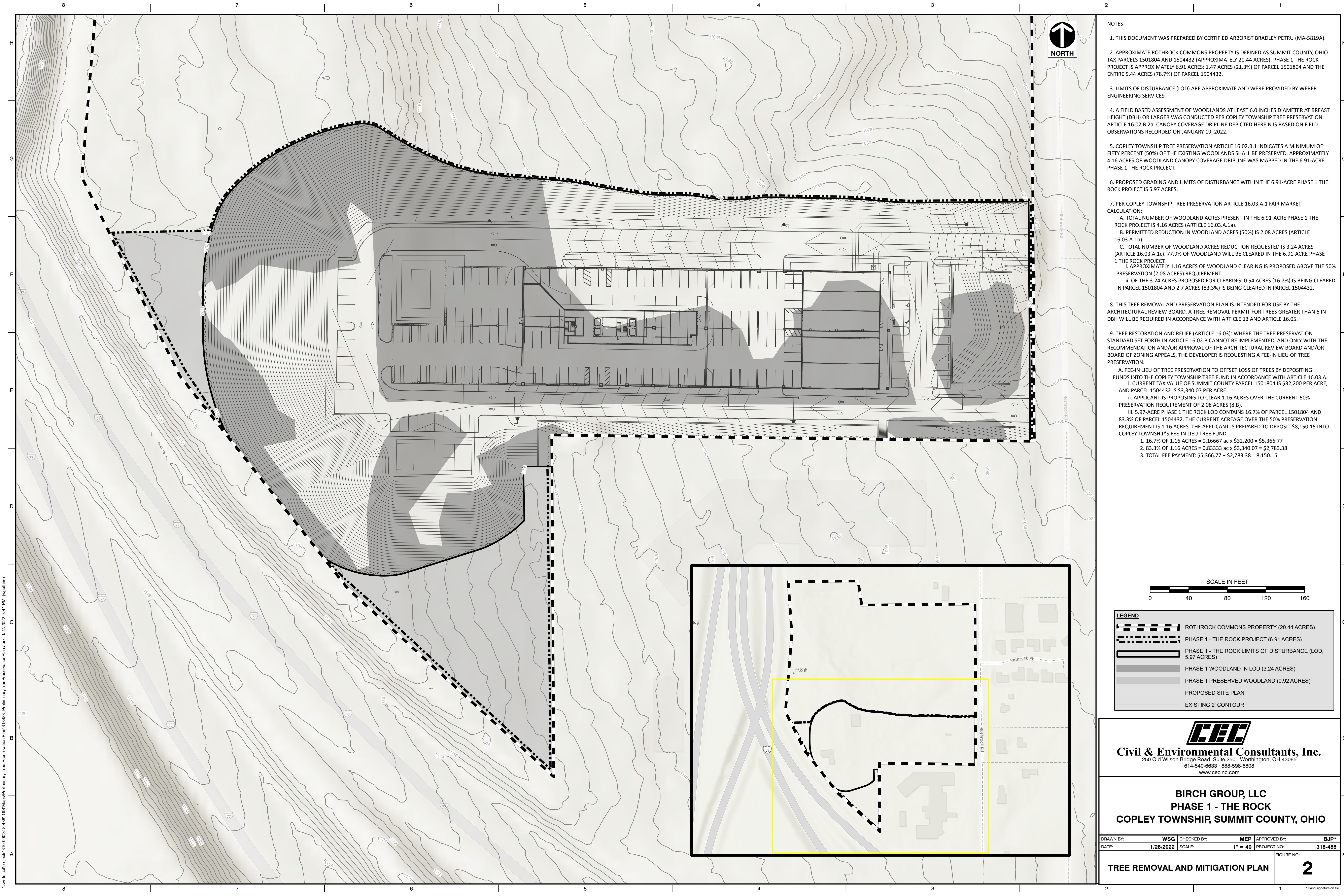
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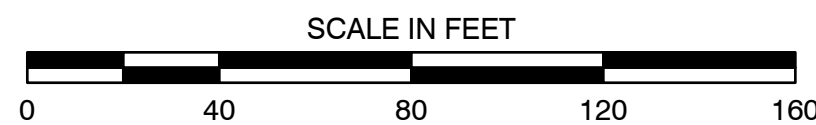
BIRCH GROUP, LLC
ROTHROCK COMMONS
COPLEY TOWNSHIP, SUMMIT COUNTY, OHIO

DRAWN BY:	WSG	CHECKED BY:	MEP	APPROVED BY:	BJP*
DATE:	1/28/2022	SCALE:	1" = 60'	PROJECT NO:	318-488
EXISTING TREE INVENTORY ASSESSMENT MAP					FIGURE NO: 1

* Hand signature on file



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 2. APPROXIMATE ROTHROCK COMMONS PROPERTY IS DEFINED AS SUMMIT COUNTY, OHIO TAX PARCELS 1501804 AND 1504432 (APPROXIMATELY 20.44 ACRES). PHASE 1 THE ROCK PROJECT IS APPROXIMATELY 6.91 ACRES: 1.47 ACRES (21.3%) OF PARCEL 1501804 AND THE ENTIRE 5.44 ACRES (78.7%) OF PARCEL 1504432.
 3. LIMITS OF DISTURBANCE (LOD) ARE APPROXIMATE AND WERE PROVIDED BY WEBER ENGINEERING SERVICES.
 4. A FIELD BASED ASSESSMENT OF WOODLANDS AT LEAST 6.0 INCHES DIAMETER AT BREAST HEIGHT (DBH) OR LARGER WAS CONDUCTED PER COPLEY TOWNSHIP TREE PRESERVATION ARTICLE 16.02.B.2a. CANOPY COVERAGE DRIPLINE DEPICTED HEREIN IS BASED ON FIELD OBSERVATIONS RECORDED ON JANUARY 19, 2022.
 5. COPLEY TOWNSHIP TREE PRESERVATION ARTICLE 16.02.B.1 INDICATES A MINIMUM OF FIFTY PERCENT (50%) OF THE EXISTING WOODLANDS SHALL BE PRESERVED. APPROXIMATELY 4.16 ACRES OF WOODLAND CANOPY COVERAGE DRIPLINE WAS MAPPED IN THE 6.91-ACRE PHASE 1 THE ROCK PROJECT.
 6. PROPOSED GRADING AND LIMITS OF DISTURBANCE WITHIN THE 6.91-ACRE PHASE 1 THE ROCK PROJECT IS 5.97 ACRES.
 7. PER COPLEY TOWNSHIP TREE PRESERVATION ARTICLE 16.03.A.1 FAIR MARKET CALCULATION:
 - A. TOTAL NUMBER OF WOODLAND ACRES PRESENT IN THE 6.91-ACRE PHASE 1 THE ROCK PROJECT IS 4.16 ACRES (ARTICLE 16.03.A.1a).
 - B. PERMITTED REDUCTION IN WOODLAND ACRES (50%) IS 2.08 ACRES (ARTICLE 16.03.A.1b).
 - C. TOTAL NUMBER OF WOODLAND ACRES REDUCTION REQUESTED IS 3.24 ACRES (ARTICLE 16.03.A.1c). 77.9% OF WOODLAND WILL BE CLEARED IN THE 6.91-ACRE PHASE 1 THE ROCK PROJECT.
 - i. APPROXIMATELY 1.16 ACRES OF WOODLAND CLEARING IS PROPOSED ABOVE THE 50% PRESERVATION (2.08 ACRES) REQUIREMENT.
 - ii. OF THE 3.24 ACRES PROPOSED FOR CLEARING: 0.54 ACRES (16.7%) IS BEING CLEARED IN PARCEL 1501804 AND 2.7 ACRES (83.3%) IS BEING CLEARED IN PARCEL 1504432.
 8. THIS TREE REMOVAL AND PRESERVATION PLAN IS INTENDED FOR USE BY THE ARCHITECTURAL REVIEW BOARD. A TREE REMOVAL PERMIT FOR TREES GREATER THAN 6 IN DBH WILL BE REQUIRED IN ACCORDANCE WITH ARTICLE 13 AND ARTICLE 16.05.
 9. TREE RESTORATION AND RELIEF (ARTICLE 16.03): WHERE THE TREE PRESERVATION STANDARD SET FORTH IN ARTICLE 16.02.B CANNOT BE IMPLEMENTED, AND ONLY WITH THE RECOMMENDATION AND/OR APPROVAL OF THE ARCHITECTURAL REVIEW BOARD AND/OR BOARD OF ZONING APPEALS, THE DEVELOPER IS REQUESTING A FEE-IN LIEU OF TREE PRESERVATION.
 - A. FEE-IN LIEU OF TREE PRESERVATION TO OFFSET LOSS OF TREES BY DEPOSITING FUNDS INTO THE COPLEY TOWNSHIP TREE FUND IN ACCORDANCE WITH ARTICLE 16.03.A.
 - i. CURRENT TAX VALUE OF SUMMIT COUNTY PARCEL 1501804 IS \$32,200 PER ACRE, AND PARCEL 1504432 IS \$3,340.07 PER ACRE.
 - ii. APPLICANT IS PROPOSING TO CLEAR 1.16 ACRES OVER THE CURRENT 50% PRESERVATION REQUIREMENT OF 2.08 ACRES (8.8).
 - iii. 5.97-ACRE PHASE 1 THE ROCK LOD CONTAINS 16.7% OF PARCEL 1501804 AND 83.3% OF PARCEL 1504432. THE CURRENT ACREAGE OVER THE 50% PRESERVATION REQUIREMENT IS 1.16 ACRES. THE APPLICANT IS PREPARED TO DEPOSIT \$8,150.15 INTO COPLEY TOWNSHIP'S FEE-IN LIEU TREE FUND.
 1. 16.7% OF 1.16 ACRES = 0.16667 ac x \$32,200 = \$5,366.77
 2. 83.3% OF 1.16 ACRES = 0.83333 ac x \$3,340.07 = \$2,783.38
 3. TOTAL FEE PAYMENT: \$5,366.77 + \$2,783.38 = 8,150.15



LEGEND	
	ROTHROCK COMMONS PROPERTY (20.44 ACRES)
	PHASE 1 - THE ROCK PROJECT (6.91 ACRES)
	PHASE 1 - THE ROCK LIMITS OF DISTURBANCE (LOD, 5.97 ACRES)
	PHASE 1 WOODLAND IN LOD (3.24 ACRES)
	PHASE 1 PRESERVED WOODLAND (0.92 ACRES)
	PROPOSED SITE PLAN
	EXISTING 2' CONTOUR

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BIRCH GROUP, LLC
PHASE 1 - THE ROCK
COPLEY TOWNSHIP, SUMMIT COUNTY, OHIO

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TREE REMOVAL AND MITIGATION PLAN

FIGURE NO:
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