

PROPERTY OWNER:
R. NAME JAVAR
10 ST CHARLES PLACE
ATLANTA, GA 30306
PHONE (404) 341-178

APPLICANT/DEVELOPER:
000 1020 COLEMAN ROAD INVESTMENTS, LLC
10 ST CHARLES PLACE
ATLANTA, GA 30306
PHONE (404) 341-178
CONTACT: R. NAME JAVAR

REPRESENTATIVE:
DARYL R. COOK, PE
WATTS & BROWNING ENGINEERS, INC.
1180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066
PHONE: (770) 524-6132

PROPERTY ADDRESS & TAX ID:
000, 1020 ET AL, COLEMAN ROAD
TAX ID: 12600234044, 12600234042, 12600234046, 12600234048, 12600234049, 12600234050

FLOOD ZONE (FIRM):
WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 310200446 DATED SEPT 18, 2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW.

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REFERENCES:
BOUNDARY INFORMATION BASED ON A BOUNDARY SURVEY FOR 000 1020 COLEMAN ROAD INVESTMENTS, LLC, PREPARED BY WATTS & BROWNING ENGINEERS, INC. (N.T. HAYWARD, RLS) DATED JULY 28, 2014 TOPOGRAPHIC INFORMATION BASED ON FULTON COUNTY 5.5 2-FOOT CONTOUR INTERVAL TOPO MAPS.

SITE RESOURCES:
THERE IS NO EVIDENCE OF HISTORIC STRUCTURES, ARCHEOLOGICAL LANDMARKS OR CONVEYERS ON THE SUBJECT PROPERTY. THERE IS NO EVIDENCE OF FLOODS, STREAMS, SPRINGS OR WETLANDS ON THE SUBJECT PROPERTY.

NOTES:
1. STREET LIGHTING TO BE PROVIDED BY SA POWER.
2. PUBLIC WATER & SEWER TO BE PROVIDED BY FULTON COUNTY.
3. IMPROVEMENTS PROVIDED ON WAREHHA HIGHWAY 10 TO BE SUBMITTED TO GDOT FOR REVIEW & APPROVAL.
4. SIDEWALKS (5-FT) ARE PROPOSED ON BOTH SIDES OF PROPOSED INTERNAL STREETS.

DEVELOPMENT STATISTICS SUMMARY CHART:

PRESENT ZONING	= TRACTS 1 & 2 - RESO, TRACTS 3 TO 6 - VA
PROPOSED ZONING	= VA-C
PROPOSED USE	= SINGLE FAMILY DETACHED RESIDENTIAL
MAXIMUM LOT AREA TO REZONE	= 8,000 SF
SITE AREA	= 10.5894 ACRES
TOTAL NO. OF LOTS	= 36
MAXIMUM BUILDING HEIGHT	= 35 FEET
PROPOSED MAXIMUM BUILDING HEIGHT	= 35 FEET (2 STORES PLUS BASEMENT)
PROPOSED DENSITY	= 3.34 UNITS/ACRE
MAXIMUM LOT WIDTH	= 50 FEET
MAXIMUM HEATED FLOOR AREA (NON-RESIDENTIAL)	= NA
MINIMUM HEATED FLOOR AREA	= 2,400 SF PER DWELLING UNIT
PROPOSED HEATED FLOOR AREA	= 2,400 SF PER DWELLING UNIT
MINIMUM FRONT YARD	= 0 FEET
MINIMUM REAR YARD	= 20 FEET
SIDE YARD (CORNER)	= 10 FEET
SIDE YARD	= 5 FEET
MAXIMUM LOT COVERAGE	= 60%
PROPOSED LOT COVERAGE	= 60%
PROPOSED PARKING SPACES	= 41 LOT (2 CAR GARAGE & DRIVES-164 TOTAL PARKING SPACES)
FLOOD PLAN	= NONE
PROPOSED LANDSCAPED AREA	= 0.93 ACRE (40,561 SF) @ 18%
PROPOSED OPEN SPACE	= 0.18 ACRE (7,820 SF) 1.66%
VARIANCES REQUESTED	= NONE

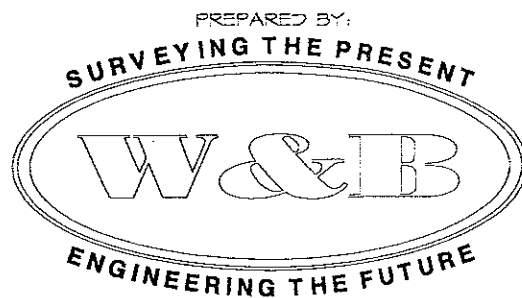
LANDSCAPED OPEN SPACE CALCULATIONS:

TOTAL PROPERTY AREA	= 10.5894 ACRES
TOTAL LANDSCAPED/OPEN SPACE	= .11 ACRES (4,755 SF) 0.37%

IMPERVIOUS AREA CALCULATIONS:

TOTAL PROPERTY AREA	= 10.5894 ACRES
STREETS AND DRIVEWAYS	= .42 ACRES (18,480 SF)
ROADS, DRIVEWAYS, PATIOS AND DECKS	= 3.41 ACRES (148,200 SF)
TOTAL IMPERVIOUS SURFACE	= 3.83 ACRES (166,680 SF) 36.5%

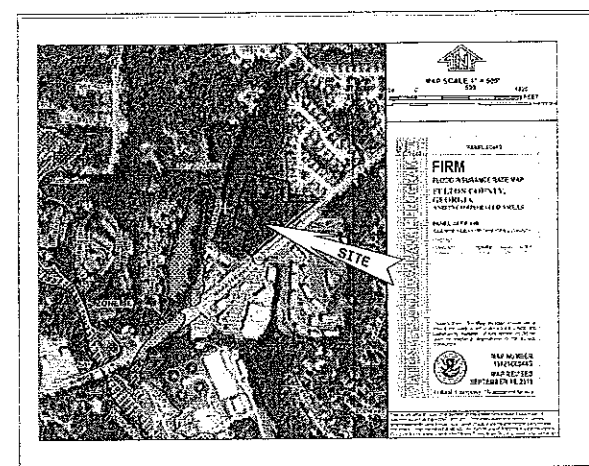
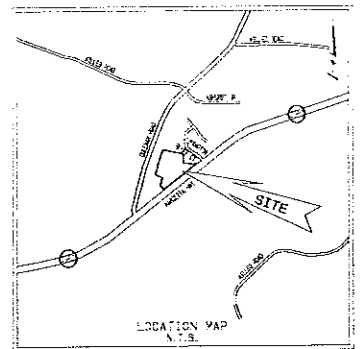
REZONING PLAN
COLEMAN ROAD/120 TRACT
1010, 1020 ET AL, COLEMAN ROAD
LOCATED IN
LAND LOT 233, 234, 270, 1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS

SHEET INDEX

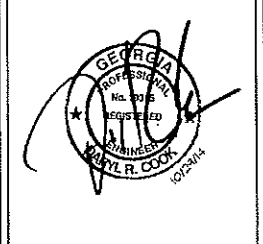
SHEET #	TITLE
1	COVER
2	SITE PLAN
3	GRADING & DRAINAGE PLAN
4	EXISTING CONDITIONS PLAN (TREES)
5	TREE PROTECTION PLAN
6	TREE PLANTING PLAN



FEMA FLOOD MAP
N.T.S.

COVER SHEET

FOR
COLEMAN ROAD/120 TRACT
LOCATED IN
LAND LOTS 233, 234, 270 1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA



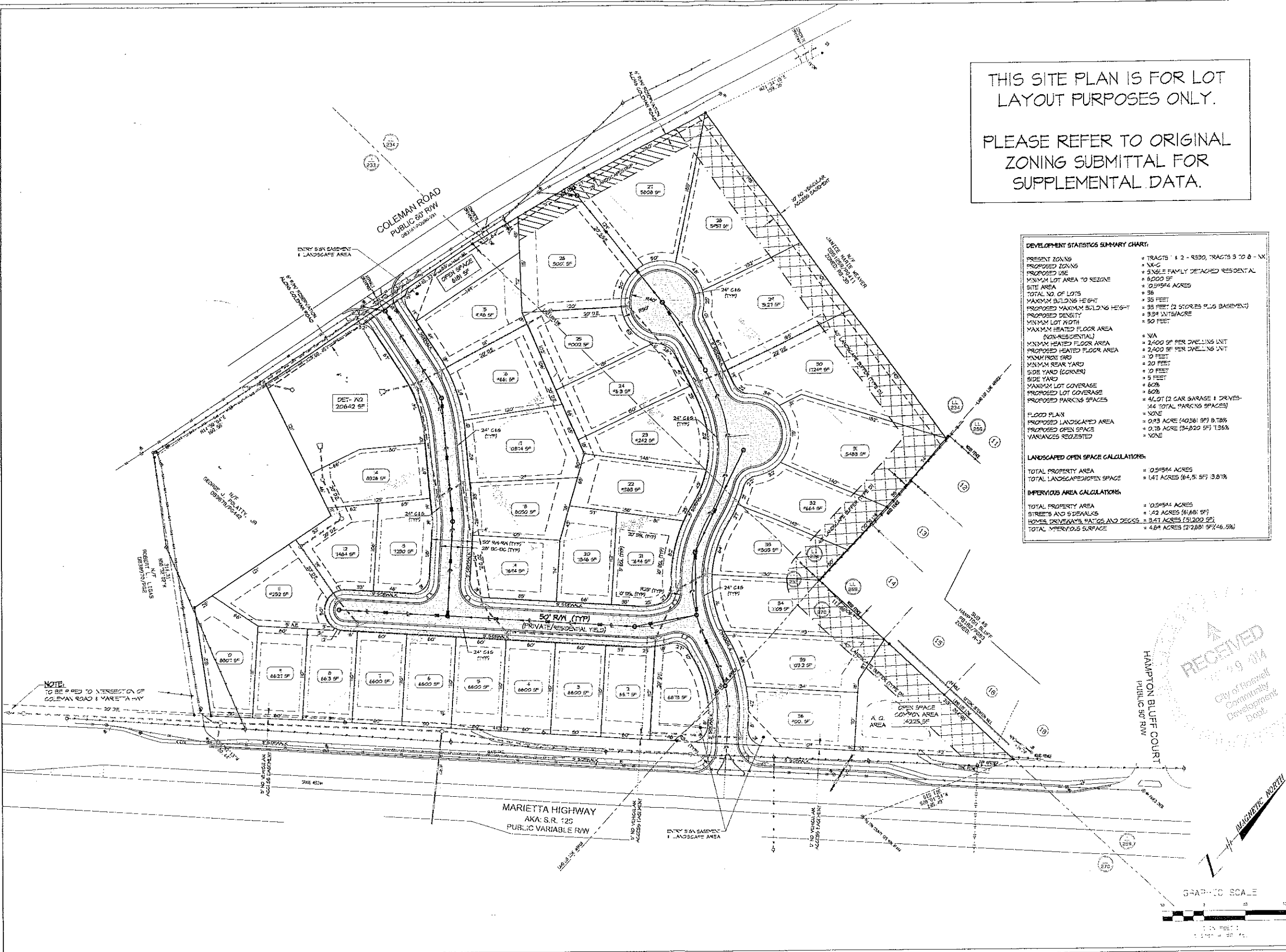
REVISIONS

NO.	DATE	DESCRIPTION
1	08/24/14	1. REVISED LAYOUT FOR 56 LOTS
2	09/24/14	2. REVISED LAYOUT FOR 56 LOTS
3	09/24/14	3. REVISED LAYOUT FOR 56 LOTS
4	09/24/14	4. REVISED LAYOUT FOR 56 LOTS

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030
PHONE: (770) 524-6132
FAX: (770) 524-6133
WWW.WBENG.COM
1310002429 - REF000714

SCALE: _____

DATE SURVEYED	VA
DATE DRAWN	VA
SURVEYED BY	VA
DATE DATED	07/24/2014
DATE DATED	VA
DATE DATED	VA
CHECKED BY	VA
FIELD BOOK #	VA
JOB NUMBER	1310002429
FIELD NUMBER	131012
DATE FILED	VA
FILED IN	VA
FILED IN	VA
FILED IN	VA



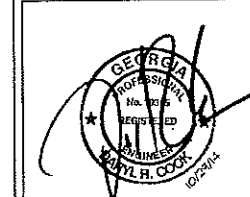
THIS SITE PLAN IS FOR LOT
LAYOUT PURPOSES ONLY.

PLEASE REFER TO ORIGINAL
ZONING SUBMITTAL FOR
SUPPLEMENTAL DATA.

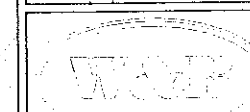
DEVELOPMENT STATISTICS SUMMARY CHART:	
PRESENT ZONING	= TRACTS 1 & 2 - R330, TRACTS 3 TO 8 - N-C
PROPOSED ZONING	= N-C
PROPOSED USE	= SINGLE FAMILY DETACHED RESIDENTIAL
MINIMUM LOT AREA TO RESIDE	= 6,000 SF
SITE AREA	= 0.59544 ACRES
TOTAL NO. OF LOTS	= 36
MAXIMUM BUILDING HEIGHT	= 35 FEET
PROPOSED MAXIMUM BUILDING HEIGHT	= 35 FEET (2 STORES PLUS BASEMENT)
PROPOSED DENSITY	= 33.4 UNITS/ACRE
MINIMUM LOT WIDTH	= 50 FEET
MAXIMUM HEATED FLOOR AREA (NON-RESIDENTIAL)	= N/A
MINIMUM HEATED FLOOR AREA	= 2,400 SF PER DWELLING UNIT
PROPOSED HEATED FLOOR AREA	= 2,400 SF PER DWELLING UNIT
MINIMUM FRONT YARD	= 10 FEET
MINIMUM REAR YARD	= 20 FEET
SIDE YARD (CORNER)	= 10 FEET
SIDE YARD	= 5 FEET
MAXIMUM LOT COVERAGE	= 60%
PROPOSED LOT COVERAGE	= 60%
PROPOSED PARKING SPACES	= 4/LOT (2 GAR GARAGE & DRIVES - 144 TOTAL PARKING SPACES)
FLOOD PLAIN	= NONE
PROPOSED LANDSCAPED AREA	= 0.03 ACRES (4038 SF) 0.78%
PROPOSED OPEN SPACE	= 0.18 ACRES (13420 SF) 13.6%
VARIANCES REQUESTED	= NONE
LANDSCAPED OPEN SPACE CALCULATIONS:	
TOTAL PROPERTY AREA	= 0.59544 ACRES
TOTAL LANDSCAPED/OPEN SPACE	= 147 ACRES (64,5 SF) 13.6%
IMPERVIOUS AREA CALCULATIONS:	
TOTAL PROPERTY AREA	= 0.59544 ACRES
STREETS AND SIDEWALKS	= 1.42 ACRES (6168 SF)
ROOFS, DRIVEWAYS, PATIOS AND DECKS	= 3.41 ACRES (15,200 SF)
TOTAL IMPERVIOUS SURFACE	= 4.84 ACRES (21,268 SF) 46.5%

SITE PLAN

FOR
COLEMAN ROAD/120 TRACT
LOCATED IN
LAND LOTS 283, 284, 270 1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1	01/01/14	WAC	RECEIVED
2	01/01/14	WAC	RECEIVED
3	01/01/14	WAC	RECEIVED
4	01/01/14	WAC	RECEIVED



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CIVIL ENGINEERS & LAND SURVEYORS
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MARIETTA, GEORGIA 30066-5030
PHONE: 770-584-8895
FAX: 770-584-8895
WWW.WBENG.COM
SF0003429 - REF000714

SCALE	1" = 50'
DATE SURVEYED	N/A
DATE DRAFTED	N/A
SURVEYED BY	N/A
DATE DRAFTED	01/01/14
DRAWN BY	N/A
CHECKED BY	N/A
FIELD BOOK #	N/A
DATE PLOTTED	01/01/14
PLOTTED BY	N/A
DATE PLOTTED	01/01/14
DATE PLOTTED	01/01/14
DATE PLOTTED	01/01/14

DEMOLITION & TREE PROTECTION LEGEND:

CRZ
TREE PROTECTION FENCE
TREE TO BE REMOVED
REF. OR CAL. ROOT ZONE

QTY	DIM	COMMON NAME	UNITS EACH	TOTAL UNITS
5	24"	OAK	5.6	28.0
4	30"	OAK	7.5	30.0
1	32"	OAK	7.8	7.8
2	24"	POPLAR	6.6	13.2

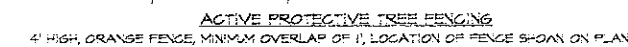
QTY	DIM	COMMON NAME	UNITS EACH	TOTAL UNITS
1	36"	OAK	8.4	8.4
1	30"	PINE	7.5	7.5
1	29"	OAK	7.3	7.3
2	28"	OAK	7.1	14.2
1	27"	OAK	7.1	7.1
1	26"	OAK	6.9	6.9
4	24"	OAK	6.6	26.4
2	22"	POP	6.6	13.2

TOTAL SPECIMEN TREE UNITS TO BE REMOVED 91.2

SPECIMEN TREE REMOVAL FEE
48.6 UNITS x \$500.00 = \$24,300.00

REQUIRED DENSITY UNITS	30 UNITS/ACRE
TOTAL SITE AREA	10.39 ACRES
TOTAL UNITS REQUIRED	311.7

TREE SAVE SAMPLE AREA SUMMARY			
SAMPLE AREA A		50'X50'	
TREE	UNITS	TREE	UNITS
4" OAK	1.5	5" PINE	2
5" OAK	2	6" PINE	2.4
6" OAK	2.4	8" PINE	3
8" MAG	2.4	10" PINE	3.6
10" OAK	3.6	18" PINE	5.7
16" OAK	5.3	18" PINE	5.7
		22" PINE	6.3
		22" PINE	6.3
		28" PINE	7.2
TOTAL UNITS PER SAMPLE AREA			
17.2		+	42.2 = 59.4 UNITS



TREE PROTECTION NOTES:

1. ALL TREE PROTECTION FENCING IS TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
2. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
3. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
4. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF INSPECTION.

DEMOLITION & TREE PROTECTION LEGEND:

- TREE PROTECTION FENCE
- TREE CRITICAL ROOT ZONE

EXISTING SPECIMEN TREE TO REMAIN				
QTY	DBH	COMMON NAME	INCHES EACH	TOTAL L.V.'S
5	24"	OAK	6.6	33
4	30"	OAK	7.5	30
1	32"	OAK	7.8	39
2	24"	POPLAR	6.6	13.2

SPECIMEN TREES TO BE REMOVED

QTY	DBH	COMMON NAME	INFS EACH	TOTAL LN.TS
1	30"	PINE	7.5	7.
2	28"	OAK	7.2	14.
1	26"	OAK	6.9	6.
3	24"	OAK	6.6	19.

TOTAL SPECIMEN TREE UNITS TO BE REMOVED	48.
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SPECIMEN TREE REMOVAL FEE	
48.6 UNITS x \$500.00=	\$24,300.00

CITY OF ROSWELL TREE PROTECTION ORDINANCE & NOTES:

BEFORE DEVELOPMENT OF LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE DEVELOPER SHALL BE REQUIRED TO ERECT SUITABLE PROTECTIVE SOVS. AND EROSION CONTROL BARRIERS, UNTIL COMPLETION OF LANDSCAPING. AUTHORIZATION TO REMOVE THE PROTECTIVE DEVICES SHALL BE IN WRITING BY THE ARBORIST OR BY THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. INSPECTION OF TREE PROTECTION BARRIERS IS REQUIRED PRIOR TO ANY LAND DISTURBANCE OR DEVELOPMENT. THE ARBORIST SHALL BE CONTACTED TO SCHEDULE AN INSPECTION TIME.

* MATERIALS FOR ACTIVE TREE PROTECTION SHALL CONSIST OF CHAIN LINK, ORANGE LAMINATED PLASTIC, WOODEN POST AND RAIL FENCING OR OTHER EQUIVALENT RESTRAINING MATERIAL. IN ADDITION TO FENCING, WHERE ACTIVE TREE PROTECTION IS REQUIRED, EACH TREE TO BE SAVED SHALL BE MARKED AT THE BASE OF THE TRUNK WITH BLUE COLORED, WATER-BASED PAINT.

- MATERIALS FOR PASSIVE TREE PROTECTION SHALL CONSIST OF HEAVY MIL, PLASTIC FLAGGING, A MINIMUM OF 4" (FOUR INCHES) WIDE WITH DARK LETTERS READING "TREE PROTECTION AREA - DO NOT ENTER" OR EQUIVALENT SIGNAGE ON A CONTINUOUS, DURABLE RESTRAINT.

- NO STRUCTURES, IMPROVEMENTS, OR ANY ACTIVITY INCLUDING SOLVENTS, MATERIAL CONSTRUCTION MACHINERY, PORTABLE TOILETS, CONSTRUCTION TRAILERS, AND TEMPORARY SOIL DEPOSITS SHALL ENCROUGH OR BE PLACED WITHIN A DRIP LINE AND WITHIN SIX FEET OF THE AREA IMMEDIATELY OUTSIDE THE DRIP LINE OF ANY SPECIMEN TREE WITHIN A TREE SAVE AREA UNLESS AUTHORIZED BY THE ARBORIST IN WRITING.

ANY TREE DESIGNATED ON THE PLAN TO BE SAVED, WHICH IS DAMAGED DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION, AS DETERMINED BY THE ARBORIST, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORISTS ASSOCIATION STANDARDS, OR REPLACED WITH A TREE OR TREES EQUAL TO THE UNIT VALUE OF THE TREE REMOVED. HOWEVER, ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE, SHALL BE REPLACED WITH TREES EQUAL TO TWO (2) TIMES THE UNIT VALUE OF THE TREE REMOVED OR DAMAGED.

* ALL DEBRIS FROM TREES CUT OR SUBSTANTIALLY DAMAGED, SHALL BE REMOVED FROM THE SITE OR CHIPPED IN A TIMELY FASHION INCLUDING THE REMOVAL OR CHIPPING OF ANY PORTION OF A TREE STUMP ABOVE THE NATURAL GRADE OR ELEVATION OF LAND UNLESS EXEMPTED BY THE ARBORIST FOR A SPECIFIC REASON SUCH AS, BUT NOT LIMITED TO, UNUSUALLY LARGE SIZE OR AGE.

- THE DEVELOPER SHALL TAKE MEASURES TO ENSURE THE HEALTH OF PROTECTED TREES DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO:

1. WATER, FERTILIZE AND TREAT THE TREES FOR PESTS OR DISEASE
2. FEEDED, IN ACCORDANCE WITH STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
3. IF GRADING COVERS THE TREES WITH DUST, RINSE THEM.
4. DO NOT RANDOMLY OR INCORRECTLY PRUNE LIVE BRANCHES SO THAT EQUIPMENT OR STRUCTURES CAN FIT WITHIN A TREE'S PROTECTED ZONE.
5. DO NOT STRIP THE TOPSOIL OR REMOVE THE NATURAL LEAF MULCH OR MATERIAL FROM WITHIN A PROTECTED TREE'S ZONE.
6. TREES SHOULD BE FELLED AWAY FROM, RATHER INTO, TREE SAVE AREAS.

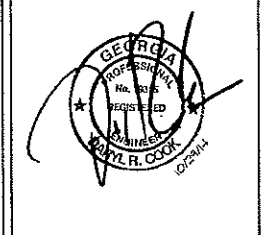
- ALL REPLACEMENT TREES WILL BE MAINTAINED PROPERLY TO ENSURE THEIR SURVIVABILITY.

ANY PERSON, FIRM OR CORPORATION VIOLATING ANY PROVISIONS OF THIS ARTICLE SHALL, UPON CONVICTION BE PUNISHED AS DESCRIBED IN OF THE CODE OF THE CITY OF LOS ANGELES, WHICH PROVIDES: A FINE UP TO \$2,000.00, IMPRISONMENT UP TO ONE HUNDRED EIGHTY (180) DAYS, AND/OR COMMUNITY SERVICE UP TO ONE HUNDRED EIGHTY (180) DAYS. IN ADDITION, THE PERSON, FIRM OR CORPORATION MAY BE EXCLUDED FROM CONTINUING THE VIOLATION. EACH TREE CUT, DAMAGED OR POISONED SHALL CONSTITUTE A SEPARATE OFFENSE.



COLEMAN ROAD/20 TRACT
FOR

LAND LOTS 288, 284, 270 1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	01/26/74	MAN	1st SUBMITAL
2	01/27/74	R/S	REVISE LAYOUT FOR 36 LOTS
3	01/28/74	MAN	REVISE FORM & SCHEDULE AS NECESSARY PER LOT LAYOUT CHANGES
4	01/29/74	MAN	REVISE ROAD 1 LOT LAYOUT, OTHER CHANGES AS NECESSARY PER ROAD 1 LAYOUT



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CIVIL ENGINEERS & LAND SURVEYORS
1180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030
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FAX 770/594-6875
WWW.WBENG.COM
50000024 - 00000014

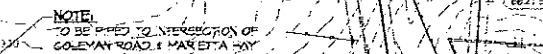
SCALE:	1" = 30'
DATE SURVEYED:	N/A
DATE LOCATED:	N/A
SURVEYED BY:	N/A
DATE DRAFTED:	5/12/2016
DRAWN BY:	N/A
CHECKED BY:	DC
FIELD BOOK #:	N/A
JOB NUMBER:	150713
FILE NUMBER:	150713
CADD FILE:	N/A
THIS FILE IS A WORKING DRAFT AND IS SUBJECT TO CHANGE	
DATE FILED:	5/12/2016
FILED BY:	DC

SPECIMEN TREE REMOVAL FEE	
48.6 UNITS x \$500.00=	\$24,300.00

SYMBOL	CODE	COMMON NOMENCLATURE	SCIENTIFICAL NOMENCLATURE	QUANTITY	SIZE	UNIT'S EACH	TOTAL QUANTITY
	RV	RED VAPOR	ASER VAPOR	7	6" DIA	2.4	16.8
	WD	WILLOW BARK	QUERCUS FAVOS	1	6" DIA	2.4	16.8
	CE	CHINESE RUM	ULMUS PARVIFOLIUM	7	6" DIA	2.4	16.8

RECOVERED GRAND TOTAL (\$) = 7 TREES @ 50.4 UNITS

_____ TREE PROTECTION FENCE
_____ TREE CRITICAL ROOT ZON



ALTERATION, THE DEVELOPER SHALL BE REQUIRED TO ERECT SUITABLE PROTECTIVE SIGNS, AND EROSION CONTROL BARRIERS, UNTIL COMPLETION OF LANDSCAPING. AUTHORIZATION TO REMOVE THE PROTECTIVE DEVICES SHALL BE GRANTING BY THE ARBORIST OR BY THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. INSPECTION OF TREE PROTECTION BARRIERS IS REQUIRED PRIOR TO ANY LAND DISTURBANCE OR REGRASSING. THE ARBORIST SHALL BE CONTACTED TO SCHEDULE AN INSPECTION.

- WATER-BASED FOR ACTIVE TREE PROTECTION SHALL CONSIST SHALL CONSIST OF CHAIN LINK, OR GALVANIZED PLASTIC, APPROX 405" AND 1/2" THICK, OR EQUIVALENT. WATER-BASED FOR ACTIVE TREE PROTECTION TO PREVENT WATER-BASED TREE PROTECTION IS REQUIRED. EACH TREE TO BE SAVED SHALL BE MARKED AT THE BASE OF THE TRUNK WITH A BLUE COLORED, WATER-BASED PAINT.
- WATER-BASED FOR PASSIVE TREE PROTECTION SHALL CONSIST OF HEAVY

WALL, PLASTIC CLADDING, A MINIMUM OF 4" (FOUR INCHES) WIDE WITH DARK LETTERS READING "FIRE PROTECTION AREA - DO NOT ENTER OR EQUIVALENT MESSAGE ON A CONTINUOUS, DURABLE RESTRAINT."

1. NO STRUCTURES, IMPROVEMENTS, OR ANY ACTIVITY INVOLVING SOILS, WATER, CONSTRUCTION MACHINERY, PORTABLE TOILETS, CONSTRUCTION TRAILERS, AND TEMPORARY SOIL DEPOSITS SHALL ENCROACH OR BE PLACED WITHIN A DRP LINE AND WITHIN SIX FEET OF THE AREA IMMEDIATELY OUTSIDE THE DRP LINE OF ANY SPECIFIED TREE WITHIN A TREE SAVE AREA UNLESS AUTHORIZED BY THE ARBORIST'S MARKING.

4. ANY TREE DESIGNATED ON THE PLAN TO BE SAVED, WHICH IS DAMAGED DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION, AS DETERMINED BY THE ARBORIST, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORIST ASSOCIATION STANDARDS, OR REPLACED WITH A TREE OR TREES EQUAL TO THE "X" VALUE OF THE TREE REMOVED. HOWEVER, ANY SPECIES TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED WITH TREES EQUAL TO TWO (2) TIMES THE "X" VALUE OF THE TREE REMOVED OR DAMAGED.

- ALL TREES FROM TREES CUT OR SUBSTANTIALLY DAMAGED, SHALL BE REMOVED FROM THE SITE OR CHIPPED IN A TIMELY MANNER. THE REMOVAL OR CHIPPING OF ANY PORTION OF A TREE SHALL BE ABOVE THE NATURAL GRADE OR ELEVATION OF LAND. TREES EXCEPTED BY THE ARBORIST FOR A SPECIFIC REASON SUCH AS: BUT NOT LIMITED TO, UNUSUALY LARGE SIZE OR AGE.

1. THE DEVELOPER SHALL TAKE MEASURES TO ENSURE THE HEALTH OF PROTECTED TREES DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO:

1. WATER FERTILE AND TREAT THE TREES FOR PESTS ON 3 SEASONS
AS NEEDED, IN ACCORDANCE WITH STANDARDS OF THE VERMA-GAL
2. IF GRADING COVERS THE TREES WITH DUST, REMOVE THEM
3. DO NOT RANDOMLY OR UNNECESSARILY PRUNE LIVE BRANCHES SO THAT EQUIPMENT OR STREETS TREES
CAN NOT BE N/A IN TREES IMPROVED ZONE
4. DO NOT USE THE "PUSH" OR REMOVE THE "PULL" LEAF WITH OR MATERIAL FROM GROUND
5. A PROTECTED TREE
TREES SHOULD BE REMOVED ONLY WHEN RATHER NOT, REMOVE SAVE AREAS

- ALL REPLACEMENT RESINS BE MAINTAINED PROPERLY TO ENSURE PERMANENCY

- ANY PERSON FIRM OR CORPORATION WHO HAS ANY PROVISIONS OF THIS ARTICLE SHALL NOT CONSIDERED AS DESCRIBED IN THE CODE OF THE CITY OF ROSWELL AND PROVIDES FOR FINES UP TO \$2000.00, PERSONS UP TO ONE MONTH FROM 60 DAYS, ANOTHER COMMONLY SEEN UP TO ONE HUNDRED SIXTY DAYS, I ADD THAT THE PERSON FIRM OR CORPORATION MAY BE FINED FROM \$200.00 TO \$2000.00 EACH TREE CUT DOWNED OR SO ONES SHALL

CONSTITUTE A SEPARATE OFFENSE

RECEIVED
OCT 29 2014
City of Roswell
Community
Development
Dept.

GRAPHIC SCALE

50 100 150

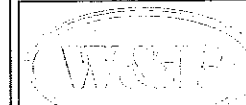
1 IN. = 50 FT.

TREE PLANTING PLAN

FOR
COLEMAN ROAD/120 TRACT
LOCATED IN
LAND LOTS 233, 234, 270 1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	8/5/4	MAN	3: SUBMITTAL
2	10/10/4	N'S	REVISE LAYOUT FOR 36 LOT'S
3	10/20/4	MAN	REVISE STORM & SANITARY AS NECESSARY FOR LOT LAYOUT CHANGE
4	10/22/4	MAN	REVISE ROAD & LOT LAYOUT, OTHER CHANGE AS NOTED BY THE DR. PRO. DESIGNED BY



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6033
PHONE: (678) 324-6192
FAX: (770) 594-5873
WWW.WBENGR.COM
LSF000429 - PFC000714

SCALE	1" = 50'
DATE SURVEYED	N/A
DATE OPENED	N/A
SURVEYED BY	N/A
DATE DRAFTER	5/17/95/LL
DATE PAPER	N/A
DRAW BY	N/A
CHECKED BY	JCS
FIELD BOOK #	140713
JOB NUMBER	140713
PLOT NUMBER	140713
CASE FILE	N/A
FILE #	140713
DATE FILED	5/17/95
FILED BY	JCS