

February 27, 2012

Ms. Jackie Deibel
City of Roswell
Department of Planning and Zoning
38 Hill Street
Suite G
Roswell GA 30075

RE: Request to minimize and eliminate portions of the 40 foot undisturbed buffer at 40 East Crossville Road, Roswell Georgia.

Dear Jackie,

I would like to thank you in advance for your consideration of eliminating the 40 foot undisturbed buffer along the Northern and part of the Southern property lines at 40 East Crossville Rd in Roswell Georgia.

I have personally spoken to Mr. Bob White, the Owner of the property to the North (Slopes BBQ). After our meeting on site Bob has agreed that he is in support of eliminating the required buffer between the two properties (see attached letter from Bob).

I have also met Mr. Andy Pittner with the City of Roswell to discuss the existing conditions that would make up the 40 foot undisturbed buffer. Andy has expressed concern that the digging required to establish the proposed buffer could prove detrimental to the existing specimen trees along both property lines (Northern and Southern). Andy has also expressed concern that the proposed new plantings will not flourish as well as they could because of the existing canopy created by the large existing trees.

Currently the natural and undisturbed area between Slopes and the property at 40 East Crossville is an area approximately 60 feet in width and is a natural area that has five large specimen trees located on this area. An additional 40 foot buffer on the property at 40 East Crossville would mean the majority of the property line between the two properties would be 100 feet.



The property line to the south has a request to lower the required buffer in the front portion of the property line. If our request is fulfilled and the property to the South is converted to a business, the current requirements and approvals would mean an undisturbed buffer of 60 feet in the front and 80 feet in the rear at the property line.

Both of the above scenarios will result in an undisturbed buffer that is quite excessive on both of our property lines.

After reviewing your reduced buffer proposal (attached) I am in complete agreement with the proposal. I agree that some type of additional plantings should be considered along the Northern and Southern property lines (especially the area on the Southern line that is closest to the existing house to the South (as indicated on your proposal). I am also in agreement with the proposed plantings along Highway 92 and the white and stoned fence.

I have asked Mr. Peter Frawley to prepare another drawing that includes your proposal as well as some additional plantings done with our input. These will be submitted to you by Tuesday February 28, 2012.

Thank you again for your consideration. I remain at your and Roswells disposal if needed. I may be reached at (678) 409-7525.

Kindest regards,



Bill Kolbrener
Applicants Representative

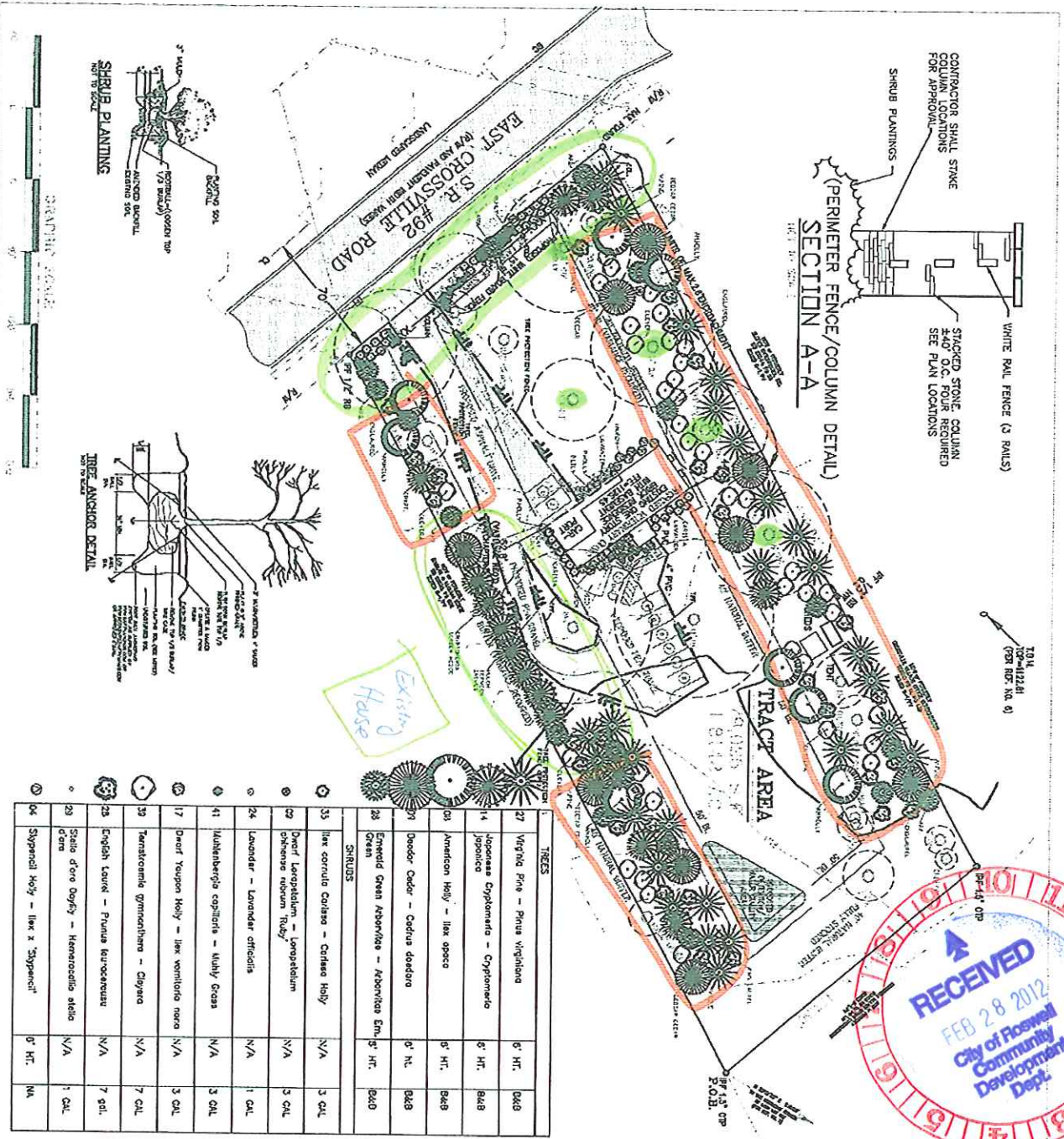


PARISH:	NO.	DESCRIPTION	DATE	BY
DATE:	1	and SUFFICIENT	12/31/11	PR
SCALE: HORIZ. 1" =				
LAND ACRES: 1 =				
DISTRICT:				
SECTION:				
CITY OR				
COUNTY:				



EXISTING TREE SURVEY
40 EAST CROSSVILLE ROAD
ROSWELL, GEORGIA.

FRAWLEY ASSOCIATES
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE.
ATLANTA, GEORGIA 30316
pjl@frawleydool.com



PAVING LOT THREE CALCULATIONS:
FOR PARKING LOTS FOR 20 VEHICLES
PARKING LOT LESS 14IN 20 SPACES (no reqd)

LANDSCAPE STRIPS

FRONTAGE 10' STRIP
1 TREE AND 10 SHRUBS / 35'
120 / 30 = 4IR (2 EXIST. & 2 NEW) &
40 SHRUBS (COMPLET)

40' NORTH EAST BUTTEER
FULLY STOCKED
NO PLANTING ADDED

40' NORTHWEST BUTTEER
FULLY STOCKED
NO PLANTING ADDED

40' SOUTHEAST BUTTEER
FULLY STOCKED
NO PLANTING ADDED

40' SOUTHWEST BUTTEER
FULLY STOCKED
NO PLANTING ADDED

LANDSCAPE AREA
LOT SIZE 79,024sf
MINIMUMS 12,000sf OR 15%
LANDSCAPED 6352

PAULLEY ASSOCIATES, LLC (PA) SHALL NOT BE A MEANS, METHOD, TECHNIQUE, OR PROCEDURES UTILITY LOCATION. IT IS THE CONTRACTOR'S BEST INTERESTS LOCATED PRIOR TO ANY DIGGING. PROXIMITY TO UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR CONTRACTING. CENTER IN GEORGIA @ 811, 72 HOURS BEFORE AND WEEKENDS) AS SPECIFIED IN THE CALL-OUT DISTANCES. PROPER SITE DISTANCED SHALL BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DISTRIBUTION TO PROPER SITE DISTANCE MATERIAL PRIOR TO INSTALLATION.

CLEANING THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL IN A LEGAL MANNER, FROM THE PART OF THE CONTRACTOR'S OPERATION.

PLANT QUALITY/QUANTITY: ALL TREES SHALL BE DISEASE, STAMINA, TRUNKED, FULL, HEADED, SHOWN ALL TREES/SHRUBS MUST BE CONTAINER GROWN PLANTS. TREES ARE LOCATED ON THE PLANT LIST. ALL TREES/SHRUBS SHALL BE SPECIFIED IN THE LIST. ALL ROTOVALS, CONTAINERS & HEIGHT TO MATCH THE SIZE STANDARDS SET FORTH IN AMERICAN; AS PUBLISHED BY THE AMERICAN ASSOCIATION OF ARBORICULTURISTS. THE OWNER/OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSPECTION BEFORE, DURING OR AFTER THE INSTALLATION TO REFLECT PLANT MATERIAL OR INSTALLATION TO SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIALS SHALL BE TOLERATED FOR CROP PINE STRAW.

PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANT MATERIAL IN WHICH DIES OR REPLACING THE GUARANTEE PERIOD AND HAS BEEN INCLUDED PROPER WATERING.

IRRIGATION: THE CONTRACTOR SHALL SUBMIT TO AND INSTALL A FULLY OPERATING IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE IRRIGATION CONTRACTOR SHALL COMPLY WITH THE LANDSCAPE CONTRACTOR SHALL FROM THE DATE OF FINAL ACCEPTANCE. IF ALL NOT INCLUDED, THE CONTRACTOR IS TO SUPPLY SCHEDULE FOR ALL NEW TREES.

LIGHTING TO BE PROVIDED BY BUILDING WALL. DE LIGHTING REQUIREMENTS. LIGHTS SHALL BE FITTED WITH 1500 K. NO GATE TO SURROUNDING PROPERTY SHALL BE.