

PROPERTY OWNER:  
DANE NESBIT ET AL  
633 FAULEY PLACE  
SANDY SPRINGS, GA 30328  
PHONE (404) 343-2128

AFFILIANT/DEVELOPER:  
SOUTHEAST REAL ESTATE ACQUISITIONS, LLC  
3050 PEACHTREE ROAD ~ SUITE 460  
ATLANTA, GEORGIA 30305  
PHONE (404) 343-5219  
CONTACT: MARK SHAM

REPRESENTATIVE:  
DARYL R. COOK, P.E.  
WATTS & BROWNING ENGINEERS, INC.  
5582 PEACHTREE ROAD  
ATLANTA, GEORGIA 30341  
PHONE: (770) 451-7453

PROPERTY ADDRESS & TAX ID:  
9050 NESBIT FERRY ROAD  
TAX ID: 12-2450-0022-025

FLOOD ZONE (NFIP):  
NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA OF SPECIAL FLOOD HAZARD PER NFIP FLOOD INSURANCE RATE MAPS FOR FULTON COUNTY, GEORGIA (PANEL #B121C0069E, DATED JUNE 22, 1993 AND PANEL #B121C0160F, DATED JUNE 18, 2010).

REFERENCES:  
BOUNDARY INFORMATION BASED ON A BOUNDARY SURVEY FOR LIFESTYLE COMMUNITIES, INC., PREPARED BY WATTS & BROWNING ENGINEERS, INC. (V.T. HAMMOND, RLS), DATED AUGUST 1, 2005  
TOPOGRAPHIC INFORMATION BASED ON FULTON COUNTY 615 5-FOOT CONTOUR INTERVAL TOPO MAPS (2-FOOT CONTOURS BY INTERPOLATION). ADDITIONAL INFORMATION BASED ON FINAL PLATS FOR DEVONSHIRE UNITS I & II.

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

OUTDOOR LIGHTING:  
ALL INSTALLED OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS ESTABLISHED IN ARTICLE 18 OF THE CITY OF ROSWELL'S ZONING ORDINANCE.

PARKING:  
A MINIMUM OF TWO OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH PROPOSED UNIT. TOTAL PROPOSED PARKING SPACES = 38.

DEVELOPMENT STATISTICS SUMMARY CHART

PRESENT ZONING  
PROPOSED ZONING  
MINIMUM LOT AREA TO REZONE  
SITE AREA  
TOTAL NO. OF UNITS  
MAXIMUM BUILDING HEIGHT  
PROPOSED MAXIMUM BUILDING HEIGHT  
MAXIMUM DENSITY  
PROPOSED DENSITY  
MINIMUM LOT SIZE FOR TOWNHOUSES (SINGLE FAMILY ATTACHED)  
MINIMUM LOT WIDTH  
MINIMUM HEATED FLOOR AREA  
PROPOSED HEATED FLOOR AREA  
MINIMUM FRONT YARD FROM PRIVATE DRIVE\*  
MINIMUM REAR YARD  
SIDE YARD (CORNER)\*  
MAXIMUM LOT COVERAGE\*  
PROPOSED LOT COVERAGE\*  
MINIMUM LANDSCAPED OPEN SPACE  
PROPOSED LANDSCAPED OPEN SPACE

=FC-A (FULTON CO. ANNEXED)  
=R-THA  
=2.00 ACRES  
=5,039.91 ACRES  
=14  
=35 FEET  
=35 FEET (2 STORIES PLUS BASEMENT)  
=5.00 UNITS/ACRE  
=9.8 UNITS/ACRE  
=2,000 SF  
=20 FEET  
=1,000 SF PER DWELLING UNIT  
=1,800 SF PER DWELLING UNIT  
=15 FEET (VARIANCE REQUIRED)  
=30 FEET  
=5 FEET (VARIANCE REQUIRED)  
=40% (VARIANCE REQUIRED)  
=50% (VARIANCE REQUIRED)  
=25% (54,812 SF)  
=63% (140,000 SF)

LANDSCAPED OPEN SPACE CALCULATIONS

TOTAL PROPERTY AREA  
TOTAL LANDSCAPED OPEN SPACE

=5.03 ACRES (219,251 SF)  
=3.21 ACRES (140,000 SF)(63%)

IMPERVIOUS AREA CALCULATIONS

TOTAL PROPERTY AREA  
STREETS AND SIDEWALKS  
HOMES, DRIVEWAYS, PATIOS AND DECKS  
TOTAL IMPERVIOUS SURFACE

=5.03 ACRES (219,251 SF)  
=0.51 ACRES (24,824 SF)  
=11.9 ACRES (49,223 SF)  
=1.70 ACRES (74,052 SF)(34%)

CONCURRENT VARIANCES:

1. REDUCE FRONT YARD SETBACK FROM 30 FT. TO 15 FT., BUT REQUIRE 25 FT. TO FRONT OF GARAGE, ALL MEASURED FROM BACK OF CURB OF PRIVATE DRIVE / STREET.  
2. REDUCE SIDE CORNER SETBACK FROM 20 FT. TO 5 FT., MEASURED FROM BACK OF CURB OF PRIVATE DRIVE / STREET.  
3. INCREASE MAXIMUM INDIVIDUAL LOT COVERAGE FROM 40% TO 50% (NOTE: TOTAL SITE COVERAGE IS 54%).  
4. NO "INTERIOR" SIDEWALKS OTHER THAN THOSE SHOWN ON THE SITE PLAN SHALL BE REQUIRED.

NOTE: RIGHT-OF-WAY SHALL BE MEASURED FROM BACK-OF-CURB TO BACK-OF-CURB FOR THIS DEVELOPMENT.

REZONING PLAN

NESBIT FERRY ROAD TRACT

9050 NESBIT FERRY ROAD

LOCATED IN

LAND LOT 835, 1ST DISTRICT, 2ND SECTION

CITY OF ROSWELL

FULTON COUNTY, GEORGIA

PREPARED BY:

SURVEYING THE PRESENT

W&B

ENGINEERING THE FUTURE

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

COVER SHEET

NESBIT FERRY ROAD TRACT

LOCATED IN

LAND LOT 835, 1ST DISTRICT, 2ND SECTION

CITY OF ROSWELL

FULTON COUNTY, GEORGIA

REVISIONS			
NO.	DATE	BY	DESCRIPTION

W&B

WATTS & BROWNING ENGINEERS, INC.

CIVIL ENGINEERS & LAND SURVEYORS

5582 PEACHTREE ROAD

ATLANTA, GEORGIA 30341-4953

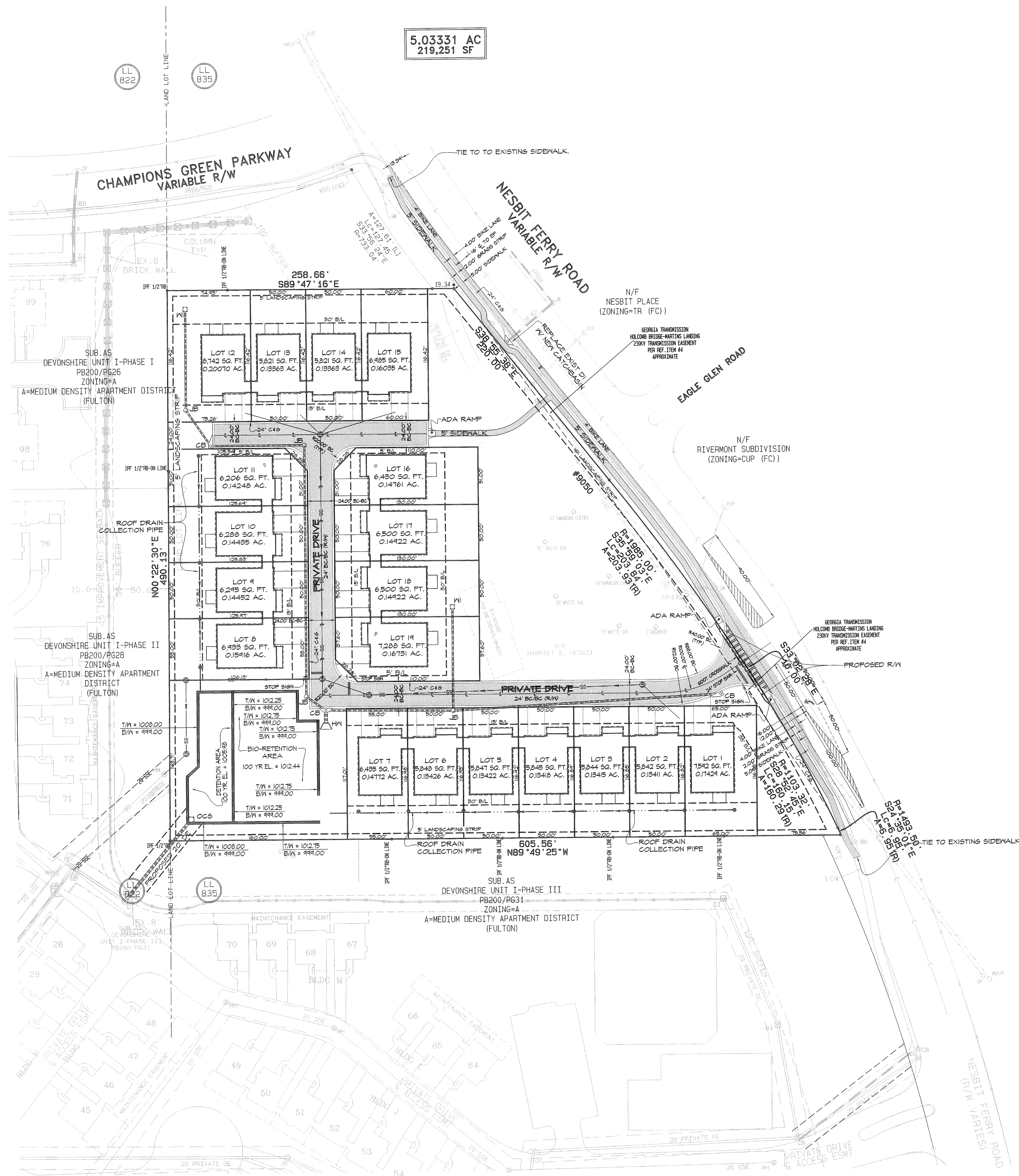
PHONE: (770) 451-7453

FAX: (770) 455-3955

WWW.WBENG.COM

SCALE:	N/A
DATE SURVEYED:	07/25/03
DATE UPDATED:	N/A
SURVEYED BY:	HEILMAN
DATE DRAFTED:	02/19/2012
UPDATE DRAFTED:	N/A
DRAWN BY:	MJZ
CHECKED BY:	DRG
FIELD BOOK #:	176T, 2245
JOB NUMBER:	080710-B
FOLDER NUMBER:	080710-B
COSO FILE:	556-PARAGON
DISC FILE:	6:ENER/080710-B/080710-B Rezoning Plat.dwg
COUNTY/LLD/S:	FULTON/835/1/2
PLAT FILE:	B
SHEET:	1 OF 6





REFERENCE MATERIAL:  
1. PLAT: TOPOGRAPHIC SURVEY FOR THE PARAGON GROUP ~ LAND LOTS 822, 823, 824, & 835 ~ 1ST DISTRICT, 2ND SECTION ~ FULTON COUNTY, GEORGIA ~ DATE JUNE 24, 1995 BY MATTS & BROWNING ENGINEERS, INC.  
2. FINAL PLAT: DEVONSHIRE UNIT I, PHASE II, LAND LOTS 822, 823, 824 & 835 ~ 1ST DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA, DATED OCTOBER 22, 1991, LAST REVISED MARCH 27, 1993 ~ PLAT BOOK 200, PAGE 31 FULTON COUNTY RECORDS.  
3. PLAT: ALTA/ACSM LAND TITLE SURVEY FOR CANTERBURY COMMUNITIES, INC. AND CHICAGO TITLE INSURANCE COMPANY ~ LAND LOTS 822 ET AL ~ 1ST DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA ~ LAST REVISED NOVEMBER 05, 1991 BY MATTS & BROWNING ENGINEERS, INC.  
4. PLAT: HOLCOMB BRIDGE-MARTINS LANDING 230 KV TRANSMISSION LINE EASEMENT AREA PLAT ~ LAND LOT 835 ~ 1ST SECTION, FULTON COUNTY, GEORGIA FOR GEORGIA TRANSMISSION ~ LAST REVISED DECEMBER 11, 2008 BY ARCADIS G&M, INC.

MATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)/FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE(S) SEE BELOW AS PER: FULTON COUNTY FIRM PANEL 191210006E DATED 06/22/1993 SEE BELOW AS PER: FULTON COUNTY FIRM PANEL 191210160F DATED 06/19/2010 ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. MATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO BY OTHERS AND MATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

NOTE: THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

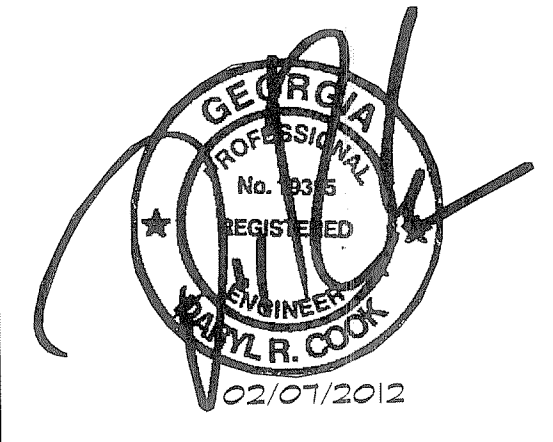
NOTE: THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 22,204 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 886/471 FEET.

A LEICA TCR-408 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

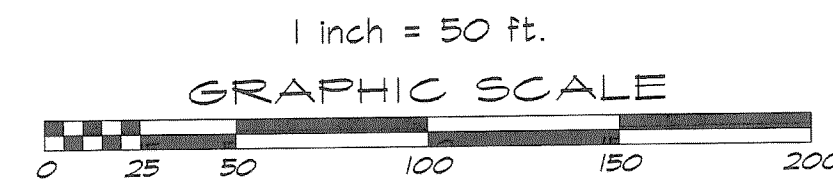
SITE PLAN  
**NESBIT FERRY ROAD TRACT**  
LOCATED IN  
**LAND LOT 835, 1ST DISTRICT, 2ND SECTION**  
**CITY OF ROSWELL**  
**FULTON COUNTY, GEORGIA**



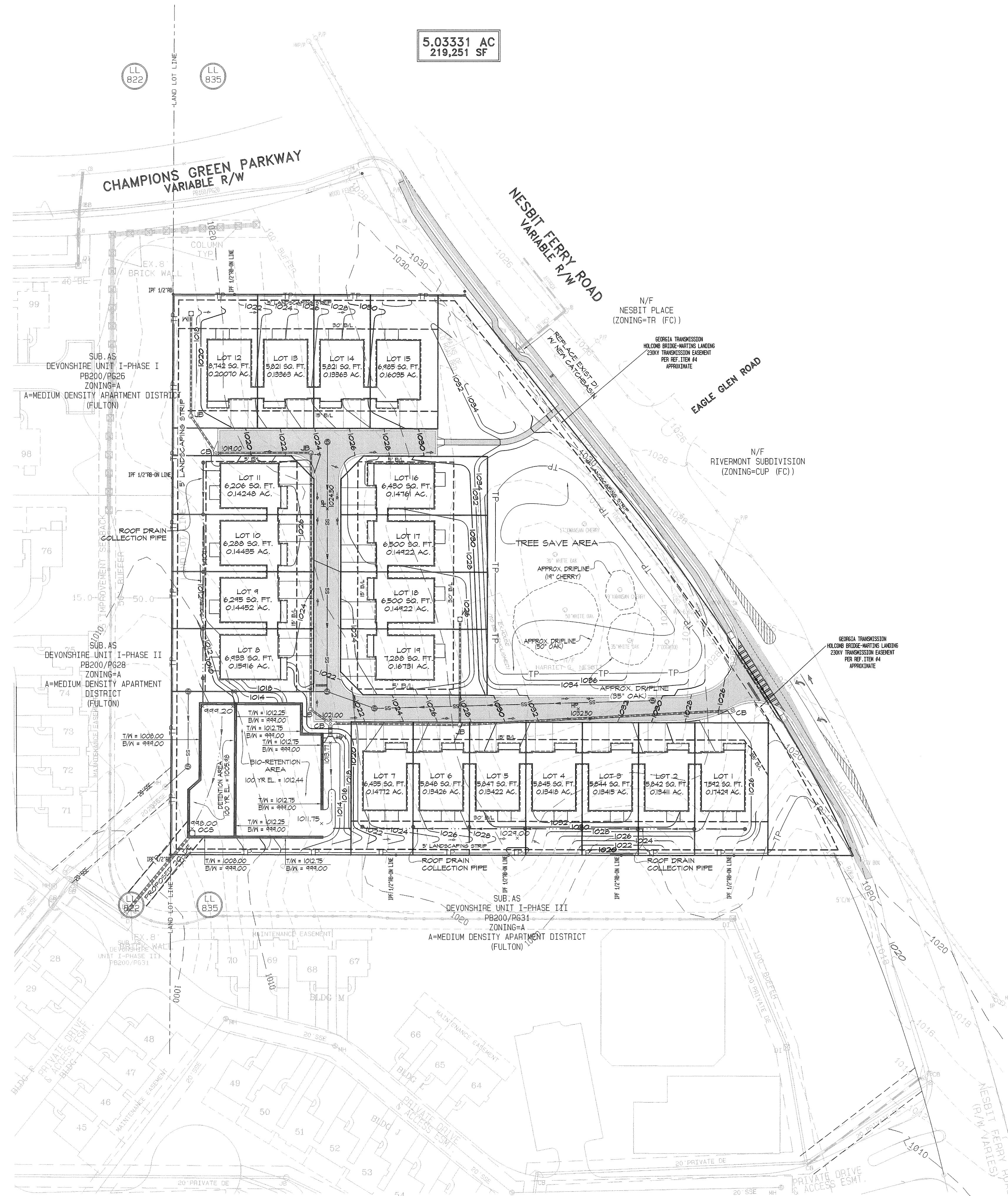
REVISIONS		
NO.	DATE	DESCRIPTION

**W&B**  
**WATTS & BROWNING ENGINEERS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
5582 PEACHTREE ROAD  
ATLANTA, GEORGIA 30341-4953  
PHONE: (770) 451-7453  
FAX: (770) 451-3955  
WWW.WBENG.COM

SCALE:	1" = 50'
DATE SURVEYED:	01/25/05
DATE UPDATED:	N/A
SURVEYED BY:	HEILMAN
DATE DRAFTED:	02/15/2012
UPDATE DRAFTED:	N/A
DRAWN BY:	MJZ
CHECKED BY:	DRG
FIELD BOOK #:	176T, 2245
JOB NUMBER:	050710-B
FOLDER NUMBER:	050710-B
COSO FILE:	556-PARAGON
DISC FILE:	6-BNR/050710-B/050710-B Resolving Plat.dwg
COUNTY/LL/D/S:	FULTON/835/1/2
PLAT FILE:	B
SHEET:	2 OF 6







5.03331 AC  
219,251 SF

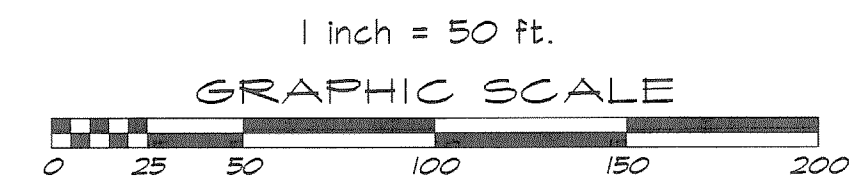
GRADING & DRAINAGE PLAN  
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LOCATED IN  
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FULTON COUNTY, GEORGIA



REVISIONS			
NO.	DATE	BY	DESCRIPTION

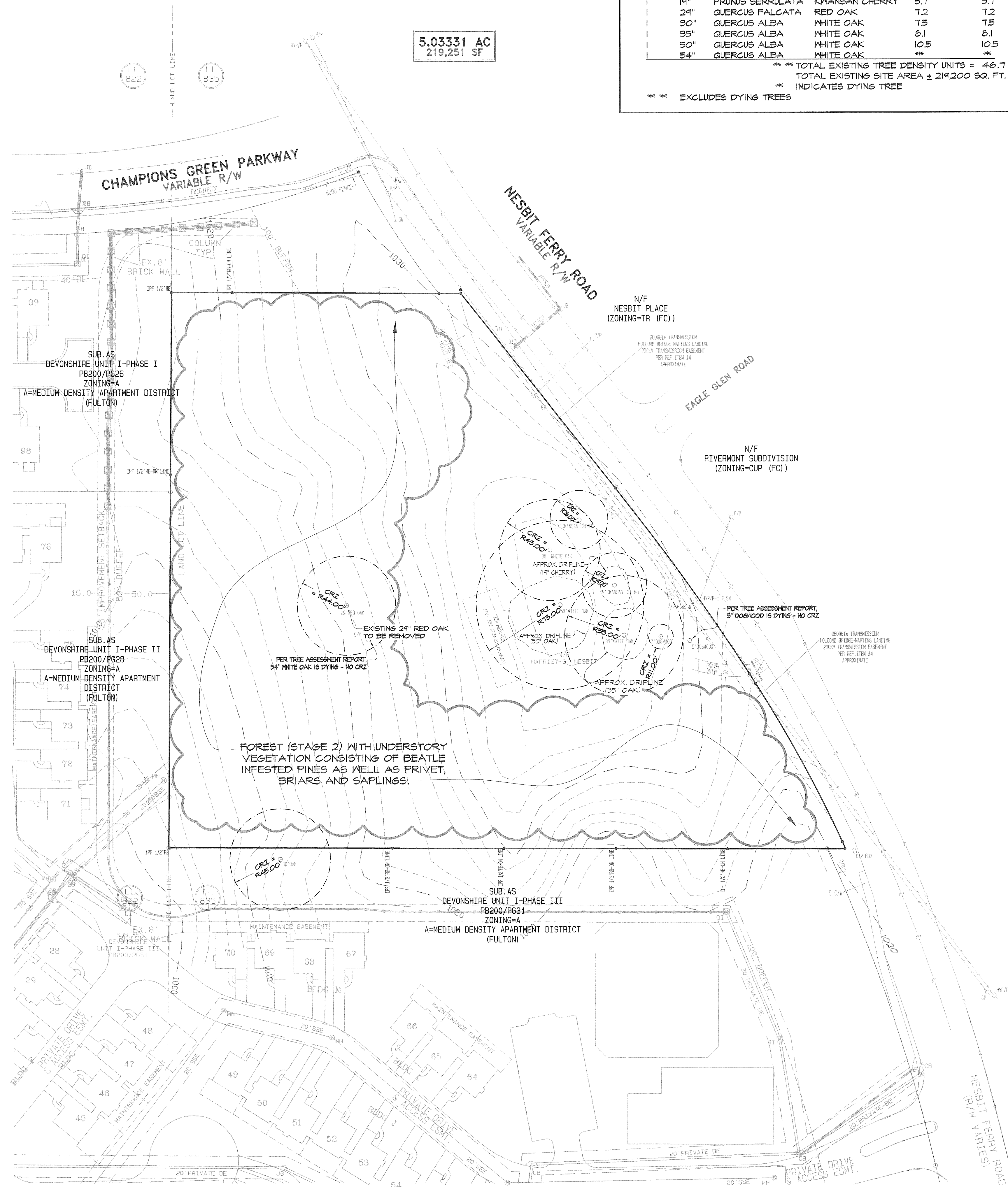
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DATE UPDATED:	N/A
SURVEYED BY:	HEILMAN
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UPDATE DRAFTED:	N/A
DRAWN BY:	MJZ
CHECKED BY:	DRG
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JOB NUMBER:	050710-B
FOLDER NUMBER:	050710-B
CADD FILE:	556-PARASON
DISC FILE:	556-050710-B-050710-B Rezoning Plat.dwg
COUNTY/LL/D/S:	FULTON/835/1/2
PLAT FILE:	B
SHEET:	3 OF 6



MAGNETIC NORTH





EXISTING SPECIMEN TREE DATA:

QTY	DBH	BOTANICAL NAME	COMMON NAME	UNITS EACH	TOTAL UNITS
1	5"	CORNUS FLORIDA	DOGWOOD	**	**
1	7"	CORNUS FLORIDA	DOGWOOD	2.7	2.7
1	17"	PRUNUS SERRULATA	KWANSAN CHERRY	5.3	5.3
1	19"	PRUNUS SERRULATA	KWANSAN CHERRY	5.7	5.7
1	24"	QUERCUS FALCATA	RED OAK	7.2	7.2
1	30"	QUERCUS ALBA	WHITE OAK	7.5	7.5
1	35"	QUERCUS ALBA	WHITE OAK	8.1	8.1
1	50"	QUERCUS ALBA	WHITE OAK	10.5	10.5
1	54"	QUERCUS ALBA	WHITE OAK	**	**
*** TOTAL EXISTING TREE DENSITY UNITS = 46.7					TOTAL EXISTING SITE AREA ± 219,200 SQ. FT.
** INDICATES DYING TREE					
*** EXCLUDES DYING TREES					

Robert A. Driskill, ISA  
Registered Consulting Arborist  
4510 Lucerne Lane  
Lilburn, Ga. 30047  
(770) 350-7776  
Driskill.LandscapeSolutions@gmail.com  
www.DTLSolution.com

January 3, 2012

Re: Specimen Trees @ Nesbit Ferry Road Property

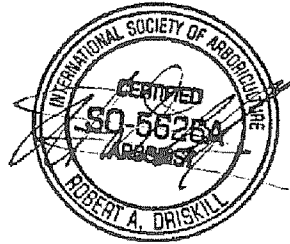
Tree Assessment Report

The following tree assessment report is based on a site inspection conducted on December 28, 2011. A total of nine trees were reassessed for the City of Roswell existing tree survey done at Nesbit Ferry Road project. A tree health assessment was performed and accurately determine in the following report listed below.

- 1) 7" Caliper Dogwood (*Cornus florida*) was healthy and had no signs of fungus, disease, insects and structural defects.
- 2) 29" Caliper Southern Red Oak (*Quercus falcata*) was very healthy and had no signs of fungus, disease, insects and structural defects.
- 3) 30" Caliper White Oak (*Quercus alba*) was healthy and had no signs of fungus, disease, insects, but had structural defects which dead branches needed to be pruned.
- 4) 50" Caliper White Oak (*Quercus alba*) was healthy and had no signs of fungus, disease, insects, but had structural defects which dead branches needed to be pruned.
- 5) 35" Caliper White Oak (*Quercus alba*) was healthy and had no signs of fungus, disease, insects and structural defects.
- 6) 17" Caliper Kwansan Cherry (*Prunus serrulata*) was healthy and had no signs of fungus, disease, insects and structural defects.
- 7) 19" Caliper Kwansan Cherry (*Prunus serrulata*) was healthy and had no signs of fungus, disease, insects and structural defects.
- 8) 54" Caliper White Oak (*Quercus alba*) had signs of decay and fruiting body that was located at the base of the trunk. A resistograph is highly recommended to measure the amount of decay in the cambium. When there is more than 30% percent of decay found this can lead to a tree to fail.
- 9) 5" Caliper Dogwood (*Cornus florida*) was more than 70% dead and will continue to decline in health.

I certify that all of the statements of fact in this assessment are true, complete, and correct to the best of my knowledge and belief. I hope that this information is helpful. If you

Respectfully submitted,  
  
Robert A. Driskill, ISA  
Registered Consulting Arborist  
Cert. #: SO-5626-A



TREE ASSESSMENT REPORT

DEMOLITION & TREE PROTECTION LEGEND:

- TREE CRITICAL ROOT ZONE
- TREE DRIP LINE

EXISTING CONDITIONS PLAN (TREES)  
**NESBIT FERRY ROAD TRACT**  
LOCATED IN  
LAND LOT 835, 1ST DISTRICT, 2ND SECTION  
CITY OF ROSWELL  
FULTON COUNTY, GEORGIA



REVISIONS

NO.	DATE	BY	DESCRIPTION

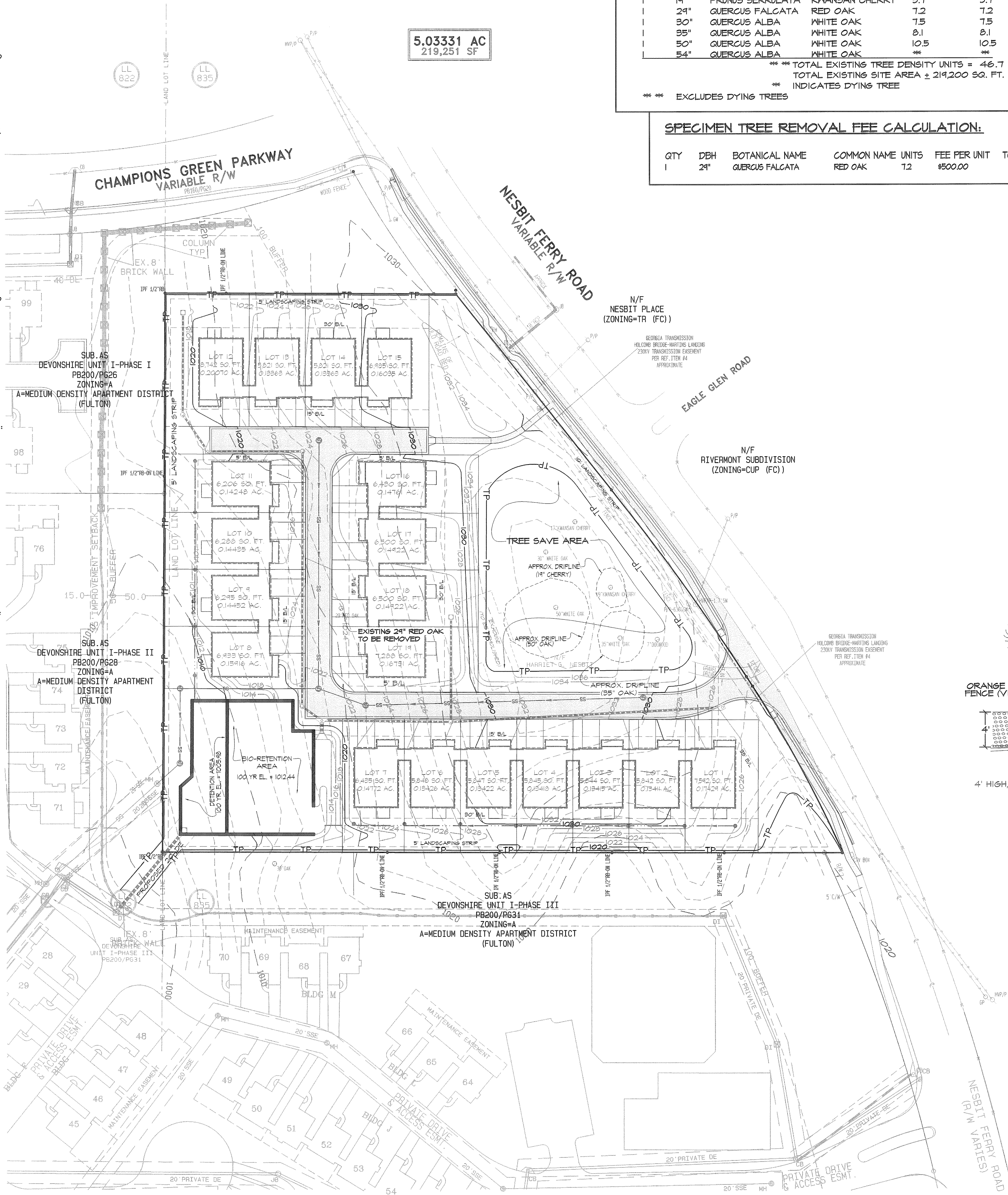
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SCALE:	1" = 50'
DATE SURVEYED:	07/25/05
DATE UPDATED:	N/A
SURVEYED BY:	HEILMAN
DATE DRAFTED:	02/13/2012
UPDATE DRAFTED:	N/A
DRAWN BY:	MJE
CHECKED BY:	PRC
FIELD BOOK #:	1767, 2245
JOB NUMBER:	050710-B
FOLDER NUMBER:	050710-B
COSO FILE:	536-PARAGON
DISC FILE:	536K050710-B050710-B Resurvey Plot.dwg
COUNTY/LD/5:	FULTON/835/1/2
PLAT FILE:	B
SHEET:	4 OF 6



# CITY OF ROSWELL TREE PROTECTION ORDINANCE & NOTES:

- BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND 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 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 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 MLL, 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 ENCR OACH 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:
  - WATER, FERTILIZE AND TREAT THE TREES FOR PESTS OR DISEASE AS NEEDED, IN ACCORDANCE WITH STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORCULTURE.
  - IF GRADING COVERS THE TREES WITH DUST, RINSE THEM.
  - DO NOT RANDOMLY OR INCORRECTLY PRUNE LIVE BRANCHES SO THAT EQUIPMENT OR STRUCTURES CAN FIT WITHIN IN A TREE'S PROTECTED ZONE.
  - DO NOT STRIP THE TOPSOIL OR REMOVE THE NATURAL LEAF MULCH OR MATERIAL FROM BENEATH A PROTECTED TREE.
  - 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 ROSWELL, WHICH PROVIDES FOR FINES 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 ENJOINED FROM CONTINUING THE VIOLATION, EACH TREE CUT, DAMAGED OR POISONED SHALL CONSTITUTE A SEPARATE OFFENSE.



## EXISTING SPECIMEN TREE DATA:

QTY	DBH	BOTANICAL NAME	COMMON NAME	UNITS EACH	TOTAL UNITS
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1	30"	QUERCUS ALBA	WHITE OAK	7.5	7.5
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*** INDICATES DYING TREE					
*** EXCLUDES DYING TREES					

## SPECIMEN TREE REMOVAL FEE CALCULATION:

QTY	DBH	BOTANICAL NAME	COMMON NAME	UNITS	FEE PER UNIT	TOTAL FEE
1	24"	QUERCUS FALCATA	RED OAK	7.2	\$500.00	\$3,750.00

Robert A. Driskill, ISA  
Registered Consulting Arborist  
4510 Lucerne Lane  
Lilburn, Ga. 30047  
(770) 330-7776  
Driskill.LandscapeSolutions@gmail.com  
www.DTLSolution.com

January 3, 2012

Re: Specimen Trees @ Nesbit Ferry Road Property

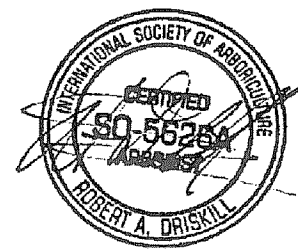
## Tree Assessment Report

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- 29" Caliper Southern Red Oak (*Quercus falcata*) was very healthy and had no signs of fungus, disease, insects and structural defects.
- 30" Caliper White Oak (*Quercus alba*) was healthy and had no signs of fungus, disease, insects, but had structural defects which dead branches needed to be pruned.
- 50" Caliper White Oak (*Quercus alba*) was healthy and had no signs of fungus, disease, insects, but had structural defects which dead branches needed to be pruned.
- 35" Caliper White Oak (*Quercus alba*) was healthy and had no signs of fungus, disease, insects and structural defects.
- 17" Caliper Kwansan Cherry (*Prunus serrulata*) was healthy and had no signs of fungus, disease, insects and structural defects.
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- 5" Caliper Dogwood (*Cornus florida*) was more than 70% dead and will continue to decline in health.

I certify that all of the statements of fact in this assessment are true, complete, and correct – to the best of my knowledge and belief. I hope that this information is helpful. If you

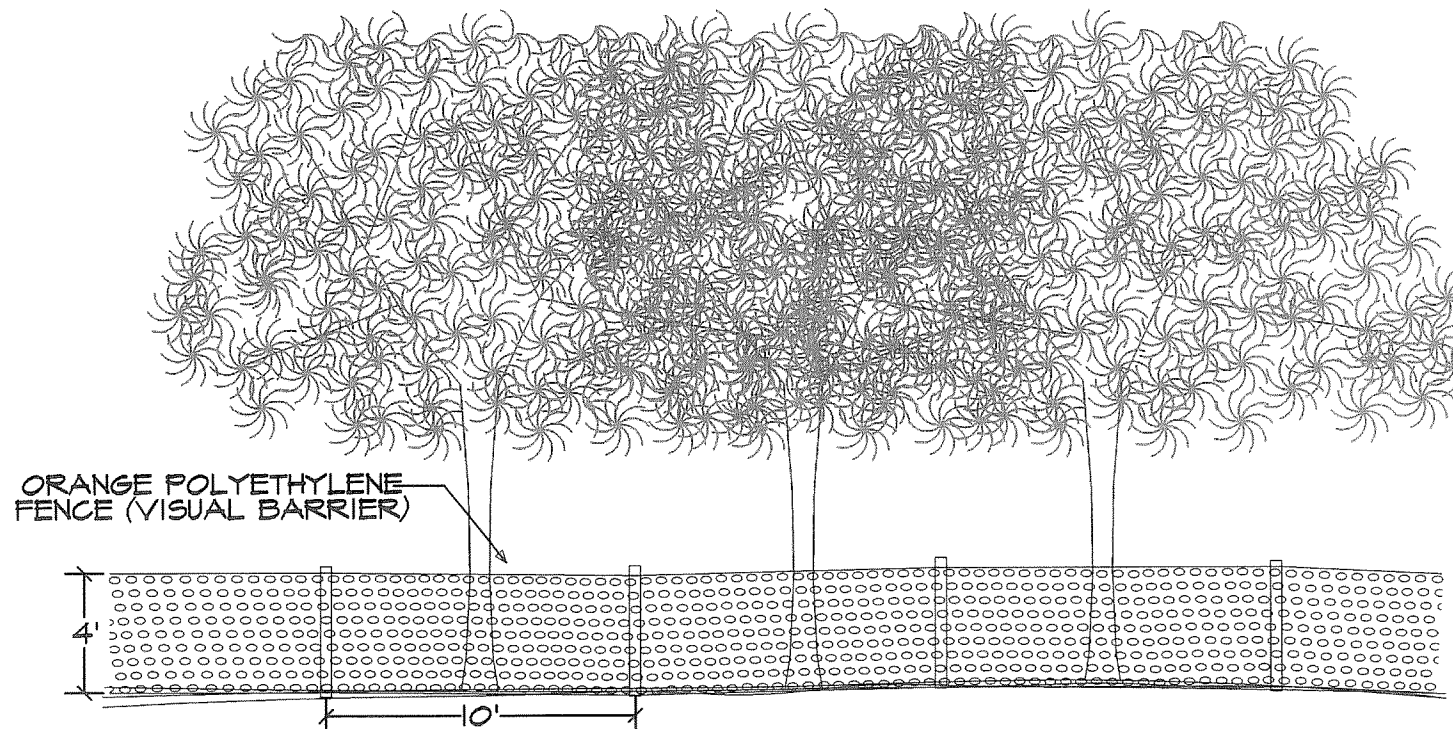
Respectfully submitted,  
  
Robert A. Driskill, ISA  
Registered Consulting Arborist  
Cert #: SO-5626-A



## TREE ASSESSMENT REPORT

## DEMOLITION & TREE PROTECTION LEGEND:

- TP — TREE PROTECTION FENCE
- TREE CRITICAL ROOT ZONE
- TREE DRIP LINE



## ACTIVE PROTECTIVE TREE FENCING

4' HIGH, ORANGE FENCE, MINIMUM OVERLAP OF 1', LOCATION OF FENCE SHOWN ON PLAN

## TREE PROTECTION NOTES:

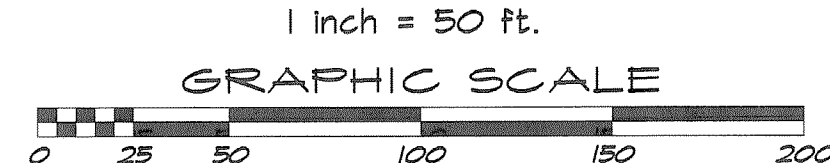
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN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



REVISIONS			
NO.	DATE	BY	DESCRIPTION

**W&B**  
**WATTS & BROWNING ENGINEERS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
5582 PEACHTREE ROAD  
ATLANTA, GEORGIA 30341-4953  
PHONE: (770) 451-7453  
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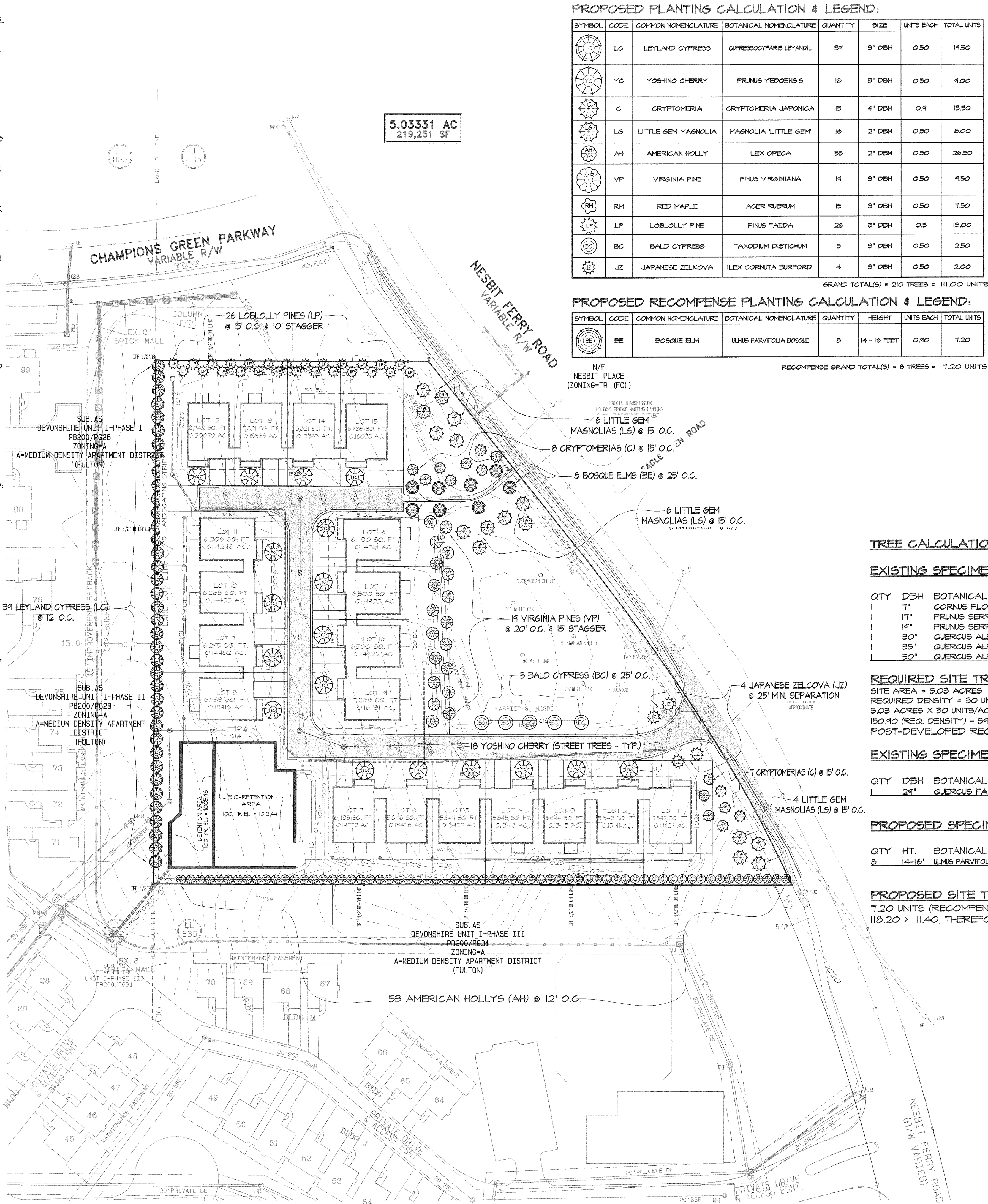
SCALE:	1" = 50'
DATE SURVEYED:	01/25/09
DATE UPDATED:	N/A
SURVEYED BY:	HEILMAN
DATE DRAFTED:	02/15/2012
UPDATE DRAFTED:	N/A
DRAWN BY:	MJZ
CHECKED BY:	DRG
FIELD BOOK #:	1761, 2245
JOB NUMBER:	050710-B
FOLDER NUMBER:	050710-B
COSO FILE:	556-FARASON
DISC FILE:	6-ENR/050710-B/050710-B Reasoning Plot.dwg
COUNTY/LD/VS:	FULTON/050710-B
PLAT FILE:	B
SHEET:	5 OF 6





# CITY OF ROSWELL TREE PROTECTION ORDINANCE & NOTES:

- BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND 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 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 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 MLL, 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 ENROACH 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:
  - WATER, FERTILIZE AND TREAT THE TREES FOR PESTS OR DISEASE AS NEEDED, IN ACCORDANCE WITH STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORCULTURE.
  - IF GRADING COVERS THE TREES WITH DUST, RINSE THEM.
  - DO NOT RANDOMLY OR INCORRECTLY PRUNE LIVE BRANCHES SO THAT EQUIPMENT OR STRUCTURES CAN FIT WITHIN A TREE'S PROTECTED ZONE.
  - DO NOT STRIP THE TOPSOIL OR REMOVE THE NATURAL LEAF MULCH OR MATERIAL FROM BENEATH A PROTECTED TREE.
  - 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 ROSWELL, WHICH PROVIDES FOR FINES 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 ENJOINED FROM CONTINUING THE VIOLATION. EACH TREE CUT, DAMAGED OR POISONED SHALL CONSTITUTE A SEPARATE OFFENSE.



Robert A. Driskill, ISA

Registered Consulting Arborist  
 4510 Lucerne Lane  
 Lilburn, Ga. 30047  
 (770) 330-7776  
 DriskillLandscapeSolutions@gmail.com  
 www.DTLSolution.com

January 3, 2012

Re: Specimen Trees @ Nesbit Ferry Road Property

## Tree Assessment Report

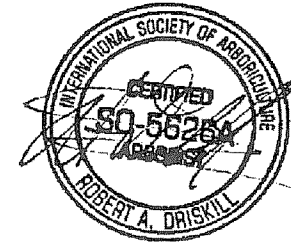
The following tree assessment report is based on a site-inspection conducted on December 28, 2011. A total of nine trees were reassessed for the City of Roswell existing tree survey done at Nesbit Ferry Road project. A tree health assessment was performed and accurately determine in the following report listed below.

- 7" Caliper Dogwood (*Cornus florida*) was healthy and had no signs of fungus, disease, insects and structural defects.
- 29" Caliper Southern Red Oak (*Quercus falcata*) was very healthy and had no signs of fungus, disease, insects and structural defects.
- 30" Caliper White Oak (*Quercus alba*) was healthy and had no signs of fungus, disease, insects, but had structural defects which dead branches needed to be pruned.
- 50" Caliper White Oak (*Quercus alba*) was healthy and had no signs of fungus, disease, insects, but had structural defects which dead branches needed to be pruned.
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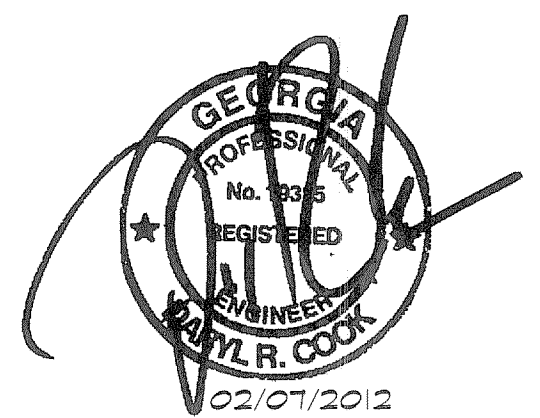
Respectfully submitted,

Robert A. Driskill, ISA  
 Registered Consulting Arborist  
 Cert. #: SO-5626-A



## TREE ASSESSMENT REPORT

TREE PLANTING PLAN  
**NESBIT FERRY ROAD TRACT**  
 LOCATED IN  
 LAND LOT 835, 1ST DISTRICT, 2ND SECTION  
 CITY OF ROSWELL  
 FULTON COUNTY, GEORGIA



REVISIONS	NO.	DATE	BY	DESCRIPTION
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**WATTS & BROWNING ENGINEERS, INC.**  
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SCALE:	1" = 50'
DATE SURVEYED:	07/25/05
DATE UPDATED:	N/A
SURVEYED BY:	HEILMAN
DATE DRAFTED:	02/19/2012
UPDATE DRAFTED:	N/A
DRAWN BY:	MJZ
CHECKED BY:	DRG
FIELD BOOK #:	176T, 2245
JOB NUMBER:	050710-B
FOLDER NUMBER:	050710-B
COGO FILE:	536-PARAGON
DISC FILE:	6ENR/050710-B/050710-B Restoring Plot.dwg
COUNTY/LL/D/S:	FULTON/835/1/2
PLAT FILE:	B
SHEET:	6 OF 6

