



Planning Commission

Special Called Meeting
<http://www.roswellgov.com/>
~Agenda~

Chair Kitty Singleton
Vice Chair Eric Schumacher
Commissioner Jason Frazier
Commissioner Pooja Gardner
Commissioner Charles Krieger
Commissioner Gurtej Narang
Commissioner Carol Williams

Friday, December 5, 2025

11:00 AM

City Hall - Room 220

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

II. Agenda Items

- 1. 20250627 - 0 Sweetapple Road - The Gardens at Sweet Apple Preliminary Plat Renewal**
- 2. 20253357 - 342 Jones Rd - Cottages on Jones Preliminary Plat Renewal**

III. Adjournment



City of Roswell

Planning Commission Special Called

AGENDA ITEM REPORT

ID # - 9679

MEETING DATE: December 5, 2025

DEPARTMENT: Planning Commission

ITEM TYPE: Plat

20250627 - 0 Sweetapple Road - The Gardens at Sweet Apple Preliminary Plat Renewal

Item Summary:

Enclosed, please find the preliminary plat of the Gardens at Sweetapple. The part of the subdivision that is in the City of Roswell is zoned AG-43, and consists of 25.9 acres. The entrance to the subdivision is in the City of Milton. The lots will be served by individual septic systems. This is a renewal of a previously approved and expired plat.

Committee or Staff Recommendation:

Staff recommends approval of this Preliminary Plat.

Financial Impact:

N/A

Recommended Motion:

Motion to recommend approval of the Gardens at Sweetapple preliminary plat.

Presented by:

Angela Rambeau

APPLICATION INTAKE

In Person: 8:00 am – 4:00 pm

By Email: planningandzoning@roswellgov.com**RECEIVED**

2.1.a

By City of Roswell Planning & Zoning at 4:49 pm, Feb 13, 2025

Plat Application

Application Number: 20250627			
*Before submitting a plat application, you must contact Planning and Zoning to determine if a pre-application meeting is required. *To request a meeting email planningandzoning@roswellgov.com or call 770-817-6720 Pre application Meeting Date: <u>02/07/2025</u>			
Request: ☐ Combination ☐ Division ☒ Preliminary ☐ Final ☐ Revision ☐ Subdivision/Street Name Change			
Number of Lots Existing: 2		Number of Lots Proposed: 18	
PROJECT DESCRIPTION			
Name of Project: The Gardens at Sweet Apple		Current Zoning: AG-43	
Project Address: 0 Sweetapple Rd. - (Connected to 13370 Arnold Mill Rd)			
City/State/Zip: Roswell, Ga. 30075		Total Acreage: 25.948 AC.	
Parcel ID: 22 349010170178			
Land Lot: 1000,1017,1018	District: 2	Section: 2	
CONTACTS			
Applicant/Representative	Name/Company Name: Doug Patten/David Pearson Communities, Inc.		
	Address: 2000 First Drive, Ste 400		
	City: Marietta	State: Ga.	Zip: 30062
	Email: doug@davidpearsoncommunities.com	Phone: 770-294-1974	
Property Owner	Name/Company Name: The Gardens at Sweetapple Development, Inc		
	Address: 2000 First Drive, Ste. 400		
	City: Marietta	State: Ga	Zip: 30062
	Email: doug@davidpearsoncommunities.com	Phone: 770-321-5032	
I hereby certify that all information provided herein is true and correct.			
 Applicant Signature: Property Owner or Owner's Representative			2-12-25 Date:

Attachment: Submitted Plat Application (20250627 - 0 Sweetapple Road - The Gardens at Sweet Apple Preliminary Plat Renewal)

***Refer to Section 13.5 of the Unified Development Code for Plat Requirements**City of Roswell • 38 Hill Street • Suite G-30 • Roswell, Georgia 30075 • 770-817-6720 • www.roswellgov.com
Planning and Zoning Division Application • Rev 1/10/2025



SIGNATURE PAGE

READ CAREFULLY BEFORE SIGNING

- I understand that failure to supply all required information (per the relevant Applicant Checklist and requirements of the *Unified Development Code*) will result in **REJECTION OF THE APPLICATION**.
- I understand that the application may not be approved if applicant plans to attend the Design Review Board meeting without required items or if the applicant presents plans that differ from submittal materials.
- I understand that I will become familiar with applicable zoning code and Design Guidelines.

I understand that failure to respond OR to submit deficient items within six months of receiving comments will result in **THE APPLICATION BEING DEEMED AS WITHDRAWN BY THE CITY**

2-12-25

Applicant or Representative Signature

Date:

I respectfully petition that this property be considered as described in this application. Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understand all above statement made by the City of Roswell.

I hereby certify that all information provided herein is true and correct

Property Owner Signature

Date:

2-12-25

Address: 2000 First Dr., Ste 400

City: Marietta

State: Ga.

Zip: 30062

NOTARY: Personally appeared before me the above applicant or representative named _____ who on oath says that he/she is the applicant or representative for the foregoing, and that all the above statements are true to the best of his/her knowledge

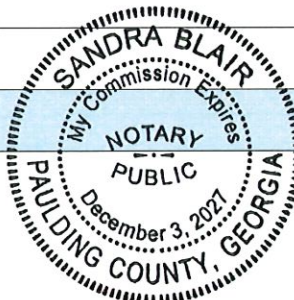
Notary Signature

Date:

2/12/25

Date commission expires:

12-3-27



CERTIFICATE OF SURVEYOR/ENGINEER:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOW HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE, AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE CITY OF ROSWELL AND ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROSWELL, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY: BRIAN KAY (ATWELL, LLC)
REGISTERED CIVIL ENGINEER NO. 039585
ADDRESS: 1850 PARKWAY PLACE SUITE 650 MARIETTA GA 30067
PHONE #: 770-423-0807

BY: CHARLES FRANKLIN (CENTERLINE SURVEYING)
REGISTERED GEORGIA LAND SURVEYOR NO. 2143
ADDRESS: 1301 SHILOH RD SUITE 1210 KENNESAW, GA 30144
PHONE #: 770-424-0028

CERTIFICATE OF OWNER:
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPOSE A TOTAL OF 24 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

OWNER: DATE: 9.14.25

- FIRE DEPARTMENT NOTES**
1. APPROVAL IS REQUIRED FROM BOTH ROSWELL & MILTON FIRE DEPARTMENTS.
 2. BUILDING HEIGHTS SHALL NOT EXCEED 30 FEET AT HIGHEST EAVE.
 3. ROADS SHALL NOT EXCEED 10% IN GRADE.
 4. ALL ROAD GATES SHALL HAVE A KNOX SWITCH WITH DOUBLE CYLINDER KNOX ACCESS SWITCH KEYS FOR BOTH ROSWELL AND MILTON.
 5. EMERGENCY ACCESS ROAD, GATE AND KNOX SWITCH SHALL BE CONTINUOUSLY MAINTAINED BY THE HOA.
 6. FLOW TEST WILL BE REQUIRED AT TIME OF LDP.
 7. APPROXIMATE SQUARE FOOTAGE OF HOUSES WILL BE 3,600 - 6,200 SQ. FT.
 8. FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH IFC APPENDICES B & C.

- CITY OF ROSWELL GIS DIVISION NOTES**
1. ALL PARCELS WITHIN ZIP CODE: ROSWELL 30075
 2. STREET NAMES MUST BE APPROVED THRU ROSWELL GIS DIVISION AT TIME OF FINAL PLAT
- [123] PARCEL ADDRESS

- SURVEY NOTES**
1. ALL BEARINGS ARE REFERENCED TO GRID NORTH (GA WEST ZONE)
 2. THE ERROR OF CLOSURE FOR ANGLES IS 1:334,125 PER CENTERLINE SURVEYING

SUBDIVIDER/APPLICANT
DAVID PEARSON COMMUNITIES
2000 FIRST DRIVE, SUITE 400
MARIETTA, GA 30062
770-321-5032

APPROVED
FULTON COUNTY BOARD OF HEALTH
ENVIRONMENTAL HEALTH SERVICES DIVISION
Preliminary Approval, Land Disturbance Only, Hold on Lots 16 - 21.
9/22/2025
DATE
EHS STAFF

TRACT 1
CURRENT OWNER OF RECORD:
SCOTT E. HANCOCK
13370 ARNOLD MILL ROAD
ROSWELL, GA 30075
PARCEL# 22 3480 1000 0518
DB 38914, PG. 412
DB 30954, PG. 81

Now or Formerly
RUTH C. LANDRUM
ZONED AG-1

Now or Formerly
GEORGIA TRANSMISSION CORP.
DB 13392, PG. 82

Now or Formerly
OSLETHORPE POWER CORP.
DB 14114, PG. 229

Now or Formerly
CAROLYN W. REECE
DB 14441, PG. 348
ZONED AG-1

TRACT 2
CURRENT OWNER OF RECORD:
SUSAN SANDERS MCGAUGHEY
SWEET APPLE ROAD
ROSWELL, GA 30075
PARCEL# 22 3490 1017 0178
DB 61795, PG. 149

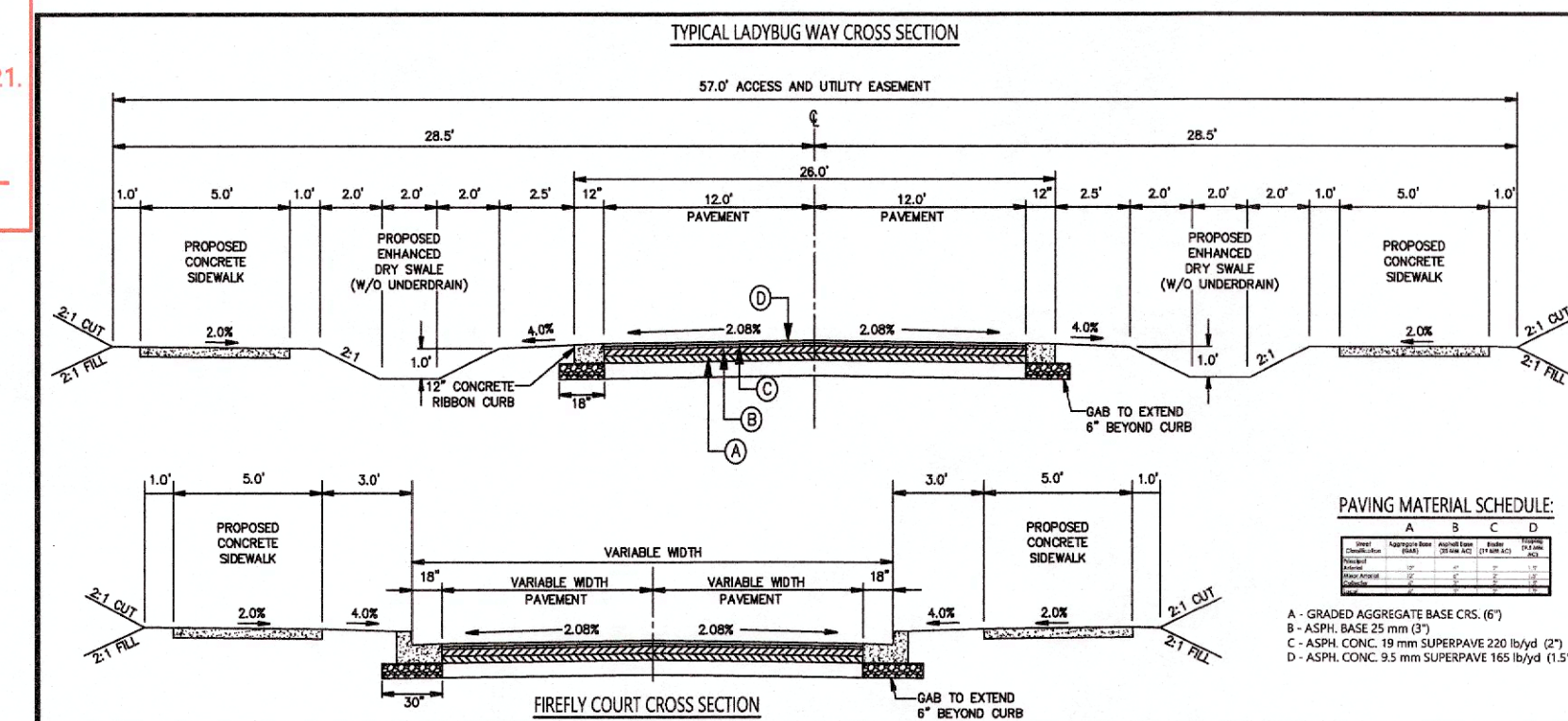
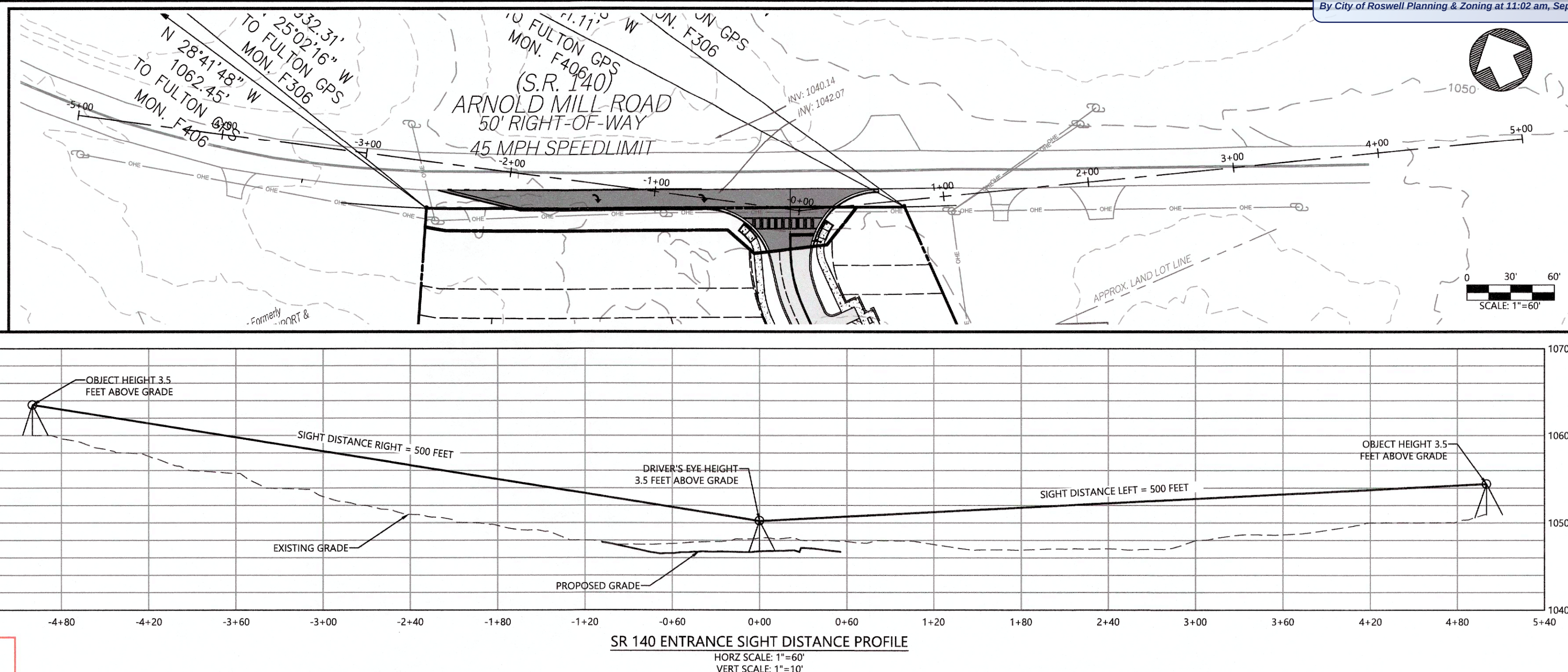
Now or Formerly
STEVEN BRIAN STROUT
& MARGARET GREENMAN
DB 60815, PG. 205
ZONED AG-1

Now or Formerly
PHILLIP JAMES LACKY
MICHAEL TIMOTHY LACKY
& BARRY MARSHALL LACKY
DB 56781, PG. 588
ZONED AG-3

Now or Formerly
PHILLIP JAMES LACKY
MICHAEL TIMOTHY LACKY
& BARRY MARSHALL LACKY
DB 56781, PG. 588
ZONED AG-3

Now or Formerly
CITY OF MILTON PARK
58.85 ACRES
DB 59586, PG. 662

Now or Formerly
CITY OF MILTON PARK
58.85 ACRES
DB 59586, PG. 662



DRAINAGE:
THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY A FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

CITY OF MILTON ARBORIST NOTE
TREE CANOPY CALCULATIONS TO BE COMPLETED AT TIME OF LDP.

GENERAL NOTE
PROOF OF CITY OF ROSWELL OR FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION, OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

CITY OF ROSWELL STORMWATER NOTES:
RUNOFF REDUCTION FOR FIRST 1.0 OR WATER QUALITY TREATMENT FOR 1.2 WILL BE PROVIDED USING LOW IMPACT DEVELOPMENT/GREEN INFRASTRUCTURE PRACTICES (LID/GI) PER GSWM 2016 TO TREAT ALL RUNOFF FROM NEWLY ADDED OR REPLACED IMPERVIOUS AREA PRIOR TO ROUTING THE STORMWATER TO THE STORMWATER DETENTION AREA.
GRADING IS TO BE COMPLETED IN A MANNER TO ENSURE THAT STORMWATER RUNOFF UNDER POST-DEVELOPED CONDITIONS DOES NOT ADVERSELY IMPACT THE ADJACENT PARCELS OR LOTS AND ALL STORMWATER GENERATED FROM THE DEVELOPED SITE OR ANY OFFSITE DRAINAGE INTO THE SITE NEED TO BE ROUTED INTO THE PROPOSED DETENTION POND(S) TO CONTROL ALL STORM EVENTS PRIOR TO DISCHARGE TO THE DOWNSTEAM.
THE DOWNSTEAM ASSESSMENT AND INSPECTION ON THE EXISTING DOWNSTEAM AREA AND STORMWATER CONVEYANCE SYSTEM, INCLUDING ONSITE, OFFSITE AREA, AND ANY SW SYSTEMS THAT WILL BE AFFECTED BY THIS DEVELOPMENT SHALL BE CONDUCTED AND PROVIDED TO THE CITY OF ROSWELL AT LDP PHASE. IF THE INSPECTIONS CALL FOR ANY MAINTENANCE ISSUES THAT NEED ATTENTION, THE MAINTENANCE WILL NEED TO BE PERFORMED PRIOR TO ISSUANCE OF CO.

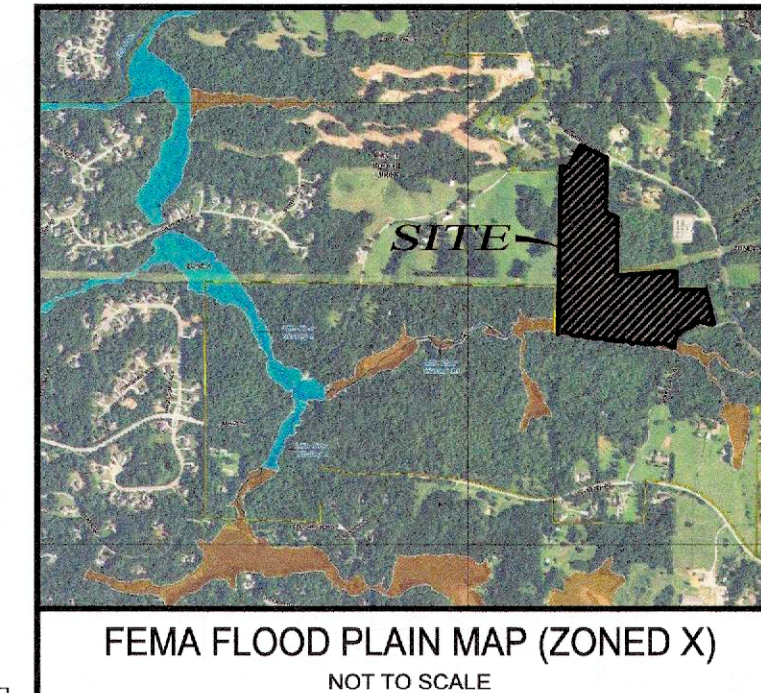
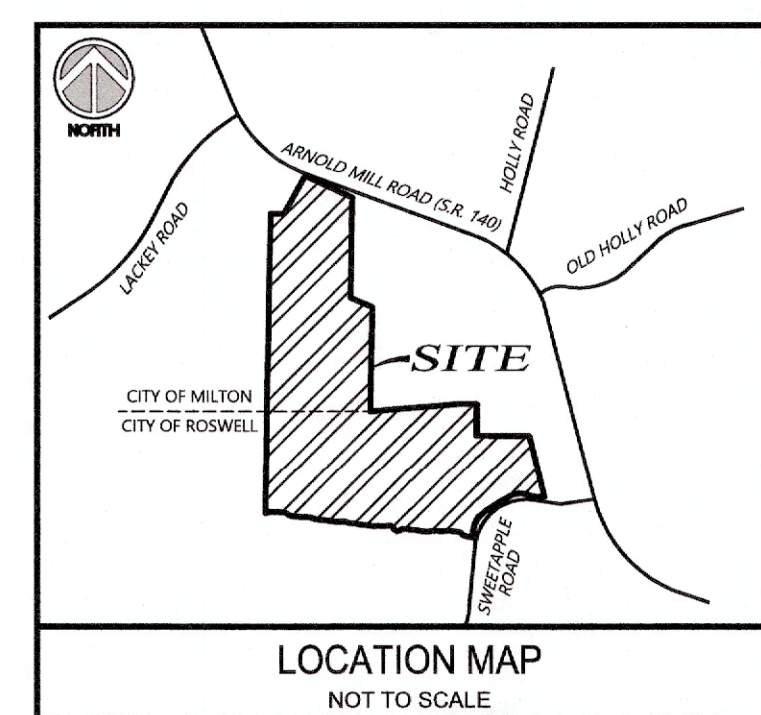
- SITE LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING SETBACK LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK LINE
 - 100 YEAR FLOOD PLAIN
 - 24" CURB AND GUTTER
 - TRAFFIC FLOW ARROW (PAVEMENT MARKING)
 - DIRECTIONAL ARROWS (PAVEMENT MARKING)
 - HANDICAP STALL
 - SIGN

- BUFFER, SETBACK & EASEMENT LEGEND**
- A 25' STATE UNDISTURBED STREAM BUFFER
 - B 50' CITY UNDISTURBED STREAM BUFFER
 - C 75' IMPERVIOUS SETBACK
 - D 100' CITY UNDISTURBED STREAM BUFFER
 - E 150' NON-IMPERVIOUS BUFFER
 - F 75' SEPTIC SETBACK
 - G 100' GEORGIA POWER TRANSMISSION EASEMENT

Fulton County Board of Health Certification
All lots shown have been reviewed for compliance to the Fulton County Board of Health's adopted minimum lot size and DPH Chapter 511-1-1.1, Rules for Onsite Sewage Management Systems. These lots are approved for subdivision development as noted for the construction of typical or bedroom homes. Prior to the construction of any residence, building, or facility, each lot must be reviewed and approved for an on-site sewage management system construction permit.

Dated this Day of 20
By: SEE SCRAP
Title:

CITY OF ROSWELL, GA
CERTIFICATE OF ZONING DIRECTOR
ZONING DIRECTOR DATE
PURSUANT TO SECTION 11.2 OF THE UNIFIED DEVELOPMENT CODE, THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE ZONING DIRECTOR OF THE CITY OF ROSWELL IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.



FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP OF THE CITY OF ROSWELL, GEORGIA, COMMUNITY PANEL NUMBER 130673 DATED SEPT. 18, 2013. DISTURBANCE OF THE 100 YEAR FLOOD PLAIN IS PROHIBITED.

Curve Table

Curve #	Radius	Length	Tangent	Chord	Bearing	Delta
C1	847.40	53.08	26.54	53.05	S84°47'08"E	3°12'32"
C2	1718.56	103.48	51.76	103.47	S84°02'22"E	3°29'50"
C3	4003.34	110.38	55.19	110.37	S55°38'50"E	1°34'47"
C4	1897.86	81.81	39.87	81.81	S88°04'30"E	1°49'51"
C5	176.44	33.19	42.30	33.12	S88°34'39"E	3°29'49"
C6	108.11	11.63	56.52	107.52	S79°03'29"W	46°31'55"
C7	188.83	103.90	53.30	102.59	S22°26'07"W	3°13'33"

Parcel Line Table		Parcel Line Table		Parcel Line Table	
Line #	Length	Line #	Length	Line #	Length
L1	45.42	L21	45.05	L41	26.89
L2	80.28	L22	26.34	L42	32.12
L3	45.15	L23	26.23	L43	53.80
L4	53.92	L24	32.90	L44	34.14
L5	59.66	L25	28.65	L45	27.59
L6	34.35	L26	16.55	L46	30.20
L7	7.27	L27	15.04	L47	34.70
L8	11.39	L28	18.73	L48	30.81
L9	37.68	L29	30.62	L49	64.43
L10	14.60	L30	15.92	L50	32.39
L11	13.19	L31	25.54	L51	16.12
L12	11.49	L32	36.78	L52	16.73
L13	6.43	L33	34.60	L53	25.27
L14	33.60	L34	29.52	L54	16.73
L15	37.67	L35	37.85	L55	20.86
L16	15.26	L36	30.89	L56	24.69
L17	31.02	L37	19.65	L57	26.39
L18	26.50	L38	32.19	L58	25.51
L19	27.42	L39	25.39	L59	12.25
L20	31.59	L40	20.15	L60	

SITE AREA
TOTAL PROPERTY AREA: 44.35± AC (1931886± SF)
CITY OF MILTON AREA: 18.40± AC (801,570.95± SF)
CITY OF ROSWELL AREA: 25.95± AC (1,130,285.19± SF)

CURRENT PARCEL OWNERSHIP
CITY OF MILTON (NORTHERN TRACT)
PARCEL NUMBER: 22 3480 1000 0518
OWNER'S NAME: SCOTT E. HANCOCK
ADDRESS: 13370 ARNOLD MILL ROAD
ROSWELL, GA 30075
DB 38914, PG. 412
DB 30954, PG. 81
CITY OF ROSWELL (SOUTHERN TRACT)
PARCEL NUMBER: 22 3490 1017 0178
OWNER'S NAME: THE GARDENS AT SWEETAPPLE DEVELOPMENT, INC.
ADDRESS: SWEET APPLE ROAD
ROSWELL, GA 30075
DB 61795, PG. 149

ZONING CLASSIFICATION
JURISDICTION: CITY OF MILTON & CITY OF ROSWELL
ZONING: AG-43 (CITY OF ROSWELL)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LOTS: 32 LOTS
PROPOSED DENSITY: 0.72 LOTS PER ACRE
PROPOSED LOT SIZE: 1.00 ACRE MINIMUM
PROPOSED LOT WIDTH: 100' (CITY OF MILTON)
120' (CITY OF ROSWELL)

BUILDING SETBACKS
CITY OF MILTON
FRONT: 60'
REAR: 50'
SIDE: 25'
CITY OF ROSWELL
FRONT: 50'
REAR: 40'
SIDE: 30' (SIDE) & 15' (SIDE INTERIOR)

SURVEY NOTES
TOPOGRAPHIC INFORMATION BASED FULTON COUNTY GIS INFORMATION WITH SPOT CHECKS BY SURVEY BY CENTERLINE SURVEYING. EXISTING STRUCTURES, STREAMS, SPECIMEN TREES AND LAKES HAVE BEEN FIELD LOCATED BY CENTERLINE SURVEYING & LAND PLANNING, INC. TOPO IS BASED ON MEAN SEA LEVEL DATUM (NAVD 88).
TRAVERSE CLOSURE: 1:15,799
TOTAL ANGULAR ERROR: 64 SECS
ADJUSTMENT: COMPASS RULE
EQUIPMENT: TOPCON 303 TOTAL STATION
PLAT CLOSURE: 1:756,450
DATE OF FIELD WORK: DECEMBER 2, 2020

811
Know what's Below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

24 HOUR EMERGENCY CONTACT
DOUG PATTEN
770.294.1974

ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30067
CO#4 PEO59004

PRELIMINARY PLAT FOR
LAND LOTS: 945, 1000, 1017, & 1018
OF THE 22ND DISTRICT, 2ND SECTION
13370 ARNOLD MILL ROAD
CITY OF ROSWELL FULTON COUNTY, GA

THE GARDENS AT SWEETAPPLE
PRELIMINARY PLAT OVERALL

PRELIMINARY PLAT FOR
LAND LOTS: 945, 1000, 1017, & 1018
OF THE 22ND DISTRICT, 2ND SECTION
13370 ARNOLD MILL ROAD
CITY OF ROSWELL FULTON COUNTY, GA

THE GARDENS AT SWEETAPPLE
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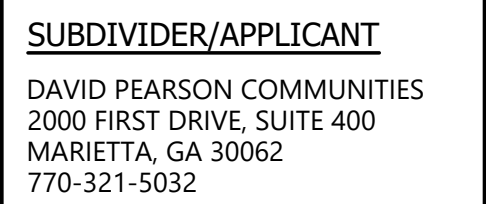
THE GARDENS AT SWEETAPPLE
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THE GARDENS AT SWEETAPPLE
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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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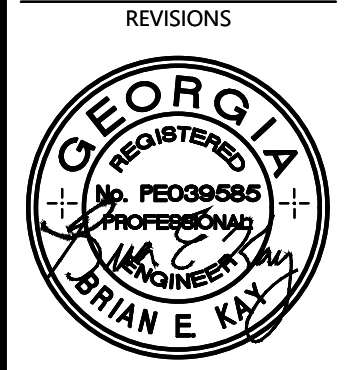
**24 HOUR
EMERGENCY CONTACT**
DOUG PATTEN
770.294.1974

**ATWELL**
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30066
COA# PEE005804

LAND LOTS: 945, 1000, 1017, & 1018
OF THE 22ND DISTRICT, 2ND SECTION
13370 ARNOLD MILL ROAD
CITY OF ROSWELL, FULTON COUNTY, GA

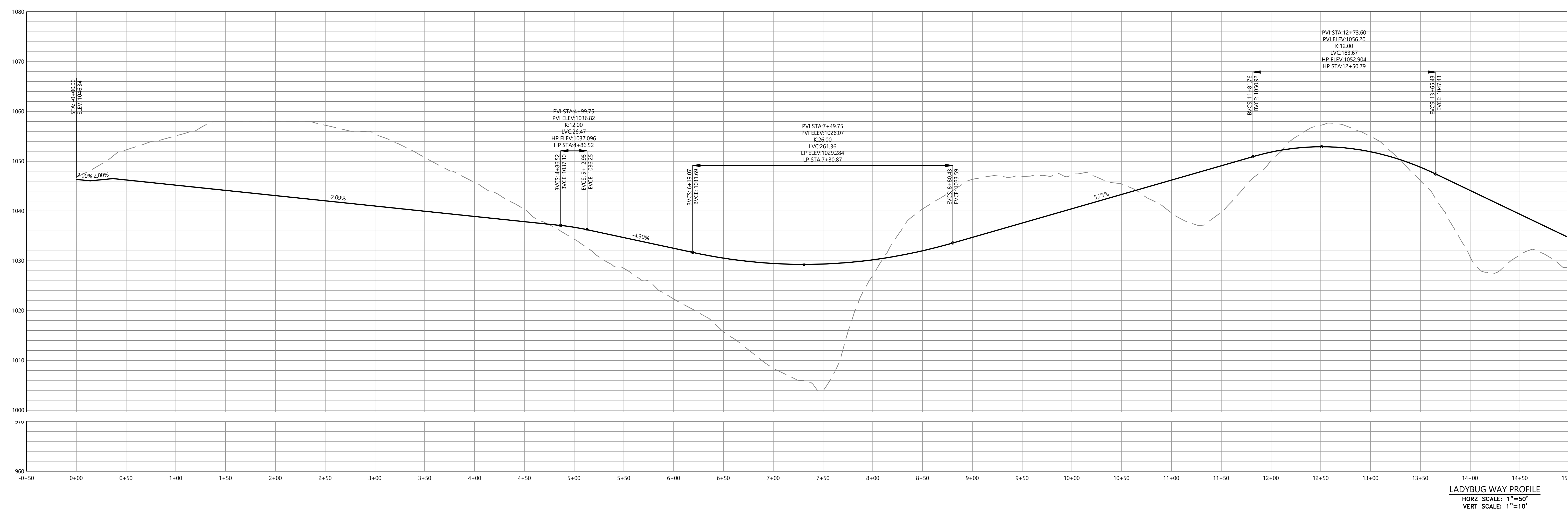
PRELIMINARY PLAT FOR:
THE GARDENS AT SWEETAPPLE
ROAD PROFILES

DATE 02.12.2025

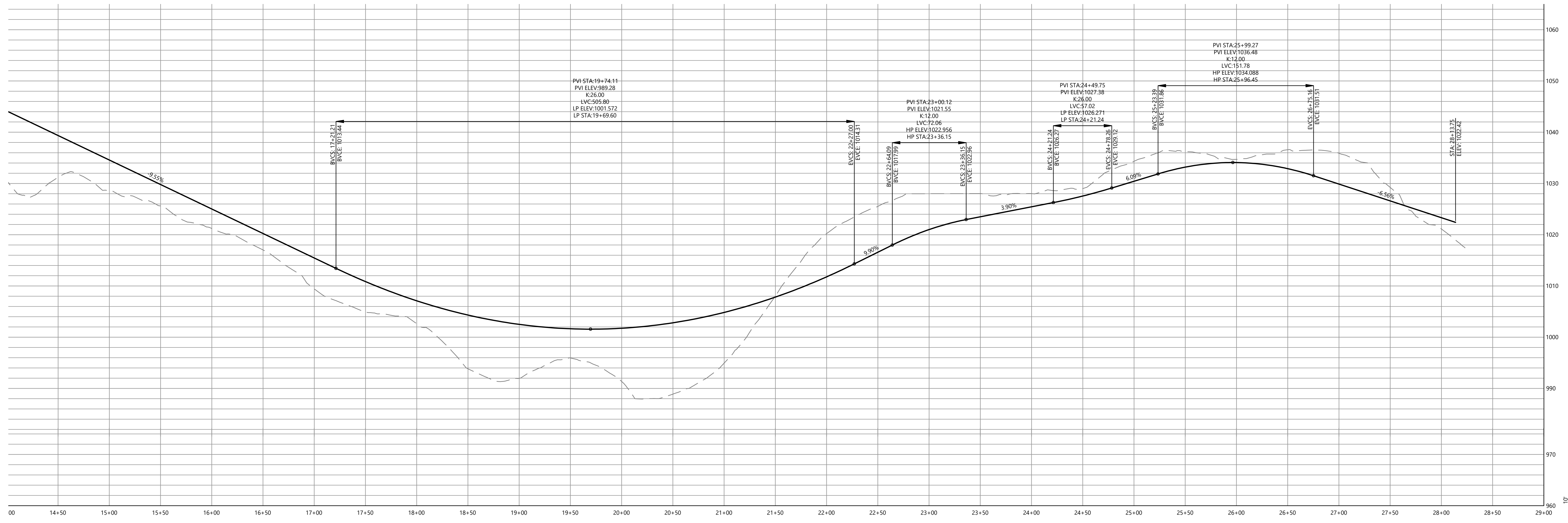


GSWCC No.: 21547

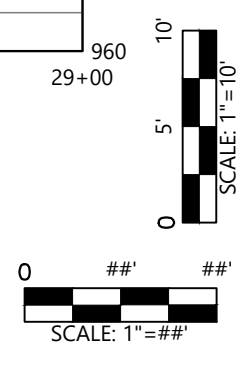
DRAWN BY: PB
CHECKED BY: BWV
PROJECT MANAGER: BK
JOB #: 20004283
FILE CODE:
SHEET NO. P103



LADYBUG WAY PROFILE
HORZ SCALE: 1"=50'
VERT SCALE: 1"=10'



LADYBUG WAY PROFILE
HORZ SCALE: 1"=50'
VERT SCALE: 1"=10'





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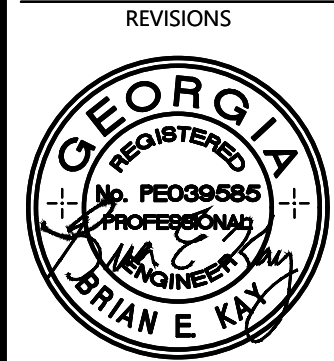
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COA# PEF005804

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OF THE 22ND DISTRICT, 2ND SECTION
13370 ARNOLD MILL ROAD
CITY OF ROSWELL, FULTON COUNTY, GA

PRELIMINARY PLAT FOR:
THE GARDENS AT SWEETAPPLE
ROAD PROFILES

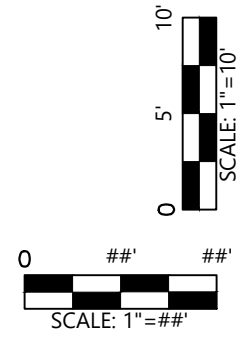
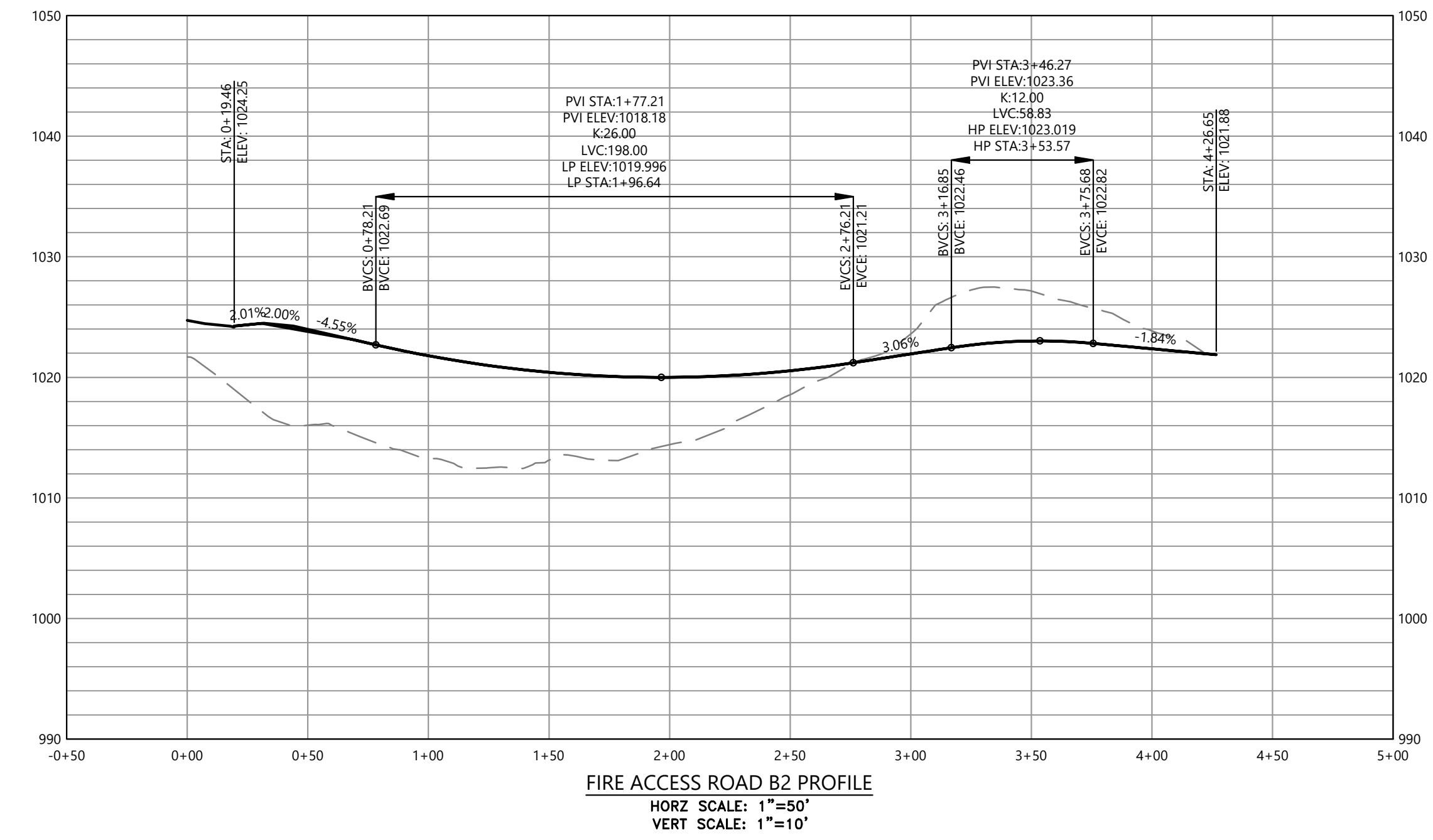
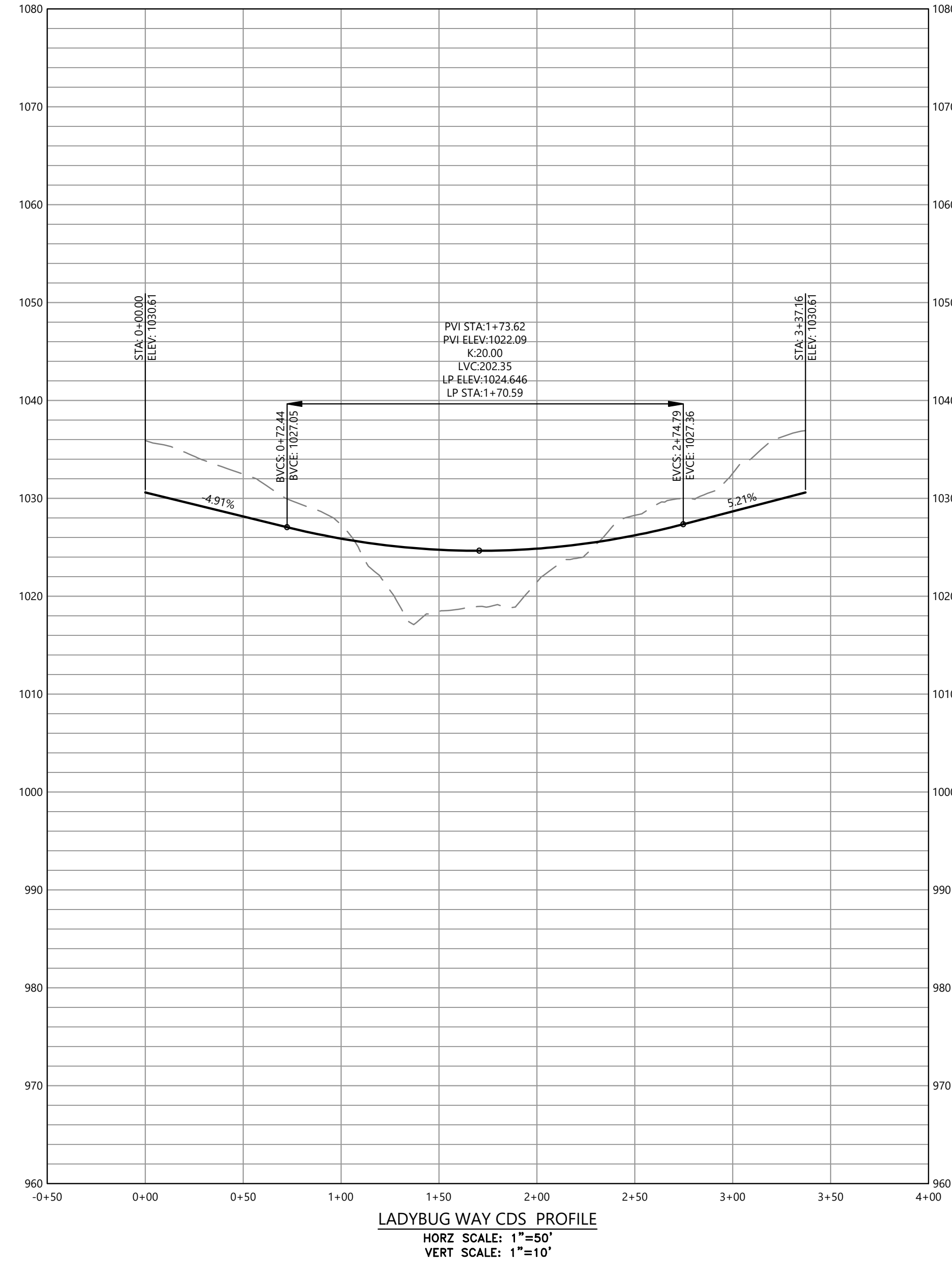
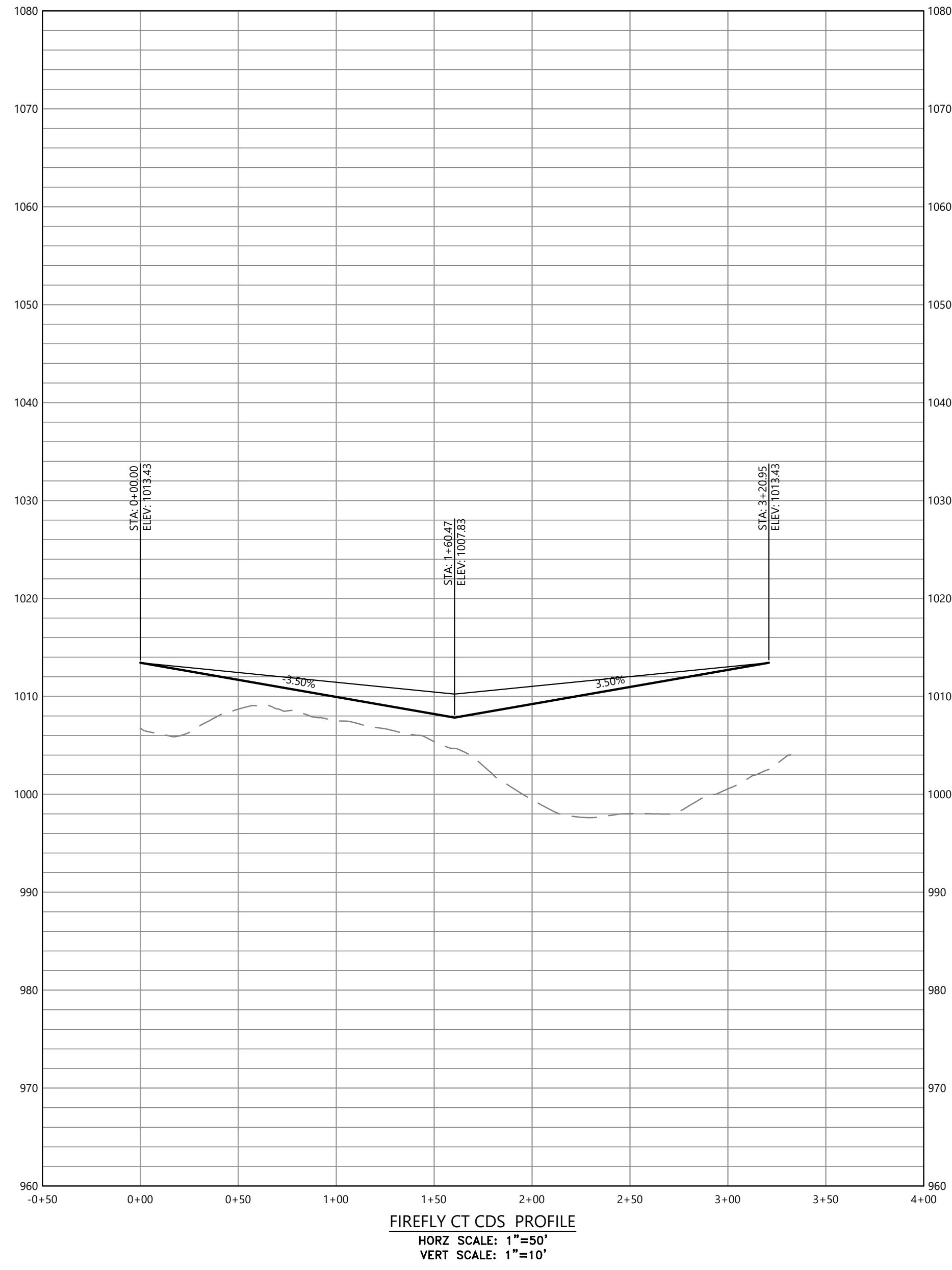
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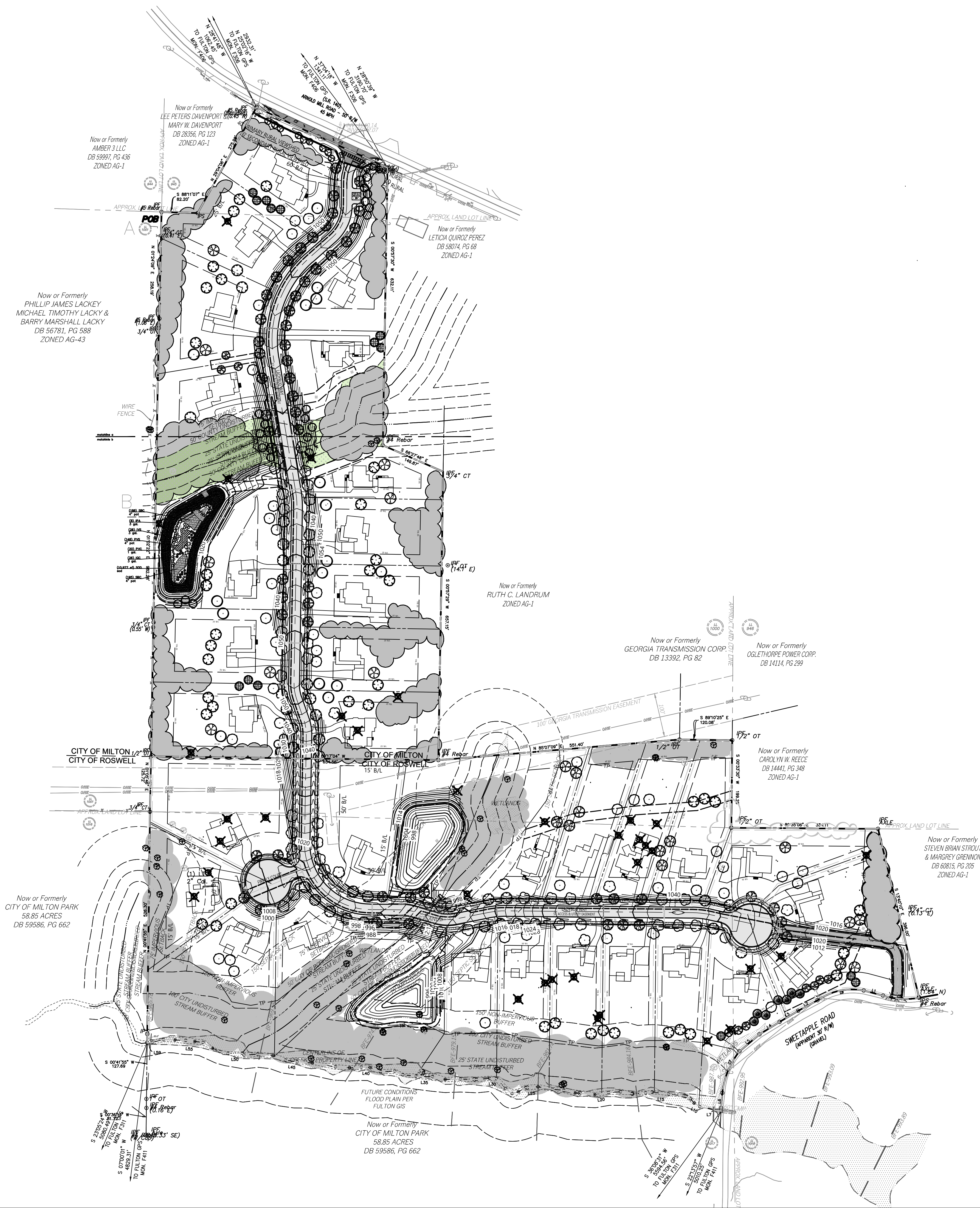


GSWCC No.: 21547

DRAWN BY: PB
CHECKED BY: BWV
PROJECT MANAGER: BK
JOB #: 20004283
FILE CODE:
SHEET NO.

P104





SPECIMEN TREE REMOVAL JUSTIFICATION IN ACCORDANCE WITH UDC SECTION 12.1.3(B)(1) – CITY OF ROSWELL, GA

PER SECTION 12.1.3(B)(1) OF THE ROSWELL UNIFIED DEVELOPMENT CODE, SPECIMEN TREES MAY ONLY BE REMOVED UPON A SHOWING THAT THE TREE'S RETENTION WOULD "UNREASONABLY RESTRICT THE USE OF THE PROPERTY." BASED ON THIS STANDARD, WE ARE REQUESTING REMOVAL OF THE IDENTIFIED SPECIMEN TREE(S) FOR THE FOLLOWING REASONS:

SITE DESIGN CONSTRAINTS: THE LOCATION OF THE SPECIMEN TREE(S) DIRECTLY CONFLICTS WITH ESSENTIAL SITE ELEMENTS INCLUDING BUILDING PAD, DRIVE AISLES, PARKING AREAS, OR REQUIRED STORMWATER INFRASTRUCTURE. REDESIGN TO RETAIN THE TREE WOULD RESULT IN NONCOMPLIANCE WITH ZONING, FIRE ACCESS, ADA STANDARDS, OR ENGINEERING REQUIREMENTS. **LOSS OF REASONABLE DEVELOPMENT AREA:** PRESERVATION OF THE TREE(S) WOULD SIGNIFICANTLY REDUCE THE USABLE BUILDING FOOTPRINT OR REDUCE THE FLOOR AREA RATIO BELOW VIABLE LEVELS, THEREBY UNREASONABLY RESTRICTING THE USE OF THE PROPERTY FOR ITS INTENDED ZONING ENTITLEMENT.

EXISTING SPECIMEN TREES TO BE REMOVED

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 OR 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.
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- 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.
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- 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 SEEDED 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.
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- 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.

FOR SODDED AREA

- SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY. CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT).
- LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
- IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
- SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO. GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD, AS NOT TO INTERFERE WITH MOWING OPERATIONS.
- TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
- SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

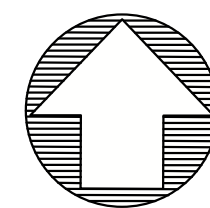
- PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
- ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENEED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST. INTO THE TOP 2" TO 3".

INSPECTION

- THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

- ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
- REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.



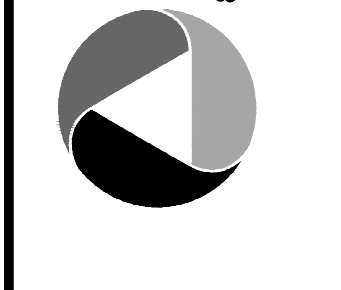
811
Know what's below.
Call before you dig.
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NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**24 HOUR
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1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30067
COA# PEF050804



13370 ARNOLD MILL ROAD
ROSWELL
FULTON COUNTY, GA

THE GARDENS AT SWEETAPPLE
DAVID PEARSON COMMUNITIES
PRELIMINARY PLAN
OVERALL TREE PLAN

DATE 09-16-2025

REVISIONS

STATE OF GEORGIA
CYNTHIA WINDSOR-O'NEALS
REGISTERED LANDSCAPE ARCHITECT

0 60' 120'
SCALE: 1"=120'

DRAWN BY: PB
CHECKED BY: BWV
PROJECT MANAGER: BK
JOB #: 20004283
FILE CODE: ----
SHEET NO. P105



NOTICE:
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**24 HOUR
EMERGENCY CONTACT**
DOUG PATTEN
770.294.1974

FEETAPPLE MUNITIES AT	
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[illegible][illegible]

0 60' 120'

SCALE: 1"=120'

CHECKED BY: BVW

JOB #: 20004283

SHEET NO. P106

100



Soil Units	Slope (%)	Depth to Bedrock (In)	Depth to SHWT* (In)	Estimated Perc. (min/in)	Depth of Estimated Perc/(in)	Optimum Trench Depth (in)	Soil Suit. Code
Cartecay	0-2	>30	6	---	---	---	F2
Hard Labor I	6-10	>72	30	60	6-30	18	C1B
Helena	2-6	>24	12	---	---	---	F2
Madison	6-25	>72	>72	45	24-60	36-48	A
Mountain Park	6-25	60	>60	60	12-48	24-36	N3A
Pacolet	6-25	>72	>72	45	24-60	36-48	A
Rion	6-25	>72	>72	45	24-60	36-48	A
Starr	2-15	>72	42	45	12-42	18-24	C1B
Tallapoosa	6-25	36	>36	60	12-36	24	H1B

A	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
C1B	Soils are unsuitable for conventional absorption fields due to drainage patterns and seasonal high water table conditions. Soils are generally suitable for shallow trench absorption fields with treatment system producing Class I effluent. Storm water must be diverted from drain field area. The local Environmental Health Specialist must approve non-conventional system design and installation.
F2	Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
H1B	Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils should be suitable for shallow trench absorption fields with treatment system producing Class I effluent. The local Environmental Health Specialist must approve non-conventional system design and installation.
N3A	Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to 5 feet and parent material is generally suitable for conventional absorption field installation. Backhoe pits excavated prior to installation may allow deeper trench depth to be recommended.

	DRAWN BY: PB
	CHECKED BY: BVW
	PROJECT MANAGER: BK
	JOB #: Z0004283
	FILE CODE:
SHEET NO. P106	



To: Planning Commission
From: Angela Rambeau, Planner 3
Date: November 11, 2025
Subject: Preliminary Plat Renewal, Sweetapple Road

Enclosed, please find the preliminary plat for The Gardens at Sweetapple. The development is zoned AG-43 and consists of 14 single family lots in the City of Milton, and 18 single family lots in the City of Roswell. The lots are served by individual septic systems.

The Planning Commission originally approved the preliminary plat in September 2021, but it has since expired. A land disturbance permit was issued in February 2023, which has since expired. Land disturbance plans were resubmitted in January 2025; they are currently under review.

The applicant is requesting that the plat be re-approved so that the development process may continue. All City Departments have approved the resubmitted plat in a new review. Fulton County Health signed off on the plat in September 2025.

The Community Development department recommends approval of the preliminary plat.

Attachments:

Application and plat.



Plan Review Comments

Application Number: 20250627

Parcel ID: 22 -3490-1017-017-8

Location: Sweetapple Rd, Roswell, GA

Location Description:

Project: Preliminary Plat

Project Description: The Gardens At Sweetapple
Doug Patten/David Pearson Communities, Inc.

Zone: Ag43, AGRICULTURAL

Planning And Zoning, Angela Rambeau

Approved - 10/01/2025

Sanitation, Nick Pezzello

Approved - 07/16/2025

Water, Chris Boyd

Na - 07/21/2025

This is on Fulton County's Water System. Fulton County will need to approve the Water Line Plan Sheet(s) and Details. Contact Fulton County at 770 640-3040.

Engineering Division, Lee Smith

App W/Cond - 07/22/2025

Reviewer: Lee Smith (lsmith@roswellgov.com)

- 1) The acceptance of the Plan does not guarantee an approval for the Land Disturbance Permit (LDP) unless all applicable standards of the City of Roswell Unified Development Code are met during the LDP design review process.
- 2) Applicant is advised that a Steep Slope and Erodible Soils Evaluation will be required for LDP approval.
- 3) State waters are present on site. No impact to the state 25-foot stream buffer is allowed without first obtaining a Stream Buffer Variance from Georgia Environmental Protection Division. Contractor shall mark the 25-foot buffer in the field to ensure no land disturbance or vegetation removal occurs within the state 25-foot stream buffer; except where approved by permit.



Tree Division, Jackie Deibel

App W/Cond - 09/29/2025

Approved per former arborist's original approval.

Tree Division, Andy Pittner

Approved - 06/25/2025

Transportation, Serge Osse

App W/Cond - 09/29/2025

Reviewer: Serge Osse - 770-594-6428(direct) 6420(Main) sosse@roswellgov.com

The following are repeated approval conditions.

Transportation recommends approval with the following conditions:

- a. The constructions plans shall be resubmitted.
- b. This preliminary plat contains discrepancies between the plans and the typical sections (i.e. Firefly cul-de-sac plans vs Firefly typical section, etc.). Resolve all discrepancies in the construction plans.
- a. Given the streets will be ""private"", no streetlight notes are necessary. Provide the street light plans for review and approval prior to installation.

Fire Department, Robert Major

Approved - 07/29/2025

Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263 Plans have been approved with the following conditions: I have reviewed the plan set dated, June 30,2025, and it complies with all code requirements for the Preliminary Plat phase of the project. I am recommending approval for the Preliminary Plat. (Approved with conditions does not require a revision to be submitted to the Fire Marshal's Office).

The Roswell Fire Marshal's Office has reviewed the submitted plans and specifications in strict adherence to the prevailing state-adopted minimum Fire Safety Standards at the time of evaluation. Every possible effort has been invested to ensure thorough scrutiny for code compliance. However, it is essential to emphasize that this comprehensive review does not absolve the owner, contractor, architect, or any other accountable party from their obligation to comply with any aspects inadvertently overlooked or undisclosed by the reviewer.

Please be aware that the City of Roswell must formally review any proposed changes or modifications to the approved plans before implementation is authorized.



Building Division, Robert Sheppard

App W/Comm - 09/25/2025

Reviewer: Robert Sheppard, Building Division, 770-817-6756, rsheppard@roswellgov.com

Building permits required prior to vertical construction or demolition of a building or structure.

Building Division, Don Fouts

App W/Comm - 06/25/2025

1. Building permit applications can be submitted after the recording of the plat

Stormwater, Krista Thomas

App W/Cond - 07/16/2025

Reviewer: Krista Thomas kthomas@roswellgov.com

Approved w/ Conditions

Your Preliminary Plat has been approved. When you submit your Land Disturbance Permit (LDP) plans. Please include a full stormwater report, calculations for all required stormwater volumes (Runoff Reduction, Water Quality, Channel Protection, and Overbank Flood Protection), and detailed BMP designs. If you plan to use infiltration-based BMPs, make sure infiltration testing is done before finalizing your design. All stormwater plans must meet the Georgia Stormwater Management Manual and Roswell UDC Section 12.5.

Please note, the following minimum conditions shall apply.

Grading is to be completed in a manner to ensure that stormwater runoff under post-developed conditions does not adversely impact adjacent parcels or lots as a result of concentrated flows, flooding, and impediment to flows, erosion, or deposits of silt or sediment.

The stormwater discharge from a downspout, cistern, or any water collection device is to be located at distance of no less than ten feet from common any property line and oriented so direction of

concentrated flow is not toward the adjacent property line; discharge from any downspout should be dissipated, infiltrated, or diverted such that flows will not be concentrated.

No person shall erect, construct, or otherwise permit any obstruction (i.e. building, fences, retaining walls, patios, etc.) that prevents the natural or contained flow of water to any component of the stormwater system of the City of Roswell, unless such obstruction is allowed as part of a permit.



Water Quality Treatment facilities shall be maintained in perpetuity per the Georgia Stormwater Management Manual (GSMM) Operations & Maintenance Guidance Document.





Certification of Preliminary Plat

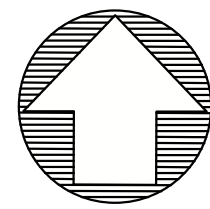
This certifies that on October 16, 2025, the Preliminary Plat for *The Gardens at Sweetapple* has been reviewed by the necessary internal and external departments related to the proposed development, all who have found reasons to recommend approval of the application.

The application is certified as complying with the applicable requirements of the Unified Development Code (UDC) of the City of Roswell Georgia and is scheduled for the next available Planning Commission meeting scheduled to take place on Tuesday, November 18, 2025.

Jeannie Peyton, Planning & Zoning Director

38 Hill Street, Roswell, GA 30075
www.roswellgov.com

Modern Spirit. Southern Soul.



811
Know what's below.
Call before you dig.
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MARIETTA, GA 30067
COA# PEFC05804

2ND DISTRICT	13370 ARNOLD MILL ROAD
ROSWELL	
FULTON COUNTY, GA	

THE GARDENS AT SWEETAPPLE	DAVID PEARSON COMMUNITIES
CONSTRUCTION PLANS	
OVERALL TREE PLAN	

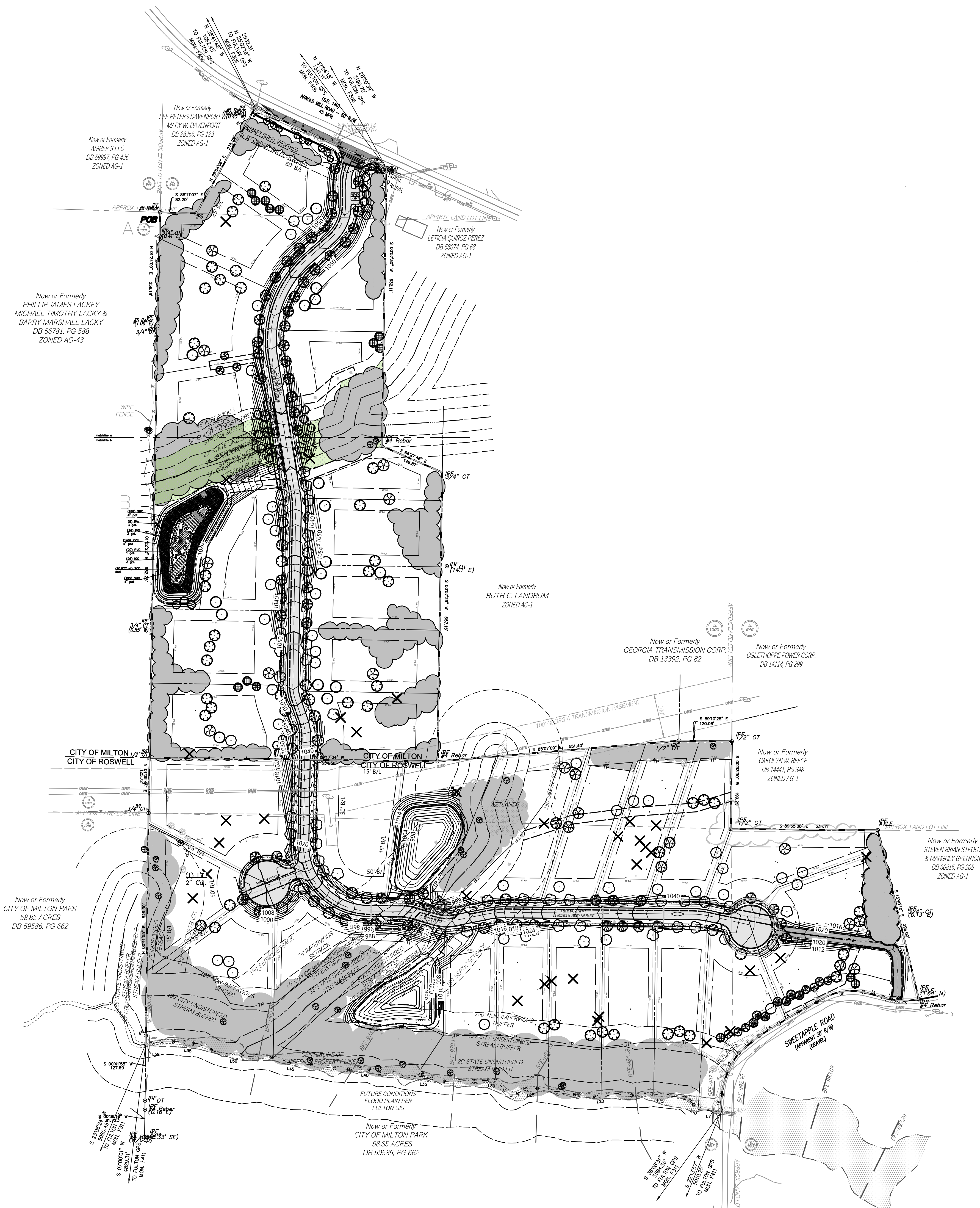
DATE 10.09.2025

REVISIONS



0 60' 120'
SCALE: 1"=120'

DRAWN BY: PB
CHECKED BY: BWV
PROJECT MANAGER: BK
JOB #: 20004283
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SHEET NO. **L100**



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16. 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.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. 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.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT).
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

LISTING OF SPECIMEN SIZE TREES AT SWEETAPPLE ROAD PROPOSED DEVELOPMENT SITE IN ROSWELL
Page 1 of 4

Tree #	Species	DBH	Description/Condition	Specimen Tree?
34	Red maple	44" @ 1'	2 co-dominant stems at 2'. Good condition.	No
35	Yellow poplar	28"	Severall minor dead limbs.	Yes
36	Yellow poplar	21"	Next to creek. 2 major dead stubs.	No
37	Yellow poplar	25"	Good condition.	Yes
38	Yellow poplar	20"	Good condition.	Yes
39	Yellow poplar	20"	Good condition.	Yes
40	Black oak	24"	Good condition.	Yes
41	Sweetgum	22"	2 co-dominant stems at 3'. Poison ivy into crown.	No
42	Yellow poplar	30" @ 2'	3 co-dominant stems at 2'. Several minor dead limbs.	No
43	Sweetgum	29" @ 1'	2 co-dominant stems at 2'. Tipped for powerline clearance.	No
44	Yellow poplar	35" @ 1'	3 co-dominant stems at 2'. Poison ivy into crown. Suppressed.	No
45	Sweetgum	21"	2 co-dominant stems at 6'. Poison ivy into crown.	No
46	Red maple	22" @ 2'	2 co-dominant stems at 3'. Several major dead stubs.	No
47	Yellow poplar	29" @ 2'	3 co-dominant stems at 3'. 1 major dead limb.	No
48	Yellow poplar	30" @ 3'	2 co-dominant stems at 4'. Poison ivy into crown.	No
49	Red maple	22"	2 co-dominant stems at 4'.	No
50	Yellow poplar	28"	2 co-dominant stems at 20'. Ivy into crown.	No
51	Yellow poplar	25"	Ivy into crown.	No
52	Yellow poplar	27"	Ivy into crown.	No
53	Red maple	26" @ 2'	3 co-dominant stems at 2'.	No
54	Red maple	22" @ 1'	2 co-dominant stems at 2'.	No
55	Red maple	24" @ 1'	2 co-dominant stems at 1' Ivy into crown.	No
56	Yellow poplar	23"	All crown on south side of tree.	No
57	Yellow poplar	34" @ 1'	2 co-dominant stems at 2'. Several minor dead limbs.	No
58	Yellow poplar	22"	Ivy into crown.	No
59	Yellow poplar	22"	Good condition.	Yes
60	Sweetgum	11"	Wisteria into crown. 2 co-dominant stems at 40'.	Yes
61	Hickory	27" @ 3'	2 co-dominant stems at 4'. Ivy into crown.	No
62	Yellow poplar	22"	Wisteria into crown.	No
63	Yellow poplar	23"	Wisteria into crown.	No
64	Yellow poplar	22" @ 2'	2 co-dominant stems at 2'.	No
65	Yellow poplar	21"	Lightning wound ground to 40'.	No
66	Yellow poplar	20" @ 1'	2 co-dominant stems at 4'.	No
67	Red maple	25" @ 2'	2 co-dominant stems at 1'.	No
68	Yellow poplar	29" @ 1'	2 co-dominant stems at 2'.	No
69	Yellow poplar	28" @ 2'	2 co-dominant stems at 3'.	No
70	Red maple	24" @ 1'	5 co-dominant stems at 2'. Otherwise, good condition.	Yes
71	Sourwood	19" @ 1'	2 co-dominant stems at 1'. Leaning and bending.	No
72	Northern red oak	20"	Large cavity from failed co-dominant stem.	No
73	White oak	20"	Good condition.	Yes
74	White oak	12"	Major decay on main stem.	No
75	Yellow poplar	25"	Good condition.	Yes
76	Yellow poplar	30" @ 2'	2 co-dominant stems at 3'.	Yes
77	Yellow poplar	21"	Good condition.	Yes
78	Yellow poplar	34"	Good condition.	Yes
79	Yellow poplar	25"	Good condition.	Yes
80	Yellow poplar	22"	Good condition.	Yes
81	Yellow poplar	26"	Hollow/large cavity.	No
82	Yellow poplar	25"	Good condition.	Yes
83	Yellow poplar	30"	Good condition.	Yes
84	Red maple	28" @ 3'	2 co-dominant stems at 6'.	Yes
85	Yellow poplar	28"	Good condition.	Yes

LISTING OF SPECIMEN SIZE TREES AT SWEETAPPLE ROAD PROPOSED DEVELOPMENT SITE IN ROSWELL
Page 2 of 4

Tree #	Species	DBH	Description/Condition	Specimen Tree?
86	Hickory	21"	Large cavity on main stem 3'-20'.	No
87	Southern red oak	31"	2 major dead stubs.	No
88	Red maple	21" @ 2'	2 co-dominant stems at 1'.	No
89	Yellow poplar	22"	Good condition.	Yes
90	Yellow poplar	32" @ 2'	2 co-dominant stems at 5'.	Yes
91	Sweetgum	20" @ 2'	2 co-dominant stems at 4'.	No
92	Red maple	22" @ 1'	3 co-dominant stems at 4'.	No
93	Sourwood	23" @ 1'	2 co-dominant stems at 1'.	No
94	Dogwood	8" @ 1'	2 co-dominant stems at 1'. Otherwise, good condition.	Yes
95	White oak	21"	Several minor dead limbs.	No
96	White oak	26"	5 major dead stubs.	No
97	Hickory	22"	Cankers on main stem. Large cavity ground to 3'.	No
98	Red maple	21"	Hypoxylon canker. 50% dead.	No
99	White oak	25"	4 major dead limbs.	No
100	Northern red oak	22"	Good condition.	Yes
101	Northern red oak	22"	Good condition.	Yes
102	Northern red oak	24"	4 major dead limbs.	No
103	Northern red oak	27"	4 major dead limbs.	No
104	White oak	29"	Good condition.	Yes
105	Southern red oak	23"	1 major dead stub. Otherwise, good condition.	Yes
106	Southern red oak	24"	Several minor dead limbs.	No
107	Red maple	24" @ 1'	2 co-dominant stems at 1' Ivy into crown.	No
108	Northern red oak	20"	Good condition.	Yes
109	White oak	25"	1 dead co-dominant stem at 40'.	No
110	White oak	26"	Several minor dead limbs.	No
111	Yellow poplar	21"	Good condition.	Yes
112	White oak	23"	Good condition.	Yes
113	White oak	22"	Good condition.	Yes
114	White oak	25"	2 major dead stubs. Small crown.	No
115	White oak	25"	Several minor dead limbs.	No
116	Northern red oak	23"	50% dead. Fungal conks on main stem.	No
117	Northern red oak	24"	3 major dead limbs.	No
118	Southern red oak	23"	All crown on one side. Otherwise, good condition.	Yes
119	White oak	22"	Good condition.	Yes
120	White oak	23"	Major decay on main stem.	No
121	White oak	21"	Major lean and bend. Several minor dead limbs.	No
122	White oak	23"	2 major dead limbs.	No
123	Red maple	22"	Dead.	No
124	Red maple	30" @ 2'	2 co-dominant stems at 3'. Several minor dead limbs.	No
125	White oak	23"	2 major dead stubs.	No
126	White oak	45"	2 co-dominant stems at 4'. Several minor dead limbs.	No
127	Northern red oak	26"	2 major dead limbs.	No
128	Yellow poplar	29" @ 2'	2 co-dominant stems at 3'.	Yes
129	Yellow poplar	24"	Good condition.	Yes
130	Yellow poplar	20"	Good condition.	Yes
131	Yellow poplar	27"	Good condition.	Yes
132	Southern red oak	27"	3 major dead limbs. Slime flux at base.	No
133	White oak	20"	Good condition.	Yes
134	White oak	20"	All crown on one side. Otherwise, good condition.	Yes
135	Yellow poplar	21"	Large wound on main stem at 30'. Failed limb at 50'.	No
136	Yellow poplar	24"	Large cavity on main stem at 30'. Large wound at 40'.	No
137	Sweetgum	30" @ 2'	2 co-dominant stems at 3'. Top out of both stems.	No

LISTING OF SPECIMEN SIZE TREES AT SWEETAPPLE ROAD PROPOSED DEVELOPMENT SITE IN ROSWELL
Page 3 of 4

Tree #	Species	DBH	Description/Condition	Specimen Tree?
138	Yellow poplar	36" @ 3'	2 co-dominant stems at 4'. 2 major dead limbs.	No
139	White oak	31" @ 1'	2 co-dominant stems at 3'. Cavity at base. 1 large failed limb.	No
140	Southern red oak	24"	Good condition.	Yes
141	Southern red oak	26"	All crown on one side. Otherwise, good condition.	No
142	Yellow poplar	23" @ 2'	2 co-dominant stems at 4'.	No
143	Yellow poplar	32" @ 2'	2 co-dominant stems at 4. 2 major dead limbs.	No
144	Southern red oak	27"	3 major dead limbs.	No
145	Southern red oak	23"	Large cavity at 6'-8' on main stem. Hollow.	No
146	White oak	36" @ 2'	2 co-dominant stems at 2'.	No
147	Southern red oak	21"	Several minor dead limbs.	No
148	Hickory	23"	Large cavity at base. Hollow.	No
149	White oak	26"	4 major dead limbs.	No
150	White oak	30" @ 2'	2 co-dominant stems at 4'. Ivy into crown. 2 major dead limbs.	No
151	White oak	31" @ 2'	2 co-dominant stems at 3'. One stem dead.	No
152	Yellow poplar	24"	Large cavity on main stem at 50'.	No
153	Southern red oak	26"	3 major dead limbs.	No
154	Hickory	21"	Good condition.	Yes
155	Northern red oak	27"	2 major dead limbs.	No
156	Southern red oak	22"	All crown on one side. Otherwise, good condition.	Yes
157	Southern red oak	38" @ 3'	Vertical split in trunk. 2 co-dominant stems at 6'.	No
158	Northern red oak	26" @ 2'	2 co-dominant stems at 4'. 1 stem dead.	No
159	Hickory	23"	Good condition.	Yes
160	Yellow poplar	20"	Small crown.	No
161	Southern red oak	24"	Good condition.	Yes
162	Yellow poplar	25"	2 co-dominant stems at 30'.	Yes
163	Sweetgum	27"	2 major dead limbs.	No
164	White oak	40"	6 major dead limbs.	No
165	Beech	31"	Cavity at 7'.	No
166	Beech	23"	2 co-dominant at 5'.	No
167	Yellow poplar	22"	Good condition.	Yes
168	Yellow poplar	21"	Small crown.	No
169	Yellow poplar	23"	Good condition.	Yes
170	Northern red oak	32"	Next to powerline.	Yes
171	White oak	31"	2 major dead stubs.	No
172	White oak	22"	Next to powerline. Tipped on powerline side.	No
173	Southern red oak	36"	2 co-dominant stems at 2'.	No
174	White oak	24"	Large wound 1 - 6'.	No
175	Southern red oak	31" @ 3'	2 co-dominant stems at 5'. Several minor dead limbs.	No
176	White oak	22"	3 major dead limbs.	No
177	White oak	24"	2 major dead limbs.	No
178	Southern red oak	25"	Good condition.	Yes
179	White oak	25"	2 co-dominant stems at 5'. Several minor dead limbs.	No
180	White oak	30"	2 co-dominant stems at 6'. Several minor dead limbs.	No
181	White oak	31"	4 major dead limbs.	No
182	Southern red oak	29"	1 major dead limb.	Yes
183	White oak	24"	Good condition.	Yes
184	Beech	32"	Good condition.	Yes
185	Yellow poplar	33"	Large cavity in main stem to 20'.	No
186	Southern red oak	33"	3 major dead limbs.	No
187	White oak	26"	Good condition.	Yes
188	Beech	32"	Good condition.	Yes
189	White oak	38"	2 co-dominant stems at 3'. Small crown.	No
190	Yellow poplar	35" @ 2'	2 co-dominant stems at 2'.	No

LISTING OF SPECIMEN SIZE TREES AT SWEETAPPLE ROAD PROPOSED DEVELOPMENT SITE IN ROSWELL
Page 4 of 4

Tree #	Species	DBH	Description/Condition	Specimen Tree?
191	Northern red oak	31" @ 1'	2 co-dominant stems at 2'.	No
192	Southern red oak	40" @ 2'	2 co-dominant stems at 3'. Several minor dead limbs.	No
193	White oak	26"	2 co-dominant stems at 6'.	No
194	White oak	24"	Several minor dead limbs.	No
195	Northern red oak	24"	2 co-dominant stems at 3'.	No
196	Northern red oak	36" @ 2'	2 co-dominant stems at 3'.	No
197	White oak	22"	Good condition.	Yes
198	Southern red oak	24"	Edge of powerline. Topped on powerline side.	No
199	White oak	23"	Edge of powerline. Topped on powerline side.	No
200	Southern red oak	21" @ 1'	2 co-dominant stems at 4'. One stem broken/dead.	No
201	White oak	23" @ 2'	2 co-dominant stems at 6'. Cavity/decay at base.	No
202	Yellow poplar	34" @ 1'	2 co-dominant stems at 2'.	No
203	Red maple	20"	Good condition.	Yes
204	Sourwood	17"	Good condition.	Yes
205	Yellow poplar	21"	Good condition.	Yes
206	Yellow poplar	25"	Good condition.	Yes
207	Yellow poplar	40" @ 1'	2 co-dominant stems at 4'.	No
208	Yellow poplar	22"	All crown on one side.	No
209	Yellow poplar	24"	Small crown. Dieback.	No
210	White oak	22"	Good condition.	Yes
211	White oak	21"	Good condition.	Yes
212	Yellow poplar	31" @ 1'	2 co-dominant stems at 2'.	No
213	Red maple	16"	Good condition.	Yes
214	Sweetgum	28" @ 1'	2 co-dominant stems at 2'.	No
215	White oak	24" @ 2'	3 co-dominant stems at 3'-6'. One stem dead.	No
216	Northern red oak	35" @ 2'	3 co-dominant stems at 2. Large cavity at base. 2 stems dead.	No
217	Southern red oak	24"	Near NE corner next to powerline.	Yes
218	Northern red oak	23"	Several minor dead limbs.	No
219	White oak	22"	All crown on one side. Several small dead limbs.	No

Notes - DBH is diameter at breast height measured at 4.5 feet above ground. Diameter for trees with co-dominant stems that fork below 4.5 feet was measured at the narrowest point below the fork.

DENSITY UNITS CALCULATIONS FOR TREE SAVE AREAS AT SWEETAPPLE ROAD
PROPOSED DEVELOPMENT SITE IN ROSWELL, GA

Plot #1	Species	DBH x Number of Trees	Density Unit per Tree =	Total Units per Size Class
Hardwood	3"	10	1	10
Hardwood	4"	1	1.5	1.5
Hardwood	5"	2	2	4
Hardwood	6"	3	2.4	7.2
Hardwood	8"	6	3	18
Hardwood	10"	1	3.6	3.6
Hardwood	12"	1	4.2	4.2
Total Density Units for Plot #1 =				54.5

Plot #2	Species	DBH x Number of Trees	Density Unit per Tree =	Total Units per Size Class
Hardwood	3"	10	1	10
Hardwood	4"	7	1.5	10.5
Hardwood	5"	1	2	2
Hardwood	6"	5	2.4	12
Hardwood	14"	1	4.8	4.8
Hardwood	19"	1	5.7	5.7
Hardwood	24"	1	6.6	6.6
Total Density Units for Plot #2 =				51.6

Average for Plots #1 & #2 = 53.1 units
Average units per acre = 53.1 units per 2,500 square feet x 17.4 = 924 density units per acre

Notes - DBH is diameter at breast height measured at 4.5 feet above ground.

SPECIMEN TREES RECOMPENSE

SPECIMENS REMOVED - 33.3 UNITS
33.3 UNITS / 0.7 UNITS (4" CAL. TREE) = 47.5 = 48 (4") CAL TREES REQUIRED

PROPOSED: 48 (4" CAL) TREES (23 OAKS, 25 ELMs)

TREE SAVE DENSITY

TOTAL SITE = 49.805
ROSWELL SITE = 25.948 AC
TREE SAVE AREA = 7.26 AC
TREE SAMPLING = 924 UNITS PER ACRE
7.26 * 924 UNITS = 6708 TREE UNITS SAVED

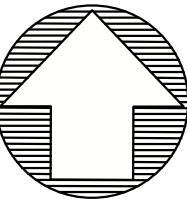
SEE SHEET L121 FOR TREE PROTECTION PLAN. SEE SHEET L122 AND L123 FOR TREE REPLACEMENT PLAN. SEE SHEET 130 FOR LANDSCAPE DETAILS AND NOTES

TREE SURVEY LEGEND

215 EXISTING SPECIMEN SIZED TREES

217 EXISTING SPECIMEN SIZE AND QUALITY TREE WITH CRITICAL ROOT ZONE

TREE SAVE AREA



811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S ANY AND ALL EXISTING UTILITIES AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE TO ASSURE AN APPROPRIATE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
DOUG PATTEN
770.294.1974

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866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30067
COAT PREFIX 050304

2ND DISTRICT	13370 ARNOLD MILL ROAD	ROSWELL	FULTON COUNTY, GA
THE GARDENS AT SWEETAPPLE	DAVID PEARSON COMMUNITIES	CONSTRUCTION PLANS	ROSWELL TREE SURVEY

DATE 10.09.2025

REVISIONS



0 30' 60'
SCALE: 1"=60'

DRAWN BY: PB
CHECKED BY: BWV
PROJECT MANAGER: BK
JOB #: 20040283
FILE CODE: ----
SHEET NO: L111



Know what's below.
Call before you dig.

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR
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MARIETTA, GA 30066
COAF PEE005804



2ND DISTRICT
13370 ARNOLD MILL ROAD
ROS WELL
FULTON COUNTY, GA

THE GARDENS AT SWEETAPPLE
DAVID PEARSON COMMUNITIES
CONSTRUCTION PLANS
TREE REPLACEMENT PLAN - A

DATE 10.09.2025

REVISIONS



0 20' 40'
SCALE: 1"=40'

DRAWN BY: PB
CHECKED BY: BWV
PROJECT MANAGER: BK
JOB #: 20004283
FILE CODE: ----
SHEET NO.

L130

City of Milton, Georgia
Chapter 60 - Tree Canopy Conservation Ordinance
TREE CONSERVATION MANUAL

9. Tree Planting Detail

THE PLANTING HOLE
The planting hole should be dug 2 times the width of the root ball, and up to 5 times in compacted soils.
Dig the hole no deeper than the depth of the root ball; soil beneath the root ball should remain firm and undisturbed.
Sides of the planting hole should be rough and sloped outward.
Add no soil amendments.
Backfill around the root ball with the same soil that was removed.
Do not fertilize until the 2nd growing season, and only if a soil test shows a deficiency.

STAKING
Do not stake the tree unless it is leafed out at time of planting or is being planted in sandy soils.
REMOVE STAKING AFTER 1 YEAR

SOIL LEVEL
Soil level should be at grade, with no water ring formed around the planting hole.

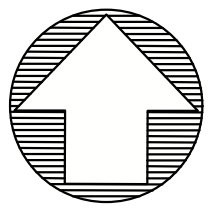
ROOT DEPTH
The first order roots should be no more than 2 inches below the soil line. Too much soil on top of the root ball will eventually result in girdling roots and tree decline.

REMOVE BURLAP, STRAPS AND WIRE BASKET
Remove all straps, burlap, and wire basket before backfilling with soil.

Minimum 2x the width of the root ball, and up to 3x in compacted soils.

January 8, 2018 Page D11

LOANED - GARDENS AT SWEETAPPLE/ENGINEERED CALCULATIONS/NO REPRODUCTION - TREE CONSERVATION MANUAL, DRAFT 4.0.10.18, Page 7 of 9



PLANT SCHEDULE A

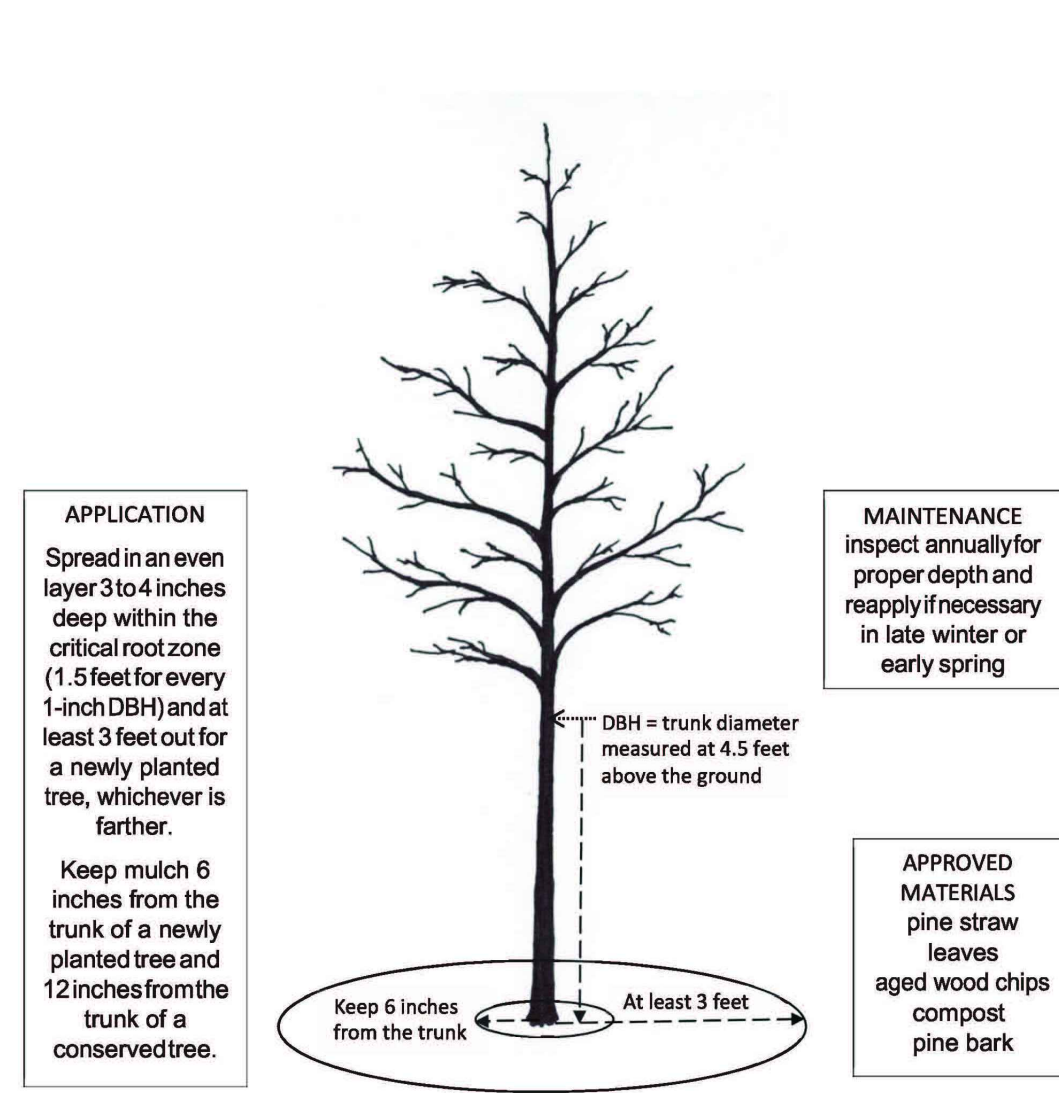
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	5	Acer rubrum 'October Glory'™	October Glory Maple	2" Cal.	B&B	Straight trunk, even crown
	5	Acer saccharum 'Legacy'	Legacy Sugar Maple	2" Cal.	B&B	Straight trunk, even crown
	12	Cercis canadensis	Eastern Redbud	2" Cal.	B&B	Well balanced head, Straight trunk
	3	Cryptomeria japonica	Japanese Cedar	2" Cal., 8' Ht.	B&B	Matched Specimens
	2	Fagus grandifolia	American Beech	2" Cal.	B&B	Straight trunk, even head
	7	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B	Well balanced head, straight trunk
	8	Magnolia grandiflora	Southern Magnolia	2" CAL., 6' ht.	B&B or Cont.	Full to Ground
	3	Nyssa sylvatica	Sour Gum	4" Cal.	B&B	Well balanced head, straight trunk
	13	Pinus taeda	Loblolly Pine	2" CAL., 7' Ht.	Pot	Balanced head
	31	Quercus phellos 'Hightower'	Willow Oak	4" Cal.	B&B	Full, well balanced canopy

ARBORIST NOTE:
1. ANY UNAPPROVED ENCROACHMENT INTO A DESIGNATED TREE SAVE AREA SHALL RESULT IN AN IMMEDIATE STOP WORK ORDER, NOTICE OF VIOLATION AND/OR CITATION FOR THE RESPONSIBLE PARTY.



City of Milton, Georgia
Chapter 60 - Tree Canopy Conservation Ordinance
TREE CONSERVATION MANUAL

4. Tree Mulching Detail - Newly Planted Tree



January 8, 2018

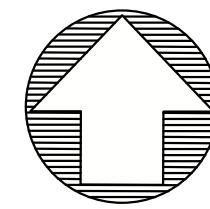
Page D6

PLANT SCHEDULE POND

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
IGC	26	Ilex glabra 'Compacta'	Compact Inkberry	60" o.c.	Pot	60" o.c.	Full, even head
IPA	8	Illicium parviflorum	Anise Tree	3 gal.	Pot	96" o.c.	Full pots well branched
IVS	26	Itea virginica	Virginia Sweetpire	3 gal.	Pot	60" o.c.	Full pots well branched even form
PVC	20	Panicum virgatum 'Cloud Nine'	Tall Switch Grass	1 gal.	Pot	48" o.c.	Full pots with grass blades showing
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
SOD	10,977 sf	Cynodon dactylon	Bermuda Grass	sod	N/A		Well rooted
PVS	148	Panicum virgatum	Switch Grass	4" pot	Pot	30" o.c.	Full pot
SBC	383	Spartina bakeri	Sand Cordgrass	4" pot	Pot	30" o.c.	Full pot

PLANT SCHEDULE B

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	11	Acer rubrum `October Glory` TM	October Glory Maple	2" Cal.	B&B	Straight trunk, even crown
	13	Acer saccharum `Legacy`	Legacy Sugar Maple	2" Cal.	B&B	Straight trunk, even crown
	6	Fagus grandifolia	American Beech	2" Cal.	B&B	Straight trunk, even head
	16	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B	Well balanced head, straight trunk
	3	Magnolia grandiflora	Southern Magnolia	2" CAL., 6" ht.	B&B or Cont.	Full to Ground
	13	Nyssa sylvatica	Sour Gum	4" Cal.	B&B	Well balanced head, straight trunk
	11	Pinus taeda	Loblolly Pine	2" CAL., 7" Ht.	Pot	Balanced head
	7	Quercus phellos `Hightower`	Willow Oak	4" Cal.	B&B	Full, well balanced canopy
	16	Ulmus americana `Princeton`	American Elm	4" Cal.	B&B or Cont.	Straight trunk, full crown



811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR
EMERGENCY CONTACT
DOUG PATTEN
770.294.1974

ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30067
COA# PEFC05804

2ND DISTRICT
13370 ARNOLD MILL ROAD
ROSWELL
FULTON COUNTY, GA

THE GARDENS AT SWEETAPPLE
DAVID PEARSON COMMUNITIES
CONSTRUCTION PLANS
TREE REPLACEMENT PLAN - B

DATE 10.09.2025

REVISIONS

STATE OF GEORGIA
CYNTHIA WINDSOR O'SHEALS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

0 20' 40'
SCALE: 1"=40'

DRAWN BY: PB
CHECKED BY: BWV
PROJECT MANAGER: BK
JOB #: 20004283
FILE CODE: ----
SHEET NO. L131



PLANT SCHEDULE C						
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	8	Acer saccharum `Legacy`	Legacy Sugar Maple	4" Cal.	B&B	Straight trunk, even crown
	3	Liriodendron tulipifera	Tulip Tree	4" Cal, 16-18` ht.	B&B	Well balanced head, straight trunk
	12	Nyssa sylvatica	Sour Gum	4" Cal.		Well balanced head, straight trunk
	9	Quercus phellos `Hightower`	Willow Oak	4" Cal.	B&B	Full, well balanced canopy
	1	Quercus shumardii	Shumard Red Oak	4" Cal.	B&B or Cont.	Straight trunk, even crown
	21	Ulmus americana `Princeton`	American Elm	4" Cal.	B&B or Cont.	Straight trunk, full crown



PLANT SCHEDULE D

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	16	Acer saccharum `Legacy`	Legacy Sugar Maple	4" Cal.	B&B	Straight trunk, even crown
	7	Cryptomeria japonica	Japanese Cedar	10' Ht.	B&B	Matched Specimens
	1	Fagus grandifolia	American Beech	2' Cal.		Straight trunk, even head
	14	Liriodendron tulipifera	Tulip Tree	4" Cal, 16-18' ht.	B&B	Well balanced head, straight trunk
	3	Magnolia grandiflora	Southern Magnolia	6' Ht.	B&B or Cont.	Full to Ground
	5	Nyssa sylvatica	Sour Gum	4" Cal.		Well balanced head, straight trunk
	7	Pinus virginiana	Virginia Pine	5' Ht.	B&B or Cont.	Full to ground
	10	Quercus phellos `Hightower`	Willow Oak	4" Cal.	B&B	Full, well balanced canopy
	10	Quercus shumardii	Shumard Red Oak	4" Cal.	B&B or Cont.	Straight trunk, even crown
	11	Ulmus americana `Princeton`	American Elm	4" Cal.	B&B or Cont.	Straight trunk, full crown



City of Roswell

Planning Commission Special Called

AGENDA ITEM REPORT

ID # - 10177

MEETING DATE: December 5, 2025

DEPARTMENT: Community Development

ITEM TYPE: Plat

20253357 - 342 Jones Rd - Cottages on Jones Preliminary Plat Renewal

Item Summary:

Enclosed, please find the preliminary plat of the Cottages on Jones. The area consists of .907 acres. It is zoned RX--Residential Mixed Use and includes 5 single family lots. This is a renewal of a previously approved and expired plat.

Committee or Staff Recommendation:

Staff recommends approval of this Preliminary Plat.

Financial Impact:

N/A

Recommended Motion:

Motion to recommend approval of the Cottages on Jones preliminary plat.

Presented by:

Angela Rambeau

APPLICATION INTAKE

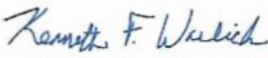
In Person: 8:00 am – 4:00 pm

By Email: planningandzoning@roswellgov.com**RECEIVED**

2.2.a

By City of Roswell Planning & Zoning at 3:39 pm, Jul 30, 2025

Plat Application

Application Number: 20253357			
<i>*Before submitting a plat application, you must contact Planning and Zoning to determine if a pre-application meeting is required.</i> <i>*To request a meeting email planningandzoning@roswellgov.com or call 770-817-6720</i>			
Pre application Meeting Date: _____			
Request: ☐ Combination ☐ Division ☒ Preliminary ☐ Final ☐ Revision ☐ Subdivision/Street Name Change			
Number of Lots Existing: 5		Number of Lots Proposed: 5	
PROJECT DESCRIPTION			
Name of Project: Cottages on Jones		Current Zoning: RX	
Project Address: 342 Jones Drive, Roswell GA 30075			
City/State/Zip: Roswell, GA 30075		Total Acreage: .907	
Parcel ID: 12-1924-0417-046-6, 12-1924-0417-039-1			
Land Lot: 417	District:	Section:	
CONTACTS			
Applicant/Representative	Name/Company Name: Vertical Luxury LLC		
	Address: 13443 Hipworth Road		
	City: Milton	State: GA	Zip: 30004
	Email: ken@verticalluxury.com		Phone: 678-409-7549
Property Owner	Name/Company Name: Cottages at Jones LLC		
	Address: 13443 Hipworth Road		
	City: Milton	State: GA	Zip: 30004
	Email: ken@verticalluxury.com		Phone: 678-409-7549
I hereby certify that all information provided herein is true and correct.			
		07/30/2025	
Applicant Signature: Property Owner or Owner's Representative		Date:	

*Refer to Section 13.5 of the Unified Development Code for Plat Requirements
 City of Roswell • 38 Hill Street • Suite G-30 • Roswell, Georgia 30075 • 770-817-6720 • www.roswellgov.com
 Planning and Zoning Division Application • Rev 1/10/2025



SIGNATURE PAGE

READ CAREFULLY BEFORE SIGNING

- I understand that failure to supply all required information (per the relevant Applicant Checklist and requirements of the *Unified Development Code*) will result in **REJECTION OF THE APPLICATION**.
- I understand that the application may not be approved if applicant plans to attend the Design Review Board meeting without required items or if the applicant presents plans that differ from submittal materials.
- I understand that I will become familiar with applicable zoning code and Design Guidelines.

I understand that failure to respond OR to submit deficient items within six months of receiving comments will result in **THE APPLICATION BEING DEEMED AS WITHDRAWN BY THE CITY**

Kenneth F. Warlick

07/30/2025

Applicant or Representative Signature

Date:

I respectfully petition that this property be considered as described in this application. Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understand all above statement made by the City of Roswell.

I hereby certify that all information provided herein is true and correct

Kenneth F. Warlick

07/30/2025

Property Owner Signature

Date:

7/30/25

Address: 13443 Hipworth Road

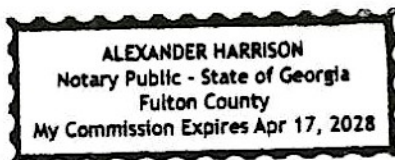
City: Milton

State: GA

Zip: 30004

NOTARY: Personally appeared before me the above applicant or representative named

Kenneth Furman Warlick who on oath says that he/she is the applicant or representative for the foregoing, and that all the above statements are true to the best of his/her knowledge



Notary Signature

Alexander Harrison

Date:

7/30/25

Date commission expires:

4/17/28



Please read Sections 11.2 and 13.5 of the *Roswell Unified Development Code*. This section covers the requirements and process for Plat submittal and approval.

DIVISION PLAT

The subdivision will result in the creation of no more than 3 lots and does not require the extension of public utilities, dedication of public right-of-way, or public streets.

PRELIMINARY PLAT

Staff will review the **Preliminary Plat** application for completeness and compliance with the *Unified Development Code*. Upon staff approval, the request will then be scheduled for presentation at a Planning Commission meeting where you will have an opportunity to answer questions regarding the plat for the Commissioners. At the conclusion of the meeting, the Preliminary Plat may be "Approved" as submitted, "Approved with Conditions", or "Denied".

- **Traffic Impact Study may be required.**

Final Plat

The **Final Plat** is the instrument by which the city accepts public right-of-way, infrastructure and utility easements. The Final Plat application is submitted subsequent to land disturbance and infrastructure installation. Upon staff approval, the request will then be scheduled for presentation at a Mayor and Council Meeting for consideration. Once a Final Plat is approved by Mayor and Council and recorded, building permits may be issued.

REQUIRED ITEMS TO BE SUBMITTED WITH THE PLAT APPLICATION

A Stormwater Concept Approval is required before submittal. Please contact the City of Roswell Stormwater Division to set up concept meeting.

The following shall be submitted with the application form:	Division/Combination/ Revision	Preliminary	Final
Completed application form and pay applicable fees	X	X	X
One (1) digital copy of map set and other documentation.	X	X	X
Homeowner Association documents required by the UDC section 11.2			X
Stormwater Management System As-Built Report, plans & Hydrology Report, as applicable			X
Completed and recorded Stormwater Management Facilities and Practices Covenant Form			X
Signed Indemnity Agreement Form			X
Maintenance and/or Performance Bonds, as applicable			X
Landscape Performance Bond and/or Landscape Maintenance Bond, as applicable			X
Letter from applicable power company indicating all fees for service and points and light poles have been paid.			X
Provide justification for removal of specimen trees in accordance with UDC 12.1.3, letter B, #1.	X	X	

*Refer to Section 13.5 of the Unified Development Code for Plat Requirements
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 Planning and Zoning Division Application • Rev 1/10/2025



PLAT APPLICATION CHECKLIST

The following shall be submitted with the application form:	Division/Combination/ Revision	Preliminary	Final
Name and address of owner(s) of record	X	X	X
Name and address of subdivision, if not owner of record	X	X	X
Proposed name of subdivision		X	X
North arrow, scale	X	X	X
Statement indicating the reference of bearings (magnetic true north grid north)		X	X
Date of the drawing of the plat and revision date if applicable	X	X	X
Vicinity map showing location of the subdivision	X	X	X
Acreage and square footage contained within each lot.	X	X	X
A heavy outline boundary of the tract shall be provided.	X	X	X
For lot lines, provide all distance to the nearest tenth of a foot and all angles to the nearest minute line	X	X	X
All angles shall be indicated to the nearest minute, and the error of closure shall be stated, and shall not exceed one in five thousand (1/5000)	X	X	X
Current zoning classification, minimum lot size; minimum primary street, side and rear setbacks; minimum lot width; and conditions	X	X	X
Location, dimension and purposes of existing and proposed easements and areas to be reserved for public use			X
Clearly identify existing and proposed right-of-way, existing and proposed roadway conditions along the entire roadway frontage, and the centerline of the pavement labelled.		X	X
Label proposed street pavement and right-of-way width, cul-de-sac pavement and right-of-way radius, intersection pavement and right-of-way radius, all centerline curve data and tangent data.	X	X	X
Street names.		X	X
Identify accurate location, material and description of monuments and markers found or placed	X	X	X
Identify tree save areas and all Specimen Trees. Indicate which, if any, Specimen Trees are proposed to be removed		X	
Indicate provisions for water supply, sewage disposal and storm drainage	X	X	X
Show and label natural features within the proposed subdivision including drainage channels, streams, bodies of water, wooded areas and other significant features. Flood plains and dam failure flood zones shall be outlined and labeled.	X	X	X
Provide stormwater table indicating the existing or proposed impervious area square footage for each lot, as applicable			X
Tie four corners of the survey to two (2) Fulton County GPS coordinates			X
Include the following notes on the plat:			

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 Planning and Zoning Division Application • Rev 1/10/2025



PLAT APPLICATION CHECKLIST

The following shall be submitted with the application form:	Division/Combination/ Revision	Preliminary	Final
Include the following Drainage Notes releasing the City of Roswell from any and all liability: DRAINAGE: The owner of record, on behalf of himself/herself/itself and all successors in interest, specifically release the City of Roswell from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. Drainage easements are hereby established for the sole purpose of providing for the emergency protection of the free flow of surface or storm waters along all watercourses as established by a final plat. The City of Roswell may conduct emergency maintenance operations within this easement, where emergency conditions exist. Emergency maintenance shall include the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the City of Roswell is potentially injurious to health, life, public property, public roads or utility systems. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Roswell. The City reserves the right to seek reimbursement for expenses from the owner(s) of the property(s) of the land that generated the conditions requiring the emergency service.		X	X
FLOOD HAZARD NOTE: Portions of this property lie within a 100-year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of the City of Roswell, Georgia, Community Panel Number _____, dated _____. OR This property does not lie within a 100-year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of the City of Roswell, Georgia, Community Panel Number _____, dated _____.	X	X	X
NOTE: Disturbance of the 100-year flood plain is prohibited.	X	X	X
STATEMENT OF OWNER: The undersigned is the owner of record of the property, and the entire parcel is contained within the subject plat. _____ Owner Date This statement must be notarized.	X		

PLAT APPLICATION CHECKLIST			
The following shall be submitted with the application form:	Division/Combination/ Revision	Preliminary	Final
CERTIFICATE OF OWNER: The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements and public grounds thereon shown, which comprise a total of _____ acres, for the purposes therein expressed. Owner _____ Date _____		X	
CERTIFICATE OF SURVEYOR/ENGINEER: It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments show hereon actually exist or are marked as Future, and their locations, size, type and material are correctly shown; and that all engineering requirements of the City of Roswell and all requirements of the Unified Development Code of the City of Roswell, Georgia have been fully complied with. By: _____ Registered Civil Engineer No. _____ Address: _____ Phone #: _____ By: _____ Registered Georgia Land Surveyor No. _____ Address: _____ Phone #: _____	X	X	X
Certification note by the Fulton County Dept. of Health and Wellness	X	X	X
Provide note on plat: Proof of City of Roswell or Fulton County approval for water connection, sewer connection or septic system shall be provided prior to issuance of a Building Permit	X	X	X
Minor (Division/Combination) Plat signature block. Signature will be completed upon approval. CITY OF ROSWELL, GA CERTIFICATE OF ZONING DIRECTOR Zoning Director _____ Date _____ Pursuant to section 11.2 of the Unified Development Code, this plat has been approved for recording by the Zoning Director of the City of Roswell in accordance with existing rules and regulations.	X		
Final Plat signature block. Signatures will be completed upon approval.		X	X

Packet Pg. 32

PLAT APPLICATION CHECKLIST			
The following shall be submitted with the application form:	Division/Combination/ Revision	Preliminary	Final
CITY OF ROSWELL, GA CERTIFICATE OF FINAL APPROVAL			(signatures will be completed upon approval)
_____ Mayor			
_____ Date			
_____ Engineering Director			
_____ Date			

The following conventions will be followed when naming streets within the City of Roswell:

1. Street names shall consist of a root name and a suffix designation such as "Street", "Avenue", "Road", "Circle", "Way", and so on. Root names shall consist of no more than 13 characters, including spaces and hyphens.
2. Directional prefixes, i.e. North, South, East, and West, and the prefixes "Old" or "New" shall not be used.
3. A proposed street that is obviously in alignment with another already existing and named street shall bear the name of such existing street, unless this requirement is waived.
4. Except within the same development, no proposed street name shall duplicate (be spelled the same or be phonetically the same) as an existing street name within the City of Roswell, in the postal zone, or in the unincorporated areas in proximity to Roswell, regardless of the use of such suffix designations as "Street", "Avenue", or however otherwise designated. In the same subdivision, a root name shall not occur more than twice.
5. City streets shall not bear the name or names of living individuals.
6. Proposed names for private streets shall follow the same conventions as for public streets.
7. Obscene or otherwise unacceptable language, abbreviations, contractions, or initials shall not be used. Names must respect the dignity of all races, religious and national origins, and comply with any pertinent civil laws.
8. Letters not occurring in the English alphabet and numerals shall not be used.
9. Continuous roadways shall not be subdivided into segments with different names.
10. All street root names, and suffix designations are subject to the approval of the following City

*Refer to Section 13.5 of the Unified Development Code for Plat Requirements
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Planning and Zoning Division Application • Rev 1/10/2025



Departments: Community Development, Fire, Police/ 911 Center, Transportation and Environmental/ Public Works. Staff will solicit comments from these departments.

FULTON COUNTY INFORMATION

- ❖ **Fulton County Department of Public Works**
11575 Maxwell Road, 2nd Floor
Alpharetta, Georgia 3009
- ❖ **Fulton County Board of Health Environmental Health Division**
3155 Royal Drive, Suite 150
Alpharetta, GA 30022

Fee Schedule – Plat	
Administrative/Division	\$250
Administrative/Combination	\$250
Preliminary Plat Base	\$1000
Each lot	\$10/lot
Final Plat base	\$1200
Each lot	\$10/lot
Street/Subdivision Name Change	\$250
Revision to Final Plat	\$500

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Planning and Zoning Division Application • Rev 1/10/2025



ALL APPLICATIONS MUST BE REVIEWED AND APPROVED BY ALL CITY DEPARTMENTS BEFORE BEING ADVERTISED AND PLACED ON AN AGENDA

Planning Commission meetings take place on the 3rd Tuesday of each month at 7:00 PM in Roswell City Hall Council Chambers - 38 Hill Street Roswell, GA 30075

Mayor and City Council meetings take place on the 2nd and 4th Monday of each month at 7:00 PM in Roswell City Hall Council Chambers - 38 Hill Street Roswell, GA 30075

2025 Planning Commission Meeting Dates	2025 Mayor and City Council Meeting Dates
January 21, 2025	January 13, 2025 January 27, 2025
February 18, 2025	February 10, 2025 February 24, 2025
March 18, 2025	March 10, 2025 March 24, 2025
April 15, 2025	April 14, 2025 April 28, 2025
May 20, 2025	May 12, 2025 May 27, 2025 * Tuesday
June 17, 2025	June 9, 2025 June 23, 2025
July 15, 2025	July 14, 2025 July 28, 2025
August 19, 2025	August 11, 2025 August 25, 2025
September 16, 2025	September 8, 2025 September 22, 2025
October 21, 2025	October 14, 2025 * Tuesday October 27, 2025
November 18, 2025	November 10, 2025 November 24, 2025
No December PC Meeting	December 8, 2024

*Refer to Section 13.5 of the Unified Development Code for Plat Requirements
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Planning and Zoning Division Application • Rev 1/10/2025

SITE DATA:

340 SOUTH ATLANTA STREET
ROSWELL, GA 30075
1ST DISTRICT, 2ND SECTION

EXISTING ZONING: RX
PROPOSED ZONING: RX
CONDITIONAL USE REQUEST: SINGLE FAMILY RESIDENTIAL

MINIMUM LOT AREA: 4,000 S.F.
MAXIMUM BUILDING COVERAGE: 60%
MINIMUM LOT WIDTH: 40' WITH ALLEY
TOTAL AREA OF SITE: 39,514 SF OR 0.907 AC
MAX HEIGHT OF BUILDING: 2 1/2 STORIES OR 35'
PROPOSED HEIGHT OF BUILDING: 2 1/2 STORIES OR 35'

BUILDING SETBACK:
FRONT (PRIMARY STREET): 10'
SIDE STREET: 10'
SIDE INTERIOR: 5'
REAR: 20'

MRPA LOT TABLE				
LOT NUMBER	LOT AREA	MAXIMUM CLEARED AREA	MAXIMUM IMPERVIOUS AREA	
1	7,769	5,260	3,167	
2	7,007	5,238	3,584	
3	7,004	5,237	3,584	
4	7,002	5,219	3,584	
5	10,703	7,366	4,013	

ROSWELL DEPARTMENT OF TRANSPORTATION NOTES:

- JONES DRIVE AND CHURCH STREET DRIVEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROSWELL COMMERCIAL DRIVEWAY SPECIFICATIONS (FOR SECTIONS 2.1.1 AND 2.1.2)
- RIGHT OF WAY FOR PROPOSED DRIVEWAYS WILL BE ADJUSTED AT THE TIME OF LAND DISTURBANCE FROM ALL SIDEWALKS WITHIN PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ROSWELL SPECIFICATIONS (FOR SECTION 2.1.4 SIDEWALKS)
- ALL IMPROVEMENTS WITHIN THE CITY OF ROSWELL RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT CITY OF ROSWELL CONSTRUCTION DETAIL.

NOTES:

- PRELIMINARY PLAT BASED UPON THE SURVEY BY GENUINE MAPPING & DESIGN, INC. DATED NOVEMBER 2, 2020.
- REFERENCE OF BEARINGS IS GEORGIA STATE PLANE, WEST ZONE - HORIZONTAL DATUM NAD83 GRID
- BEARINGS ARE CALCULATED FROM ANGLES TURNED.
- ALL PROPOSED UTILITIES WILL BE PLACED UNDERGROUND.
- ALLEYS AND SIDEWALKS TO BE CONSTRUCTED TO PUBLIC ROAD STANDARDS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.
- WATER SERVICE WILL BE PROVIDED BY CITY OF ROSWELL.
- ON SITE STORM DRAINAGE SHALL BE PRIVATE AND WILL DISCHARGE AT GRADE TO THE SOUTHEAST.
- SITE RENEWAL WILL FOLLOW EXISTING DITCH.
- THERE ARE NO STREAMS OR FLOODPLAIN ON SITE.
- RETAINING WALLS 4 FEET AND HIGHER AS MEASURED FROM THE BOTTOM OF THE FOUNDATION TO THE TOP OF THE WALL WILL REQUIRE SEPARATE BUILDING PERMIT.
- ALL STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 4 OF THE CITY STANDARD CONSTRUCTION SPECIFICATION. POSTURES AND LAYOUTS MUST BE APPROVED BY CITY ENGINEER PRIOR TO INSTALLATION. LIGHTS MUST BE INSTALLED PRIOR TO FINAL PLAY APPROVAL.
- NATURAL FEATURES NOTE: NO UTILITIES, STREAMS, DITCHES, OR FLOOD PLAINS EXIST ON SITE.
- THERE ARE NO SPECIFIC TREES LOCATED ON THE SITE.
- PROOF OF CITY OF ROSWELL OR FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- DISTURBANCE OF THE 100 YEAR FLOOD PLAIN IS PROHIBITED.

SURVEY NOTES:

- PRELIMINARY PLAT BASED UPON THE SURVEY BY GENUINE MAPPING & DESIGN, INC. DATED NOVEMBER 2, 2020.
- REFERENCE OF BEARINGS IS GEORGIA STATE PLANE, WEST ZONE - HORIZONTAL DATUM NAD83 GRID
- BEARINGS ARE CALCULATED FROM ANGLES TURNED.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,000 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN RELATIVE POSITIONAL ACCURACY OF 1/4" PER 1" FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A LEICA TS160 TOTAL STATION.

FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS
ENVIRONMENTAL HEALTH SERVICES

THIS DEVELOPMENT IS APPROVED PROVIDED THE FOLLOWING REQUIRED IMPROVEMENTS ARE IN COMPLIANCE WITH FULTON COUNTY CODE OF ORDINANCES, CHAPTER 34, ARTICLE IX, DRINKING WATER AND ARTICLE IX, SEWAGE DISPOSAL.

TYPE OF WATER SUPPLY TYPE OF SEWAGE DISPOSAL
(X) PUBLIC WATER SUPPLY INDIVIDUAL METERS (X) PUBLIC SANITARY SEWAGE SYSTEM
() PUBLIC WATER SUPPLY PRIVATE MASTER () INDIVIDUAL ONSITE SEWAGE
MANAGEMENT SYSTEM
() INDIVIDUAL ONSITE WELL WATER SUPPLY

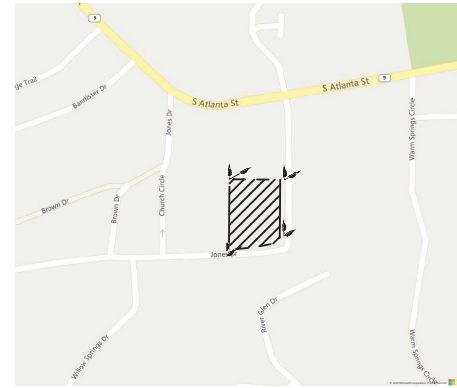
DATE FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS

OWNER/SUBDIVIDER:

340 ATLANTA STREET
SUITE 154
ROSWELL, GA 30075
CONTACT: WILL COLLEY
(404) 557-9053
WILL.COLLEY@CLARACAPITAL.COM

PROJECT INFORMATION

PROJECT NO: 21-4681
DATE: 10-19-22, REVISED: 9-9-2025
SCALE: 1" = 20'
FILE NAME: 21-4681 PRELIM PLAT 00.dwg
DESIGN/DRAWN: SLR/BIQ



LOCATION MAP

1" = 200'

CERTIFICATE OF OWNER: The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and is dedicated to the use of the public forever, all streets, parks, drains, easements and public grounds therein shown, which comprises a total of _____ acres, for the purposes therein expressed.

Subscribed: Will Colley Date: 10/19/22
Owner: _____ Date: _____

CERTIFICATE OF ZONING DIRECTOR:

Pursuant to section 11.2 of the Unified Development Code, this plat has been approved for recording by the Zoning Director of the City of Roswell in accordance with existing rules and regulations.

Zoning Director: _____ Date: _____
Address: _____
Phone #: _____

Health Department Signature Block: to be included on final plat for signature of:

Fulton County Board of Health Certification

The undersigned, _____, general manager of all sites for the subdivision development utilizing County Energy Management Systems, as stated, have the undersigned information, having, after having read and understood a complete application demonstrating that compliance to 100% Chapter 34 of the Code for County Energy Management Systems for review and approval of an on-site energy management system (underground).

Dated this 28 day of October, 2022.

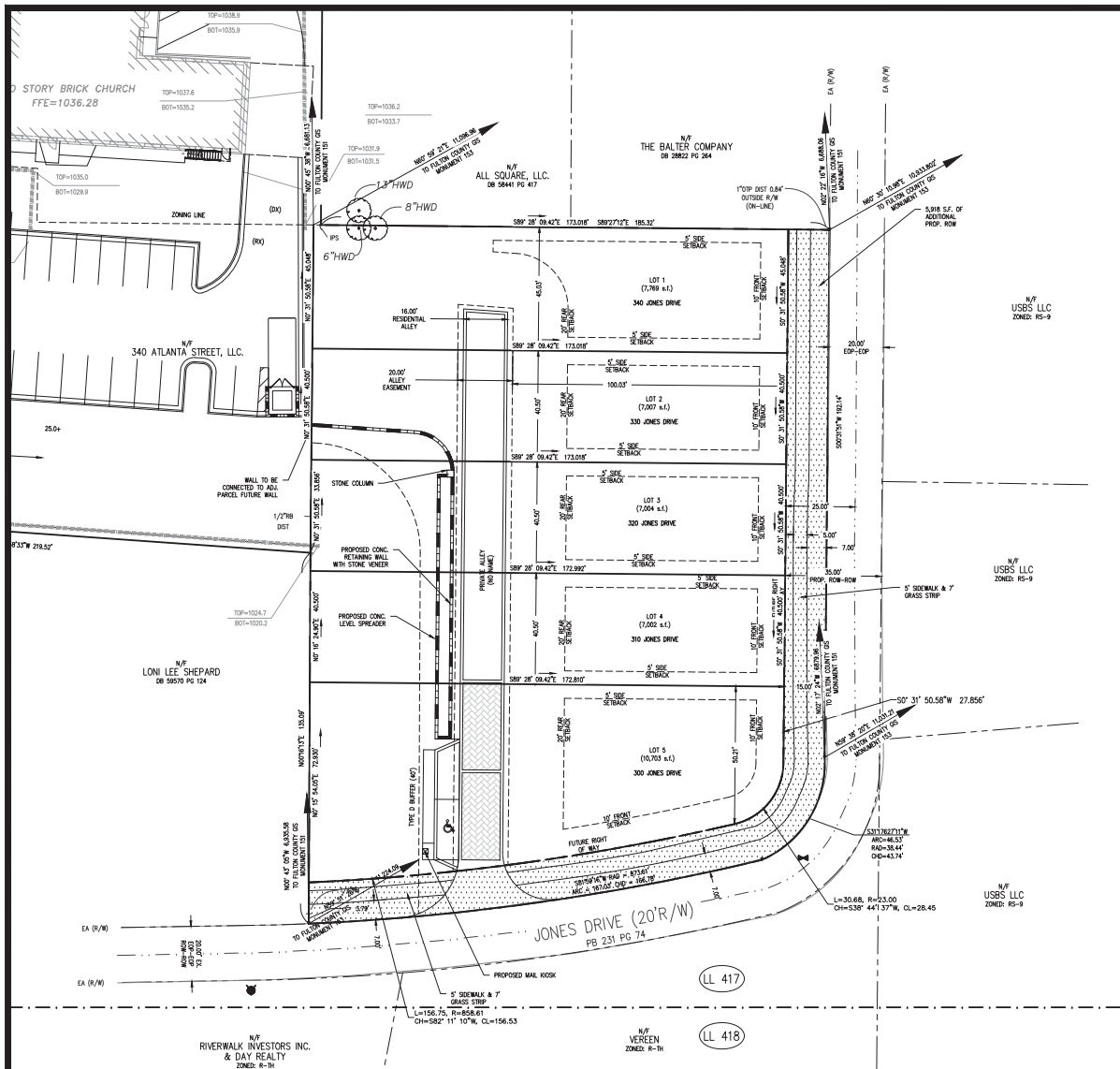
By: _____
Title: Environmental Health Specialist

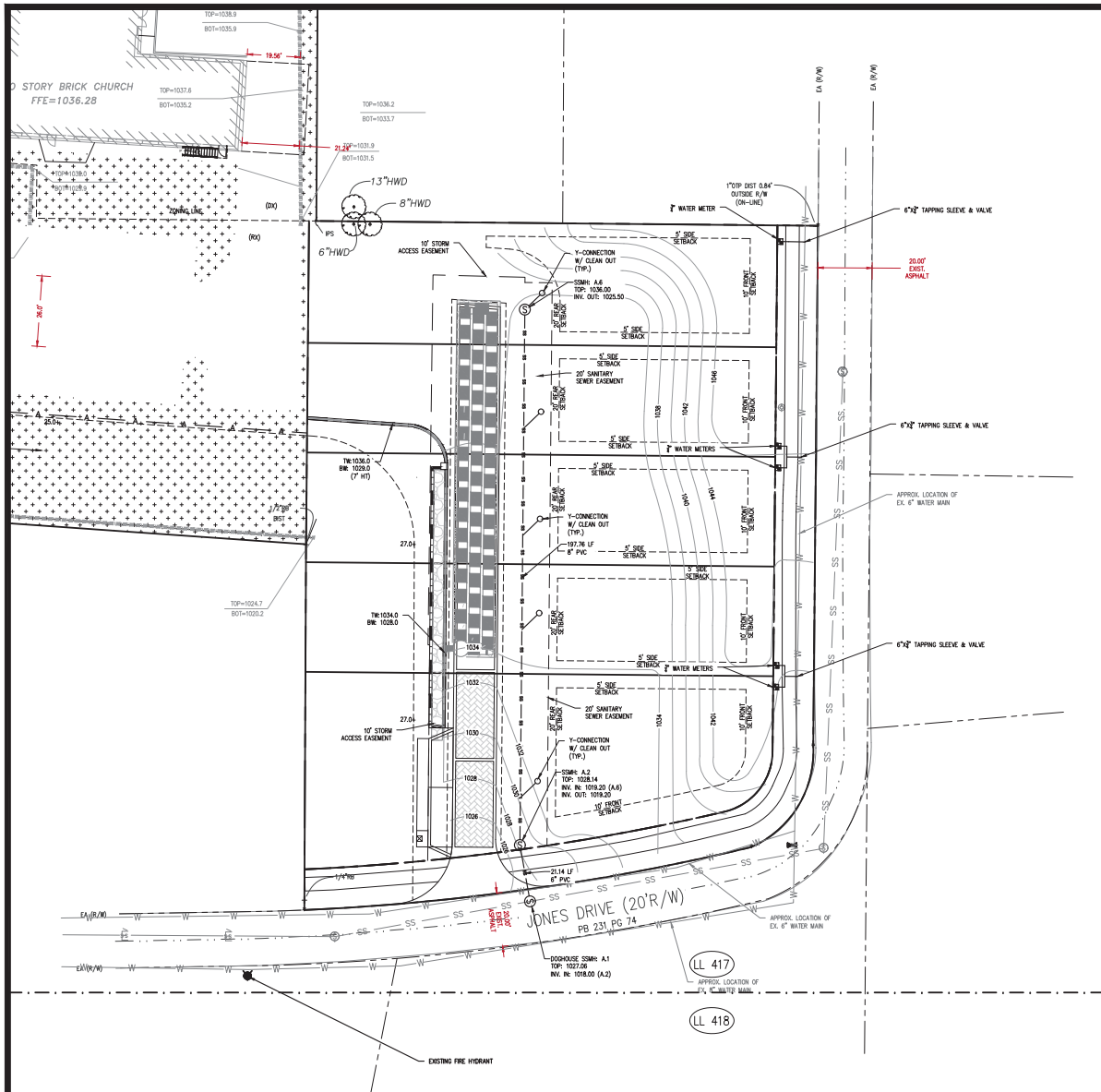
TRANSPORTATION NOTES:

- For the 500' wide "11.6.-Mobility at Intersection", sight distance for 25-MPH is 280 feet for left turn and 240 feet for right turn. After the actual driveway construction, the sight distance will be verified on site. If necessary measures shall be taken at the applicant's cost to make the access as safe as possible. Those measures will be provided by the Transportation Department. The applicant on is not expected to exceed \$50,000. Some of these measures may include warning signs, marking and actuated flashing beacons.
- A subdivision name, if any, shall be located outside Jones Drive right-of-way and the intersection sight distance triangle.

FLOOD HAZARD NOTES:

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP OF THE CITY OF ROSWELL, GEORGIA, COMMUNITY PANEL NUMBER 13012000605 DATED SEPTEMBER 16, 2015.





LEGEND

- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING SANITARY SEWER SERVICE
- PROPOSED STORM DRAINAGE
- PROPOSED STORM DRAINAGE EASEMENT

OWNER/SUBDIVIDER
 340 ATLANTA STREET, LLC.
 408 ATLANTA STREET
 SUITE 134
 ROSWELL, GA 30075
 CONTACT: WILL COLLEY
 (404) 557-9053
 WILL.COLLEY@POLARCAPITAL.COM

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NORTH

20 0 20 40

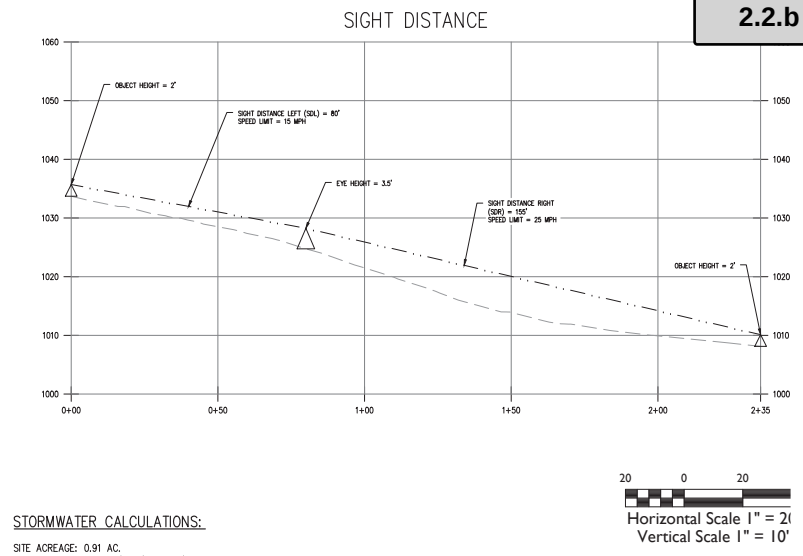
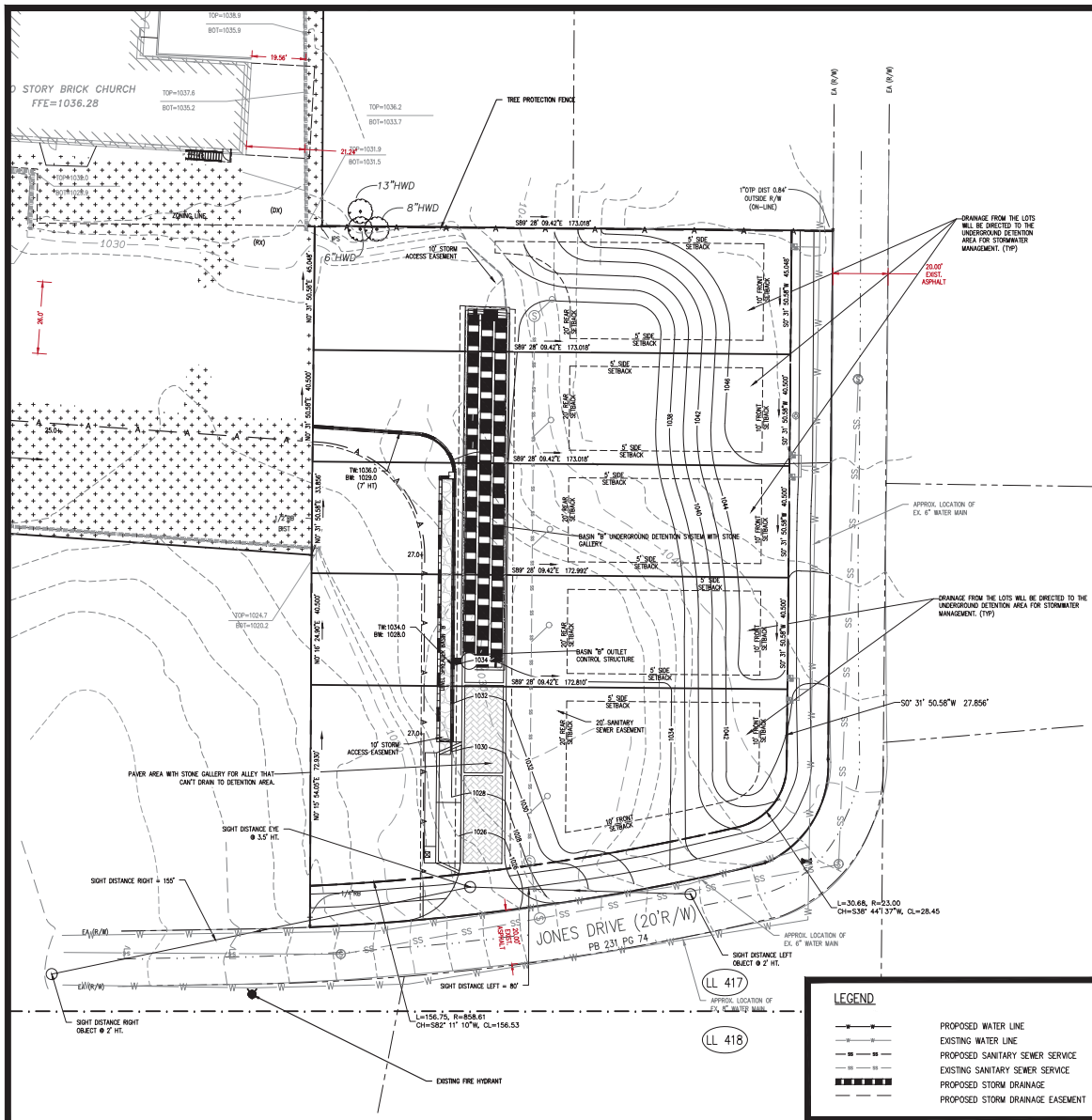
Scale 1" = 20'

PRELIMINARY UTILITY PLAN

COTTAGES on JONES

ROSWELL, GEORGIA

PROJECT INFORMATION	
PROJECT NO.: 21-4681	
DATE: 10-14-2022	REVISED: 9-9-2025
SCALE: 1" = 20'	
FILE NAME: 21-4681 PRELIMINARY PLAT 00.dwg	
DESIGN/DRAWN: SLR/BIQ	



STORMWATER CALCULATIONS:
SITE ACREAGE: 0.91 AC.
0.91 AC. X 12,000 C.F./AC. (STORAGE) = 10,920 C.F.
PROPOSED DETENTION POND VOLUME = 10,992 C.F.

RUNOFF REDUCTION TO BE PROVIDED WITHIN INFILTRATION TRENCH AND PERMEABLE PAVERS AS SHOWN ON PLANS. STORMWATER DETENTION WILL BE PROVIDED IN THE UNDERGROUND STORMWATER DETENTION POND.

STORMWATER NOTE:

APPLICANT UNDERSTANDS THAT THE ACCEPTANCE OF THE INITIAL STORMWATER CONCEPT DOES NOT GUARANTEE AN APPROVAL FOR LDP UNLESS ALL STANDARDS OF BOTH THE CITY OF ROSWELL UNIFIED DEVELOPMENT CODE (UDC) AND THE GEORGIA STORMWATER MANAGEMENT MANUAL ARE MET DURING THE DESIGN PROCESS AND THAT AN APPROVAL OF / CONCEPT DOES NOT GUARANTEE THAT THE APPLICANT MIGHT NOT LOSE ANY BUILDABLE AREA (RESIDENTIAL LOTS, PARKING SPACES, DRIVEWAY, ETC.) AS A RESULT OF SUCH COMPLIANCE.

STORMWATER NOTE:

PROPOSED STORMWATER BMP: UNDERGROUND DETENTION FACILITY

STORMWATER ON LOTS WILL BE TREATED BY DOWNSPOUT CONNECTIONS THAT ARE PIPED INTO THE UNDERGROUND STORMWATER BMP (SOUTHERNMOST LOTS WILL BE TREATED BY DOWNSPOUT DISCONNECTS THAT ARE CONVEYED ALONG THE REAR OF THE LOTS INTO THE PERMEABLE PAVEMENT SYSTEM PROPOSED)

STORMWATER ON DRIVE AISLE WILL BE PARTIALLY COLLECTED AND PIPED TO THE UNDERGROUND DETENTION FACILITY AND INFILTRATION PRACTICE.

PROPOSED METHOD OF HANDLING WATER QUALITY AND RUNOFF REDUCTION: INFILTRATION TRENCH IN STONE BENEATH THE PROPOSED UNDERGROUND DETENTION FACILITY AND PERMEABLE PAVEMENT SYSTEM AS SHOWN IN THE SOUTH END OF THE PROPOSED ALLEY.

STORMWATER REQUIREMENTS BY SECTION 11.5.3 OF THE ROSWELL UDC WILL BE ADHERED TO.

DRAINAGE NOTE:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORMWATERS ALONG / WATERCOURSES AS ESTABLISHED BY A FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CON WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.



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NORTH



Scale 1" = 20'

PRELIMINARY GRADING & DRAINAGE PLAN

COTTAGES on JONES
ROSWELL, GEORGIA

PROJECT INFORMATION	
PROJECT NO.: 21-4681	
DATE: 10-14-2022	REVISED: 9-9-2025
SCALE: 1" = 20'	
FILE NAME: 21-4681 PRELIMINARY PLAT 00.dwg	
DESIGN/DRAWN: SLR/BIQ	



To: Planning Commission
From: Angela Rambeau, Planner 3
Date: November 11, 2025
Subject: Preliminary Plat Renewal, The Cottages on Jones

Enclosed, please find the preliminary plat for The Cottages on Jones. The development is zoned RX-residential mixed use and consists of five single family lots.

The Planning Commission originally approved the preliminary plat in January of 2023, but it has since expired. The applicant is requesting that the plat be re-approved so that the development process may continue. All City Departments have approved the resubmitted plat in a new review. Fulton County Health signed off on the plat in October 2025.

The Community Development department recommends approval of the preliminary plat.

Attachments:

Application and plat



Plan Review Comments

Application Number: 20253357

Parcel ID: 12 -1924-0417-046-6

Location: 342 Jones Dr, Roswell, GA

Location Description:

Project: Preliminary Plat

Project Description: Cottages On Jones (Renewal)

Vertical Luxury Llc

Zone: Rs12, SF SUBURBAN

Applicant: Vertical Luxury Llc

Role: AGENT

Phone: 678-409-7549

Owner Info: Atlanta Street Baptist Church, 340 South Atlanta St, Roswell, Ga 30075

Phone:

Planning And Zoning, Angela Rambeau

Approved - 09/18/2025

Reviewer: Angela Rambeau, Planner III, 770-594-6413, arambeau@roswellgov.com, Meets requirements of the UDC. This is a renewal.

Engineering Division, Lee Smith

App W/Cond - 09/22/2025

Reviewer: Lee Smith, 770-594-6889, lsmith@roswellgov.com

- 1) Acceptance of this preliminary plat does not guarantee acceptance of the final plat unless all the requirements of the application checklist are met in the final plat.
- 2) Recorded version of this plat must include both acreage and square footage of each lot.
- 3) The recorded version of the plat must include complete geometric information (e.g., range and bearing) necessary to define the alley easement. The final plat will not be approved unless complete geometric information is provided.
- 4) A 10' storm easement is called out on sheet P3.0 but the extents of the easement are not clearly shown on that sheet. The same easement is called out but partially obscured on sheet P2.0, and is neither called out nor shown at all on sheet P1.0. The final plat must clearly show the extents of all easements, including but not limited to the 10' storm access easement. Easements must be identified using callouts in the plans in all places where the easement is clearly shown.



Engineering Division, Osmany Ordenez

Approved - 08/15/2025

Tree Division, Jackie Deibel

Approved - 09/11/2025

Transportation, Serge Osse

App W/Cond - 09/12/2025

Reviewer: Serge Osse - 770-594-6428(direct) 6420(Main) sosse@roswellgov.com
(CoR refers to the City of Roswell standard Construction Specifications and Subdivision Regulations manual, October 2019 edition).

RDOT Comments:

Transportation recommends approval. All preliminary plat comments are addressed.

Some comments to expect at construction plans submittal

- ☐ Provide the private alley centerline profile.
- ☐ Attach all necessary construction details (i.e. sidewalk detail in CoR page 75, typical section for proposed streetscape along Jones Dr.
- ☐ Attach/use on construction the following note: RDOT inspectors need to be called to inspect the forms prior to any pouring of concrete for all driveways, aprons, and sidewalks. Failure to do so may result in the City not accepting concrete work or granting or approving C.O.s if out of compliance. Contact RDOT at 770-594-6420 and request to make an appointment with inspector to avoid rework at applicant expense.
- ☐ After receiving the Land Disturbance Permit, obtain right-of-way encroachment permit from Transportation Department utility coordinator Dan Weisel at 770-594-6104 (direct) 6420 (Main)

Fire Department, Robert Major

Approved - 09/17/2025

Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263

I have reviewed the plan set dated September 9, 2025, and it complies with all code requirements for the Preliminary Plat phase of the project. Your plans have been approved. Please see below for comments and requirements. I am recommending approval for the Preliminary Plat.

The Roswell Fire Marshal's Office has reviewed the submitted plans and specifications in strict adherence to the prevailing state-adopted minimum Fire Safety Standards at the time of evaluation. Every possible effort has been invested to ensure thorough scrutiny for code compliance. However, it is essential to emphasize that this comprehensive review does not absolve the owner, contractor, architect, or any other accountable party from their obligation to comply with any aspects inadvertently overlooked or undisclosed by the reviewer.

Attachment: Staff memo CottagesonJonesPC (202533357 - 342 Jones Rd - Cottages on Jones Preliminary Plat Renewal)



Please be aware that the City of Roswell must formally review any proposed changes or modifications to the approved plans before implementation is authorized.

Building Division, Don Fouts

Approved - 09/15/2025

Building Division, Rhonda Donehoo-Faulkner

Na - 08/13/2025

Stormwater, Krista Thomas

App W/Cond - 09/11/2025

Reviewer: Krista Thomas kthomas@roswellgov.com

Approved w/ Conditions

The following minimum conditions shall apply -

1. The applicant is advised that at any point during demolition and construction operations, if the limits of proposed impervious exceeds the limits shown on the approved plans, a stop work will be issued and a revision to the construction plans will be needed to account for any added impervious on the site.
2. Grading is to be completed in a manner to ensure that stormwater runoff under post-developed conditions does not adversely impact adjacent parcels or lots as a result of concentrated flows, flooding, and impediment to flows, erosion, or deposits of silt or sediment.
3. The stormwater discharge from a downspout, cistern, or any water collection device is to be located at distance of no less than ten feet from common any property line and oriented so direction of concentrated flow is not toward the adjacent property line; discharge from any downspout should be dissipated, infiltrated, or diverted such that flows will not be concentrated.
4. No person shall erect, construct, or otherwise permit any obstruction (i.e. building, fences, retaining walls, patios, etc.) that prevents the natural or contained flow of water to any component of the stormwater system of the City of Roswell, unless such obstruction is allowed as part of a permit.
5. Water Quality Treatment facilities shall be maintained in perpetuity per the Georgia Stormwater Management Manual (GSMM) Operations & Maintenance Guidance Document.
6. Impervious surface or impervious cover is defined as a man-made structure or surface which prevents the infiltration of stormwater into the ground below the structure or surface. Examples include, but are



not limited to, buildings, roads, driveways, parking lots, decks, swimming pools, and patios. (Roswell UDC 14). Artificial turf, pervious pavers, and gravel areas are also considered impervious in the City of Roswell. All impervious surfaces must be included in your total impervious count.

To claim 100% credit for your pervious pavers you are required to have a 12" reservoir with course compacted washed #57 Stone. Installation must be approved by a city of Roswell Stormwater Inspector. When you are ready - Each phase of your BMP installation will need to be inspected. Please send an email to, swmp@roswellgov.com. Make sure in the subject line you list - STW Inspection Request - and your address and application number. This will get the process started.

Geographic Information Systems, Nancy Velez

Approved - 09/12/2025

I have reviewed the plan set dated 9/9/2025, and it complies with street addressing and naming conventions. I am recommending approval from a GIS perspective.

Sanitation, Nick Pezzello

App W/Cond - 09/11/2025



Certification of Preliminary Plat

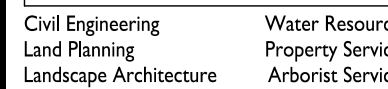
This certifies that on October 29, 2025, the Preliminary Plat for *The Cottages on Jones (renewal)* has been reviewed by the necessary internal and external departments related to the proposed development, all who have found reasons to recommend approval of the application.

The application is certified as complying with the applicable requirements of the Unified Development Code (UDC) of the City of Roswell Georgia and is scheduled for the next available Planning Commission meeting scheduled to take place on Tuesday, November 18, 2025.



Jeannie Peyton, Planning & Zoning Director

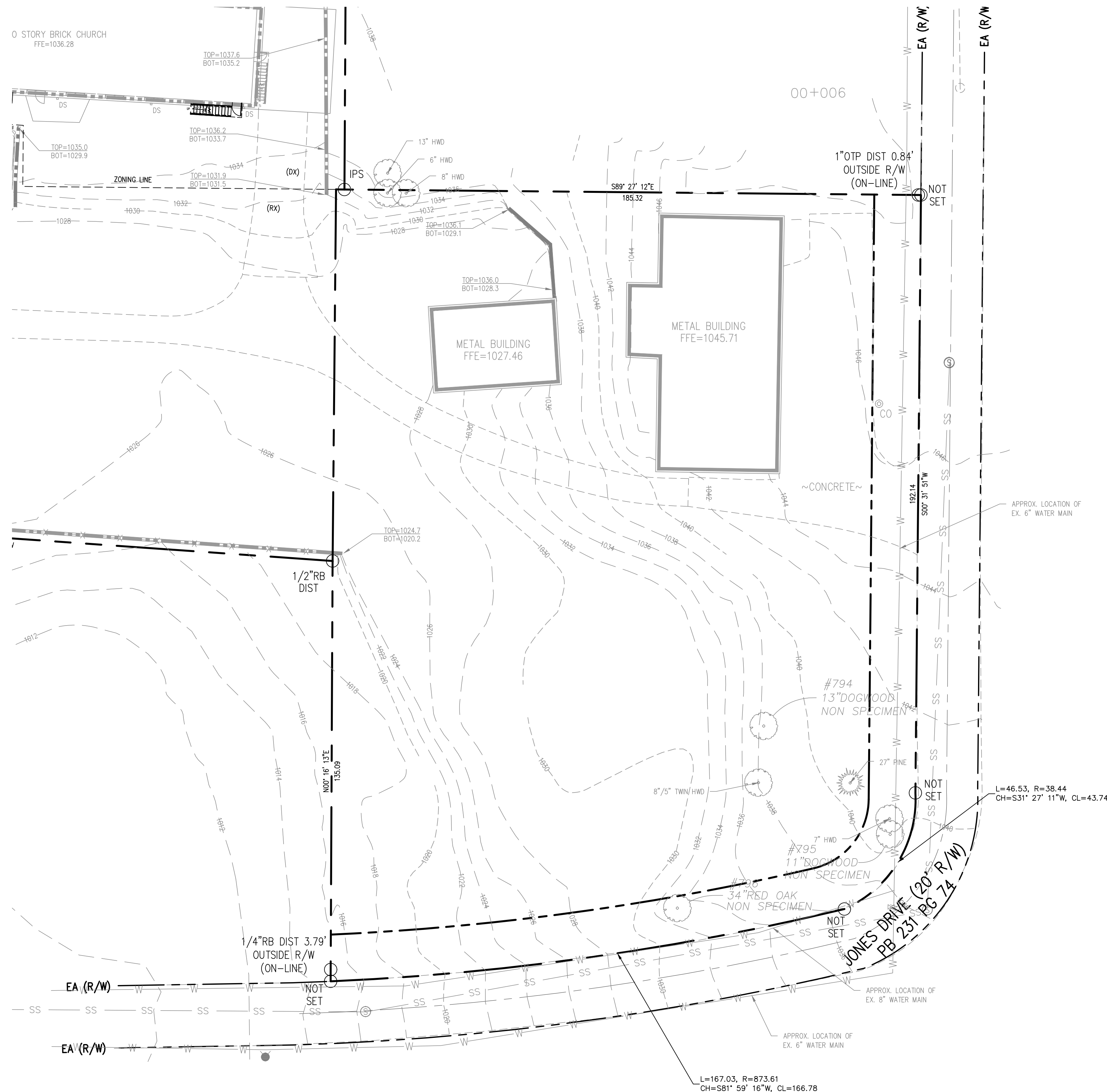
38 Hill Street, Roswell, GA 30075
www.roswellgov.com

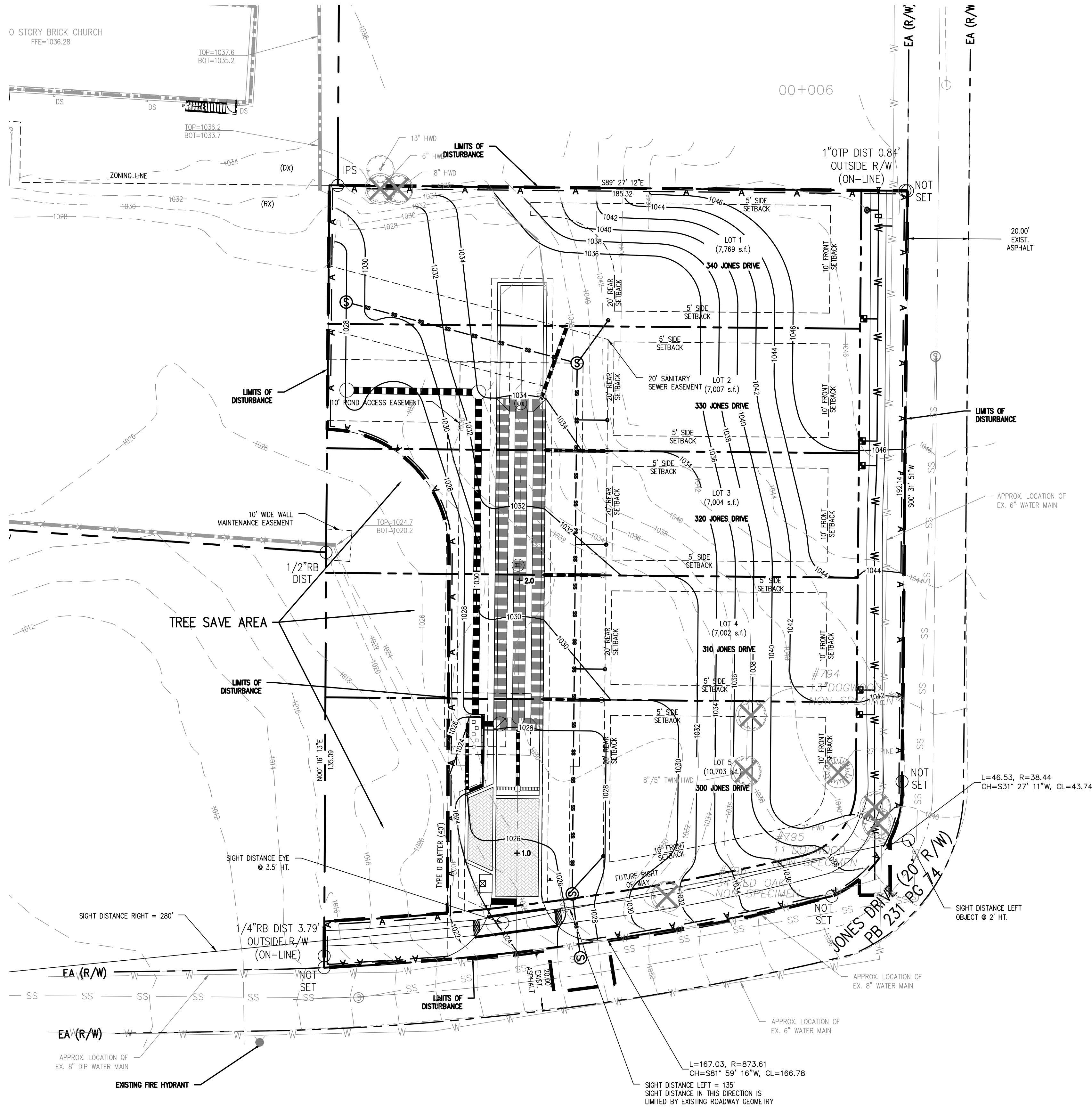
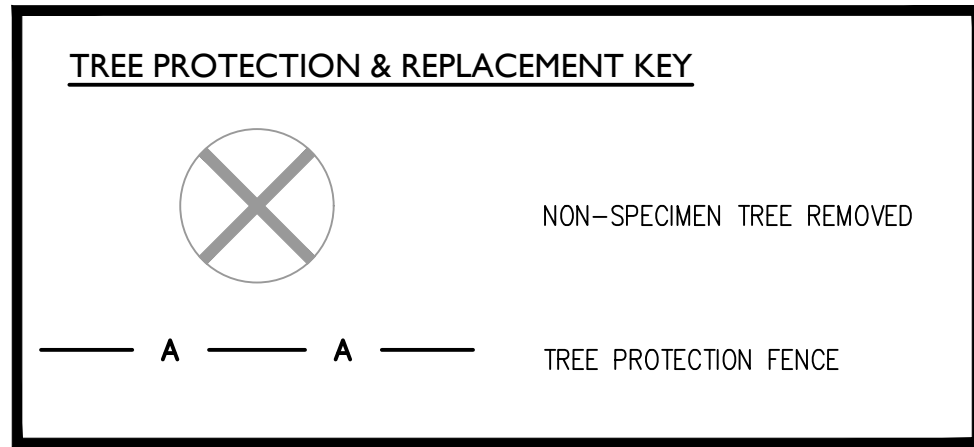


340 SOUTH ATLANTA STREET
ROSWELL, GA 30075

PROJECT NO.: 21 - 4681
CIVIL DRAWN BY: DWW
CIVIL DESIGNED BY: DWW / MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - 03/17/2023

LI.0





SPECIMEN TREE NOTE

NO SPECIMEN TREES ARE PROPOSED TO BE REMOVED.

CITY OF ROSWELL TREE PROTECTION NOTES

- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ROSWELL TREE PROTECTION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
- IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE PERMITTED PLAN, THREE (3) SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE CITY OF ROSWELL ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE INSTALLATION.
- ALL LANDSCAPING FOR THE PROJECT SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF ROSWELL AT 770-594-6293 FOR SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.

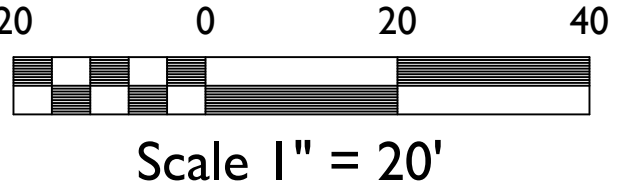
CITY OF ROSWELL TREE PROTECTION NOTES

- CONTACT THE CITY OF ROSWELL LAND DEVELOPMENT INSPECTOR AT 770-594-6100 TO DETERMINE IF A PRE-CONSTRUCTION MEETING PRIOR TO ANY LAND DISTURBANCE IS REQUIRED. ALL REQUIRED TREE FENCE MUST BE INSTALLED PRIOR TO THIS MEETING.
- UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.
- CALL BEFORE YOU DIG (800)282-7411 OR 811

Tree Density Calculations	
Total Site Acreage (ac)	0.907
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac)	0.907
(Total Acreage - Utility Easement Acreage)	
Density Units Requirement (Units/acre)	20
Total Site Density Factor (SDF) (Units)	18.1
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Units)	0.0
(No existing trees)	
Total Replacement Density Factor (RDF) (Units)	18.1
(SDF - EDF)	
Replacement Density Units Provided (Units)	21.5
Density Requirement Met	

Non-Specimen Trees to be Removed		
Tag #	Tree	DBH
794	Dogwood	13"
795	Dogwood	11"
795	Oak	34"

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



TREE PROTECTION PLAN

COTTAGES ON JONES
340 SOUTH ATLANTA STREET
ROSWELL, GA 30075

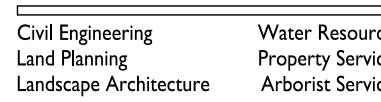
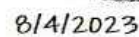
REVISIONS

NO.	DATE	REVISIONS
1	03-24-2023	INITIAL LDP SUBMITTAL
2	03-24-2023	LDP RESUBMITTAL
3	03-24-2023	LDP RESUBMITTAL
4	03-24-2023	COUNTY FINAL LDP RESUBMITTAL
5	03-24-2023	CITY LDP RESUBMITTAL

PROJECT NO.: 21-4681
CIVIL DRAWN BY: DWW
LANDSCAPE DRAWN BY: DWW / MDV
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - 03/17/2023

SHEET
L2.0

PROFESSIONAL SEAL
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Landscape Architecture
Water Resources
Property Services
Arborist Services
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Roswell, Georgia 30075
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TREE REPLACEMENT PLAN

COTTAGES ON JONES
340 SOUTH ATLANTA STREET
ROSWELL, GA 30075

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SHEET

L3.0

NON-SPECIMEN TREE REMOVED

TREE PROTECTION FENCE

NO MACHINERY ALLOWED WITHIN BUFFER.
ALL PROPOSED TREES TO BE FIELD LOCATED AND PLANTED BY HAND.

[illegible]

*NO MORE THAN 40% OF ALL TREES PLANTED OF THE SAME GENUS

Diagram 1: A simple, roughly circular shape with a small 'x' in the center. Label: PRINCETON ELM

Diagram 2: A more complex, lobed shape with a small circle in the center. Label: BRACKEN'S BROWN BEAUTY MAGNOLIA

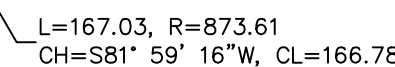
Diagram 3: A circular shape with a small '+' in the center. Label: BALD CYPRESS

Diagram 4: A circular shape with a small circle in the center. Label: BRODIE EASTERN RED CEDAR

Diagram 5: A circular shape with a small circle in the center. Label: NELLIE R. STEVENS HOLLY

Total Site Acreage (ac)	0.90
Utility & Maintenance Easements (ac)	0.00
Site Acreage Considered for Density (ac)	0.90
<i>(Total Acreage - Utility Easement Acreage)</i>	
Density Units Requirement (Units/acre)	20
Total Site Density Factor (SDF) (Units)	18.0
<i>(Density Acreage X Density Unit Requirement)</i>	
Total Existing Density Factor (EDF) (Units)	0.0
<i>(No existing trees)</i>	
Total Replacement Density Factor (RDF) (Units)	18.0
<i>(SDF - EDF)</i>	
Replacement Density Units Provided (Units)	21.0
Density Requirement Met	

Requirements:		
1 Tree / 40 LF of Frontage		
Jones Drive		
Frontage Length (LF)		286.7
Trees Required (Frontage Length X 1 Tree / 40 LF)		8
Trees Provided		8
Street Tree Requirements Met		



Scale 1" = 20'