

LAND LOT 378, 379, 380 & 381
1ST DISTRICT, 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

EXISTING ZONING: R-1
PROPOSED ZONING: R-THA
PROPOSED USE: TOWNHOMES

HEIGHT OF ANY STRUCTURE: MAXIMUM 35'
PROPOSED 35'

LOT COVERAGE OF BUILDING AREA : MAXIMUM= 153,854 SF = 40%
PROPOSED= 29,030 SF = 9.7%*

LANDSCAPE AREA : MINIMUM= 96,159 SF = 25%
PROPOSED= 307,865 SF = 80.1%*

IMPERVIOUS SURFACE: MAXIMUM= 269,183 SF = 70%
PROPOSED= 76,683 SF = 19.9%*

PARKING SPACES: EXISTING= 0
PROPOSED= 44 (2 GARAGE)

100-YEAR FLOOD PLAIN: 7,429 SF = 2.49% (FIELD DELINEATED)
500-YEAR FLOOD PLAIN: 40,835 SF = 13.67% (NOT FIELD DELINEATED)

UNDEVELOPED AND/OR OPEN SPACE: 241,044 SF (80.7%) (5.53 AC.)*

*NOTE: ALL CALCULATIONS DO NOT INCLUDE THE TWO (2) SINGLE FAMILY UNITS OR LOT ACREAGE IN R-1 ZONING

FOR

AZALEA TOWNHOMES

ROSWELL, GEORGIA

LOCATED IN
LAND LOTS 378, 379, 380, 381
1ST DISTRICT, 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

DEVELOPER

METROPOLITAN DESIGN & CONSTRUCTION

5010 OLD OAK TRACE
ROSWELL, GEORGIA 30075
CONTACT: JASON YOWELL
MOBILE: (770) 402-6368

ENGINEER



Civil Engineering	Water Resources
Land Planning	Property Services
Landscape Architecture	Arborist Services

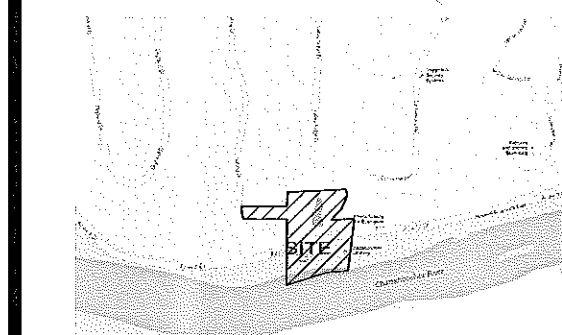
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecat1.com

24 HOUR AEC CONTACT:
JASON YOWELL
(770) 402-6368

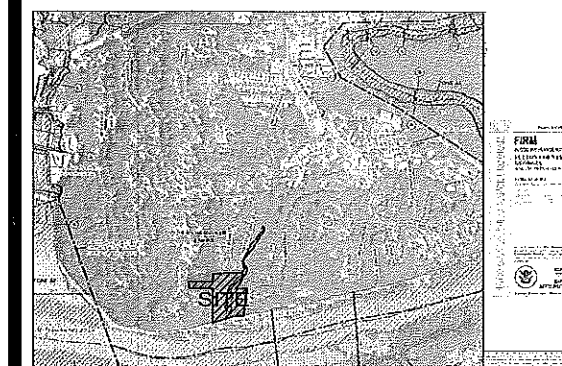
AEC JOB #: 13-3480.20

INITIAL SUBMITTAL DATE:
OCTOBER 1, 2013

REVISED:
May 2, 2014



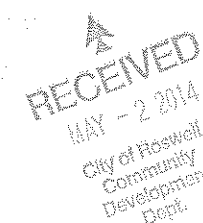
LOCATION MAP



FIRM MAP
HTS

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P1.1	Preliminary Site Plan
TP1.0	Tree Survey
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TP1.2	Tree Replacement Plan



Civil Engineering	Water Resources
Land Planning	Property Services
Landscape Architecture	Arboriculture

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COVER

AZALEA TOWNHOMES

ZONING SUBMITTAL
ALL 378, 379, 380, 381, 1ST DISTRICT, 2ND SECTION
ROSWELL, GEORGIA

[illegible]

PROJECT NO. - 13-3480.20

DRAWN - EST

DESIGNED - SLR

CHECKED -

DATE- 10-01-2013

SITE DATA

LAND LOT 378, 379, 380 & 381
1ST DISTRICT, 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

TOTAL ACRES: 384,548 SF OR 8.83 ACRES (1.97 ACRES TO REMAIN R-1)
6.86 ACRES TO BE REZONED
EXISTING ZONING: R-1
PROPOSED ZONING: R-THA
PROPOSED USE: TOWNHOMES

DEVELOPMENT STATISTICS SUMMARY

HEIGHT OF ANY STRUCTURE: MAXIMUM 35'
PROPOSED 35'

NUMBER OF DWELLING UNITS: 22 UNITS*
MAXIMUM DENSITY: 5 UNITS/AC = 34 UNITS
PROPOSED DENSITY: 3.21 UNITS/AC = 22 UNITS*
SF OF HEATED FLOOR AREA: MINIMUM: 960 SF
PROPOSED: 21,300* SF

LOT COVERAGE OF BUILDING AREA: MAXIMUM= 153,854 SF = 40%
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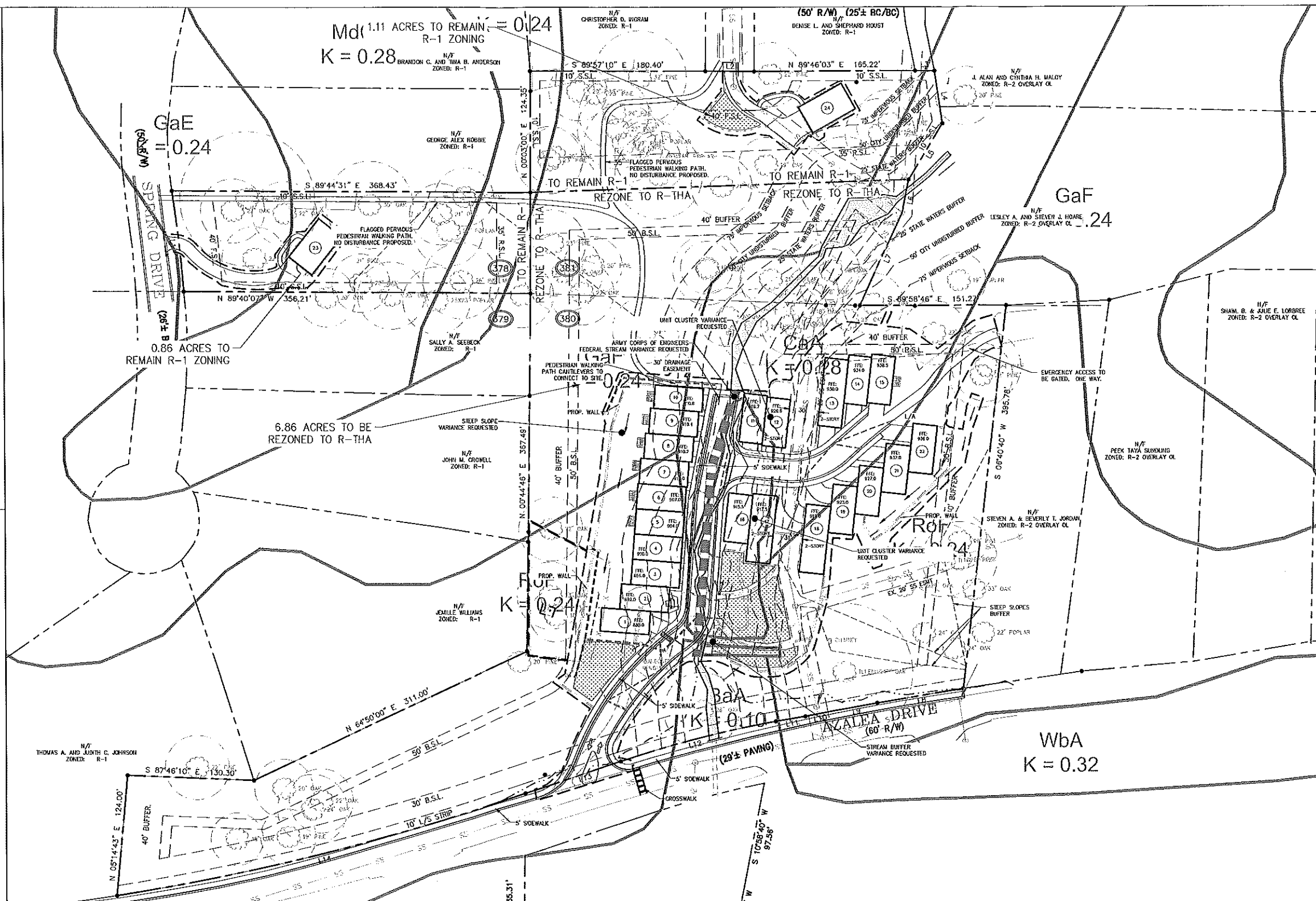
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REVISED: MAY 2, 2014

OCTOBER 1, 2013



Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell, Georgia 30075
(770) 641-1942 • www.aecatl.com



NORTH



Scale 1" = 50'

Preliminary Site Plan

AZALEA TOWNHOMES

Roswell, Georgia

APPLICANT:
Jason Yowell
Metropolitan Design &
Construction, Inc.
5010 Old Oak Trace
Roswell, Ga. 30075
CONTACT: Jason Yowell
770-402-6368

Site Information

Land Lot 378, 379, 380 & 381
1st District, 2nd Section
Acres: 6.86
Existing Zoning: R-1
Proposed Zoning: R-THA

Existing Specimen Trees to be Removed in Parcel to be Rezoned

DBH	Quantity	Unit Value	Total Units
30" Oak	1	7.5	7.5
25" Oak	0	6.7	0
			7.5

Existing Trees to Remain in Parcel to be Rezoned R-THA

DBH	Quantity	Unit Value	Total Units
18"	5	5.7	28.5
19"	4	5.8	23.2
20"	6	6	36
21"	4	6.1	24.4
22"	7	6.3	44.1
23"	3	6.4	19.2
24"	4	6.6	26.4
25"	2	6.7	13.4
26"	2	6.9	13.8
27"	1	7	7
28"	1	7.2	7.2
30"	0	7.5	0
31"	1	7.6	7.6
33"	1	7.8	7.8
46"	0	9.9	0
47"	1	10	10
Total Existing Density Units (EDF)			268.6

TREE CALCULATIONS

SITE DENSITY FACTOR (SDF)

SDF = Total Acreage x 30
SDF = 6.86 Acres X 30
SDF = 205.8 Units

EXISTING DENSITY FACTOR (EDF)

EDF = 268.6

REPLACEMENT DENSITY FACTOR (RDF)

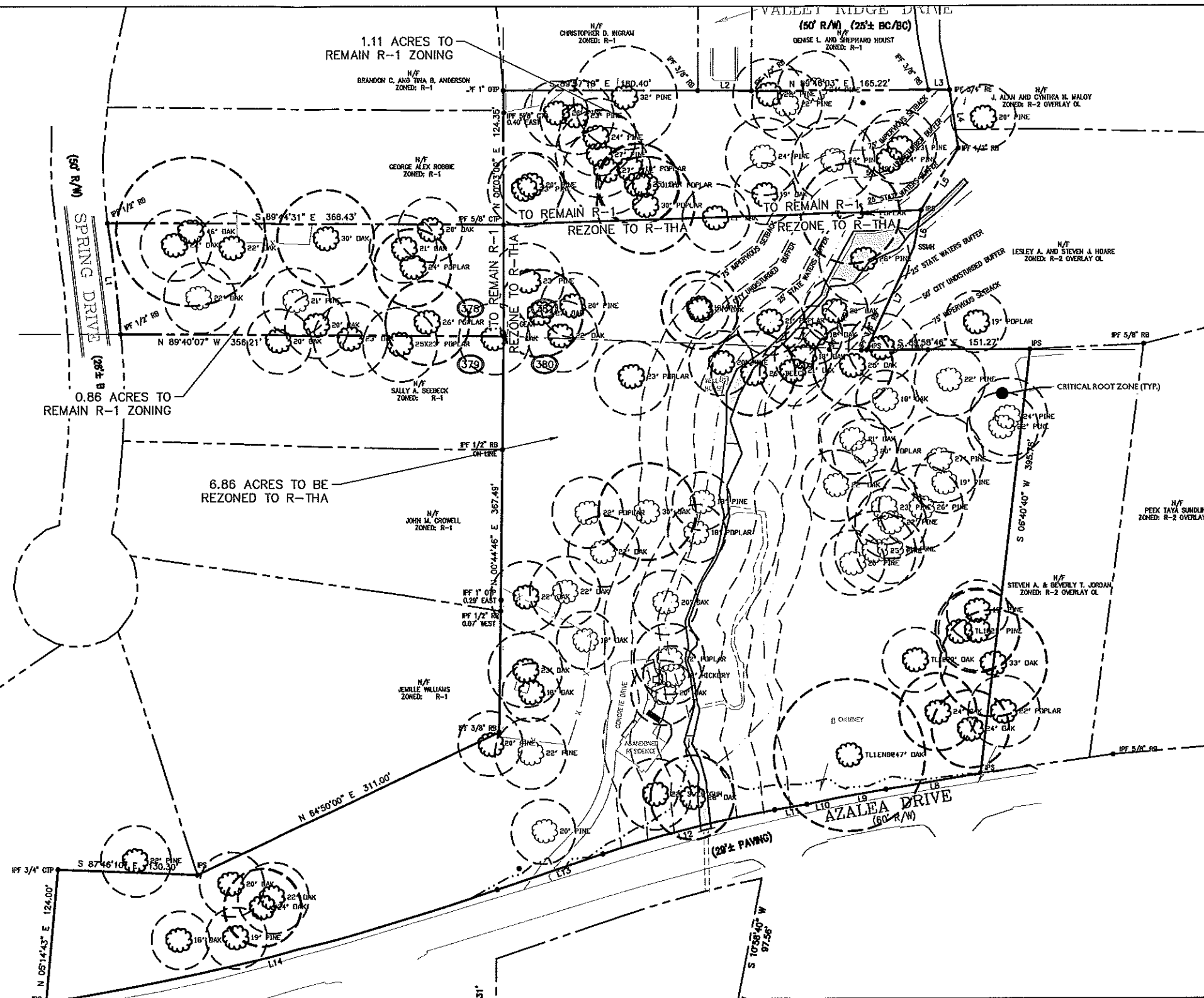
RDF = SDF - EDF

RDF = 205.8 - 268.6 = -62.8

DENSITY REQUIREMENT MET

SPECIMEN RECOMPENSE REQUIRED = 7.5 UNITS

SPECIMEN RECOMPENSE PROVIDED = 14.4 UNITS



NORTH



Scale 1" = 50'

Tree Survey

AZALEA TOWNHOMES

Roswell, Georgia

APPLICANT:
Jason Yowell
Metropolitan Design &
Construction, Inc.
5010 Old Oak Trace
Roswell, Ga. 30075
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EXISTING DENSITY FACTOR (EDF)

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REPLACEMENT DENSITY FACTOR (RDF)

RDF = SDF - EDF

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DENSITY REQUIREMENT MET

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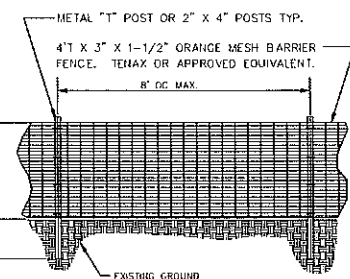
TREE ORDINANCE NOTES (CITY OF ROSWELL):

1. THE ARBORIST SHALL MAKE UNSCHEDULED INSPECTIONS BEFORE AND DURING DEVELOPMENT TO ENSURE PROTECTION OF TREES, CRITICAL ROOT ZONES AND BUFFER ZONES.
2. NO PERSON IN THE CONSTRUCTION OF ANY STRUCTURE(S) OR IMPROVEMENT(S) OR ANY ACTIVITY SHALL ENCROACH OR PLACE SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY OR TEMPORARY SOIL DEPOSITS WITHIN SIX (6) FEET OF THE AREA OUTSIDE THE CRIP LINE, AS DEFINED HEREIN, OF ANY SPECIMEN TREE OR ANY TREE WITHIN A TREE PROTECTION ZONE.
3. BEFORE DEVELOPMENT, LAND CLEARING, FILLING, OR ANY LAND ALTERATION, THE DEVELOPER SHALL BE REQUIRED TO ERECT SUITABLE BARRIERS AS REQUIRED BY THE ARBORIST, INCLUDING TREE FENCES, TREE PROTECTION SIGNS, AND EROSION BARRIERS UNTIL COMPLETION OF SITE LANDSCAPING. AUTHORIZATION TO REMOVE THE PROTECTIVE DEVICES SHALL BE IN WRITING BY THE ARBORIST OR BY THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. INSPECTION OF TREE PROTECTION BARRIERS IS REQUIRED PRIOR TO ANY LAND DISTURBANCE OR DEVELOPMENT. THE ARBORIST SHALL BE CONTACTED TO SCHEDULE AN INSPECTION TIME.
4. MATERIALS FOR ACTIVE TREE PROTECTION SHALL CONSIST OF CHAIN LINK, ORANGE LAMINATED PLASTIC, WOODEN POST AND RAIL FENCING OR OTHER EQUIVALENT RESTRAINING MATERIAL. IN ADDITION TO FENCING, WHERE ACTIVE TREE PROTECTION IS REQUIRED EACH TREE TO BE SAVED SHALL BE MARKED AT THE BASE OF THE TRUNK WITH BLUE COLORED WATER-BASED PAINT.
5. MATERIALS FOR PASSIVE TREE PROTECTION SHALL CONSIST OF HEAVY MIL, PLASTIC FLAGGING, A MINIMUM OF 4" (FOUR INCHES) WIDE WITH DARK LETTERS READING "TREE PROTECTION AREA - DO NOT ENTER" OR EQUIVALENT SIGNAGE ON A CONTINUOUS, DURABLE RESTRAINT.
6. ALL TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL THE COMPLETION OF THE PROJECT OR UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
7. ANY TREE DESIGNATED ON THE PLAN TO BE SAVED, WHICH IS DAMAGED DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION, AS DETERMINED BY THE ARBORIST, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORISTS ASSOCIATION STANDARDS, OR REPLACED WITH A TREE OR TREES EQUAL TO THE UNIT VALUE OF THE TREE REMOVED. HOWEVER, ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED WITH TREES EQUAL TO 2 (TWO) TIMES THE UNIT VALUE OF THE TREE REMOVED OR DAMAGED.
8. ANY PERSON, FIRM OR CORPORATION VIOLATING ANY PROVISIONS OF THIS ARTICLE SHALL BE PUNISHED AS DESCRIBED IN SECTION 1-8 OF THE CODE OF THE CITY OF ROSWELL, AND IN ADDITION THERE TO MAY BE ENJOINED FROM CONTINUING THE VIOLATION. EACH TREE CUT, DAMAGED OR POISONED SHALL CONSTITUTE A SEPARATE OFFENSE.

TREE FENCE NOTE

TREE FENCE TO BE WIRE BACKED WHEN AROUND OR WITHIN CRITICAL ROOT ZONES (CRZ). TRENCING OF THE TREE FENCE WILL NOT BE ALLOWED.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE FENCING HAS BEEN INSPECTED AND APPROVED BY ARBORIST.



TREE PROTECTION FENCE

NOT TO SCALE



RECEIVED
MAY - 2 2014
City of Roswell
Community Development
Dept.



NORTH



Scale 1" = 50'

Tree Protection Plan

AZALEA TOWNHOMES

Roswell, Georgia

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