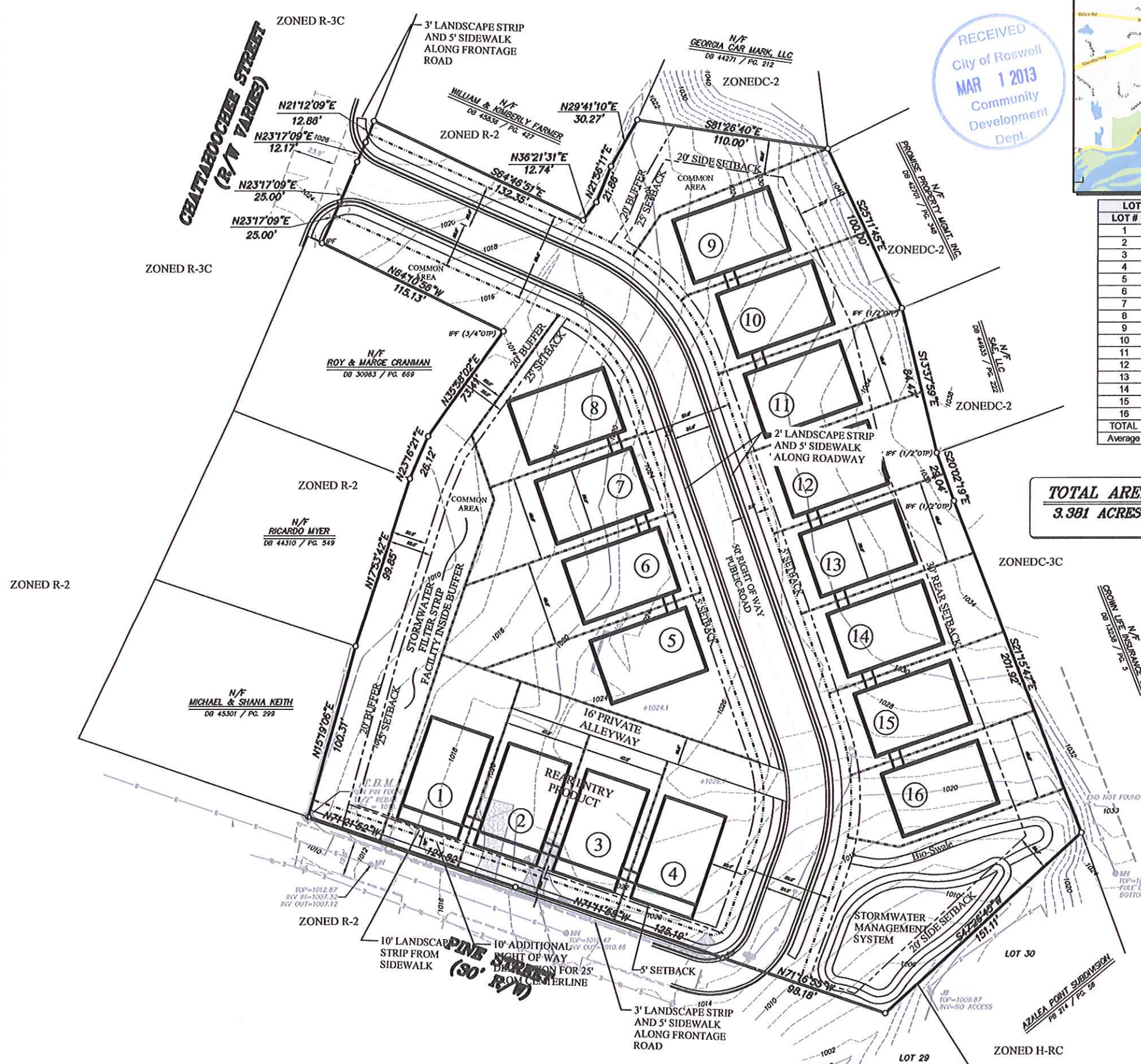




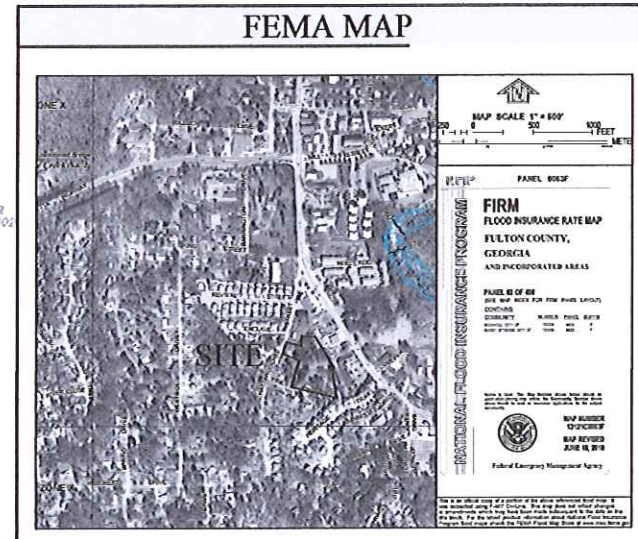
RECEIVED
City of Roswell
MAR 1 2013
Community
Development
Dept.



LOT AREA CHART	
LOT #	LOT AREA (SF)
1	5,288
2	4,653
3	4,648
4	4,674
5	6,438
6	5,767
7	4,698
8	5,292
9	6,071
10	5,191
11	5,079
12	4,877
13	4,867
14	4,944
15	5,058
16	5,443
TOTAL	82,988
Average	5,187

SITE DATA:	
TOTAL SITE AREA	3.38 ACRES
ZONING	
EXISTING ZONING	R-2
PROPOSED ZONING	R-THA
ZONING JURISDICTION	CITY OF ROSWELL
DEVELOPMENT TYPE	
TOWNHOME UNITS	16 UNITS
TOTAL SITE AREA	3.38 ACRES
TOWNHOME DENSITY	4.73 UNITS/AC.
MAX DENSITY ALLOWED	5 UNITS/AC.
SITE INFO:	
MIN. AREA OF SITE FOR R-THA	2 ACRES
TOTAL AREA OF SITE	3.38 AC. (OK)
AREA OF FLOODPLAIN	0.00 ACRES
MINIMUM FLOOR AREA	1,000 SF PER UNIT
MAX. LOT COVERAGE (IMPERVIOUS)	40% (58,893 SF)
LOT COVERAGE PROPOSED	72,144 SF (49.0%)
LOT COVERAGE PROPOSED (IMPERVIOUS)	50% OF SITE
PROPERTY SETBACKS / BUFFERS / LANDSCAPE STRIPS	
MAJOR ROAD FRONT SETBACK	50 FEET
5 FEET PROPOSED ON PINE STREET AFTER R/W DEDICATION (VARIANCE)	
FRONT YARD SETBACK INTERIOR	30 FEET
5 FEET R/W PROPOSED (VARIANCE)	
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	30 FEET
BUFFER AGAINST R-2 ZONING	20 FEET
SETBACK AGAINST R-2 ZONING	25 FEET
FRONTAGE L/S STRIP	10 FEET (see dimension)
SIDE YARD L/S STRIP	5 FEET
SITE INFO:	
MAXIMUM HEIGHT ALLOWED	35 FEET
BUILDING HEIGHT PROPOSED	35 FEET
MIN. AREA OF LANDSCAPE REQ.	25% OF SITE
MIN. SF OF LANDSCAPE AREA	75,088 SF
PERCENTAGE OF SITE PROVIDED	51 % OF SITE
INCLUDES AREAS IN LOTS	
NUMBER OF EX. PARKING SPACES	0 SPACES
PROPOSED PARKING SPACES	64 (4 PER HOUSE)
UNDISTURBED LAND PROVIDED	10,221 SF
PERCENTAGE OF SITE UNDISTURBED	7.0 % OF SITE

TOTAL AREA
3.381 ACRES



PINE STREET at CHATTAHOOCHEE
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

PRIME INTEREST
FOR
4255 SOUTH LEE STREET
BUFORD, GEORGIA 30518
CONTACT: MARK YORR
PHONE: 770-945-3241

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
350 RESEARCH COURT • NORCROSS, GEORGIA 30092 • (770) 451-2741 • FAX (770) 451-3915 • WWW.PEACATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	2-28-2013	AW	Updated Plan to Match Staff Report

SHEET TITLE
ZONING
SITE PLAN

SCALE: 1" = 30'
DATE: November 30, 2012
PROJECT: 12200.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

REGISTERED PROFESSIONAL
ENGINEER
NO. 34933
KEVIN J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2015

2
SHEET