

# OWNER/DEVELOPER

JEH Homes  
6845 Shiloh Road East  
Suite D-3  
Alpharetta, Georgia 30005  
24 HOUR CONTACT:  
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## AREA THIS TRACT

707,715 SQ. FT.  
16.2469 ACRES

## Design Criteria Notes:

Amenity area as shown is conceptual. Final amenity design to be permitted separately.

Roads shall be a private street (45 ft. width) with an additional ten (10) foot private access and utility easement on each side.

Front setback to be ten (10) feet with a minimum of fifteen (15) feet to the face of the garage.

Side setback to be zero (0) feet

Exterior Setbacks as shown hereon are as per the previously approved plans: ten (10) feet on east and west exterior property lines and thirty (30) feet on the north exterior property line.

Original zoning condition No. 2, which states "The owner/developer shall install a 2-hour fire barrier in each unit as required by the Roswell Fire Department" is to be removed. Fire barriers for proposed layout to be determined by the current International Residential code: Table R302.1 Exterior Walls.

Every house to have individual trash pick-up.

This development will not have sidewalks. Variance to Section 18.1.7 (b) to be requested.

This project was previously approved with detention for 94 units being handled within the existing detention ponds shown hereon.

The North end of the existing Detention Pond A may be revised if the required volume facilitates this redesign.

## Zoning Notes:

Total lots shown: 81  
Minimum lot width is 33.0'

Property to be zoned R-3c with variances for setbacks. Exterior setbacks shown hereon are from previously approved plans for Old Alabama Townhomes.

Previous approved plans for Old Alabama Townhomes showed 94 units in 18 buildings with a density of 5.78 units/ac. Current concept shows 81 Lots with a density of 4.99 Lots/ac.

Open Space shall meet the minimum 25% requirement.

Lots 1 thru 4 will require new utilities.

This concept plan has not been approved by the City of Roswell. Minor revisions to lot lines may be required during grading design.

## Open Space Note:

Open Space shall meet the minimum 25% requirement.

|                     |             |
|---------------------|-------------|
| Tract Area          | 707,715 SF  |
| Private Street Area | -130,016 SF |
| Remaining Area      | 577,699 SF  |

Required Open Space  
(577,699 x 0.25) = 144,425 SF

Open Space Shown Hereon 160,216 SF

Revisions to Open Space Area may be required during grading design and final lot layout. Open Space Area may be reduced from what is shown but will meet the 25% requirement of 144,425 SF.

