

State of Georgia
Fulton County

**A RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION PLAT
FOR BRIGHTON (10770 & 10790 WOODSTOCK RD).**

WHEREAS: Section 30.1.5 of the Roswell Zoning Ordinance gives the Planning Commission the authority to approve subdivision plats; and

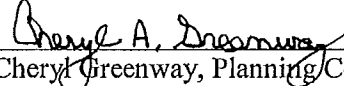
WHEREAS: The Planning Commission has reviewed the preliminary plat pursuant to the City of Roswell Subdivision Regulations; and

WHEREAS: A public hearing was held by the Planning Commission on February 18, 2014;

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission hereby approves the Preliminary Subdivision Plat for Brighton with the following condition:

1. The site shall be developed in substantial accordance with the original site plan titled "Preliminary Plat: Brighton" by Ridge Planners and Engineers Dated January 7, 2014.
2. The front setbacks shall be 40' and the rear setbacks shall be 35' unless variances are approved through the appropriate processes.
3. The cul-de-sac shall comply with the 2006 IFC minimum requirements.
4. Include site base plan used for north sight distance profile. Provide source of profile data. Sight distance should be certified to the center of the oncoming lane. Provide speed limit and SDL requirements used for the analysis.
5. Provide offsite drainage area entering Lot 3 from the south.
6. Comply with 7.2.3.2 Stormwater Concept Plan and Consultation Meeting. This consultation meeting shall take place at the time of the preliminary plan of subdivision.
7. Provide Owner of Record and Subdivider Information. If Owner of Record has changed recently please provide a copy of the warranty deed. Fulton Co. Tax Records indicate current lot owners are CALDWELL VALENTINA R & JOHN and CALDWELL ROBERT W & RUTH B
8. Tie four corners of the property to a minimum of two GPS points.
9. Demonstrate compliance with tree density requirements as established in Article 15 of the Zoning Ordinance.
10. Show any specimen trees on adjacent tracts and their respective CRZ; wherever a CRZ extends over the property line.

So effective this 18th day of February, 2014.


Cheryl Greenway, Planning Commission Chair