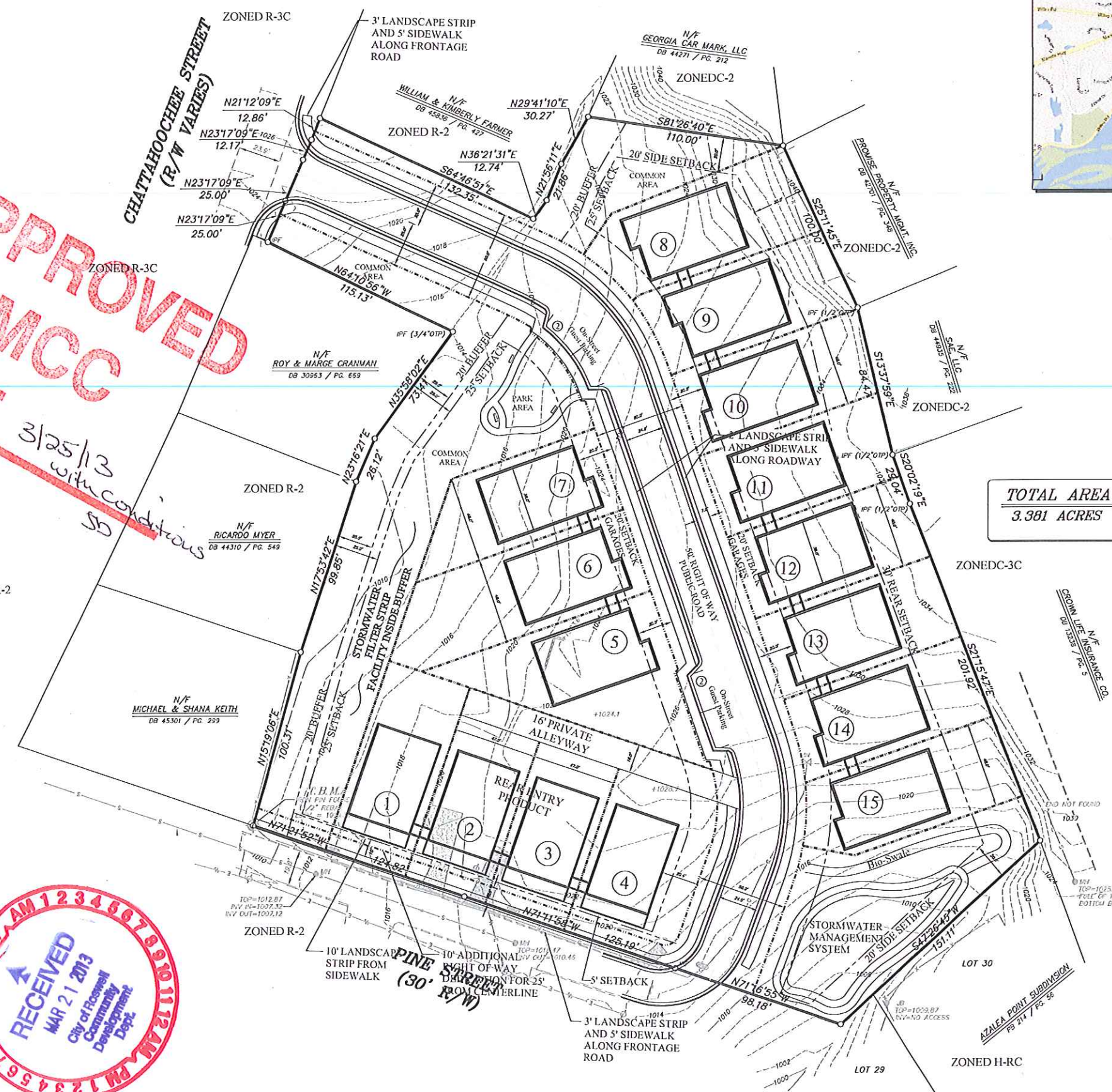
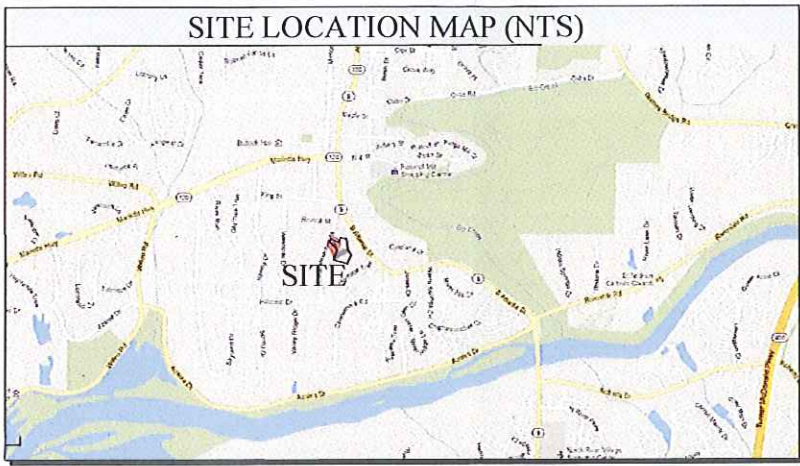


APPROVED
DATE 3/25/13
MCC
with conditions

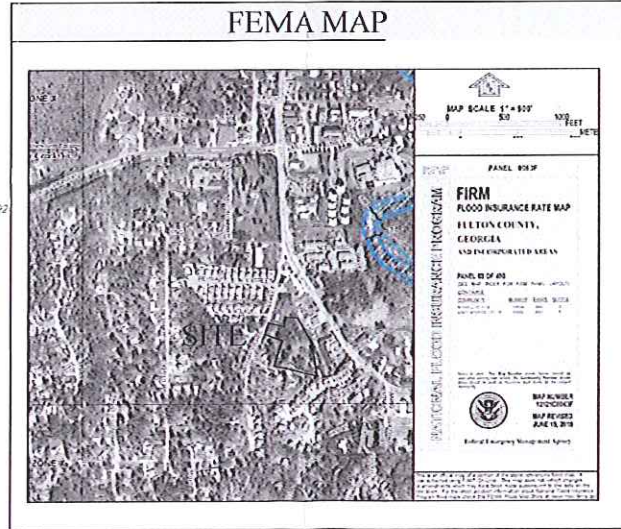
RECEIVED
MAR 21 2013
City of Roswell
Community Development Dept.



TOTAL AREA
3.381 ACRES



SITE DATA:	
TOTAL SITE AREA	3.38 ACRES
EXISTING ZONING	R-2
PROPOSED ZONING	R-THA
ZONING JURISDICTION	CITY OF ROSWELL
DEVELOPMENT TYPE	
TOWNHOME UNITS	15 UNITS
TOTAL SITE AREA	3.38 ACRES
TOWNHOME DENSITY	4.43 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	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
SIDE YARD SETBACK FROM SIDEWALK TO GARAGES (VARIANCE)	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	33 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	10,231 SF
PERCENTAGE OF SITE UNDISTURBED	7.6% OF SITE



PINE STREET at CHATTAHOOCHEE
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR
PRIME INTEREST
4235 SOUTH LEE STREET
BUDORD, GEORGIA 30518
CONTACT: MARTY ORR
PHONE: 770-945-3241

LAND LOT 392
1ST DISTRICT, 2ND SECTION

"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.PECATL.COM

NO.	DATE	BY	DESCRIPTION
1	2-26-2013	kw	Updated Plan to Match Staff Report
2	3-19-2013	kw	Removed Lot, Added Park, Fertility

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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.

GEORGIA
REGISTERED
ENGINEER
KENNETH J. WOOD
No. 34393
PROFESSIONAL

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

Z
SHEET