

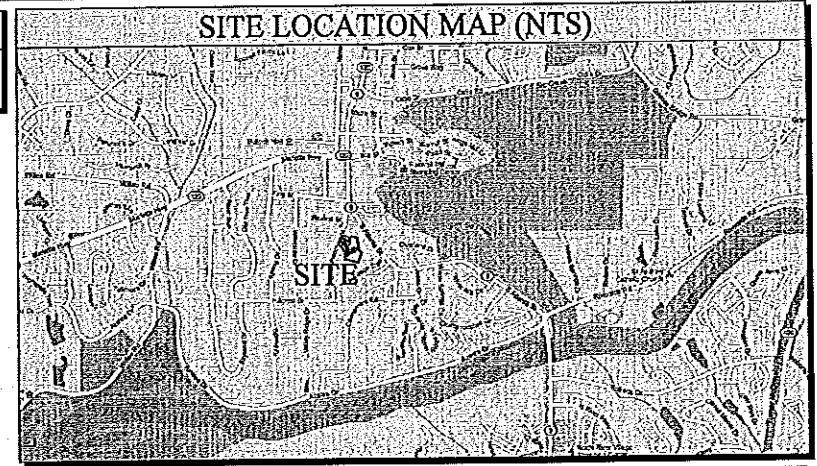
The field data upon which this map or plat is based has a closure precision of one foot in 35,167 feet and an angular error of 00' 00" 01" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 166,935 feet.



OWNER OF RECORD / SUBDIVIDER
 PRIME INTEREST
 4235 SOUTH LEE STREET
 BUFORD, GEORGIA 30518
 PHONE: 770-845-3241

GENERAL NOTES
 THE ROAD DESIGN WILL BE SUBMITTED WITH THE DEVELOPMENT PLANS INCLUDING SPEED, VERTICAL AND HORIZONTAL CURVE, ETC)



SURVEY NOTE
 1. The orthometric heights (elevations and contours) shown hereon were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in January 2013. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.
 2. Bearings are referenced from grid north.
 3. Bearings are calculated from angles turned.
 4. There are no state waters, streams wetlands or swampy areas located on this site.

SITE DATA:

TOTAL SITE AREA	3.38 ACRES
ZONING	R-THA
ZONING JURISDICTION	CITY OF ROSWELL
DEVELOPMENT TYPE	
TOWNSHIP UNITS	15 UNITS
TOTAL SITE AREA	3.38 ACRES
TOWNSHIP DENSITY	4.44 UNITS/AC.
	MAX DENSITY ALLOWED = 5 UNITS/AC.

WALL BASEMENT HOA NOTE
 RETAINING WALLS WHICH EXTEND ACROSS PROPERTY LINES MUST BE INSTALLED BY THE DEVELOPER WITH APPROPRIATE EASEMENTS AND BE MAINTAINED BY A MANDATORY HOA.

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% (68,839 SF)
LOT COVERAGE PROPOSED	72,144 SF (42.0%)
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
14 FEET TO GARAGE PER CONDITIONS OF APPROVAL	
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	30 FEET
SETBACK AGAINST R-2 ZONING	25 FEET
BUFFER AGAINST R-2 ZONING	20 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
MINIMUM LOT WIDTH ALLOWED	20 FEET
MINIMUM LOT WIDTH PROPOSED	47 FEET

KEY:

- ⊗ SPECIMEN EXISTING TREE TO BE REMOVED
- ⊙ CRZ OF SPECIMEN EXISTING TREE TO BE SAVED
- ▭ TREE PROTECTION FENCE
- ▨ STORMWATER EASEMENT
- ▧ NO ACCESS EASEMENT
- ▩ CROSS ACCESS EASEMENT
- STREET TREE EASEMENT
- 13 LOT NUMBER
- 18 ADDRESS ASSIGNED BY GIS

EXISTING TREES & SPECIMENS TO BE SAVED

SPECIES	SIZE (INCHES)	UNITS
HARDWOOD	26	6.9
WATER OAK	24	6.6
WATER OAK	22	6.3
WATER OAK	10	3.6
TOTAL		23.4

SPECIMEN TREES TO BE REMOVED NOT IN SPECIMEN CONDITION

SPECIES	SIZE (INCHES)	UNITS
PECAN	24	DEAD LIMBS
DOGWOOD	15	DEAD LIMBS
DOGWOOD	11	DEAD LIMBS

SPECIMEN TREES TO BE REMOVED AND RECOMPENSED FOR

SPECIES	SIZE (INCHES)	UNITS
WATER OAK	18	9.0
*WATER OAK	32 TO REMAIN	7.8
TOTAL		16.8

*32" WATER OAK WILL REMAIN, BUT SPECIMEN RECOMPENSE WILL BE PROVIDED FOR ON SITE.

DRAINAGE NOTE
 DRAINAGE THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AND CONDUIT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER OBSTACLES, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(ES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE."

TOTAL AREA
 3.381 ACRES

THE VILLAGE ON PINE
 FOR
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT
 ACADIA HOMES & NEIGHBORHOODS
 3200 COBB GALLERIA PARKWAY
 SUITE 150
 ATLANTA, GEORGIA 30339
 PHONE: 770-319-7624

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	5-25-13	JN	PLAT COMMENTS
-2	5-25-13	JN	PLAT COMMENTS

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PRELIMINARY PLAT

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

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

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 00039339 EXP. 10/27/2015

P1
 SHEET

