

SURVEY PLAT FOR DAHLHAUSER GROUP, LLC BY MULKEY ENGINEERS & CONSULTANTS, WILLARD COY TUNNELL, JR. RLS No.3224 DATED JUNE 26, 2014.

FULTON COUNTY GIS MAP

CITY OF ROSWELL GIS MAP

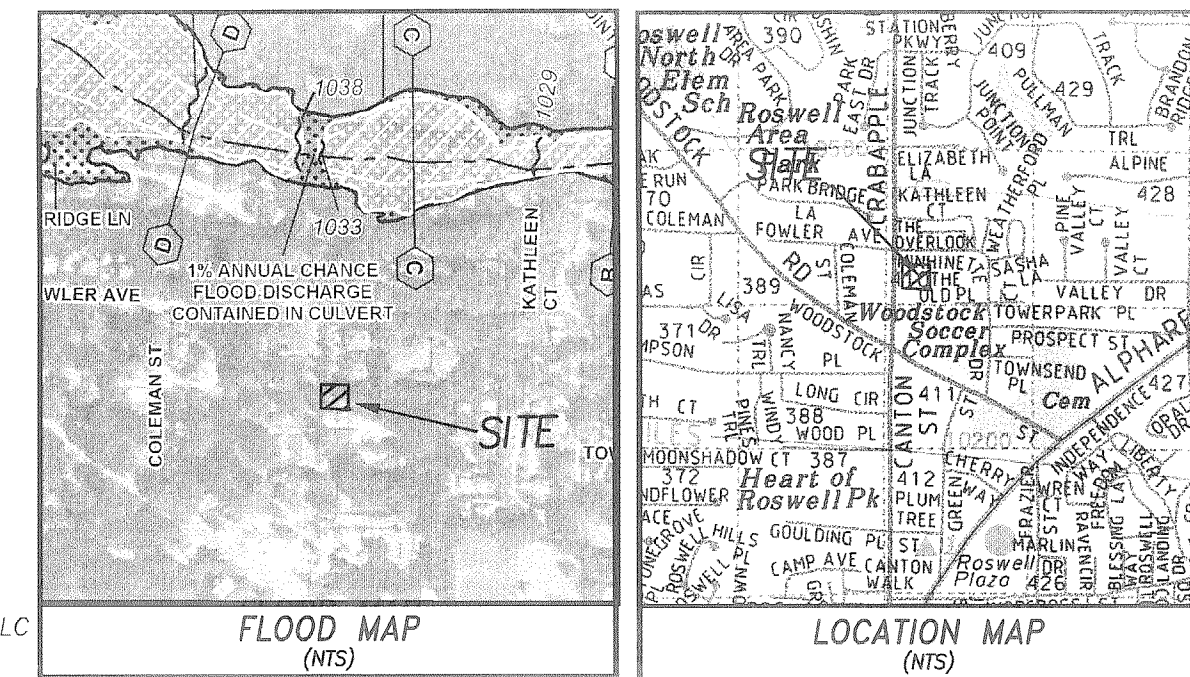
ALL MATTERS OF RECORD ARE EXCEPTED THIS SURVEY.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 130,604 FEET.

UTILITIES PROTECTION CENTER

CALL TOLL FREE
IN METRO ATLANTA
811
THROUGHOUT GEORGIA
811
THREE WORKING DAYS BEFORE YOU DIG

3 LIVE/WORK TOWNHOMES



FLOOD HAZARD NOTE:

THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS OF FULTON COUNTY, GEORGIA (COMMUNITY PANEL NO. 1312100061 (7) DATED SEPTEMBER 18, 2013.

TOPOGRAPHIC REFERENCE:

TOPOGRAPHY THIS PLAT HAS BEEN GENERATED BY THE FULTON GIS MAP. CONTOUR INTERVAL IS TWO FEET AND IS APPROXIMATE U.S.G.S. MEAN SEA LEVEL DATUM.

OWNER/DEVELOPER

DAHLHAUSER GROUP, LLC
171 VILLAGE PARKWAY, BLDG. 8A
MARIETTA, GA 30068
PHONE (404) 567-0859

24 HOUR CONTACT

MATT DAHLHAUSER
PHONE (404) 567-0859

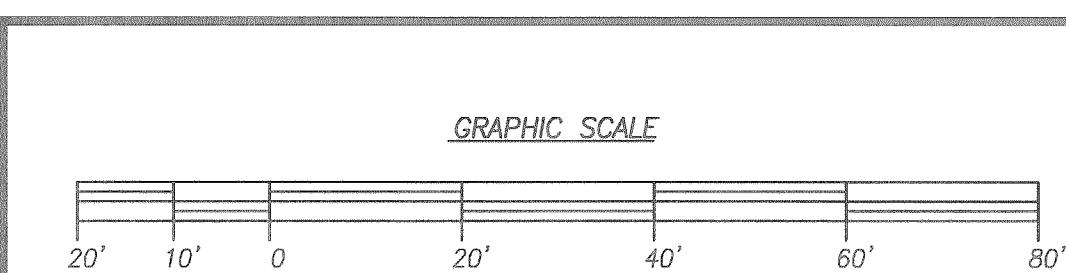
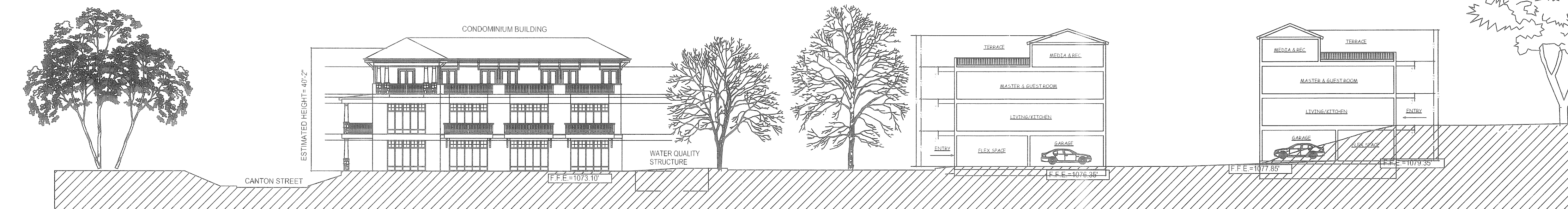
SUBJECT PROPERTY IS PRESENTLY ZONED OP
MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD - 15.0'
SIDE YARD - 10.0'
REAR YARD - 50.0'
MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 40'

AREA THIS TRACT:
39,928.76 SF
0.92 AC.

DEVELOPMENT STATISTICS SUMMARY CHART

	CURRENT ZONING = OP. PROPOSED ZONING = OR-4	
	MAXIMUM	PROPOSED
HEIGHT OF TOWNHOUSES	45'	45'
HEIGHT OF MIXED STACK FLATS	55'	40'-2"
BUILDING AREA (NON-RESIDENTIAL)	0 SF	1080 SF
NUMBER OF DWELLING UNITS		13
HEATED FLOOR AREA (RESIDENTIAL)		22,312 SF(TOWNHOME) 8,490 SF(FLATS)
SITE AREA	39,928SF	
BUILDING AREA LOT COVERAGE	29,946 SF (75%)	7713.2 SF (19.3%)
LANDSCAPED AREA	7,986 SF (20% MIN.)	10,067.0 SF (25.2%)
IMPERVIOUS SURFACE AREA	29,946 SF (75%)	29,861.8 SF (74.8%)
PARKING SPACES PROVIDED	APPROX. 12 EXIST.	17
FLOOD PLAIN AREA	0 SF	0 SF
UNDEVELOPED AND/OR OPEN SPACE AREA	7,986 SF (20% MIN.)	10,067 SF (27.5%)

THE LOCATION AND DESCRIPTION OF UNDERGROUND UTILITIES, UTILITY SERVICES AND STRUCTURES SHOWN HEREON ARE BY SURFACE INSPECTION ONLY. INFORMATION REGARDING THE PRESENCE, SIZE, CHARACTER AND LOCATIONS OF SAID UTILITIES, ETC. SHOWN HEREON IS APPROXIMATE AND SHALL IN NO WAY BE CONSIDERED A COMPLETE SUMMARY OF ALL EXISTING UTILITIES, UTILITY SERVICES & STRUCTURES. LCE ENGINEERS, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE LOCATION, SIZE, DEPTH, ETC. OF ANY UNDERGROUND UTILITIES, UTILITY SERVICES, PIPES, STRUCTURES, ETC. SHOWN OR NOT SHOWN HEREON.



REV.	DATE	DESCRIPTION

SITE PLAN FOR:
1247 & 1243 CANTON ST.
DAHLHAUSER GROUP, LLC
TAX ID.# 12-189404110310 & 12-189404100329
THE CITY OF ROSWELL
LAND LOT 410 1st DISTRICT, 2nd SECTION, FULTON COUNTY, GEORGIA

DRAWN MAM
CHECKED LCE
DATE 09/30/14
SCALE 1" = 20'
1760-ZONING.DWG

LCE ENGINEERS, INC.

Tel. 770-998-5763

SHEET 1

603 Macy Drive
Roswell, GA 30076