

## Conditions of Rezoning for 9050 Nesbit Ferry Road

### Proposed by Devonshire Home Owners Association



1. The proposed development shall be in substantial conformance with the site plan that is ultimately approved during the rezoning process.
2. Developer agrees to demolish existing brick wall and remove all debris from the site. Wall site will be graded, sodded or seeded and strawed. Developer will construct a new brick wall of identical quality, height, width, and architectural appearance on the property line between Devonshire and subject property. Wall can be constructed within 5 feet on the Devonshire side of the property line if grading becomes an issue. Exact location to be surveyed and final approval given by Devonshire HOA.
3. At a minimum, lot 1 shown on the rezoning plan completed by Watts & Browning Engineers, Inc., dated 2/13/2012, shall be eliminated to provide for a greater throat distance from Nesbit Ferry Rd.
4. A 100-ft vegetated buffer, shall be provided along Nesbit Ferry Rd to be in keeping with the buffer provided by the Devonshire subdivision along the road. If buffer does not meet City of Roswell buffer standards, the Developer will submit buffer with variety of plants to meet buffer standard.
5. A minimum of 30-ft shall be required from the back of curb to the front of the garage to allow for stacking of 2 small cars per "lane" on each driveway.
6. Developer will install an "overflow" parking area for the development as there will be minimal on street parking available.
7. The proposed deceleration lane and taper provided on Nesbit Ferry Rd shall be per GDOT or the City of Roswell design standards, whichever is greater.
8. The proposed landscape plan shall be completed by a licensed landscape architect and provide a greater variety of trees than the plan completed by Watts & Browning Engineers, Inc., dated 2/13/2012. Proposed deciduous trees shall be a minimum of 4-inch caliper. Evergreen trees, bushes, shrubs shall be a minimum height of 10-ft.
9. All homes shall have a façade of brick or stone on 3 sides minimum. Architectural accents, or any other materials, will not exceed 15% of the overall side.
10. The proposed detention/water quality pond area shall be completely screened with a dense evergreen hedge on all sides except for a pond maintenance access point. Minimum 7 gallon in size, no more than 4 feet on center.
11. Proposed storm water discharge that enters the Devonshire property shall be piped from structure to structure. No open channels or sheet flow shall be permitted onto the Devonshire property. A drainage easement must be secured from the Devonshire Home Owners Association.
12. All lot setbacks shall be per the current city zoning code for the designated zoning. No setback variances should be approved.
13. Each home shall be a minimum of 2,400 heated square feet and a maximum height of 30-ft.
14. All homes shall be "detached" as allowed per Section 5.6.1 of the city zoning code.

