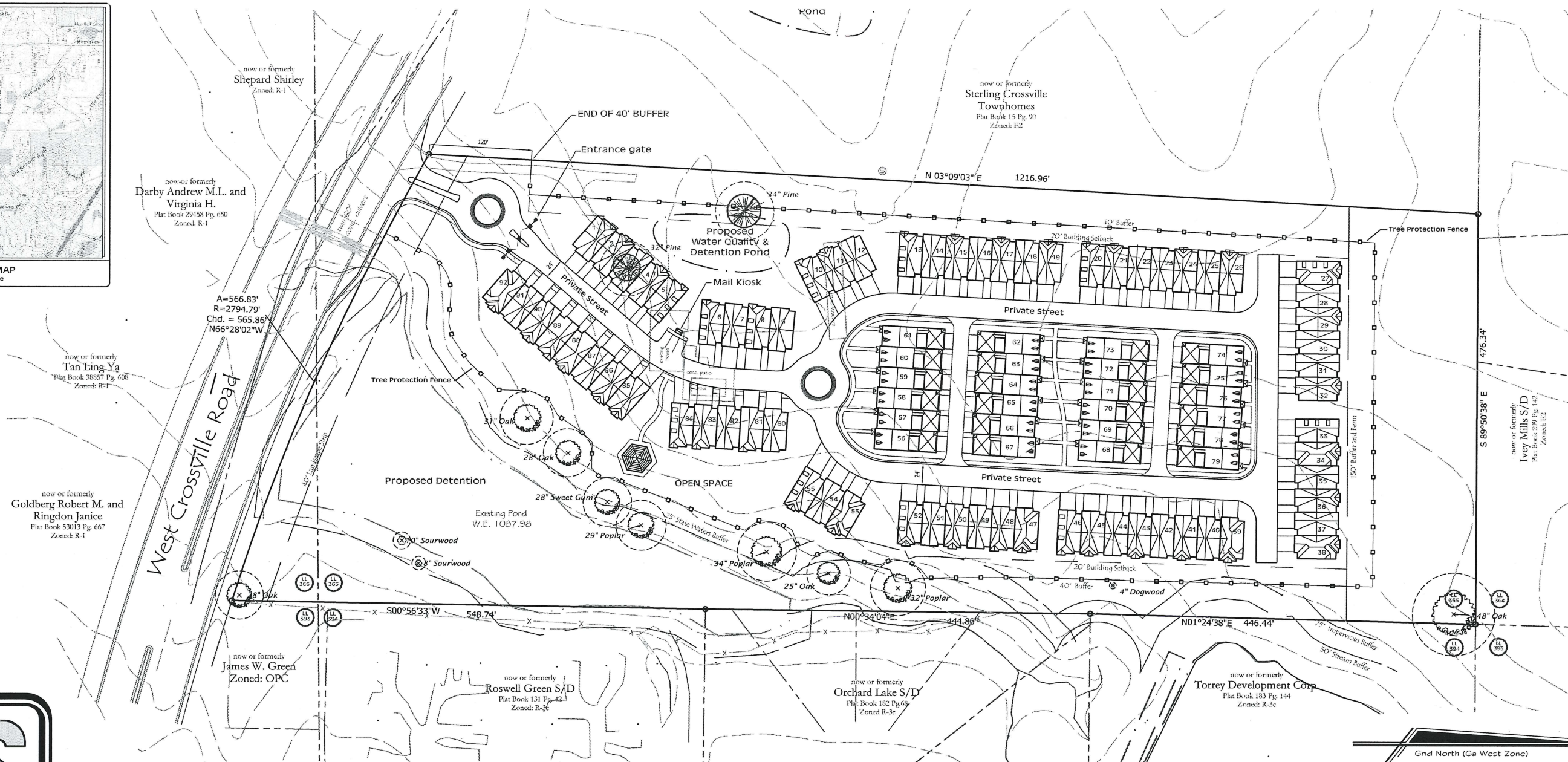






























VICINITY MAP
not to scale

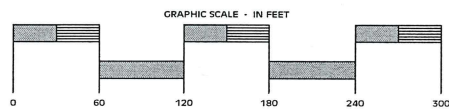


EES
ESSENTIAL ENGINEERING SERVICES
PLANNING • ENGINEERING • ENVIRONMENTAL
SURVEYING • LANDSCAPE ARCHITECTURE
5400 Laurel Springs Parkway - Suite 1105
Suwanee, Georgia 30024
Phone: 678-380-6007 Fax: 678-380-0371
www.essentialengineers.com

OWNER / DEVELOPER
The Providence Group of Georgia, L.L.C.
WARREN JOLLY
3935 Lakefield Court
Suwanee, Georgia 30024
Tele: 678-475-1800
Fax: 678-475-1801

©Copyright 2014
Essential Engineering Services, L.L.C.
This drawing and its reproduction are the property of the engineer and may not be reproduced, published or used in any way without the written permission of this engineer.

LEGEND				
AE	Access Easement		Limited Access	
B.S.L.	Building Setback Line		Underground Telephone Line	
CTP	Crimped Top Pipe		Underground Electric Line	
DE	Drainage Easement		Gas Line	
DI	Drop Inlet		Water Line	
EP	Edge of Pavement		Overhead Power Line	
FM	Fire Hydrant		Fence Line	
GM	Gas Meter		Clean Out	
HW	Head Wall		Electric Box	
O.C.T.	Outlet Control Structure		Gas Marker	
OL	On Line		MH	Sanitary Sewer Manhole
OT	Open Top Pipe		TB	Telephone Box
PP	Power Pole		WMKR	Water Marker
SSE	Sanitary Sewer Easement		WM	Water Meter
TE	Telephone Easement		FES	Flared End Section
UE	Utility Easement		JB	Junction Box
OHT	Overhead Telephone Line		OCS	Outlet Control Structure
UGW	Underground Water Line		DWCB	Double Winged Catch Basin
UGT	Underground Telephone Line		SWCB	Single Winged Catch Basin
DIP	Ductile Iron Pipe		DI	Drop Inlet
ICV	Irrigation Control Valve		HW	Head Wall
WM	Water Valve		PH	Fire Hydrant
UGG	Underground Gas Line		IPS	1/2" Rebar Set
GV	Gas Valve			
WV	Water Valve			
LP	Lamp Post			
PP	Power Pole w/ Light			
PP	Power Pole			



RECEIVED
AUG - 6 2014
City of Roswell
Community Development Dept.

DEVELOPMENT STATISTICS SUMMARY CHART

SITE DATA	REQUIRED	PROPOSED
Total Area of Site = 15.368 Acres		
Number of Units = 92		
Parking		2 spaces in garage 2 spaces in driveway of each unit
Undeveloped and Open Space		270,072 sq. ft. (40%)
Variance Request		Buffer reduction to 40' on the East boundary and 20' setback. Buffers to be the same as interior Parkway zoning district buffers.

- SITE NOTES**
1. Site area - 15.368 acres
 2. Density:
Townhomes - 92 - 5.98 u/a
Open Space: 6.2 acres (40%)
 3. Existing Zoning - Parkway Overlay District
 4. Proposed Zoning - Parkway Overlay District
 5. Proposed land use : Residential
 6. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of Fulton County, Georgia, Community Panel Number 13121C0061F, dated September 18, 2013.
 7. Public sanitary sewer service to be provided by Fulton County.
 8. Public water service to be provided by Fulton County.
 9. This site contains no known archeological or historical sites.
 10. The proposed development will be a gated community with private streets.



Zoning Plan

Crossville Road Tract

City of Roswell
LL 365 & 366
District, Section
Fulton county
Georgia

August 5, 2014
Scale : 1" = 60'