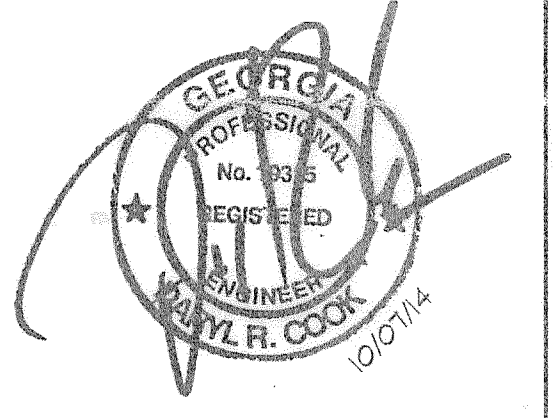


THIS SITE PLAN IS FOR LOT
LAYOUT PURPOSES ONLY.
PLEASE REFER TO ORIGINAL
ZONING SUBMITTAL FOR
SUPPLEMENTAL DATA.

SITE PLAN

FOR
COLEMAN ROAD/120 TRACT
LOCATED IN
LAND LOTS 233, 234, 270 1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

DEVELOPMENT STATISTICS SUMMARY CHART:	
PRESENT ZONING	= TRACTS 1 & 2 - R50, TRACTS 3 TO 8 - NX
PROPOSED ZONING	= NX-C
PROPOSED USE	= SINGLE FAMILY DETACHED RESIDENTIAL
MINIMUM LOT AREA TO REZONE	= 6,000 SF
SITE AREA	= 10.54544 ACRES
TOTAL NO. OF LOTS	= 36
MAXIMUM BUILDING HEIGHT	= 35 FEET
PROPOSED MAXIMUM BUILDING HEIGHT	= 35 FEET (2 STORIES PLUS BASEMENT)
PROPOSED DENSITY	= 3.34 UNITS/ACRE
MINIMUM LOT WIDTH	= 50 FEET
MAXIMUM HEATED FLOOR AREA (NON-RESIDENTIAL)	= N/A
MINIMUM HEATED FLOOR AREA	= 2,400 SF PER DWELLING UNIT
PROPOSED HEATED FLOOR AREA	= 2,400 SF PER DWELLING UNIT
MINIMUM FRONT YARD	= 10 FEET
MINIMUM REAR YARD	= 20 FEET
SIDE YARD (CORNER)	= 10 FEET
SIDE YARD	= 5 FEET
MAXIMUM LOT COVERAGE	= 60% (3,600 SF)
PROPOSED LOT COVERAGE	= 60% (3,600 SF)
PROPOSED PARKING SPACES	= 4/LOT (2 CAR GARAGE & DRIVES-144 TOTAL PARKING SPACES)
FLOOD PLAIN	= NONE
PROPOSED LANDSCAPED AREA	= 0.45 ACRE (40,561 SF) 8.78%
PROPOSED OPEN SPACE	= 0.15 ACRE (34,820 SF) 1.36%
VARIANCES REQUESTED	= NONE
LANDSCAPED OPEN SPACE CALCULATIONS:	
TOTAL PROPERTY AREA	= 10.54544 ACRES
TOTAL LANDSCAPED/OPEN SPACE	= 1.41 ACRES (64,151 SF) 13.81%
IMPERVIOUS AREA CALCULATIONS:	
TOTAL PROPERTY AREA	= 10.54544 ACRES
STREETS AND SIDEWALKS	= 1.42 ACRES (61,681 SF)
HOMES, DRIVEWAYS, PATIOS AND DECKS	= 3.41 ACRES (151,200 SF)
TOTAL IMPERVIOUS SURFACE	= 4.84 ACRES (212,881 SF) 46.15%



NO.	DATE	BY	DESCRIPTION
1	8/5/14	MAW	1st SUBMITTAL
2	10/07/14	RTG	REVISE LAYOUT FOR 36 LOTS

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030
PHONE: (678) 324-6192
FAX: (770) 694-6670
WWW.WBENG.COM
LSF000429 - REF000714

SCALE:	N/A
DATE SURVEYED:	N/A
DATE UPDATED:	N/A
SURVEYED BY:	N/A
DATE DRAFTED:	07/24/2014
UPDATE DRAFTED:	N/A
DRAWN BY:	MAW
CHECKED BY:	ORC
FIELD BOOK #:	N/A
JOB NUMBER:	140713
FOLDER NUMBER:	140713
CADD FILE:	N/A
DTSC FILE:	6_VENGR140713.DWG/140713-ZONING.DWG
COUNTY/LL/D/S:	FULTON/233, 234, 270/1/2
PLAT FILE:	N/A
SHEET:	2 OF 6

