

<b>Project Name</b>	<b>Parkeast on Crabapple</b>
<b>Property Location</b>	<b>110 &amp; 125 Park East Drive</b>
<b>Owner/Petitioner</b>	<b>Pete Richards</b>
<b>Representative</b>	<b>Maurice Lester</b>
<b>Petitioner's Request</b>	<b>Residential entry sign and landscaping</b>

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### **Background**

Parkeast on Crabapple is a small subdivision off of Crabapple Road. The applicant is requesting approval for a wall and landscaping at the entrance.

### **Site Plan Analysis**

The site plan shows the locations of the entrance signs.

### **Landscape Plan Analysis**

The landscaping to be planted will consist of Japanese Cedar, Crape Myrtle, Holly, Loblolly Pine, Nuttall Oak and multiple shrubs and other groundcoverings.

### **Elevations**

The entrance sign will have brick columns with a sign wall that varies in height with a maximum of eight feet. The applicant will bring a materials board to the meeting.

### **Design Guidelines**

There are no specific design guidelines for residential property.

### **Department Comments**

Landscape:

- Include note: No irrigation equipment allowed in R.O.W.
- Do not put 'Nellie Stevens' holly in R.O.W. – mature size is too large for space.
- The Buford Holly shown at end of sidewalk will get too high and will block visibility at intersection. Use lower growing shrub or ground cover.

Engineering:

- Hardscapes shall not be located within R.O.W. or easement areas.
- Landscaping shall not alter site distance; recommend low to medium-sized shrubs in these areas.
- Irrigation shall not be located within R.O.W.
- Provide common area easements for landscape improvements; these areas shall be included in the HOA covenants for maintenance.

Building:

- No comment

PW:

- No comment.

Fire:

- No comment

Transportation:

- Applicant shall be responsible for the maintenance of all landscape within the City of Roswell R.O.W.
- No irrigation system or other hardscapes shall be located within the City of Roswell R.O.W.
- If necessary obtain R.O.W. encroachment permit from Transportation Department utility coordinator.

**Recommended Conditions**

Staff recommends that this applicant be approved with the following condition:

- A sign easement must be recorded and turned over to the HOA before the issuance of a sign permit.
- The applicant must comply with all staff comments.

**Attachments**

- DRB application, letter of intent, and proposed elevations and site plan.