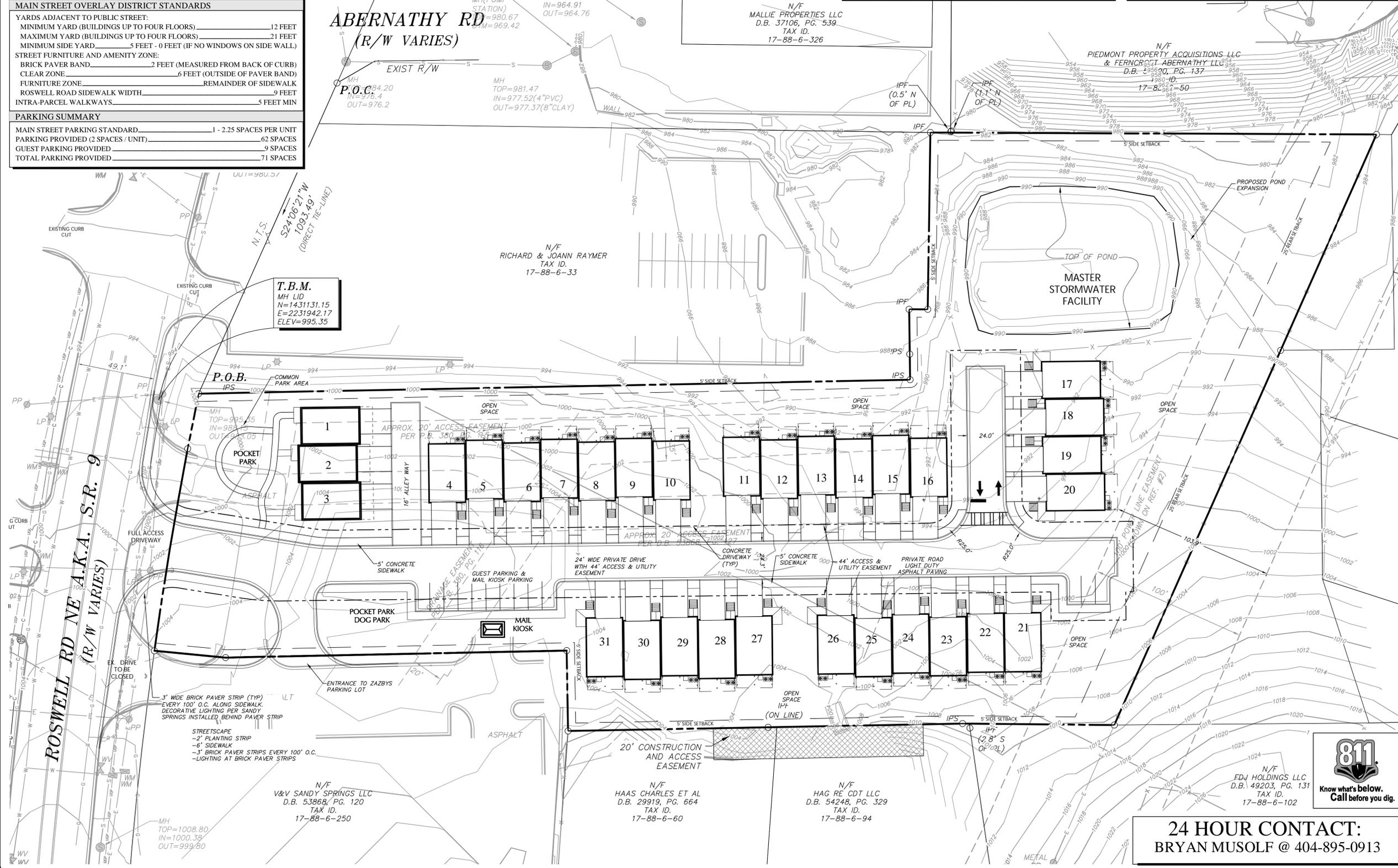
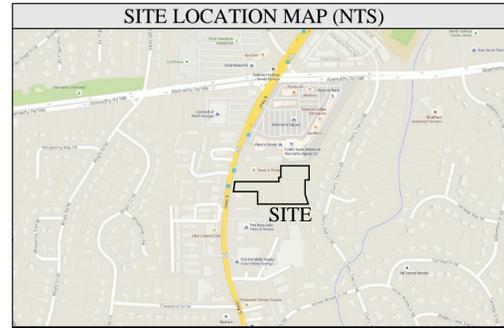
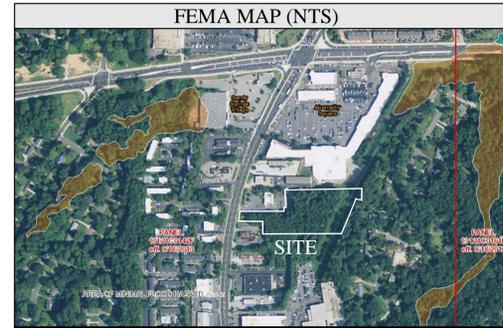


SITE DATA:	
TOTAL SITE AREA	3.915 +/- ACRES
ZONING	
EXISTING ZONING	C-1 COMMUNITY BUSINESS
PROPOSED ZONING	TR TOWNHOUSE RESIDENTIAL
ZONING JURISDICTION	CITY OF SANDY SPRINGS
DEVELOPMENT SUMMARY	
TOTAL RESIDENTIAL LOTS	31 LOTS
TOTAL SITE DENSITY	7.36 LOTS/ACRE
SETBACK SUMMARY	
FRONT YARD	20 FEET
SIDE YARD	7 FEET
SIDE YARD (ADJACENT TO STREET)	15 FEET
REAR YARD	25 FEET
MINIMUM DEVELOPMENT FRONTAGE	35 FEET
MAIN STREET OVERLAY DISTRICT STANDARDS	
YARDS ADJACENT TO PUBLIC STREET:	
MINIMUM YARD (BUILDINGS UP TO FOUR FLOORS)	12 FEET
MAXIMUM YARD (BUILDINGS UP TO FOUR FLOORS)	21 FEET
MINIMUM SIDE YARD	5 FEET - 0 FEET (IF NO WINDOWS ON SIDE WALL)
STREET FURNITURE AND AMENITY ZONE:	
BRICK PAVEMENT BAND	2 FEET (MEASURED FROM BACK OF CURB)
CLEAR ZONE	6 FEET (OUTSIDE OF PAVEMENT BAND)
FURNITURE ZONE	REMAINDER OF SIDEWALK
ROSWELL ROAD SIDEWALK WIDTH	9 FEET
INTRA-PARCEL WALKWAYS	5 FEET MIN
PARKING SUMMARY	
MAIN STREET PARKING STANDARD	1 - 2.25 SPACES PER UNIT
PARKING PROVIDED (2 SPACES / UNIT)	62 SPACES
GUEST PARKING PROVIDED	9 SPACES
TOTAL PARKING PROVIDED	71 SPACES

- MAIN STREET OVERLAY NOTES:**
- SIDEWALK WIDTHS ALONG ROSWELL ROAD MAY BE TAPERED BETWEEN STREETScape TYPES
 - SIDEWALK PATHS ALONG ROSWELL ROAD SHALL BE CONTINUED ACROSS ENTIRE LENGTH OF ALL CONCRETE APRONS AND SHALL BE TEXTURED TO MATCH THE APPEARANCE OF SIDEWALK MATERIALS IN COLOR, TEXTURE AND DESIGN.
 - WHERE RIGHTS-OF-WAY ARE INSUFFICIENT TO ACCOMMODATE THE REQUIRED SIDEWALK AND PLANTED STRIP ALONG ROSWELL ROAD, THE STREETScape MAY BE LOCATED OUTSIDE THE RIGHT-OF-WAY, IF APPROPRIATE EASEMENTS ARE GRANTED TO SANDY SPRINGS.
 - SITE AND PARKING LOT LIGHTS SHALL NOT BE SODIUM VAPOR LIGHTS (HIGH PRESSURE SODIUM). ALL LIGHTING SHALL BE THE SAME TYPE.
 - NO BUILDING SIGN, STRUCTURE OR OBJECT, TREE OR OTHER LANDSCAPE FEATURE SHALL BE INSTALLED, BUILT, OR ALLOWED TO GROW WHICH WILL IMPERE VISIBILITY AT STREET CORNERS, DRIVEWAYS AND/OR INTERSECTIONS, PURSUANT TO AASHTO STANDARDS FOR SIGHT TRIANGLES.
 - INTRA-PARCEL WALKWAYS CROSSING PARKING LOTS SHALL BE DISTINGUISHED FROM PARKING LOTS BY THE USE OF COLORS, TEXTURE, USE OF DIFFERENT MATERIALS, DIFFERENCE IN ELEVATION ABOVE THE PARKING LOT OR A COMBINATION OF THESE MEANS, TO MINIMIZE AUTO-PEDESTRIAN CONFLICT. PEDESTRIAN LIGHTING SHALL BE INSTALLED WHEN NEW OR UPGRADED SIDEWALKS ARE CONSTRUCTED, AND SHALL BE IN ACCORDANCE WITH CURRENT PUBLIC WORKS STANDARDS.



6555 Roswell Road at Abernathy Road
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR
InLINE COMMUNITIES
48 ATLANTA STREET
MARIETTA, GEORGIA 30060
CONTACT: BRYAN MUSOLF
PHONE: 404-895-0913

CITY OF SANDY SPRINGS,
FULTON COUNTY,
GEORGIA

LAND LOT(S): 88
17TH DISTRICT

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
350 RESEARCH COURT # NORCROSS, GEORGIA 30092 | (770)451-2741 | FAX: (770)451-3915 | WWW.PEATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
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By Kristin Byars at 2:01:59 PM, 6/8/2016			

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SHEET TITLE
MASTER ZONING SITE PLAN

SCALE: 1" = 30'
DATE: May 31, 2016
PROJECT: 15150.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA
REGISTERED
No. 37096
PROFESSIONAL
ENGINEER
BRYAN E. KAUFMAN

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 000066476 EXP. 6/22/2018

811
Know what's below.
Call before you dig.

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SHEET