

SITE DATA

ACREAGE: 1.246 AC
 ROW DEDICATION: 0.063 AC
 NET ACREAGE: 1.183 AC
 LAND LOT 425 & 426
 1ST DISTRICT, 2ND SECTION
 ZONING: NKK
 BUILDINGS:
 OFFICE/ RESIDENTIAL
 - 2 STORY
 - 3 RESIDENTIAL UNITS
 - 6250 S.F. OFFICE
 LIVE/ WORK UNITS
 - 7 RESIDENTIAL UNITS
 RESTAURANT/ RETAIL (FLEX SPACE)
 - 900 S.F.

MAXIMUM BUILDING HEIGHT: 3 STORIES
 ACTUAL BUILDING COVERAGE: 23.95% (13000 SF)
 REQUIRED LANDSCAPE SPACE: 15% (7,229 SF)
 ACTUAL LANDSCAPE SPACE: 20% (10,310 S.F.)
 REQUIRED AMENITY SPACE: 5% (2713 S.F.)
 ACTUAL AMENITY SPACE: 5% (2739 S.F.)
 SETBACKS
 TOTAL IMPERVIOUS AREA: 39,833 S.F. (77.3%)
 SINGLE STORY SHOPFRONT:
 FRONT (PRIMARY ST.) = 0' SETBACK
 FRONT BUILD TO = 0/85'
 SIDE = 0' SETBACK
 REAR = 0' SETBACK

MIXED USE BUILDING
 FRONT (PRIMARY ST.) = 0' SETBACK
 FRONT BUILD TO = 0/85'
 SIDE = 0' SETBACK
 REAR = 0' SETBACK

GENERAL BUILDING:
 FRONT (PRIMARY ST.) = 5' SETBACK
 FRONT BUILD TO = 5/85'
 SIDE = 0/5' (ROAD)
~~PARKING~~ SETBACK

RESTAURANT: 1,150 S.F.
 900 S.F./ 150 = 6 SPACES

OFFICE: 1,300 S.F.
 7,150 S.F./ 300 = 23.8 SPACES

LIVE/ WORK OFFICE: 1,300 S.F.
 2,800 S.F./ 300 = 9.3 SPACES

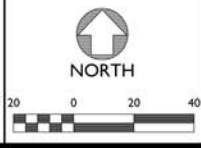
TOWNHOUSE RESIDENTIAL: 1.75 PER UNIT+ 5 GUEST
 7 UNITS x 2.25 = 15.75 SPACES

RESIDENTIAL (2 BEDROOM): 2 PER UNIT+ 2 GUEST
 5 UNITS x 2.2 = 11.0 SPACES

TOTAL PARKING REQUIRED: 66(65.85) SPACES

PARKING PROVIDED:
 ONSITE PARKING: 34 SPACES
 ON STREET PARKING: 6 SPACES
 GARAGE PARKING: 26 SPACES
 TOTAL PARKING: 66 SPACES

NOTE:
 1.) NO FLOOD PLAIN EXISTS ON SITE.



PRELIMINARY SITE PLAN

**145 Norcross Street, 153 Norcross Street
 & 968 Forrest Street**

Roswell, State

PROJECT INFORMATION	
PROJECT NO:	14-3652
DATE:	9-14-2015
SCALE:	1" = 20'
FILE NAME:	143652P09.dwg
DESIGN/DRAWN:	SLR/SCH