

Site Information  
Subdivision Name: Hill Street Commons  
Land Lot 424  
1st District, 2nd Section  
Acres: 2.183  
Existing Zoning: Groveway Form Based Code -  
Neighborhood Mixed Used District

Front Setback: Min - 0' Max - 10'  
Side Setback: 10'  
Rear Setback: 10'

Maximum Height: 54'  
Proposed height: TBD

Proposed number of dwelling units: 21  
Proposed SF of heated floor area/unit: 1760-3600 SF  
Proposed SF: 53,428 SF (56%)

Proposed lot coverage of building area: 30,414 (31.9%)

Proposed SF of landscaped area: 26,459 SF (27.8%)

Proposed Impervious Acreage: 1.58 ac (72.2% of total site)  
Proposed Disturbed Acreage: 2.183 ac (100% of total site)

Proposed parking spaces: 42 In Garage  
13 On Street

Flood Plain: 0 SF (%)

Minimum Undeveloped or Open Space: 10%  
Undeveloped or Open space: 35,778 SF (37.6 %)

#### OWNER:

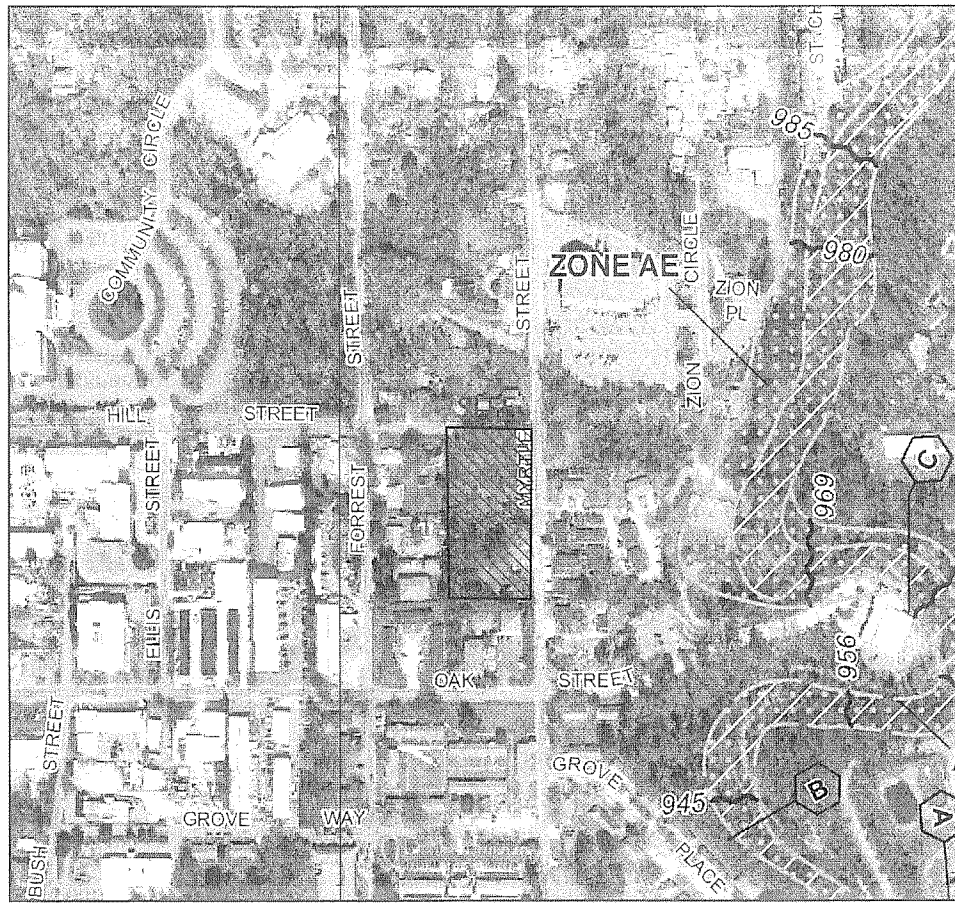
ASHOK K. NAGRANI  
840 MYRTLE STREET  
ROSWELL, GA 30075

#### DEVELOPER:

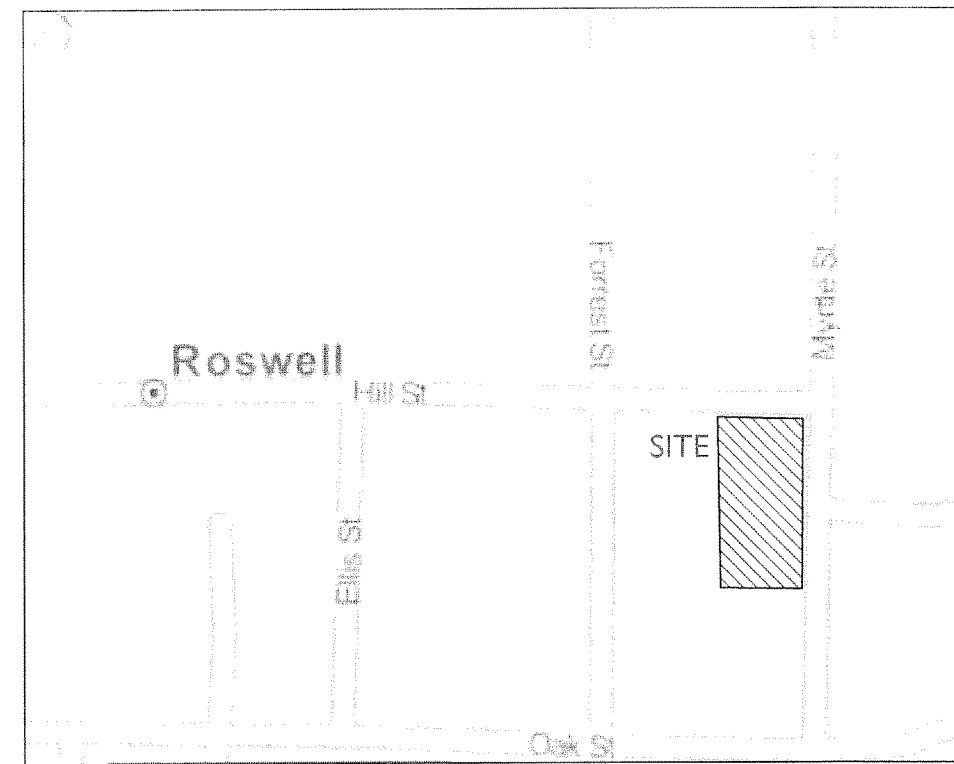
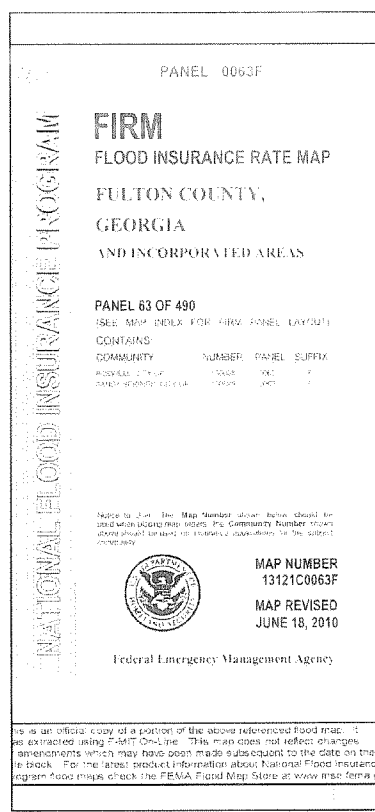
MARATHON RESIDENTIAL, INC.  
P.O. BOX 1208  
ROSWELL, GA 30075  
DAVE SCHMIT  
(678) 300-4877 (CELL)

#### 24 HOUR EMERGENCY CONTACT:

DAVE SCHMIT  
(678) 300-4877 (CELL)



SCALE 1"=500'

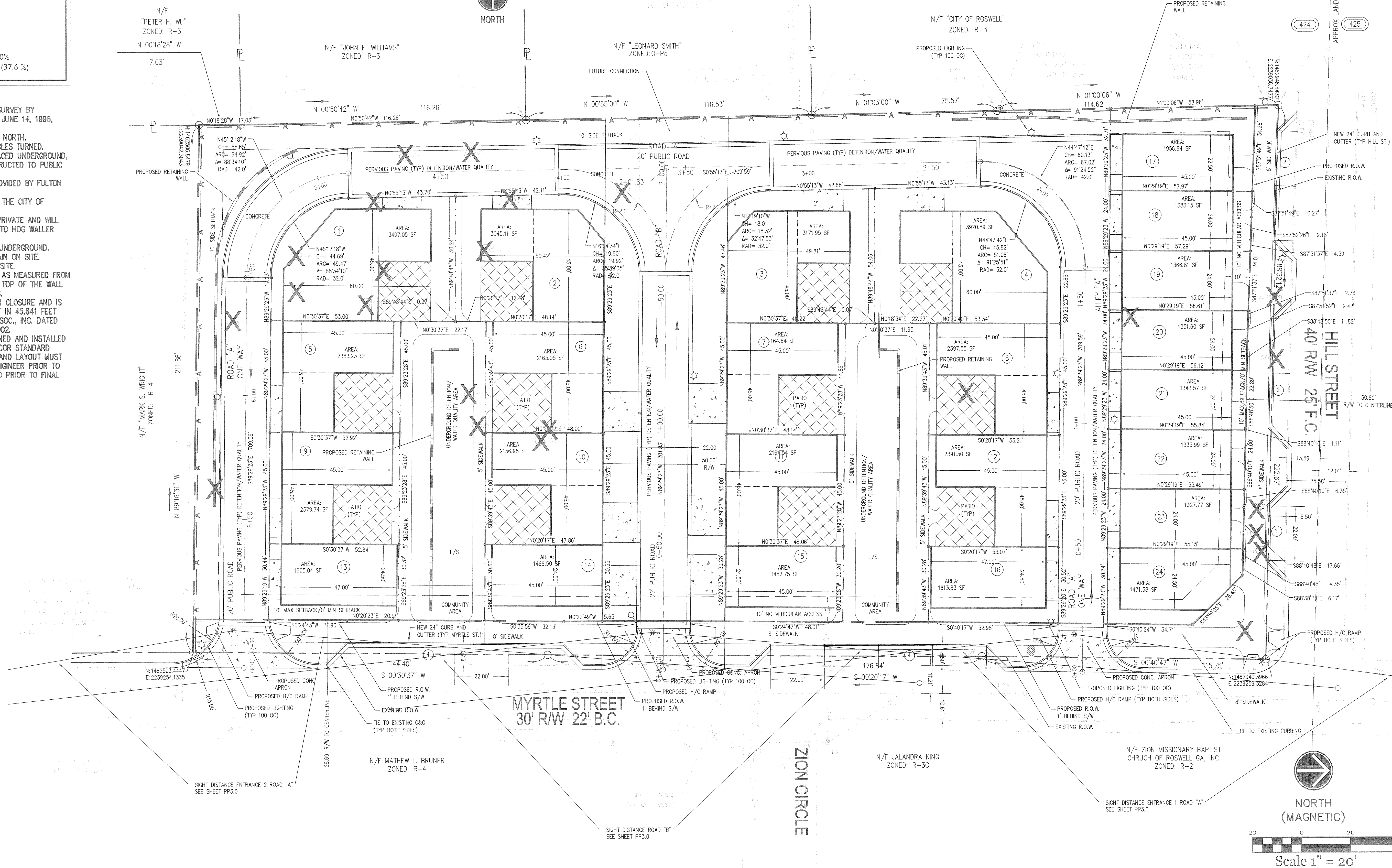


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**DRAINAGE NOTE:**  
THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HIMSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. DRAINAGE EASEMENT ARE HEREBY ESTABLISHED FOR THE SOLE PRELIMINARY SUBDIVISION PLAT SPECIFICATIONS PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY ANY FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THESE EASEMENTS, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING, AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS, OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

#### NOTES:

1. PRELIMINARY PLAT BASED UPON THE SURVEY BY BRUMBELOW-REESE & ASSOC., INC DATED JUNE 14, 1996, LAST REVISED APRIL 2, 2002.
2. REFERENCE OF BEARINGS IS MAGNETIC NORTH.
3. BEARINGS ARE CALCULATED FROM ANGLES TURNED.
4. ALL PROPOSED UTILITIES WILL BE PLACED UNDERGROUND.
5. ALLEYS AND SIDEWALKS TO BE CONSTRUCTED TO PUBLIC ROAD STANDARDS.
6. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.
7. WATER SERVICE WILL BE PROVIDED BY THE CITY OF ROSWELL.
8. ON SITE STORM DRAINAGE SHALL BE PRIVATE AND WILL DISCHARGE TO AN UN-NAMED TRIBUTARY TO HOG WALLER CREEK.
9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
10. THERE ARE NO STREAMS OR FLOODPLAIN ON SITE.
11. THERE ARE NO TREE SAVE AREAS ON SITE.
12. RETAINING WALLS 4 FEET AND HIGHER AS MEASURED FROM THE BOTTOM OF THE FOUNDATION TO THE TOP OF THE WALL WILL REQUIRE SEPARATE BUILDING PERMITS.
13. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 45,841 FEET PER SURVEY BY BRUMBELOW-REESE & ASSOC., INC. DATED JUNE 14, 1996, LAST REVISED APRIL 2, 2002.
14. ALL STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 6 OF THE COR STANDARD CONSTRUCTION SPECIFICATION. FIXTURES AND LAYOUT MUST BE APPROVED BY RDOT AND THE CITY ENGINEER PRIOR TO INSTALLATION. LIGHTS MUST BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.



## PRELIMINARY PLAT

## HILL STREET COMMONS

ROSWELL, GEORGIA

NO.	DATE	REVISIONS
1	4/25/14	CITY COMMENTS
2	5/5/14	CITY COMMENTS

PROJECT NO. -14-3583  
DRAWN - SCH  
DESIGNED - SLR  
CHECKED -  
DATE - 3/21/14

PPI.0



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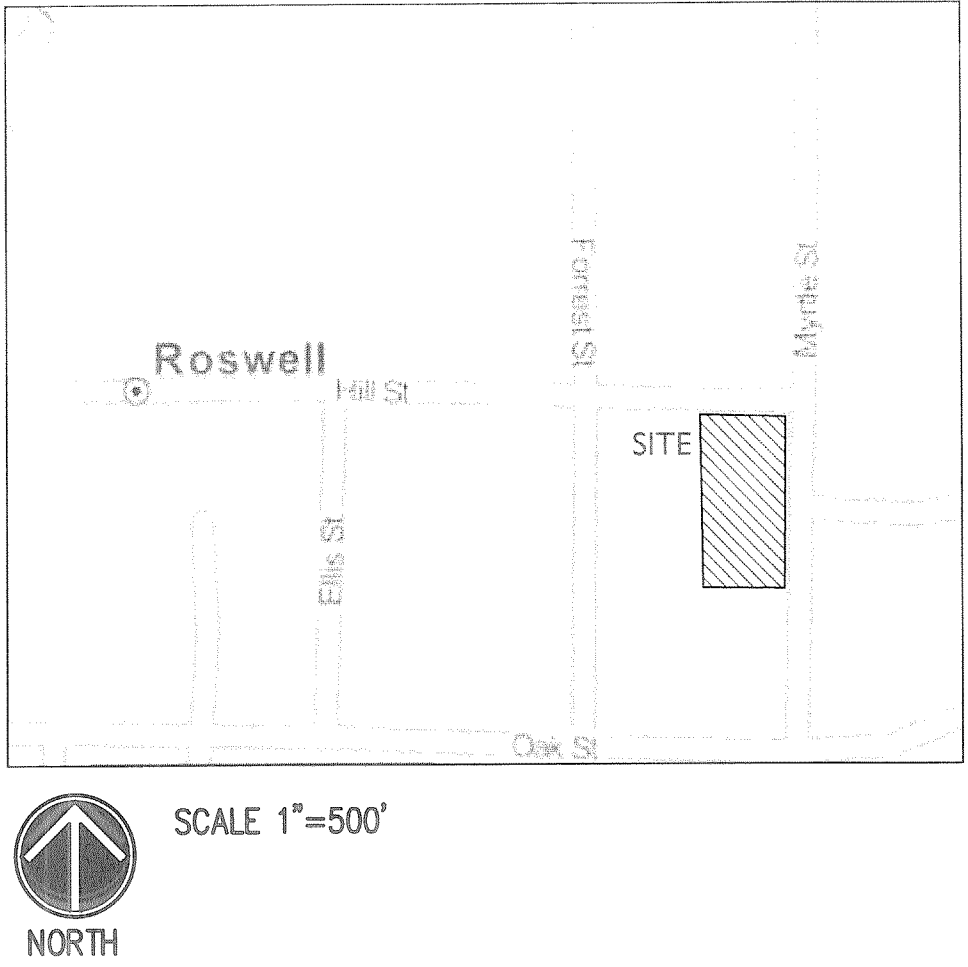
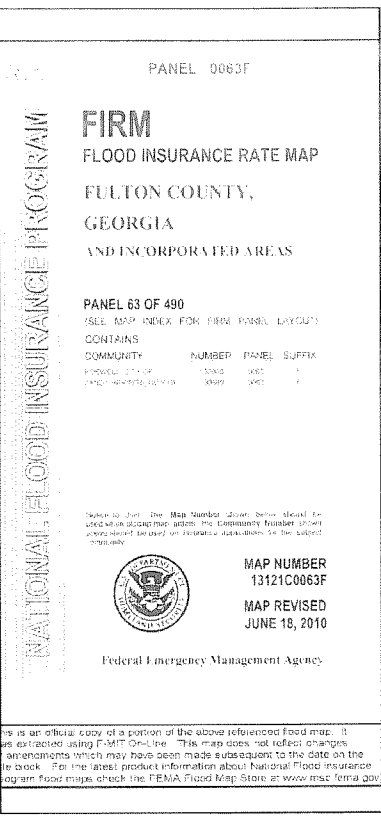
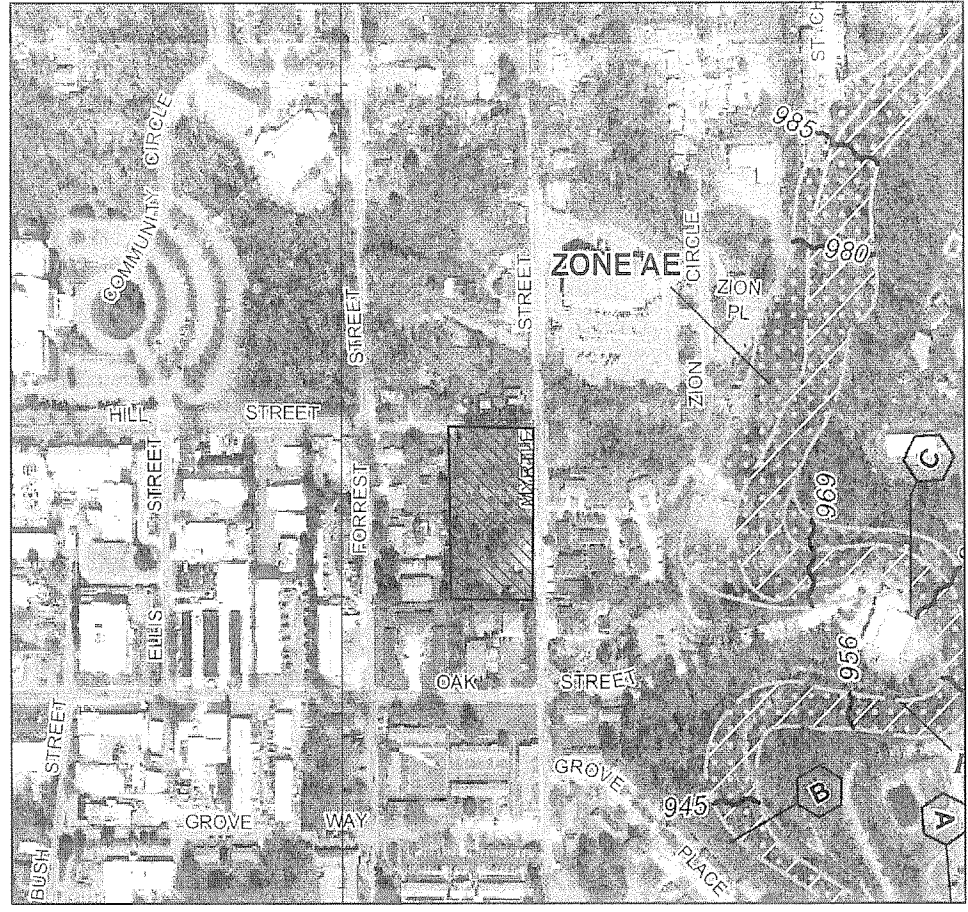
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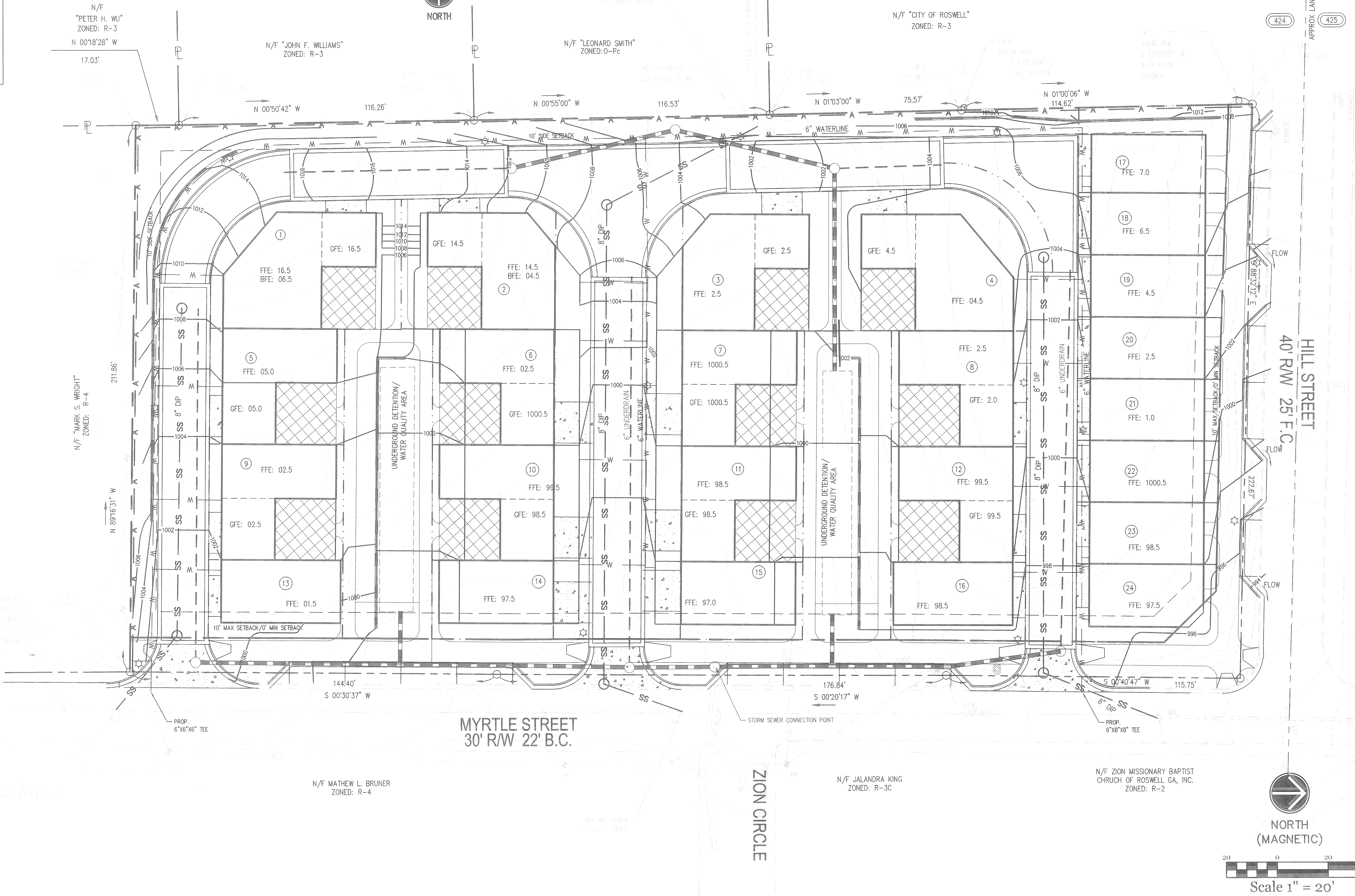
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OFFSITE DRAINAGE AREA: 6.89 AC±



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AEC  
Civil Engineering  
Land Planning  
Landscape Architecture  
Water Resources  
Property Services  
Arboreal Services  
50 Warm Springs Circle  
Roswell • Georgia • 30075  
(770)641-1942 • www.aecatl.com

PRELIMINARY  
PLAT

HILL STREET  
COMMONS  
ROSWELL, GEORGIA

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