

LOCATION MAP

DRAINAGE NOTE:
 THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/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 EASEMENTS 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:

- PRELIMINARY PLAT BASED UPON THE SURVEY BY GEO SURVEY DATED NOVEMBER 8, 2012.
- REFERENCE OF BEARINGS IS GRID NORTH.
- BEARINGS ARE CALCULATED FROM ANGLES TURNED.
- ALL PROPOSED UTILITIES WILL BE PLACED UNDERGROUND.
- ALLEYS AND SIDEWALKS TO BE CONSTRUCTED TO PUBLIC ROAD STANDARDS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF ROSWELL.
- ON SITE STORM DRAINAGE SHALL BE PRIVATE AND WILL DISCHARGE TO AN UN-NAMED TRIBUTARY TO HOG WALLER CREEK.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

STEEP SLOPE ANALYSIS FINDINGS:

- ADDITIONAL EROSION CONTROL MEASURES SHALL BE REQUIRED.
 - SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION MATTING INSTALLED ONCE ESTABLISHED.
 - SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM SLOPES DURING CONSTRUCTION.
 - SLOPES THAT ARE VULNERABLE TO OFFSITE WATER MAY NEED TO BE TRANSITIONED BY RETAINING WALLS.

DEVELOPER:

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

OWNER:

ESTATE OF LAURA KATE SMITH
 239 THOMAS CT.
 ROSWELL, GA 30075
 DAVE SCHMIT
 (678) 618-2466 (CELL)

24 HOUR EMERGENCY CONTACT:

DAVE SCHMIT
 MACAULEY SCHMIT
 (678) 300-4877 (CELL)

Site Information
 Land Lot 425
 1st District, 2nd Section
 Acres: 3.293
 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: 22
 Proposed SF of heated floor area/unit: 2400 SF

Proposed lot coverage of building area: 37,800 SF (26%)

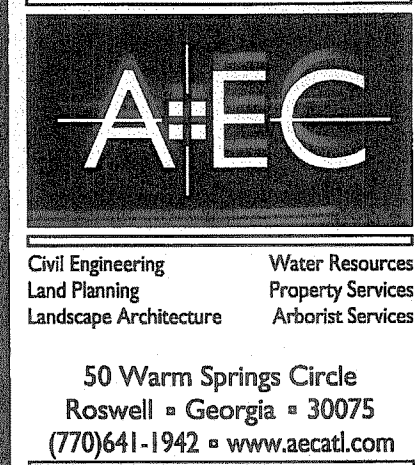
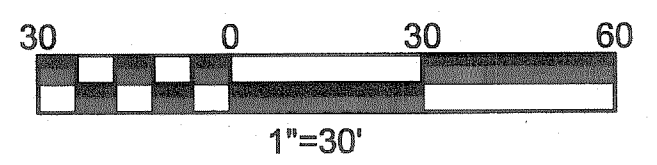
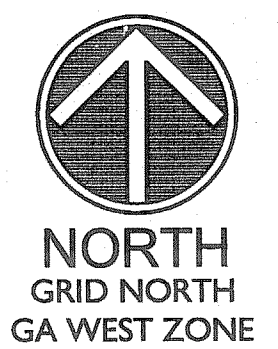
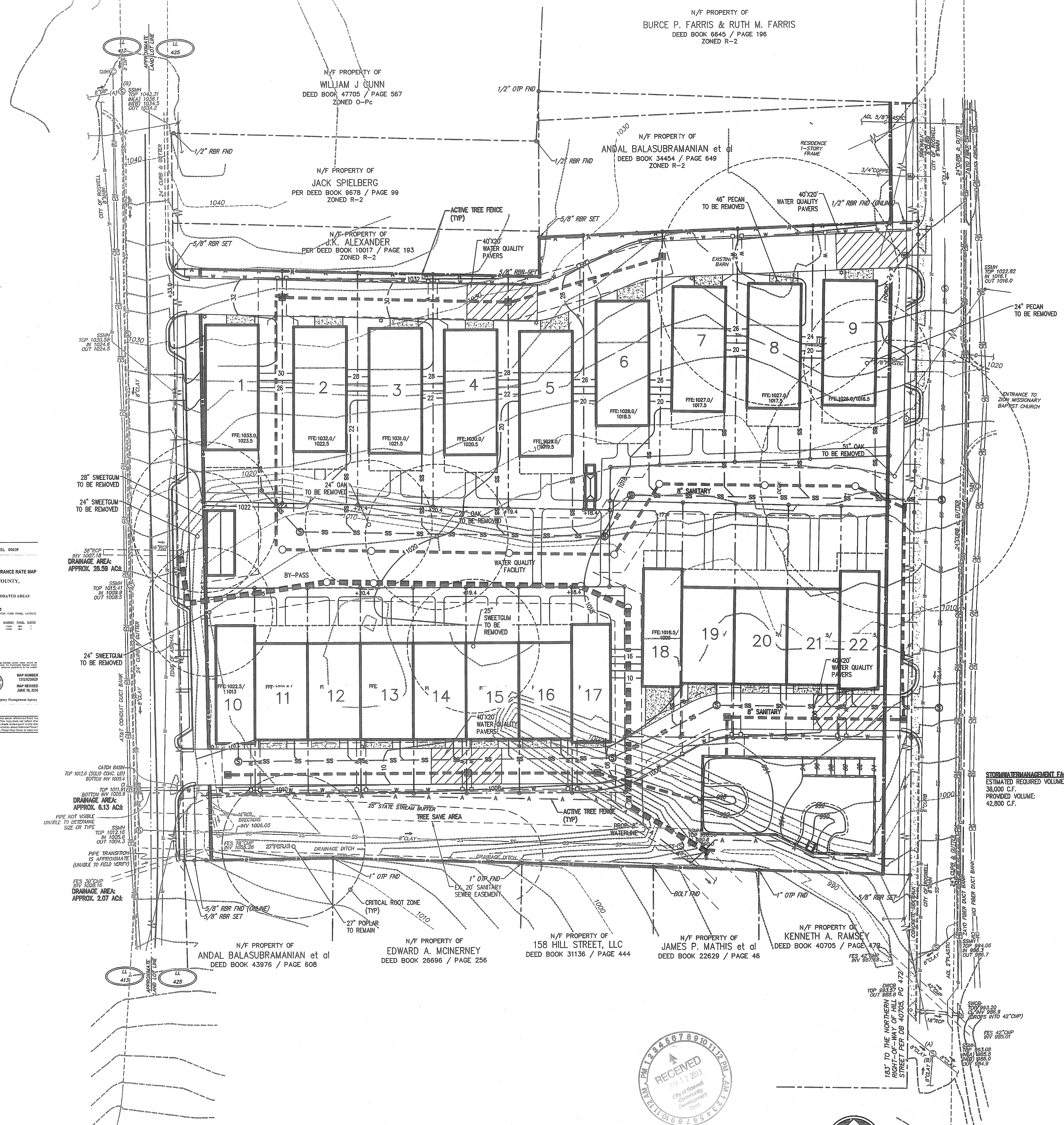
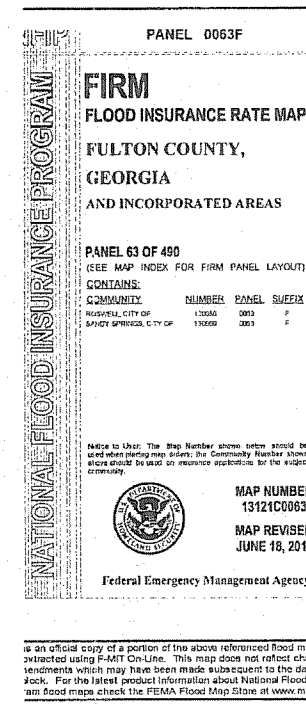
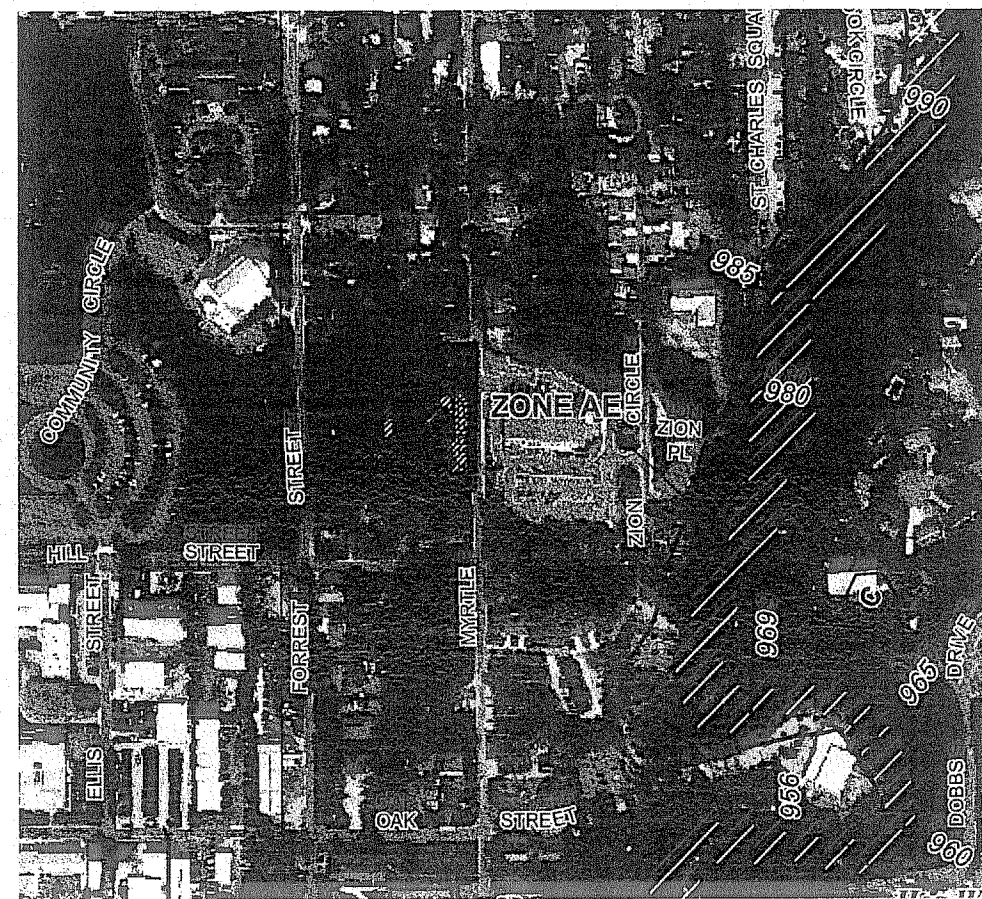
Proposed SF of landscaped area: 40,788 SF (28%)

Proposed Impervious Acreage: 1.36 ac (41.3% of total site)
 Proposed Disturbed Acreage: 3.06 ac (92.9% of total site)

Proposed parking spaces: 42

Flood Plain: 0 SF (%)

Minimum Undeveloped or Open Space: 10%
 Undeveloped or Open space: 19,896 SF (13.8 %)



PRELIMINARY PLAT

**MASTER DEVELOPMENT PLAN
 FORREST COMMONS
 ROSWELL, GEORGIA**

NO.	REVISIONS	DATE

PROJECT NO. - 12-3385
 DRAWN - JCV, SCH
 DESIGNED - SLR
 CHECKED - [Signature]
 DATE - 4/24/13

PP2.0

