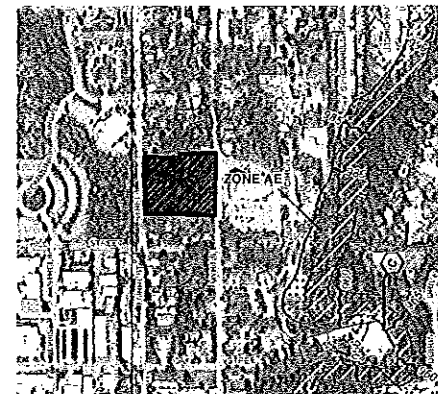
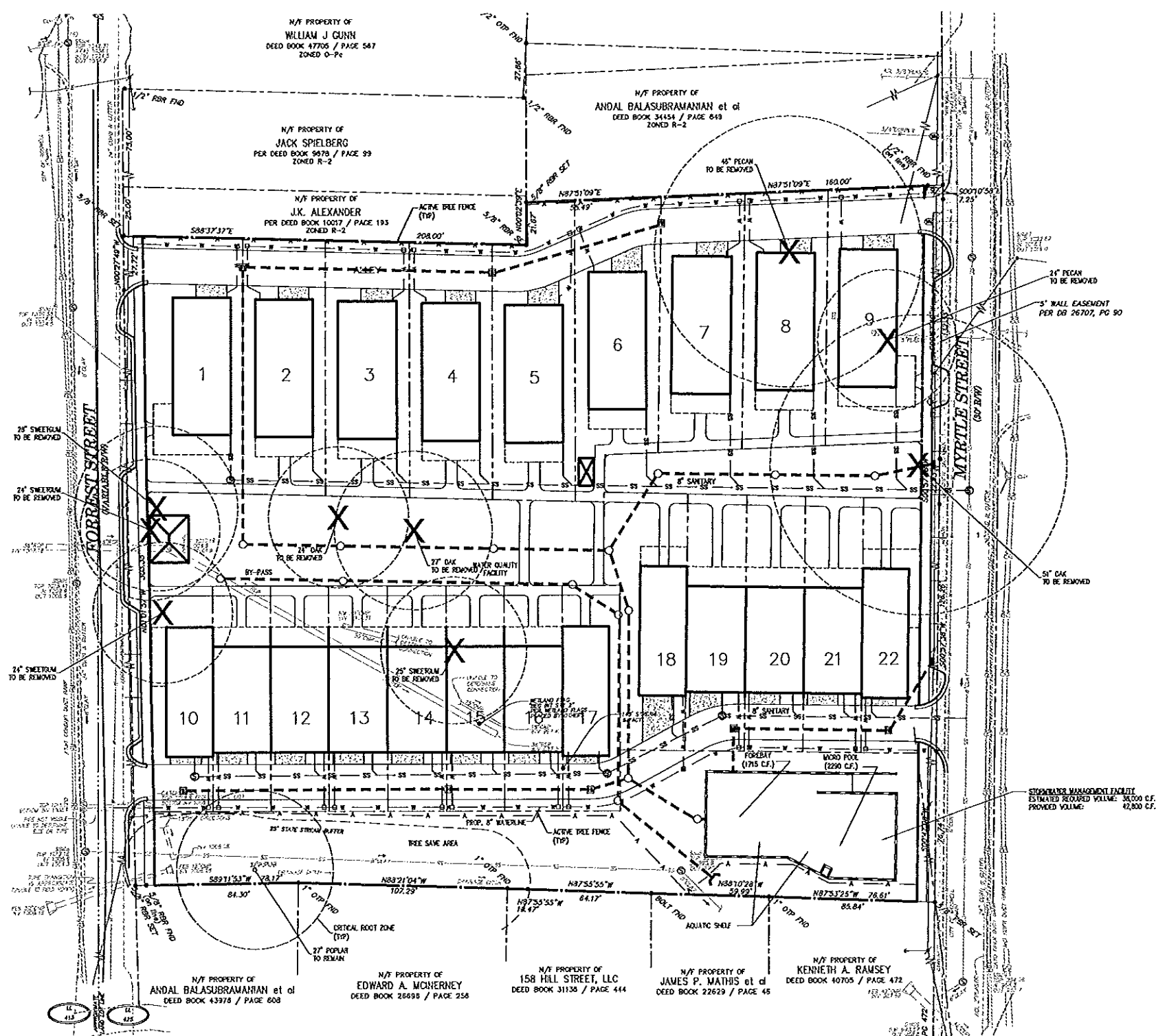


LOCATION MAP



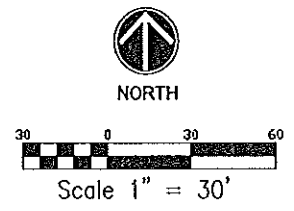
FIRM MAP 1"=500' PANEL (FIRM) NO. 13121C COMB. REVISED: JUNE 18, 2010



<p>Site Information</p> <p>Land Lot 425</p> <p>1st District, 2nd Section</p> <p>Acres: 3.293</p> <p>Existing Zoning: Groveway Form Based Code</p> <p>Neighborhood Mixed Used District</p> <p>Front Setback: Min - 6' Max - 12'</p> <p>Side Setback: 7'</p> <p>Rear Setback: 20'</p> <p>Maximum Height: 54'</p> <p>Proposed height: TBD</p> <p>Proposed number of dwelling units: 22</p> <p>Proposed SF of heated floor area/unit: 2400 SF</p> <p>Proposed SF: 52,800 (37%)</p> <p>Proposed lot coverage of building area: 37,800 SF (26%)</p> <p>Proposed SF of landscaped area: 40,788 SF (28%)</p> <p>Proposed Impervious Acreage: 1.69 ac (51% of total site)</p> <p>Proposed Disturbed Acreage: 3.06 ac (92.9% of total site)</p> <p>Proposed parking spaces: 44 In Garage</p> <p>14 On Street</p> <p>Flood Plain: 0 SF (%)</p> <p>Minimum Undeveloped or Open Space: 10%</p> <p>Undeveloped or Open space: 19,896 SF (13.8%)</p>
---

**24 HOUR EMERGENCY CONTACT:**

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



Preliminary Utility Plan

# FORREST COMMONS

Roswell, Georgia

Job #12-3385.10

Civil Engineering  
Land Planning  
Landscape Architecture

Water Resources  
Property Services  
Arboreal Services

50 Warm Springs Circle  
Roswell - Georgia - 30075  
(770) 641-1942 • www.aecad.com

May 7, 2013