

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:

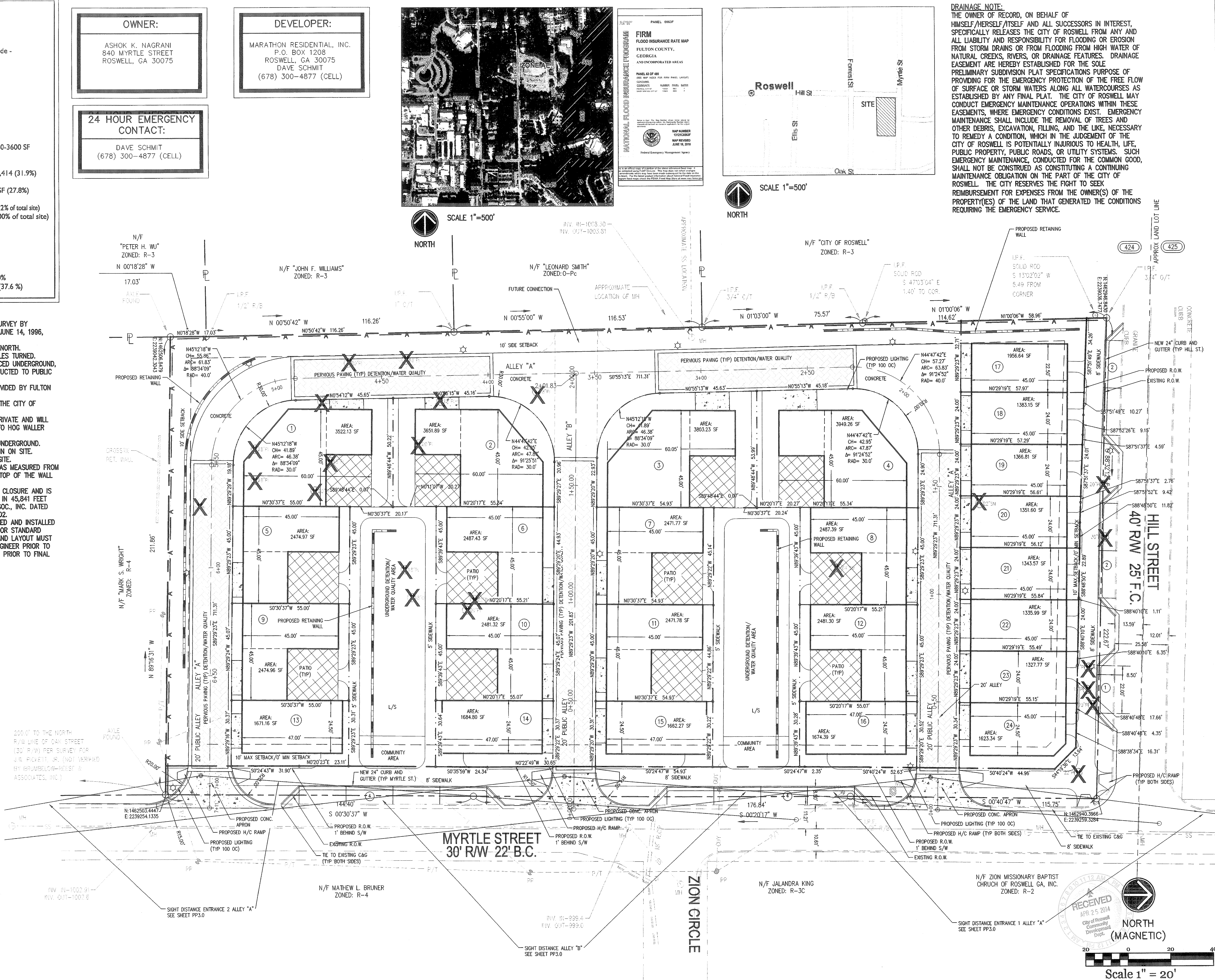
MARATHON RESIDENTIAL, INC.
P.O. BOX 1208
ROSWELL, GA 30075
DAVE SCHMIT
(678) 300-4877 (CELL)

24 HOUR EMERGENCY CONTACT:

DAVE SCHMIT
(678) 300-4877 (CELL)

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	CITY COMMENTS
1	4/25/14		

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

PP1.0

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 %)

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 RODT AND THE CITY ENGINEER PRIOR TO INSTALLATION. LIGHTS MUST BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.

OWNER:

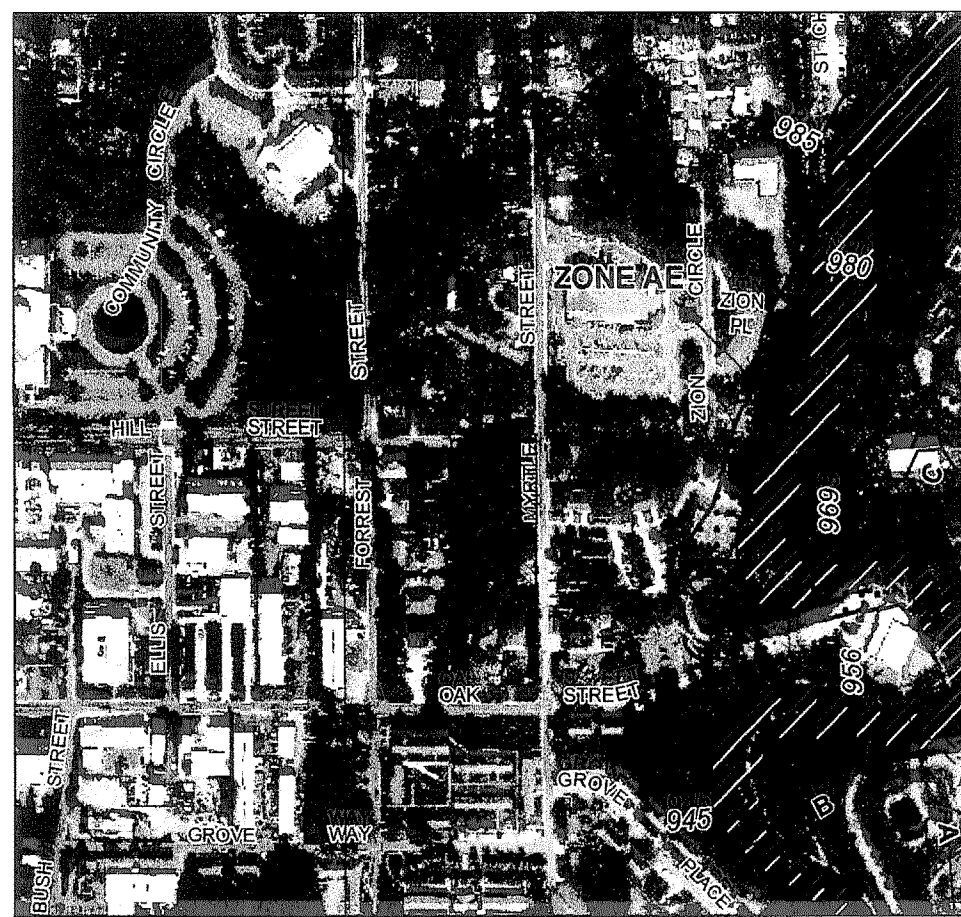
ASHOK K. NAGRANI
840 MYRTLE STREET
ROSWELL, GA 30075

DEVELOPER:

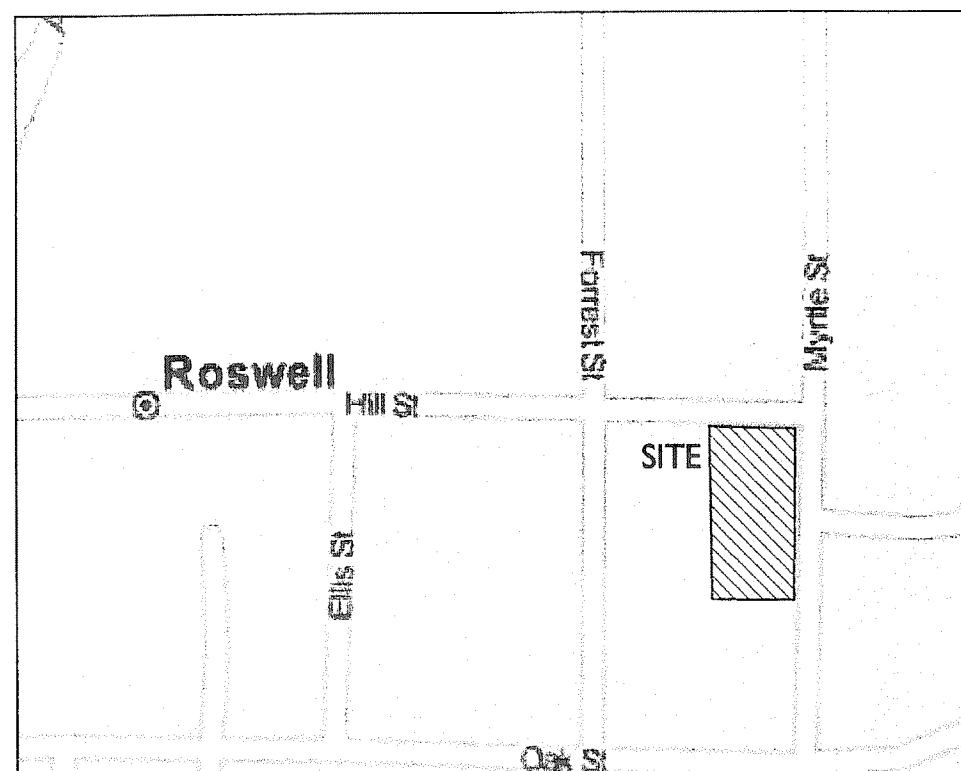
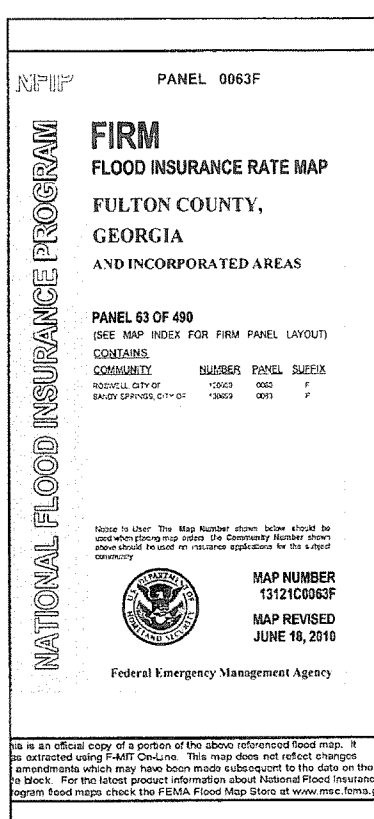
MARATHON RESIDENTIAL, INC.
P.O. BOX 1208
ROSWELL, GA 30075
DAVE SCHMIT
(678) 300-4877 (CELL)

24 HOUR EMERGENCY CONTACT:

DAVE SCHMIT
(678) 300-4877 (CELL)

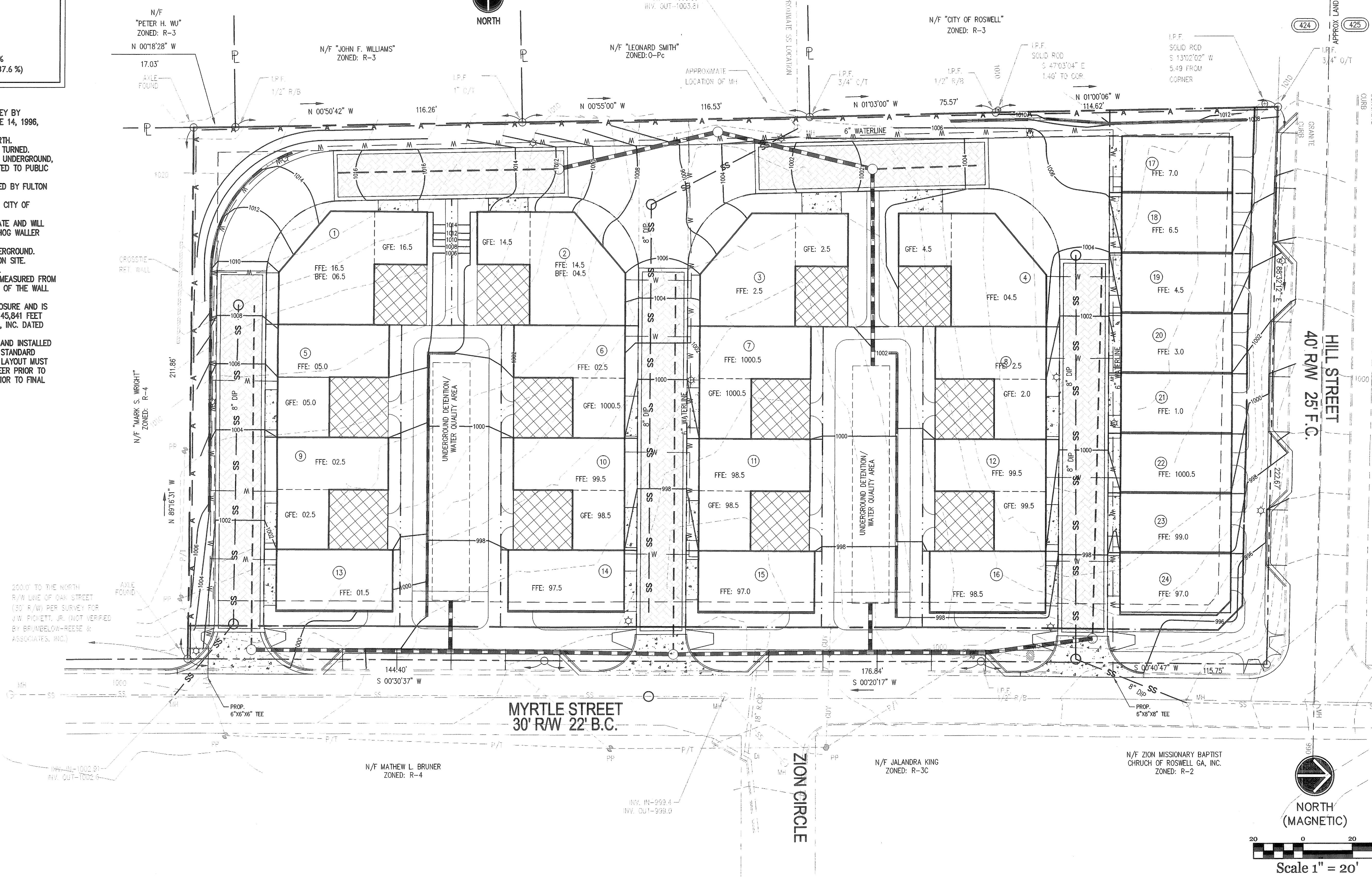


SCALE 1"=500'



SCALE 1"=500'

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 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.



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

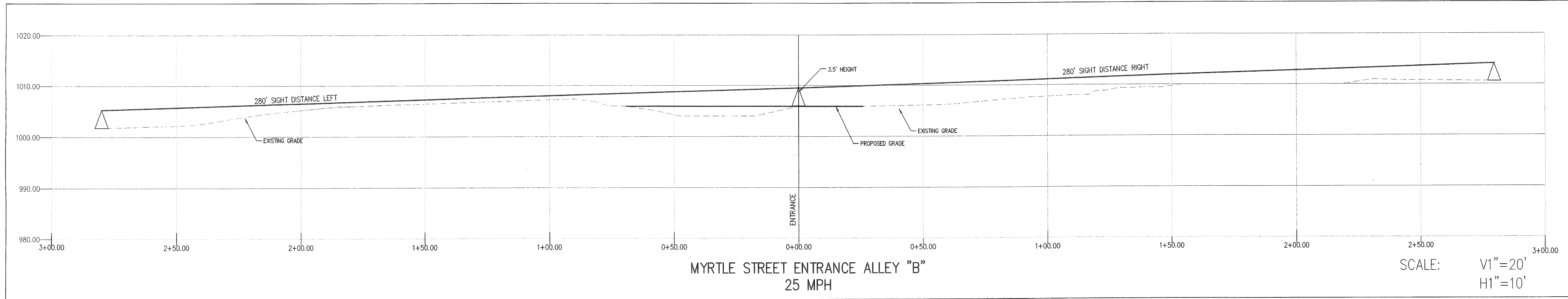
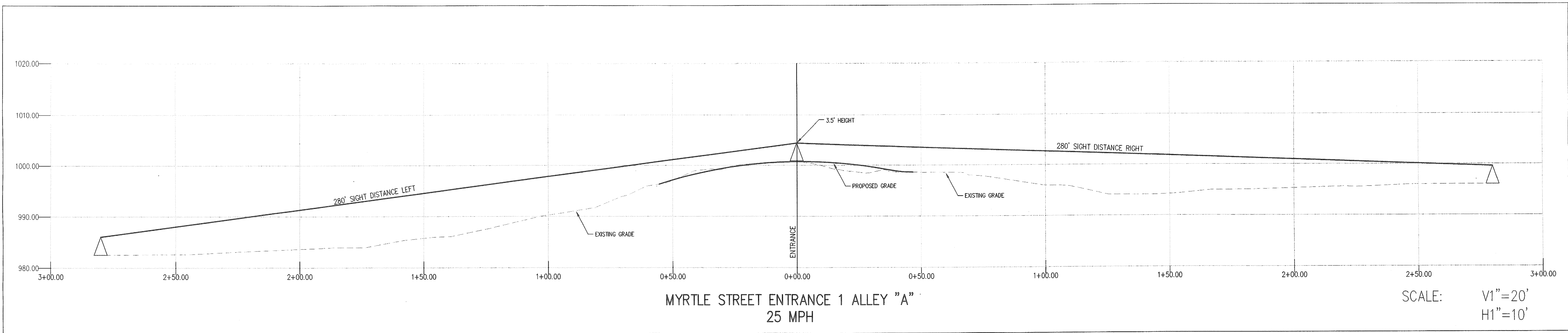
PRELIMINARY
PLAT

HILL STREET
COMMONS
ROSWELL, GEORGIA

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

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

PP2.0



OWNER:

ASHOK K. NAGRANI
840 MYRTLE STREET
ROSWELL, GA 30075

24 HOUR EMERGENCY CONTACT:

DAVE SCHMIT
(678) 300-4877 (CELL)

DEVELOPER:

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

AEC

Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

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

**PRELIMINARY
PLAT**

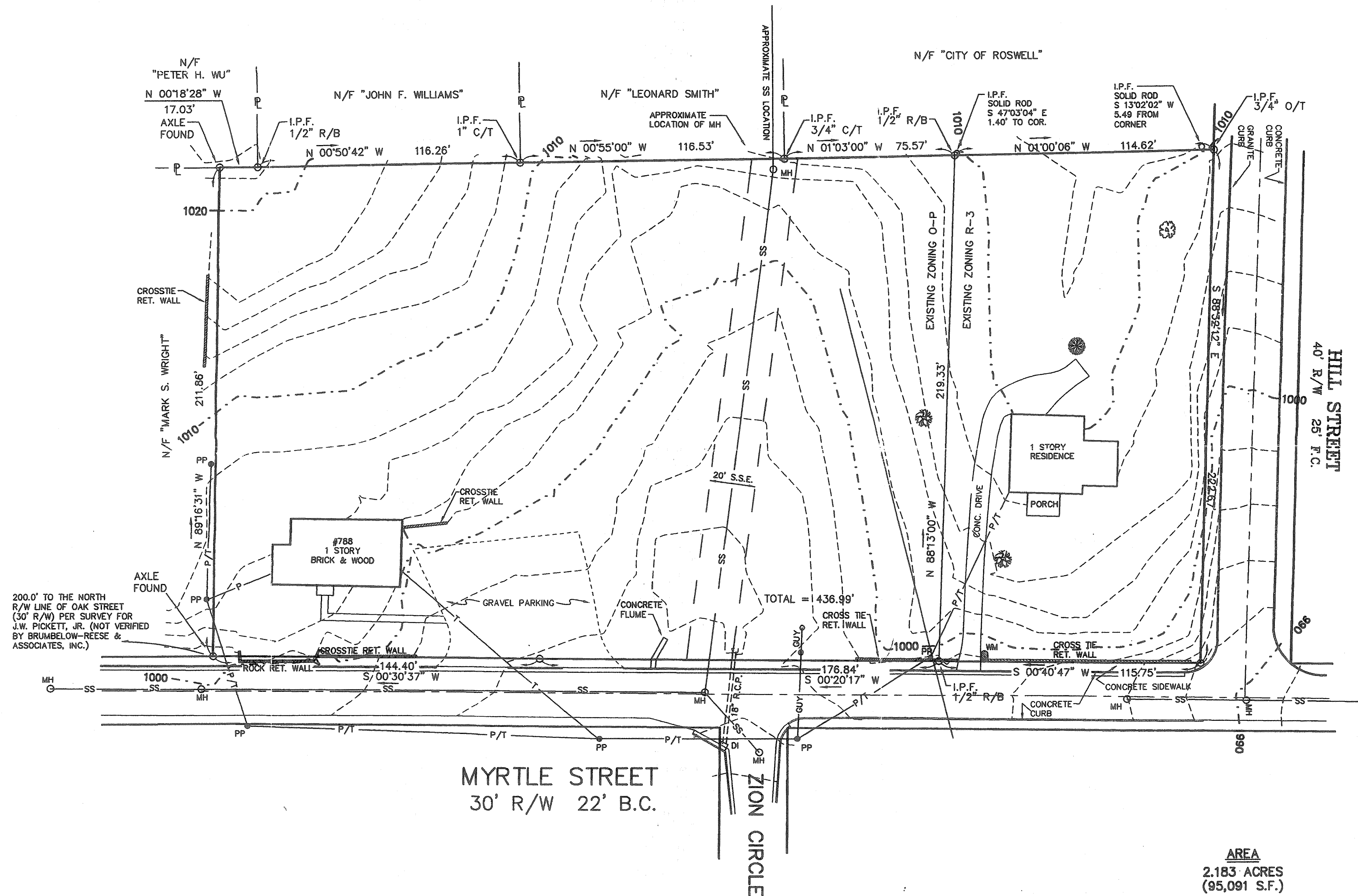
**HILL STREET
COMMONS**
ROSWELL, GEORGIA

NO.	DATE	REVISIONS	CITY COMMENTS
1	4-25-14		

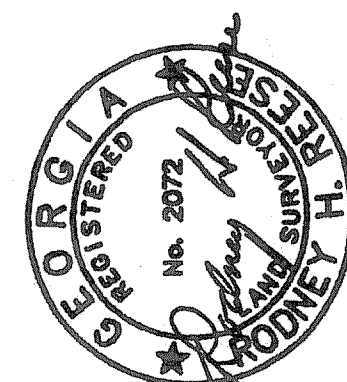
PROJECT NO. - 14-3583
DRAWN - SCH
DESIGNED - SLR
CHECKED
DATE - 3/21/14

PP3.0

LEGEND: ABBREVIATIONS AND SYMBOLS	
B.C.	= BACK OF CURB
B.L.	= BUILDING SETBACK LINE
B.L.W.	= BUILDING LINE WIDTH
C & G	= CURB AND GUTTER
C	= CENTERLINE
CB	= CATCH BASIN
CH	= CHORD
C.M.P.	= CORRUGATED METAL PIPE
C/T	= CRIMP TOP PIPE
D.E.	= DRAINAGE EASEMENT
D	= DROP INLET
DWCB	= DOUBLE WING CB
FH	= FIRE HYDRANT
HW	= HEADWALL
I.P.S.	= INCH PER SECOND (1/2" R/B)
I.P.F.	= IRON PIN FOUND
JB	= JUNCTION BOX
L	= LENGTH OF CURVE
L.F.E.	= LOWEST FLOOR ELEVATION
LL	= LAND LOT LINE
L.P.	= LIGHT POLE
M.F.	= MINIMUM FLOOR ELEVATION
M.H.	= MANHOLE
M.S.L.	= MEAN SEA LEVEL
O/T	= OPEN TOP PIPE
PAV'T	= PAVEMENT
P	= PROPERTY LINE
PP	= POWER POLE
PB	= POWER BOX
R	= RADIUS OF CURVE
R.B.L.	= REAR BUILDING LINE
R.C.P.	= REINFORCED CONCRETE PIPE
R/B	= REINFORCING BAR
R.O.F.	= RIGHT OF WAY
S.B.L.	= SIDE BUILDING LINE
S.S.	= SANITARY SEWER
S.S.C.	= SANITARY SEWER SINGLES
SW	= WATER METER
WM	= WATER METER
- - -	= STREAM
- - -	= FLOOD LIMITS
- - -	= POWER LINE
- - -	= TELEPHONE LINE
- - -	= FENCE LINE



BRUMBLOW-REESE & ASSOC., INC.
LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
P.O. BOX 713
ALPHARETTA, GEORGIA 30239-0713
(770) 475-6817



REVISIONS:
4/2/02, ADD ZONING LINE

LOCATED IN:
LAND LOT(S): 424
DISTRICT: 1, SECTION: 2
CITY OF: ROSWELL
COUNTY OF: FULTON
STATE OF: GEORGIA

TOPOGRAPHIC SURVEY
ASHOK K. NEGRANI

DATE: JUNE 14, 1996

SHEET:
F.B. MC-V
DRAWING: ANTEC2
JOB NO. 96132

THE FIELD DATA UPON WHICH THIS
PLAN IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN
15,207+ FEET AND AN ANGULAR
ERROR OF 06" PER ANGLE POINT
AND WAS ADJUSTED USING THE
COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
45.841 FEET

EQUIPMENT USED FOR MEASUREMENTS:
TOPCON GTS-303 - TOTAL STATION

THIS (PROPERTY)(RESIDENCE) ☒ (IS NOT)
LOCATED WITHIN THE 100 YEAR FLOOD AREA
PER OFFICIAL FLOOD INSURANCE RATE MAPS.
PANEL NO. 130088 0010 D
AS REVISED: MARCH 4, 1988

NO N.G.S. MONUMENT WAS FOUND
WITHIN 500' OF PROPERTY.

NOTES:
TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY
BY BRUMBELOW-REESE & ASSOCIATES, INC.

BENCH MARK IS TOP OF FIRE HYDRANT (ELEV. = 1001.11) AT THE NORTHWEST CORNER OF INTERSECTION OF MYRTLE STREET & OAK STREET.

REF:
SURVEY FOR J.W. PICKETT, JR. DATED JUNE 25,
1973, PREPARED BY BATES-LONG & ASSOCIATES

SURVEY FOR DON WILLIAMS DATED MARCH 28,
1985, PREPARED BY BATES-LONG & ASSOCIATES

AREA
2.183 ACRES
(95,091 S.F.)

