

**SITE DATA**

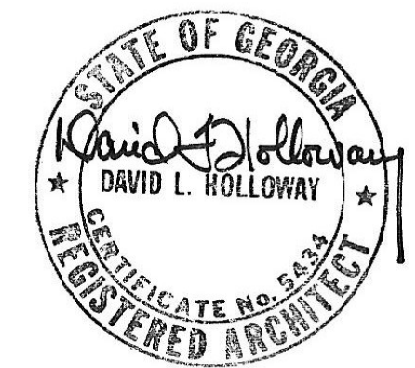
BOUNDARY SURVEY AND FLOOD ZONE DATA TAKEN FROM SURVEY BY: MERIDIAN GEOMATICS, LLC, DATED JAN 3, 2018 FOR ATLANTA MEDICAL TRUST

SITE ACREAGE 438,251 SQ.FT. LESS 11,791 SQ.FT. RW = 9.1903 ACRES  
 EXISTING ZONING A-1 (AGRICULTURAL DISTRICT AND CBD (COMMERCIAL BUSINESS DISTRICT)  
 EXISTING PARCELS 200-222, 200-232 AND 200-234  
 \* ENTIRE SITE IS WOODED  
 PROPERTY IS LOCATED IN A GROUNDWATER RECHARGE AREA

PROPOSED ZONING	Res3
PROPOSED NUMBER OF LOTS	14
PROPOSED MINIMUM SIZE OF LOTS	14,750 SQ.FT. W/ AVERAGE OF 18,500 SQ.FT.
PROPOSED MINIMUM LOT WIDTH	80 FT.
PROPOSED DENSITY	1.434 LOTS/ACRE
PROPOSED OPEN SPACE	44,864 SQ.FT. ÷ 424,466 SQ.FT. = 15.21 % OF SITE >15% REQUIRED
PROPOSED COMMON SPACE	22,131 SQ.FT. ÷ 424,466 SQ.FT. = 5.33% OF SITE > 5% REQUIRED
MINIMUM HEATED FLOOR AREA OF DWELLING	2000 SQ.FT.
MINIMUM FRONT SETBACK	25 FT.
MINIMUM SIDE SETBACK	10 FT.
MINIMUM REAR SETBACK	25 FT.
MINIMUM EXTERIOR SETBACK	50 FT.
MINIMUM EXTERIOR BUFFER	25 FT.
MAXIMUM BUILDING HEIGHT	35 FT.

**PRELIMINARY SITE PLAN**  
**PROPOSED Res3 DEVELOPMENT**  
 LAND LOTS 363 & 364 FORSYTH COUNTY, GEORGIA  
 PARCEL NOS. 200-120, 200-222, 200-232 AND 200-234

DAVID L. HOLLOWAY & ASSOCIATES  
 ARCHITECT  
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MAY 14, 2018

