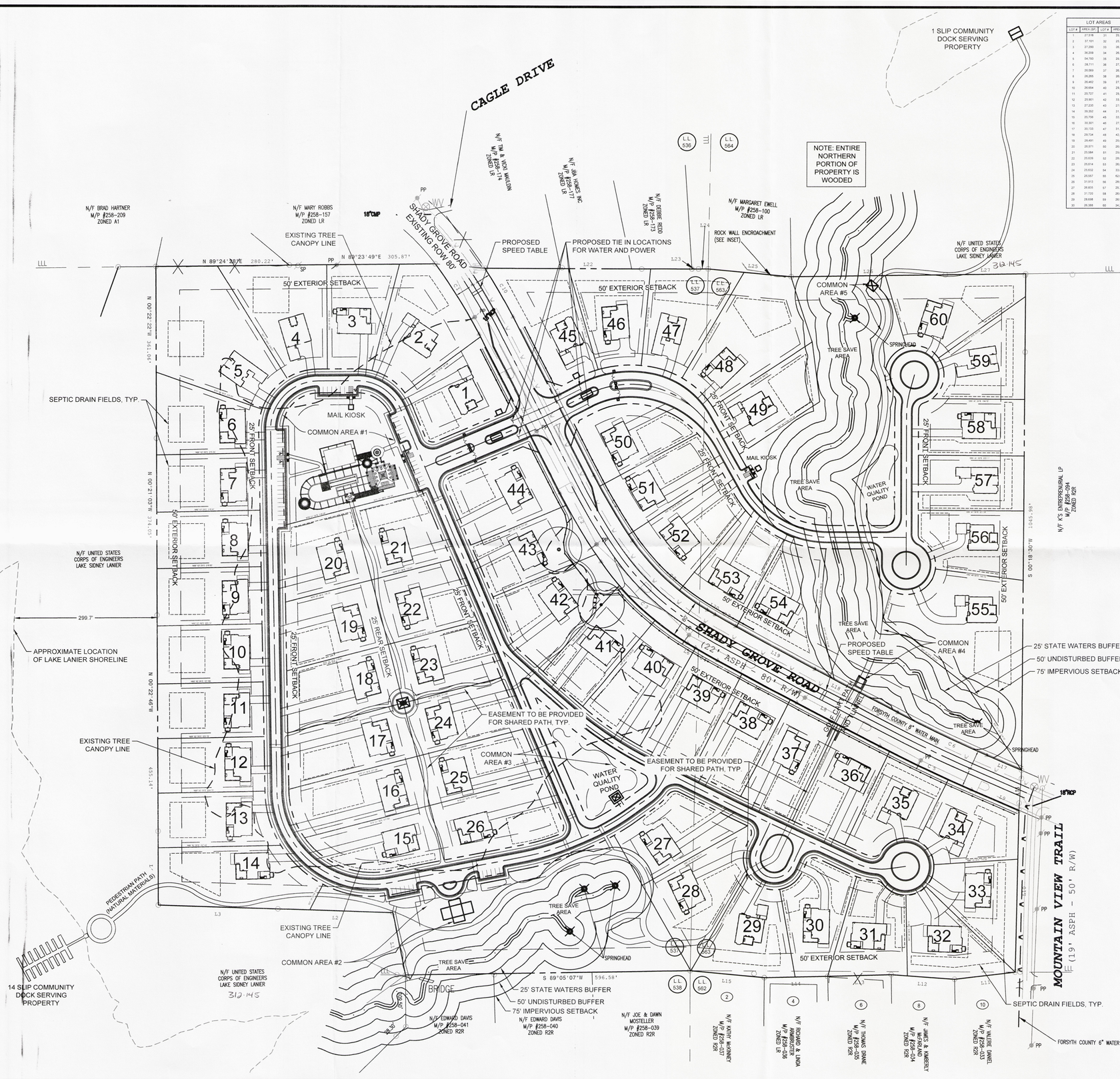
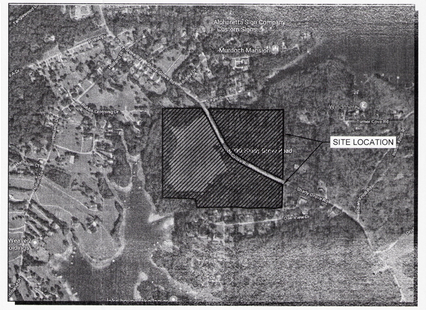
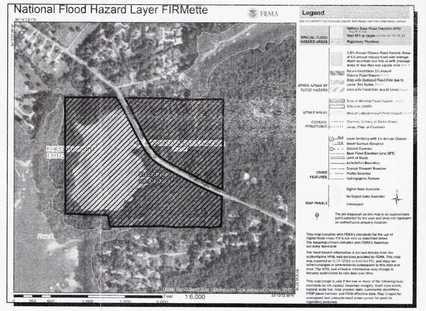


LOT AREAS			
LOT #	AREA (SF)	LOT #	AREA (SF)
1	27,516	31	29,365
2	37,101	32	25,707
3	27,280	33	26,307
4	36,209	34	26,889
5	54,783	35	29,944
6	28,711	36	27,205
7	26,589	37	26,585
8	26,265	38	26,657
9	26,462	39	27,394
10	26,654	40	29,343
11	25,727	41	29,592
12	25,901	42	33,170
13	27,220	43	27,009
14	39,352	44	31,105
15	25,736	45	33,560
16	30,301	46	27,161
17	30,733	47	31,368
18	29,734	48	42,513
19	28,481	49	25,830
20	26,571	50	26,039
21	25,984	51	24,810
22	25,629	52	28,803
23	25,614	53	26,008
24	25,632	54	33,953
25	29,557	55	62,663
26	31,913	56	28,028
27	26,815	57	25,729
28	31,720	58	26,014
29	28,698	59	26,952
30	26,388	60	34,227



SITE LOCATION MAP
NOT TO SCALE

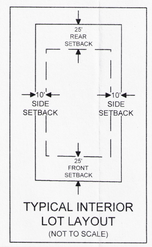


FEMA FIRM MAP
NOT TO SCALE

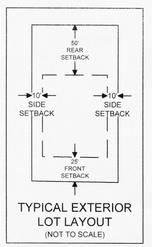
SITE DATA:	
SITE AREA	57.124 ACRES
ZONING	
EXISTING ZONING	LAKE RESIDENTIAL DISTRICT (LR)
PROPOSED ZONING	LAKE RESIDENTIAL DISTRICT (LR)
ZONING JURISDICTION	FORSYTH COUNTY
USE CALCULATIONS	
TOTAL UNITS	60 SINGLE FAMILY DETACHED LOTS
MAXIMUM DENSITY	1.71 UNITS PER ACRE
PROPOSED DENSITY	1.05 UNITS PER ACRE
SETBACK REQUIREMENTS	
SITE EXTERIOR SETBACK	50 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET
DEVELOPMENT STANDARDS	
MINIMUM REQUIRED OPEN SPACE	NONE
MINIMUM COMMON AREA	5.0% OR 124,416 SQ FT
PROPOSED COMMON AREA	20.3% OR 512,760 SQ FT
MAXIMUM HEATED SQ. FT	1,200 SQ FT
MAXIMUM BUILDING HEIGHT	40 FEET
MINIMUM LOT SIZE	25,500
MINIMUM LOT WIDTH	100 FT

GENERAL NOTES:

1. REQUIRED PARKING IS 2 SPACES PER UNIT. PROPOSED PARKING IS 2 GARAGE PARKING SPACES AND 2 DRIVEWAY PARKING SPACES PER UNIT.
2. LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEM WITH DRAIN FIELDS. THESE ARE DENOTED ON THE PLAN.
3. CURRENT TREE COVERAGE: THE SITE IS UNDEVELOPED WITH THE NORTHERN SIDE OF SHADY GROVE ROAD BEING FULLY WOODED. THE SOUTHERN PORTION OF THE SITE HAS SOME TREE COVERAGE, BUT A LARGE PORTION OF THE PROPERTY IS GRASSED FIELD.
4. THE STREAM CROSSING AT THE NORTHEASTERN CORNER OF THE SITE DOES NOT REQUIRE A STREAM BUFFER VARIANCE, AS PERPENDICULAR CROSSINGS ARE PERMITTED WITH A NATIONWIDE PERMIT.
5. SPEED LIMIT ON SHADY GROVE ROAD IS 45 MPH.



TYPICAL INTERIOR
LOT LAYOUT
(NOT TO SCALE)



TYPICAL EXTERIOR
LOT LAYOUT
(NOT TO SCALE)

Subject Property
Parcel: 258-039
Owner:
Wendell Otwell
Estate

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CUMMING, GA
30041
PHONE: XXX-XXX-XXXX

FORSYTH COUNTY
GEORGIA

LAND LOT 537, 562, 563
14 DISTRICT

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SKETCH PLAT

0 50 100 200 300

SCALE: 1" = 100'
DATE: JULY 2019
PROJECT: 18216.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J WOOD
12/20/2019

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2021

GRID NORTH
GEORGIA WEST ZONE

SK
SHEET