

**DEVELOPMENT DATA**

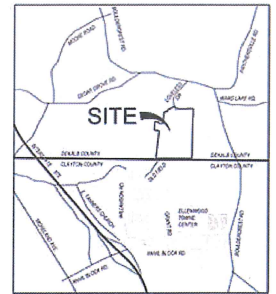
THE PRESERVE AT CONLEY CREEK  
 LAND LOT 1511, District 15, DeKalb County  
 1. Subdivider: FMP Real Estate Services, Inc.  
 A. Address: 1230 Peachtree Ave. N.E., Suite 207, Atlanta, Georgia 30309  
 B. Telephone Number: (404) 553-5300  
 2. Subdivider: FMP Real Estate Services  
 A. Address: 200 Prosperity Drive, Kennesaw, Tennessee 37300  
 B. Telephone Number: (615) 824-2943  
 3. Property Owner: Village of Conley, LLC (DeKalb)  
 A. Address: 1230 Peachtree Ave. N.E., Suite 207, Atlanta, Georgia 30309  
 B. Telephone Number: (404) 553-5300  
 3. Subdivision Configuration  
 A. Source of Data: Boundary information provided from S & S Engineering, Inc. 550 Forest Park, Forest Park, Ga 30056  
 B. Location: Land Lot 15 and 111 DeKalb County  
 C. Total Acreage: 118.3 (ACROSS)  
 D. Zoning: PC-1  
 E. Type of Subdivision: Single Family Residential  
 F. Number of Lots: 376  
 G. Density: 3.1 Units/Acre  
 H. Lot Size: varies  
 I. Township/Range: Aerial by Photostation  
 J. Wetland Information: Wet Map, DeKalb County  
 K. Contour Interval: 2 feet  
 L. Datum: NAD 83  
 M. Street Length: 13,112 LF Proposed  
 N. Type of Streets: Public  
 O. Right of Way: 50 and 60'  
 P. Pavement Width: 24' B O C TO B O C  
 Q. Street Maintenance: DeKalb County  
 R. Building Setbacks: Single Family Detached  
 Front: 20'  
 Rear: 30'  
 Side: 7.5'  
 Building Setbacks: Single Family Attached  
 Front: 10'  
 Rear: 15'  
 Side: 15'  
 S. OH - Street Parking: 2 per unit (500')

**SITE DATA**

TYPE	ACRES	LOTS/BLDG	DENSITY DU/AC.
POD A -- 50' X 100' Detached		230	
POD B -- 60' X 100' Detached		75	
POD C -- 25' X 140' Single Family Attached		71 (16%)	
Proposed Neighborhood Shopping - 1.1 ac.	(11,000 SQ. FT.)		
Proposed Daycare - 0.4 ac.	(4,000 S.F.)		
OPEN SPACE	42.2 (35%)		
<b>TOTAL</b>	<b>119.3</b>	<b>376</b>	<b>3.1 GROSS</b>

L.F. STREETS 13,112'  
 CURRENT ZONING: R-100 SOAPSTONE RIDGE  
 REQUESTED ZONING: PC-1

NOTE:  
 LOT COUNT SUBJECT TO CHANGE ONCE THE  
 ENGINEERING PROCESS HAS BEEN COMPLETED



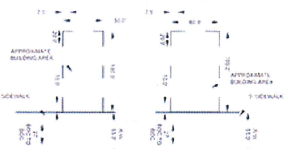
LOCATION MAP  
 1" = 200'

C:\Projects\120201\Workfiles\TRAIL-1.dwg

MULTI USE TRAIL

PEDESTRIAN BENCH  
 PICNIC TABLE  
 BIKE RACKS

Key  
 Asphalt  
 Permeable



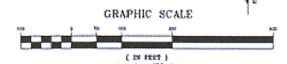
50' DETACHED LOT N.T.S.  
 60' DETACHED LOT N.T.S.

25' TOWNHOUSE LOT N.T.S.

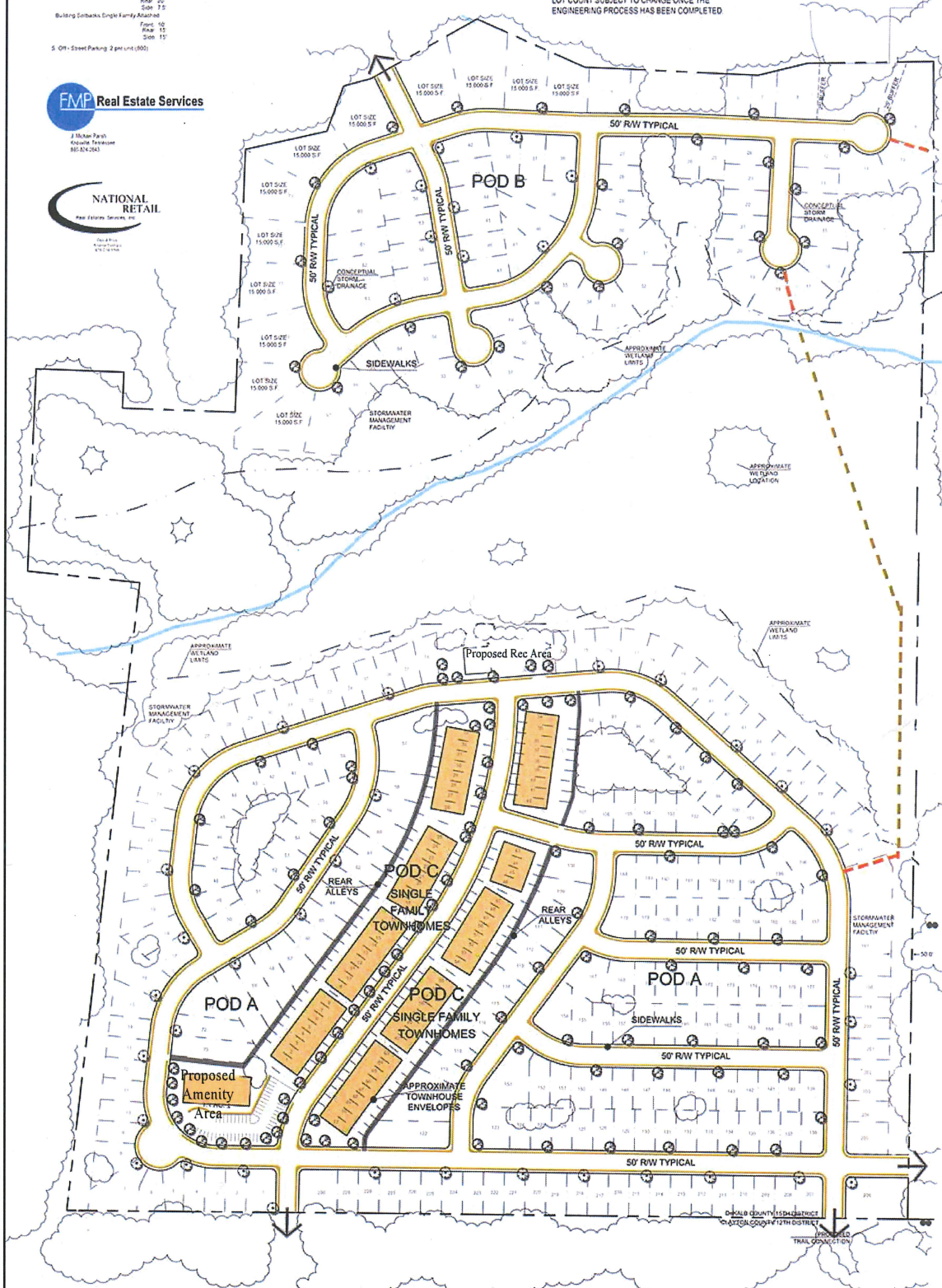
8.0'

6" GRAVEL BASE  
 4" ASPHALT SURFACE

MULTI USE TRAIL CROSS SECTION N.T.S.



GRAPHIC SCALE  
 1" = 100'



J. Michael Pavitt  
 Executive Vice President  
 800.824.2643



SHEET <b>1.0</b>	SHEET TITLE CONCEPTUAL MASTER PLAN	DATE 12/15/2011	DRAWN BY MB	CHECKED BY MB	DESIGNED BY MB	PROJECT NAME THE PRESERVE AT CONLEY CREEK DEKALB COUNTY, GEORGIA	CLIENT NAME NATIONAL RETAIL & FMP REAL ESTATE SERVICES	