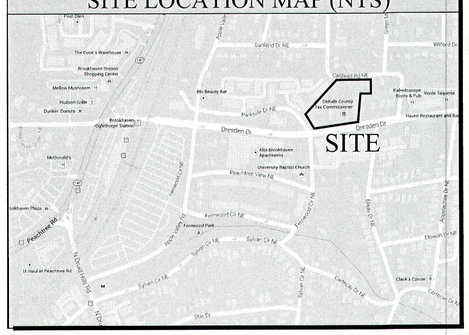
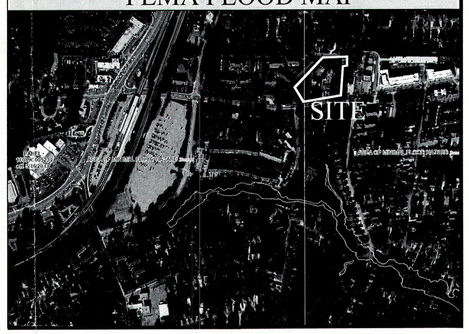
SITE LOCATION MAP (NTS)



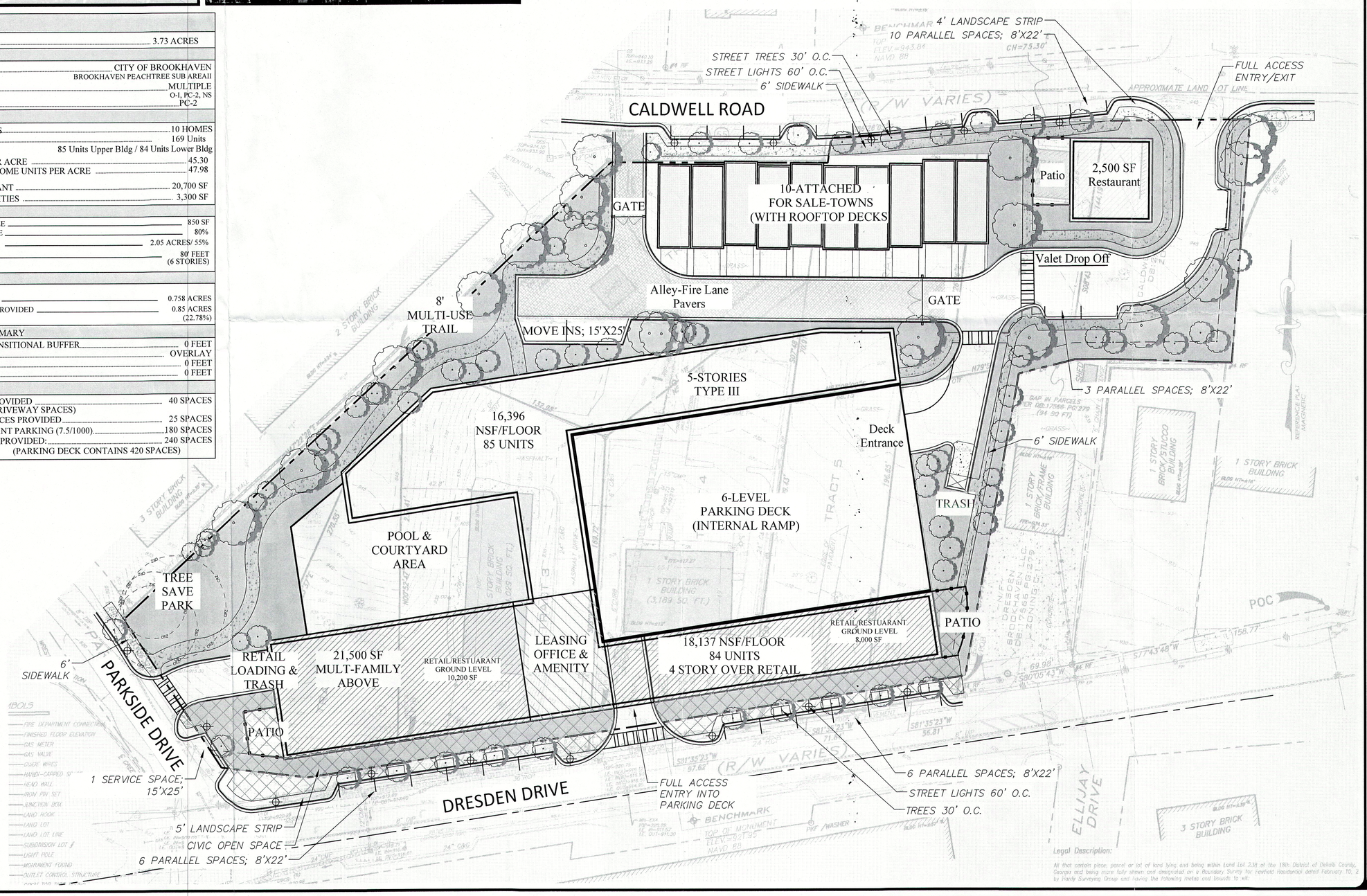
FEMA FLOOD MAP



SITE DATA:

SITE AREA	3.73 ACRES
ZONING	
ZONING JURISDICTION	CITY OF BROOKHAVEN BROOKHAVEN PEACHTREE SUB AREAII
EXISTING ZONING	MULTIPLE O-I, PC-2, NS
PROPOSED ZONING	PC-2
DENSITY CALCULATIONS	
TOTAL TOWNHOME UNITS	10 HOMES
TOTAL MULTI-FAMILY	169 Units 85 Units Upper Bldg / 84 Units Lower Bldg
MULTI-FAMILY UNITS PER ACRE	45.30
MULTI-FAMILY & TOWNHOME UNITS PER ACRE	47.98
TOTAL RETAIL/RESTAURANT	20,700 SF
LEASING OFFICE & AMENITIES	3,300 SF
DEVELOPMENT TYPE	
PRODUCT TYPE AVERAGE SIZE	850 SF
MAX. LOT COVERAGE BY SITE	80%
LOT COVERAGE PROVIDED	2.05 ACRES/ 55%
MAX. BUILDING HEIGHT	80' FEET (6 STORIES)
OPENSPACE SUMMARY	
20% OF SITE AREA REQUIRED	0.758 ACRES
TOTAL PUBLIC OPEN SPACE PROVIDED	0.85 ACRES (22.78%)
BUILDING SETBACK SUMMARY	
EXTERIOR SETBACK/TRANSITIONAL BUFFER	0 FEET
FRONT YARD SETBACK	OVERLAY
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	0 FEET
PARKING SUMMARY	
TOWNHOME PARKING PROVIDED (2 GARAGE SPACES & 2 DRIVEWAY SPACES)	40 SPACES
ON STREET PARKING SPACES PROVIDED	25 SPACES
COMMERCIAL/RESTAURANT PARKING (7.5/1000)	180 SPACES
MULTI-FAMILY PARKING PROVIDED:	240 SPACES
(PARKING DECK CONTAINS 420 SPACES)	

GREY AREA REPRESENTS OPEN SPACE AREA



Legal Description:

All that certain piece, parcel or lot of land lying and being within Land Lot 238 of the 18th District of Dekalb County, Georgia and being more fully shown and designated on a Boundary Survey for Certified Residential dated February 10, 2 by Hardy Surveying Group and having the following metes and bounds to wit:

Know what's below. Call before you dig.

RECEIVED
OCT 26 2016
BY:

DRESDEN VILLAGE

A MASTER PLANNED DEVELOPMENT
FOR
SSP DRESDEN, LLC
1954 AIRPORT ROAD
SUITE 270
ATLANTA, GEORGIA 30341
PHONE: 770-277-8000

CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

LAND LOT(S) 238
18th DISTRICT

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING @ LANDSCAPE ARCHITECTURE @ CIVIL ENGINEERING @ LAND SURVEYING
350 RESEARCH COURT @ PEACHTREE CORNERS, GEORGIA 30092 @ (770)451-2741 @ FAX (770)451-3915 @ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE

CONCEPTUAL MASTER PLAN

0 15 30 60 90

SCALE: 1" = 30'
DATE: OCTOBER 14, 2016
PROJECT: 16238.00

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

N

C9
SHEET