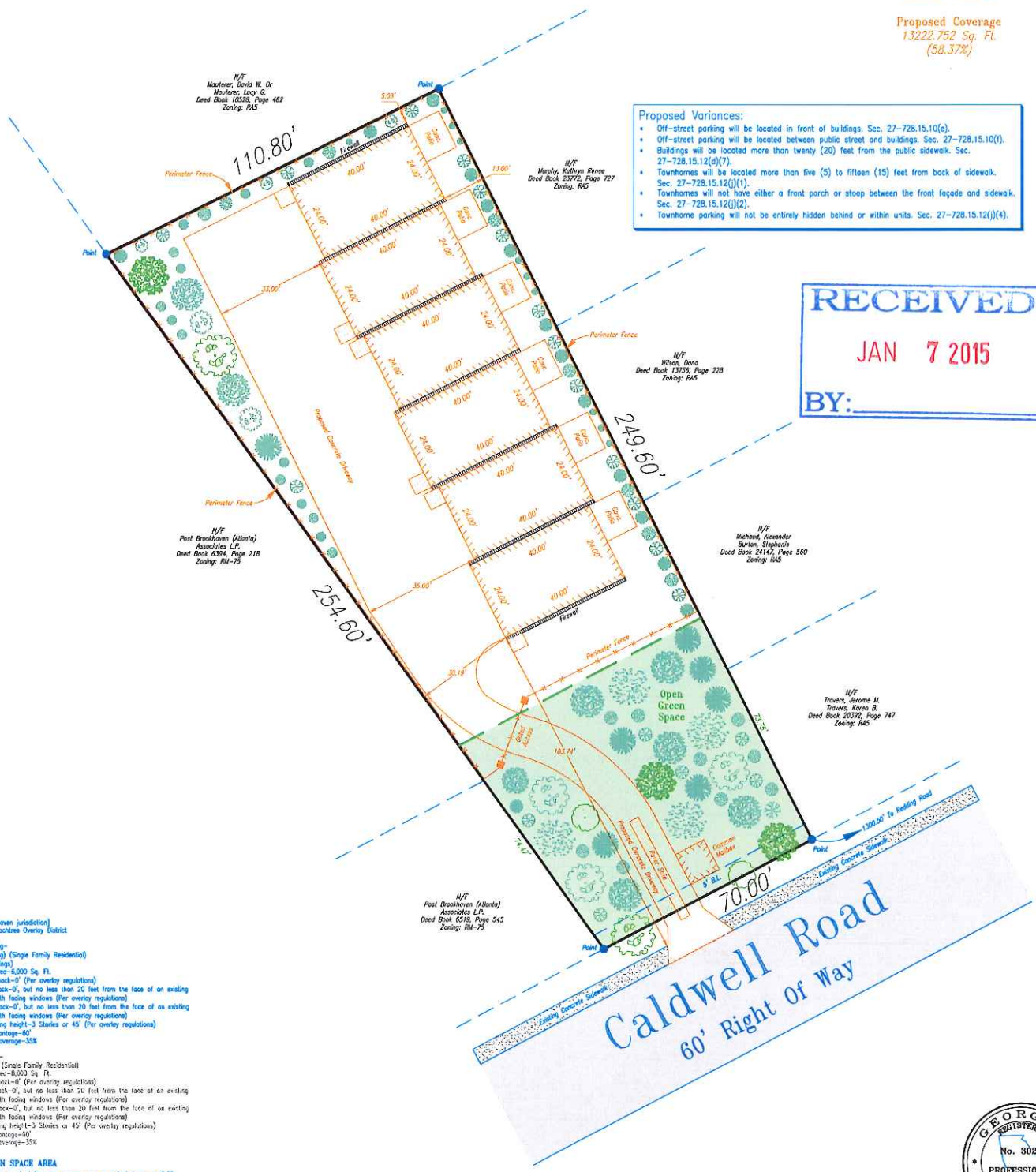
CONCEPTUAL SKETCH PLAT

Lot Area
22651.674 Sq. Ft.
0.520 Acres

Proposed Coverage
13222.752 Sq. Ft.
(58.37%)



Proposed Variances:

- Off-street parking will be located in front of buildings. Sec. 27-728.15.10(e).
- Off-street parking will be located between public street and buildings. Sec. 27-728.15.10(f).
- Buildings will be located more than twenty (20) feet from the public sidewalk. Sec. 27-728.15.12(d)(7).
- Townhomes will be located more than five (5) to fifteen (15) feet from back of sidewalk. Sec. 27-728.15.12(j)(1).
- Townhomes will not have either a front porch or stoop between the front façade and sidewalk. Sec. 27-728.15.12(j)(2).
- Townhome parking will not be entirely hidden behind or within units. Sec. 27-728.15.12(j)(4).

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BY:

ZONING

(City of Brookhaven jurisdiction)
Brookhaven-Peachtree Overlay District

Proposed Zoning-
(RM-100 Zoning) (Single Family Residential)
(Attached Dwellings)
Minimum lot area-6,000 Sq. Ft.
Front yard setback-0' (Per overlay regulations)
Side yard setback-0', but no less than 20 feet from the face of an existing building with facing windows (Per overlay regulations)
Rear yard setback-0', but no less than 20 feet from the face of an existing building with facing windows (Per overlay regulations)
Maximum building height-3 Stories or 45' (Per overlay regulations)
Minimum lot frontage-60'
Maximum lot coverage-35%

Existing Zoning-
(R-60 Zoning) (Single Family Residential)
Minimum lot area-8,000 Sq. Ft.
Front yard setback-0' (Per overlay regulations)
Side yard setback-0', but no less than 20 feet from the face of an existing building with facing windows (Per overlay regulations)
Rear yard setback-0', but no less than 20 feet from the face of an existing building with facing windows (Per overlay regulations)
Maximum building height-3 Stories or 45' (Per overlay regulations)
Minimum lot frontage-60'
Maximum lot coverage-35%

OPEN GREEN SPACE AREA

1. Total area required for open green space area is Lot area x 0.20
   1.1. 22,651.674 Sq. Ft. x 0.20 = 4,530.335 Sq. Ft. (Required)
2. Open green space shown on survey - 5602.212 Sq. Ft.
   2.1. Proposed impervious area within open green space is 1,070.214 Sq. Ft.
   2.2. 5602.212 Sq. Ft. - 1070.214 Sq. Ft. = 4531.998 Sq. Ft. (Provided)

SURVEY NOTES

1. Software used: Carlson Survey 2013 and Carlson Survce.
2. This plat was created without the benefit of field work and this plat should not be construed to be a boundary survey.
3. No improvements shown.

20' 0' 20' 40'

GEORGIA REGISTERED No. 3028 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS, IV

This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 194452:1
DRAWING NUMBER F33-223

SURVEY PLAT FOR:
2940 Caldwell Road, Brookhaven Georgia 30019

CALDWELL TOWNHOMES

DATE: 12/15/14 SCALE: 20'

REVISION	BY	DATE

LAND LOT: 273	18th DISTRICT	SECTION	DeKalb COUNTY, GA
LOT: 1	BLOCK:	UNIT:	PHASE:
SUBDIVISION: Thomas J. Northcutt Subdivision			
DEED BOOK 21670 , PAGE 178	PARTY CHIEF: N/A	FIELD DATE: N/A	SHEET 1 OF 1
PLAT BOOK 103 , PAGE 15	DRAFTER: S.L.		

GEORGIA LAND SURVEYING CO.
EST 1955

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED