

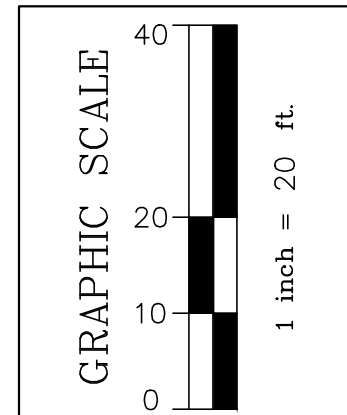
- GRASSED, PLANTED, OR TREES AREA
- PROPOSED TOWNHOME UNIT
- PRIVATE CONCRETE DRIVE
- ASPHALT
- PROGRAMMED OPEN SPACE PER BUFORD HIGHWAY OVERLAY
- SIDEWALKS

**OPEN SPACE TABLE**

LOT SF	AC	AC ROUNDED	OS REQ'D (SF)	OS%	PROVIDED 1	PROVIDED 2	TOTAL	EXCESS (SF)
63009.9	1.467169421	1.467	9586.485	15	5430	4360	9790	203.51
43560	1.00	1.00	6534	15	6635	0	6635	1.00

**SITE DATA TABLE**

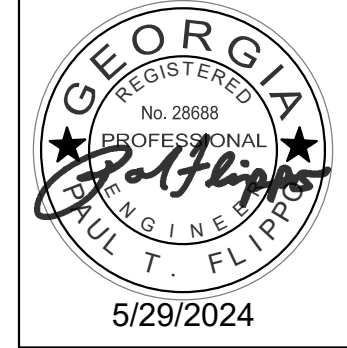
2798 IS ZONED RM-18, 18X 1.467 = 26 UNITS ALLOWED, 26 UNITS PROPOSED  
 2799 IS ZONED RM-18, 18X 1.00 = 18 UNITS ALLOWED, 18 UNITS PROPOSED  
 TOTAL UNITS = 43  
 TOTAL BUILDING AREA = 94,500 SF MAX, OR MAX 2,100 SF PER UNIT.



**USE STIPULATION**

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT 2798 AND 2799 DREW VALLEY RD, BROOKHAVEN, GA. THESE DRAWINGS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND CIVIL ENGINEER AND SHALL NOT BE DISPLAYED BY OTHERS IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE PROPERTY OWNER.

**SEAL**



**CIVIL ENGINEER**

**FLIPPO CIVIL DESIGN**  
 FLIPPO CIVIL DESIGN  
 911 MONROE DR. NE, SUITE A102, #223  
 ATLANTA, GEORGIA 30308  
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**TITLE**

**DREW VALLEY RD TOWNHOMES**  
**SITENWORK PERMIT PACKAGE**  
 1234 ADDRESS ROAD  
 CITY, ST ZIP/COUNTY  
 PARCEL ID:

**REVISION SUMMARY**

MARK	DATE	DESCRIPTION
N/A	05-29-24	VARIANCE SITE PLAN
XXX	XXX	XXX
XXX	XXX	XXX
XXX	XXX	XXX
XXX	XXX	XXX
XXX	XXX	XXX
XXX	XXX	XXX
XXX	XXX	XXX
XXX	XXX	XXX
XXX	XXX	XXX

**SITE LAYOUT PLAN**

RELEASED FOR VARIANCE SITE PLAN

**C-03.0**