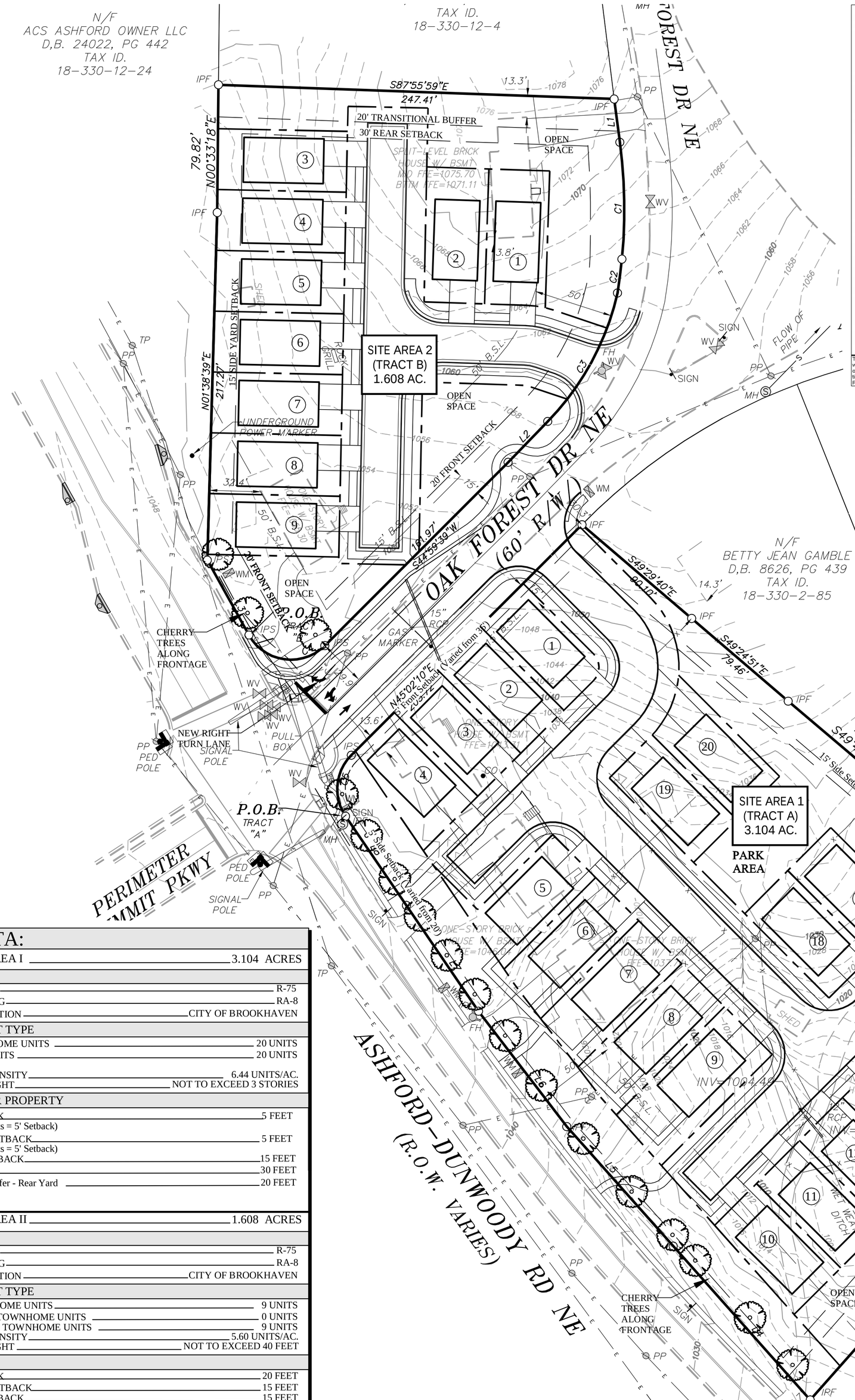



## SITE DATA:

| | |
|---|---|
| TOTAL SITE AREA I | 3.104 ACRES |
| **ZONING** | |
| EXISTING ZONING | R-75 |
| PROPOSED ZONING | RA-8 |
| ZONING JURISDICTION | CITY OF BROOKHAVEN |
| **DEVELOPMENT TYPE** | |
| AREA I TOWNHOME UNITS | 20 UNITS |
| TOWNHOME UNITS | 20 UNITS |
| TOWNHOME DENSITY | 6.44 UNITS/AC. |
| MAXIMUM HEIGHT | NOT TO EXCEED 3 STORIES |
| **SETBACKS FOR PROPERTY** | |
| FRONT SETBACK (Street Facing Units = 5' Setback) | 5 FEET |
| SIDE STREET SETBACK (Street Facing Units = 5' Setback) | 5 FEET |
| SIDE YARD SETBACK | 15 FEET |
| REAR SETBACK | 30 FEET |
| Transitional Yard Buffer - Rear Yard | 20 FEET |
| TOTAL SITE AREA II | 1.608 ACRES |
| **ZONING** | |
| EXISTING ZONING | R-75 |
| PROPOSED ZONING | RA-8 |
| ZONING JURISDICTION | CITY OF BROOKHAVEN |
| **DEVELOPMENT TYPE** | |
| AREA II TOWNHOME UNITS | 9 UNITS |
| REAR LOADED TOWNHOME UNITS | 0 UNITS |
| FRONT LOADED TOWNHOME UNITS | 9 UNITS |
| TOWNHOME DENSITY | 5.60 UNITS/AC. |
| MAXIMUM HEIGHT | NOT TO EXCEED 40 FEET |
| **SETBACKS** | |
| FRONT SETBACK | 20 FEET |
| SIDE STREET SETBACK | 15 FEET |
| SIDE YARD SETBACK | 15 FEET |
| REAR SETBACK | 30 FEET |
| TRANSITIONAL YARD BUFFER | 20 FEET |

NFIP

PANEL 0012J

**FIRM**
**FLOOD INSURANCE RATE MAP**

**DEKALB COUNTY, GEORGIA**
**AND INCORPORATED AREAS**

**PANEL 12 OF 201**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|---|---|---|---|
| CHAMBLEE, CITY OF | 130066 | 0012 | J |
| DEKALB COUNTY, UNINCORPORATED AREAS OF | 130065 | 0012 | J |
| DUNWOODY, CITY OF | 130078 | 0012 | J |

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**
**13089C0012J**

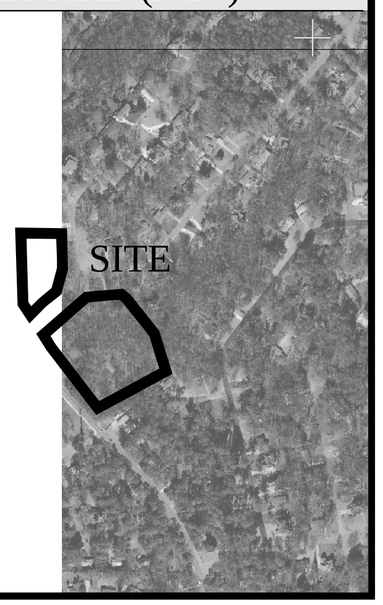
**MAP REVISED**
**MAY 16, 2013**

**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

NATIONAL FLOOD INSURANCE PROGRAM

## FEMA MAP (NTS)




## SITE LOCATION MAP (NTS)

**LEGAL DESCRIPTION – Tract B**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 30 of the 1 Georgia and being more particularly described as follows:

Beginning at a point at the Right-of-Way intersection of the Northeastern Right-of-Way l NE and the Northwestern Right-of-Way line of Oak Forest Dr NE (60' Right-of-Way), sa OF BEGINNING;

Thence leaving the Northwestern Right-of-Way line of Oak Forest Dr NE (60' Right-of-V minutes 31 seconds West, a distance of 53.54 feet to a point;

Thence leaving the Northeastern Right-of-Way line of Ashford-Dunwoody Rd NE, North seconds East, a distance of 217.27 feet to a ½" rebar found;

Thence North 00 degrees 33 minutes 18 seconds East, a distance of 79.82 feet to a ½" reb

Thence South 87 degrees 55 minutes 59 seconds East, a distance of 247.41 feet to an iron Right-of-Way line of Oak Forest Dr NE (60' Right-of-Way);

Thence continuing along said Right-of-Way in a Southwesterly direction, South 07 degre distance of 27.23 feet to a point;

Thence continuing along said Right-of-Way, along an arc of a curve to the right, an arc le of 319.04 feet, being subtended by a chord bearing South 01 degrees 02 minutes 23 secon to a point;

Thence continuing along said Right-of-Way, along an arc of a curve to the right, an arc le of 319.04 feet, being subtended by a chord bearing South 07 degrees 26 minutes 54 secon to a point;

Thence continuing along said Right-of-Way, along an arc of a curve to the right, an arc le of 167.97 feet, being subtended by a chord bearing South 28 degrees 30 minutes 53 secon to a point;

Thence continuing along said Right-of-Way, South 44 degrees 08 minutes 09 seconds W point;

Thence continuing along said Right-of-Way, South 44 degrees 59 minutes 39 seconds W point;

Thence continuing along said Right-of-Way, along an arc of a curve to the right, an arc le of 30.00 feet, being subtended by a chord bearing North 82 degrees 03 minutes 26 secon to a point at the Right-of-Way intersection of the Northeastern Right-of-Way line of Ash Northwestern Right-of-Way line of Oak Forest Dr NE (60' Right-of-Way), said point bei BEGINNING.

Said tract containing 1.608 acres.

# Oak Forest at Ashford Dunwoody

A PLANNED TOWNHOME DEVELOPMENT

FOR

Rockhaven Homes

11 LUMPKIN STREET
SUITE 200
LAWRENCEVILLE, GEORGIA 30046
PHONE: 770-519-1668

LAND LOT 330
18th DISTRICT

CITY OF BROOKHAVEN
DEKALB COUNTY
GEORGIA

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING @ LANDSCAPE ARCHITECTURE @ CIVIL ENGINEERING @ LAND SURVEYING
350 RESEARCH COURT @ NORCROSS, GEORGIA 30092 @ (770)451-2741 @ FAX (770)451-3915 @ WWW.PECATL.COM

## REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| *1 | 08/07/2014 | kw | Updated Survey/Plan |
| *2 | 09/29/2014 | kw | Revised Site Layout |

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SHEET TITLE

# REZONING SITE PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: April 26, 2014
PROJECT: 12071.00A

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. 10/27/2015

N

Z7

SHEET