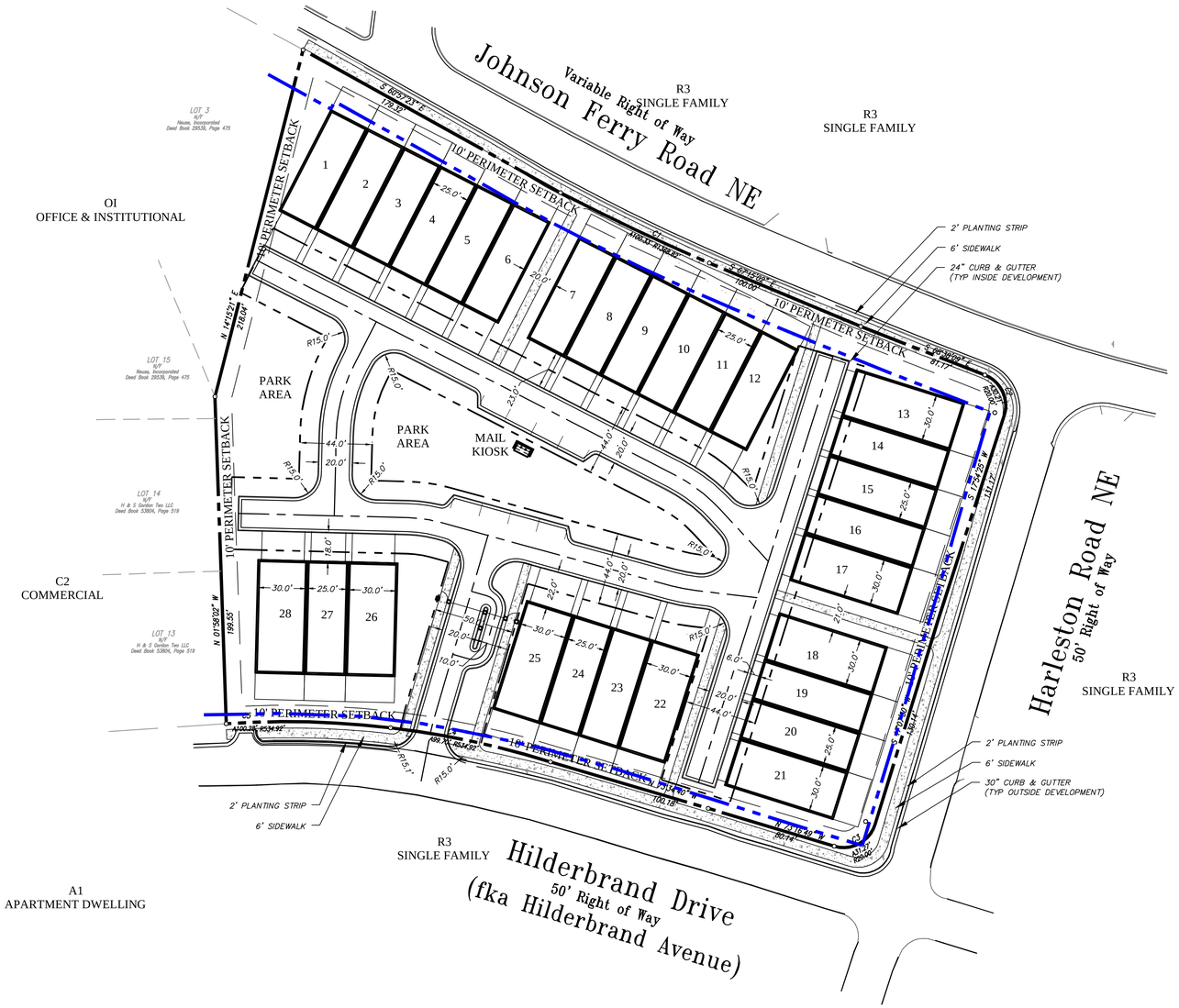
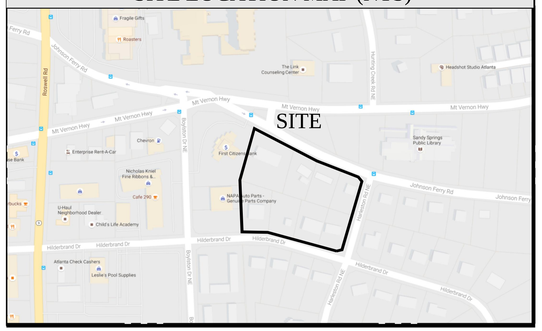



## SITE LOCATION MAP (NTS)




## FEMA MAP (NTS)

## SITE DATA:

| | |
|---|---|
| TOTAL SITE AREA | 3.60+/- ACRES |
| **ZONING** | |
| EXISTING ZONING | R-3 (SINGLE FAMILY) & OI (OFFICE INSTITUTIONAL) |
| PROPOSED ZONING | TR (TOWNHOUSE RESIDENTIAL) |
| ZONING JURISDICTION | CITY OF SANDY SPRINGS |
| **DEVELOPMENT SUMMARY** | |
| PROPOSED TOWNHOUSE DWELLINGS (25' X 69') | 20 UNITS |
| PROPOSED TOWNHOUSE DWELLINGS (30' X 69') | 8 UNITS |
| TOTAL RESIDENTIAL PROPOSED | 28 UNITS |
| LOT COVERAGE PROVIDED (BUILDINGS & PARKING) | 23.7 % |
| MAXIMUM LOT COVERAGE ALLOWABLE | 50.0 % |
| **DEVELOPMENT STANDARDS** | |
| MINIMUM LOT AREA | 2,000 SF |
| MINIMUM LOT WIDTH | 20 FEET |
| PERIMETER SETBACK SUMMARY | |
| FRONT YARD | 40 FEET |
| | *VARIANCE TO 10 FEET REQUESTED |
| SIDE YARD (INTERIOR) | 30 FEET |
| | *VARIANCE TO 10 FEET REQUESTED |
| SIDE YARD (STREET) | 40 FEET |
| | *VARIANCE TO 10 FEET REQUESTED |
| REAR YARD | 35 FEET |
| | *VARIANCE TO 10 FEET REQUESTED |
| MAXIMUM BUILDING HEIGHT | 40 FEET |
| **PARKING SUMMARY** | |
| RESIDENT PARKING (MIN. 2 SPACES PER UNIT) | 56 SPACES |
| GUEST PARKING | 8 SPACES |
| TOTAL PARKING PROVIDED | 64 SPACES |

24 HOUR CONTACT:
ADAM BROWN
404-323-0229

811 Know what's below. Call before you dig.

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CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

LAND LOT(S) 000X
XXth DISTRICT

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## REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | |

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SHEET TITLE

## CONCEPTUAL SITE PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: OCTOBER 11, 2016
PROJECT: 16266.00

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

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

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

C4
SHEET