

AREA NOT INCLUDED IN THE USABLE
AREA CALCULATION DUE TO BEING
IMPRACTICAL FOR ACCESS

FLOODPLAIN LIMITS

FEMA FLOODWAY

PANTHER'S BRANCH

SUMMARY:

CURRENT ZONING: RSM

GROSS ACREAGE.....±24.9 AC

USEABLE AREA*.....±9.7 AC

TOTAL OPEN SPACE REQUIRED.....±5.0 AC
(20% OF GROSS ACREAGE)

DEVELOPED AREA.....±5.5 AC
ROADS (1.9 AC) + LOTS (3.6 AC)

TOTAL OPEN SPACE PROVIDED.....±19.4 AC
GROSS ACREAGE (±24.9 AC) - DEVELOPED AREA (±5.5 AC)

ENHANCED OPEN SPACE REQUIRED.....±2.5 AC

ENHANCED OPEN SPACE PROVIDED.....±4.6 AC
GREENWAY.....±3.9 AC
NEIGHBORHOOD PARK.....±0.3 AC
POCKET PARK #1.....±0.3 AC
POCKET PARK #2.....±0.1 AC

TOTAL STORMWATER MANAGEMENT AREA.....±0.8 AC

TOTAL UNITS (20'X46' FOOTPRINT).....73 UNITS
20'X90' LOTS

GROSS DENSITY.....2.9 U/AC

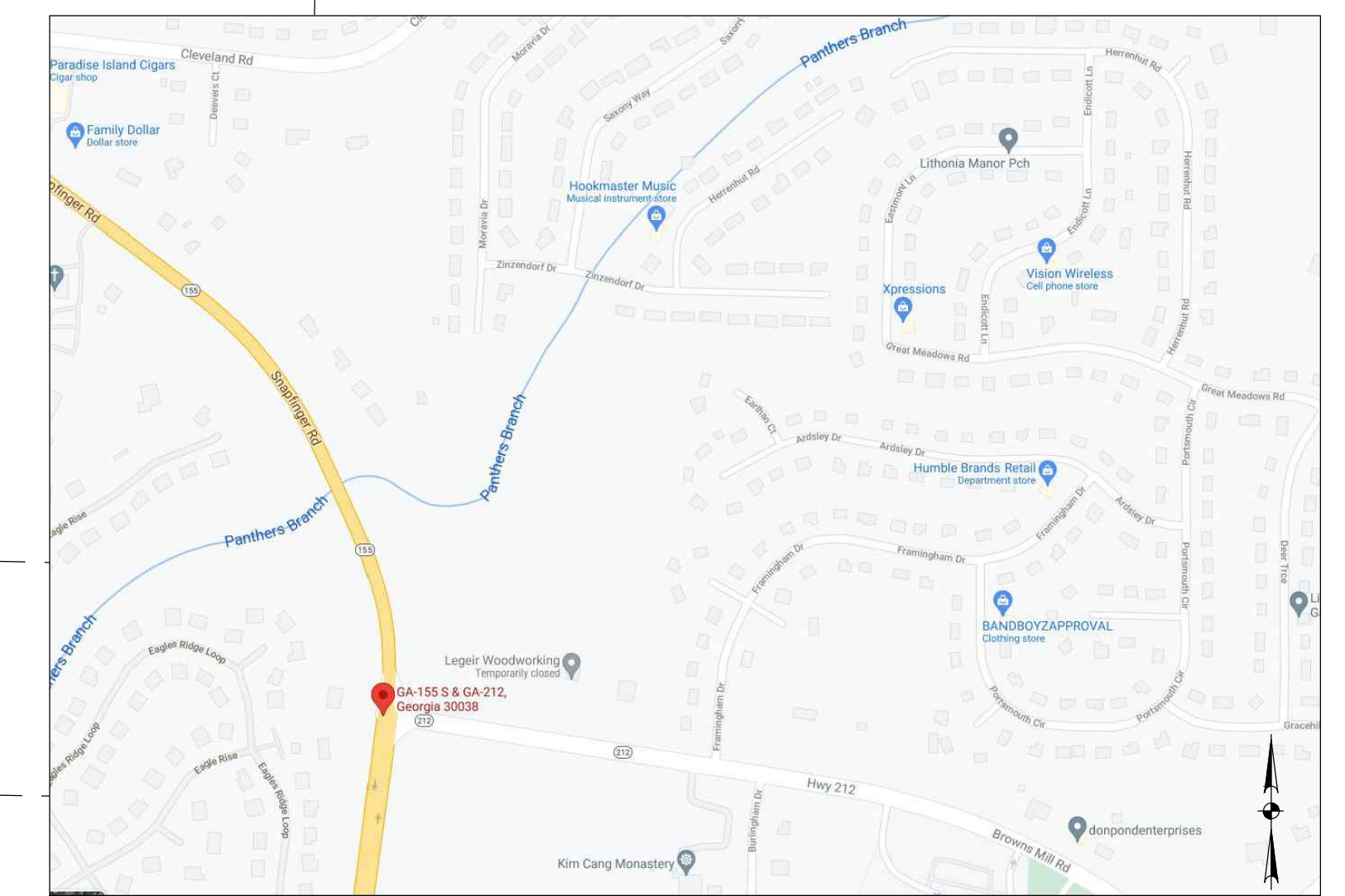
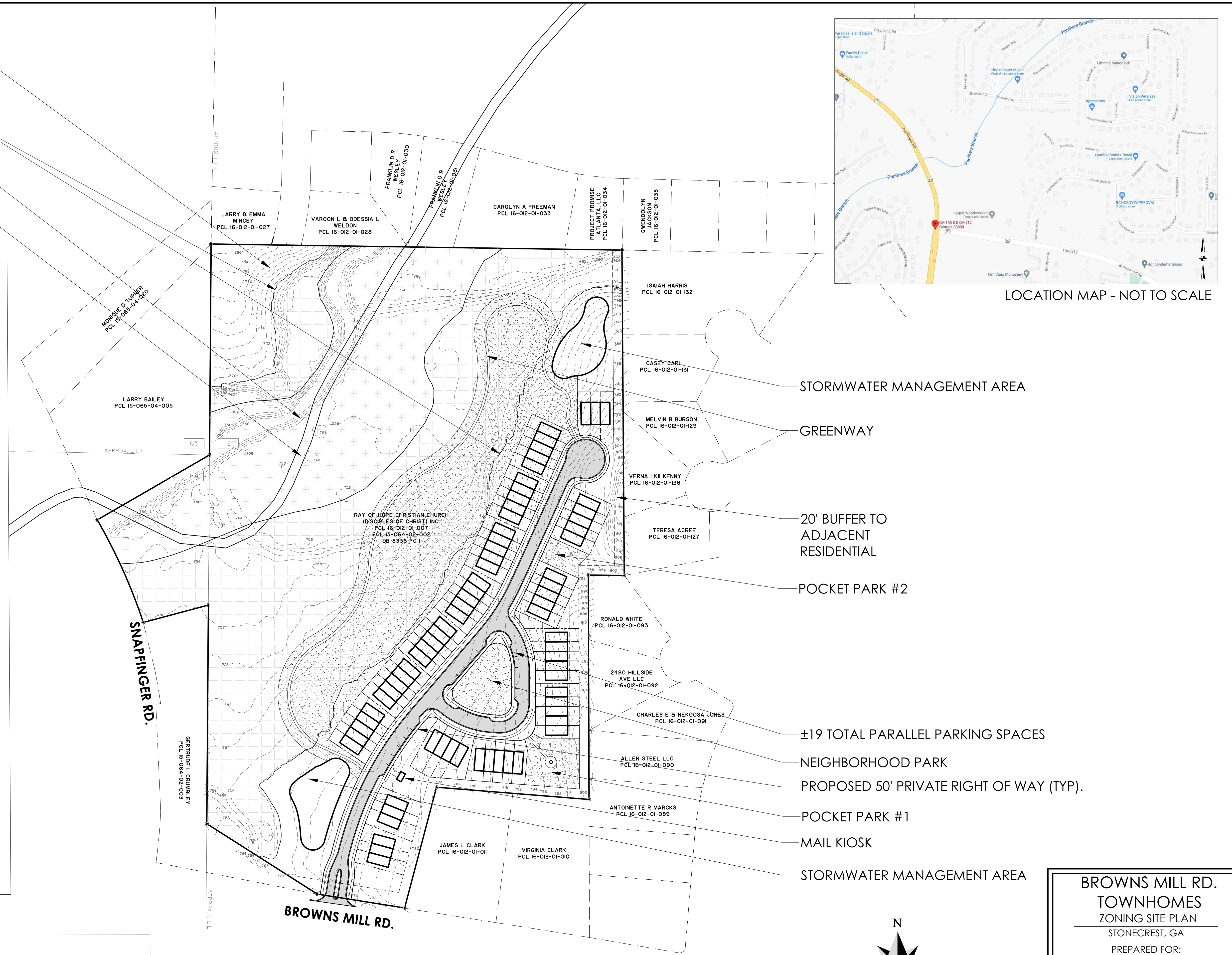
NET DENSITY*.....7.5 U/AC

*USABLE AREA IS AREA OUTSIDE OF THE FLOODPLAIN AND
PRACTICAL FOR SITE ACCESS.

 REPRESENTS AREA TO BE COUNTED TOWARDS
ENHANCED OPEN SPACE.

NOTES:

1. SETBACKS ARE 20' FRONT, 15' REAR, WITH 10' MINIMUM BUILDING SEPARATION.
2. WATER AND SEWER TO BE PROVIDED BY DEKALB COUNTY.
3. SITE PLAN MAY REQUIRE ADJUSTMENT UPON FINAL WETLANDS VERIFICATION AND TREE SURVEY BEING PERFORMED.
4. MAXIMUM BUILDING HEIGHTS TO BE 45' OR 3 STORIES.
5. ALL ADJACENT PARCELS ARE ZONED R-100.
6. NO KNOWN UNDERGROUND ELECTRICAL LINES OR UTILITIES ON SITE.
7. CONTOURS DERIVED FROM THE 2010 DEKALB COUNTY LIDAR.



LOCATION MAP - NOT TO SCALE

STORMWATER MANAGEMENT AREA

GREENWAY

20' BUFFER TO
ADJACENT
RESIDENTIAL

POCKET PARK #2

±19 TOTAL PARALLEL PARKING SPACES

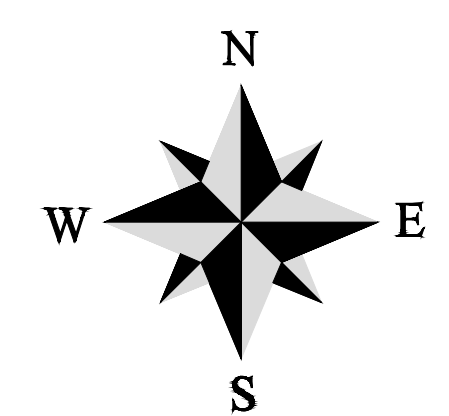
NEIGHBORHOOD PARK

PROPOSED 50' PRIVATE RIGHT OF WAY (TYP).

POCKET PARK #1

MAIL KIOSK

STORMWATER MANAGEMENT AREA



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

**BROWNS MILL RD.
TOWNHOMES
ZONING SITE PLAN**

STONECREST, GA

PREPARED FOR:

RAY OF HOPE CHRISTIAN CHURCH

PREPARED BY:



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JOB NO: J-29457.0000	DATE: 8/06/21
DRAWN: MAR	SCALE: 1" = 100'
REVIEWED: RPT	SHEET: 1 OF 1