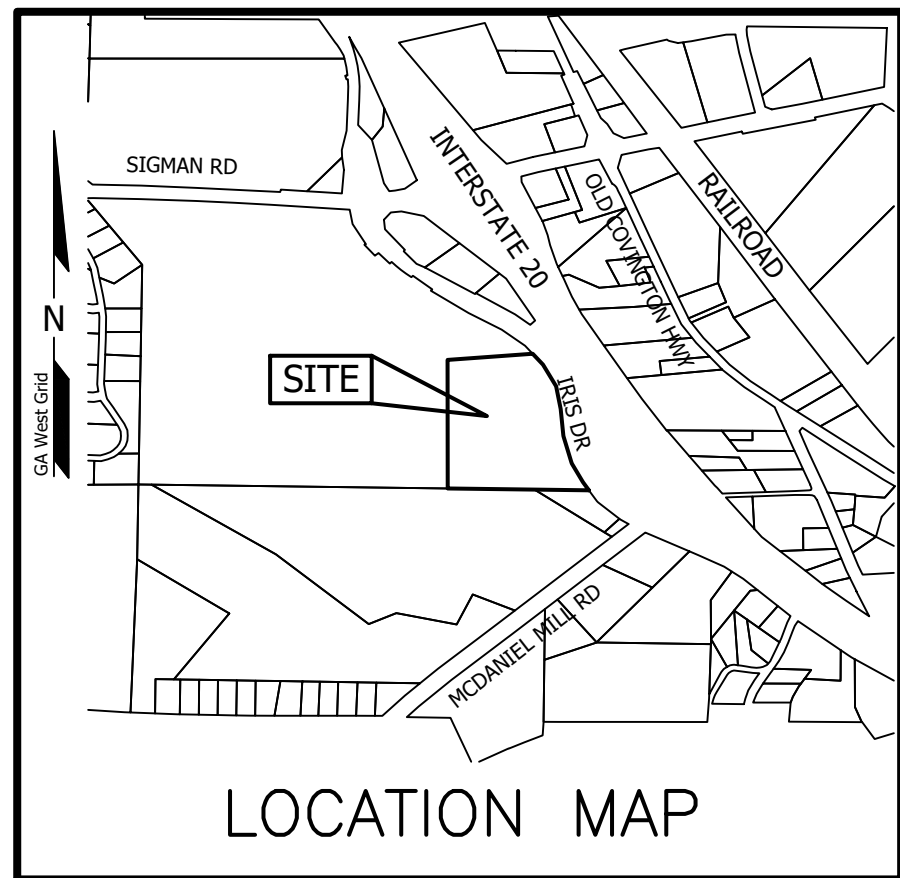
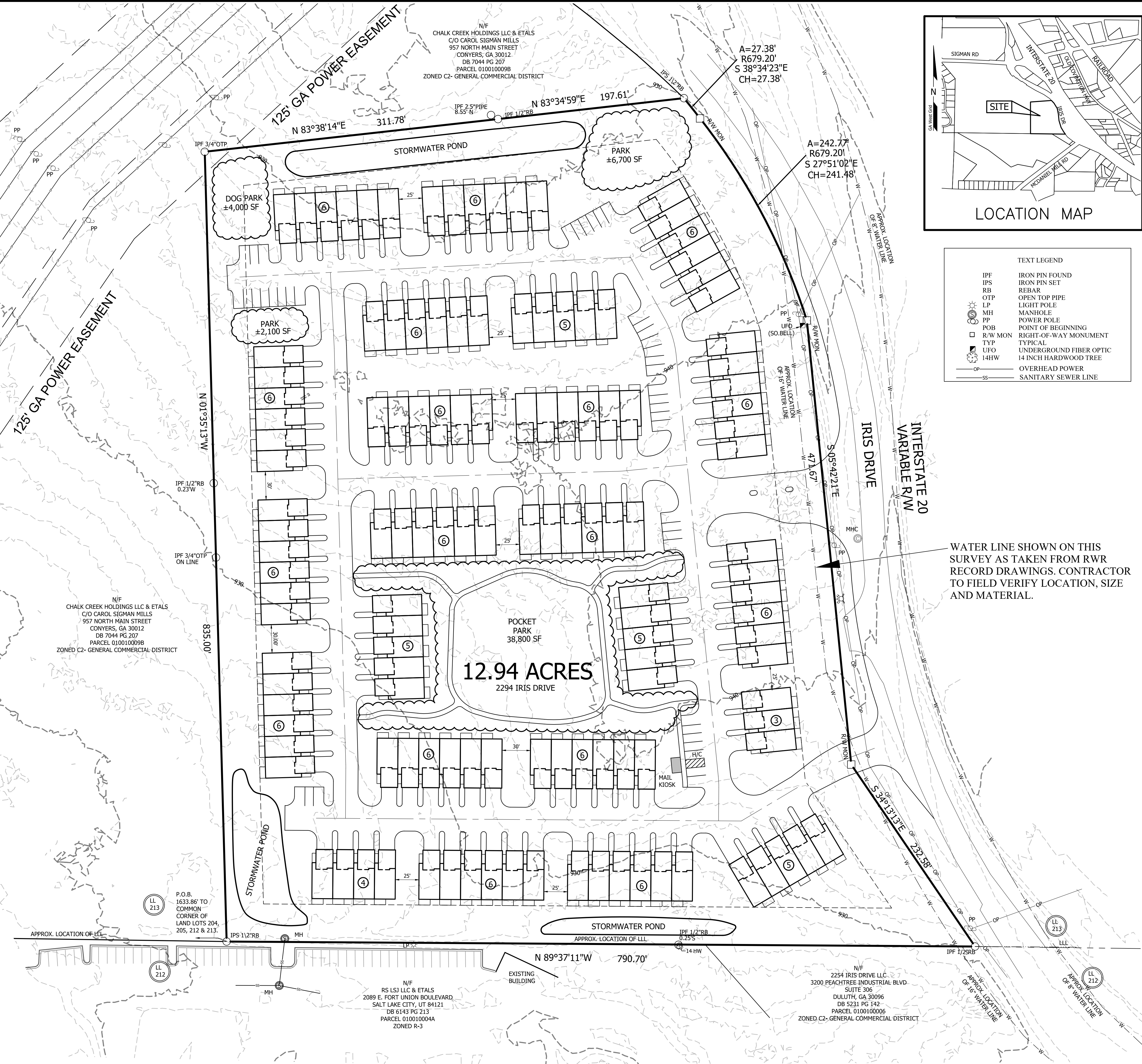




GA West Grid



LOCATION MAP

TEXT LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTF	OPEN TOP PIPE
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
POB	POINT OF BEGINNING
R/W MON	RIGHT-OF-WAY MONUMENT
TYP	TYPICAL
UFO	UNDERGROUND FIBER OPTIC
14HW	14 INCH HARDWOOD TREE
OP	OVERHEAD POWER
SS	SANITARY SEWER LINE

GENERAL NOTES:
 *SITE ADDRESS: 2294 SW IRIS DRIVE
 *TOTAL AREA: 12.95 ACRES
 *PARCEL: 0100100007
 *ZONED: C2 (GENERAL COMMERCIAL DISTRICT)
 *WATER PROVIDED BY: ROCKDALE COUNTY
 *SEWAGE DISPOSAL BY:
 *EXISTING USE: VACANT
 *PROPOSED USE: TOWNHOUSE
 *THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS PROJECT.
 *THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAP PANEL NO. 13247C0091D, DATED 12-08-2016.

*OWNER/DEVELOPER:
 STONELEIGH PROPERTIES
 889 COMMERCE DR
 SUITE E
 CONYERS, GA 30094

REQUIRED BUILDING SETBACKS:
 FRONT= 15'
 SIDE= 10'
 REAR= 25'

REQUIRED BUILDING SEPARATION:
 15' = SIDE TO SIDE
 40' = FRONT TO BACK
 40' = FRONT TO FRONT
 40' = BACK TO BACK

PROPOSED 129 TOWNHOMES
 PROPOSED 43 VISITOR SPACES

REQUIRED OPEN SPACE:
 400 SF/UNIT x 129 UNITS = 51,600 SF
 OPEN SPACE PROVIDED = 51,600 SF

EXISTING ZONING = C-2
 PROPOSED ZONING = RM

EXISTING LAND USE:
 MIXED USE/EMPLOYMENT CENTER

WATER LINE SHOWN ON THIS SURVEY AS TAKEN FROM RWR RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE AND MATERIAL.

N/F
 CHALK CREEK HOLDINGS LLC & ETALS
 C/O CAROL SIGMAN MILLS
 957 NORTH MAIN STREET
 CONYERS, GA 30012
 DB 7044 PG 207
 PARCEL 0100100098
 ZONED C2- GENERAL COMMERCIAL DISTRICT

N/F
 CHALK CREEK HOLDINGS LLC & ETALS
 C/O CAROL SIGMAN MILLS
 957 NORTH MAIN STREET
 CONYERS, GA 30012
 DB 7044 PG 207
 PARCEL 0100100098
 ZONED C2- GENERAL COMMERCIAL DISTRICT

N/F
 RS L/SJ LLC & ETALS
 2089 E. FORT UNION BOULEVARD
 SALT LAKE CITY, UT 84121
 DB 6143 PG 213
 PARCEL 010010004A
 ZONED R-3

N/F
 2254 IRIS DRIVE LLC
 3200 PEACHTREE INDUSTRIAL BLVD
 SUITE 306
 DULUTH, GA 30096
 DB 5231 PG 142
 PARCEL 0100100006
 ZONED C2- GENERAL COMMERCIAL DISTRICT

SURVEYING & ENGINEERING
 528 BLACKLAWN ROAD
 CONYERS, GEORGIA 30094
 PHONE: (770) 482-9945



GEORGIA
 No. 25888
 PROFESSIONAL
 No. 11/16/2023
 DESIGN PROF.
 No. 11/16/2023
 EXP.

JOB NO. 22-140
COMPUTED BY: MW
DRAWN BY: MAH
CHECKED BY: MW
DATE: 05-26-2022
SCALE: AS SHOWN

NO.	DATE	REVISION

TOWNHOUSE LAYOUT FOR:
COTTER PROPERTIES
 LAND LOT 213
 16th LAND DISTRICT
 ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER
35350
 SHEET: 1 OF 1

