GENERAL NOTES:

1.) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

SITE NOTES:

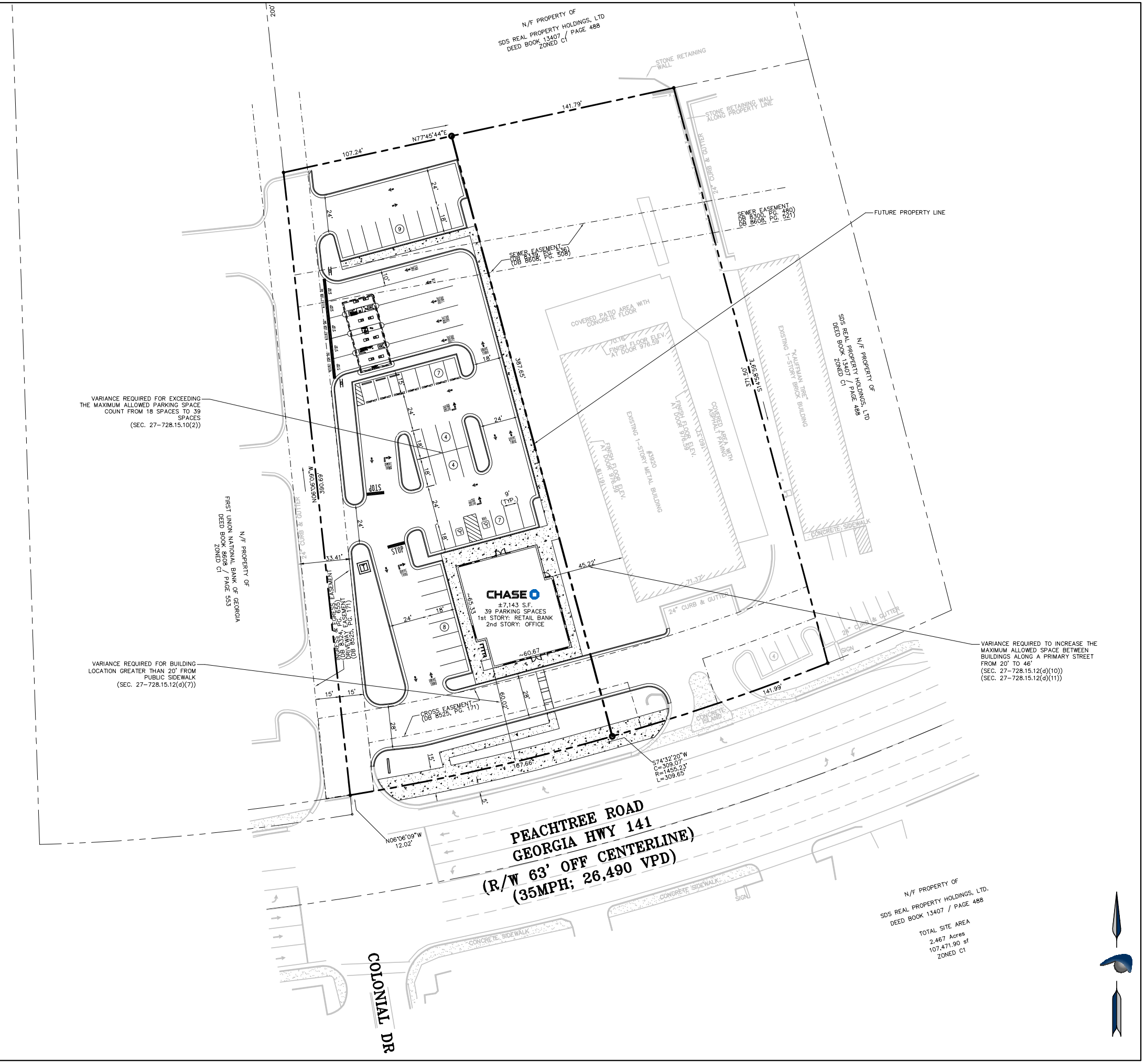
1.) TRACT IS ZONED: C-1 AND LIES WITHIN THE BROOKHAVEN/PEACHTREE OVERLAY DISTRICT.

VARIANCE NOTES:

1.) THE FOLLOWING VARIANCES ARE REQUESTED AS A PART OF THIS APPLICATION:
- A.) EXCEEDING THE MAXIMUM ALLOWED PARKING SPACE COUNT. MAX ALLOWED: 18 SPACES, PROVIDED: 39 SPACES
- B.) BUILDING LOCATION GREATER THAN 20' FROM PUBLIC SIDEWALK
- C.) INCREASING THE MAXIMUM ALLOWED SPACE BETWEEN BUILDINGS ALONG A PRIMARY ROAD FRONTAGE FROM 20' TO 46'.

LEGEND	
	PROPERTY LINE
	CONCRETE SIDEWALK
(#)	PARKING COUNT
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS

SITE DATA	
ZONING:	C-1
OVERLAY DESIGNATION:	BROOKHAVEN/PEACHTREE OVERLAY
PARCEL IDENTIFICATION NUMBER:	18 239 06 005
SITE AREA:	2.47 AC
CHASE AREA:	1.23 AC
REMAINING NURSERY AREA:	1.24 AC
OPEN SPACE AREA REQUIRED:	0.25 AC. (20%)
OPEN SPACE AREA PROPOSED:	0.32 AC. (26%)
LANDSCAPE BUFFER – FRONT:	20 FT. PEDESTRIAN ZONE
SIDE:	0 FT
REAR:	0 FT
BUILDING SETBACK – FRONT:	0 FT
SIDE:	0 FT
REAR:	0 FT
BUILDING FLOOR AREA:	±7,143 S.F.
RETAIL BANK AREA (1ST FLOOR):	±3,620 S.F.
OFFICE AREA (2ND FLOOR):	±3,523 S.F.
PARKING RATIO REQUIRED:	1 SPACE / 400 S.F. (MIN/MAX)
PARKING REQUIRED:	18 SPACES
PARKING PROVIDED:	39 SPACES



811 Know what's below Call before you dig

PROJECT:

CHASE

ADDRESS:

3920 PEACHTREE RD
ATLANTA, DEKALB COUNTY,
GEORGIA

DEVELOPER:

Boos Development Group, Inc.

BOOS DEVELOPMENT GROUP, INC.
2651 McCORMICK DRIVE
CLEARWATER, FL 33759
TEL (727) 669-2900

CONTACT: MR. SETH SWISHER

ENGINEER:

foresite group

Foresite Group, Inc.
5185 Peachtree Pkwy
Suite 240
Norcross, GA 30092

o | 770.368.1399
f | 770.368.1944

www.foresitegroupinc.com

SEAL:

REVISIONS DATE

PROJECT MANAGER:	BLH
DRAWING BY:	JRH
JURISDICTION:	DEKALB, GA
DATE:	03/07/12
TITLE:	

VARIANCE PLAN

SHEET NUMBER: 1 OF 1

SCALE: 1" = 30'

30 15 0 30 60

SCALE IN FEET

JOB/FILE NUMBER: 163.145