

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 1/2" REBAR AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ROADHAVEN DRIVE (VARIABLE WIDTH) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA RAIL ROAD SPUR #159-2010 FEET WIDE);

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ROADHAVEN DRIVE, SOUTH 0001°44' WEST 459.86 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN DEED TO THE HOUSE OF CHEATHAM, INC., A GEORGIA CORPORATION RECORDED IN DEED BOOK 7209, PAGES 481 THROUGH 484 INCLUSIVE, RECORDS OF THE CLERK OF SUPERIOR COURT DEKALB COUNTY, GEORGIA;

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE, NORTH 8901°43' WEST 4.86 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF ROADHAVEN DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ROADHAVEN DRIVE, SOUTH 0002°38' WEST 283.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET, THE CHORD BEARING AND DISTANCE AT SAID BEGINNING OF CURVE BEARS SOUTH 4304°19' WEST 27.39 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC LENGTH OF 30.17 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE ASHROOKE TRACE (55 FEET WIDE), SAID POINT ALSO BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 129.50 FEET, THE CHORD BEARING AND DISTANCE AT SAID BEGINNING OF CURVE BEARS NORTH 8201°21' WEST 46.12 FEET;

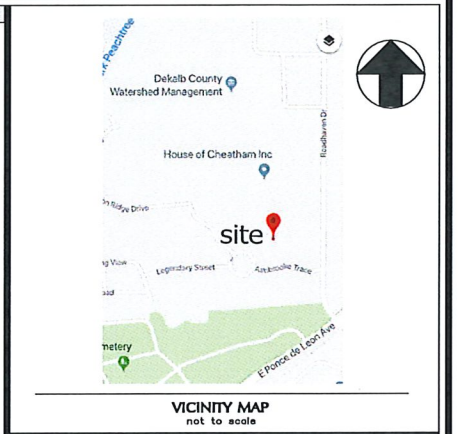
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHROOKE TRACE, THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 46.39 FEET;
- 2) TANGENT TO SAID CURVE, NORTH 7102°23' WEST 68.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 177.50 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS SOUTH 8901°12' WEST 117.08 FEET;
- 3) WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 119.32 FEET;
- 4) TANGENT TO SAID CURVE, SOUTH 7005°46' WEST 50.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 133.50 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS SOUTH 8907°34' WEST 79.89 FEET;
- 5) WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 81.37 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 301.50 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS NORTH 3507°27' WEST 16.02 FEET;
- 6) NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 17.15 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 301.50 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS NORTH 5405°46' WEST 167.85 FEET;
- 7) NORTHWESTERLY AND WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 197.61 FEET;

THENCE, ALONG THE SOUTHEASTERLY AND EASTERLY BOUNDARY OF THAT CERTAIN DEED UNDER POWER OF SALE GRANTED TO KES-CA TRAVERS CREEK, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED DECEMBER 15, 2010 IN DEED BOOK 22278, PAGES 219 THROUGH 224 INCLUSIVE, RECORDS OF SAID CLERK OF SUPERIOR COURT DEKALB COUNTY, GEORGIA, THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 4008°33' WEST 13.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 65.00 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS NORTH 4052°42' WEST 19.75 FEET;
- 2) NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 19.82 FEET;
- 3) TANGENT TO SAID CURVE, NORTH 5703°52' WEST 73.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 73.00 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS NORTH 4008°11' WEST 43.04 FEET;
- 4) NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 43.69 FEET;
- 5) TANGENT TO SAID CURVE, NORTH 2301°31' WEST 23.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 127.60 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS NORTH 4008°11' WEST 75.63 FEET;
- 6) NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 76.79 FEET;
- 7) TANGENT TO SAID CURVE, NORTH 5705°11' WEST 14.11 FEET;
- 8) NORTH 0003°48' EAST 14.85 FEET TO THE SOUTHWESTERLY CORNER OF SAID DEED TO THE HOUSE OF CHEATHAM, INC., SOUTH 8901°43' EAST 705.12 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 3.649 ACRES (158,959 SQUARE FEET), MORE OR LESS.



SITE DATA:

TOTAL SITE AREA	3.649 ACRES
OPEN SPACE (20% REQ.)	2.0 ACRES(55%)
FLOODPLAIN (APPROXIMATE)	0
ZONING	
EXISTING ZONING	MR-1
PROPOSED ZONING	MR-1
ZONING JURISDICTION	CITY OF TUCKER
DEVELOPMENT TYPE	
TOTAL UNITS	13
24' REAR ENTRY TOWNS	13
TOTAL DENSITY	3.56 U/A
DEVELOPMENT STANDARDS	
MAXIMUM BUILDING HEIGHT	45'
FRONT YARD	0 FEET*
SIDE YARD	0 FEET*
REAR YARD	N/A
MINIMUM BUILDING SEPARATION	PER I.C.C.
MINIMUM LOT SIZE	1,000 SF
MAXIMUM DENSITY	8 U/A
MAXIMUM LOT COVERAGE (BLDG. AND PARKING)	80%
TOTAL BUILDING SF	14,400 SF
MINIMUM BUILDING SIZE	1,200 SF
MINIMUM DRIVEWAY LENGTH	20'
BUFFERS	
SIDE/REAR	NONE
FRONT	NONE
PARKING	
REQUIRED MINIMUM SPACES	1.5 PER UNIT/ 0.25 GUEST
REQUIRED MAXIMUM SPACES	.3 PER UNIT/ 0.25 GUEST
GARAGE	13
DRIVEWAY	26
TOTAL SPACES	39

SURVEY NOTES:

1. This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt Jr. and Travis Pruitt & Associates, Inc. make no guarantee or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
3. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
4. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.

Flood Hazard Note:

5. By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as unshaded zone X as defined by the F.E.M.A Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas map numbers 13089C0079K, effective date December 8, 2016.

- REFERENCE DOCUMENTS:**
1. Topographic Survey for Ashbrooke Phase 2 prepared by Travis Pruitt & Associates, Inc. with Job No. 170233.810 dated October 13, 2017.
 2. Condominium Plat for Ashbrooke II Condominium prepared by Essential Engineering Services dated April 10, 2009 recorded in Plot Book 222, Pages 38-43, Clerk of Superior Court DeKalb County, Georgia.
 3. Address Plat for Ashbrooke Phase II prepared by Clark Design Group with Job No. 04091plan02.dwg and Job Alias: Roadhaven Drive dated November 30, 2007 recorded in Plot Book 198, Page 100, Clerk of Superior Court DeKalb County, Georgia.
 4. Survey for Crow Land Development Inc. prepared by Lane S. Blahop & Associates dated October 8, 1985.

Line Table

Line #	Direction	Length
L5	N40°08'32"W	13.00'
L6	N23°19'31"W	23.96'
L7	N57°58'11"W	14.11'
L8	N07°34'48"E	14.85'

Curve Table

Curve #	Radius	Length	Chord Length	Chord Direction
C16	20.00'	30.17'	27.39'	S43°41'39"W
C17	122.50'	46.39'	46.12'	N82°14'21"W
C18	13.60'	17.15'	16.02'	N35°27'27"W
C19	65.00'	19.82'	19.75'	N48°52'42"W
C20	73.00'	43.69'	43.04'	N40°28'11"W

OWNER/DEVELOPER

ROCKHAVEN HOMES

4062 PEACHTREE ROAD NE, STE D#277
ATLANTA, GA 30319
(770) 519-1668

24 HOUR EMERGENCY CONTACT
BRAD HUGHES
(770) 519-1668

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Norcross, Georgia 30093
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RECEIVED
City of Tucker
OCT 30 2019
Community Development
Department

REVISION

PR2-19-0007
PCV-19-0012
PCV-19-0013

NOTES

1. SPEED LIMIT OF ROADHAVEN DRIVE IS 25 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
4. WATERS OF THE STATED ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. DEKALB COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY DEKALB COUNTY. EXISTING WATER SERVICE WILL BE USED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY DEKALB COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. PROPOSED LOTS ARE FEE SIMPLE AND WILL NOT EXTEND BEYOND BUILDING FOOTPRINT.
10. PROPOSED LOTS TO BE CREATED ON EXISTING ROAD. NO SIGHT DISTANCE PROFILE IS NECESSARY.
11. MAIL KIOSK FOR ASHROOKE PHASE III TO BE LOCATED AT EXISTING KIOSK LOCATION IN ASHROOKE PHASE II.
- * FRONT SETBACK DETERMINED ONLY BY UTILITY PLACEMENT, ROW, AND STREETSCAPE

VARIANCES:

VARIANCE TO BE REQUESTED FOR 5' SIDEWALK ALONG AND ABUTTED TO THE CURB OF ROADHAVEN DRIVE.

ZONING PLAN

Ashbrooke Phase III

1409 Ashbrooke Trace, City of Tucker
Land Lot 140, 18th District
DeKalb County, Georgia

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

EDWARD J. ANDERSON, III

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-20-2019
SCALE: 1" = 40'
GN: 190251CPO4
REV: 10-28-2019
JN:
FN:

1 of 1

