

FINAL PLAT FOR:
THE FIELDS AT DRUID HILLS
PHASE 2
LAND LOT 103, 18th DISTRICT
DEKALB COUNTY, GEORGIA

DEKALB COUNTY PERMIT #20443

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning

N 4
Commission District: 2 Super District: 6
PARCEL ID: 18-103-00-003
APPLICATION NC A-14-19505
APPLICANT John Vining Jr
OWNER: John Vining Jr; Clara Vining; John Vining; Susan Bell
LOCATION: The property is located on the west side of Blackshear Drive about 290 feet south of North Druid Hills Road (at 1110 Blackshear Drive).
PROJECT NAME: 1110 Blackshear Drive

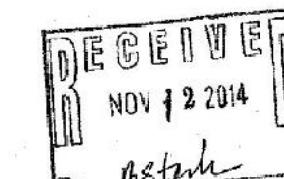
THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, NOVEMBER 12, 2014 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of the following variances:

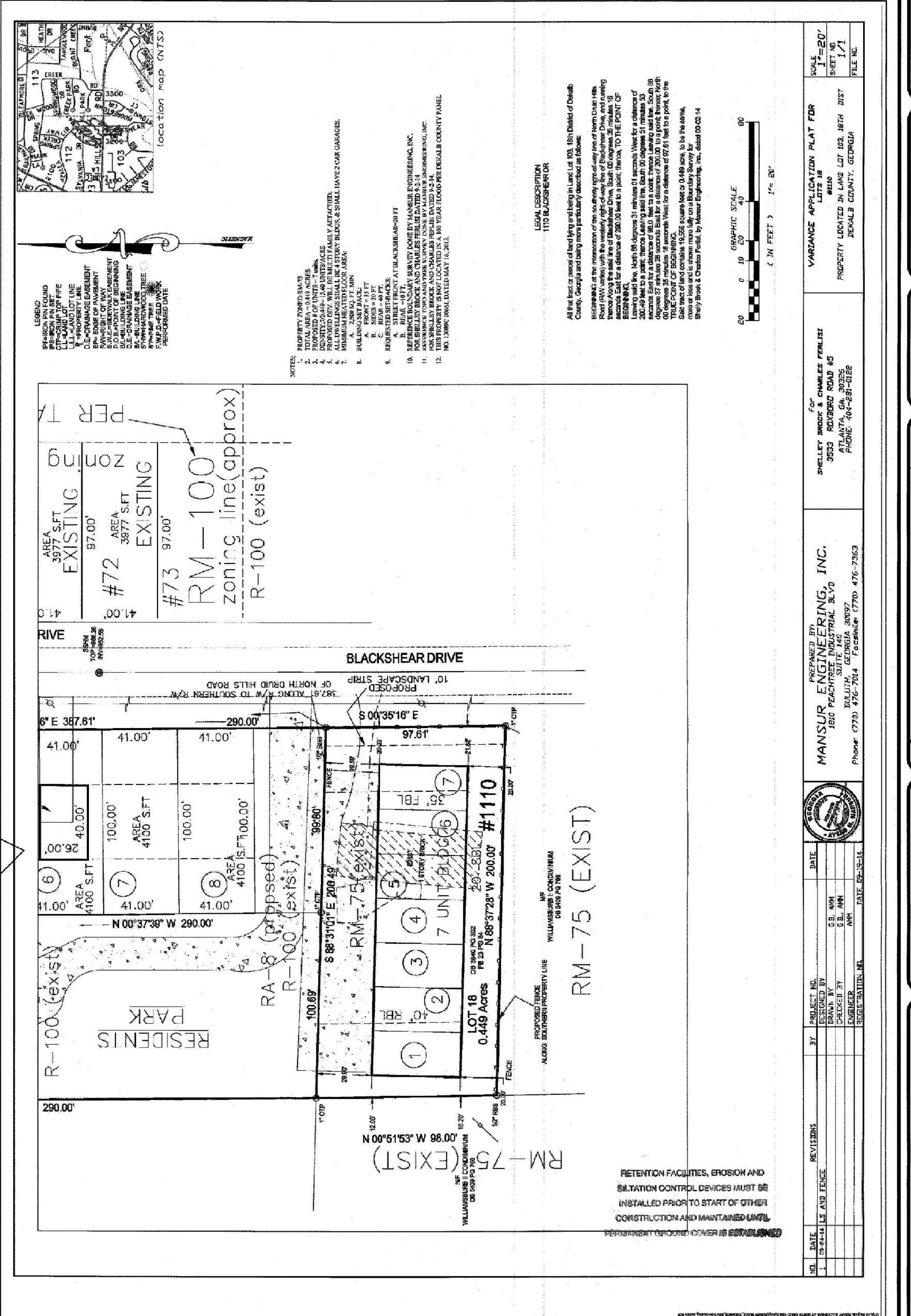
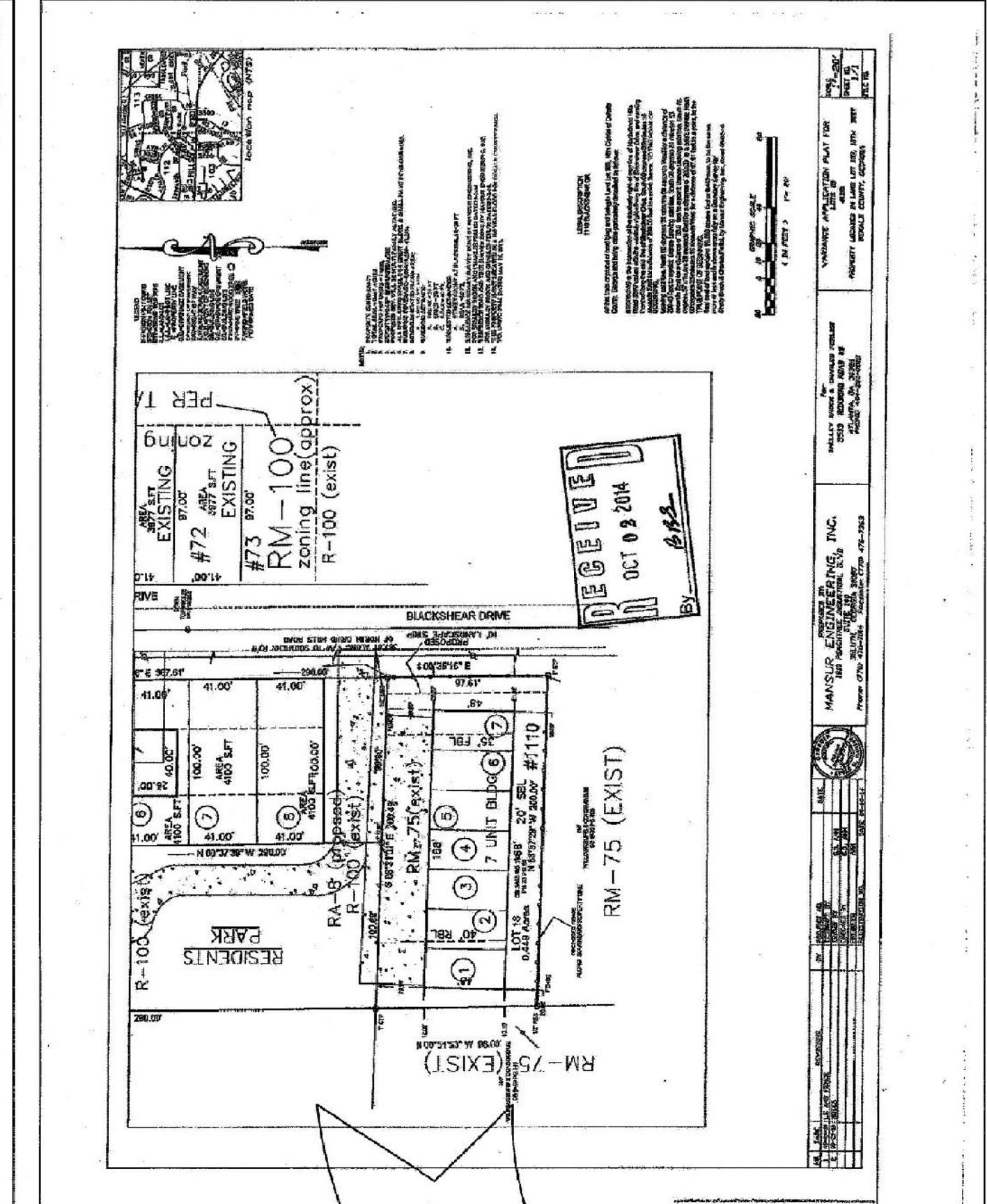
- (1) Eliminate the transitional buffer from the north property line;
- (2) Reduce the front yard setback adjacent to Blackshear Drive from 35 feet to 20 feet;
- (3) Reduce the setback from the north property line from 50 feet to 20 feet;
- (4) Reduce the rear yard setback from 40 feet to 10 feet; and
- (5) Increase the allowed lot coverage by buildings from 35% to 41.23%, to build seven attached single family residences, based on the submitted site plan received on October 2, 2014 and the 11 submitted conditions received on November 12, 2014.

Conditions for A-14-19505

1. Building height limited to three stories.
2. Provide 10 foot landscape strip along Blackshear, planted with trees which will achieve a height to provide screening of the townhomes.
3. Minimum dwelling size shall be 2,500 square feet. A minimum of 75% of the front and side facades of the structure shall be brick, stone, or hardcoat stucco or a combination thereof.
4. Development shall have a mandatory perpetual Homeowner's Association or Condominium Association with appropriate restrictive covenants pursuant to state law.
5. Detention shall be provided, mitigated, and vegetated in compliance with the Stormwater Management Ordinance.
6. The sidewalk along Blackshear will be extended to the intersection of Blackshear and N. Jamstown.
7. All homes will contain a two car garage and room for two additional cars to park in the driveway.
8. Subject to approval by DeKalb County, there will be a construction entrance on North Druid Hills Rd. and construction vehicles will not park on Blackshear.
9. There will be a fence along the rear property line contiguous to the Williamsburg II Condominiums, with 6 foot trees to provide screening. The fence will stop at the Blackshear right-of-way.
10. The townhome units will not have rear decks.
11. The end townhome unit closest to Blackshear will have a door or window facing Blackshear on two of its three levels.



910902.v1



ZONING DOCUMENTS FOR
TOWNHOME PARCEL

24 HOUR CONTACT: JOSEPH ASHKOUTI (404) 310-8351

Drawing No.
C1.1

NDH PARTNERS, LLC
3533 ROXBORO ROAD, SUITE 5
ATLANTA, GA 30328
Phone: (404)310-3351



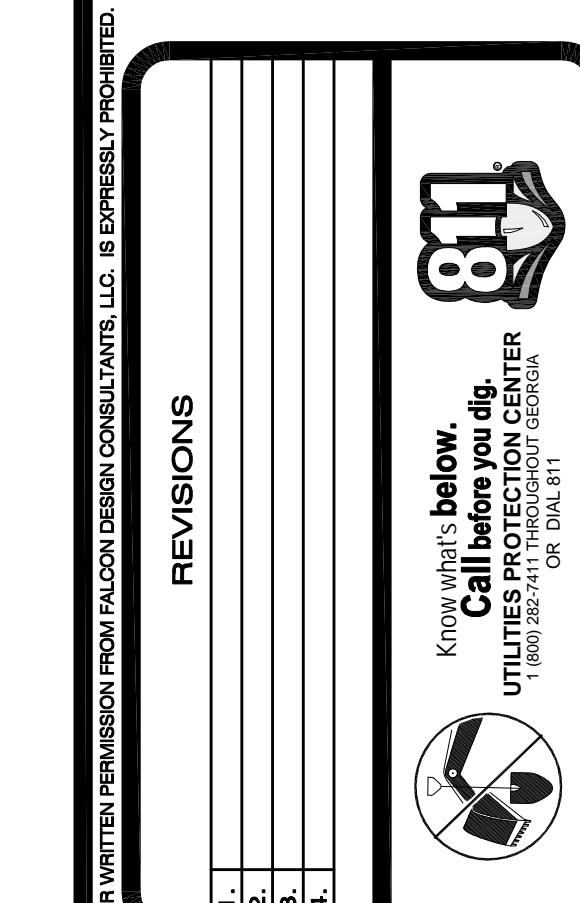
paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 100
Atlanta, GA 30328
(770) 665-6020
www.ParadigmEng.net

Project No. P1306
Design By: WBD
Drawn By: LF
Checked By: WBD
Date: 11/10/15
Scale: 1"=20'



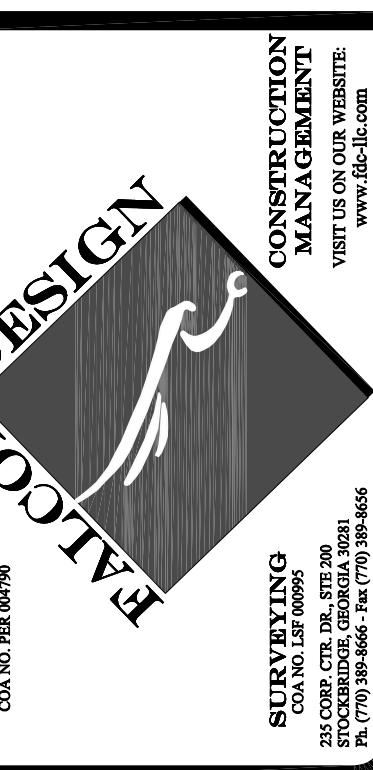
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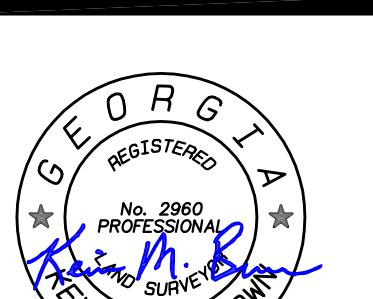


FINAL PLAT
FOR
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PHASE 2
LOCATED IN:
DEKALB COUNTY, GEORGIA
LAND LOT 103, 18th DISTRICT

SHEET NUMBER
2 of 4



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE APPLICANT
ACROSS THE REGISTERED SEAL



No. 2960
PROFESSIONAL
REGISTERED SURVEYOR
KEVIN M. BROWN

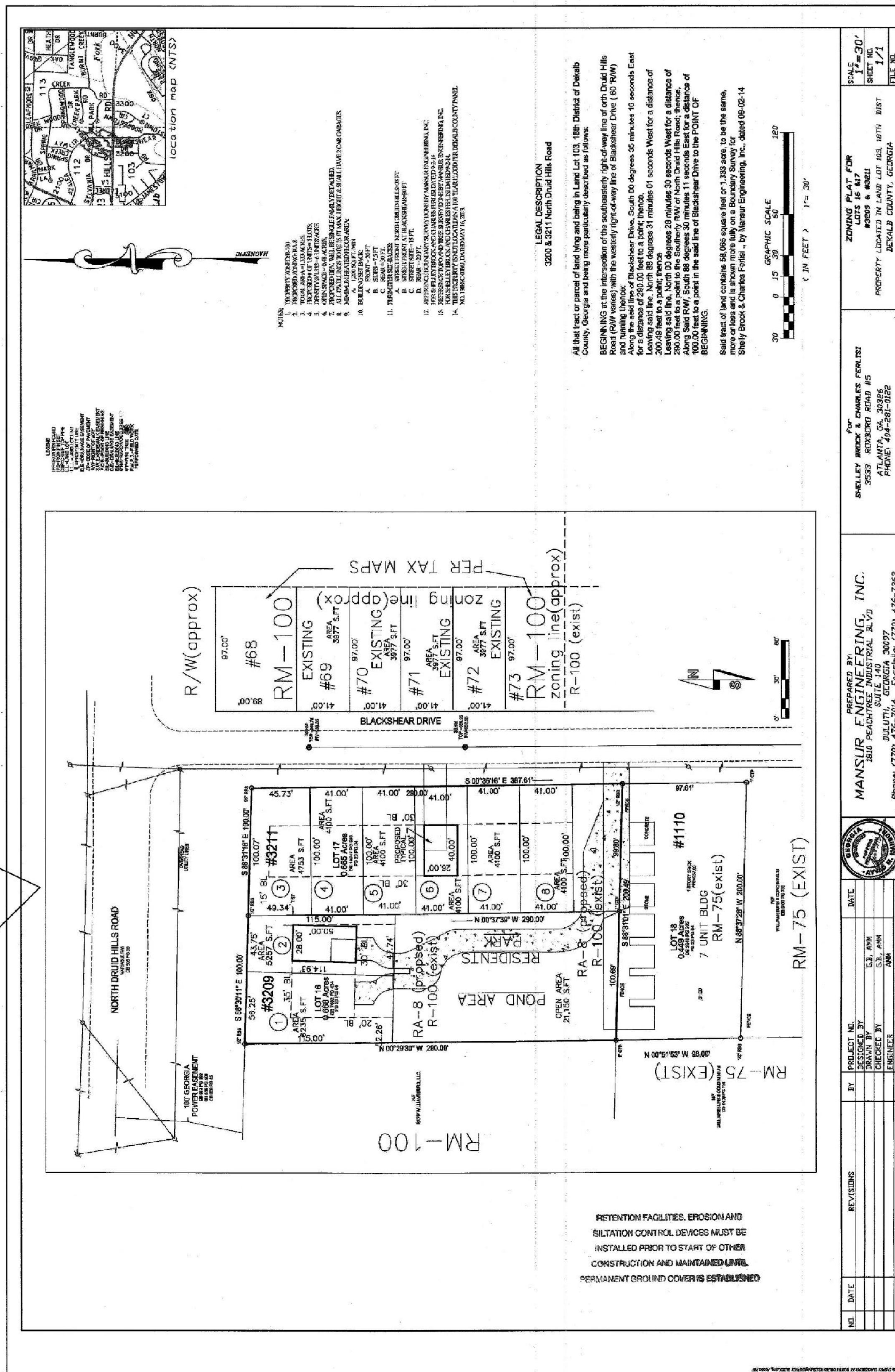
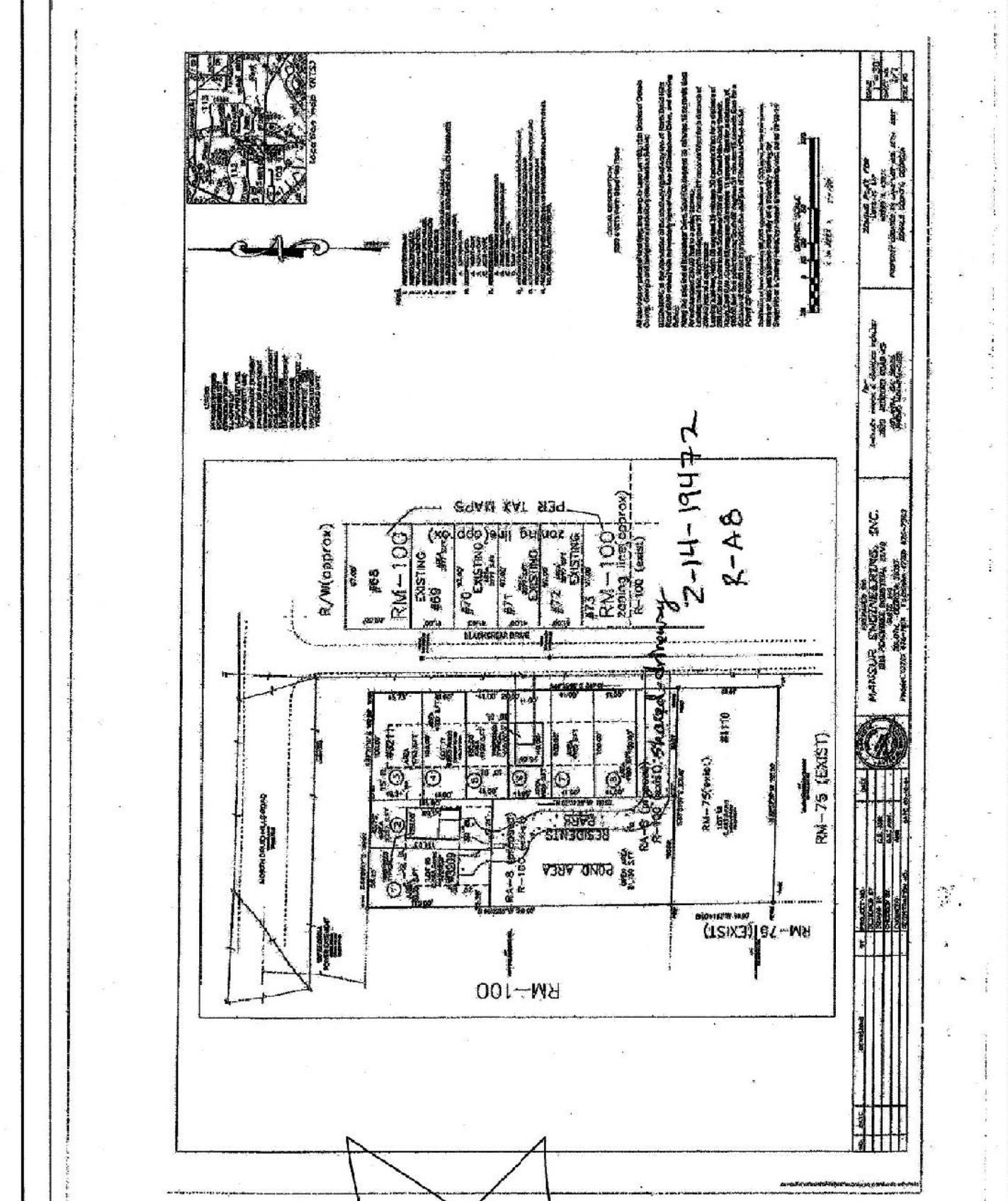
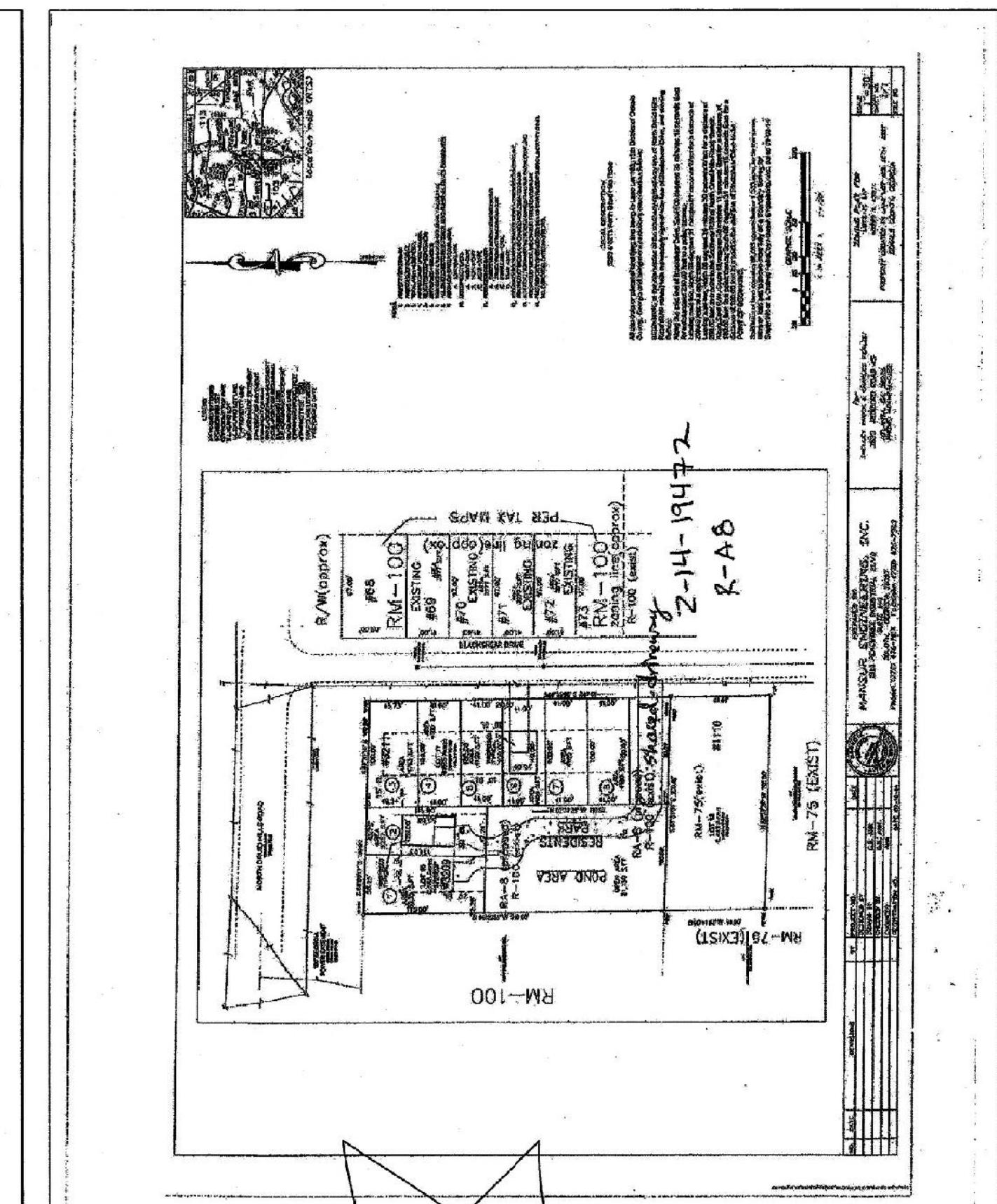
DATE: 9-08-2016
SCALE: 1" = 20'
FILE NUMBER:
DRAWN BY: K. NELMS

**FINAL PLAT FOR:
THE FIELDS AT DRUID HILLS
PHASE 2**
LAND LOT 103, 18th DISTRICT
DEKALB COUNTY, GEORGIA

DEKALB COUNTY PERMIT #20443

November 7, 2014	
DEKALB COUNTY	
BOARD OF COMMISSIONERS	
ZONING AGENDA / MINUTES	
MEETING DATE: November 18, 2014	
ITEM NO.: N8	
PLANNING & SUSTAINABILITY	
ACTION TYPE: ORDINANCE	
SUBJECT: Rezoning, Z-14-19472 AOB, LLC	
COMMISSION DISTRICTS: 2 & 6	
DEPARTMENT:	PUBLIC HEARING
PUBLIC HEARING: X YES NO	
ATTACHMENT: X YES NO	
INFORMATION CONTACT: Marian Eisenberg, Zoning Admin. PHONE NUMBER: (404) 371-2153	
PAGES: 26	
PETITION NO: Z-14-19472	
PROPOSED USE: Single-Family	
LOCATION: 3209 & 3211 North Druid Hills Road, Decatur, Georgia	
PARCEL No.: 18 103 06 004 2 38 103 005	
PURPOSE: To rezone property from R-100 (Single-Family Residential) to RA-8 (Single-Family Residential) for the development of eight single-family homes. The property is located on the southwest corner of North Druid Hills Road and Blackshear Drive at 3209 and 3211 North Druid Hills Road in Decatur, Georgia. The property has approximately 200 feet of frontage along North Druid Hills Road and approximately 290 feet of frontage along Blackshear Drive and contains 1.33 acres.	
RECOMMENDATIONS:	
PLANNING COMMISSION: APPROVAL WITH CONDITIONS	
COMMUNITY COUNCIL: APPROVAL	
PLANNING STAFF: APPROVAL WITH CONDITIONS	
PLANNING COMMISSION: On November 6, 2014 the Planning Commission recommended "Approval" to the Board of Commissioners of the proposed rezoning copies with the conditions recommended by Staff and the following modifications:	
1. Sidewalk to be constructed along Blackshear Drive to be extended along the property frontage of the property at the corner of Blackshear and North Jamestown Road; 2. No resident parking on Blackshear Drive along the frontage of the property. There shall be a maximum of four parking spaces for each single-family lot; 3. Provide temporary construction access onto North Druid Hills Road; 4. Height to have a minimum of four different heights; and 6. Maximum building height of 35 feet from existing pre-development grade.	
PLANNING & ANALYSIS REVIEWED 10/10/14:	
Based on the analysis, it is determined that the rezoning requires proposing single-family houses at a density of six dwelling units per acre with a maximum of eight single-family units per acre. The proposed single-family project is consistent with the land use, lot size, building size, and lot area of the single-family lots across Blackshear Drive to the east. Furthermore, it appears that approval to the RA-8 district with Staff's recommended Petition Number Z-14-19472 and Board of Commissioners 11/18/14.	
November 7, 2014	
RECOMMENDED CONDITIONS Z-14-19472	
1. Lot to a maximum of eight single-family for single-lots. Design shall be subject to the Zoning Ordinance in effect at the time of permitting. In no case shall minimum lot size be less than 4,100 square feet and minimum lot width shall not be less than 41 feet.	
2. Building height shall be limited to two stories and shall not be taller than 35 feet.	
3. Provide minimum front building setback of 20 feet from Blackshear Drive.	
4. Minimum dwelling size shall be 2,500 square feet. A minimum of 75% of the front and side facades of the structure shall be brick, stone, or hard stucco or a combination thereof. The eight homes shall contain at least four different facades.	
5. Provide a minimum of .48 acres (.36% of project site) of contiguous open space/recreational area as shown on zoning plan.	
6. Provide a minimum five-foot wide sidewalk and six foot wide landscape strip along Blackshear Drive. Provide a minimum six foot wide sidewalk and ten-foot wide landscape strip along North Druid Hills Road. Street trees shall be provided at one tree for every thirty feet along the property frontage Blackshear Drive and at one tree for every 40 feet of property frontage along North Druid Hills Road.	
7. Road improvements along North Druid Hills Road and Blackshear Drive shall be constructed as required by the Georgia Department of Transportation (DOT) and Dekalb County Transportation Division of Public Works prior to the issuance of any certificates of occupancy.	
8. Ensure that any grading or land development activities within the North Druid Hills right-of-way shall not further restrict sight distance and shall maximize sight distance for vehicles exiting from Blackshear Drive as approved by GDOT and the Dekalb County Transportation Division of Public Works prior to the issuance of any land disturbance permits.	
9. The developer shall have a mandatory perpetual Homeowner's Association or Condominium Association with appropriate restrictive covenants pursuant to State Law.	
10. A signed addendum allowing access from Blackshear Drive to the two proposed lots on the southwest corner of the lots (Lots # 1 and 2 on concept plan dated 9/10/14) shall be submitted prior to the issuance of any certificates of occupancy.	
11. Erosion shall be provided, mitigated, and vegetated in compliance with the Storm water Management Ordinance.	
12. Obtain variances from the Board of Zoning Appeals. Approval of this request does not result in any action for which the Board of Zoning Appeals has sole authority.	
13. Sidewalks to be constructed along Blackshear Drive to be extended within the right-of-way to the property frontage of the property at the corner of Blackshear Drive and North Jamestown Road prior to the issuance of any certificates of occupancy and subject to approval of the Transportation Division of Public Works.	
14. There shall be a minimum of four parking spaces provided for each single-family lot.	
15. As approved by the Georgia Department of Transportation and the Transportation Division of Public Works, a temporary construction entrance shall be provided on North Druid Hills Road. Number and location of such entrances shall be as determined by the GDOT and the Transportation Division of Public Works.	

Source Name: Z-14-19472
Date of Generation: 11/18/14
Page: 1



**ZONING DOCUMENTS FOR
SINGLE-FAMILY PARCELS**

24 HOUR CONTACT: JOSEPH ASHKOUTI (404) 310-8351

Drawing No.
C1.2

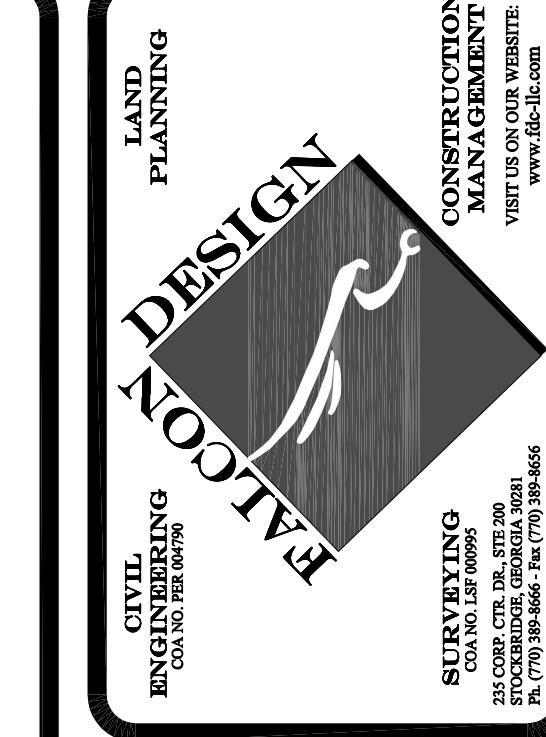
DATE: 9-08-2016	
SCALE: 1" = 20'	
FILE NUMBER: K. NELMS	
DRAWN BY: K. NELMS	
REVISIONS	
1	REVISED PER REVIEW COMMENTS
2	
3	
4	

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GEORGIA
REGISTERED
PROFESSIONAL SURVEYOR
No. 2960
KEVIN M. BROWN
SHEET NUMBER
3 of 4

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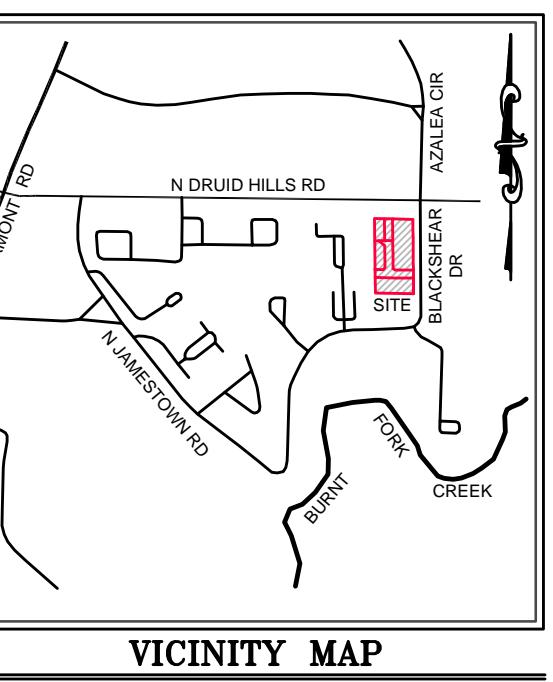
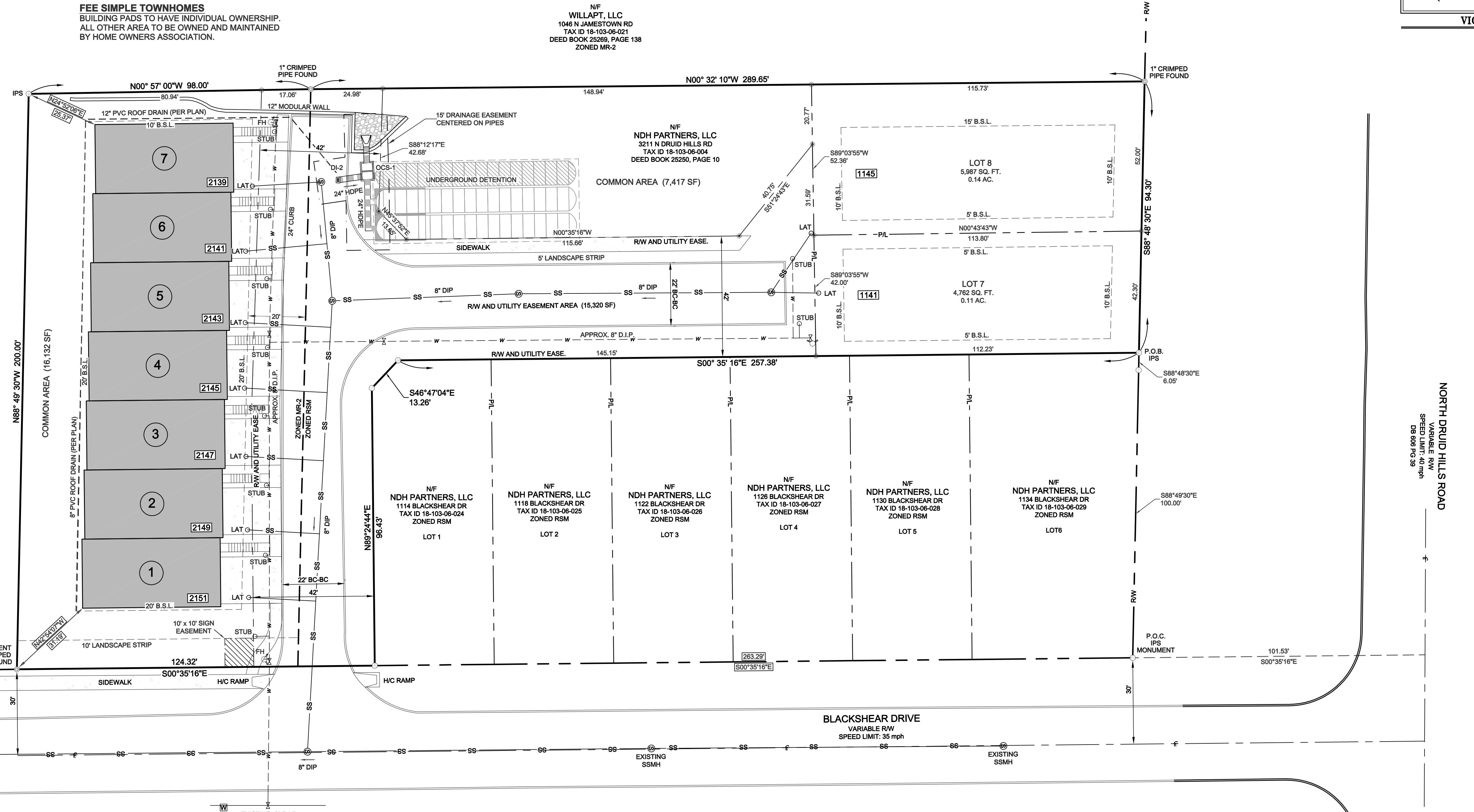


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LEGEND	
DB	REED BOOK
PB	PLATE BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REINFORCED
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 00995
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
RW	RIDGE
N.F.	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
S.F.	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DURABLE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDP	HIGH-DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
PLP	PROPERTY LINE
CENT	CENTER LINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C.C.	CURB & GUTTER
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L.N.F.	LINE LABEL
P.K.S.	NOW OR FORMERLY
SSE	PK NAIL SET
SWEMF	SANITARY SEWER EASEMENT
G.M.	UTILITY EASEMENT
ST	STRUCTURE MANAGEMENT FACILITY
SCOF	SEWER CLEAN OUT
IPF	IRON PIN FOUND
PPS	IRON PIN SET
CP	CALCULATED POINT
PP	POWER POLE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
JU	JUNCTION BOX
SD	SANITATION BOX
SS	SANITARY SEWER MANHOLE
DI	DROP INLET
RW	R/W MONUMENT
DC	SINGLE VOLUME CATCH BASIN
DB	DOUBLE VOLUME CATCH BASIN
CI	CURB INLET
HE	HEADWALL
FE	FLARED END SECTION
SE	GAS METER
GA	GATE
ET	ELECTRIC TRANSFORMER
TP	TELEPHONE PEDESTAL
LP	LIGHT POST
AS	ASPHALT
CON	CONCRETE

FEE SIMPLE TOWNHOMES

BUILDING PADS TO HAVE INDIVIDUAL OWNERSHIP.
ALL OTHER AREA TO BE OWNED AND MAINTAINED
BY HOME OWNERS ASSOCIATION.



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DATE: 9-08-2016
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FILE NUMBER:
DRAWN BY: K. BROWN



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ORIGINAL SIGNATURE OF THE SURVEYOR
APPROVED AND SIGNED
ACROSS THE REGISTRATION SEAL

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SHEET NUMBER
4 of 4

LAND
PLANNING
CONSTRUCTION
MANAGEMENT
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www.pjdc.com

SURVEYING
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PHONE: 404.361.3200
FAX: 404.361.3201
EMAIL: info@pjdc.com