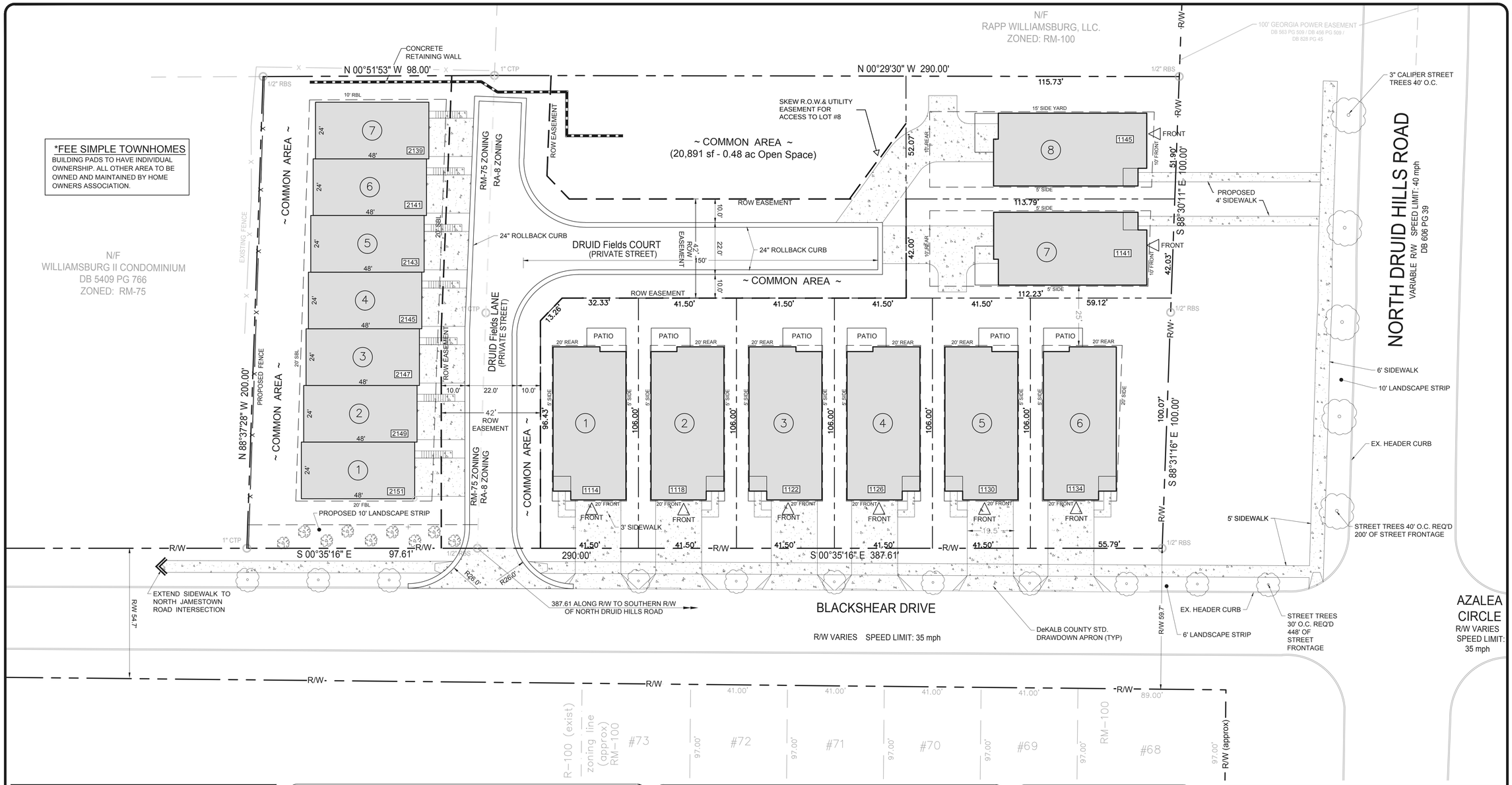

DeKalb County Sketch Plat Notes

1. A 75-foot tributary buffer will be maintained on all state waters that are not approved for a buffer encroachment variance by DeKalb County or GA. E.P.D.
2. Sketch plat approval does not constitute approval of the storm drainage or sanitary sewer systems. No construction shall begin until construction plans are approved and a development permit is obtained.
3. The owner of the property is responsible for compliance with the Corps of Engineers requirements regarding wetlands.
4. Water services to be provided by DeKalb County.
5. Sanitary sewer services to be provided by DeKalb County.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TOWNHOME SITE DATA

LOT AREA:	0.449 ACRES (19,571 SF)
ZONING:	MR-2
VARIANCE CASE:	A-14-19505
USE:	7 TOWNHOMES
MINIMUM LOT SIZE:	4100 SF
MINIMUM FRONTAGE:	41'
BUILDING COVERAGE:	

SETBACKS

FRONT YARD:	20' (REDUCED FROM 35' PER ZONING CONDITIONS)
SIDE YARD:	20' (REDUCED FROM 50' PER ZONING CONDITIONS)
SIDE YARD TO RM-75:	20' (PER RM-75 ZONING)
SIDE YARD TO RA-8:	20' (REDUCED FROM 50' PER ZONING CONDITIONS)
REAR YARD:	10' (REDUCED FROM 40' PER ZONING CONDITIONS)

PARKING SUMMARY

MINIMUM SPACES:	4 SPACES PER DWELLING = 28
GARAGE SPACES:	14
DRIVEWAY SPACES:	14
TOTAL SITE SPACES:	28

ZONING CONDITIONS:
SEE SHEET C1.1 ZONING DOCUMENTS FOR LIST OF ALL CONDITIONS

SINGLE-FAMILY SITE DATA

LOT AREA:	0.890 ACRES (38,779 SF)
TOTAL PARCEL AREA:	1.332 ACRES (58,033 SF)
ZONING:	RSM
ZONING CASE:	Z-14-19472
USE:	8 SINGLE-FAMILY HOMES
MINIMUM LOT SIZE:	4100 SF
MINIMUM FRONTAGE:	41'

SETBACKS

FRONT YARD:	10' MINIMUM FOR ALLEY LOTS (RSM)
FRONT YARD:	20' FROM BLACKSHEAR DRIVE (PER ZONING CONDITIONS)
SIDE YARD:	5' (RSM)
REAR YARD:	20' (RSM)

PARKING SUMMARY

MINIMUM SPACES:	4 SPACES PER DWELLING x 8 UNITS = 32 SPACES
GARAGE SPACES:	16
DRIVEWAY SPACES:	16
TOTAL SITE SPACES:	32

ZONING CONDITIONS:
SEE SHEET C1.1 ZONING DOCUMENTS FOR LIST OF ALL CONDITIONS

COVENANTS

THIS DEVELOPMENT WILL HAVE A HOMEOWNER'S ASSOCIATION WITH MANDATORY COVENANTS.

LOT TABLE

LOT	SF	AC
1	4,355	0.099
2	4,399	0.100
3	4,399	0.100
4	4,399	0.100
5	4,399	0.100
6	6,116	0.140
7	5,964	0.137
8	4,723	0.108
COMMON AREA	27,426	0.630
TOWN HOMES	11,400	0.262

This sketch plat has been submitted to and approved by the Planning Commission of DeKalb County, on this_____ day of _____ 20 _____ .

By: _____ (Director)
Planning Commission Chairman
DeKalb County, Georgia

NORTH

GEORGIA811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

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

24 HOUR CONTACT: SHELLY BROCK (404)812-0803

GEORGIA REGISTERED No. 24627 PROFESSIONAL ENGINEER William B. Dunlap

paradigm Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, Ga 30038
(770) 605-6030
www.Paradigmeng.net

Project No.	P1442
Design By:	WBD
Drawn By:	LF
Checked By:	WBD
Date:	1/20/15
Scale:	1"=20'

No	Revision	Date
1	COUNTY COMMENTS	6-10-15
2	ADJUST SITE PLAN FOR NEW DEKALB ZONING ORDINANCE	9-29-16

AOB ATLANTA, LLC.
3533 ROXBORO ROAD, SUITE 5
ATLANTA, GA 30326
PH:(404)812-0803

SKETCH PLAT SITE PLAN
The Fields at Druid Hills

LAND LOT 103, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

Drawing No.
C2