

Grid North (GA West Zone)

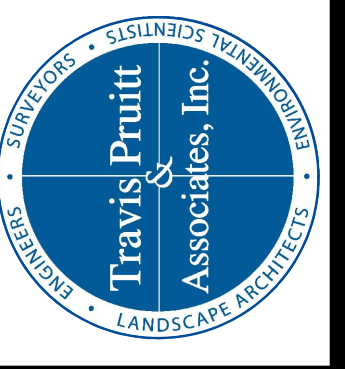


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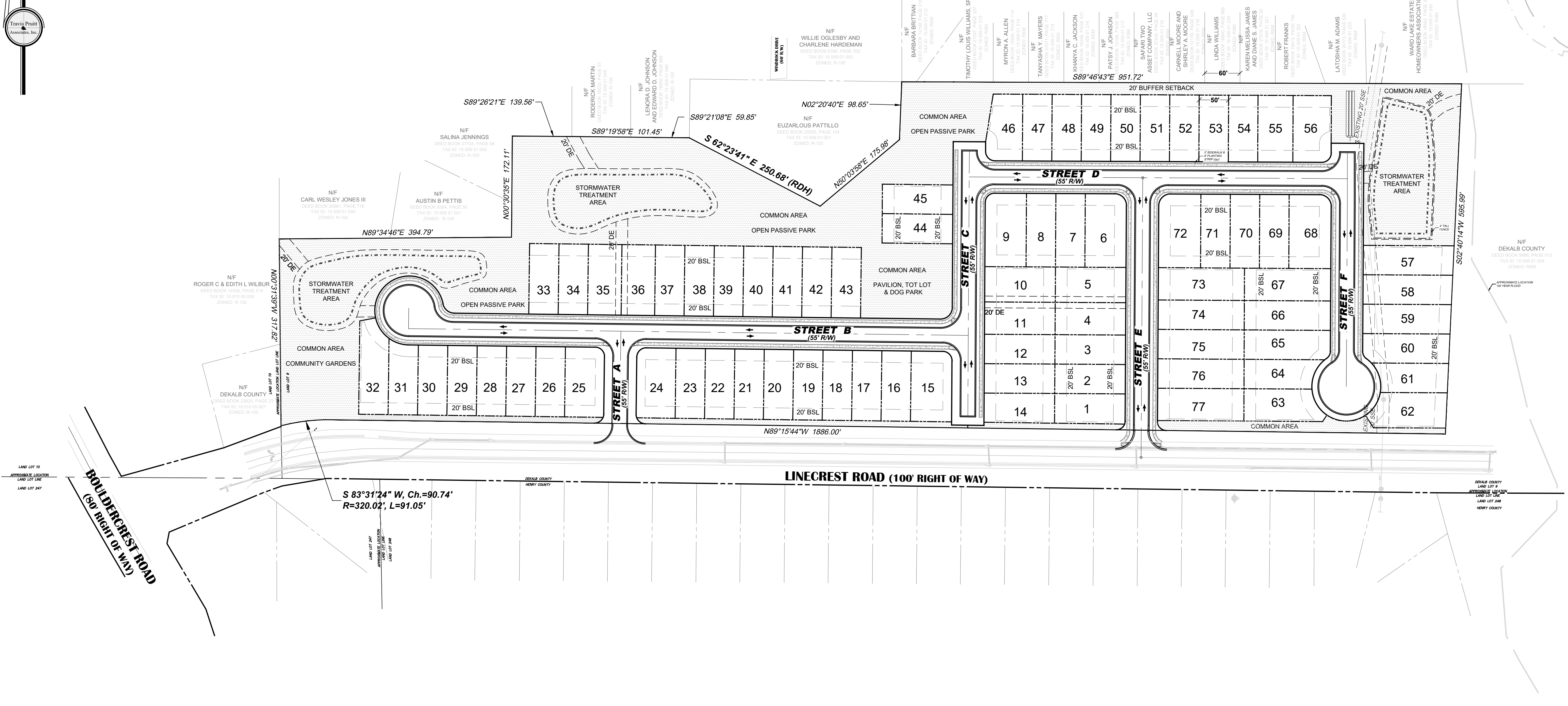
NO	DATE	DESCRIPTION
1	03/02/22	Zoning Comments
2	03/02/22	Description 3
3	03/02/22	Description 4
4	03/02/22	Description 5
5	03/02/22	Description 6
6	03/02/22	Description 7

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6	03/02/22	Description 7



LINECREST ROAD TRACT

LAND LOTS 9 AND 10 - 15TH DISTRICT - DEKALB - GEORGIA



COMMON AREA

TOTAL SITE AREA: 22.5 AC
REQUIRED COMMON AREA: 4.5 AC (20%)
PROVIDED COMMON AREA: 4.525 AC (20%)

PARKING

DETACHED SINGLE FAMILY DWELLINGS:
MINIMUM = 2 SPACES PER DWELLING
MAXIMUM = 4 SPACES PER DWELLING

TOTAL UNITS = 77
MINIMUM = 2 X 77 = 154 SPACES
MAXIMUM = 4 X 77 = 308 SPACES

TOTAL PARKING PROVIDED:
TOTAL PARKING = 77 X 2 GARAGE SPACES
+ 2 DRIVEWAY SPACES
TOTAL PARKING PROVIDED = 308 SPACES

SITE NOTES

TOTAL SITE AREA: 22.5 AC
ZONING: RSM (SUBURBAN)

LOT STANDARDS

SETBACKS:
FRONT - 20' MIN.
SIDE - 3' WITH MIN. 10' SEPARATION BETWEEN BUILDINGS
SIDE CORNER: 20' MIN.
REAR - 20' MIN.

MINIMUM LOT AREA: 5,000 SF
MINIMUM LOT WIDTH: 50 FEET
MAXIMUM LOT COVERAGE: 50%
MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM HEATED FLOOR: 1,200 SF



Streetscape Figure—Local Streets, Single Family Residential Districts

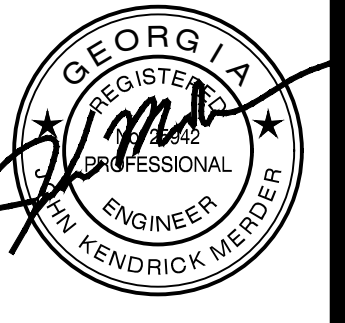
PERIMETER LOT COMPATIBILITY

Sec 5.2.3.B. Compatibility of new lots. Perimeter lots are proposed along the northern property line adjacent to Ward Lake Estates. The lots are in compliance with the two requirements below, per Sec 5.2.3.B. Compatibility of new lots with adjacent lots is demonstrated by the following:

- The lot width of the new lot is at least eighty (80) percent of the lot width of an adjacent existing subdivision lot;
Adjacent lots are 60' wide. 60' x 80% = 50'
Proposed lots are 50' in width
- The new lot provides a minimum transitional buffer of twenty (20) feet;
A 20' wide Buffer has been provided between the proposed lots and the existing adjacent lots.

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GRAPHIC SCALE - IN FEET
50 0 100 200 300 400



For The Firm
Travis Pruitt & Associates, Inc.
DATE: March 3, 2022
SCALE: 1" = 100'
CN: 200188CPO6
JN: 200188
FN: ---
SHEET NO: 1