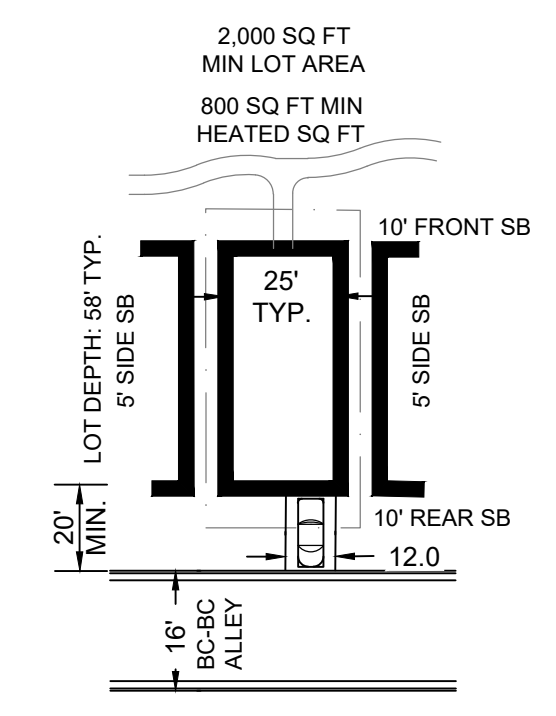


SINGLE FAMILY COTTAGE TYPICAL LOT DETAIL



PROPERTY OWNERS:
 PID: 18 037 05 003 - DAWN GROUP LLC
 PID: 18 037 05 004 - DAWN GROUP LLC

PARKING ANALYSIS		TOTAL PER HOUSE	TOTAL LOT	TOTAL SPACES
LOT TYPE	GARAGE/DRIVEWAY			
FRONT ENTRY	0	1	23	23
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				12
GUEST / CLUBHOUSE / MAIL KIOSK PARKING				25
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL				48

SEWER NOTE:
 SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ALONG WITH CARRIAGE WALK WAY.

WATER NOTE:
 EXISTING WATER LINE LOCATED ON STONE MOUNTAIN LITHONIA ROAD AND PROVIDED BY DEKALB COUNTY.

STREET LIGHT NOTE:
 FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

FEMA NOTE:
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0091K, DATED DECEMBER 08, 2016

TREE PRESERVATION NOTE:
 EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE.

BOUNDARY SURVEY BY:
 ALLIANCE SURVEY
 4525 S. LEE STREET
 BUFORD, GEORGIA 30518
 PHONE: 334.360.4197

= PROPOSED TREE SAVE LIMITS; LIMITS ARE SUBJECT TO CHANGES WITH FURTHER REVIEW OF GRADING AND TREE SURVEY DATA.

DEVELOPMENT TABLE	
GROSS ACRES:	+/-4.34 AC. (189,050 SQ. FT.)
EXISTING ZONING:	R-100
PROPOSED ZONING:	RSM W/ SLUP / DEKALB COUNTY
TOTAL UNITS:	23 UNITS
TOTAL DENSITY:	5.30 U/A
UNIT WIDTH:	25' TYPICAL
LOT AREA:	2,000 SQ. FT. MIN.
LOT WIDTH:	35' TYPICAL
UNIT HEATED AREA:	800 SF MIN.
BUILDING SETBACKS	
FRONT:	20' THOROUGHFARES; 10' INTERNAL (20' MIN DRIVEWAYS)
REAR:	10'
SIDE:	5'
BETWEEN FOUNDATIONS:	
L/S STRIP:	10' TYPICAL
BUILDING HT. REQUIRED:	AS SHOWN
PARKING REQUIRED:	35 FT MAXIMUM
LOT COVERAGE ALLOWED:	0.5 / UNIT FOR EACH DWELLING; 0.25 / UNIT FOR GUESTS
LOT COVERAGE PROVIDED:	50% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED:	50%

SEC. 5.5.1 (B) THE OPEN SPACE REQUIREMENTS IN DIVISION 5 OF THIS ARTICLE DO NOT APPLY TO RESIDENTIAL SUBDIVISIONS WITH LESS THAN FIVE (5) ACRES OR LESS THAN THIRTY-SIX (36) RESIDENCES.

VARIANCES REQUESTED:
 1.) 20' GRADED & RE-PLANTED BUFFER
 2.) 0' BUFFER TO THE SOUTH

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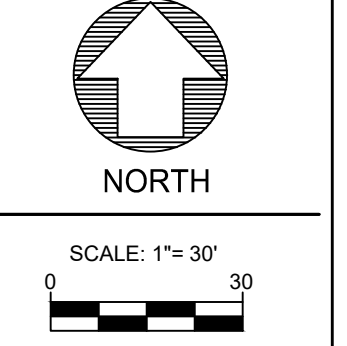
NOT RELEASED FOR CONSTRUCTION

SURVEYING BY:
 GRANT SHEPHERD & ASSOCIATES, INC.
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 CONTACT: SEATON G. SHEPHERD JR.

BATTLE LAW
 3862 HABERSHAM AT NORTHLAKE
 BUILDING J, SUITE 100
 TUCKER, GA 30084
 24 HR CONTACT: MICHELE BATTLE
 PHONE: 404.601.7616 EXT. 1
 EMAIL: MLB@BATTLELAWPC.COM

Zoning Plan for
STONE MOUNTAIN LITHONIA ROAD TRACT
 373 & 389 STONE MOUNTAIN LITHONIA ROAD
 L.L. 36 & 37 - DISTRICT 181H
 PARCEL # 18 037 05 003 & 18 037 05 004

Orig. Issue 08.11.20
 Designed by BW
 Checked by BW
 Project # 20089



ZONING PLAN

5.16.22