

PROPERTY ADDRESS:
3128 EAST PONCE DE LEON AVE
SCOTTDALE, GA 30079

SOIL LEGEND

SYMBOL	SOIL TYPE
CuC	Cecil-Urban land complex, 2 to 10 percent slopes
Ud	Urban land

PROJECT USE IS 48 TOWNHOME UNITS
MINIMUM LOT/UNIT WIDTH = 25'
FRONT SETBACK = 5'
SIDE SETBACK = 0 SIDE
CORNER SETBACK ON PUBLIC STREET = 10'
REAR SETBACK = 10'
NO TRANSITIONAL BUFFERS REQUIRED

PARKING SPACES BASED ON M ZONING ORDINANCE
RESIDENTIAL = 1.5 SPACES X 48 UNITS = 72
REQUIRED GUEST PARKING = 0.25 SPACES X 48 UNITS = 12
EACH UNIT HAS A 2 CAR GARAGE = 48 X 2 = 96
ADDITIONAL PARKING PROVIDED = 6
TOTAL PARKING REQUIRED = 84 TOTAL PARKING PROVIDED = 102 PARKING

NEW SIDEWALKS TO BE PROVIDED = 2,246 LF
ANY BUILDING SIDE FACING EAST PONCE DE LEON AVE TO MEET REQUIREMENTS OF DESIGN ELEMENTS FOR 30% OF THE AREA OF THE SIDE FACADES

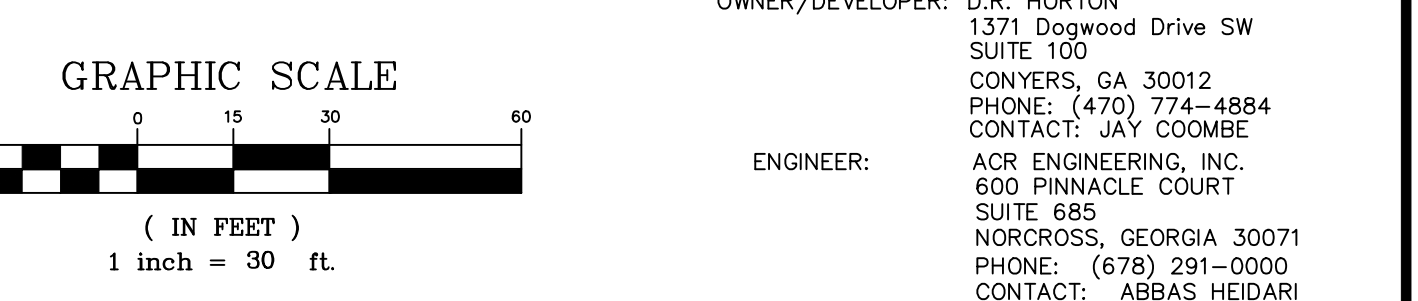
PROJECT SITE = 4.127 ACRES (179,770 S.F.)
PROJECT ADDRESS IS 3128 E PONCE DE LEON AVE
EXISTING ZONING = M (LIGHT INDUSTRIAL)

PROPOSED DU/AC FOR PROJECT 2.03 AC = 10.34 DU/AC (48 RESIDENTIAL UNITS)

- NOTE:
1. ALL SANITARY SEWER LINES ARE 8" PVC UNLESS 8" DIP IS REQUIRED PER DEKALB COUNTY REGULATIONS AND FINAL DESIGN.
 2. RESIDENCE'S STREET NUMBER MUST BE POSTED ON SAME SIDE ST HOUSE THAT SANITATION SERVICE GARBAGE PICKUP.
 3. NO STREET PARKING IS ALLOWED.
 4. MAX. HEIGHT OF BUILDING IS 30' UNLESS SPRINKLER IS PROVIDED.

STORMWATER STATEMENT

STORMWATER DETENTION AND WATER QUALITY FOR THE AREA OF THIS PROJECT WAS PREVIOUSLY ACCOUNTED FOR AS A PART OF THE BRIGHTON VILLAGE DEVELOPMENT, AS APPROVED BY DEKALB COUNTY. BASED ON A REVIEW OF THE AVAILABLE INFORMATION, APPROXIMATELY 0.5+/- ACRES OF THE AREA OF THIS SITE WAS INTENDED TO DRAIN TO THE BRIGHTON VILLAGE STORMWATER POND, AND THE REMAINING 1.5+/- ACRES WAS INTENDED TO BYPASS THAT FACILITY.



OWNER/DEVELOPER: D.R. HORTON
1371 Dogwood Drive SW
SUITE 100
CONYERS, GA 30012
PHONE: (470) 774-4884
CONTACT: JAY COOMBE

ENGINEER: ACR ENGINEERING, INC.
600 PINNACLE COURT
SUITE 685
NORCROSS, GEORGIA 30071
PHONE: (678) 291-0000
CONTACT: ABBAS HEIDARI

DATE:	No.	Revision/Issue	By	Date
MARCH 10, 2021				

SCALE: 1"=30'
DRAWN: IP
APPROVED: MM
DRAWING: 21003E-SKETCH PLAT

ACR ENGINEERING, INC.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
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**OPTION 1
SKETCH PLAT
FOR
EAST PONCE DE LEON AVE**

Sheet **3**
of **4**

LAND LOT 9 & 47
18TH DISTRICT
DEKALB COUNTY, GEORGIA

