

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of Shalom Restorations, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow single-family detached homes, at 695 Jordan Lane.

PETITION NO: D2-2022-1976 Z-22-1245935

PROPOSED USE: Single-family, detached homes.

LOCATION: 695 Jordan Lane, Decatur, Georgia 30033

PARCEL NO. : 18-063-09-077

INFO. CONTACT: Planning & Sustainability

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Shalom Restorations, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow single-family detached homes. The property is located on the east side of Jordan Lane, the south side of Reverend DL Edwards Drive and Cemetery Drive, at 695 Jordan Lane in Decatur, Georgia. The property has approximately 155 feet of frontage along Jordan Lane, 105 feet of frontage along Reverend DL Edwards Drive, and 103 feet of frontage along Cemetery Drive and contains 0.67 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: (October 2022) Deferral. (August 2022) Full Cycle Deferral.

PLANNING COMMISSION: (November 1, 2022) Pending. (September 1, 2022) Denial.

PLANNING STAFF: Full Cycle Deferral.

STAFF ANALYSIS: The Applicant submitted a revised concept plan increasing the number of residential units from three single-family detached lots to 8 single-family cottages on 10/18/22 (see attached). Since this major modification was received after publication of the November legal ad, it must be deferred full cycle based on Section 7.2.2.B (3-5) of the Zoning Ordinance as follows: 3. No major change to an application may be accepted later than the required deadline for advertising in the legal organ or a newspaper of general circulation within the county. There shall be no refund of application fees after the planning department has accepted an application. 4. The following shall constitute a major change to an application that shall result in deferral and/or re-advertising of the application: a. The movement of any building or structure adjacent to an exterior boundary line, closer to the boundary line of the property; b. Any increase in the number of dwelling units or any increase in the total amount of floor space of any nonresidential building; c. Any decrease in the size of residential units; d. Any increase in the number of curb cuts; e. Any decrease in the buffer requirements; f. Any increase in the height of any building or structure; g. Any change in the proportion of floor space devoted to different authorized uses; h. Any change in the zoning classification requested; or i. Any change in the land use plan classification that increases the density of the proposed use. 5. A change to a site plan or proposed condition of zoning associated with an application, which change has been accepted and allowed to be part of the application, may be deferred by the board of commissioners for a full-cycle review if the board of commissioners determines such review is reasonably necessary as a result of the change. The amended application shall be treated as if it were a new

application, for the purposes of publication, review, notice and hearings, as required under this article, including review by the community council and planning commission. An amendment to an application shall not change the original filing date of that application. An amended application shall not require a new application fee. However, in the case of a deferral requested by the applicant, the applicant shall pay a required re-advertising fee. Therefore, it is the recommendation of the Planning & Sustainability Department that the major modification proposal that was received after the November legal ad publication be “Deferred, Full Cycle”.

PLANNING COMMISSION VOTE: (November 1, 2022) Pending. (September 1, 2022) Denial 8-0-0. Jana Johnson moved, LaSonya Osler seconded for denial, per Staff recommendation.

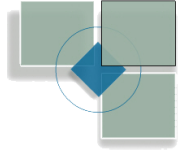
COMMUNITY COUNCIL VOTE/RECOMMENDATION: (October 18, 2022) Deferral 9-0-0. (August 16, 2022) Full Cycle Deferral 7-0-0.



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov



Planning Commission Hearing Date: November 1, 2022

Board of Commissioners Hearing Date: November 17, 2022

STAFF ANALYSIS

Case No.:	Z-22-1245935	Agenda #: D2
Location/ Address:	The east side of Jordan Lane, and the south side of Reverend DL Edwards Drive and Cemetery Drive at 695 Jordan Lane in Decatur, Georgia.	Commission District: 4 Super District: 6
Parcel ID:	18 063 09 077	
Request:	To rezone properties from R-75 (Residential-Medium Lot-75) to RSM (Small Lot Residential Mix) District to construct single-family detached homes.	
Property Owner:	Shalom Restorations	
Applicant/Agent:	Shalom Restorations	
Acreage:	.67	
Existing Land Use:	Vacant Single-Family home.	
Surrounding Properties:	Apartments to the west, a cemetery (Washington Memorial Gardens) to the east; Single-family detached residential to the south, and a place of worship to the north (Greater Friendship Baptist Church).	
Adjacent Zoning:	North: R-75 South: R-75 East: R-75 West: MR-2	
Comprehensive Plan:	SUB (Suburban)	Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	4.5 units per acre	Existing Density: NA
Proposed Units/Square Ft.:	3 single-family detached homes.	Existing Units/Square Feet: Vacant Single-Family home and accessory building
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

Staff Recommendation: FULL CYCLE DEFERRAL (REVISED 10 19 22)

The Applicant submitted a revised concept plan increasing the number of residential units from three single-family detached lots to 8 single-family cottages on 10/18/22 (see attached). Since this major modification was received after publication of the November legal ad, it must be deferred full cycle based on Section 7.2.2.B (3-5) of the Zoning Ordinance as follows:

3. No major change to an application may be accepted later than the required deadline for advertising in the legal organ or a newspaper of general circulation within the county. There shall be no refund of application fees after the planning department has accepted an application.

4. The following shall constitute a major change to an application that shall result in deferral and/or re-advertising of the application:

- a. The movement of any building or structure adjacent to an exterior boundary line, closer to the boundary line of the property;*
- b. Any increase in the number of dwelling units or any increase in the total amount of floor space of any nonresidential building;*
- c. Any decrease in the size of residential units;*
- d. Any increase in the number of curb cuts;*
- e. Any decrease in the buffer requirements;*
- f. Any increase in the height of any building or structure;*
- g. Any change in the proportion of floor space devoted to different authorized uses;*
- h. Any change in the zoning classification requested; or*
- i. Any change in the land use plan classification that increases the density of the proposed use.*

5. A change to a site plan or proposed condition of zoning associated with an application, which change has been accepted and allowed to be part of the application, may be deferred by the board of commissioners for a full-cycle review if the board of commissioners determines such review is reasonably necessary as a result of the change. The amended application shall be treated as if it were a new application, for the purposes of publication, review, notice and hearings, as required under this article, including review by the community council and planning commission. An amendment to an application shall not change the original filing date of that application. An amended application shall not require a new application fee. However, in the case of a deferral requested by the applicant, the applicant shall pay a required re-advertising fee.

Therefore, it is the recommendation of the Planning & Sustainability Department that the major modification proposal that was received after the November legal ad publication be “Deferred, Full Cycle”.

Re: URGENT - Z-22-1245935 695 JORDAN LANE - Community council 4 Information

Keith Hallman <shalom.restorations@gmail.com>

Tue 10/18/2022 4:52 PM

To: Folgherait, Andrea K <akfolgherait@dekalbcountyga.gov>

Cc: Reid, John <jreid@dekalbcountyga.gov>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Chappell, Adam W <awchappell@dekalbcountyga.gov>

Good afternoon -

Please see the lot revision attached -- This would be for single detach cottages with a 800 sft building footprint and 1200 max sft .. 3/2 configurations ...

Blessings,

Keith

770-906-7092

On Wed, Oct 12, 2022 at 4:54 PM Folgherait, Andrea K <akfolgherait@dekalbcountyga.gov> wrote:

Good afternoon,

Please see the attached Agenda and zoom link information (also displayed on the agenda) to access the Community Council 4 Meeting for Tuesday, October 18th at 5:30 PM for your case: **Z-22-1245935 695 JORDAN LANE**

I've copied Senior Planner, Adam Chappell, assigned to Community Council 4, if you have any further questions regarding the meeting.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/85979297408> Or Telephone Dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

Thank you,

Andrea Folgherait

From: Keith Hallman <shalom.restorations@gmail.com>

Sent: Monday, September 19, 2022 6:56 PM

To: Folgherait, Andrea K <akfolgherait@dekalbcountyga.gov>

Cc: Reid, John <jreid@dekalbcountyga.gov>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Keith Hallman <shalom.restorations@gmail.com>

Subject: Re: URGENT - Z-22-1245935 695 JORDAN LANE - CHANGE BOC HEARING TO OCTOBER 4th

Please see notice update attached per your request ... Let me know please if you need anything else ...

Best regards ,

Keith

770-906-7092

On Friday, September 16, 2022, Folgherait, Andrea K <akfolgherait@dekalbcountyga.gov> wrote:

You can print out this the new hearing information (I've included) and attach it to your sign.

Thank you,

From: Keith Hallman <shalom.restorations@gmail.com>

Sent: Friday, September 16, 2022 9:45 AM

To: Reid, John <jreid@dekalbcountyga.gov>

Cc: Folgherait, Andrea K <akfolgherait@dekalbcountyga.gov>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>

Subject: Re: URGENT - Z-22-1245935 695 JORDAN LANE - CHANGE BOC HEARING TO OCTOBER 4th

Where can I go to pick that up so I can do it today ?

On Friday, September 16, 2022, Reid, John <jreid@dekalbcountyga.gov> wrote:

Keith just checking to make sure you changed teh BOC ph date on your signs to Oct 4-- see below--thanks

From: Folgherait, Andrea K <akfolgherait@dekalbcountyga.gov>
Sent: Tuesday, September 6, 2022 2:18 PM
To: Keith Hallman <shalom.restorations@gmail.com>
Cc: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Reid, John <jreid@dekalbcountyga.gov>
Subject: URGENT - Z-22-1245935 695 JORDAN LANE - CHANGE BOC HEARING TO OCTOBER 4th

Dear Applicant,

Your application originally scheduled for the September 29th Board of Commissioners Meeting has been ***rescheduled for Tuesday, October 4, 2022, 5:30PM.***

Please change the Board of Commissioners meeting date on your public hearing sign to reflect this change of public hearing date.

Please print out the attached information related to the October 4th BOC meeting (**see attached**) and attach that information to your public hearing sign. **The Oct 4th ZOOM link and info to access the BOC meeting is included in the document.** If you do not have access to a printer, our office can print the attachment, but you will have to arrange a day and time to come pick up the attachment.

Signs must have the revised BOC hearing date and related information on them by COB on Monday September 19th.

Please send me and John Reid (copied on email) photos of the public hearing signs with the corrected hearing date and related information and the date you made the corrections.

Let me know if you have any questions.

Thank you,

Andrea Folgherait

Andrea Folgherait

Planner (she/her)

[Planning and Sustainability | DeKalb County GA](#)

akfolgherait@dekalbcountyga.gov

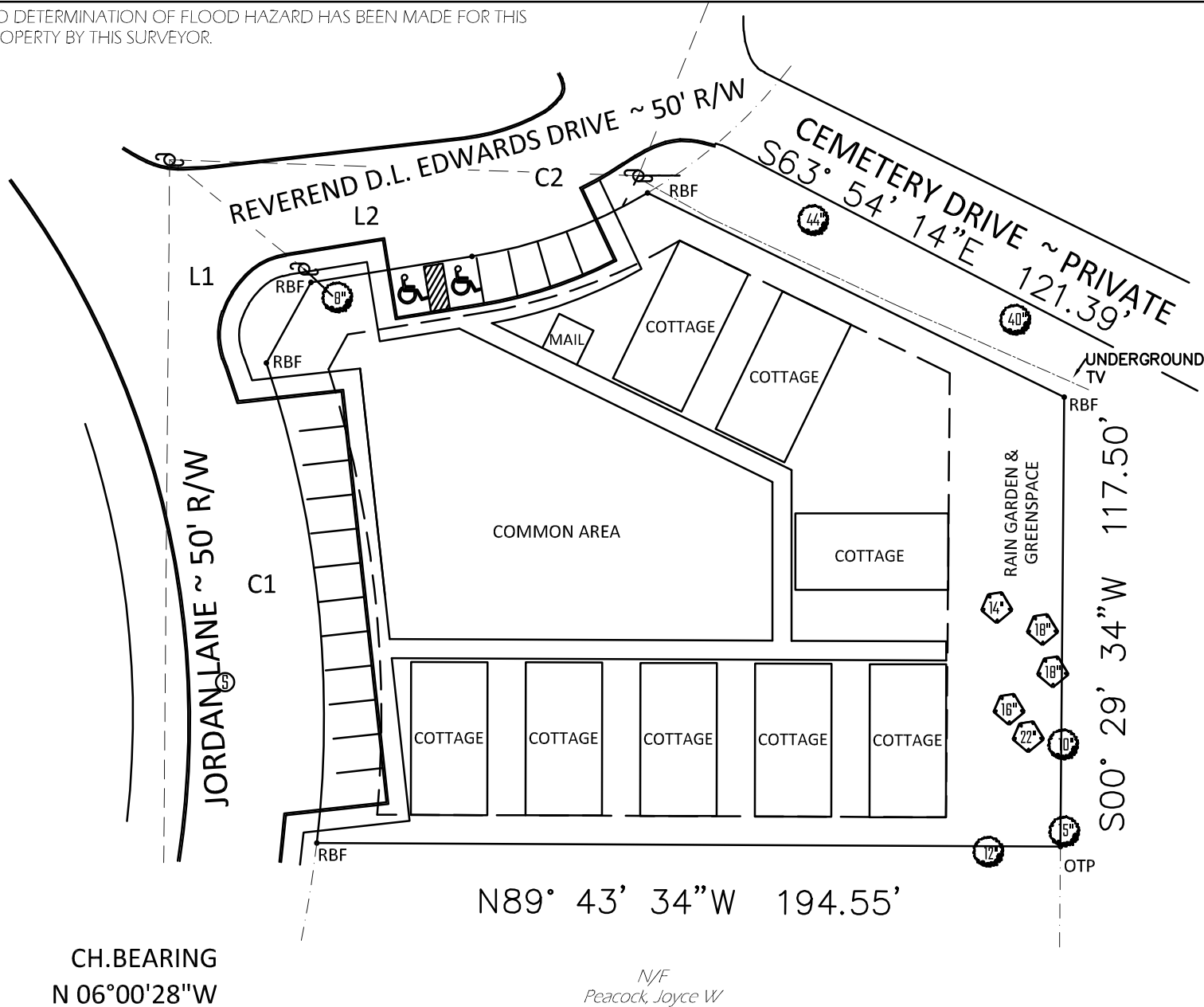
Work Phone: 470-421-0196

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

LINE	DIST.	BEARING
L1	24.13'	N 28°55'49"E
L2	42.65'	N 80°52'37"E

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	290.00'	127.21'	126.20'	N 06°00'28"W
C2	131.44'	49.15'	48.87'	N 70°09'51"E



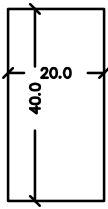
LEGEND

AKA	ALSO KNOWN AS	POB	POINT OF BEGINNING
APD	AS PER DEED	R/W	RIGHT-OF-WAY
APP	AS PER PLAT	RBF	REBAR FOUND
BSL	BUILDING (SETBACK) LINE	RBS	REBAR SET
CP	COMPUTED POINT	-X-	FENCE LINE
CTP	CRIMP TOP PIPE FOUND	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	CMP	CORRUGATED METAL PIPE
FFE	FINISH FLOOR ELEVATION		WATER VALVE
FKA	FORMERLY KNOWN AS		WATER METER
IPF	IRON PIN FOUND		TELECOM MANHOLE
LL	LAND LOT		SANITARY SEWER MANHOLE
LLL	LAND LOT LINE		CLEAN OUT
N/F	NOW OR FORMERLY		JUNCTION BOX
PB	PLAT BOOK		DROP INLET
	UTILITY POLE		GAS VALVE
	LAMP POST		GAS METER
	FIRE HYDRANT		WALL
	PINE TREE		HARDWOOD

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (+/- ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

N/F
Memorial
Properties Inc

EXAMPLE HOME FOOTPRINT



N/F
Peacock, Joyce W

CONCEPT PLAN 10-17-2022

AREA = 29496 SQ. FT
OR
0.6771 ACRES

260 PEACHTREE STREET NW
SUITE 2200
ATLANTA, GA 30303
(678) 323-4712
info@deltasurveyorsinc.com
LSF # 001370

COTTAGE CONCEPT PLAN
PREPARED FOR:
Keith Hallman

PROPERTY ADDRESS:
695 Jordan Ln
Decatur, GA 30033

PARCEL ID:18 063 09 077
LAND LOT 63 18th DISTRICT
DeKALB COUNTY, GEORGIA
LOCATED IN UNINCORP

DB:6572 PG:236	BY:
FIELD DATE: 2-18- 2022	TH
DRAWN DATE: 2-24- 2022	TW

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

RPLS: LS003030



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____

Parcel I.D. #: 18-063-09-077

Address: 695 Jordan Lane

Decatur GA 30033

WATER:

Size of existing water main: 6" AC possibly inadequate (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: Unknown

SEWER:

Outfall Servicing Project: City of Atlanta

Is sewer adjacent to property: Yes (x) No () If no, distance to nearest line: 8" adjacent

Water Treatment Facility: CM Clayton ☒ adequate () inadequate

Sewage Capacity: 36.3 (MGPD) Current Flow: 40 (MGPD)

COMMENTS:

Will need sewer capacity approval

Signature: _____

8/15/2022

To: Ms. Andrea Folgherait, Planning and Ms. LaShonda Hill
From: Ryan Cira, Director
Cc: Alan Gaines, Environmental Health Deputy Director
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DEKALB COUNTY

Board of Health

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

8/15/2022

N.5 2022-1910 SLUP-22-1245924 18-233-07-002

2345 Shallowford Road, Atlanta, GA 30345

Amendment

- Please review general comments.

N.6 2022-1911 SLUP-22-1245925 15-156-14-003

3771 Elkridge Drive, Decatur, GA 30032

Amendment

- Please review general comments.

N.7 2022-1912 Z-22-1245928 18-091-03-006, 18-091-03-048

883 Mountain View Drive, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Septic system installed on this property on 02/15/1961.

N.8 2022-1976 Z-22-1245935 18-063-09-077

695 Jordon Lane, Decatur, GA 30033

Amendment

- Please review general comments.

Zoning Comments - September 2022

N2. SLUP-22-1245880 - Briarcliff Road is SR 42. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). The property is within the Druid Hills Historic District. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. **Briarcliff Road** is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. University Drive is classified as a local residential road. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 12 foot travel lane from centerline, curb and gutter, a 5 foot sidewalk (Zoning Code) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Concerned about the entrance and the interior intersection being too close and impacting Briarcliff Road. Traffic Study required to include a traffic signal warrant study at main entrance. Traffic operations at access point on University Drive will also need to be considered- as this will be a non-traditional intersection. Interior streets to be private. At time of permitting, verify sight distance at intersection of access points and Briarcliff Road and University Drive.

N3 & N4. Z-22-1245923 & SLUP-22-1245924 - North Decatur Road is classified as a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with 11 foot travel lane with curb and gutter, a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please see Land Development Code Section 14-200 (5) for the number of access points required by code for 200 units. Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

N5. SLUP-22-1245924 - Shallowford and Briarcliff Roads are classified as a minor arterials. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane from centerline with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Dedicate necessary right of way for the extension of the right turn lane from Briarcliff Road onto Shallowford Road.

N6. SLUP-22-1245925 - No Comment

N7. Z-22-1245928 - Mountain View Drive is classified as a collector street. The following minimum infrastructure requirements must be met: Right of way dedication of 35 feet from centerline OR such that

all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). New local public streets have the following minimum requirements: Right of way dedication of 55 feet, 24 feet of pavement with curb and gutter, a 5 foot sidewalk (Zoning Code) located 6 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

N8. Z-22-1245935 - Jordan Lane & Reverend D.L. Edwards Drive are classified as local streets have the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Developer required to pay to relocate traffic calming speed table away from proposed driveways. Driveways need to be at least 33 feet apart (edge of drive to edge of drive) from each other to fit the relocated speed table. May need to flip driveway location on corner lot to accommodate.

N9 & N10. Z-22-1245856 & SLUP-22-1245857 - No comment.

N11. Z-22-1245874 - Clairmont Road is SR 155. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). Donate right of way necessary for GDOT's project at Clairmont Road project. Briarcliff Road is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. Additional comments may be warranted after receipt of traffic study.

N12. & N13. LP-22-1245937 & Z-22-1245875 - No comments.

N14. Z-22-1245876 - 1893, 1901 and 1909 are within the I-20 Overlay District, Tier 2. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. East Field Street, Glenvalley Dr & Northview Ave are classified as local streets. Improvements required on all frontages. Where the overlay district is silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please note that the required right of way dedication may have significant impacts to your site plans. Please review.

N15. SLUP-22-1245885 - Chamblee Tucker Road is classified a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code)

with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. If you are seeking a variance for the bike facility requirements, I would do so during zoning. Bolissa Drive is classified as a local road with the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov).

N16. & N17. LP-22-1245892 & Z-22-1245922 - Properties are located in the Covington Overlay District. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. Redan Road and Longshore Drive are classified as local roads. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Interior streets to be private.

N18. CZ-22-1245934 - Lawrenceville Hwy is a State Route. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). Lawrenceville Hwy is classified as a major arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 50 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. Jordan Lane is classified as a local road. The following minimum requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Add pedestrian crossing and ADA ramps to the intersection of Jordan Lane at Lawrenceville Hwy.

**DeKalb County School District
Development Review Comments**

Analysis Date: 8/15/2022

Submitted to: DeKalb County

Case #: Z-22-1245935

Parcel #: 18-063-09-077

Name of Development: 695 Jordan Lane

Location: Jordan Lane at the corner of Reverend DL Edwards Drive

Description: Rezoning request to allow for redevelopment of a single-family home into 3 single-family homes.

Impact of Development: When fully constructed, this development would be expected to generate 1 student in private school. All three neighborhood school have capacity for additional students.

Current Condition of Schools	McLendon Elementary School	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	528	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct. 2021)	323	940	1,339			
Seats Available	205	230	56			
Utilization (%)	61.2%	80.3%	96.0%			
New students from development	0	0	0	0	1	1

New Enrollment	323	940	1,339
New Seats Available	205	230	56
New Utilization	61.2%	80.3%	96.0%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0667	0.0286	0.1746	0.2699
Middle	0.0952	0.0000	0.0000	0.0952
High	0.0697	0.0000	0.0167	0.0864
Total	0.2316	0.0286	0.1913	0.4515
Student Calculations				
Proposed Units	3			
Unit Type	SF			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.20	0.09	0.52	0.81
Middle	0.29	0.00	0.00	0.29
High	0.21	0.00	0.05	0.26
Total	0.70	0.09	0.57	1.36
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
McLendon Elementary School	0	0	1	1
Druid Hills Middle School	0	0	0	0
Druid Hills High School	0	0	0	0
Total	0	0	1	1



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

Conceptual plan doesn't indicate the location of the stormwater management facility. Documents provided show that water quality is being provided for each lot individually, however this development is considered as a subdivision and must comply with all the requirements of the stormwater management, not only water quality. Per sec.5.6.2 of the County codes, the detention facility must be on its own lot.

Additional consideration must be given to the 10% downstream analysis.

Runoff Reduction Volume shall be provided, unless technical justification is provided in regard to the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

I recommend the rezoning be denied until a conceptual plan showing or explaining how all the requirements of stormwater managements are to be met; and how compliance with sec.5.6.2 is addressed.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development

permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-8

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: N 202-1045935 Parcel I.D. #: 18-063 09-077
Address: 1695 Jordan Lane
Decatur, Ga. 30033

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

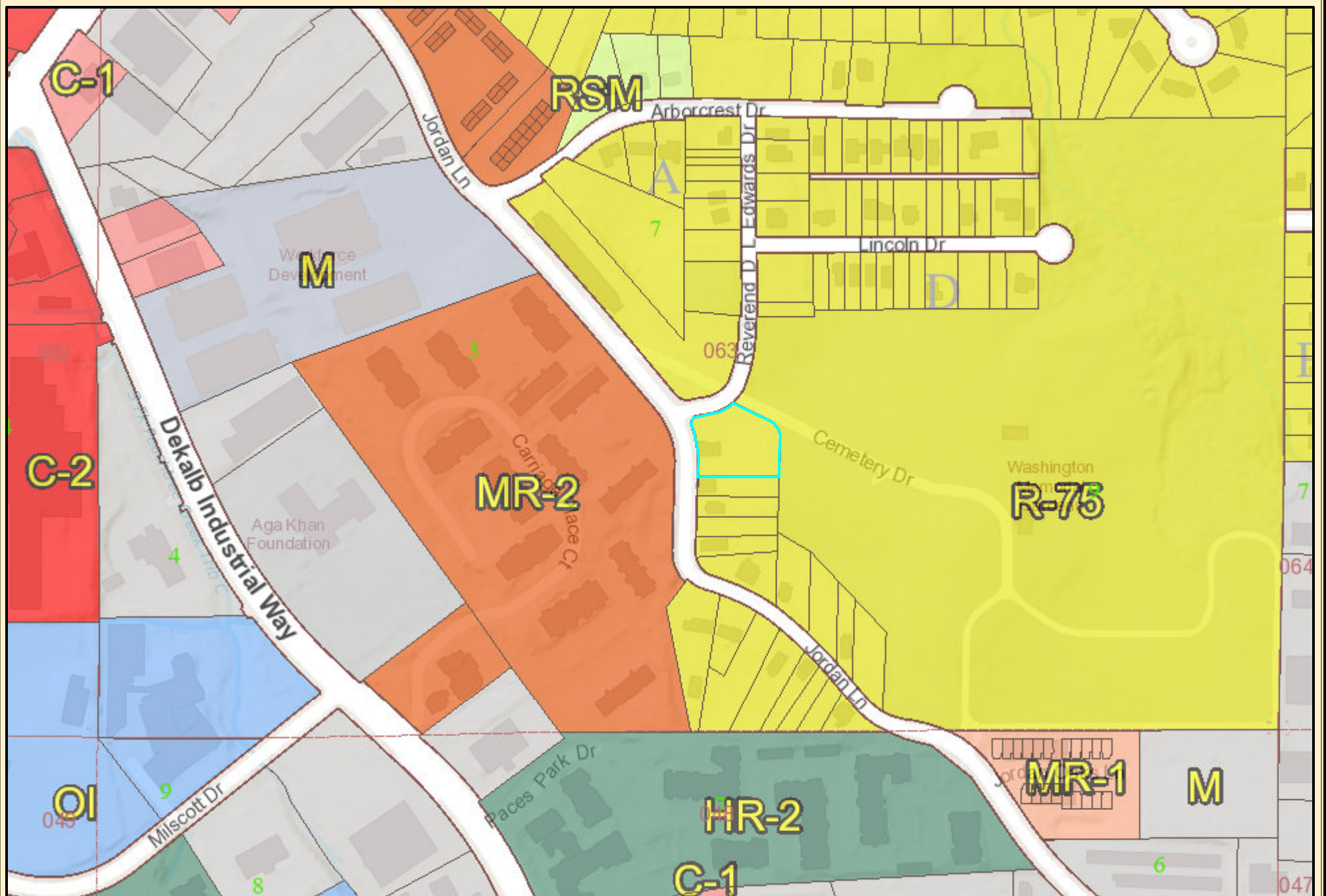
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Did not see any traffic engineering concerns at this time.

Signature: Justin Russell



DeKalb County Zoning Map

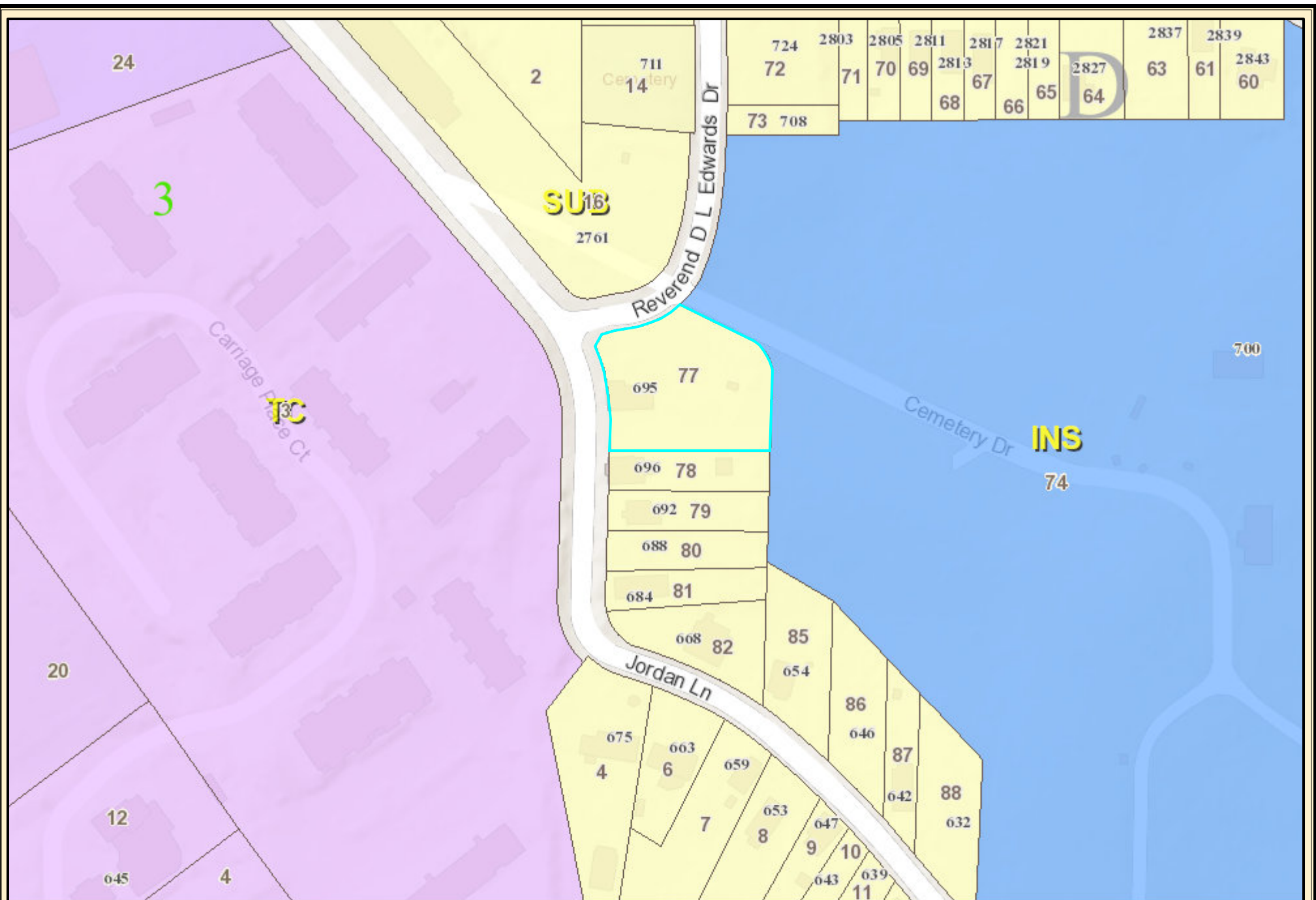
0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 8/4/2022



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Land Use Map

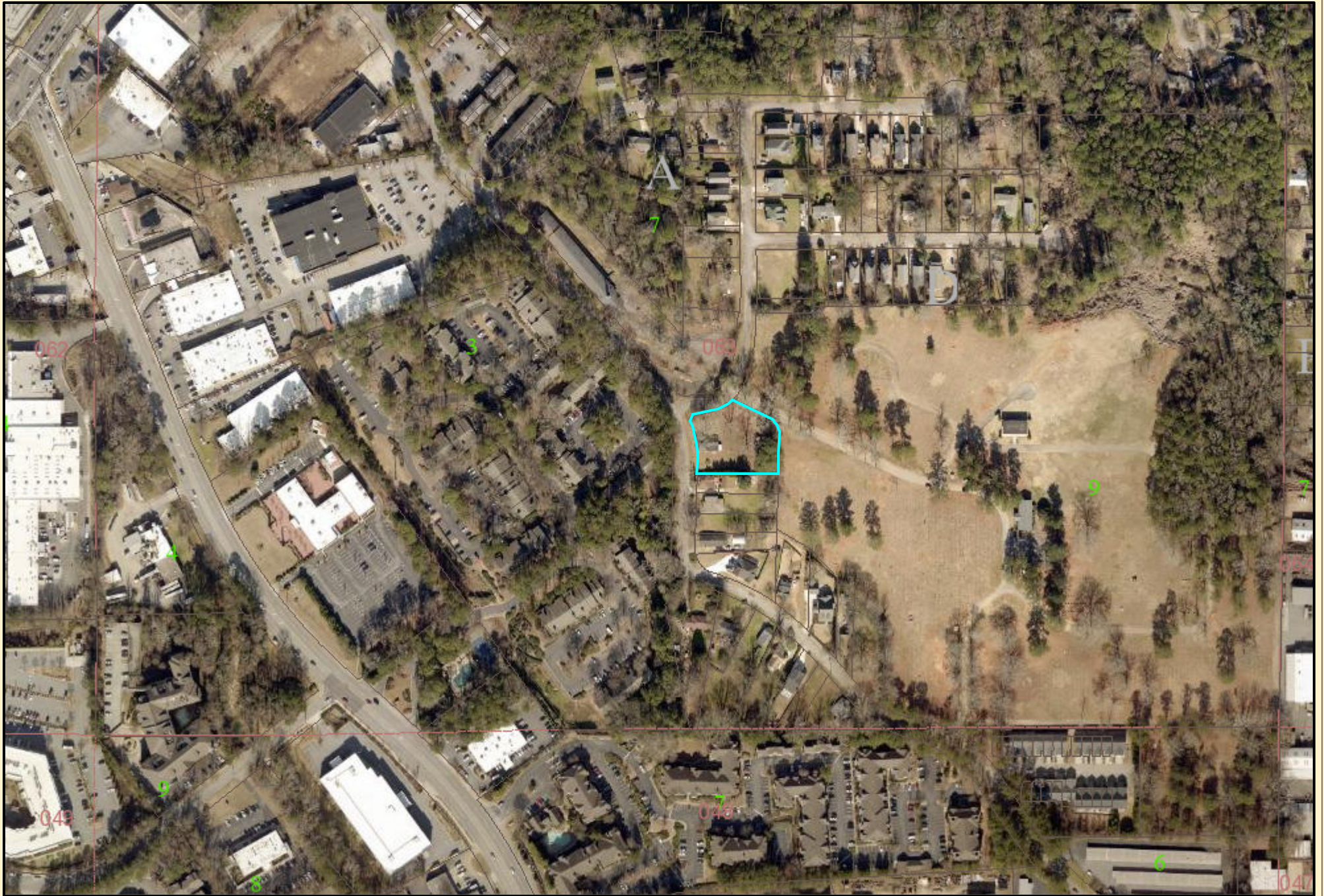
0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 8/4/2022



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Aerial Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 8/4/2022



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia**

Date Received: _____ Application No: _____

Applicant Name: Shalom Restorations LLC

Applicant E-Mail Address: Shalom.Restorations@gmail.com

Applicant Mailing Address: 695 Jordan Ln, Decatur, GA 30033

Applicant Daytime Phone: 770-906-7092 Fax: _____

Owner Name: Shalom Restorations LLC

If more than one owner, attach list of owners.

Owner Mailing Address: P O Box 767011 Roswell GA 30076

Owner Daytime Phone: 770-906-7092

Address of Subject Property: 695 Jordan Ln, Decatur, GA 30033

Parcel ID#: 1806309077

Acreage: 0.6771 (after encroachments) Commission District: 4

Present Zoning District(s): Dist 4 / Super Dist 6

Proposed Zoning District: Dist 4 / Super Dist 6

Present Land Use Designation: R75 - Residential

Proposed Land Use Designation (if applicable): RSM - Residential

Shalom Restorations LLC
C/O Mr Keith Hallman
695 Jordan Ln
Decatur GA 30033

Tuesday May 31st 2022

2nd Community Meeting

Greetings Neighbors and welcome!

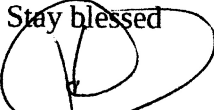
This letter serves as an official and formal invitation to attend the second community meeting hosted at the Greater Friendship Baptist Church located at 2761 Jordan Ln Decatur, GA 30033. The meeting will start at 7:30pm on June 16th 2022 and continue until 8:45 pm

The purpose of this meeting is to discuss with the community the upcoming developments that are taking shape for the property located at 695 Jordan Ln for 2022-2023 development completion year. During this time we will share with you these exciting changes in the community and provide a platform for your input, questions, and support.

We look forward to meeting with you again very soon!

Until then,

Stay blessed

A handwritten signature in black ink, appearing to be 'K Hallman', enclosed within a large, loopy circular scribble.

Mr. Keith Hallman

Shalom Restorations LLC
C/O Mr Keith Hallman
695 Jordan Ln
Decatur GA 30033

Monday June 27thst 2022

LETTER OF APPLICATION AND IMPACT ANALYSIS

Re: Rezone of
695 Jordan Lane
Decatur GA, 30033

Greetings!

This letter serves as an official and formal letter of application....

The proposed rezone classification is RSM. The property located at 695 Jordan lane Decature 30033 is currently zoned R75 approx. 0.74 acreage with one single family dwelling located on it currently (Demolished under Permit # 3105111).

The land/acreage was reduced involuntary and lawfully by Dekalb County under DOT Right Away encroachment and construction easement... An additional acreage was reduced by an unlawful encroachment from the adjacent cemetery where over 2000 sft was removed and 15-20 people are currently laid to rest..

We shared the problem and our intent with the community that in rezoning the property we will bring three new families to the community by constructing three new homes. All the homes being 4 beds 3 baths with 2500-2900 sf.

Due to the lawful and unlawful reduction in acreage we are not able to bring the families into the community under the R75 guidelines. We propose to rezone to RSM that would allow for the reduction in acreage requirement and allow for the new construction of the three homes under RSM lot guidelines to proceed... The RSM zoning is not new to the community it is currently assigned to the properties located within 500ft of the subject property @ 2776, 2774, 2780 Arborcrest Drive GA 30033.

We look forward to meeting with you very soon to discuss these exciting changes in the community!

Until then,

Stay blessed



Mr. Keith Hallman
770-906-7092

IMPACT ANALYST QUESTIONNAIRE

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive

Plan. – **Yes its in conformity, as we are not altering the residential purpose of the lot**

B. Whether the zoning proposal will permit a use that is suitable in view of the use and

development of adjacent and nearby properties. **Yes -The zoning is not new to the community the RSM zoning is established in the community 2766, 2774,2780 Arborcrest Dr**

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as

currently zoned. **The house being a teardown has been abandon for decades where squatters find shelter and promote danger to the community. The lot is three times larger than most lots in the community and is greatly undervalued for tax revenues.**

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or

nearby properties. **No. The RSM zoning exist in the community already and the lot average is the same...**

E. Whether there are other existing or changing conditions affecting the use and development of

the property which give supporting grounds for either approval or disapproval of the zoning proposal. **At the present there are no conditions we are aware of that will cause a disapproval.**

F. Whether the zoning proposal will adversely affect historic building, sites, districts, or Archaeological resources. **No. This is not applicable to the property in question...**

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. **The property improvements will not cause a burden to the streets, transportation facilities, utilities or schools.**

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources. **There are no threat to the environment or natural resources**

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Notary

SHALIM RESTORATIONS


Signature of Applicant /Date

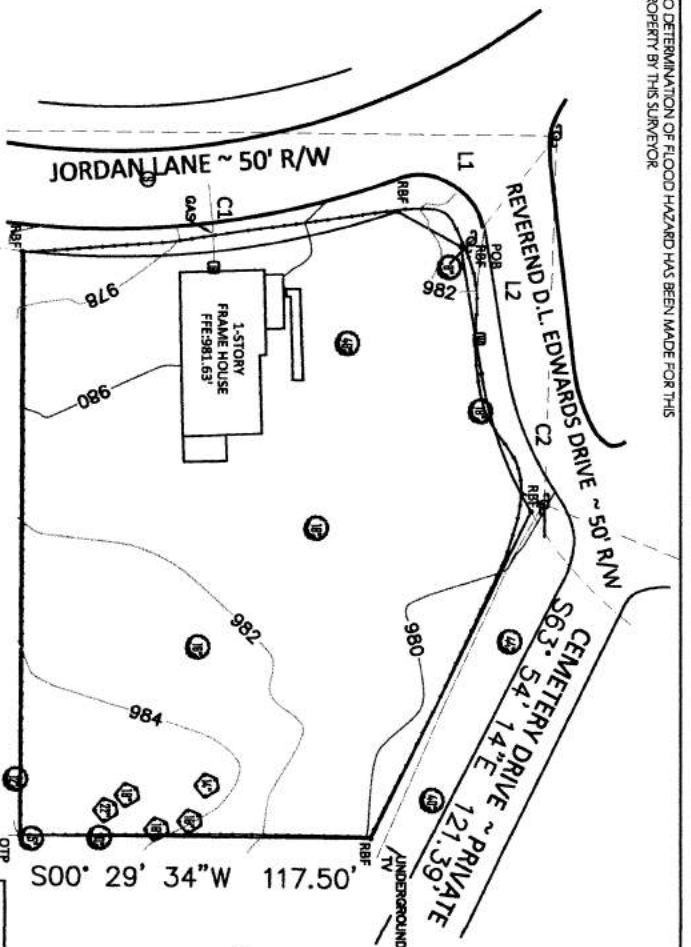
Check one: Owner ✓ Agent _____

913124

Expiration Date/ Seal

ALEX C BAUR
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Sept. 3, 2024

*Notary seal not needed if answer is "no".



~ THE MAP/PLANT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES.

THE ELEVATIONS SHOWN HEREON ARE $\pm 1/4$ ONE FOOT.

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRILLING).

LEGEND	
AKA	ALSO KNOWN AS
APP	AS PER DEED
APL	AS PER PLAT
BSL	BUILDING (SETBACK) LINE
CP	COMPUTED POINT
CTP	CAMP TOP PIPE FOUND
DB	DEED BOOK
FEE	FINISH FLOOR ELEVATION
FFA	FORMERLY KNOWN AS
FL	FOUND
LL	LOWEST FOUND
U/L	LAND LOT LINE
U/F	NOW OR FORMERLY
PB	PLAT BOOK
PP	UTILITY POLE
LP	LAMP POST
FI	FIRE HYDRANT
PT	PIKE TREE
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
RBF	REBAR FOUND
NBS	REBAR SET
-X-	FENCE LINE
RCP	REINFORCED CONCRETE PIPE
CAP	CORROGATED METAL PIPE
W	WATER VALVE
WM	WATER METER
WV	WATER VALVE
WH	WATER METER HOUSING
CS	CLEAN OUT
JB	JUNCTION BOX
DI	DROP INLET
GV	GAS VALVE
GM	GAS METER
W	WALL
HW	HARDWOOD

THIS PLAT IS RETRACTIONAL OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PLAT, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED THEREON. THE PLAT IS NOT A RETRACTIONAL OF ANY OTHER PLAT, MAP, OR INSTRUMENT. THE AVAILABILITY OF PUBLIC COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR GEORAD SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF RESTORATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

By: Charles W. Loveless 2/22/12
CHARLES W. LOVELESS, Professional Land Surveyor #003030 Date: _____

Delta
SURVEYORS
INC.

260 PEACHTREE STREET NW
SUITE 2200
ATLANTA, GA 30303
(678) 332-4712
info@deltasurveyorsinc.com
LS# 000370



AS-BUILT PREPARED FOR:
Keith
Hallman
PROPERTY ADDRESS:
695 Jordan Ln
Decatur, GA 30033

PARCEL ID 18 063 09 077		BY
LAND LOT 63	18th DISTRICT	DB6572 Pg 236
DEKALB COUNTY, GEORGIA		2-18-2022 TH
LOCATED IN UNINCORP	DRAWN DATE:	2-24-2022 TW



LEGAL DESCRIPTION

2022028364 DEED BOOK 30106 Pg 3
Filed and Recorded: 2/7/2022 11:38:00 AM
Recording Fee: \$25.00
Real Estate Transfer Tax: \$300.00
Prepared By:
2013744227
7067927936

Prepared by and Return to:
The Hudson Law Firm, LLC
3525 Piedmont Rd NE, Bldg 8, Suite 305
Atlanta, GA 30305
File No. 21-12007

**STATE OF GEORGIA
COUNTY OF DEKALB**

LIMITED WARRANTY DEED

THIS INDENTURE, made between **GREATER FRIENDSHIP MISSIONARY BAPTIST CHURCH, INC.**, a Georgia nonprofit corporation, hereinafter collectively called Grantor, and **Shalom Restorations, LLC**, a Georgia Limited Liability Company and **P&L536WPB, LLC**, a Florida Limited Liability Company, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantees, the following described real estate:

ALL that tract or parcel of land lying and being in Land Lot 63 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at the southeast corner of Washington Drive and Scottdale Road and running thence southerly along the easterly side of Scottdale Road 150.0 feet; thence east 200.0 feet; thence north 102.06 feet to Cemetery Drive; thence northwesterly along the southwesterly side of Cemetery Drive 103.0 feet to a point; thence westerly along the southerly side of formerly Washington Drive (now Booker Street) 124.08 feet to Scottdale Road and the POINT OF BEGINNING being improved property and presently known as 695 Scottdale Road, DeKalb County, Georgia, less and except that Right-of-way Deed conveyed to DeKalb County as reflected in Deed Book 5558 at Page 243 in the Clerk's Office of DeKalb County Superior Court confirm Willie Pearl Walker to DeKalb County filed on August 19, 1986 and such other right-of-way acquired by prescription or otherwise.

Tax ID#: 18-063-09-077

Subject to any Easements or Restrictions of Record


TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

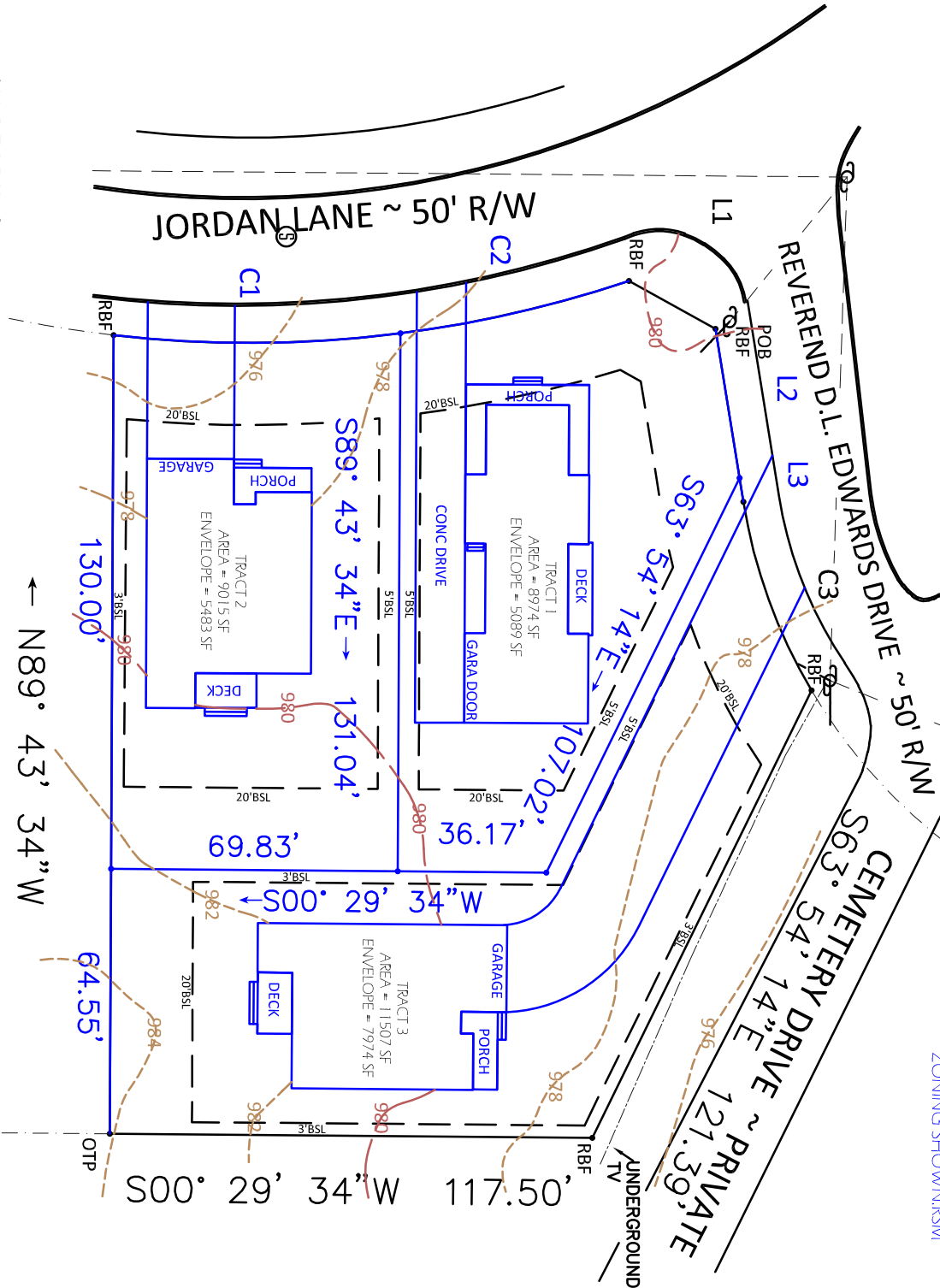


NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
BLUE SIGNIFIES PROPOSED CHANGES

ZONING SHOWN: RSM

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

LINE	DIST.	BEARING		
L1	24.13'	N 28°55'49"E		
L2	36.80'	N 80°52'37"E		
L3	5.85'	N 80°52'37"E		
				
CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	290.00'	70.00'	70.33'	N 00°18'24"W
C2	290.00'	57.21'	57.12'	N 12°55'22"W
C3	131.44'	49.15'	48.87'	N 70°09'51"E

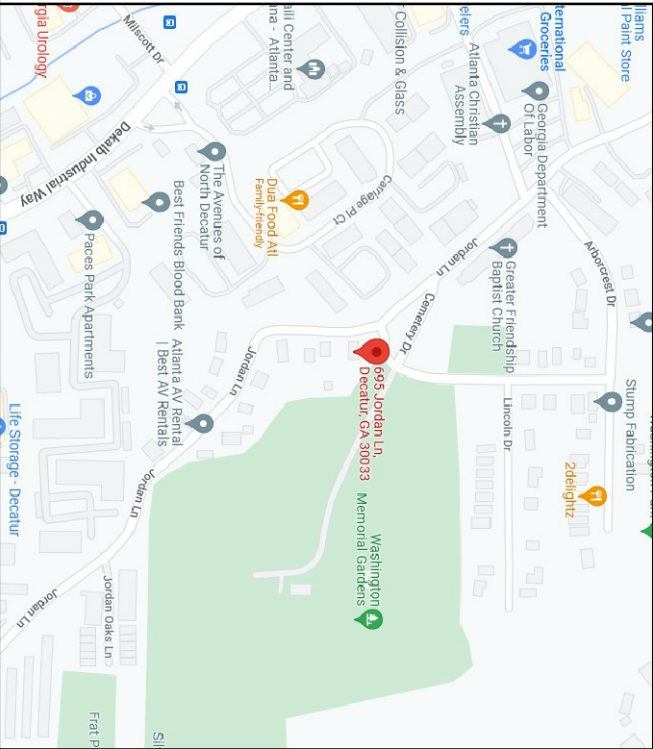


LEGEND

AKA	ALSO KNOWN AS	POB	POINT OF BEGINNING
APD	AS PER DEED	R/W	RIGHT-OF-WAY
APP	AS PER PLAT	REF	REBAR FOUND
BSL	BUILDING (SETBACK) LINE	RBS	REBAR SET
CP	COMPUTED POINT	-X-	FENCE LINE
CTP	CRIMP TOP PIPE FOUND	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	CMP	CORRUGATED METAL PIPE
FEE	FINISH FLOOR ELEVATION		WATER VALVE
FKA	FORMERLY KNOWN AS		WATER METER
IPF	IRON PIN FOUND		TELECOM MANHOLE
LL	LAND LOT		SANITARY SEWER MANHOLE
LLL	LAND LOT LINE		CLEAN OUT
N/F	NOW OR FORMERLY		JUNCTION BOX
PB	PLAY BOOK		DROP INLET
	UTILITY POLE		GAS VALVE
	LAMP POST		GAS METER
	FIRE HYDRANT		WALL
	PINE TREE		HARDWOOD

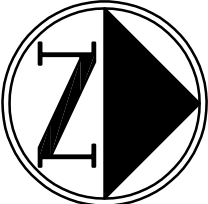
TRACT 1	PROPOSED	TRACT 2	PROPOSED	TRACT 3	PROPOSED
IMPERVIOUS AREA:	IMPERVIOUS AREA:	IMPERVIOUS AREA:	IMPERVIOUS AREA:	IMPERVIOUS AREA:	IMPERVIOUS AREA:
DRIVEWAY: 1156 SF	DRIVEWAY: 2519 SF	HOUSE: 2033	HOUSE: 2033	HOUSE: 2033	HOUSE: 2033
PORCH: 327 SF	PORCH: 141 SF	DECK: 130 SF	DECK: 146 SF	DECK: 146 SF	DECK: 146 SF
HOUSE: 1950 SF	HOUSE: 1950 SF	STEPS: 7 SF	PROP= 3570 SF=39.8%	PROP= 2928 SF=32.5%	PROP= 4839 SF=42.1%
MAX=50%	MAX=50%	MAX=50%	MAX=50%	MAX=50%	MAX=50%

VICINITY MAP (NOT TO SCALE)



6-15-2022

0 40
SCALE: 1" = 40'
AREA = 29496 SQ. FT
OR
0.6771 ACRES



MAGNETIC

Delta
SURVEYORS
INC.
260 PEACHTREE STREET NW
SUITE 2200
ATLANTA, GA 30303
(678) 323-4712
info@deltasurveyorsinc.com
LSF # 001370

PROPOSED SUBDIVISION PREPARED
FOR:

Keith

Hallman

PROPERTY ADDRESS:
695 Jordan Ln
Decatur, GA 30033

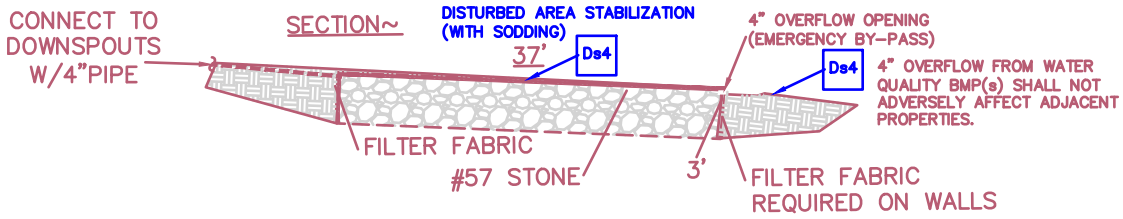
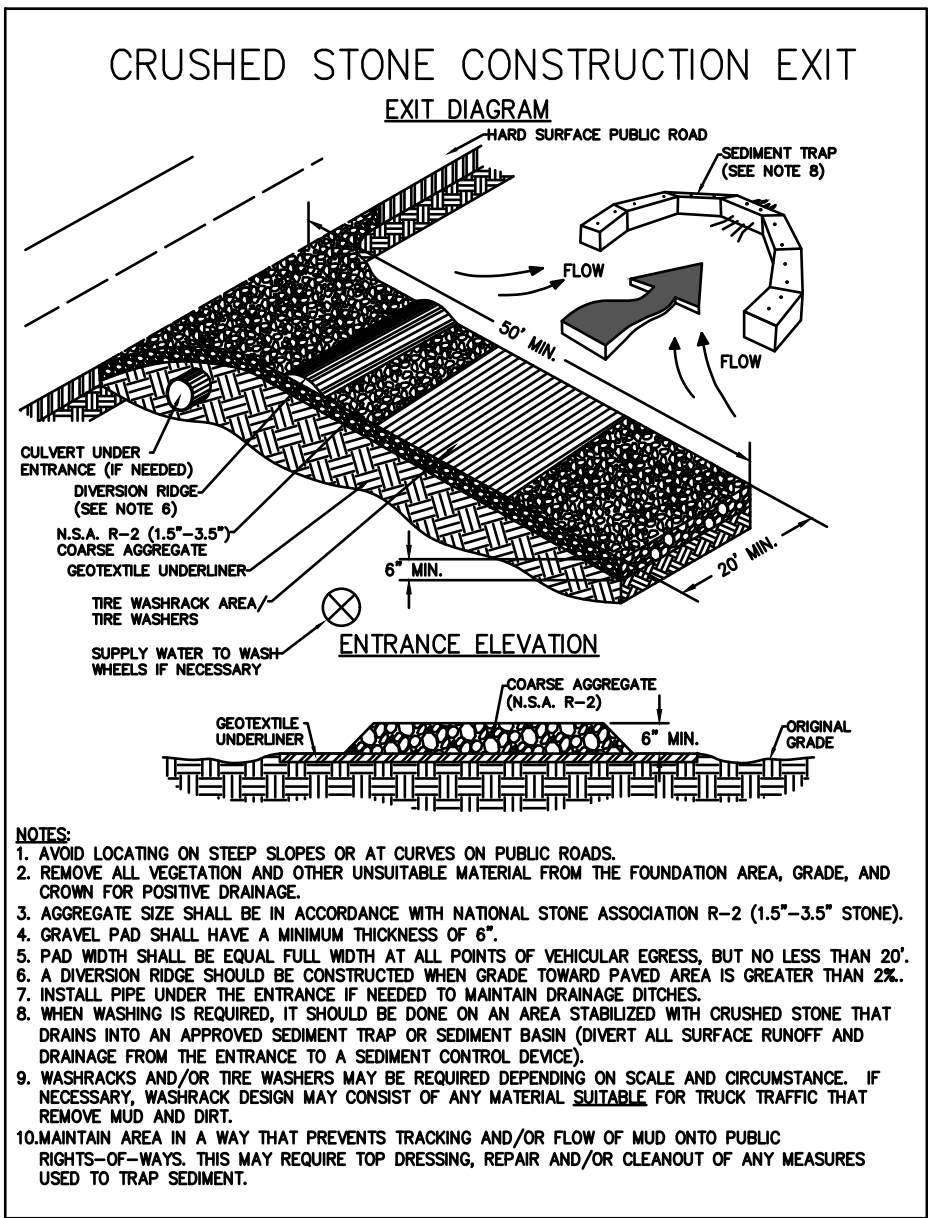
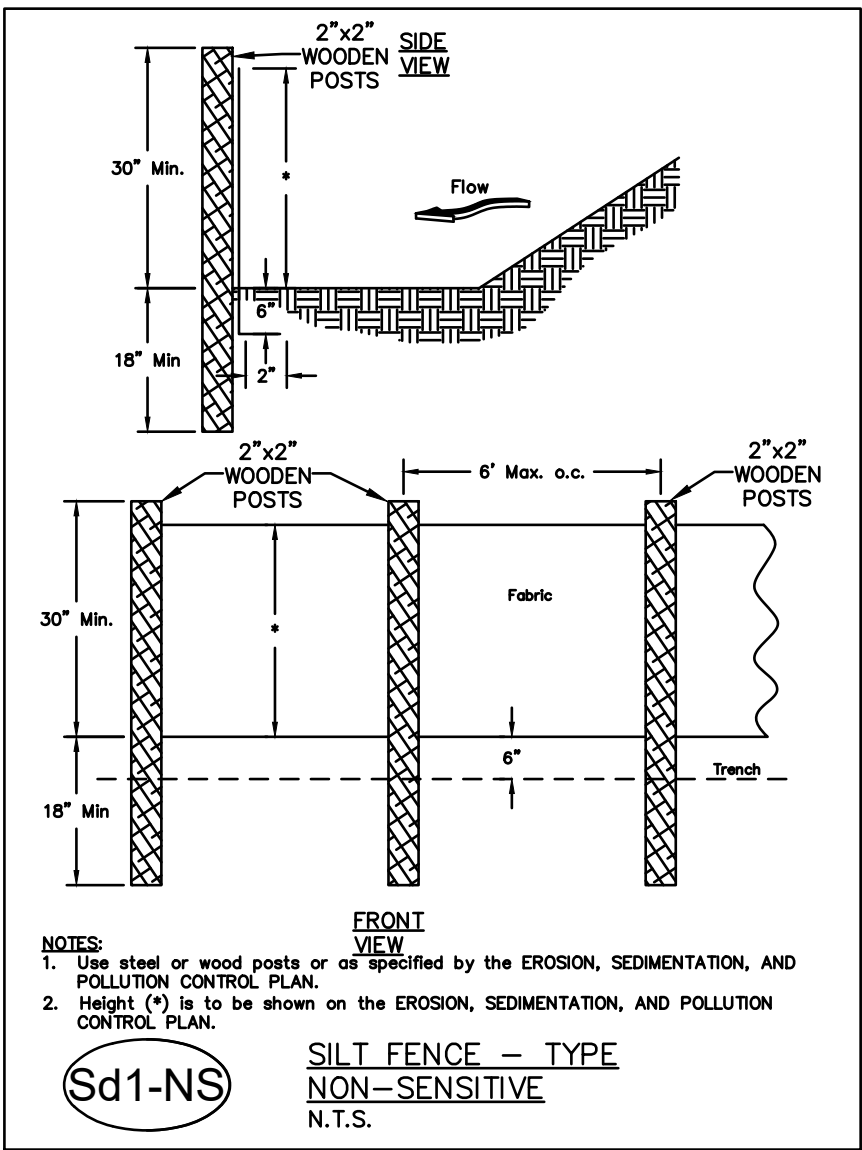
PARCEL ID: 18 063 09 077	DB: 6572 PG: 236	BY:
LAND LOT 63 18th DISTRICT		
DEKALB COUNTY, GEORGIA	FIELD DATE: 2-18-2022	TH
LOCATED IN UNINCORP	DRAWN DATE: 2-24-2022	TW

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.



RPLS: LS003030

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities. Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source. Additional erosion controls shall be installed as deemed necessary by the on-site inspector. All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and/or prior to footers being poured. Locate and field stake all utilities, easements, pipes flood limits, stream buffers, and tree save areas prior to any land disturbing activities. All tree protection areas to be protected from sedimentation. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping. All tree protection fencing to be inspected daily and repaired or replaced as needed. A final as-built lot survey required prior to issuance of Certificate of Occupancy. A final as-built water quality certificate required prior to Certificate of Occupancy. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way. Water quality BMP(s) to be installed at the time of final landscaping. All collected water shall be directed to the water quality BMP(s). No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone. Work hours and construction deliveries are: o Monday-Friday 7:00am-7:00pm o Saturday 8:00am-5:00pm I Charles W. Loveless certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.



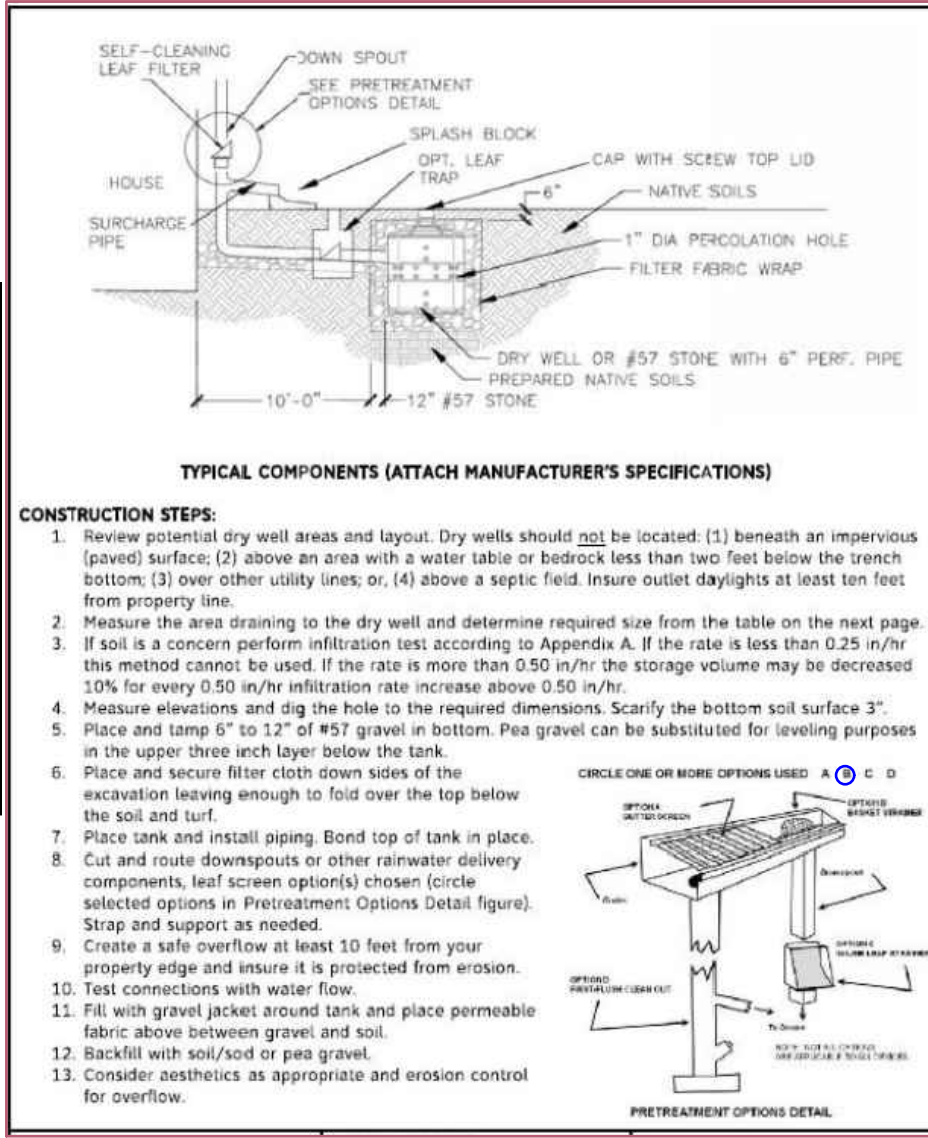
WQ - WATER QUALITY VOLUME - DRY PIT	
LOT 1 JORDAN LANE	
IMPERVIOUS (HOUSE, DW, SW, ETC.)	3,570.0 sq.ft.
TOTAL IMPERVIOUS FOR WQ DESIGN	3,570.0 sq.ft.
RAINFALL TO BE TREATED	1.2 in.
VOLUME CALCULATED	357.0 cu.ft.
LENGTH OF DRY PIT	37 ft.
WIDTH OF DRY PIT	8 ft.
DEPTH OF DRY PIT	3 ft.
VOLUME IN PIT -FLO-WELL -OBSV.WELL @ 40% VOID	350.1 cu.ft.
ADDITIONAL VOLUME FROM OBSERVATION WELL	0.59 cu.ft.
NUMBER OF FLO-WELL(S) IN PIT	1 ea.
ADDITIONAL VOLUME FROM FLO-WELL(S)	6.3 cu.ft.
VOLUME REQUIRED	357.0 cu.ft.
VOLUME PROVIDED	362.1 cu.ft.

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL - 13089C0067K EFFECTIVE DATE: - 08/15/2019

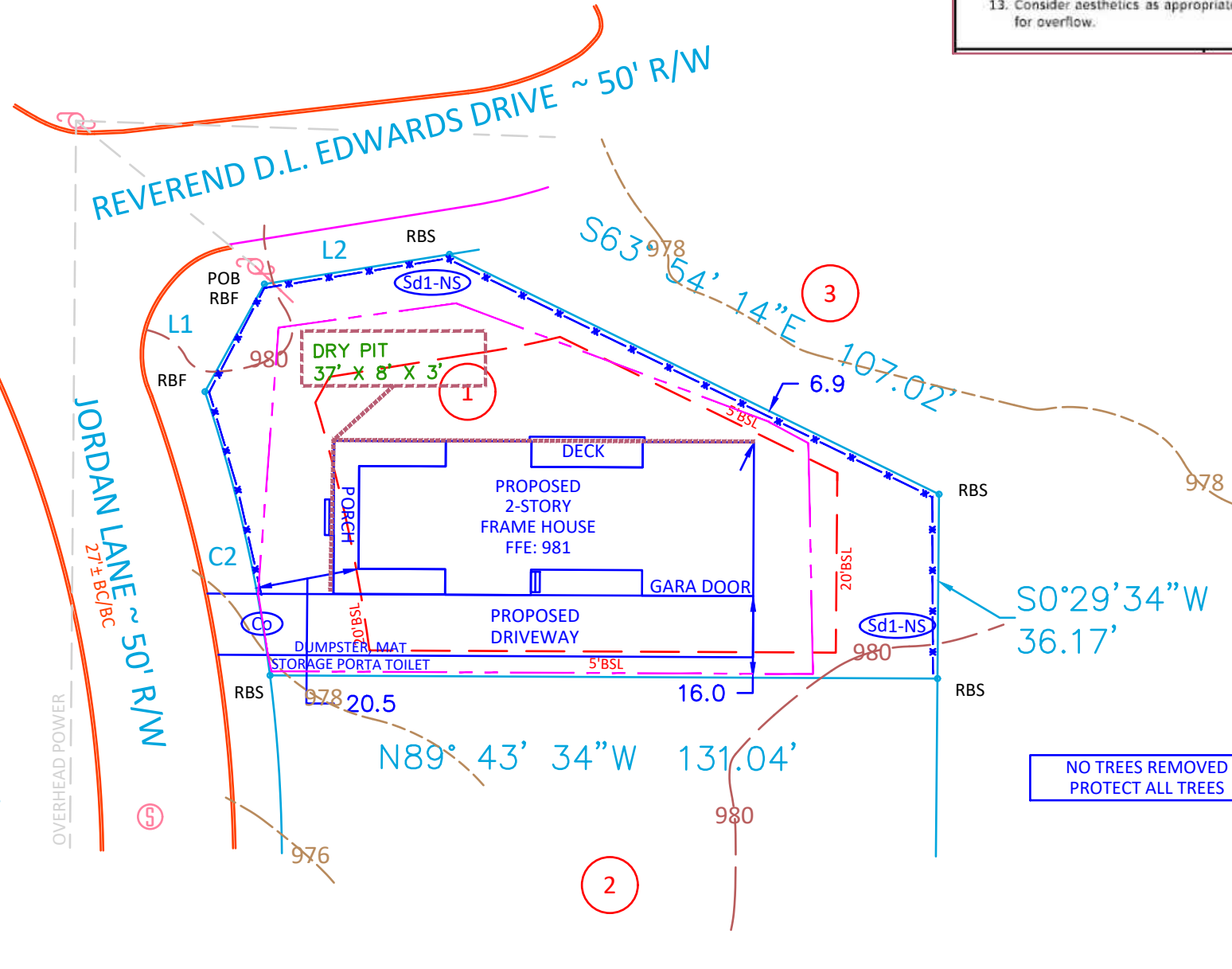
ZONE "X"



EROSION CONTROL LEGEND	
APPLY TO ALL DISTURBED AREAS	
Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	290.00'	57.21'	57.12'	N 12°55'22"W

LINE	DIST.	BEARING
L1	24.13'	N 28°55'49"E
L2	36.80'	N 80°52'37"E



LEAF CATCHER AT GUTTER CONNECTION. INSPECT WEEKLY AND INSPECT AFTER HEAVY RAIN

Rain Harvesting Pty Ltd RHAD99 Leaf Eater Advanced Rain Head- 3 in. Round



TRACT 1 PROPOSED IMPERVIOUS AREA: DRIVEWAY: 1156 SF PORCH: 327 SF HOUSE: 1950 SF DECK: 130 SF STEPS: 7 SF PROP= 3570 SF=39.8% MAX=50%

ZONING: RSM

NO PROPOSED GRADING EXCEEDING TWO (2)'. CONTOURS SHOWN ARE EXISTING. MAX 3H:1V SLOPES

6 - 24 - 2022

THERE ARE NO KNOWN TREES OF SIGNIFICANCE PRESENT ON THIS SITE

0 30 SCALE: 1" = 30'

AREA = 8974 SQ. FT OR 0.206 ACRES

260 PEACHTREE STREET NW SUITE 2200 ATLANTA, GA 30303 (678) 323-4712 info@deltasurveyorsinc.com LSF # 001370

Delta SURVEYORS INC.

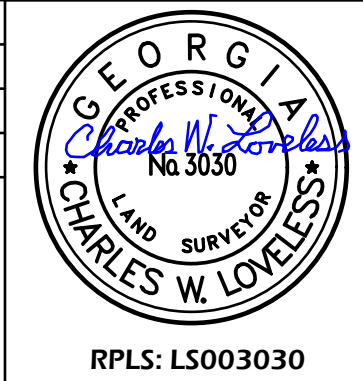


SITE PLAN PREPARED FOR:

Keith Hallman

PROPERTY ADDRESS: 695 Jordan Ln Decatur, GA 30033

TRACT 1 695 JORDAN LANE SUBDIVISION		
LAND LOT 63 18th DISTRICT	DB:6572 PG:236	BY:
DeKALB COUNTY, GEORGIA	FIELD DATE: 2-18-2022	TH
LOCATED IN UNINCORP	DRAWN DATE: 2-24-2022	TW
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.		



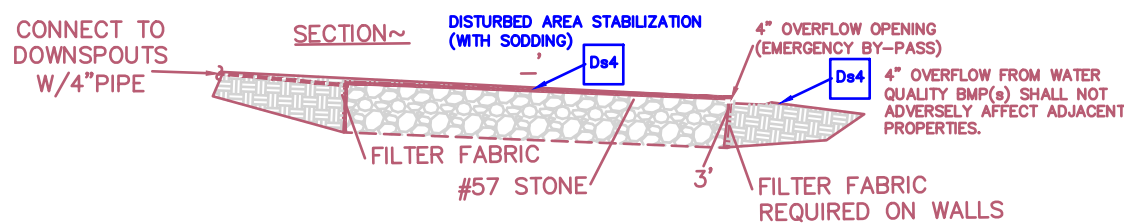
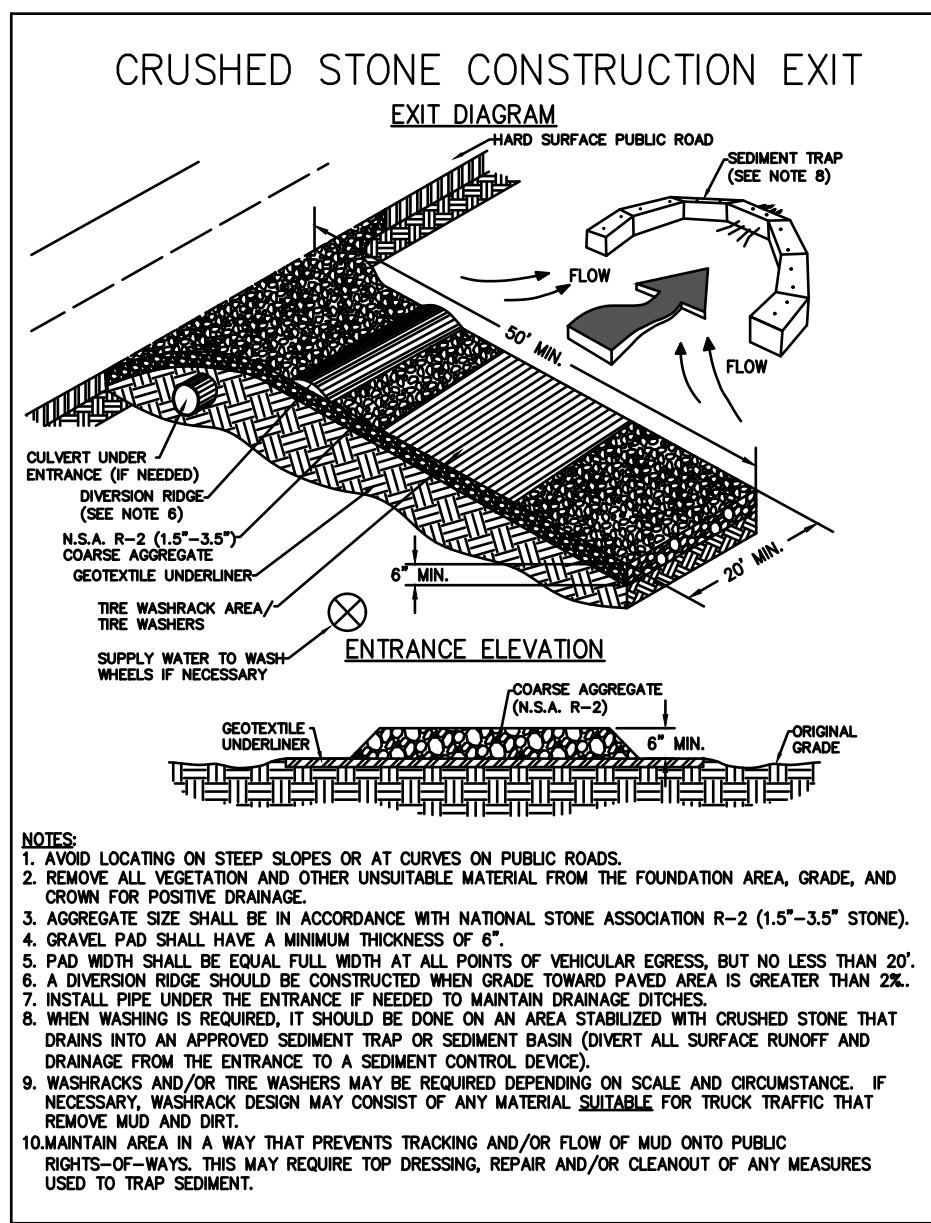
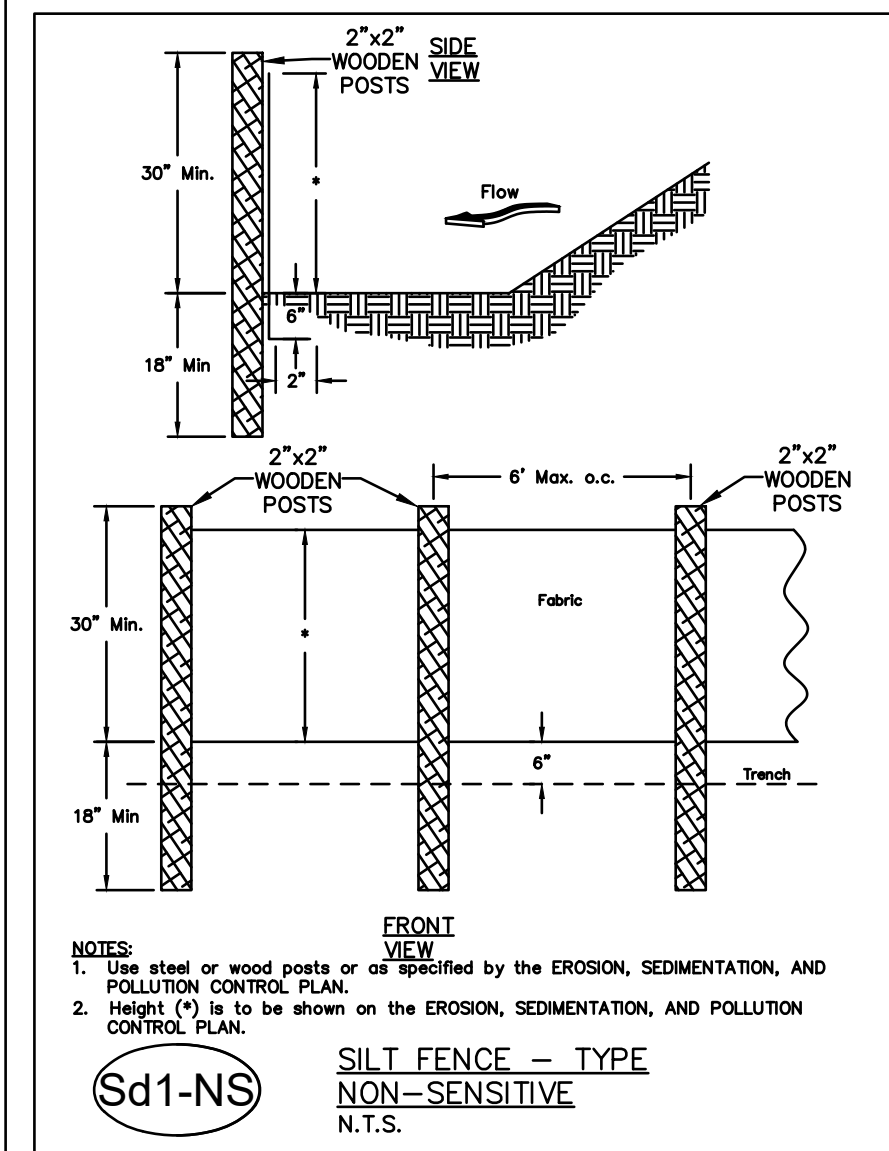
RPLS: LS003030

FLOOD HAZARD STATEMENT

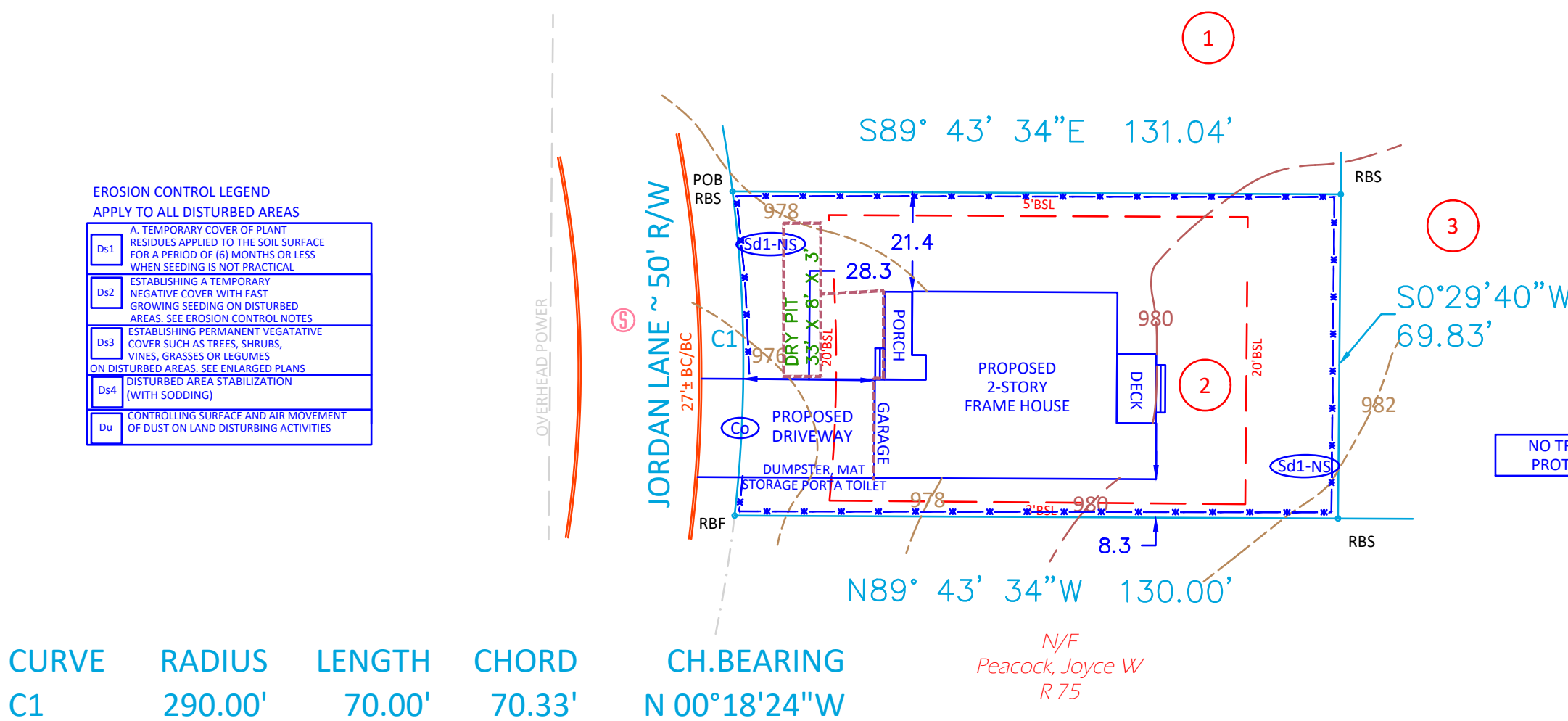
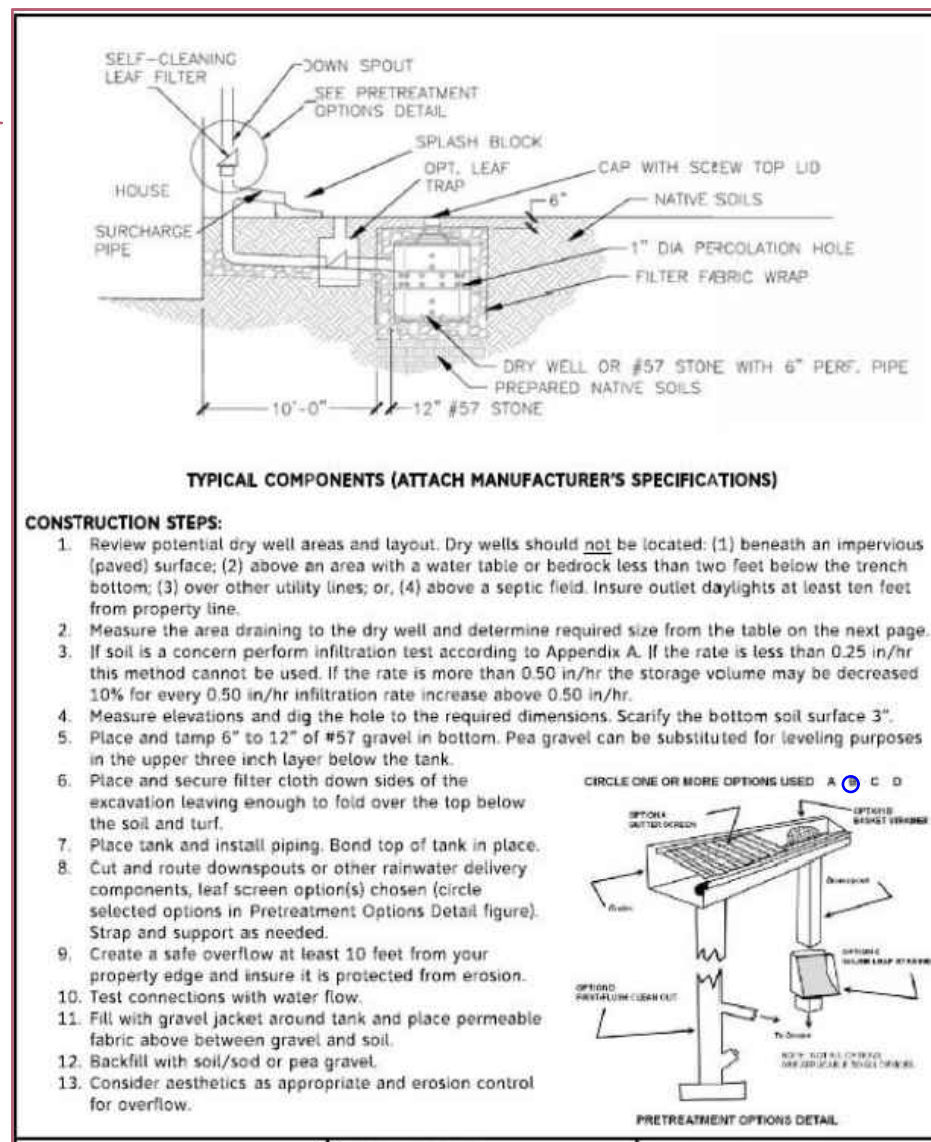
HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY
OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL - 13089C0067K EFFECTIVE DATE: - 08/15/2019



ZONE "X"



WQ - WATER QUALITY VOLUME - DRY PIT	
LOT 2 JORDAN LANE	
IMPERVIOUS (HOUSE, DW, SW, ETC.)	2,928.0 sq.ft.
TOTAL IMPERVIOUS FOR WQ DESIGN	2,928.0 sq.ft.
RAINFALL TO BE TREATED	1.2 in.
VOLUME CALCULATED	292.8 cu. ft.
LENGTH OF DRY PIT	33 ft.
WIDTH OF DRY PIT	8 ft.
DEPTH OF DRY PIT	3 ft.
VOLUME IN PIT -FLO-WELL -OBSV.WELL @ 40% VOID	285.9 cu. ft.
ADDITIONAL VOLUME FROM OBSERVATION WELL	0.59 cu. ft.
NUMBER OF FLO-WELL(S) IN PIT	1 ea.
ADDITIONAL VOLUME FROM FLO-WELL(S)	6.3 cu. ft.
VOLUME REQUIRED	292.8 cu. ft.
VOLUME PROVIDED	323.7 cu. ft.



THERE ARE NO KNOWN TREES OF SIGNIFICANCE PRESENT ON THIS SITE

<div><div><div>0</div><div>30</div></div><div><div></div><div></div></div><div>SCALE: 1" = 30'</div></div> <div>AREA = 9015 SQ. FT OR 0.207 ACRES</div>	<div></div>	<div>SITE PLAN PREPARED FOR: Keith Hallman PROPERTY ADDRESS: 695 Jordan Ln Decatur, GA 30033</div>	<table><tr><td colspan="3">TRACT 2 695 JORDAN LANE SUBDIVISION</td></tr><tr><td>LAND LOT 63 18th DISTRICT</td><td>DB.6572 PG.236</td><td>BY:</td></tr><tr><td>DeKALB COUNTY, GEORGIA</td><td>FIELD DATE: 2-18-2022</td><td>TH</td></tr><tr><td>LOCATED IN UNINCORP</td><td>DRAWN DATE: 2-24-2022</td><td>TW</td></tr><tr><td colspan="3">THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.</td></tr></table>	TRACT 2 695 JORDAN LANE SUBDIVISION			LAND LOT 63 18th DISTRICT	DB.6572 PG.236	BY:	DeKALB COUNTY, GEORGIA	FIELD DATE: 2-18-2022	TH	LOCATED IN UNINCORP	DRAWN DATE: 2-24-2022	TW	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.			<div> RPLS: LS003030</div>
TRACT 2 695 JORDAN LANE SUBDIVISION																			
LAND LOT 63 18th DISTRICT	DB.6572 PG.236	BY:																	
DeKALB COUNTY, GEORGIA	FIELD DATE: 2-18-2022	TH																	
LOCATED IN UNINCORP	DRAWN DATE: 2-24-2022	TW																	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.																			
<div> 260 PEACHTREE STREET NW SUITE 2200 ATLANTA, GA 30303 (678) 323-4712 info@deltasurveyorsinc.com LSF # 001370</div>																			

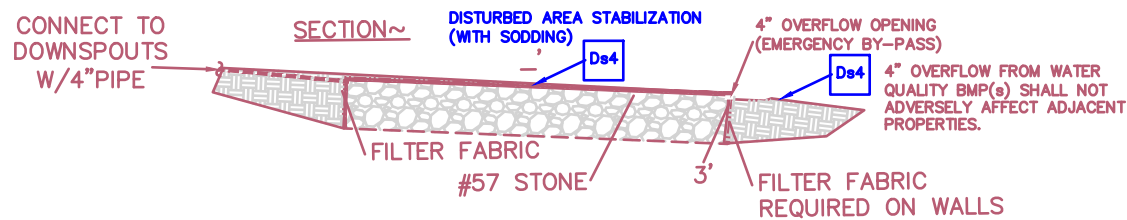
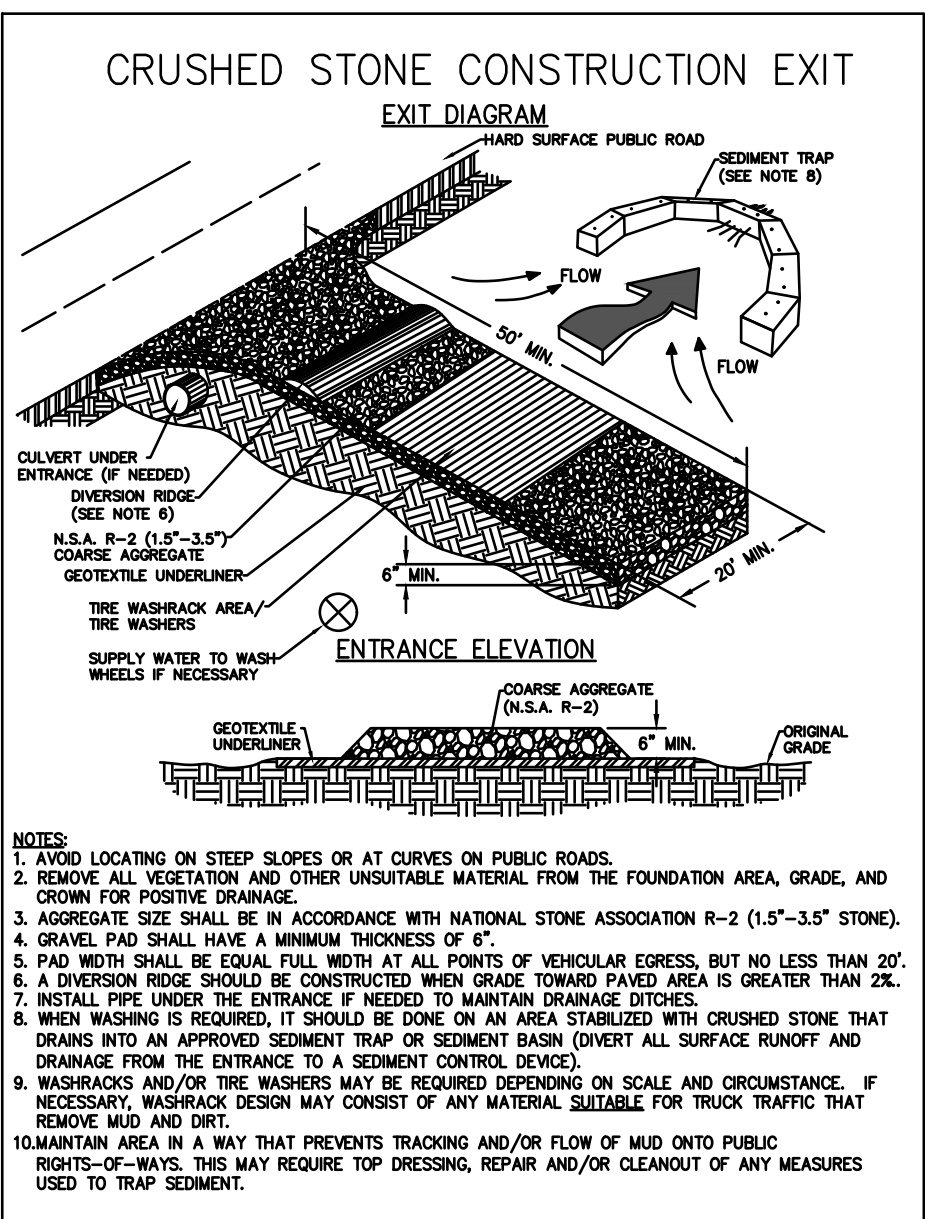
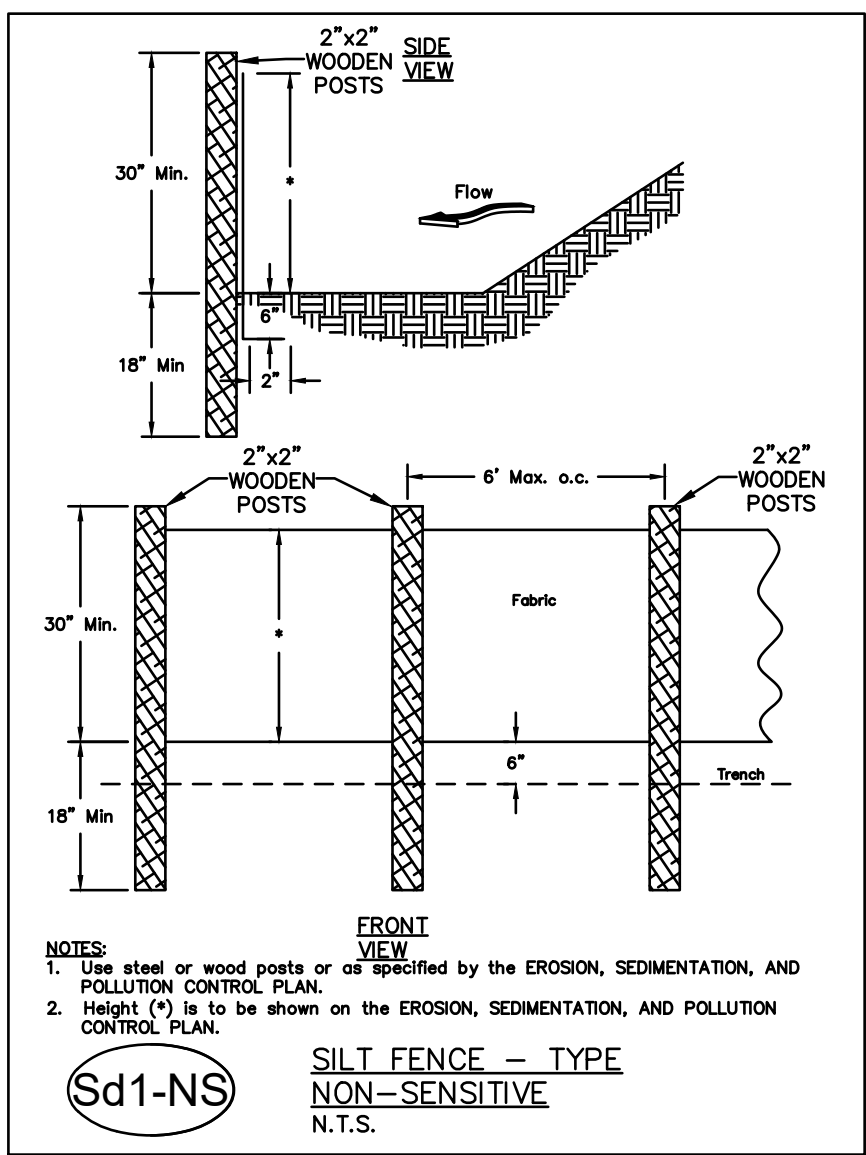
GOOD HAZARD STATEMENT

HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY
OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

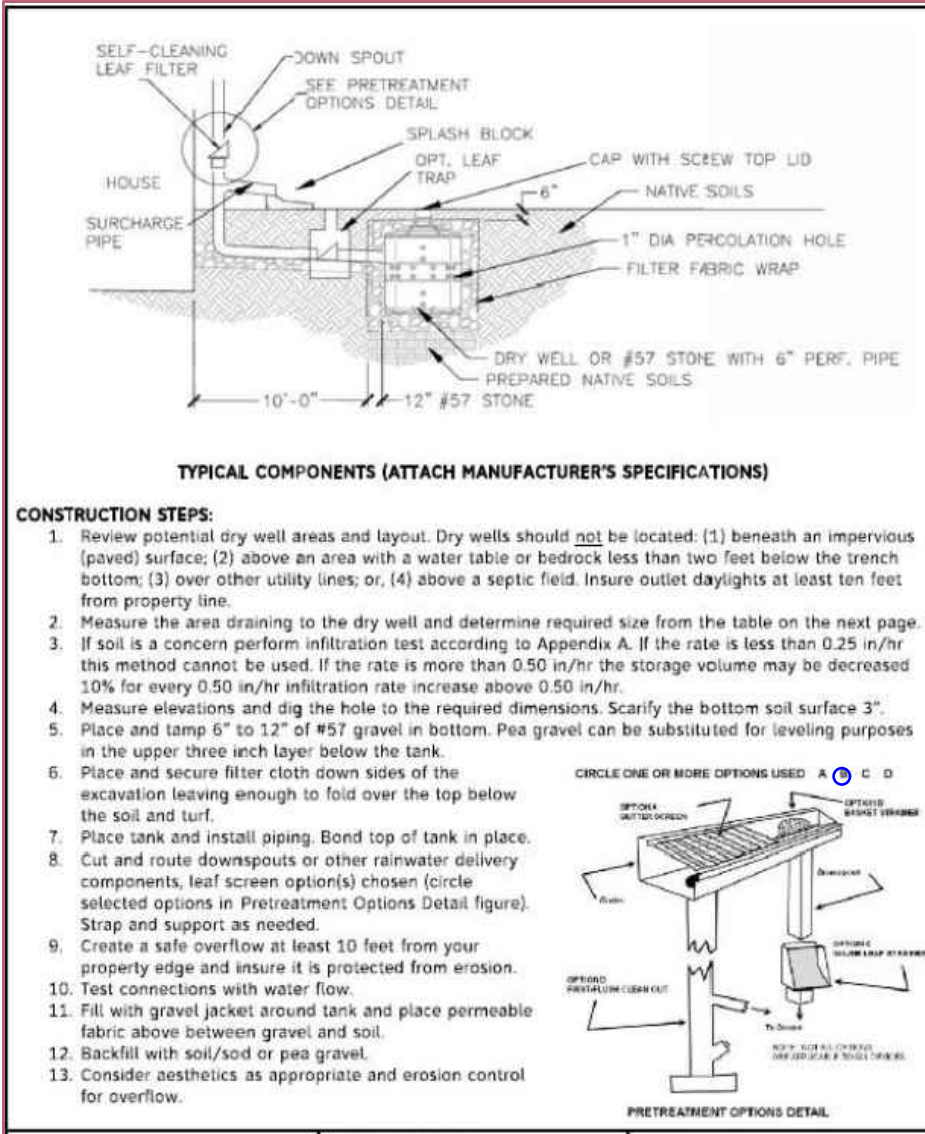
PANEL - 13089C0067K

EFFECTIVE DATE: - 08/15/2019

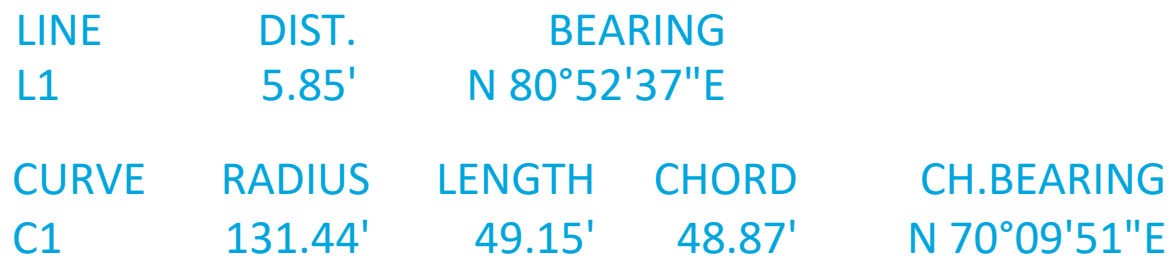
ONE "X"



WQ - WATER QUALITY VOLUME - DRY PIT		
LOT 3 JORDAN LANE		
IMPERVIOUS (HOUSE, DW, SW, ETC.)		4,839.0 sq.ft.
TOTAL IMPERVIOUS FOR WQ DESIGN		4,839.0 sq.ft.
RAINFALL TO BE TREATED		1.2 in.
VOLUME CALCULATED		483.9 cu.ft.
LENGTH OF DRY PIT		58 ft.
WIDTH OF DRY PIT		7 ft.
DEPTH OF DRY PIT		3 ft.
VOLUME IN PIT -FLO-WELL -OBSV.WELL @ 40% VOID		477.0 cu.ft.
ADDITIONAL VOLUME FROM OBSERVATION WELL		0.59 cu.ft.
NUMBER OF FLO-WELL(S) IN PIT		1 ea.
ADDITIONAL VOLUME FROM FLO-WELL(S)		6.3 cu.ft.
VOLUME REQUIRED		483.9 cu.ft.
VOLUME PROVIDED		494.1 cu.ft.



EROSION CONTROL LEGEND	
APPLY TO ALL DISTURBED AREAS	
Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES
ON DISTURBED AREAS. SEE ENLARGED PLANS	
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES



N/F
Memorial
Properties Inc
R-75

NO TREES REMOVED
PROTECT ALL TREES

NO PROPOSED GRADING
EXCEEDING TWO (2)'.
CONTOURS SHOWN ARE
EXISTING.
MAX 3H:1V SLOPES

THERE ARE NO KNOWN TREES OF SIGNIFICANCE PRESENT ON THIS SITE

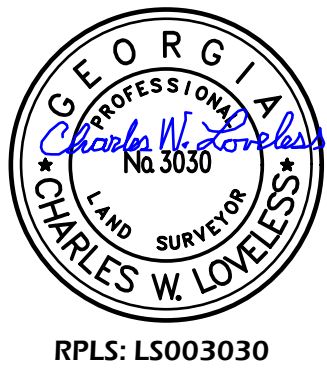


SITE PLAN PREPARED FOR:

**Keith
Hallman**

PROPERTY ADDRESS:
695 Jordan Ln
Decatur, GA 30033

TRACT 3 695 JORDAN LANE SUBDIVISION			
LAND LOT 63 18th DISTRICT	DB:6572 PG:236	BY:	
DeKALB COUNTY, GEORGIA	FIELD DATE:	2-18- 2022	TH
LOCATED IN UNINCORP	DRAWN DATE:	2-24- 2022	TW
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.</p>			



GENERAL NOTES

This plan was designed and drafted BY Advanced House Plans to meet average conditions and codes in the State of Nebraska at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, AHP cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

* If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform AHP, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

* Only the purchaser of this plan has permission to build this plan. The purchaser is given permission to reproduce the drawings only as required for such construction. The purchaser also has permission to modify this plan. No permission is given to any party to claim copyright on the original or modified plan. The modified plans shall remain subject to the license and may not be sold, distributed or otherwise transferred without the express written consent of Advanced House Plans. Infringing upon Advanced House Plans' copyright through reproduction, distribution or construction or rebuilding a design is punishable by law with fine up to \$150,000 as defined by architectural copyright laws.

DESIGN LOADS:

* Ultimate design wind speed: 115 mph, Exposure Category: B

* Seismic Design Category: A

* Floor: 40 psf. live 30 psf. live 10 psf. live
15 psf. dead 10 psf. dead 5 psf. dead

* Soil bearing Capacity - 1500 psf.

* Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- * All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- * All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- * Provide proper expansion and control joints as per local requirements.
- * All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- * All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- * Foundation walls are not to be backfilled until properly braced.
- * Verify depth of frost footings with your local codes.
- * Provide termite protection as required by HUD minimum property standards.
- * Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.
- * For window openings in conc. wall, provide #5 bars #4" o.c. (two total) w/2" clearance from top & sides of opg. for jamb & lintel reinforcing. Extend reinforcing a minimum of 2 post opening edges.

STEEL:

- * All structural steel for beams and plates shall comply with ASTM specification A-36.
- * All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- * All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- * Provide steel shims in all beam pockets.
- * Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- * Unless noted otherwise, all framing lumber shall have the following characteristics:
F_b = 1000 psi F_v = 75 psi E = 1,400,000 psi
- * Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- * Wall bracing method assumed as CS-WSP. Since braced wall line spacing and braced wall panel calculations vary by location, purchaser will need to consult a local professional for specific wall bracing calculations and diagrams.
- * Hole sizes and locations in Glulam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- * Any structural or framing members not indicated on the plan are to be sized by contractor.
- * Double floor joists under all partition walls, unless noted otherwise.
- * All subflooring is assumed to be 3/4" thick, glued & nailed.
- * All exterior walls are dimensioned to outside of 1/2" sheathing.
- * Calculated dimensions take precedence over scaled dimensions.
- * All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- * Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless noted otherwise.
- * Unless noted otherwise, above all openings that are:
(1) Load bearing and less than or equal to 3 ft.use 4x6.
(2) Load bearing and more than 3 ft.use (2) 2x12 with 1/2" Plywood between.
(3) Non-load bearing and less than or equal to 6 ft.use 4x6.
(4) Non-load bearing and more than 6 ft.use (2) 2x12 with 1/2" Plywood between.
- * (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- * All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- * All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- * Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) row of 1" x 3" cross-bridging on all spans over 16'-0".
- * Collar ties are to be spaced 4'-0" o.c.
- * All purlins and kickers are to be 2x6's, unless noted otherwise.
- * Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

- * Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- * All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- * Provide proper insulation for all plumbing.
- * 1/2" water-resistant drywall around showers, tubs and whirlpools.
- * 1/2" drywall on interior walls and ceilings.
- * 5/8" type "X" fire code drywall on garage walls and ceilings.
- * When no brand is specified windows are called out by glass size only.
- * In dwelling units, where the top of the sill of an operable window opening unit is located less than 24 inches above the finished floor and greater than 12 inches above the finished grade, fall protection must comply with R312.2.
- * Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2092.
- * Windows, if not noted, are assumed to be casements.
- * Window header heights are 6'-8" unless noted otherwise.
- * Header heights are labeled to bottom of arched transoms.
- * Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- * Headroom at stairs shall have a minimum clearance of 6'-8" high.
- * Provide proper handrails at stairs per local codes.
- * The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- * Jog flue to rear of ridge as necessary.
- * Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- * Air conditioner locations may vary depending on restrictive covenants and codes.

SCAN TO CONNECT WITH
ADVANCED HOUSE PLANS



SCAN TO RECEIVE
OUR LATEST DESIGNS



SCAN TO VISIT
OUR WEBSITE



PRELIM
6-9-22
FINAL
6-21-22
REVISION

Tamiku Thompson



ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM. LOCATION, CLIMATE, NEIGHBORHOOD, SOIL CONDITIONS VARY, AND CANNOT BE GUARANTEED. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE CONSULTATION OF A PROFESSIONAL ENGINEER OR ARCHITECT. ADVANCED HOUSE PLANS IS NOT RESPONSIBLE FOR ANY DAMAGE, INJURY, OR DEATH THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

© 2022

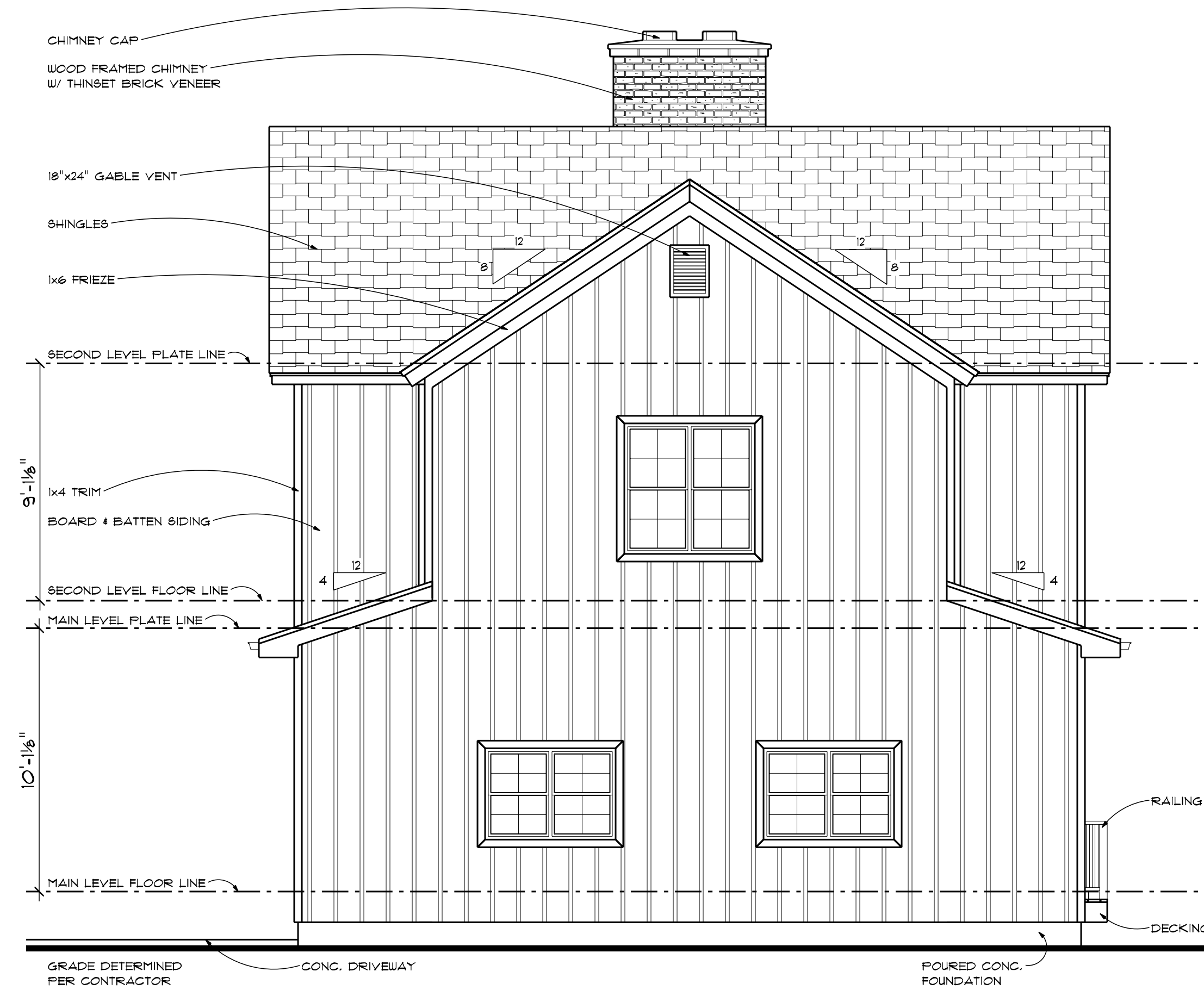
19275

SHEET
1
OF
1

20% SCALE = 24"X36"

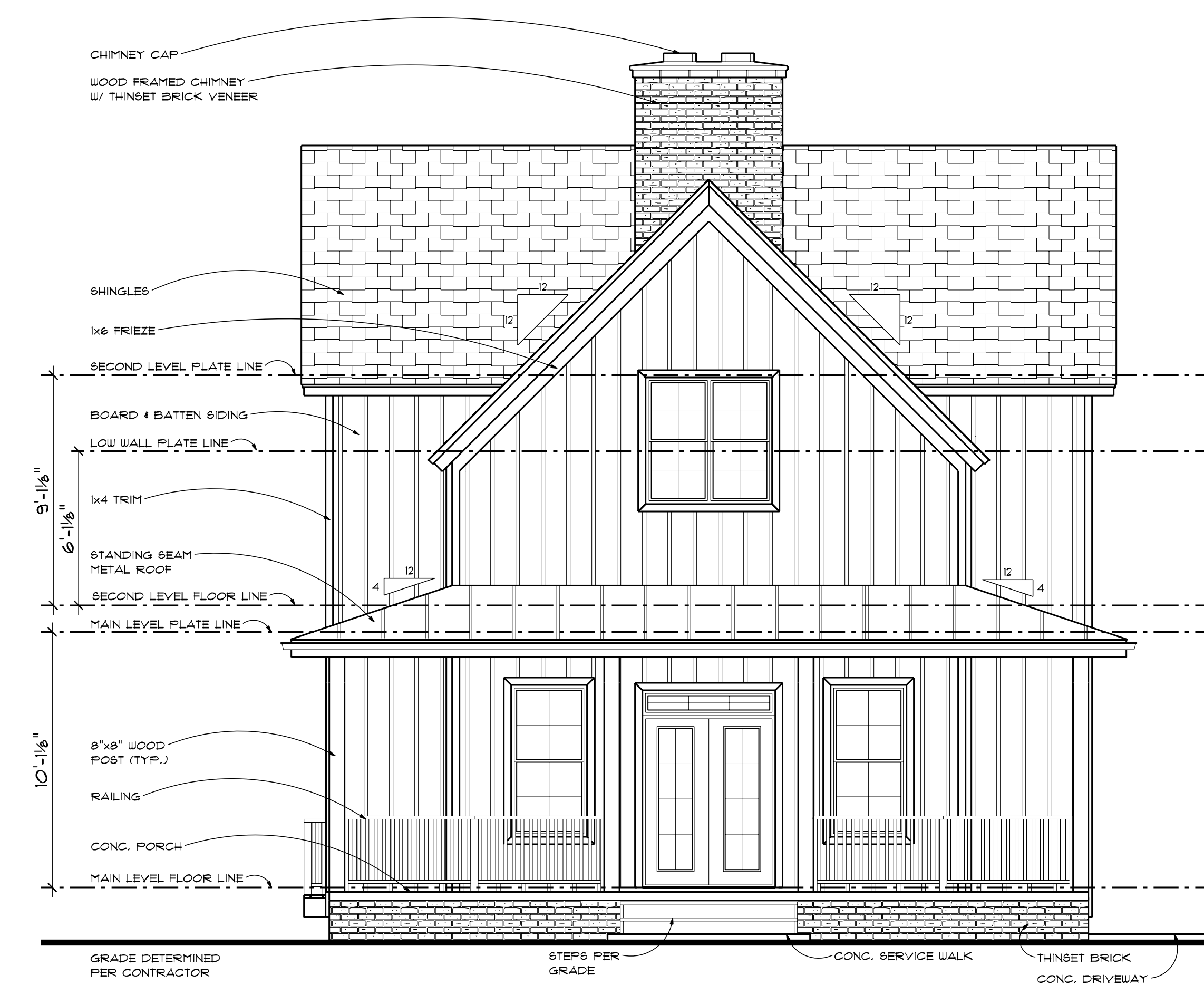
The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions.

GENERATED: 6/23/2022



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PRELIM
6-9-22
FINAL
6-21-22
REVISION

Tamiku Thompson



ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM
LOCATION, CLIMATE, NE, BECAUSE SITE CONDITIONS VARY, ANY CANNOT
GUARANTEE THE ACCURACY OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR
CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE
CONSULTATION OF A PROFESSIONAL ENGINEER OR ARCHITECT. THE USER SHALL
VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, AND STRUCTURAL
REQUIREMENTS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND FOLLOWING ALL LOCAL, STATE, AND
FEDERAL REGULATIONS THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

© 2022

19275

SHEET
2
OF
1

20% SCALE = 24"=36"

The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions.



PRELIM
6-9-22
FINAL
6-21-22
REVISION

Tamiku Thompson



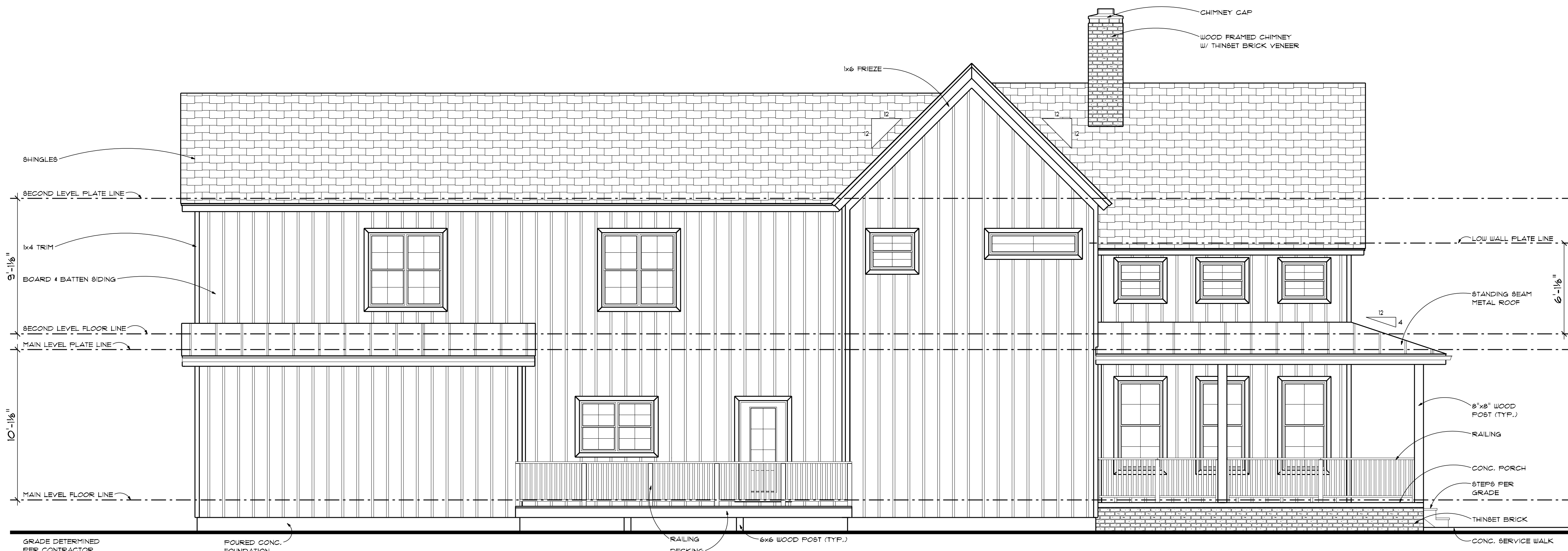
ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM
LOCATION, CLIMATE, NEARBY SITE CONDITIONS VARY, AND CANNOT
GUARANTEE THAT THESE PLANS WILL BE SUITABLE FOR YOUR SITE.
CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE
CONSULTATION OF A PROFESSIONAL ENGINEER OR ARCHITECT.
PLEASE VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, AND
CODE & SITE REQUIREMENTS PRIOR TO CONSTRUCTION.
THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

© 2022
19275

SHEET
3
OF
1

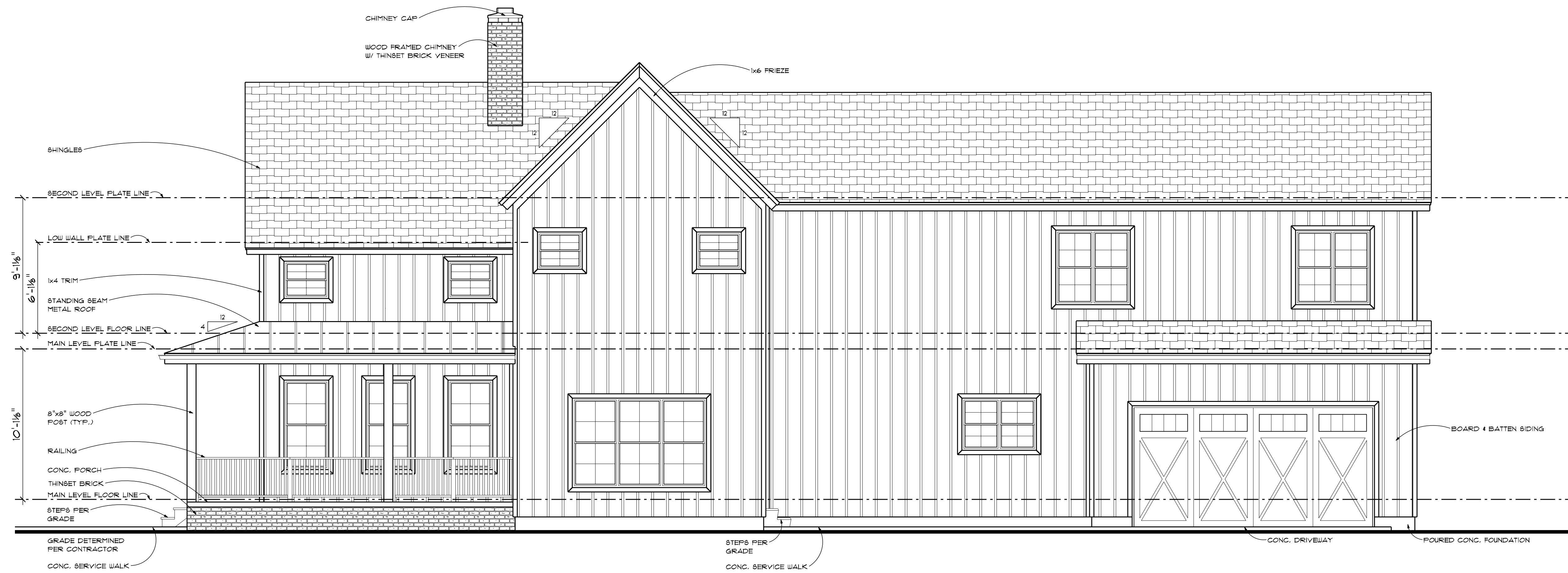
CON SCALE = 3/4" = 1'-0"

The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions.



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

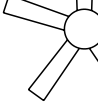
















RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

This floor plan shows a two-story house with the following features:

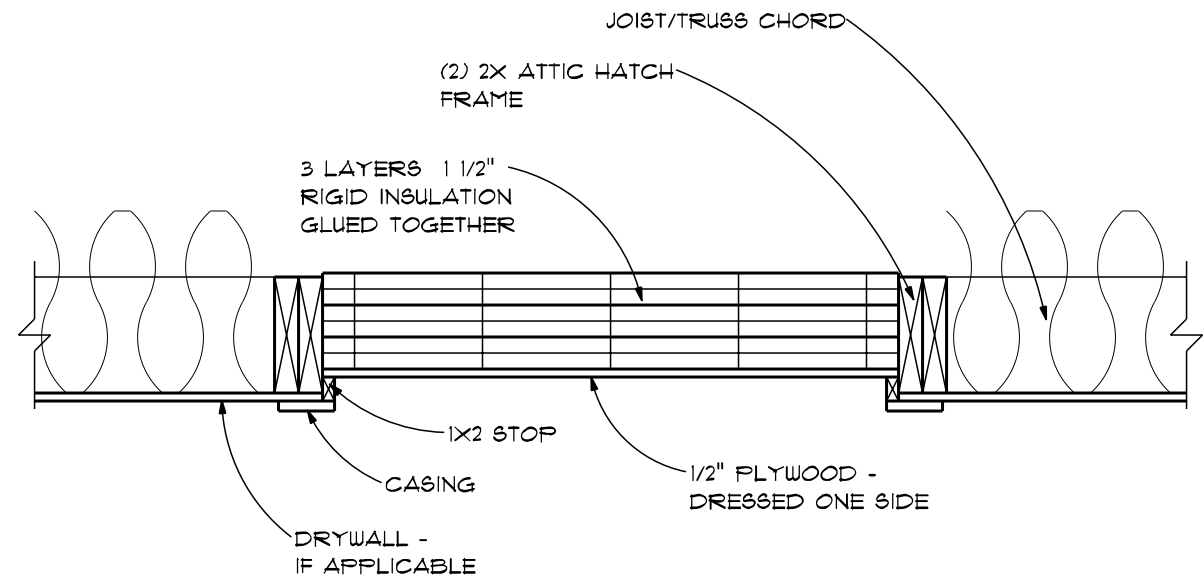
- Top Floor:** Includes a large living area with a fireplace, a water heater, and a furnace. A central staircase is labeled "TO LIGHT ABOVE". A circular feature is labeled "BRACE FOR PAN/LIGHT".
- Bottom Floor:** Includes a kitchen area with a range/hood, a garbage disposal, a sink, and a dish rack. A central staircase is labeled "TO LIGHT ABOVE". A circular feature is labeled "BRACE FOR PAN/LIGHT".
- Other Features:** The plan includes numerous doors, windows, and furniture placement suggestions indicated by dashed lines and circles. A note "LOCATE PIER CONTRACTOR" is present near the bottom right.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 6 blades 64"	3	
CAN LIGHT WATERPROOF 6INCH	2	
can light 6inch	19	
cable tv outlet	4	
fan	3	
light	4	
outlet:	41	
outlet 220v	1	
outlet: gfi	1	
smoke detector	6	
switch	19	
switch 3 way	11	
wall mounted OS 3 lights	2	
switch 4 way	3	
wall mounted OS 4 lights	1	

[illegible][illegible]

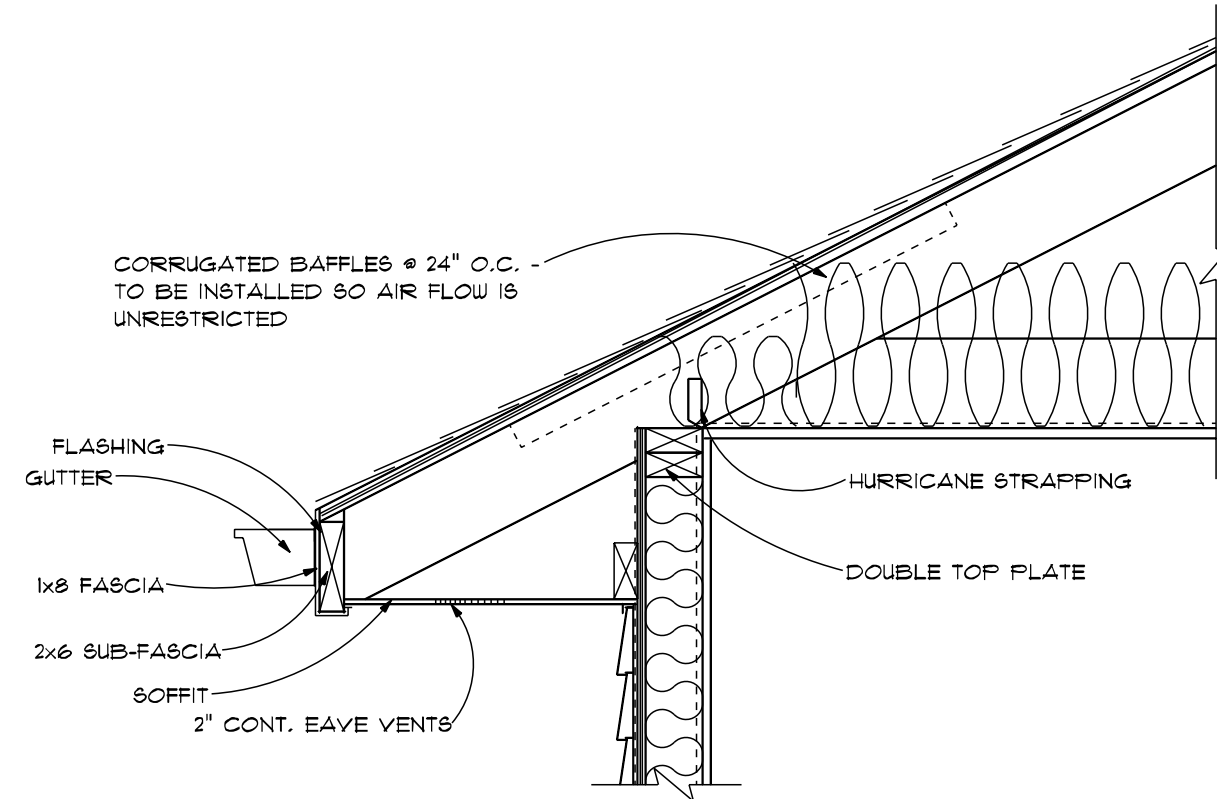
SHEET
5
OF
7

The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions.



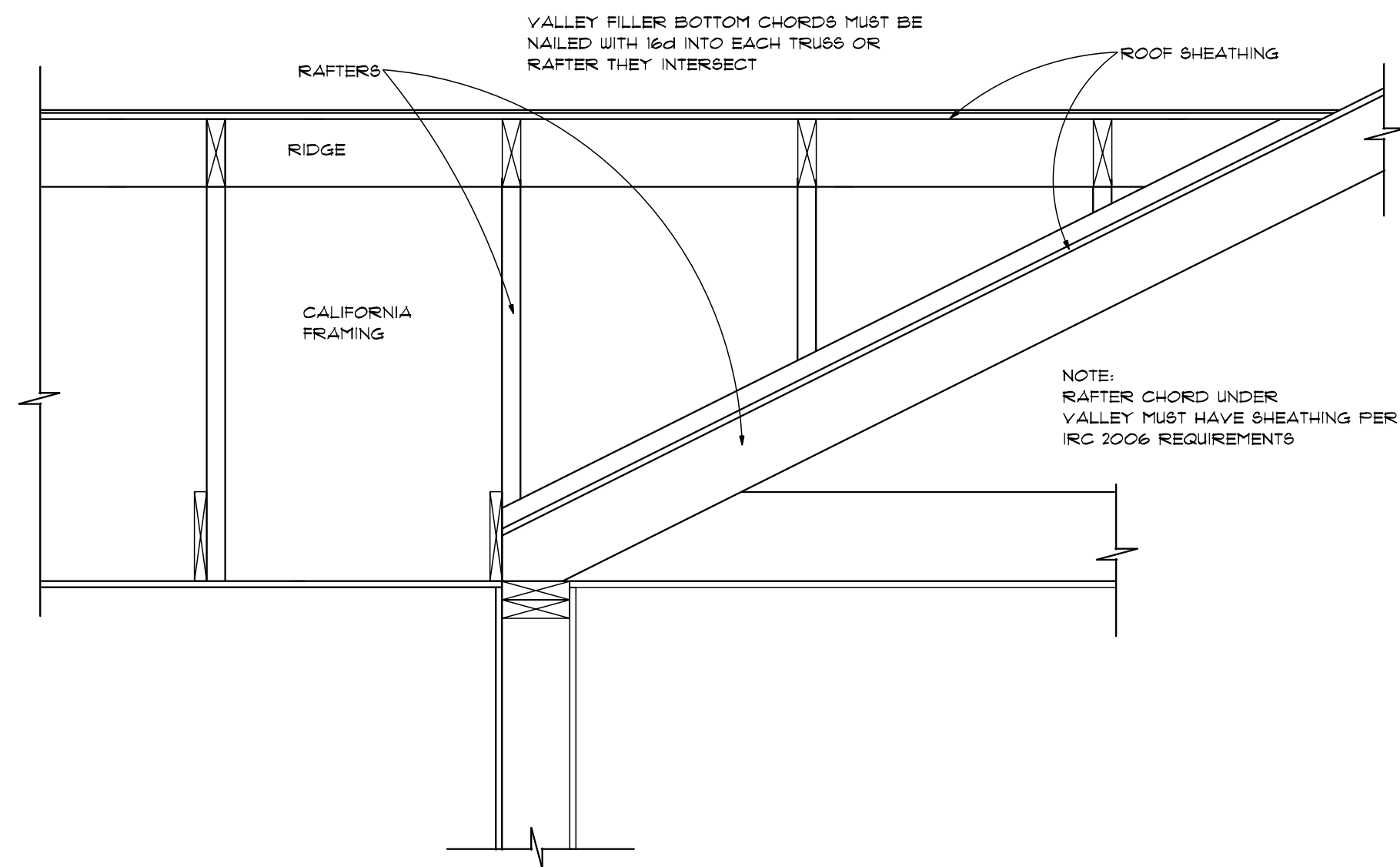
ATTIC HATCH

SCALE: 1/4" = 1'-0"



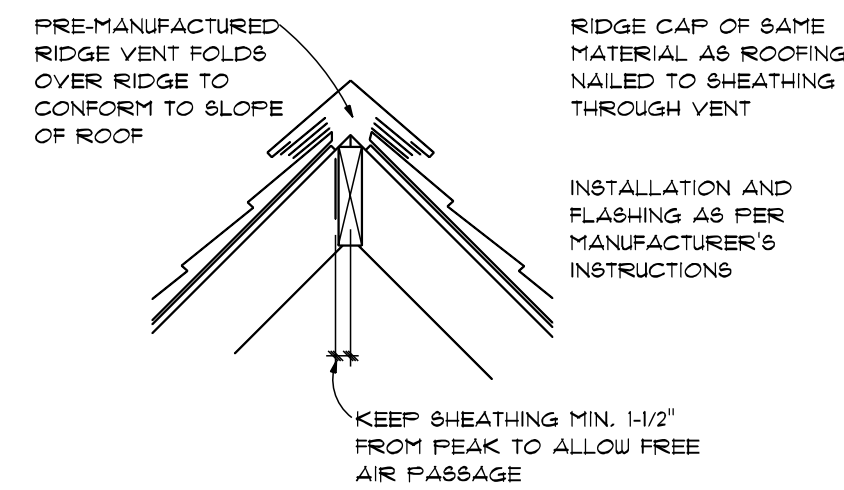
EAVE VENT

SCALE: 1/4" = 1'-0"



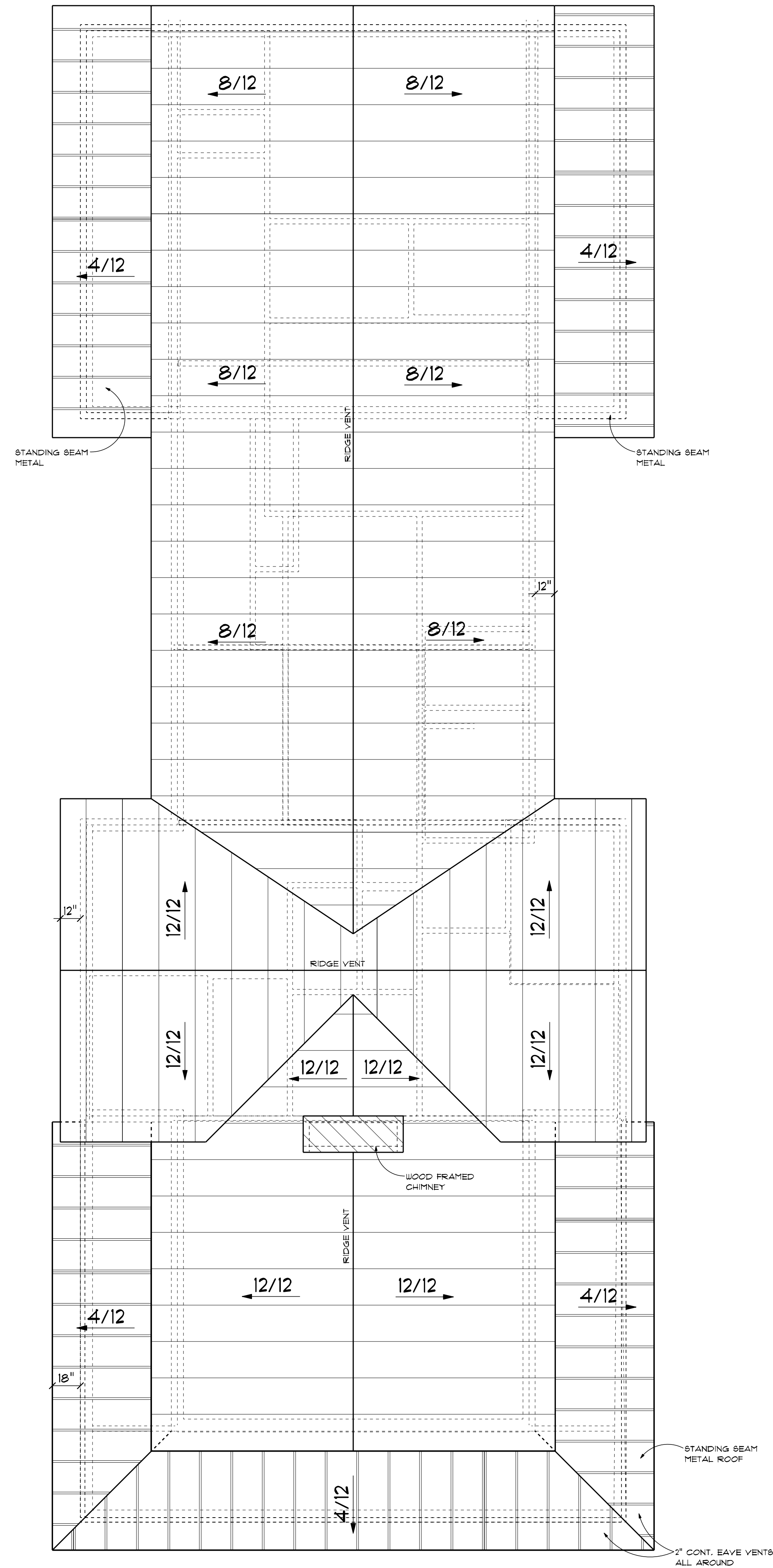
ROOF OVERFRAMING

SCALE: 1/4" = 1'-0"



RIDGE VENT

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"



PRELIM
6-9-22
FINAL
6-21-22
REVISION

Tamiku Thompson



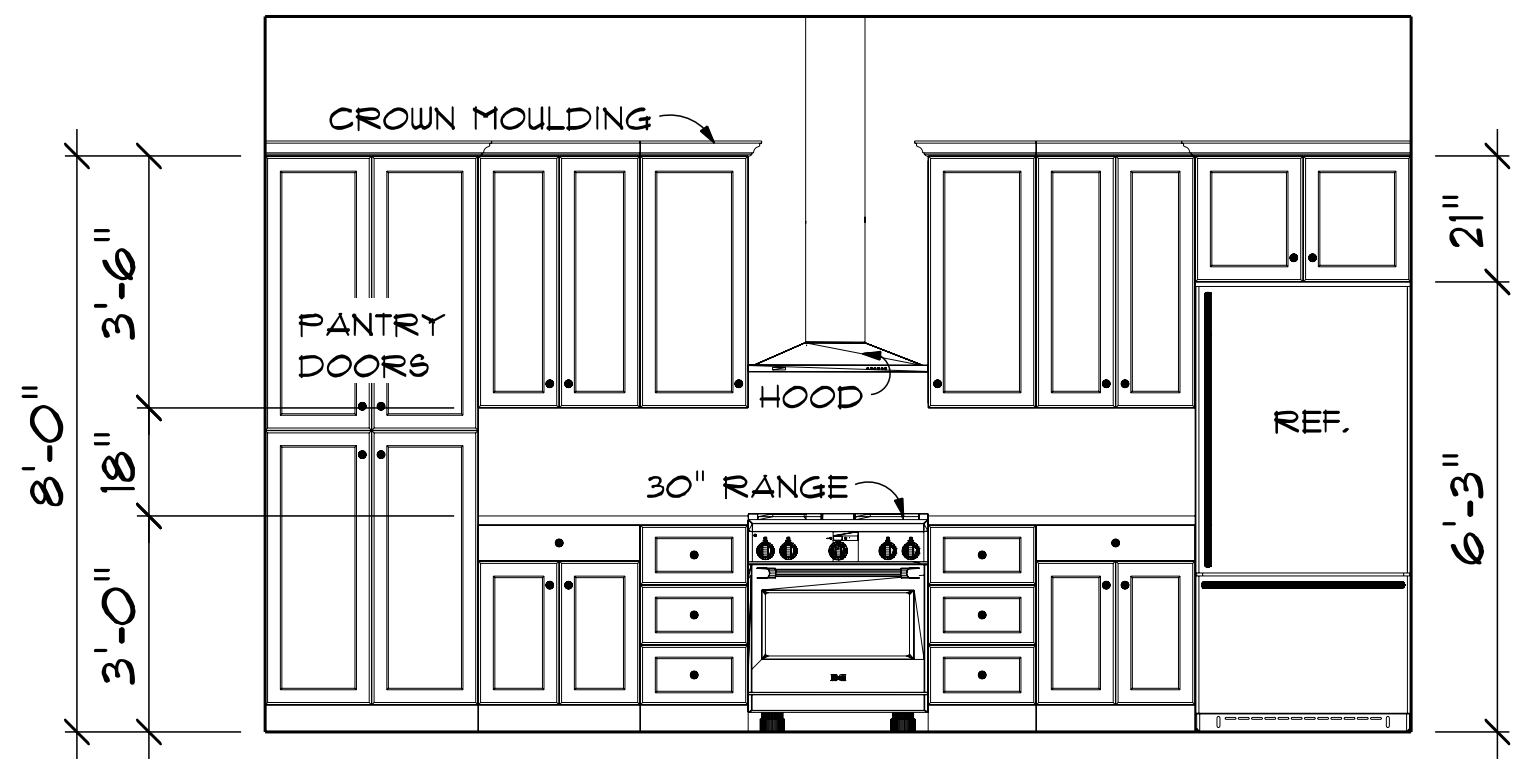
ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM. LOCATION, ORIGIN, AND BECAUSE SITE CONDITIONS VARY, AHP CANNOT GUARANTEE THE ACCURACY OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MATERIALS, FINISHES, AND CODES. A SITE VISIT IS REQUIRED PRIOR TO CONSTRUCTION. THE PURCHASER OF THESE PLANS IS GIVEN THE LIMITED LICENSE TO REPRODUCE THESE PLANS FOR CONSTRUCTION PURPOSES ONLY AND FURTHER DISTRIBUTION IS ILLEGAL. DO NOT SCALE PRINTS - SEE DIMENSIONS.

© 2022

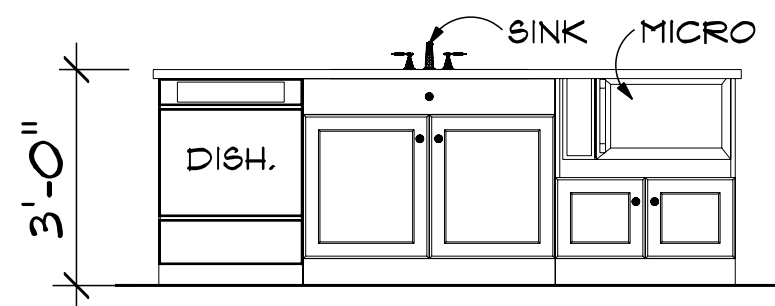
19275

SHEET
6
OF
1

20% SCALE = 24" x 36"



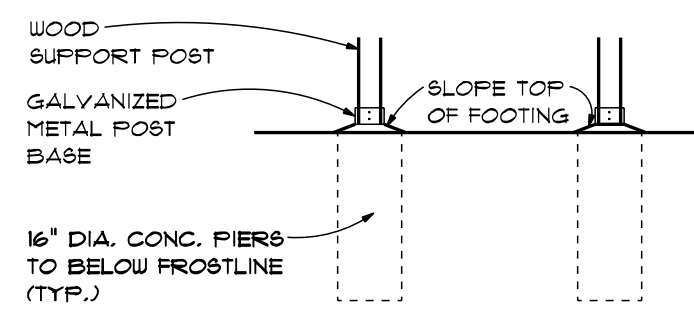
DETAIL 1



DETAIL 2

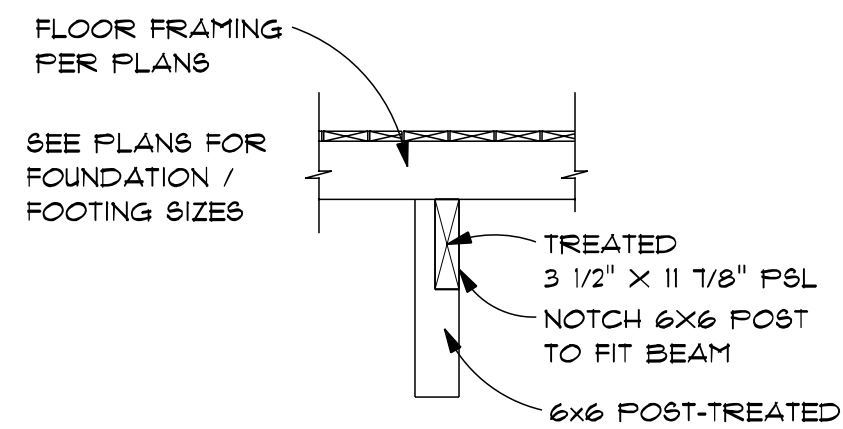
CABINET ELEVATIONS

SCALE: 3/8" = 1'-0"



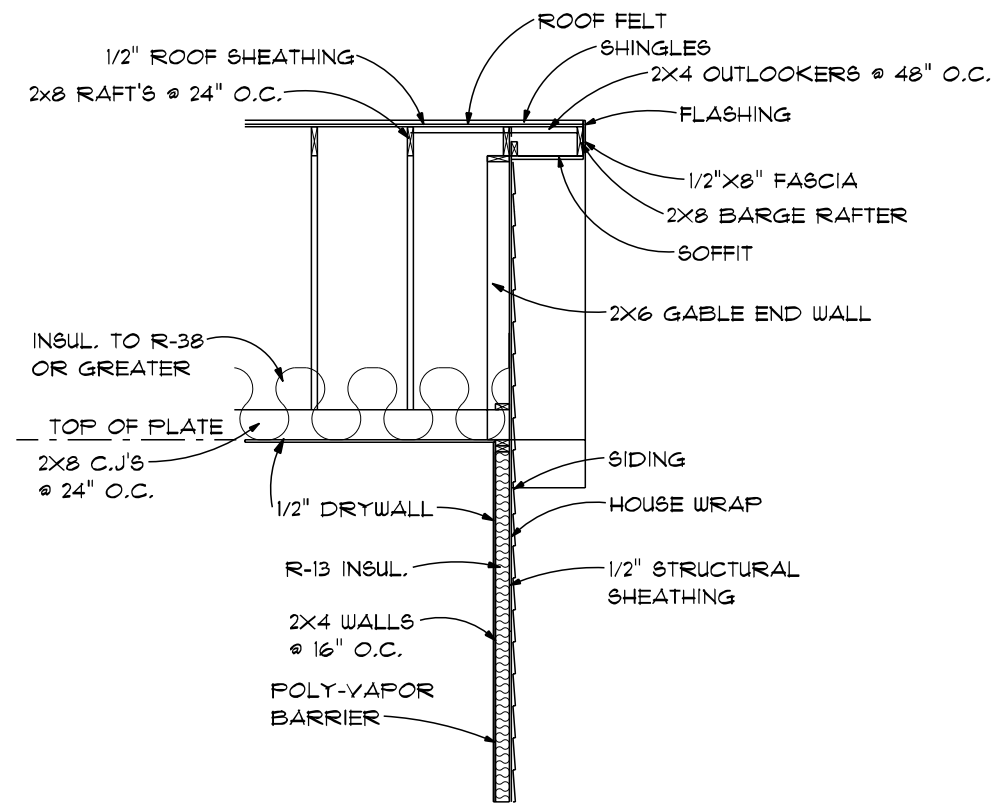
DECK FOOTING DETAIL

SCALE: 1/4" = 1'-0"



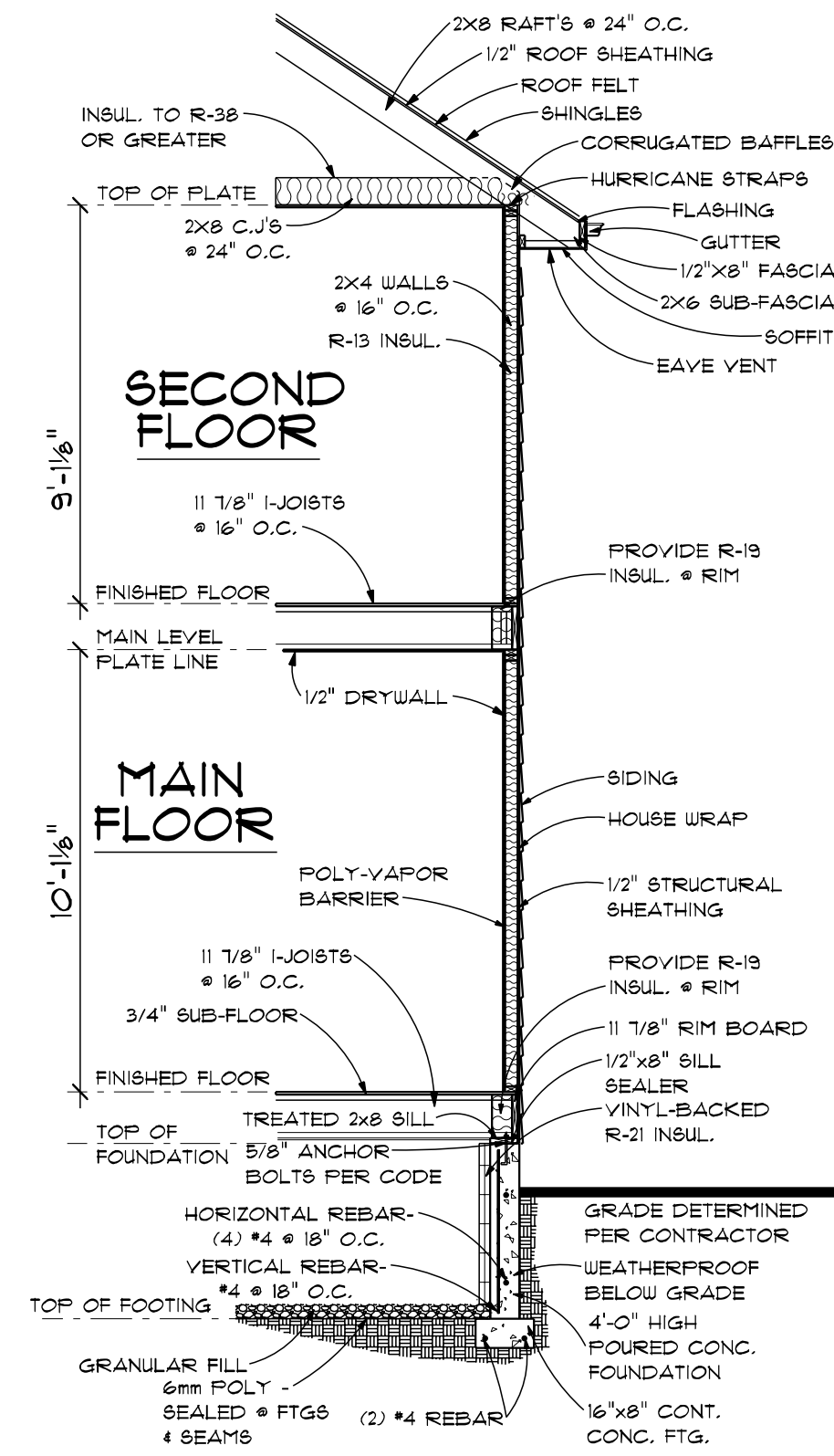
DECK CANTILEVER DETAIL

SCALE: 1/2"=1'-0"



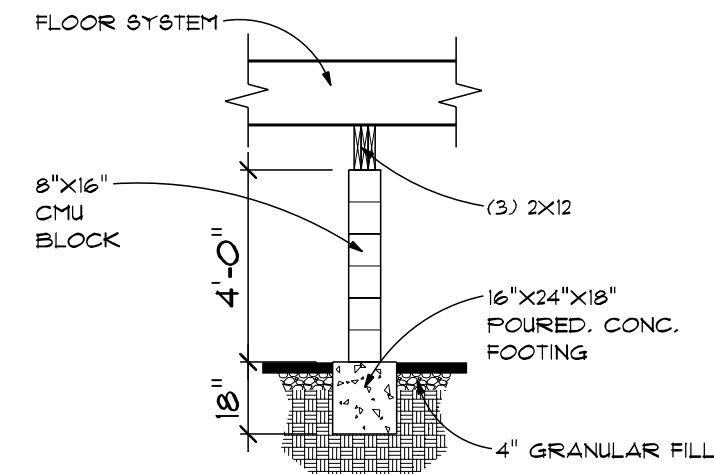
TYP. GABLE END SECTION

SCALE: 1/4" = 1'-0"



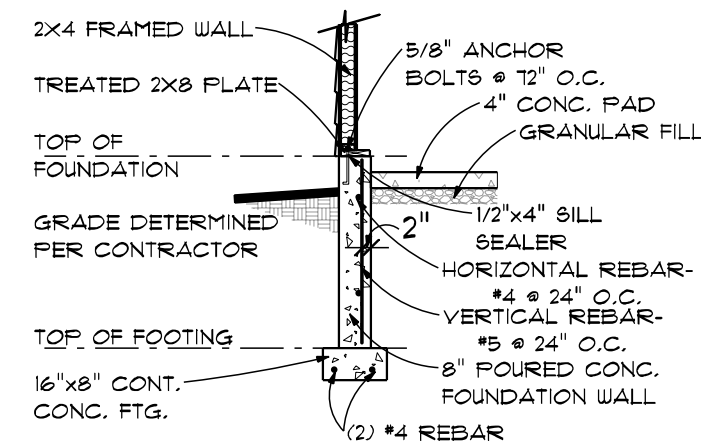
CRAWL SPACE WALL SECTION

SCALE: 1/4" = 1'-0"



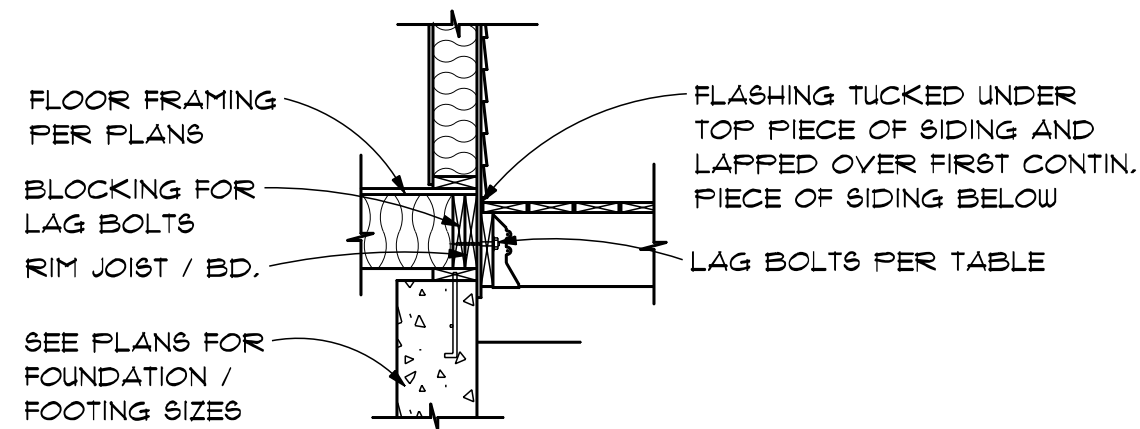
CRAWLSPACE CMU PIER DETAIL

SCALE: 1/4" = 1'-0"



TYP. GARAGE WALL

SCALE: 1/4" = 1'-0"



DECK LEDGER DETAIL

SCALE: 1/2"=1'-0"

DECK LEDGER BOLTING SCHEDULE						
JOIST SPAN	6'	8'	10'	12'	14'	16'
BOLT SIZE	1/2"	1/2"	1/2"	1/2"	1/2"	5/8"
BOLT SPACING	24"	18"	16"	12"	12"	12"



PRELIM
6-8-22
FINAL
6-21-22
REVISION

Tamiku Thompson



IF THIS IS NOT RED
DO NOT COPY

advancedhouseplans
www.advancedhouseplans.com | 844.675.9838

ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM. LOCATION, CLIMATE, NE, BECAUSE SITE CONDITIONS VARY, ANY CLIMATE OR LOCATION SPECIFIC DETAILS SHOWN ON THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE CONSULTATION OF A PROFESSIONAL ENGINEER OR ARCHITECT. ADVANCED HOUSE PLANS IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

© 2022

19275

SHEET
1
OF
1

20% SCALE = 24"=36"

The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions.

Sign IN Sheet

Fri May 6th 22

7:00 pm

Name *Jane Whitlock Pank* ⁶⁶

Ray Crabtree 2801a botcrest@gmail.com

Tiffany Doh tgiufefn@gmail.com

Virginia Kevorkian

Julia Fabb Jordan jfabb@hotmail.com

Danielle Wiggins -d.stiner@hotmail.com

Robin & Anthony Morris 668 JORDAN LANE
CAMORRIS23@AOL.COM

Meagan Low MeaganLow@gmail.com

Simon Kim

Andrew Samford
Angela Samford
Leon Samford

Micky O'Leary mickyo@bellsouth.net

Kern Maxwell maxwellhousebbb@gmail.com

Emma
Lee Armstrong

Sign in sheet

Annie Whitlock
2415 S Eiffel Ct
Dec Me 50032
404 488-3172

6/16/22 7:30pm

sign in sheet

DEE GEORGE ROBINSON

Kimberly Key

Ginny Kevorkian

SERENA MILLER

Micky O'LEARY

Ray Crabbe

Kevin Maxwell

Anthony & Robin Morris

LEE ARMSTRONG

Magnolia Creamer

~~June Sp~~

Diana Ransford

Annie Whitlock

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Shalom Restorations LLC Phone: 770-906-7092 Email: shalom.restorations@gmail.com

Property Address: 695 Jordan Lane, Decatur, GA 30033

Tax Parcel ID: 1806309077 Comm. District(s): 4 Acreage: 0.6771

Existing Use: Residential Proposed Use Residential

Supplemental Regs: Unknown Overlay District: N/A DRI: _____

Rezoning: Yes X No _____

Existing Zoning: R-75 Proposed Zoning: RSM Square Footage/Number of Units: 2500-2900 / 3 Units

Rezoning Request: Rezone from R-75 to RSM, subdividing to three lots to allow for three single family residences.

Land Use Plan Amendment: Yes _____ No X

Existing Land Use: Residential Proposed Land Use: Residential Consistent X Inconsistent _____

Special Land Use Permit: Yes _____ No X Article Number(s) 27- _____

Special Land Use Request(s) N/A

Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size:
_____ Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____
Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening:
_____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg.
Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____
Possible Variances: _____

Comments:

Planner: Dustin Jackson Date 7/19/21

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
OI, OD, OIT, NS, C1, C2, M, M2	\$750.00

LAND USE MAP AMENDMENT \$500.00

SPECIAL LAND USE PERMIT \$400.00