

Development Services Center 178 Sams Street Decatur, GA 30030 www.dekalbcountyga.gov/planning 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

	BOA No:				
Applicant and/or Authorized Representative:					
Mailing Address:					
City/State/Zip Code:					
Email:					
Telephone Home:		Business:			
	OWNER OF RECOR	D OF SUBJECT PROPER	ТҮ		
Owner:					
Address (Mailing):					
Email:	Telep	hone Home:	Business:		
	ADDRESS/LOCATIO	N OF SUBJECT PROPER	TY		
Address:		City:	State:	Zip:	
District(s):	Land Lot(s):	Block:	Parcel:		
Zoning Classification:	Zoning Classification: Commission District & Super District:				
CHECK TYPE OF HEARING F	REQUESTED:				
VARIANCE (From Dev	relopment Standards cau	using undue hardship upon	owners of property.)		
SPECIAL EXCEPTION	NS (To reduce or waive c	off-street parking or loading	space requirements.)		
OFFICIAL APPEAL OF	F ADMINISTRATIVE DE	CISIONS.			
*PLEASE REVIEW THE FI	LING GUIDELINES (ON PAGE 4. FAILURE	TO FOLLOW GUID	ELINES MAY	
RESULT IN SCHEDULING	DELAYS.*				
TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:					
Date Received	Fee F	Paid·			





ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals

To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 4-28-2023	Applicant: James Temposition Signature	_
	Oignature ()	
DATE:	Applicant:Signature	



ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

A Maria a subsection	cale for the requests a	s snown in this application.	
DATE: 4-28-2023	Applicant/Agent: Signature	James Te	em_
TO WHOM IT MAY CONCERN:			
(I)/ (WE) DATERCO (Name of Owners)		els, real, the boscul	Balaya Tanananan
being (owner/owners) of the property describe	ed below or attached h	ereby delegate authority to	minimum,
Modush Edings	LA MADIO	Owner ames	AUBLIC STANCOUNTING
Notary Public		Owner	
Notary Public		Owner	



LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

May 25, 2023

RE: Woodberry Rental Townhomes

D.R. Horton is proposing a Rental Townhome Community is located at 4743 Flat Shoals Parkway which includes 103 rental townhomes subject to zoning, building and land disturbance permitting approvals. On behalf of the owner, Eberly and Associates is requesting a variance to increase the maximum wall height in Section 5.4.7 of the DeKalb County Code of Ordinance. The code allows for a maximum wall height of 6 feet or tiered walls up to 12 feet total height when adjacent to residential districts or uses and a maximum height of 12 feet or 16 feet tiered height when adjacent to non-residential districts. As designed, the maximum wall height would be 26 feet. A variance is also being requested to remove the transitional buffer between the OI district and residential districts per Section 5.4.5 of the DeKalb County Zoning Ordinance.

PRINCIPALS

SCOTT GARDNER

KEVIN EDWARDS

BRIAN BRUMFIELD

ASSOCIATES

MICHAEL WRIGHT

JEREMIAH PHILLIPS

WESLEY REED

ARLENE MOHAMMED

JENNIFER ILKIN

The subject property is located along Flat Shoals Parkway and is bisected by a private drive, Woodberry Parkway. On behalf of the owner, Eberly and Associates is requesting a variance to this requirement due to unnecessary hardships and site constraints. The subject property is located along Flat Shoals Parkway and is bisected by a private drive, Woodberry Parkway. The site is otherwise undeveloped. The site has extreme topography that would limit the ability to develop if relief on walls and transitional buffers were not granted. On the east side of Woodberry Parkway, there is an approximate 43' grade change between the private drive and the property line at the highest point of the proposed retaining wall. It order to provide the required runoff reduction, water quality, and stormwater detention while mitigating potential erosion, the walls and grading into the transitional buffer are necessary. A strict application of the code would deprive the land owner of the rights and privileges enjoyed by other property owners in the same zoning district.

The proposed development is a Rental Townhome Community. The surrounding properties consist of Flat Shoals Parkway to the North, Zaxby's and Publix Shopping Center to the east, an apartment community to the south and west, as well as two single family homes to the west. The single family homes are visible from Woodberry Parkway in the existing state. If relief were granted, it would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of DeKalb County. The appearance of the townhomes will bridge the gap between the single family homes and the apartment complexes.

The development is consistent with the Comprehensive Land Use Plan. The subject property is in the Neighborhood Center Land Use designation which allows for up to 40 dwelling units per acres, lists townhomes/apartments as a preferred use and permits the OI zone.

Sincerely,

Laven Leyper

Lauren Leyrer, P.E. Civil Engineering Group Leader

WWW.EBERLY.NET

____ 770.452.7849

2951 FLOWERS ROAD S, SUITE 119 ATLANTA, GEORGIA 30341 THE ADDRESS WAS NOT PROVIDED OR VISIBLE ON THE SITE.

BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13089C0161J, DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE 5/16/2013, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONES "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:

ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

NO PLOTTABLE FLOOD LIMITS ARE SHOWN. OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ON THE PROPERTY. ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE

-) TOPOGRAPHY AND ELEVATIONS SHOWN ARE REFERENCED TO NAVD '88 DATUM AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK . THE CONTOUR INTERVAL IS 2 FOOT. TOPOGRAPHIC SURVEY DATA WAS COLLECTED UTILIZING A QUANERGY M-8 LIDAR
-) THE CURRENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS SHOWN HEREON AS PROVIDED BY THE INSURER.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
- B) SHOWN HEREON.
-) NO PARKING FACILITIES WERE OBSERVED ON THE SUBJECT PROPERTY.

1)THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, AVAILABLE DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY AN UNDERGROUND UTILITY INVESTIGATOR. FLAGS/PAINT MARKINGS WERE ONLY PLACED UTILIZING RADIO FREQUENCY TECHNIQUES OVER CERTAIN METALLIC UTILITIES OR UTILITIES WITH TRACER WIRES. NO POT-HOLING OR OTHER INVESTIGATION METHODS WERE USED AND THE ACTUAL LINES WERE NOT VISIBLE AT THE TIME OF THE FIFLD SURVEY TRAFFIC CONTROL WIRES OR OTHER NON-METALLIC UTILITIES, SUCH AS UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS. OR NON-METALLIC PIPING, WERE NOT MARKED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN AND ANY LOCATIONS SHOWN MAY BE INACCURATE THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

3) SHOWN HEREON.

MEASURED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 61 AND 68 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EGINNING AT A 1/2" REBAR FOUND ON THE SOUTHERN END OF THE NORTHWESTERLY MITERED RIGHT-OF-WAY LINE OF WOODBERRY PARKWAY (PRIVATE 60' R/W) AND FLAT SHOALS PARKWAY (PUBLIC VARIABLE R/W): THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE OF FLAT SHOALS PARKWAY THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 53°24'17" EAST A DISTANCE OF 59.96 FEET TO A 1/2-INCH REBAR FOUND, NORTH 81°28'29" EAST A DISTANCE OF 80.31 FEET TO A /2-INCH REBAR WITH CAP SET AND SOUTH 53°15'24" EAST A DISTANCE OF 561.99 FEET TO A 2-INCH REBAR WITH CAP SET: THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE DIVISION LINE BETWEEN DATERCO INC (AS PER DEED BOOK 21803, PAGE 226, DEKALB COUNTY, GEORGIA RECORDS) TO THE NORTHWEST AND MCFLAT SHOALS LAND LLC (AS PER DEED OOK 23173, PAGE 338, DEKALB COUNTY, GEORGIA RECORDS) AND MCLAND ONE LLC (AS PER DEED BOOK 23173. PAGE 338. DEKALB COUNTY, GEORGIA RECORDS) TO THE NORTHEAST AND SOUTHEAST RESPECTIVELY, SOUTH 43°20'09" WEST A DISTANCE OF 333.92 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; THENCE RUNNING ALONG THE DIVISION LINE BETWEEN DATERCO INC (AS PER DEED BOOK 21803, PAGE 226, DEKALB COUNTY, GEORGIA RECORDS) TO THE NORTHWEST AND FREG PARKWAY GRAND ASSOCIATES LLC (AS PER DEED BOOK 26500, PAGE 16. DEKALB COUNTY GEORGIA RECORDS) TO THE SOUTHEAST SOUTH 43°30'06" WEST A DISTANCE OF 1112 9 EET TO A 1/2-INCH REBAR FOUND: THENCE RUNNING ALONG THE DIVISION LINE OF DATERCO INC S PER DEED BOOK 21803, PAGE 226, DEKALB COUNTY, GEORGIA RECORDS) TO THE EAST AND CHAPEL PARK CONDOMINIUM PHASE TWO (AS PER PLAT BOOK 7, PAGE 24, DEKALB COUNTY, EORGIA RECORDS) AND CHAPEL PARK CONDOMINIUM PHASE ONE (AS PER PLAT BOOK 7, PAGE 8. DEKALB COUNTY. GEORGIA RECORDS) TO THE WEST THE FOLLOWING 2 COURSES AND ISTANCES: NORTH 00°00'44" EAST A DISTANCE OF 1284.88 FEET TO A 1/2-INCH REBAR FOUND AND HENCE NORTH 00°00'44" EAST A DISTANCE OF 28.66 FEET TO A 1/2-INCH REBAR FOUND; THENCE FOLLOWING THE DIVISION LINE BETWEEN DATERCO INC (AS PER DEED BOOK 21803, PAGE 226, DEKALB COUNTY, GEORGIA RECORDS) TO THE SOUTH AND BIRCHELL J. GLEEN (AS PER DEED 300K 26700, PAGE 9, DEKALB COUNTY, GEORGIA RECORDS) TO THE NORTH, SOUTH 82°48'55" EAS DISTANCE OF 145.36 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; THENCE RUNNING ALONG THE VISION LINE BETWEEN DATERCO INC (AS PER DEED BOOK 21803, PAGE 226, DEKALB COUNTY. GEORGIA RECORDS) TO THE SOUTH AND VIRGINIA PEREZ (AS PER DEED BOOK 10705, PAGE 312, DEKALB COUNTY. GEORGIA RECORDS) TO THE NORTH AND WEST RESPECTIVELY THE FOLLOWING COURSES AND DISTANCES: SOUTH 73°26'08" EAST A DISTANCE OF 149.89 FEET TO A 1/2-INCH EBAR WITH CAP SET AND THENCE NORTH 00°18'19" EAST A DISTANCE OF 283.74 FEET TO A 2-INCH REBAR WITH CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FLAT SHOALS PARKWAY (PUBLIC VARIABLE R/W): THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE THE OLLOWING 3 COURSES AND DISTANCES: SOUTH 51°15'10" EAST A DISTANCE OF 30.94 FEET TO A 2-INCH REBAR WITH CAP SET, SOUTH 62°18'57" EAST A DISTANCE OF 98.73 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND SOUTH 08°26'00" EAST A DISTANCE OF 55.56 FEET BACK TO THE POINT F BEGINNING.

CONTAINING 17.61 ACRES OR 767,224 SQUARE FEET.

TITLE EXCEPTIONS

SURVEYOR'S COMMENTS PERTAINING TO ITEMS AS CONTAINED IN SCHEDULE B, SECTION 2 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY "ALTA COMMITMENT FOR TITLE INSURANCE" COMMITMENT NUMBER 2-39936 EFFECTIVE DATE OF FEBRUARY10, 2021, PROVIDED BY THE CLIENT ON 06/01/2022.

SPECIAL EXCEPTIONS, SCHEDULE B, PART II:

- RESTRICTIONS AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM SCOTT CANDLER TO M K BOWERS DATED AUGUST 8 1945 FILED FOR RECORD AUGUST 8 1945 AT 3 00 P M RECORDED IN DEED BOOK 627, PAGE 161, RECORDS OF DEKALB COUNTY, GEORGIA; BUT MOTTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A IS EXEMPT UNDER CHAPTER 42 SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. NOT PLOTTABLE. AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE.
- ACCESS AND CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN CHAPEL HILL, INC A GEORGIA CORPORATION. FOCUS WOODBERRY LLC. A GEORGIA LIMITED LIABILITY COMPANY AND HARVEST DRIVE LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED DECEMBER 22, 2000, FILED FOR RECORD DECEMBER 27, 2000 AT 3:44 P.M., RECORDED IN DEED BOOK 11778, PAGE 7, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN SCRIVENER'S AFFIDAVIT BY ERIC J. NATHAN, DATED JANUARY 31, 2001, FILED FOR RECORD FEBRUARY 2, 2001 AT 10:57 A.M., RECORDED IN DEED BOOK 11840, PAGE 347, AFORESAID

AFFECTS SUBJECT PROPERTY; NOT PLOTTABLE. REFERENCED DOCUMENT ILLEGIBLE.

- CONVEYANCE OF ACCESS RIGHTS FROM GENERAL BUILDERS, INC. TO THE DEPARTMENT OF TRANSPORTATION, DATED MAY 23, 2001, FILED FOR RECORD AUGUST 1, 2001 AT 12:35 P.M., RECORDED IN DEED BOOK 12338, PAGE 733, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED OF ACCESS RIGHTS FROM DEPARTMENT OF TRANSPORTATION TO GENERAL BUILDERS. INC., DATED NOVEMBER 23, 2001, FILED FOR RECORD NOVEMBER 28, 2001, AT 10:14 A.M., RECORDED IN DEED BOOK 12681, PAGE 27, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY; APPROXIMATE LOCATION DRAWN FROM SCANNED PDF SHOWN HERE ON
- RIGHT-OF-WAY DEED FROM GENERAL BUILDERS, INC. TO DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 4, 2001, FILED FOR RECORD DECEMBER 4, 2001, AT 3:11 P.M., RECORDED IN DEED BOOK 12702, PAGE 75, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY; SHOWN HEREON.
- SIGN EASEMENT AGREEMENT BY AND BETWEEN CHAPEL HILL, INC., A GEORGIA CORPORATION AND FOCUS WOODBERRY LLC, A GEORGIA LIMITED LIABILITY COMPANY. DATED JANUARY 2002, FILED FOR RECORD FEBRUARY 4, 2002 AT 2:13 P.M., RECORDED IN DEED BOOK 12906, PAGE 214, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY; SHOWN HEREON.
- ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 5, PAGE 115, AFORESAID RECORDS. ALL RELEVANT SURVEY MATTERS SHOWN.
- M. ALL MATTERS AS DISCLOSED BY THAT CERTAIN SURVEY MADE FOR CHAPEL HILL, INC. TO MARCH 21, 1987, BY LAND DEVELOPING CO., SURVEYORS. NO INSTRUMENT PROVIDED.

RECORD LEGAL DESCRIPTION

(DB 21803, PG 226)

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 61 AND 68 OF THE 15TH DISTRICT OF

BEGINNING AT A AN IRON PIN CORNER ON THE SOUTHWEST SIDE OF FLAY SHOALS ROAD AS

LOT 68: AND RUNNING THENCE SOUTH 1°17'01" EAST, ALONG THE EAST LINE OF THE SMALL

PROPERTY, 290.01 FEET TO AN IRON PIN CORNER; THENCE RUNNING NORTH 75°04'02" WEST

SOUTHWESTERLY SIDE OF FLAT SHOALS ROAD IS INTERSECTED BY THE WEST LINE OF SAID LAND

ALONG THE SOUTH LINE OF THE SMALL PROPERTY, 149.87 FEET TO AN IRON PIN CORNER; THENCE

RUNNING NORTH 84°24'52" SECONDS WEST, ALONG THE SOUTH LINE OF THE STONE PROPERTY.

145.41 FEET TO AN IRON PIN ON THE WEST LINE OF SAID LOT 68; RUNNING THENCE SOUTH 1°36'01'

PIN CORNER: THENCE RUNNING NORTH 41°54'19" EAST ALONG THE LINE OF PROPERTY OF SILVER

EAST, ALONG THE WEST LINE OF LOT 68, AND THE WEST LAND LOT 61, 1,313.12 FEET TO AN IRON

THATCH MANAGEMENT CO., 1,112.55 FEET TO AN IRON PIN CORNER; THENCE RUNNING NORTH

41°43'49" EAST ALONG THE COBB PROPERTY, 332.83 FEET TO AN IRON PIN ON THE NEW RIGHT OF

WAY OF FLAT SHOALS ROAD, THENCE RUNNING NORTH 54°47' WEST ALONG SAID RIGHT OF WAY,

NORTHWESTERLY ALONG SAID RIGHT OF WAY ALONG AN ARC MEASURING 216.67 FEET, SAID ARC

BEING SUBTENDED BY A CHORD RUNNING NORTH 62°06'54" WEST A DISTANCE OF 216.08 FEET TO

AN IRON PIN CORNER AT THE POINT OF BEGINNING. CONTAINING 17.80 ACRES ACCORDING TO

DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PRESENTLY LOCATED 295.66 FEET SOUTHEASTERLY FROM THE POINT WHERE THE

645.4 FEET TO AN IRON PIN CORNER ON SAID RIGHT OF WAY; THENCE CONTINUING

SURVEY MADE FOR CHAPEL HILL, INC. ON MARCH 21, 1987, BY LAND DEVELOPING CO.,

GENERAL NOTES

- THE FIELD SURVEY WAS PERFORMED ON MAY 24, 2022. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A SPECTRA PRECISION SP60: GROUND MEASUREMENTS WERE OBTAINED USING A TRIMBLE S5 TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 69,410 FEET, AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD
- . THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 241,612 FEET.
- THE BEARING BASIS IS GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE
- THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS. INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN
- NO CEMETERY PLOTS OR INDIVIDUAL BURIAL SITES WERE OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THIS SURVEY. HOWEVER, NO RESEARCH OR SUB-SURFACE INVESTIGATION WAS PERFORMED OR PROVIDED DURING THE COURSE OF THIS SURVEY WHICH WOULD INDICATE THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES. MORE COMPLETE INVESTIGATION MAY BE NECESSARY IF DISCOVERY OF CEMETERIES ARCHAEOLOGICAL FINDS, OR OTHER FEATURES THAT MAY NOT BE CLEARLY EVIDENCED ON THE SURFACE IS DESIRED.
- THE STREAM BUFFERS SHOWN ARE BASED ON AN OFFSET FROM THE TOP OF CREEK EMBANKMENT OR WRESTED VEGETATION LINE (IF MARKED BY OTHERS), WHICH IS A MEANDER LINE THAT COULD BE SUBJECT TO CHANGE OR INTERPRETATION. OTHER BUFFERS MAY EXIST AS REQUIRED BY LOCAL AND STATE AUTHORITIES.
- THE STREAM CLASSIFICATIONS AND WETLANDS LOCATIONS SHOWN WERE TAKEN FROM SITE RECONNAISSANCE REPORT DATED MARCH 28, 2022, PREPARED BY NELSON ENVIRONMENTAL, INC. NO MARKINGS WERE FIELD LOCATED BY GASKINS + LECRAW, INC.
- K. SOME WATERLINE SHOWN HEREON PULLED FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY PLANNERS & ENGINEERS COLLABORATIVE + FOR DR HORTON HOMES & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- WOODBERRY PARKWAY ACCESS AND CONSTRUCTION EASEMENT (DEED BOOK 11778, PAGE 7) SHOWN HEREON BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY PLANNERS & ENGINEERS COLLABORATIVE + FOR DR HORTON HOMES & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. NO BEARING AND DISTANCE BASED DOCUMENT WAS PROVIDED.

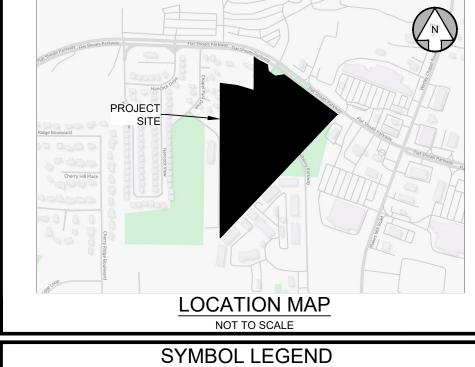
OWNER:	DATERCO INC.	ZONING:	OI (OFFICE INSTITUTION)
REFERENCES:	DB 21803, PG 226	SETBACKS:	
PARCEL ID:	15 061 03 001	MINIMUM FRONT	
ACREAGE:	17.61 AC. OR767,224 SQ. FT.	MINIMUM SIDE S MINIMUM REAR MAXIMUM BUILD	

REFERENCES

DEPARTMENT OF PLANNING & SUSTAINABILITY ZONING LETTER FOR PARCEL# 15-061-03-001 - 4743 FLAT SHAOLS PARKWAY, DECATUR, GEORGIA 30034

PARCEL SUMMARY (SUBJECT PROPERTY)

1741022 0011111111111111111111111111111111				
OWNER:	DATERCO INC.	ZONING:	OI (OFFICE INSTITUTION)	
REFERENCES:	DB 21803, PG 226	SETBACKS:		
PARCEL ID:	15 061 03 001	MINIMUM FRONT SETBACK = 10' MINIMUM SIDE SETBACK = 20' FT. MINIMUM REAR SETBACK = 20' MAXIMUM BUILDING HEIGHT = 70'		
ACREAGE:	17.61 AC. OR767,224 SQ. FT.			



STIVIDOL LEGEND				
•	CORNER MONUMENT SET (SEE NOT	EF) 🖂	TRAFFIC CONTROL BOX	
0	IRON PIN FOUND (TYPE NOTED)	MAILBOX		
•	RWMF - CONCRETE R/W MONUMENT	MONITORING WELL		
\triangle	INTERSECTION POINT	0	STREET SIGN	
P.O.B.	POINT OF BEGINNING	•	BOLLARD	
P.O.C.	POINT OF COMMENCEMENT	€	LANDSCAPE LIGHT	
R/W	RIGHT-OF-WAY	A/C	AIR CONDITIONING UNIT	
RBF	REBAR FOUND	9	PARKING COUNT	
OTPF	OPEN TOP PIPE FOUND	→	PAINTED TRAFFIC ARROW	
CTPF	CRIMP TOP PIPE FOUND	Ġ.	HANDICAPPED SPACE	
	SINGLE WING CATCH BASIN	EV 😭	EVERGREEN TREE	
\bigcirc	DOUBLE WING CATCH BASIN	us 💥	UNDERSTORY TREE	
	FLARED END SECTION	~~		
	DROP INLET	HW (◯)		
)	HEADWALL	~	BENCHMARK TEST HOLE	
	CURB INLET		ACCESS EASEMENT	
(STORM MANHOLE	· ·	SANITARY SEWER EASEMENT	
0	STORM JUNCTION BOX	DE		
\otimes	PEDESTAL INLET		CORRUGATED METAL PIPE	
Q	FIRE HYDRANT			
√ √	WATER VALVE	DIP		
W	WATER METER		HIGH DENSITY POLYETHYLENE PIPE	
₩	IRRIGATION CONTROL VALVE		POLYVINYL CHLORIDE PIPE	
₿	FIRE DEPARTMENT CONNECTION		REINFORCED CONCRETE PIPE	
₹	WATER SPIGOT		VITRIFIED CLAY PIPE	
⟨G⟩	GAS VALVE	,,	BROKEN LINE (NOT TO SCALE)	
G	GAS METER	,	END NOT LOCATED	
T	TELEPHONE BOX		CURB INLET	
1	TELEPHONE MANHOLE		DROP INLET	
TV	CABLE PEDESTAL	IE	INVERT ELEVATION	
\downarrow	GUY WIRE		EXISTING SPOT ELEVATION	
*	LIGHT POLE	BW	BOTTOM OF WALL	
- - -	POWER POLE	TW FFE	TOP OF WALL FINISHED FLOOR ELEVATION	
P	POWER MANHOLE	(M)	MEASURED DISTANCE	
E	ELECTRIC METER	(R)	RECORD DISTANCE	
TX	TRANSFORMER	(MA)	MEASURED ANGLE	
	SANITARY SEWER MANHOLE	(RA)	RECORD ANGLE	
©	SANITARY SEWER GREASE TRAP	N/F	NOW OR FORMERLY	
©	CLEANOUT	BSL	BUILDING SETBACK LINE	
(TR)	CROSS WALK SIGNAL POLE	TE#	TITLE EXCEPTION NUMBER	
TR	TRAFFIC SIGNAL HAND HOLE	C&G	CURB AND GUTTER	
_	TRAFFIC SIGNAL POLE	CLF	CHAIN LINK FENCE	

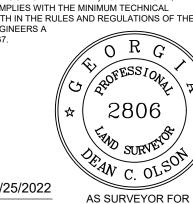
LINE LEGEND				
			x — x	■ SITE BOUNDARY LINE ADJACENT BOUNDARY LINE INTERIOR BOUNDARY LINE RIGHT-OF-WAY LINE SETBACK LINE EASEMENT LINE DITCH/CREEK LINE APPROX. FLOOD LIMITS ROAD CENTERLINE CURB & GUTTER FENCE STORM SEWER
=====				CONTOURS
ss	ss		ss	WATER LINESANITARY SEWER
GAS		GAS	GAS	FORCEMAINGAS LINE
UNK		UNK		TELEVISION CABLEUNKNOWN UTILITY LINE
———ОНИ—		——ОНU———		TELEPHONE LINEOVERHEAD UTILITYUNDERGROUND POWER
				 — UNDERGROUND FOWER — GUARDRAIL — PAINT STRIPING
				- CREEK BUFFER

SURVEYOR'S CERTIFICATION

————

CREEK BANK

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EORGIA REGISTERED LAND SURVEYOR NO. 2806

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NORTH ARROW (SEE NOTE E) SCALF: 1" = 50'

GASKINS + LECRAW, INC

GEORGIA REGISTERED LAND SURVEYOR NO. 2806

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND DR HORTON, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b1), 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04-19-2022.

ALTA CERTIFICATION

8/25/2022 DATE OF PLAT OR MAP: DEAN C. OLSON

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> LSF001371 **REVISIONS:**

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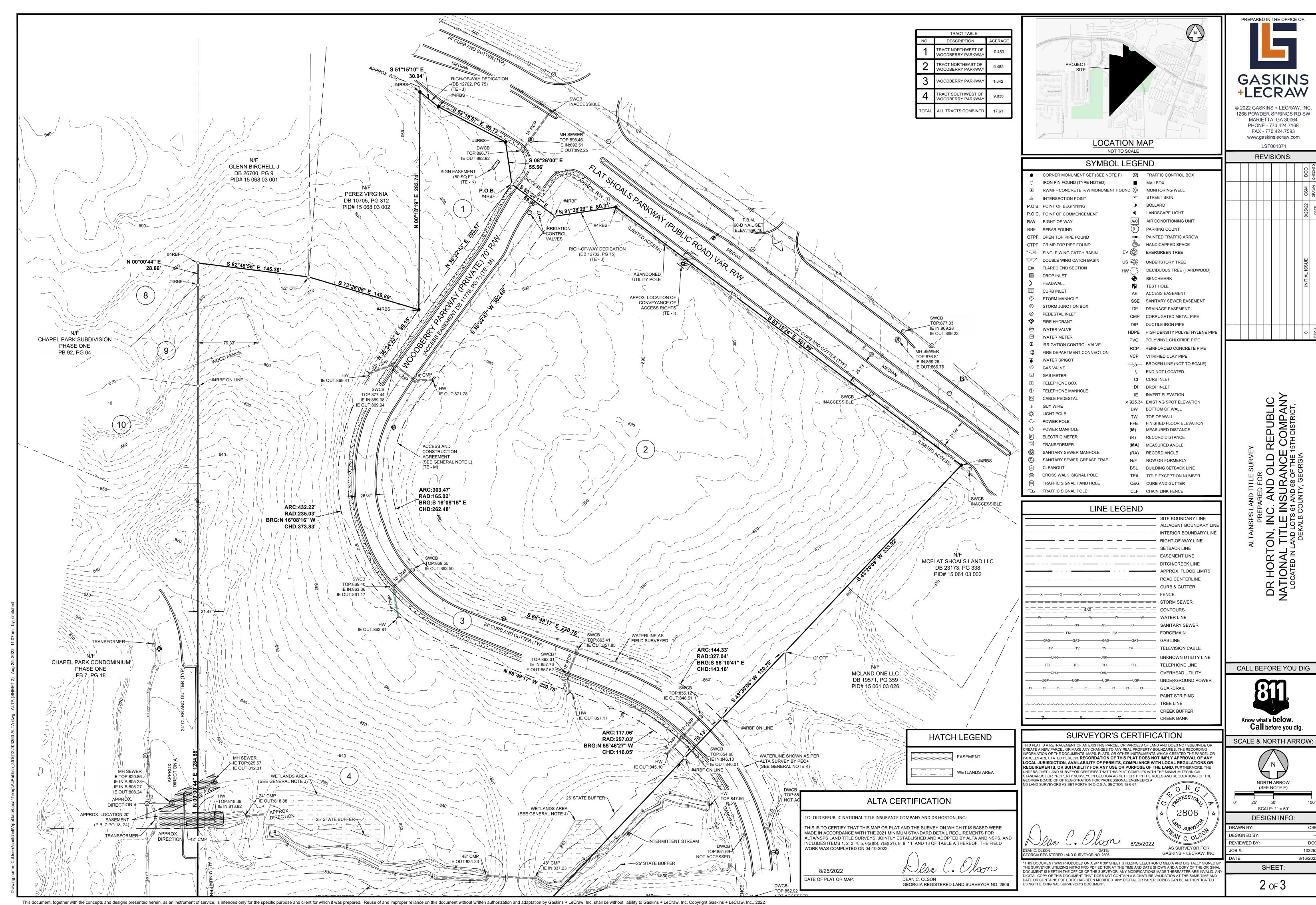
Know what's below. Call before you dig.

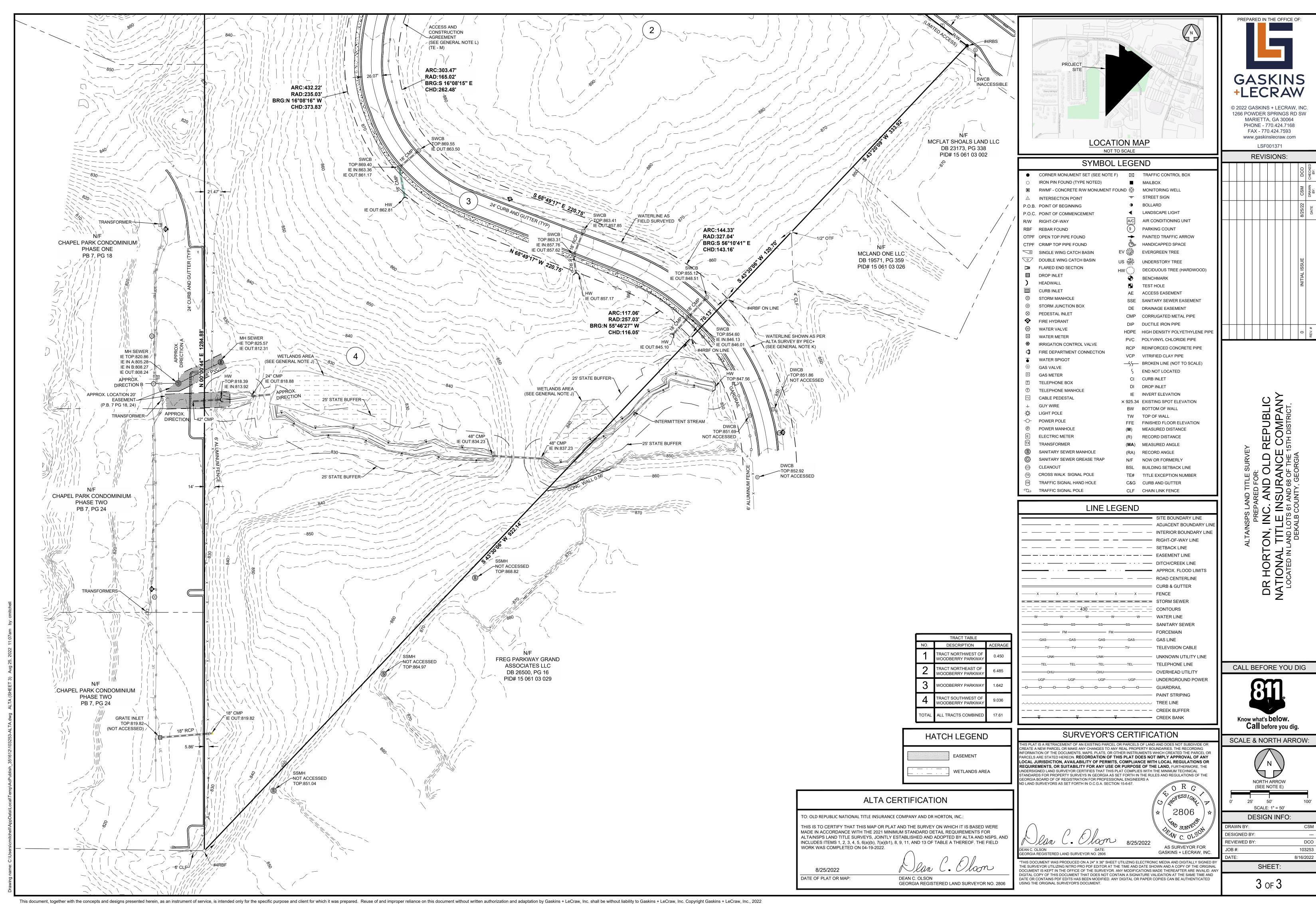
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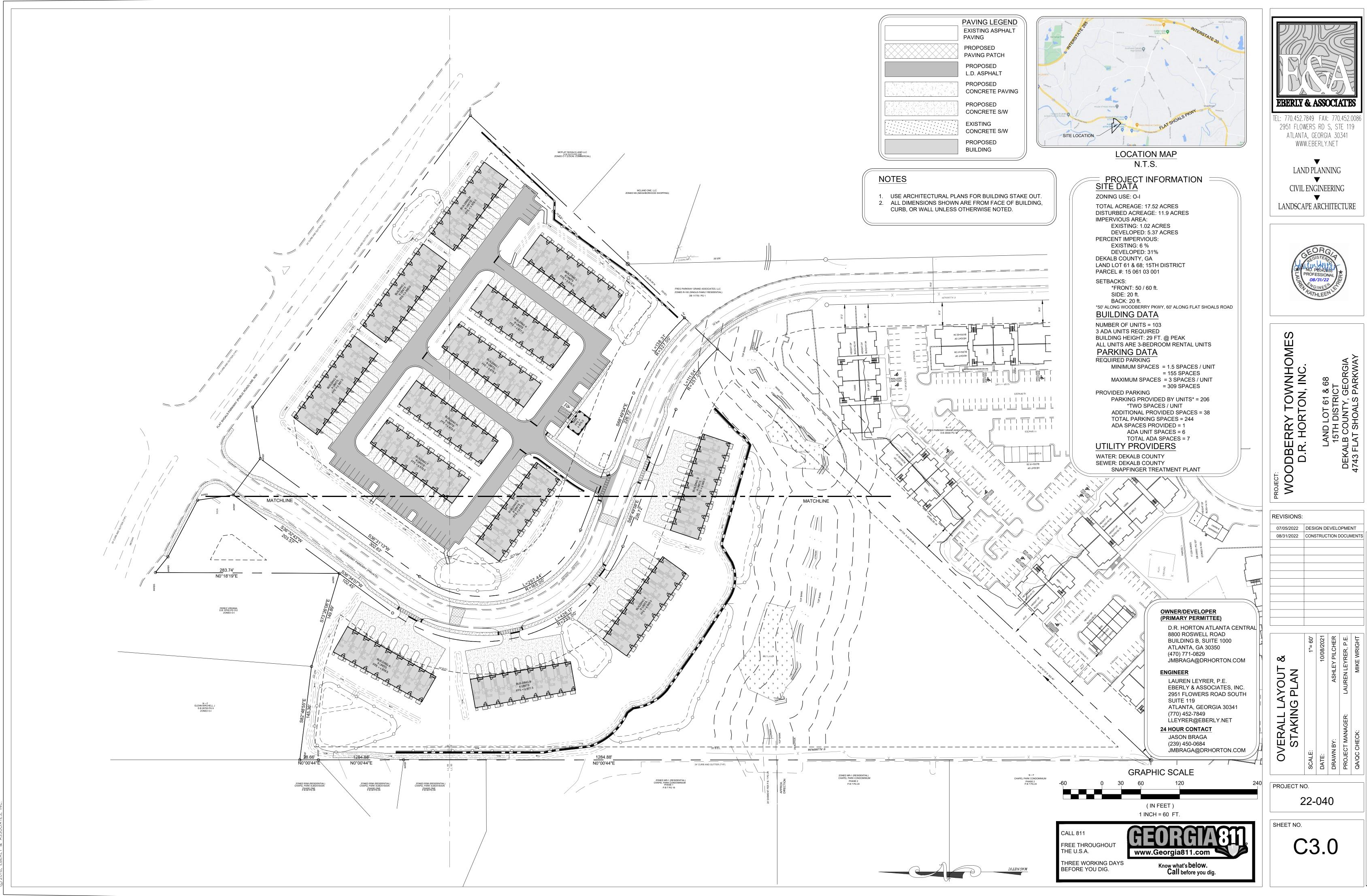
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EVIEWED BY: JOB #: SHEET:

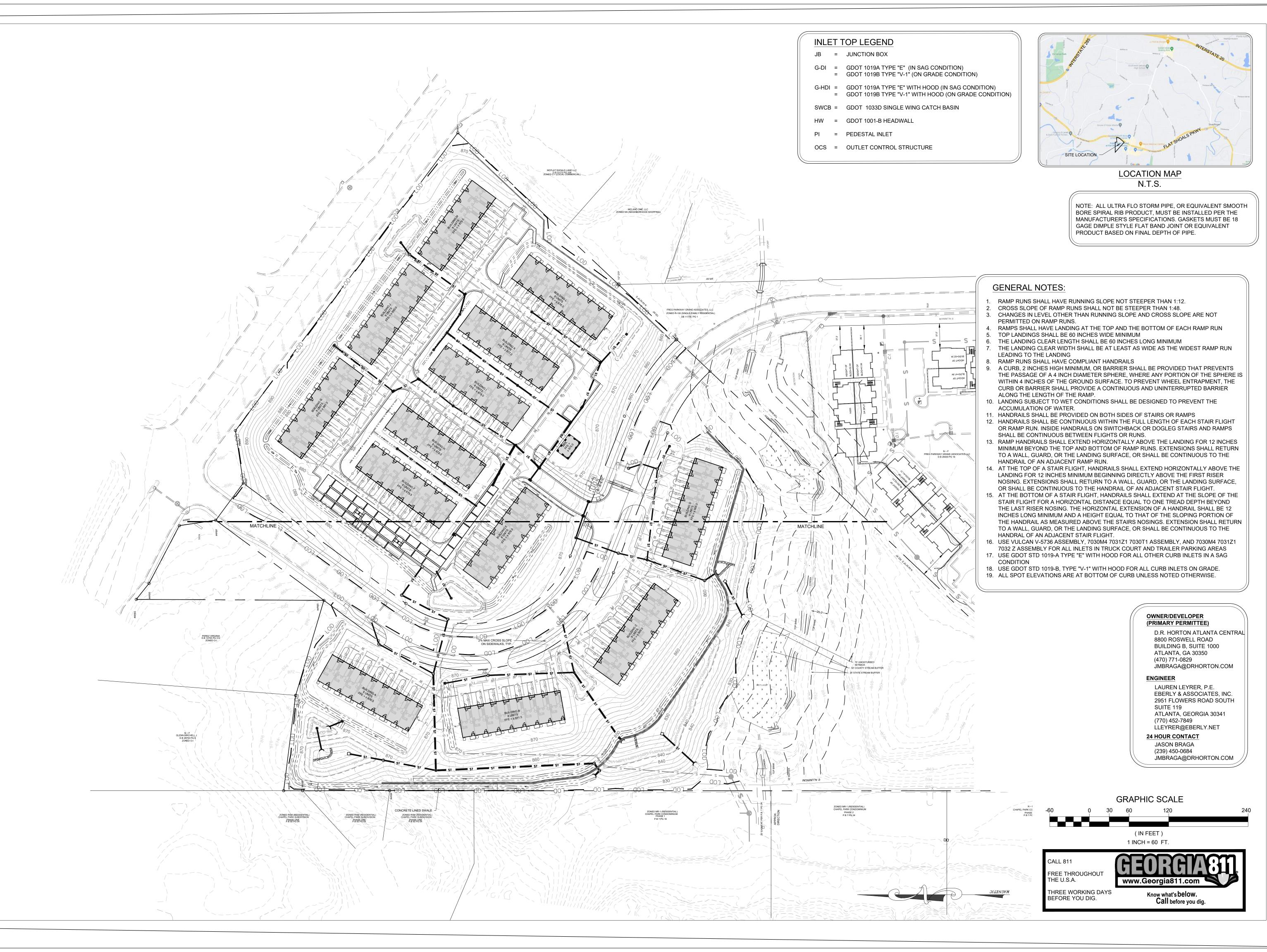
1 of 3

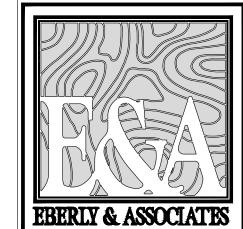












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> LAND PLANNING CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE



D.R. HORTON, INC.

REVISIONS: 07/05/2022 DESIGN DEVELOPMENT

08/31/2022 | CONSTRUCTION DOCUMENTS |

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SHEET NO.

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