

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Director
Juliana Njoku

DeKalb County Planning Commission - Sketch Plat Hearing July 23, 2025 @ 6:00pm

STAFF ANALYSIS

Case No.: P-Plat #1247029 (Robert Manor) Agenda # N1
Commission District: 4 **Super District:** 6

Location/Address: 459 Ohm Avenue
Scottdale, GA 30079

Parcel ID(s): 18 047 21 001

Request: Subdivision to construct three (3) single-family detached dwellings.

Property Owner(s): Dallas Street Lofts, LLC

Applicant/Agent: W. Barry Dunlop

Acreage: 1.05 acres

Existing Land Use: Vacant

SUBJECT PROPERTY & ZONING HISTORY

The subject property is a corner lot comprising approximately 1.05 acres and is located in the R-75 (Residential Medium Lot-75) Zoning District and Tier 2 of the Scottdale Overlay District.

The property is undeveloped at the time of this analysis. Its primary frontage is along unimproved Right-of-Way that is designated by the County as Walker Street. While the property has an Ohm Avenue address, the only improved access to the property is from the north, a local street designated as Booker Avenue. County GIS maps show another street block to the southwest with the designation of Booker Avenue that does not directly align with the orientation of Booker Avenue from its intersection with Robinson Avenue. Discussions with County GIS have determined that this was likely an addressing and mapping error by the County that may date back to when many of the original dwellings in the Overlay were first constructed.

PROJECT DESCRIPTION

The applicant, W. Barry Dunlop, proposes to subdivide the subject property into three (3) resultant lots to construct a total of three (3) single-family detached dwellings. The lots would have frontage along Walker Street, which is to be improved to public street standards; a portion of Booker Avenue would also be improved and extended to allow for maneuverability for Fire/Rescue and Sanitation vehicles.

Notably, however, the improvement and extensions of Walker Street and Booker Street do not go to the fullest extent parallel to the development site frontages. Section 27-3.36.9. of the *Zoning Ordinance* requires that “the existing street grid [in the Overlay] shall be continued where site conditions allow”. There are natural features that

likely prohibit the full improvement/extension of both Rights-of-Way: there is a significant slope near the eastern terminus of the proposed Walker Street extension and there are State Waters that traverse the southwestern portion of the development site that would likely prohibit a full extension of Booker Street. As such, Planning Staff has determined that the proposed improvements, which include sidewalks and ADA ramp connections along the southern portion of Walker Street, are sufficient in their intent to provide further connectivity to the Overlay.

Regarding the aforementioned addressing/mapping errors, GIS has recommended that the existing portion of Booker Avenue and its proposed extension for a turnaround shall remain designated as Booker Avenue; giving Ohm Avenue addresses to any of the proposed lots or to any Right-of-Way extensions would undoubtedly create logistical concerns. The existing State Waters would inevitably pose a natural barrier for any potential development occur from the direction of Kelly Street.

Sec. 14-96. - Standards for approval of Sketch Plats; approved Preliminary Plats.

(a) The Planning Commission shall not approve a Sketch Plat unless it is found that:

1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;

Water service is to be provided by DeKalb County.

2) If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;

Sewer service is to be provided by DeKalb County.

3) Adequate areas have been allocated within a subdivision to meet the regulations in this chapter for the long-term collection, management, and treatment of stormwater;

The nature of the development as infill does not require the creation of a stormwater detention facility to serve the entire subdivision. Each parcel will provide their own water quality devices to address runoff reduction volume. The plans in their current configuration have been administratively approved by Land Development.

4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;

State Waters traverse the southwestern corner of the development site; the planned improvements do not appear to encroach on this feature.

5) No platting of lots within the subdivision will create any non-conforming lots or increase the non-conformity of existing non-conforming lots on property within or adjacent to the subdivision;

Newly created lots are in compliance with applicable lot standards in Tier 2 of the Scottdale Overlay District.

6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;

Not applicable.

7) The proposed subdivision meets all the requirements of this chapter, [Chapter 27](#), the official comprehensive plan, the official thoroughfare map, and all other standards and regulations adopted by all boards, commissions, agencies, and officials of DeKalb County and all other applicable laws from other, relevant jurisdictions;

Yes.

8) A properly issued certificate of appropriateness, when the subdivision or portions thereof lie within a designated historic area that required such a certificate as may be required by state law or this Code; and

Not applicable.

9) Lot lines have been laid out so as to minimize crossing municipal or county boundaries;

All proposed lots are located in the unincorporated area of DeKalb County.

10) All requirements of [section 14-89](#) and [section 14-90](#) have been fulfilled.

Yes.

STAFF RECOMMENDATION: *Approval*

The proposal is consistent with the goals of the *DeKalb County 2050 Unified Plan* and is in compliance with all developmental standards of the *Zoning Ordinance*. All other regulatory reviews have been completed and approved (or conditionally approved). Therefore, the Planning and Sustainability Department recommends *Approval* of the submitted Sketch Plat application.

ROBERT MANOR

Sketch Plat - AP # 1247029

Reference:
Sketch Plat - AP # 1244623 (former)

459 Ohm Avenue
Land Lot 47, 18th District
DeKalb County, Georgia
Parcel ID: 18-047-21-001

Prepared by



903 Bombay Lane
Roswell, GA 30076
Phone: (770) 605-6030
www.paradigmeng.net

SITE DATA

PARCEL: 18-047-21-001
ADDRESS: 459 OHM AVENUE
EXISTING AREA: 1.06 ACRES (46,178 SF)
PROPOSED ROW DEDICATION: 0.067 ACRES (2,914 SF)
OWNER: DALLAS STREET LOFTS LLC

ZONING: 18-047-21-001 R-75
OVERLAY: SCOTTTDALE TIER 2

PARCEL 1
LOT AREA: 11,599 SF (0.266 AC)
OPEN SPACE REQUIRED: 0.053 AC (20.0%)
MAXIMUM ALLOWABLE IMPERVIOUS: 4,060 SF (35%)
PROPOSED IMPERVIOUS: 2,600 SF (22%)

PARCEL 2
LOT AREA: 12,350 SF (0.284 AC)
OPEN SPACE REQUIRED: 0.057 AC (20.0%)
MAXIMUM ALLOWABLE IMPERVIOUS: 4,322 SF (35%)
PROPOSED IMPERVIOUS: 2,600 SF (21%)

PARCEL 3
LOT AREA: 16,215 SF (0.372 AC)
OPEN SPACE REQUIRED: 0.074 AC (20.0%)
MAXIMUM ALLOWABLE IMPERVIOUS: 5,675 SF (35%)
PROPOSED IMPERVIOUS: 2,600 SF (16%)

PROPOSED USE: 3 SINGLE FAMILY HOMES
SINGLE FAMILY DETACHED: ALLOWABLE COVERAGE BY
BUILDINGS, STRUCTURE, DRIVE WAYS OR ANY OTHER
IMPERVIOUS SURFACE 35%
MIN LOT WIDTH: 50
MIN LOT SIZE: 5,000 SF
MIN HOUSE: 1,000 SF

MAX BUILDING HEIGHT: 28'
PROPOSED BUILDING HEIGHT: 28'

FRONT SETBACK: 30'
SIDE SETBACK 7.5'
REAR SETBACK: 30'
CORNER SIDE YARD SETBACK: 7.5'
OWNER: DALLAS STREET LOFTS LLC,
2255 CUMBERLAND PKWY SE, #700A
ATLANTA, GA, 30338
PHONE: (678) 325-2001
CONTACT: ROBERT UIMANN

DEVELOPER: MARILIN HOLDINGS LLLP
2255 CUMBERLAND PKWY SE, BLDG 700A
ATLANTA, GA 30339
PHONE: (678) 325-2001
CONTACT: ELGIN PRITCHETT (404) 861-9043

CIVIL ENGINEER:
PARADIGM ENGINEERING SERVICES, INC.
903 BOMBAY LANE
ROSWELL, GA 30076
PHONE: (770) 605-6030
CONTACT: BARRY DUNLOP

Owner:

Dallas Street Lofts LLC,
2255 Cumberland Pkwy SE,
#700A,
Atlanta, GA, 30338
Phone: (678) 325-2001

Developer:

MARILIN HOLDINGS, LLLP
2255 Cumberland Pkwy SE,
Bldg 700A
Atlanta, GA 30339
Phone: (678) 325-2001

SCOPE OF WORK

The construction of 3 Single Family Homes.
No demolition work is associated with this
Sketch Plat review.

SHEET INDEX

S0	COVER SHEET
S1	SURVEY
S2	SKETCH PLAT
S3	SKETCH GRADE

REVISION SCHEDULE

REV. NO.	REVISION DESCRIPTION	DATE
-	ORIGINAL SUBMITTAL	4/29/2024
A	ADDRESSING REVIEW COMMENTS	10/10/2024
B	ADDRESSING REVIEW COMMENTS	3/26/2025

CERTIFICATE OF CONFORMITY

I, Barry Dunlop, the engineer/surveyor for the
Subdivision known as Roberto Manor
Located in Land Lot 47 of the 18th District, hereby certify
that no lots platted within the subdivision are non-conforming or will result in any non-
conforming lots.

SIGNATURE
Barry Dunlop
NAME (PLEASE PRINT)
903 Bombay Lane
ADDRESS
Roswell, Georgia 30076
CITY, STATE, ZIP

This sketch plat has been submitted to and approved by the Planning Commission of
DeKalb County, on this 20 day of 20.
By: Planning Commission Chairman
DeKalb County, Georgia

SKETCH PLAT NOTES

RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO
ISSUANCE OF DEVELOPMENT PERMIT.

A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE
WATERS THAT ARE NOT APPROVED FOR A BUFFER
ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.

SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL
OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO
CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS
ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR
COMPLIANCE WITH THE CORPS OF ENGINEERS
REQUIREMENTS REGARDING WETLANDS.

DEVELOPMENT TO HAVE COVENANTS.

RECEIVING WATERS: INDIAN CREEK (2,440 FEET AWAY).

ELECTRICAL SERVICE TO BE BELOW GROUND.

PLANTING STRIP PLANTINGS TO COMPLY WITH COUNTY
ARBORIST RECOMMENDATIONS.

STREET LIGHTS REQUIRED.

PARKING LOTS TO COMPLY WITH COUNTY LANDSCAPE
REQUIREMENTS.

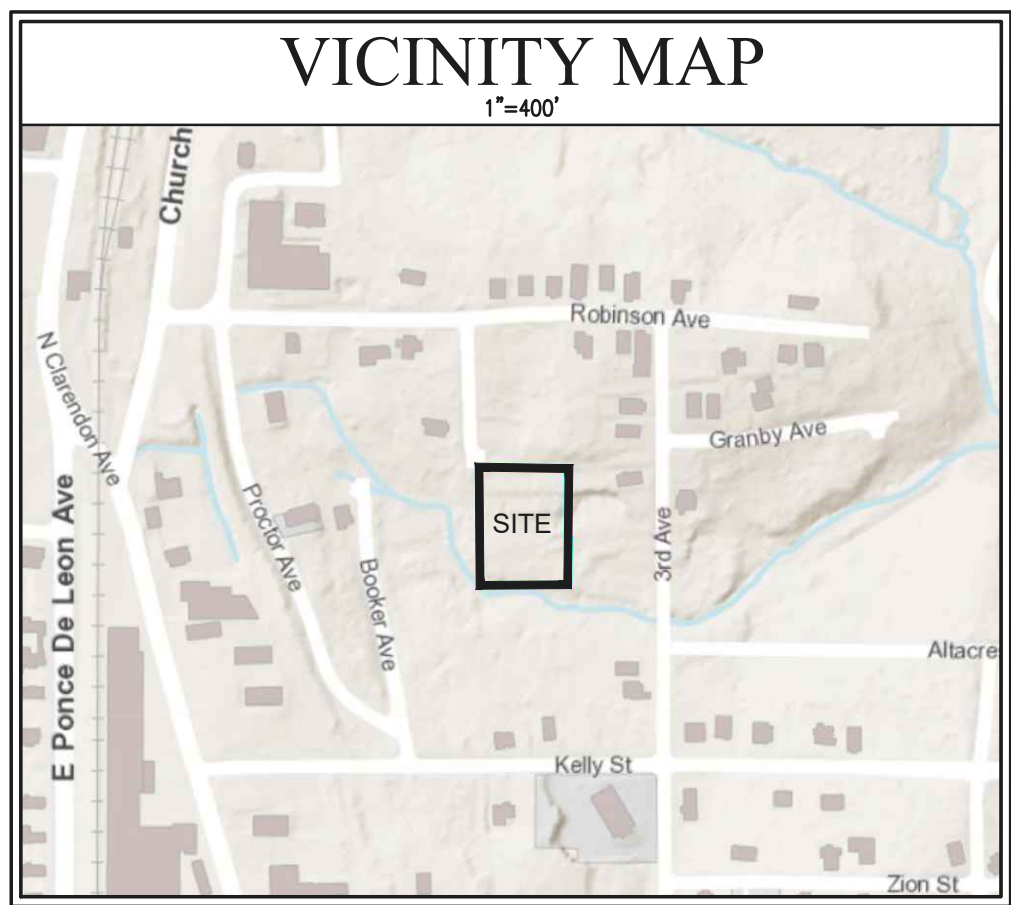
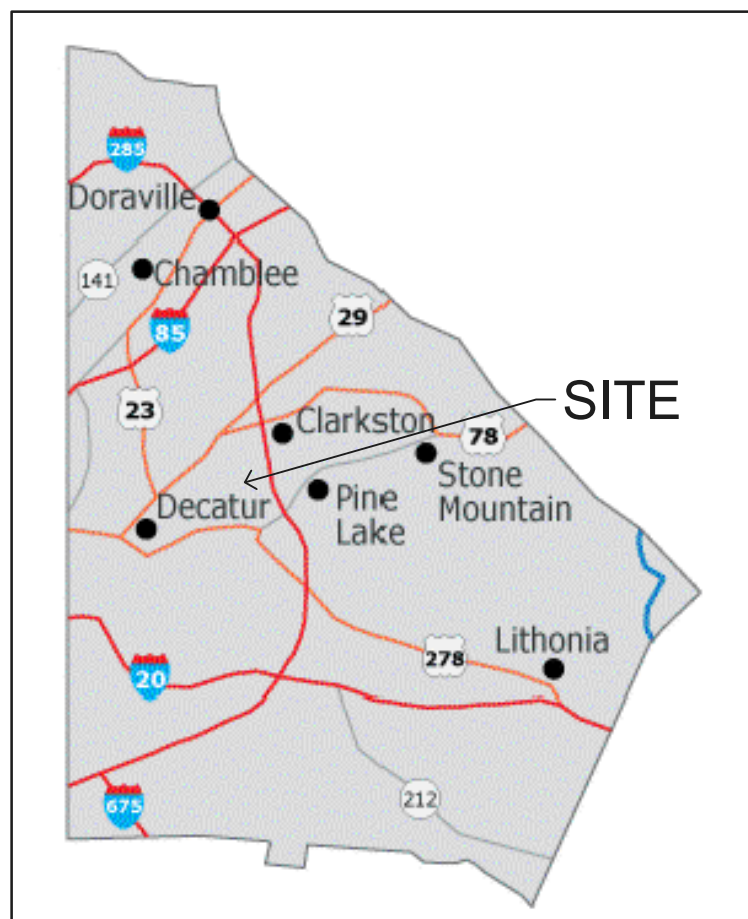
WATER AND SEWER TO BE PROVIDED BY DEKALB COUNTY.

THERE ARE NO KNOWN BURY PITS EXISTING ON SITE.

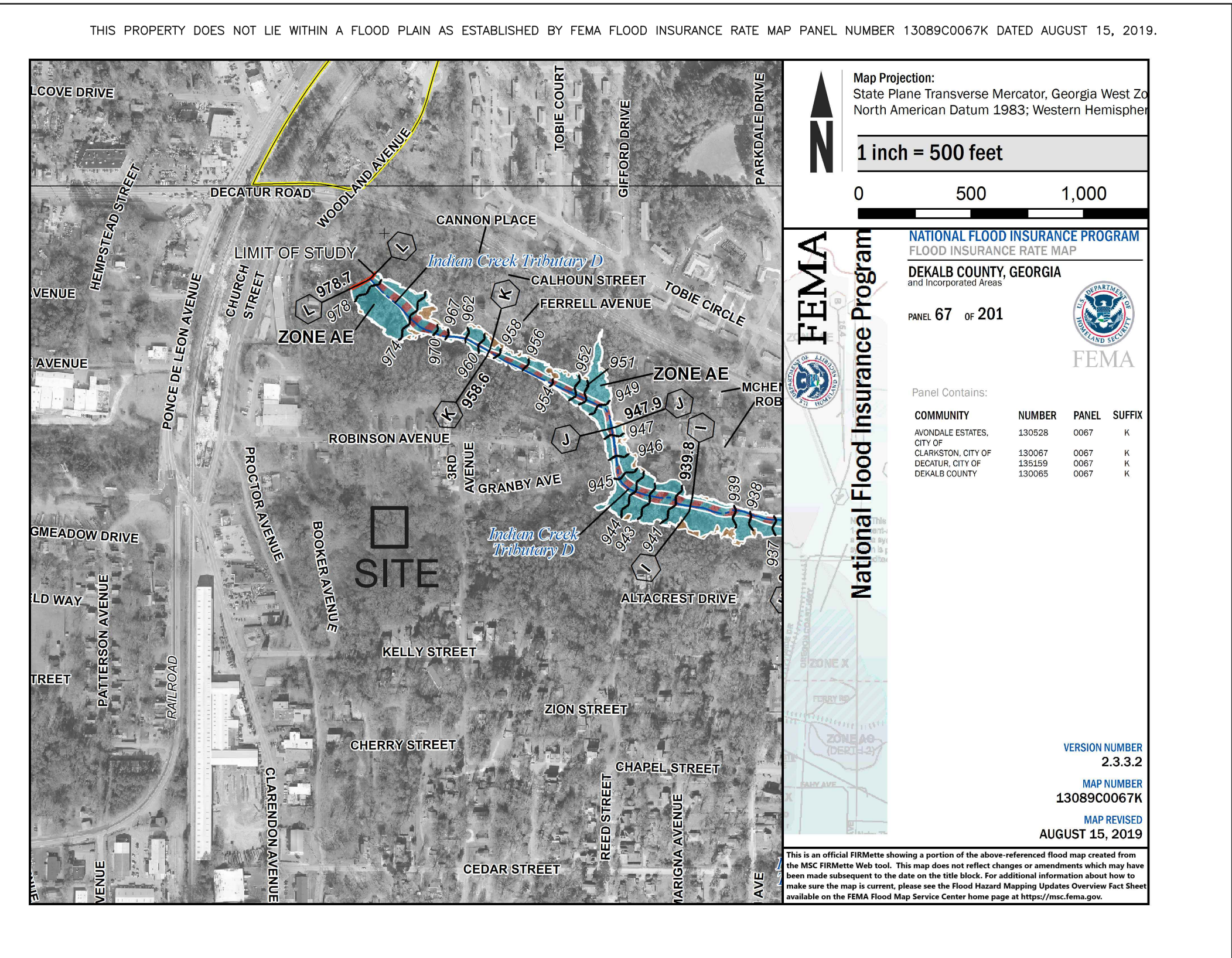
THERE ARE NO SEPTIC TANKS EXISTING ON SITE.

EXISTING TOPO FROM DEKALB SURVEYS SURVEY COMPLETED
11/1/2024.

DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR
HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND
RECYCLABLE MATERIAL.



RECORDED OFF-SITE SEWER EASEMENT
REQUIRED PRIOR TO ISSUANCE OF
DEVELOPMENT PERMIT



LEGEND	
	POWER POLE
	PROPERTY LINE
	POURED CONCRETE WALL
	EXISTING HEADER CURB
	PROPOSED CURB & GUTTER
	PROPOSED OUTLET CONTROL STRUCTURE
	EXISTING SANITARY
	PROPOSED SANITARY
	PROPOSED MANHOLE
	PROPOSED SANITARY LATERAL
	PROPOSED CLEANOUT
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT



REFERENCE:
DEED BOOK 24478 PG 721
PLAT BOOK 244 PG 38
PLAT BOOK 315 PG 29

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB
COUNTY, GEORGIA 13089C0067K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 24478 PG 721
PROPERTY OWNER AT TIME OF SURVEY:
DALLAS STREET LOFTS, LLC
PARCEL NUMBER: 18-047-21-001

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983
READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

TOTAL AREA: 46,178 SQ FT, 1.060 AC

CALCULATED PLAT CLOSURE: 1:142,405

FIELD DATA:

DATE OF FIELD SURVEY 7-25-2019;
11-11-2024 (UPDATE)

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT USED:
TRIMBLE S5 ROBOTIC TOTAL STATION
TRIMBLE R2 GPS RECEIVER

459 OHM AVENUE
ZONING: R-75 (DEKALB COUNTY)
NO IMPERVIOUS = 0 S.F.
IMPERVIOUS TOTAL = 0 S.F.
LOT AREA = 46,177 S.F.
LOT COVERAGE (%) = 0.0

BOUNDARY & TOPOGRAPHIC SURVEY FOR
ELGIN PRITCHETT
LOT(S) 8-12, BLOCK 42, ARTHUR GRESHAM
PROPERTY SUBDIVISION

459 OHM AVENUE

DEKALB COUNTY, GEORGIA
LAND LOT 47, DIST 18
DATE: SEPTEMBER 16, 2019; DECEMBER 3, 2024 (UPDATE)
DECEMBER 5, 2024 (IPS)

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel 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 hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

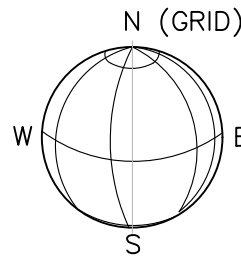
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

STREAM BUFFER & ACCOMPANYING LIMITATIONS/RESTRICTIONS SHOULD BE CONFIRMED THROUGH GOVERNING BODIES

0 30' 60'
1" = 30'



LEGEND

- EOP EDGE OF PAVEMENT
- CURB BACK OF CURB
- BSL BUILDING SETBACK LINE (PRIMARY)
- FFE FINISHED FLOOR ELEVATION
- LLL LAND LOT LINE
- PP POWER POLE
- GW GUIDE WIRE
- R/W RIGHT OF WAY
- C.P. CALCULATED POINT
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- UP UNDERGROUND POWER
- GAS- GAS UNDERGROUND GAS
- W- UW UNDERGROUND WATER
- UT- UT UNDERGROUND TELEPHONE
- S- UNDERGROUND SEWER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- MH MANHOLE
- JB JUNCTION BOX
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- AC AIR CONDITIONING UNIT
- TELEPHONE BOX
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- CONCRETE PAD

- TREE SYMBOLS
X = DIAMETER IN INCHES
- OAK
 - HARDWOOD
 - SWEETGUM
 - PINE
 - POPLAR
 - MAGNOLIA

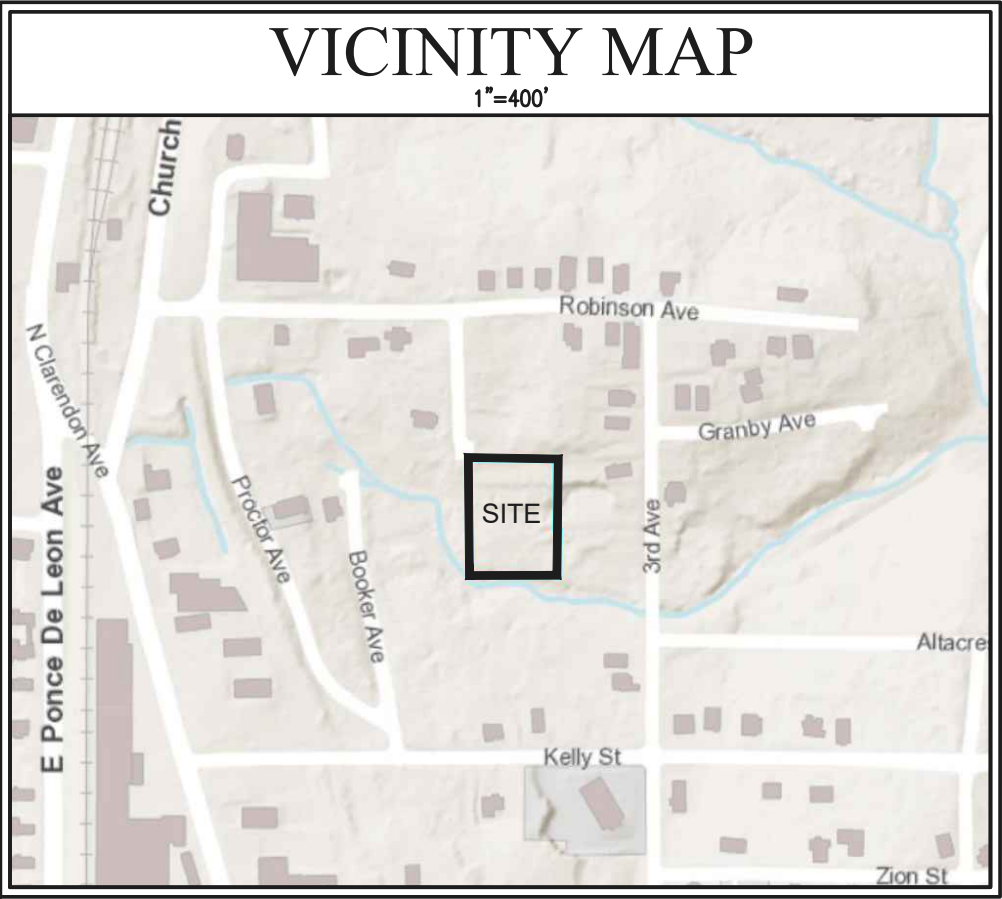
(M) MEASURED
(D) DEED
(P) PLAT



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



© 2024: THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR



Project No.	2301
Design By:	WBD
Drawn By:	JJO
Checked By:	WBD
Date:	4/29/2024
Scale:	1" = 20'



paradigm
Engineering Services, Inc.
903 Bernbyrne Lane
Buckeye, GA 30613
(770) 605-6030
www.Paradigmeng.net

[illegible]

Dallas Street Lofts LLC,
2255 CUMBERLAND PKWY SE,
#700A,
ATLANTA, GA, 30338
Phone: (678) 325-2001

SITE PLAN
ROBERT MANOR
LAND LOT 47, 18TH DISTRICT
459 OHM AVENUE
DEKALB COUNTY, GEORGIA

Drawing No.
S2

STORM WATER

EACH PARCEL IS GOING TO PROVIDE IT OWN WATER QUALITY DEVICE (RRV) FOR FUTURE IMPROVEMENTS. THE WATER QUALITY DEVICE WILL NEED TO BE APPROVED DEKALB COUNTY DEPARTMENT OF PLANNING & SUSTAINABILITY

*****CAUTION*****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

**EXISTING PROPERTY IS UNDEVELOPED
AND CONTAINS NO IMPERVIOUS SURFACES**

SANITATION NOTE

DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

COVENANTS

PROPOSED SUBDIVISION WILL
BE SUBJECT TO PRIVATE
COVENANTS AND A
HOMEOWNER'S ASSOCIATION
WILL ESTABLISHED



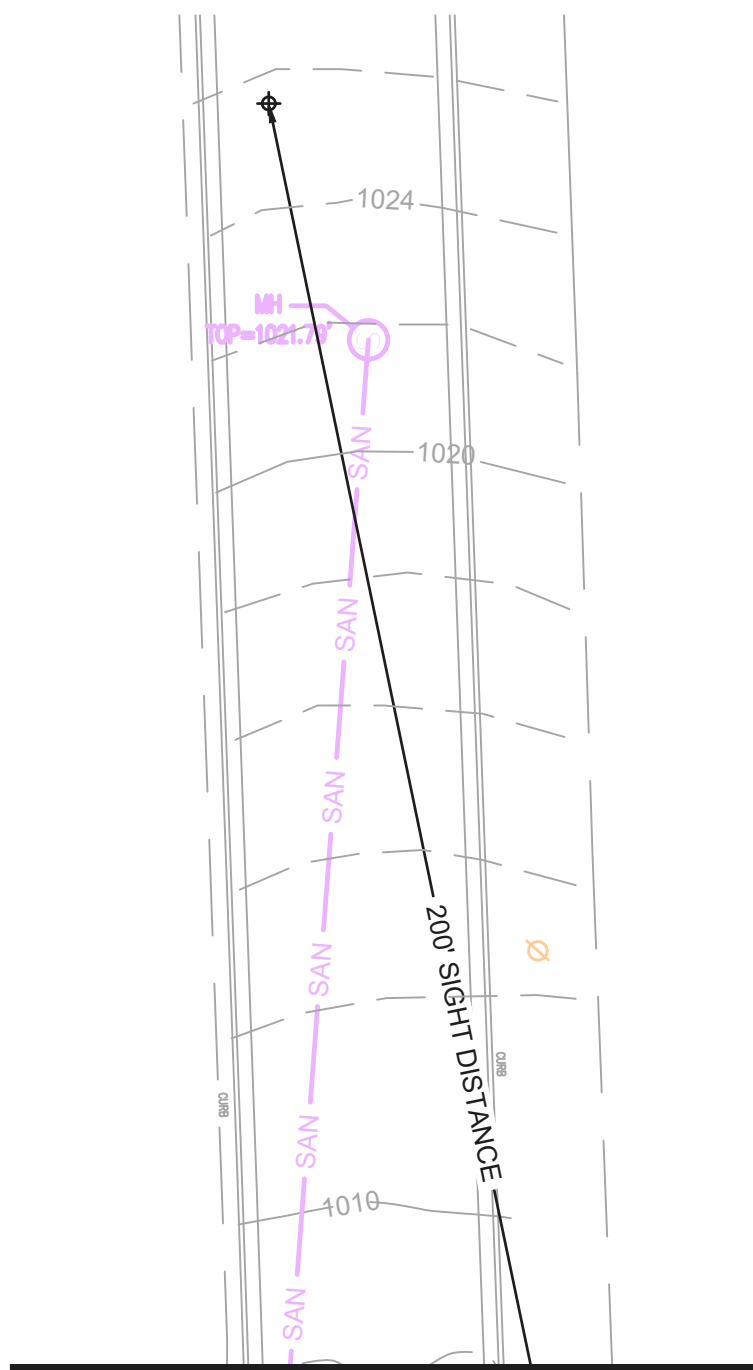
SIGHT DISTANCE

I. W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE PROPOSED ENTRANCE FOR THE ROBERT MANN PROJECT ON BOOKER AVENUE IS DESIGNED WITH ADEQUATE SIGHT DISTANCE IN EACH DIRECTION. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 25 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +200 FEET TO THE RIGHT AND +200 FEET TO THE LEFT. THE SIGHT DISTANCE OF 200 FEET TO THE RIGHT AND 15 FEET FROM THE EDGE OF THE NEAREST TRAVEL LANE TO THE CENTER OF EACH TRAVEL LANE AND WITH A DRIVER'S EYE HEIGHT OF 3.5 FEET ABOVE THE ROADWAY.

DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE UPSTREAM DRAINAGE AREA AND SHALL BE DESIGNED TO PREVENT INCREASED DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT AND CONTROL STANDARDS. STORMWATER QUALITY MANAGEMENT FACILITIES SHALL BE ADEQUATE AS REQUIRED BY THE DEKALB COUNTY CODES. DEKALB COUNTY MAY REQUIRE THE USE OF CONTROL METHODS SUCH AS RETENTION OR DETENTION, AND/OR THE CONSTRUCTION OF OFFSITE DRAINAGE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENTS.

VERIFY THAT 'NO PARKING - FIRE LANE' SIGNS APPROVED BY THE DEKALB COUNTY FMO ARE LOCATED AT THE SOUTH END OF THE HAMMER HEAD FIRE APPARATUS TURN AROUND PER IFC SECTION D103.6 (DEKALB COUNTY FMO AND GA. CODE 44-11-13)

POINT OF BEGINNING LISTED AS, "... AN IRON PIN LOCATED ON THE WEST SIDE OF THIRD AVENUE, SAID POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT NO. 13, SAID BLOCK 42" PER DEED BOOK 24478, PAGE 721.



MATCH LINE - SEE RIGHT

SITE DATA

PARCEL: 18-047-21-001
ADDRESS: 459 OHM AVENUE
EXISTING AREA: 1.06 ACRES (46,178 SF)
PROPOSED ROW DEDICATION: 0.067 ACRES (2,914 SF)
OWNER: DALLAS STREET LOFTS LLC

ZONING: 18-047-21-001 R-75
OVERLAY: SCOTSDALE TIER 2

PARCEL 1
LOT AREA: 15,941 SF (0.366 AC)
OPEN SPACE REQUIRED: 0.073 AC (20.0%)
MAXIMUM ALLOWABLE IMPERVIOUS: 5,586 SF (35%)
PROPOSED IMPERVIOUS: 2,836 SF (18%)

PARCEL 2
LOT AREA: 13,726 SF (0.315 AC)
OPEN SPACE REQUIRED: 0.063 AC (20.0%)
MAXIMUM ALLOWABLE IMPERVIOUS: 4,803 SF (35%)
PROPOSED IMPERVIOUS: 2,836 SF (20.66%)

PARCEL 3
LOT AREA: 13,767 SF (0.316 AC)
OPEN SPACE REQUIRED: 0.063 AC (20.0%)
MAXIMUM ALLOWABLE IMPERVIOUS: 4,810 SF (35%)
PROPOSED IMPERVIOUS: 2,836 SF (20.60%)

PROPOSED USE: 3 SINGLE FAMILY HOMES
SINGLE FAMILY DETACHED: ALLOWABLE COVERAGE BY BUILDINGS, STRUCTURE, DRIVE WAYS OR ANY OTHER IMPERVIOUS SURFACE 35%
MIN LOT WIDTH: 50
MIN LOT SIZE: 5,000 SF
MIN HOUSE: 1,000 SF

MAX BUILDING HEIGHT: 28'
PROPOSED BUILDING HEIGHT: 28'

FRONT SETBACK: 30'
SIDE SETBACK 7.5'
REAR SETBACK: 30'
CORNER SIDE YARD SETBACK: 15'

SKETCH PLAT NOTES

RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.

A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.

SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

DEVELOPMENT TO HAVE COVENANTS.

RECEIVING WATERS: INDIAN CREEK (2,440 FEET AWAY).

ELECTRICAL SERVICE TO BE BELOW GROUND.

PLANTING STRIP PLANTINGS TO COMPLY WITH COUNTY ARBORIST RECOMMENDATIONS.

STREET LIGHTS REQUIRED.

PARKING LOTS TO COMPLY WITH COUNTY LANDSCAPE REQUIREMENTS.

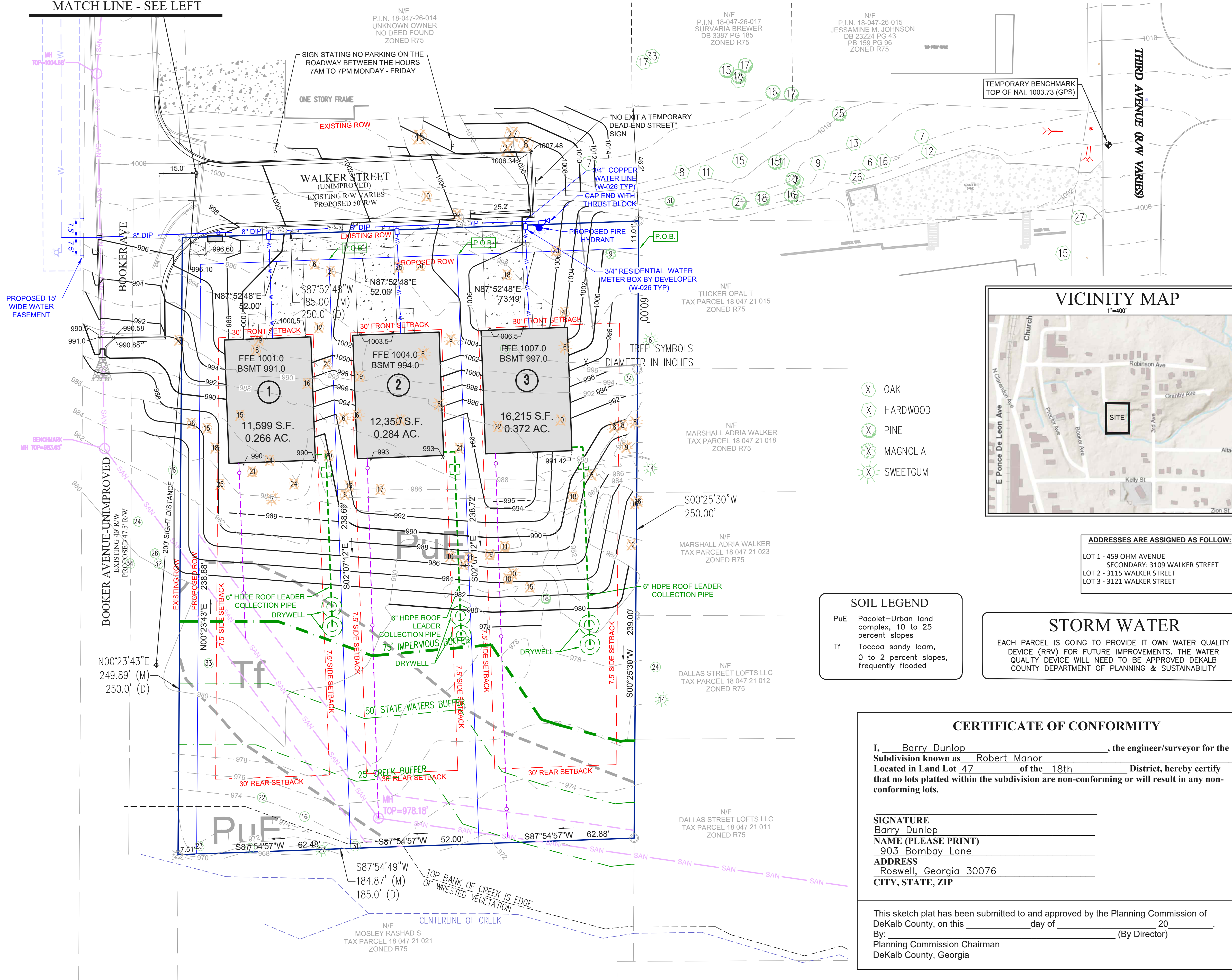
WATER AND SEWER TO BE PROVIDED BY DEKALB COUNTY.

THERE ARE NO KNOWN BURY PITS EXISTING ON SITE.

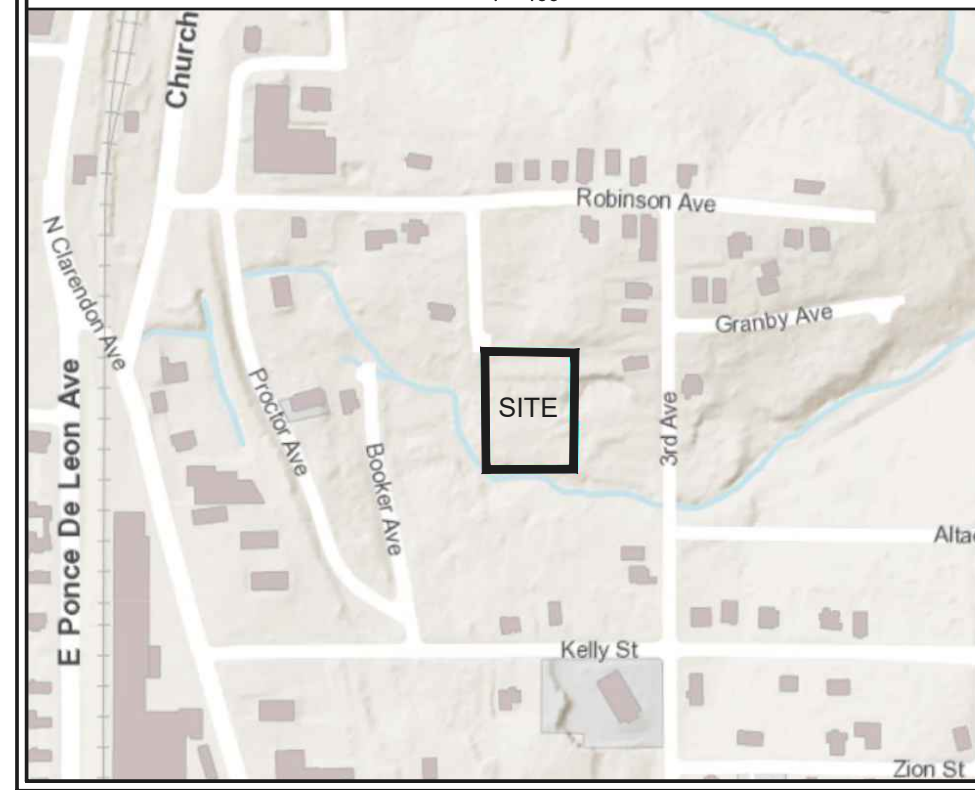
THERE ARE NO SEPTIC TANKS EXISTING ON SITE.

EXISTING TOPO FROM DEKALB SURVEYS SURVEY COMPLETED 11/11/2024.

MATCH LINE - SEE LEFT



VICINITY MAP



ADDRESSES ARE ASSIGNED AS FOLLOW:

LOT 1 - 459 OHM AVENUE
SECONDARY: 3109 WALKER STREET
LOT 2 - 3115 WALKER STREET
LOT 3 - 3121 WALKER STREET

SOIL LEGEND

PuE Pacolet-Urban land complex, 10 to 25 percent slopes
Tf Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded

STORM WATER

EACH PARCEL IS GOING TO PROVIDE IT OWN WATER QUALITY DEVICE (RRV) FOR FUTURE IMPROVEMENTS. THE WATER QUALITY DEVICE WILL NEED TO BE APPROVED DEKALB COUNTY DEPARTMENT OF PLANNING & SUSTAINABILITY

CERTIFICATE OF CONFORMITY

I, Barry Dunlop, the engineer/surveyor for the Subdivision known as Robert Manor Located in Land Lot 47 of the 18th District, hereby certify that no lots platted within the subdivision are non-conforming or will result in any non-conforming lots.

SIGNATURE
Barry Dunlop
NAME (PLEASE PRINT)
903 Bombay Lane
ADDRESS
Roswell, Georgia 30076
CITY, STATE, ZIP

This sketch plat has been submitted to and approved by the Planning Commission of DeKalb County, on this day of 20 .
By: (By Director)
Planning Commission Chairman
DeKalb County, Georgia



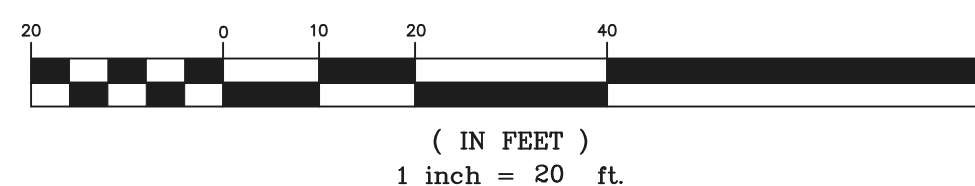
Know what's below
Call 811 or (800) 282-7411
Before You Dig



CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ANY DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE



DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.

EXISTING PROPERTY IS UNDEVELOPED
AND CONTAINS NO IMPERVIOUS SURFACES

SANITATION NOTE

DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

NOTE

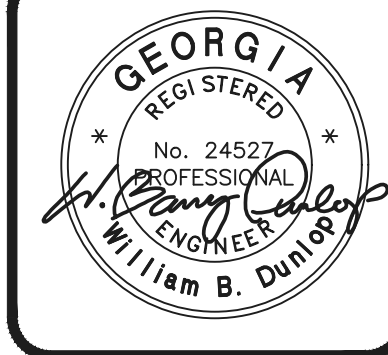
HOUSE HOLD WASTE, RECYCLE AND YARD DISPOSAL WILL BE HANDLED BY DEKALB COUNTY SANITATION

COVENANTS

PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL ESTABLISHED

SIGHT DISTANCE

I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE PROPOSED ENTRANCE FOR THE ROBERT MANOR PROJECT ON BOOKER AVENUE IS DESIGNED WITH ADEQUATE SIGHT DISTANCE IN EACH DIRECTION. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 25 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +200 FEET TO THE RIGHT AND +200 FEET TO THE LEFT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE NEAREST TRAVEL LANE TO THE CENTER OF EACH TRAVEL LANE AND WITH A DRIVER'S EYE HEIGHT OF 3.5 FEET ABOVE THE ROADWAY.



paradigm
Engineering Services, Inc.
903 Bombay Lane
Roswell, GA 30076
(770) 605-6030
www.Paradigmeng.net

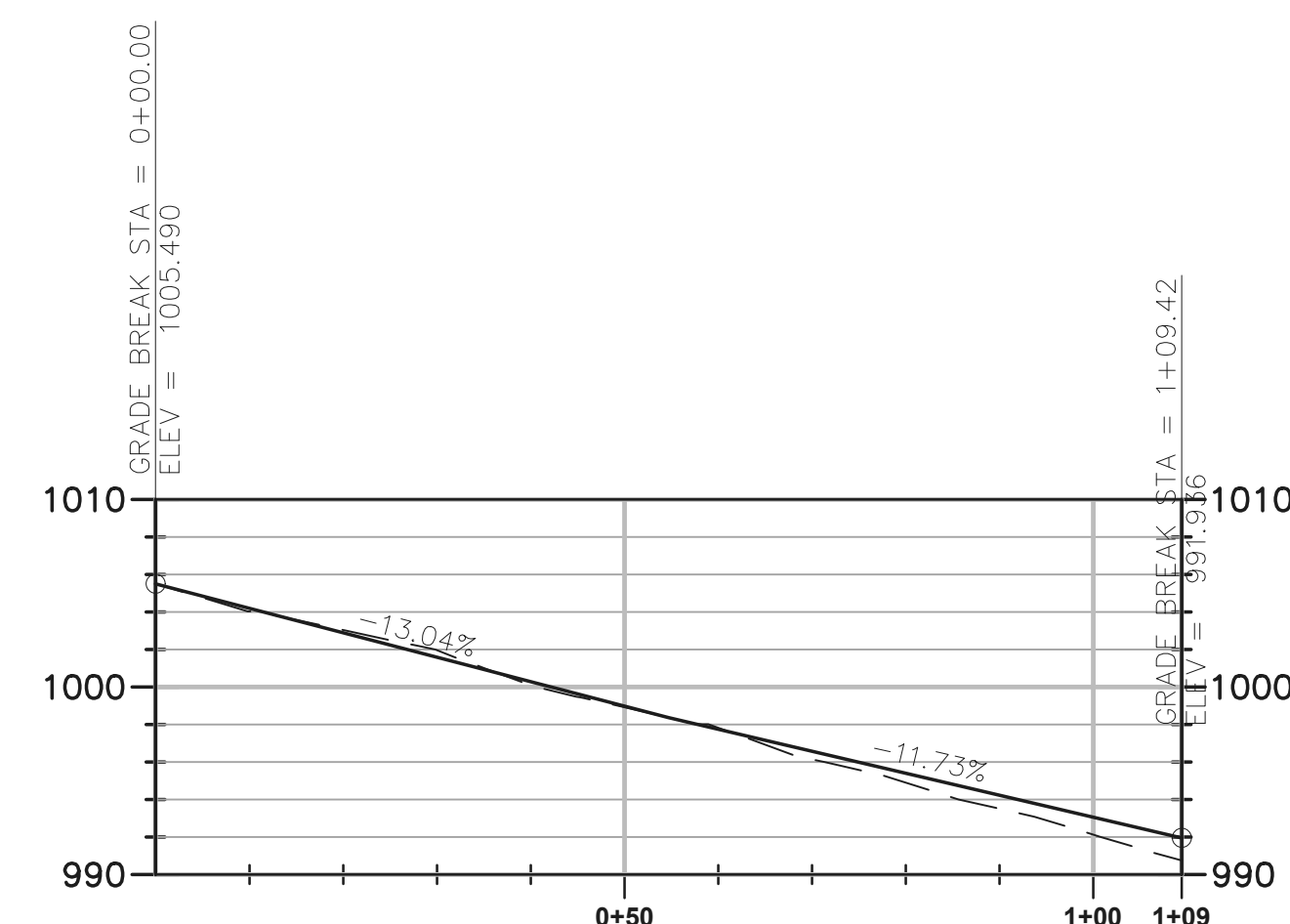
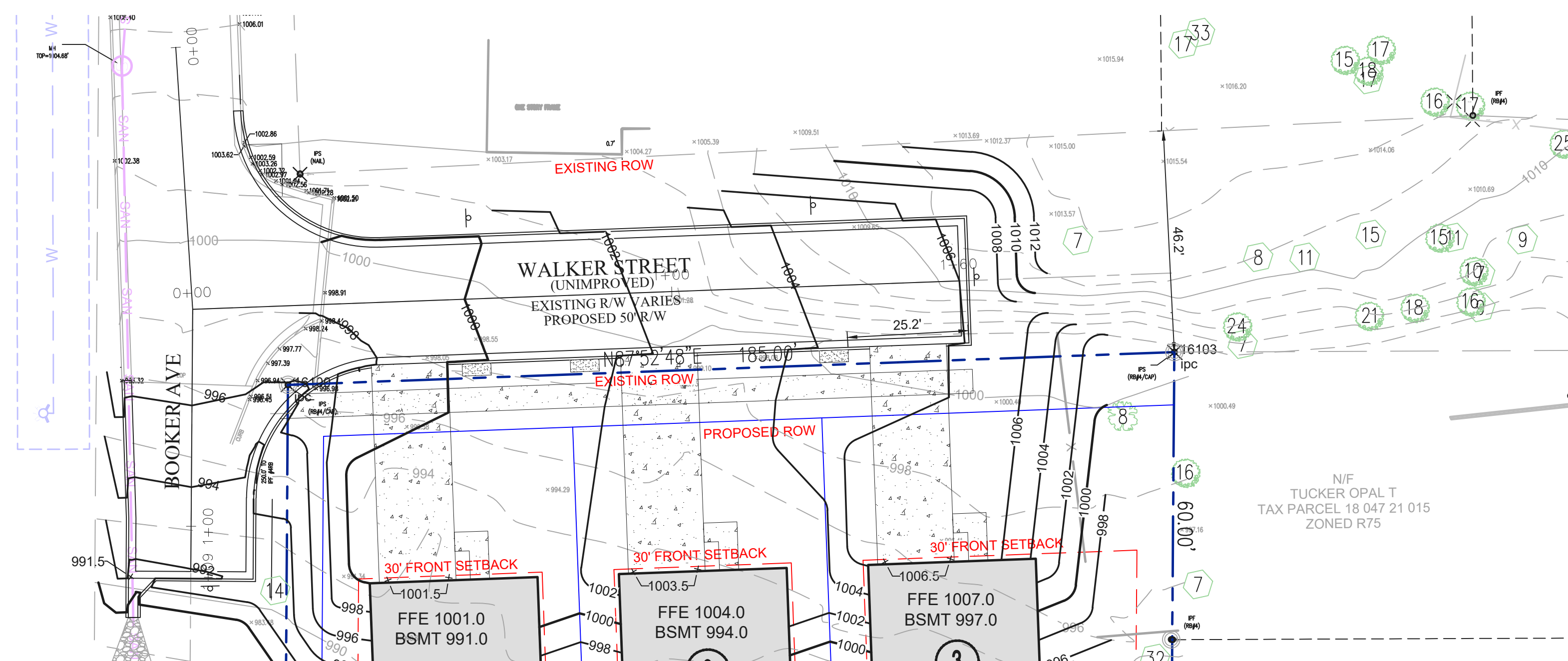
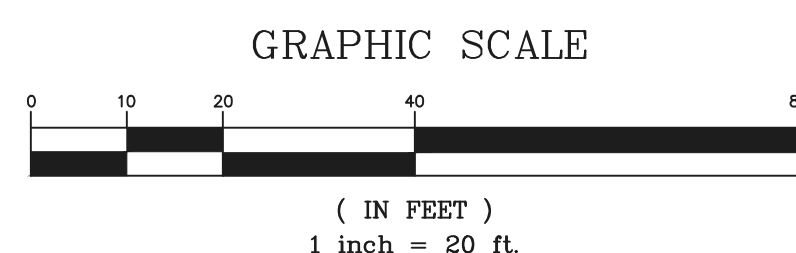
Project No. 00-000
Design By: WBD
Drawn By: CCR
Checked By: WBD
Date: 4/29/2024
Scale: 1" = 20'

Date	
Revision	
No	

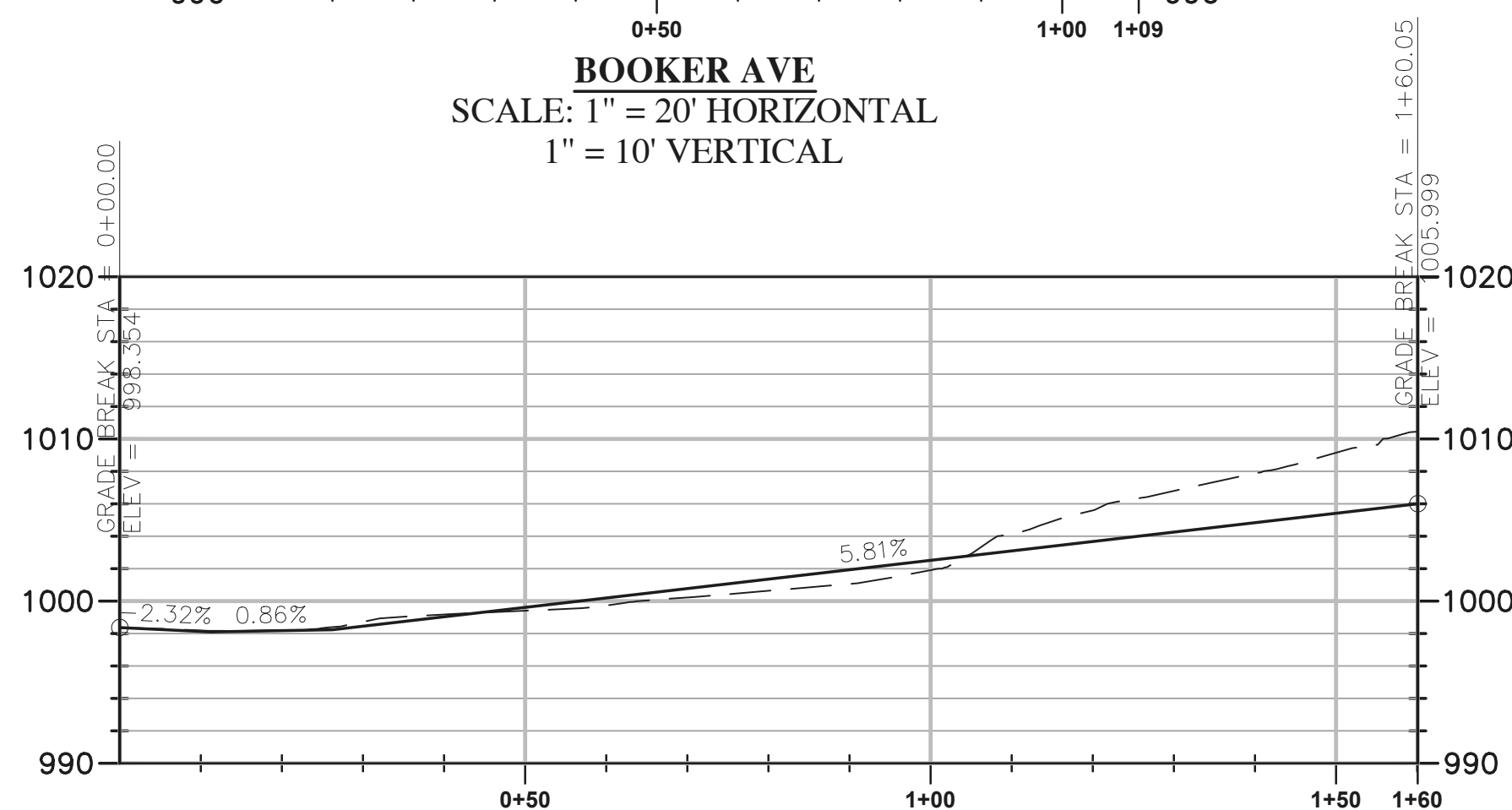
Dallas Street Lofts LLC,
2255 CUMBERLAND PKWY SE,
#700A,
ATLANTA, GA, 30338
Phone: (678) 325-2001

GRADING PLAN
ROBERT MANOR
LAND LOT 47, 18TH DISTRICT
459 OHM AVENUE
DEKALB COUNTY, GEORGIA

Drawing No.
S3



BOOKER AVE
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL



WALKER STREET
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL



Project No.	00-000
Design By:	WBD
Drawn By:	CCR
Checked By:	WBD
Date:	4/29/2024

[illegible]

Dallas Street Lofts LLC,
2255 CUMBERLAND PKWY SE,
#700A,
ATLANTA, GA, 30338
Phone: (678) 325-2001

ROAD PROFILES
ROBERT MANOR
AND LOT 47, 18TH DISTRICT
459 OHM AVENUE
DEKALB COUNTY, GEORGIA

SPECIMEN TREE REPORT

DEKALB COUNTY

Client

Paradigm Engineering

Address

End of Booker Avenue
459 Ohm Ave

Project

22079

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects



Survey Date

9/20/2022



Canopy
Consultants
www.canopy-consultants.com
404.858.7471

Ohm Ave

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation.

Specifications for these trees are established under the Dekalb County Tree Preservation and Replacement Ordinance. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make Dekalb County a more attractive place to live, provide a healthy living environment, and better control of stormwater runoff, noise, glare and soil erosion.

Dekalb County Specimen tree specifications are organized by size:

- Deciduous Hardwood trees over 30" DBH

- Conifer Softwood trees over 30" DBH

- Flowering Understory trees over 10" DBH

And condition:

- Life expectancy greater than 15 years

- Relatively sound and solid trunk with no visible decay

- No more than one major and several minor dead limbs (hardwoods)

- No major insect or pathological problems

Site Location

The site is located in a developed area of the county. The lots are vacant but remnant grading and structures are visible below the Kudzu and tree cover. The stand is mostly composed of Willow Oaks with a few Poplars, Sweetgums and Pines. No understory trees were observed. The site slopes from the North to the south and terminates in a small creek. A few large trees are located on the top of the bank right on the property line. A large open area is located in the center of the site and it is completely covered in Kudzu.

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

- Good:** A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

- Fair:** A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.



Ohm Ave

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.



Ohm Ave

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
1888	<i>Quercus phellos</i> Willow Oak	32"	Good	Tree is in good health.
1889	<i>Quercus phellos</i> Willow Oak	37"	Fair	Fair #1: Two large dead limbs. Pic #1
1890	<i>Quercus nigra</i> Water Oak	33"	Poor	Poor #1: Many large dead limbs and fruiting bodies on root flair. Pic #2
1891	<i>Quercus phellos</i> Willow Oak	34"	Good	Tree is in good health.
1892	<i>Quercus phellos</i> Willow Oak	30"	Good	Tree is in good health.

Specimen Tree Summary: 5

Excellent Condition: 0

Good Condition: 3

Fair Condition: 1

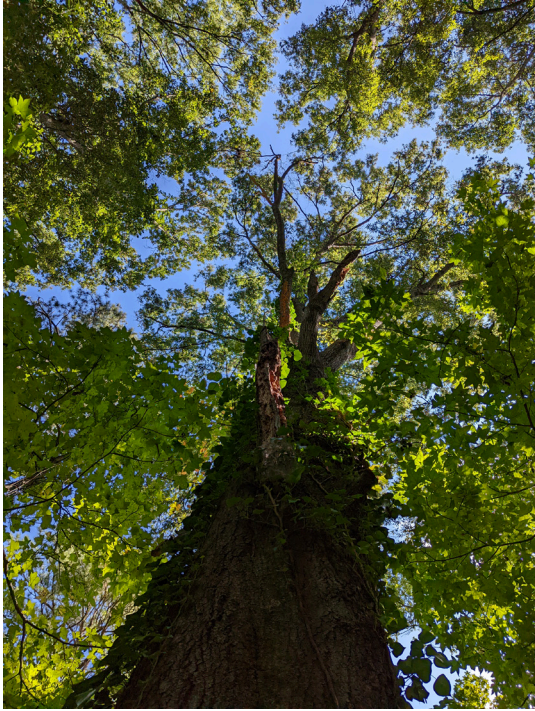
Poor Condition: 1



CANOPY CONSULTANTS

www.canopy-consultants.com

Ohm Ave



**Pic # 1: Two large dead limbs.
Fair #1**



**Pic # 2: Many large dead limbs and fruiting
bodies on root flair. Poor #1**



GENERAL NOTES:

1:This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2:This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

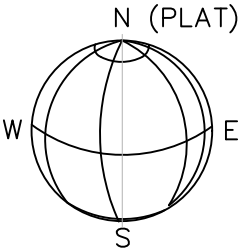
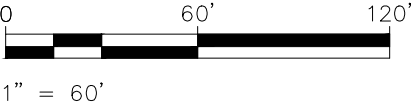
3:Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4:No Geodetic monuments were found within 500 feet of this site

5:This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel 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 hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

REFERENCE: DEED BOOK 24478 PG 721
PLAT BOOK 244 PG 38

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0067K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24478 PG 721
PROPERTY OWNER AT TIME OF SURVEY: DALLAS STREET LOFTS LLC
PARCEL NUMBER:18-047-21-001

EAST PROPERTY LINE IS BEARING BASIS DEED BOOK 24478 PG 721

TOTAL AREA: 46167.53 SQ FT, 1.060 AC

CALCULATED PLAT CLOSURE: 1:1244692.60'

FIELD DATA:

DATE OF FIELD SURVEY 07-25-2019

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

TREE & TOPOGRAPHIC SURVEY FOR
ULTIMA
LOT 8-12, BLOCK 42

459 OHM AVENUE

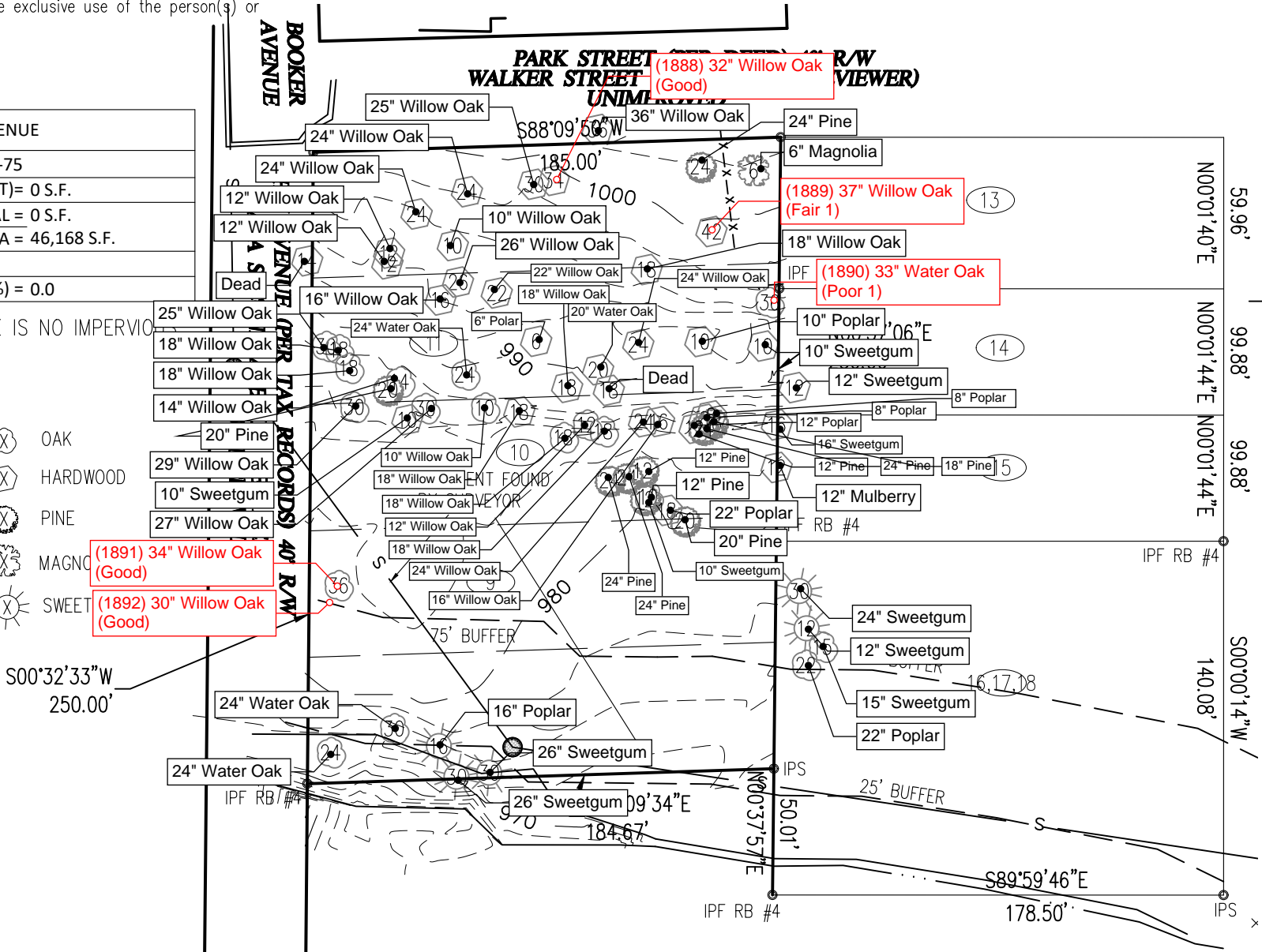
DEKALB COUNTY, GEORGIA
LAND LOT 47, DIST 18
DATE: SEPTEMBER 16, 2019

459 OHM AVENUE
ZONING: R-75
IMPERVIOUS (VACANT LOT)= 0 S.F.
IMPERVIOUS TOTAL = 0 S.F.
LOT AREA = 46,168 S.F.
LOT COVERAGE (%) = 0.0

LOT IS VACANT ... THERE IS NO IMPERVIOUS

TREE SYMBOLS
X = DIAMETER IN INCHES

- OAK
- HARDWOOD
- PINE
- MAGNOLIA
- SWEETGUM



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DRAWING AND REPRODUCTIONS
ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY


Interim Director
Cedric Hudson

SKETCH PLAT APPLICATION

Application Fee: \$300 plus \$10 per lot created.

Only digital copies will be accepted.

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

Project Name	<u>Robert Manor</u>		
Project Address	<u>459 Ohm Avenue Scottdale, GA 30079</u>		
Parcel ID Number(s)	<u>18 047 21 001</u>		
Proposed Use	<u>3 Single Family Homes</u>		
Date(s) of Pre-Application Meeting(s)	<u></u>		
Site Acreage <u>1.06</u> Acre(s)	No. of Lots <u>3</u>	No. of Units <u>✓</u>	
Public Sewer (Y/N?) <u>Y</u>	Septic (Y/N?) <u></u>		
Property Owner	<u>Dallas Street Lofts, LLC</u>	Phone	<u>404-861-9043</u>
Address	<u>2255 Cumberland Parkway, Building 700</u>		
City	<u>Atlanta</u>	State	<u>GA</u> Zip <u>30339</u>
Agent Authorized to Receive All Notifications	<u>W. Barry Dunlop</u>		
Address	<u>7 Dunwoody Park, Suite 115</u>	Phone	<u>770-605-6030</u>
City	<u>Atlanta</u>	State	<u>Ga</u> Zip <u>30338</u>
Developer	<u>Marilyn Holdings, LLLP</u>	Phone	<u>404-861-9043</u>
Address	<u>2255 Cumberland Parkway, Building 700</u>		
City	<u>Atlanta</u>	State	<u>GA</u> Zip <u>30339</u>
Engineer/Architect	<u>Paradigm Engineering Services, Inc.</u>	Phone	<u>770-605-6030</u>
Address	<u>7 Dunwoody Park, Suite 115</u>		
City	<u>Atlanta</u>	State	<u>GA</u> Zip <u>30338</u>
Applicant	<u>W. Barry Dunlop</u>		
Company Name	<u>Paradigm Engineering Services, Inc.</u>	Phone	<u>770-605-6030</u>
Address	<u>7 Dunwoody Park, Suite 115</u>		
City	<u>Atlanta</u>	State	<u>Ga</u> Zip <u>30338</u>
SIGNATURE OF APPLICANT	<u></u>	Date	<u>3-8-2024</u>

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SKETCH PLAT APPLICATION AUTHORIZATION

TO WHOM IT MAY CONCERN:

I/We MARILYN HOLDINGS, LLLP, by ROBERT M. ULLMANN

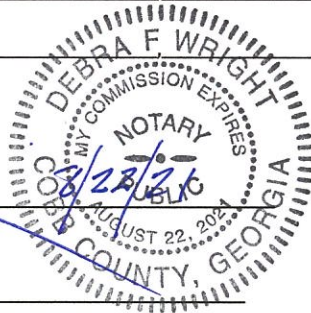
Being owner(s) of the property described below or attached, hereby delegate authority to

W. Barry Dunlop with Paradigm Engineering Service to file an application in my/our
behalf.

List all property parcel numbers: 18 047 21 001



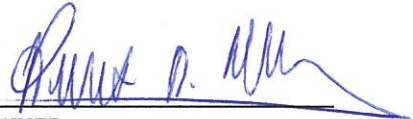
NOTARY PUBLIC



NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC



OWNER

OWNER

OWNER

OWNER

ALL APPLICATIONS FOR SKETCH PLATS MUST BE SUBMITTED BY THE OWNER OF THE AFFECTED
PROPERTY OR THE AUTHORIZED AGENT OF THE OWNER. SUCH AUTHORIZATION SHALL BE NOTARIZED
AND ATTACHED TO THE APPLICATION.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

CERTIFICATE OF CONFORMITY

Only digital copies will be accepted.

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

I, W. Barry Dunlop, the engineer/surveyor
for the subdivision known as Robert Manor,
located in Land Lot 47 of the 18 District, hereby
certify that no lots platted within the subdivision are non-conforming or will result in
any non-conforming lots.



Signature

W. Barry Dunlop

Name (Please Print)

7 Dunwoody Park Suite 115

Address

Atlanta

City

Ga

State

30338

Zip

W. Barry Dunlop

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

SKETCH PLAT REVIEW CHECKLIST

Date: _____

Project Name: _____

Zoning District: _____

Map Reference or Parcel Numbers: _____

Associated Rezoning or Other Application Numbers:

SKETCH PLAT SUBMITAL REQUIREMENTS

[14-87 - Conference with County Officials](#)

Before filing the sketch plat for a subdivision for review and approval, the applicant shall meet with the planning [staff] to discuss the procedure for approval of a subdivision plat and the requirements as to general layout of streets, reservations of open space, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services, including schools. The planning [staff] may advise the applicant, when appropriate, to discuss the proposed subdivision with those officials who must eventually approve those aspects of the subdivision plat coming within their jurisdiction. This conference will allow early evaluation of the applicant's intentions and coordination with the comprehensive plan and the zoning ordinance. This conference will also allow county officials to discuss with the applicant the necessary regulations that will properly accomplish the project.

Please contact plansustain@dekalbcountyga.gov or awchappell@dekalbcountyga.gov with questions.

14-89 - Required information

The following **existing conditions** shall be shown on a sketch plat:

_____ (1) *Boundary lines*. Perimeter boundary of the overall tract, bearings and distances, referred the legal point of beginning;

_____ (2) *Streets on or adjacent to tract*. Name, right-of-way width, and location of streets on and adjacent to the tract, and any existing railroad, sidewalk, trail, or bike lane;

_____ (3) *Contour data*. Topographic contour data at no more than two-foot elevation intervals. The source of this data shall be written on the plat. Existing contour data from the DeKalb County Geographic Information System Department may be used where available;

_____ (4) *Tree survey*. A tree survey in compliance with [section 14-39](#) or tree sample calculations where allowed by the county arborist which may be submitted as a separate plan;

_____ (5) *Historic resources*. Any building, structure, site or district identified as historic by the DeKalb County Historic Preservation Commission, the DeKalb County Historic Resources Survey, the comprehensive plan, by listing on the Georgia or National Register of Historic Places, or by listing as a National Historic Landmark.

_____ (6) *Natural features on tract*. Other conditions on the tract such as stream buffers, state waters, cemeteries, wetlands, existing structures, intermediate regional floodplain boundary (where available), rock outcroppings, and archeological resources;

_____ (7) *Soils*. Location of soils as shown on Soil Survey of DeKalb County, Georgia by the United States Department of Agriculture;

_____ (8) *Geographical data*. Numerical and graphic scales, north arrow, land lot and district numbers and lines, city and county names and limit lines;

_____ (9) *Prior subdivisions*. Name and reference of any formerly recorded subdivision crossing any of the land shown on the plat;

_____ (10) *Zoning district*. Show zoning district, case number and conditions of zoning; **For zoning conditions associated with any rezoning of the subject property, include conditions and submitted site plan with the rezoning on a separate sheet.**

_____ (11) *Permits*. Show any special administrative permit number, special land use permit number, or board of appeals case number and conditions;

_____ (12) *Variances*. Show any variance approvals;

_____ (13) *Septic tanks*. Show existing septic tank and drain field location or note absence;

_____ (14) *Sewers*. Show size and location of sanitary sewer main(s) available;

_____ (15) *Sewer easements*. Show a sanitary sewer easement with a minimum width of fifteen (15) feet of for all county maintained lines not within county right-of-way, unless otherwise required by water and sewer department;

DEPARTMENT OF PLANNING & SUSTAINABILITY

- _____ (16) *Water mains*. Show size and location of water main(s) and fire hydrants;
- _____ (17) *Water main easements*. Show a water main easement with a minimum width of fifteen (15) feet for all county maintained lines not within right-of-way;
- _____ (18) *IRF*. Show on plan whether FEMA or county benchmark used to establish IRF also identify location of Benchmark;
- _____ (19) *Wetlands*. Provide wetlands determination from U.S. Army corps of engineers;
- _____ (20) *Receiving waters*. Provide distance to and name of receiving waters;
- _____ (21) *Certificate of conformity*. Certification by the applicant that no lots platted are non-conforming or will result in any non-conforming lots.
- _____ (22) *Bury pits*. Show location of any existing inert waste bury pits.
- _____ (23) *Seal*. All sheets of plats must be sealed by a professional engineer, architect, surveyor, or landscape architect currently registered in the state of Georgia;

_____ **14-90 - Depiction of proposed physical layout**

The following **proposed features** shall be shown on the sketch plat:

- _____ (1) *Title*. The title under which the proposed subdivision is to be recorded, if known, with the name of the property owner(s) and designers and the date of the plat;
- _____ (2) *Street names*. The name of all proposed streets.
- _____ (3) *Rights-of-way*. Street rights-of-way and widths indicated, including any necessary right-of-way required for improvements as shown on the thoroughfare plan;
- _____ (4) *Sidewalks*. All proposed sidewalk and bike lane locations; **Show width of proposed improvements, including landscape strips.**
- _____ (5) *Lots*. Lot lines, lot numbers, block letters, and the total number of proposed lots within the development;
- _____ (6) *Dedications*. Sites, if any, to be dedicated or reserved for common areas, public parks, open space, schools, playgrounds, multi-use trails, or other public uses, together with the purpose and the conditions or limitations of these dedications, if any;
- _____ (7) *Yards*. Minimum building setback lines as required under the yard requirements of zoning ordinance. **Setback lines shall be provided for ALL proposed lots.**
- _____ (8) *Zoning conditions*. All conditions of zoning and proposed deed restrictions shall be recited on the sketch plat; **For zoning conditions associated with any rezoning of the subject property, include conditions and submitted site plan with the rezoning on a separate sheet.**
- _____ (9) *Corner lots*. Show that corner lots shall have an extra width of not less than fifteen (15) feet more than required for interior lots for the zoning district within which they are located;

- _____ (10) *Transitional buffers*. Show transitional buffers, if any and any required screening fencing;
- _____ (11) *BMPs*. Show conceptual location of storm water management and water quality BMP facilities on sketch plat;
- _____ (12) *IRF*. Show proposed IRF contour, spot elevation (if available) and source;
- _____ (13) *Covenants*. Indicate whether the proposed subdivision will be subject to private covenants and whether a homeowner's association will be established;
- _____ (14) *Sewer easements*. Show a sanitary sewer easement with a minimum width of fifteen (15) feet for all county maintained lines not within county right-of-way;
- _____ (15) *Water main easements*. Show a water main easement with a minimum width of fifteen (15) feet for all county maintained lines not within right-of-way;
- _____ (16) *Fire hydrants*. Show new fire hydrant(s) and eight-inch fireline(s); and
- _____ (17) *Fencing*. Show any required fencing around detention ponds, if required.
- _____ (18) *Electrical service*. Show whether electrical service will be above ground or underground.

14-91 - Additional information to be filed with the sketch plat

- _____ (1) *Owner consent*. The property owner must consent in writing to the proposed development in a consent affidavit provided by the planning director with the application;
- _____ (2) *Taxes*. Provide statement from tax commissioner certifying that all ad valorem taxes on the property have been paid;
- _____ (3) *Location*. A small map of DeKalb County depicting the subdivision location within the county;
- _____ (4) *Vicinity map*. Vicinity map at a scale of four hundred (400) feet to one (1) inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within five hundred (500) feet of the tract show zoning districts of adjoining property;
- _____ (5) *Adjacent properties*. Names of adjoining property owners and the zoning classification of adjacent properties. **Include Zoning of adjacent properties.**
- _____ (6) *Engineer*. Name, address and phone of developer and engineer on plat.

14-92 - Scale

Sketch plats shall be prepared at an appropriate scale of not more than one hundred (100) feet to one (1) inch. Maximum sheet size shall be twenty-four (24) inches by thirty-six (36) inches.

14-96 (c)

After review of the sketch plat and related comments, and where, in the judgment of the planning commission, the sketch plat conforms to all of the requirements of this chapter and Chapter 27 of this Code, all conditions of zoning, and any other applicable county regulations or law, the planning commission chairman shall approve said sketch plat. The following wording for approval shall be shown on the sketch plat:

This sketch plat has been submitted to and approved by the planning commission of DeKalb County,
on this _____ day of _____.
By: _____ (By Dir.)
Planning Commission Chairman
DeKalb County, Georgia

DEPARTMENT OF PLANNING & SUSTAINABILITY

PLEASE ACKNOWLEDGE THAT THE FOLLOWING ITEMS HAVE BEEN ADDRESSED:
See individual code sections for details on requirements

- ☐ [14-166. - Adequate public facilities](#)
- ☐ 14-167. - Conservation of natural resources.
- ☐ 14-181. - Generally.
- ☐ 14-182. - Arrangement where not shown on thoroughfare plan.
- ☐ 14-183. - Minor streets/minor arterials.
- ☐ 14-184. - Thoroughfare plan.
- ☐ 14-185. - Subdivisions bordering on or containing arterial streets, railroad right-of-way or limited-access highway right-of-way.
- ☐ 14-186. - Reserve strips.
- ☐ 14-187: Street intersection spacing.
- ☐ 14-188: Intersections – right angle.
- ☐ 14-189: Property line to be curved or mitered.
- ☐ 14-190: Street classification and right-of-way width.
- ☐ 14-191: Improvements, right-of-way dedication.
- ☐ 14-191 (e): Board of Commissioners waiver of right-of-way, road improvements.
- ☐ 14-192: Half streets.
- ☐ 14-193: Temporary dead-end streets.
- ☐ 14-194: Permanent dead-end street; cul-de-sac required.
 - ☐ (a) Cul-de-sac required.
 - ☐ (b) Minimum radius; provide a landscaped island.
- ☐ 14-195: Alleys.
- ☐ 14-196: Street grades.
- ☐ 14-197: Minimal horizontal curve radius.
- ☐ 14-198: Minimum sight distance.
- ☐ 14-199: Design of intersections.
- ☐ 14-200: Access management.
- ☐ 14-200 (e): Number of access points.
- ☐ 14-200 (j): Deceleration

- _____ 14-201: Planting Strips
- _____ 14-217: Permission for easement dedication required.
- _____ 14-218: Floodplain easements – on-site.
- _____ 14-219: Drainage easements – off-site.
- _____ 14-220: Pedestrian and bicycle easements and paths.
- _____ 14-236: Length, width, and shape of blocks.
- _____ 14-237: Desirable maximum and minimum block length.
- _____ 14-238: Mid-block easements and pedestrian paths.
- _____ 14-256: Lot compliance with zoning ordinance.
- _____ 14-257: Corner lots.
- _____ 14-258: Frontage.
- _____ 14-259: Through lots and reverse frontage lots prohibited.
- _____ 14-260: Side lot lines
- _____ 14-275: Open space required; purposes.
- _____ 14-276: Restrictions on open space.
- _____ 14-277: Dedication of parks, open space, recreation areas, and conservation easements.
- _____ 14-286: Reservation of sites for civic use.
- _____ 14-351(e): Dry sewer waiver.
- _____ 14-356: Comments, recommendations to be marked on preliminary plat.
- _____ 14-379(d): Contour intervals.
- _____ 14-383: Sidewalks and bicycle lanes.
- _____ 14-384: Parking on public right-of-way.
- _____ 14-385: Underground utilities.
- _____ 14-386: Street lights.
- _____ 14-396: Septic tank data.
- _____ 14-397: Contour intervals.
- _____ 14-398: Soil analysis.
- _____ 14-399: Analysis.
- _____ 14-404: Board of Health recommendations.
- _____ 14-405: Impoundment permit.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ADDITIONAL REQUIRED PLAT REVIEW ITEMS

_____ Show developer's name, address, and phone number.

_____ Show number of lots / units in development.

_____ Who will provide water service?

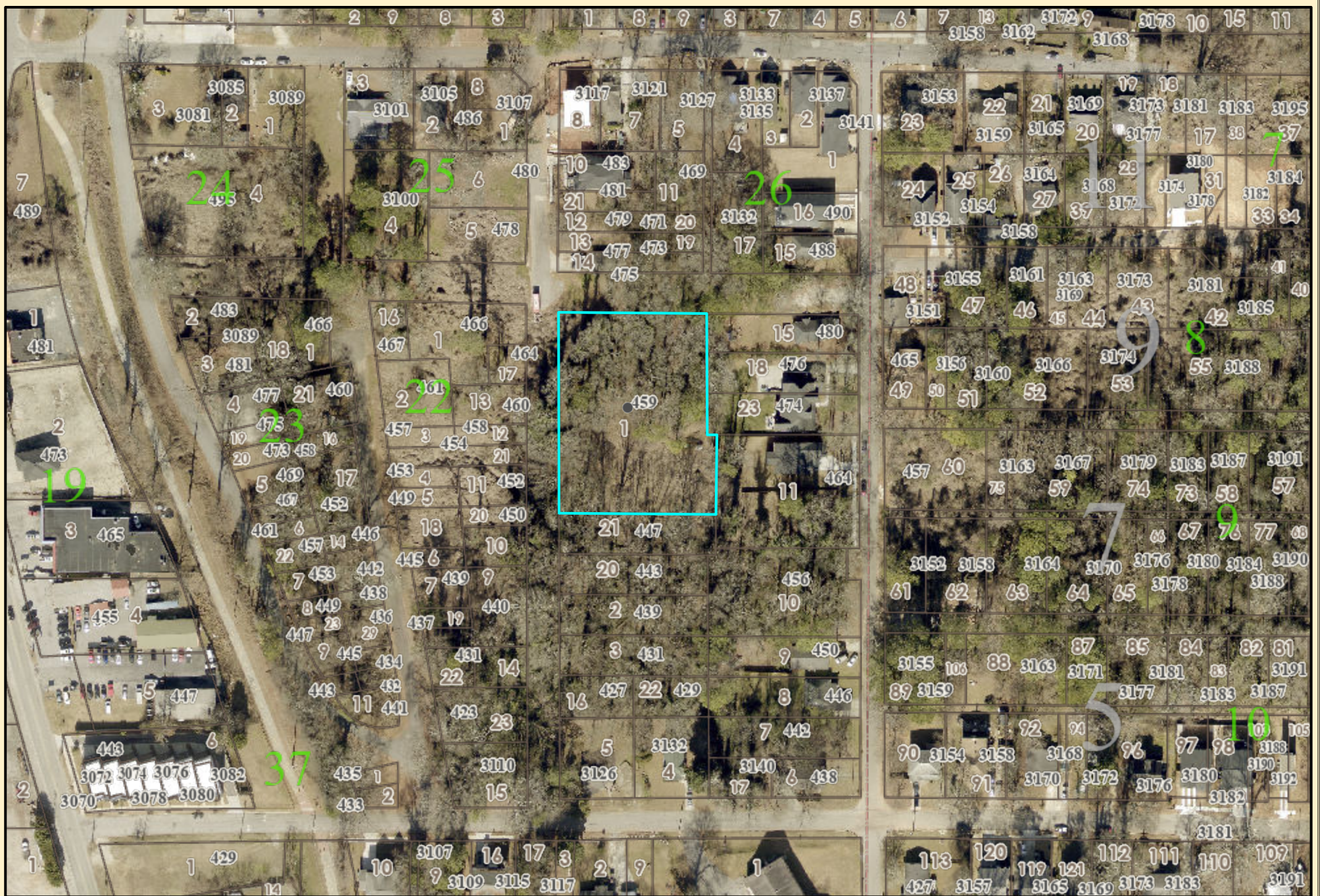
_____ Who will provide sewer service?

_____ Add note: Recorded off-site sewer easement required prior to issuance of development permit.

_____ Add note: A 75' tributary buffer will be maintained on all state waters that are not approved for a buffer encroachment variance by DeKalb County or GA. E.P.D.

_____ Add note: Sketch plat approval does not constitute approval of the storm drainage or sanitary sewer systems. No construction shall begin until construction plans are approved and a development permit is obtained.

_____ Add note: The owner of the property is responsible for compliance with the Corps of Engineers requirements regarding wetlands



1247029 - Aerial

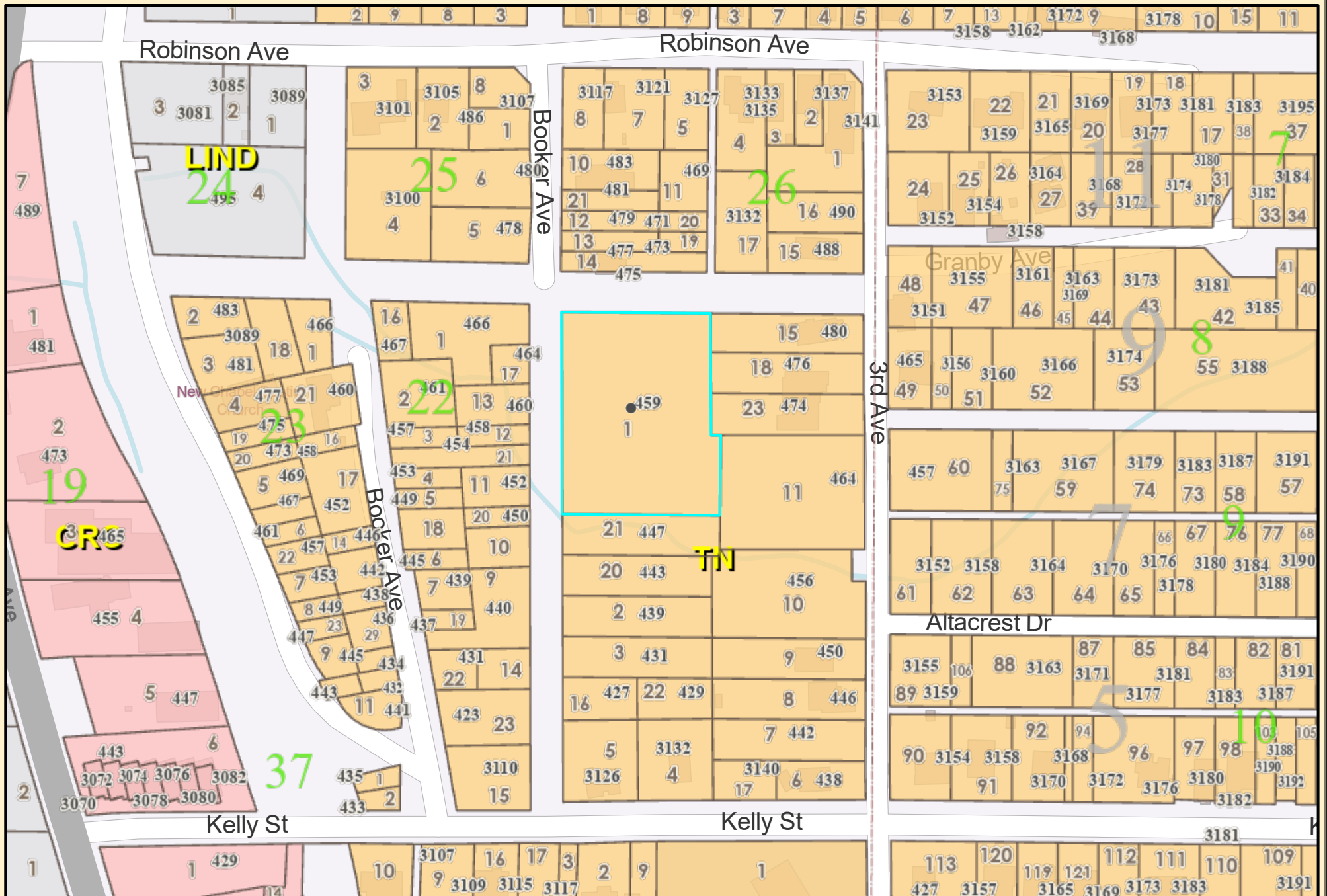
0 0.0075 0.015 0.03 0.045 0.06
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Date Printed: 7/10/2025

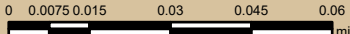


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1247029 - Land Use Map

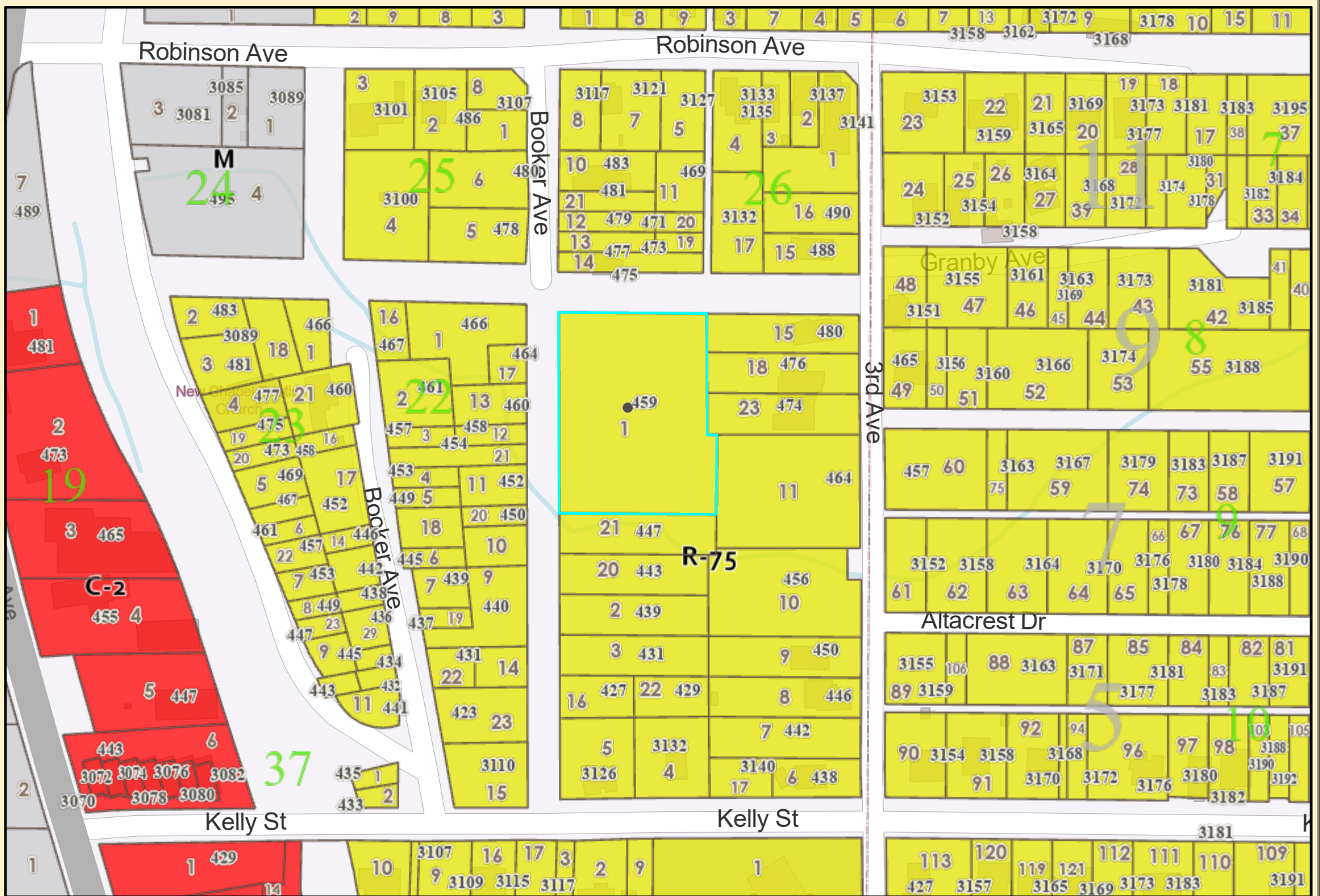


Date Printed: 7/10/2025

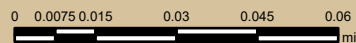


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1247029 - Zoning Map



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SKETCH PLAT

A change is being proposed for this site.

Case Number: N1-P-Plat #1247029

Existing Zoning: R-75 and Tier 2 (Scottsdale Overlay)

Site Location:

459 Ohm Avenue

Purpose: Request to subdivide approximately 1.05 acres to consist of one (1) single-family detached dwelling.

Please Contact Scottsdale Planning Department for more information.

Planning Commission Sketch Plat Meeting

June 10, 2024 10:00 AM

June 10, 2024 10:00 AM

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