

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Director
Juliana Njoku

DeKalb County Planning Commission - Sketch Plat Hearing October 22, 2025 @ 6:00pm

STAFF ANALYSIS

Case No.: P-Plat #1247214 (Towns at East Ponce) **Agenda #** N1
Commission District: 4 **Super District:** 6

Location/Address: 371 Aldridge Avenue, 370 Patterson Avenue, 3142 East Ponce de Leon Avenue, 360 Patterson Avenue, 366 Patterson Avenue, 374 Patterson Avenue, 3128 East Ponce de Leon Avenue, 357 Aldridge Avenue, 361 Patterson Avenue, 3156 East Ponce De Leon Avenue
Scottdale, GA 30079

Parcel ID(s): 18-009-04-001, 18-009-04-002, 18-009-04-003, 18-009-04-004, 18-009-04-005, 18-009-04-006, 18-009-04-007, 18-009-04-008, 18-009-04-009, 18-009-03-001

Request: Major subdivision to construct 46 single-family attached dwellings.

Property Owner(s): Charles E. Bosserman, Jack Honderd, and J. Patrick Murphy

Applicant/Agent: W. Barry Dunlop

Acreage: 4.1 acres

Existing Land Use: Single-family dwellings and industrial uses

SUBJECT PROPERTY & ZONING HISTORY

The ten (10) subject properties together comprise approximately 4.1 acres, bounded on the western side by Aldridge Avenue, to the south by East Ponce de Leon Avenue, and to the northeast by Paloma Avenue. The properties are located in Tier 1 of the Scottdale Overlay District and have an underlying zoning of M (Light Industrial).

An application requesting a variance from Sections 3.36.12. (A)(1), 3.36.11., and 5.4.7. (E)(4) of the *Zoning Ordinance* was denied by the DeKalb County Zoning Board of Appeals (ZBA) on February 12, 2025. The request, A-25-1247367, was to eliminate the required sidewalk and landscape strip requirements along the eastern side of the proposed Patterson Lane (now labeled Blake Street on the Sketch Plat plans) to better align it with the existing Patterson Avenue to the north. Additionally, the variance request would also have allowed for a retaining wall greater than six (6) feet in height along the eastern side of the proposed Patterson Lane/Blake Street. These requests were supported by Planning Staff as they were seen to support the intent of Section 3.36.9. of the *Zoning Ordinance* to reestablish the existing street grid.

PROJECT DESCRIPTION

The applicant, W. Barry Dunlop, proposes a major subdivision of the subject properties that would result in the creation of 46 single-family attached dwellings.

Access to the development site would be provided indirectly off of East Ponce de Leon Avenue by virtue of Aldridge Avenue to the west and Paloma Drive to the northeast. The proposed fee-simple townhomes would have rear-loading garages facing internal private alleys, with primary building facades facing Rights-of-Way (ROW's) built to public street standards; all internal roads within the development site are intended to be private. The street layout of the development meets the intent of Section 3.36.9. of the *Zoning Ordinance* by integrating itself within and continuing the established street grid of the Scottdale Overlay District where site conditions allow. Notably, however, the proposed Blake Street does not fully extend south to East Ponce de Leon Avenue opposite of Patterson Avenue; this is due to safety concerns surrounding the limited sight lines and speed limit as East Ponce de Leon sharply transitions from a west-east to south-north direction immediately past Patterson Avenue.

The development site's public street frontages are proposed to be improved with streetscape standards meeting the minimum requirements of Sections 3.36.11. and 3.36.12. A ten (10)-foot landscape strip from back of curb and a ten (10)-foot sidewalk from back of this strip are proposed along the site's frontage along East Ponce de Leon Avenue; a five (5)-foot landscape strip and sidewalk are proposed along Aldridge Avenue. An additional sidewalk connection to the site is provided from Paloma Drive and Patterson Avenue in the northeast. In the interior, a complete network of sidewalks ensure pedestrian connectivity across the development site. A central area of enhanced open space consisting of nature trails is provided in the center of the site, which is intended to preserve most of the remaining trees. A single underground detention pond is proposed to be located adjacent to the enhanced open space area.

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;

Yes. A single underground stormwater detention facility is proposed in the northwestern portion of the development site.

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

Yes.

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 1 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.

TOWNS AT EAST PONCE

DeKalb County Permit AP # 1247214

371 Aldridge Avenue, Scottdale GA 30079 PID# 18 009 04 001

Land Lot 9 & 47, 18th District

DeKalb County, Georgia

Developer:

BLUE RIVER DEVELOPMENT LLC

3715 Davinci Ct,

Suite 300

Peachtree Corners, GA 30092

Phone: (404) 432-3286

Prepared by



903 Bombay Lane

Roswell, GA 30076

Phone: (770) 605-6030

www.paradimgeng.net

Owners:

a.) PID#s (18 009 04 001, 18 009 04 002, 18 009 04 004, 18 009 04 005, 18 009 04 006, 18 009 04 007, & 18 009 03 001)

MURPHY J. PATRICK, HONDERD JACK & BOSSERMAN CHARLES

P.O. BOX 1305, DECATUR, GA, 30031

&

b.) PID# 18 009 04 003

JACK HONDERD, J. PATRICK MURPHY, CHARLES E BOSSERMAN

1408 TUGALOO DR

ATLANTA GA 30319

&

c.) PID# 18 009 04 008

JACK HONDERD, J. PATRICK MURPHY, CHARLES E BOSSERMAN

1408 TUGALOO DR

ATLANTA GA 30319

&

d.) PID# 18 009 04 009

PATTERSON TENANTS IN COMMON

C/O JACK HONDERD, 111C

NEW STREET, DECATUR, GA, 30030

LOT CHART

Lot Number	Lot Size (SF)	Total Impervious Area (SF)	Total Impervious Coverage (%)	Pervious Driveway Coverage (%)
1	1411.54	1133.77	80%	19%
2	1459.77	1166.25	80%	21%
3	1488.72	1146.89	77%	18%
4	1498.59	1171.81	78%	20%
5	1489.45	1144.75	77%	18%
6	1461.22	1161.96	80%	21%
7	1413.73	1127.29	80%	19%
8	1346.64	1136.69	84%	23%
9	1206.85	1055.62	87%	16%
10	1404.66	1154.84	82%	22%
11	1432.84	1136.03	79%	19%
12	1453.58	1163.73	80%	21%
13	1466.89	1141.95	78%	19%
14	1472.78	1166.68	79%	21%
15	1471.27	1141.93	78%	18%
16	1461.42	1163.49	80%	21%
17	1440.28	1135.26	79%	19%
18	1427.06	1156.62	81%	21%
19	1413.85	1129.98	80%	19%
20	1400.63	1151.33	82%	22%
21	1387.42	1124.69	81%	20%
22	1374.21	1124.69	82%	22%
23	1360.99	1119.41	82%	20%
24	1347.78	1140.76	85%	23%
25	1418.73	1142.08	81%	20%
26	1430.00	1165.84	82%	22%
27	1430.00	1141.86	80%	20%
28	1430.00	1165.87	82%	22%
29	1430.00	1141.89	80%	20%
30	1430.00	1165.90	82%	22%
31	1430.00	1141.93	80%	20%
32	1430.00	1165.94	82%	22%
33	1430.00	1141.96	80%	20%
34	1430.00	1165.98	82%	22%
35	1430.00	1141.99	80%	20%
36	1396.71	1185.35	85%	24%
37	1376.78	1155.44	84%	23%
38	1380.00	1132.00	82%	21%
39	1380.00	1156.00	84%	23%
40	1380.00	1132.00	82%	21%
41	1380.00	1156.00	84%	23%
42	1380.00	1132.00	82%	21%
43	1380.00	1156.00	84%	23%
44	1380.00	1132.00	82%	21%
45	1380.00	1156.00	84%	23%
46	1380.00	1133.19	82%	21%
47	98663.10	44457.44	45%	1%
48	11979.00	329.11	3%	0%

9/18/2025



SP-001

SITE DATA

PROPERTY ADDRESS: 371 ALDRIDGE AVENUE, SCOTSDALE, GA 30079
PID# 18 009 04 001

PARCEL(S)
PID# 18 009 04 001 - 371 ALDRIDGE AVENUE, SCOTSDALE, GA, 30079
PID# 18 009 04 002 - 370 PATTERSON AVENUE SE, SCOTSDALE, GA, 30079
PID# 18 009 04 003 - 3142 E. PONCE DE LEON AVENUE, SCOTSDALE, GA, 30079
PID# 18 009 04 004 - 360 PATTERSON AVENUE, SCOTSDALE, GA, 30079
PID# 18 009 04 005 - 366 PATTERSON AVENUE SE, SCOTSDALE, GA, 30079
PID# 18 009 04 006 - 374 PATTERSON AVENUE SE, SCOTSDALE, GA, 30079
PID# 18 009 04 007 - 3128 EAST PONCE DE LEON AVENUE, SCOTSDALE, GA, 30079
PID# 18 009 04 008 - 357 ALDRIDGE AVENUE, SCOTSDALE, GA, 30079
PID# 18 009 04 009 - 361 PATTERSON AVENUE, SCOTSDALE, GA, 30079
PID# 18 009 03 001 - 3156 EAST PONCE DE LEON AVENUE, SCOTSDALE, GA 30079

GROSSNET SITE AREA 4.127 ACRES
ROW DEDICATION 0.07 ACRES
FLOOD HAZARD AREA N/A

ZONING M (INDUSTRIAL)
OVERLAY DISTRICT SCOTSDALE-TIER I
ZONING JURISDICTION DEKALB COUNTY
USE ATTACHED SINGLE-FAMILY RESIDENCE (TOWNHOMES)

PROPOSED CONSTRUCTION TYPE IS TYPE V

MAXIMUM DENSITY 12 UNITS PER ACRE OR 48 UNITS
PROPOSED DENSITY 11.1 UNITS PER ACRE OR 46 UNITS

MAXIMUM ALLOWABLE LOT COVERAGE 75% SECTION 3.36.10.5.C
MAX ACTUAL LOT COVER ACCOUNTING FOR PERVIOUS SURFACE 70%
OPEN SPACE PROVIDED: 1.11 AC (27%)

MINIMUM LOT SIZE 1,000 SF
MINIMUM HOUSE SIZE 1,200 SF
MINIMUM LOT WIDTH 20 FEET
MAXIMUM ALLOWED HOUSE HEIGHT PER ZONING 35 FEET
PROPOSED MAX BLD HEIGHT LESS THAN 31 FEET

MIN. FRONT YARD SETBACK 5 FEET
MIN. SIDE YARD SETBACK 10 FEET
MIN. SIDE CORNER YARD SETBACK 10 FEET
MIN. REAR YARD SETBACK 10 FEET
TRANSITIONAL BUFFER N/A
FRONTAGE LANDSCAPE SETBACK 10 FEET

PARKING REQUIREMENT MIN. 1.5 PER UNIT
REQUIRED PARKING COUNT 72 TOTAL SPACES
PROVIDED PARKING COUNT 96 GARAGE SPACES
7 GUEST SPACES (1 HC VAN)
103 TOTAL SPACES

RETAINING WALL CONDITIONS:

1. THE SECTION OF THE RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY ON PALOMA DRIVE SHALL BE MAINTAINED IN PERPETUITY, BY THE HOMEOWNERS' ASSOCIATION OF THE PROPOSED DEVELOPMENT.
2. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ALL ACTIVITIES TO BE CONDUCTED WITHIN THE PUBLIC RIGHT-OF-WAY.

SCOPE OF WORK

THE PURPOSE OF THIS PLAT/PROJECT IS TO CONSTRUCT A 46 LOTS SINGLE FAMILY ATTACHED TOWNHOME SUBDIVISION WITH ALL UTILITIES REQUIRED. ALL ONSITE ROAD AND DRAINAGE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

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 TOPOGRAPHY FROM ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING DATED MARCH 10, 2021.

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

SIGN SETBACK

1. TEN (10) FEET FROM BACK OF CURB OR ONE (1) FOOT BEHIND RIGHT OF WAY IF RIGHT OF WAY IS GREATER THAN TEN (10) FEET FROM CURB.
2. IN A RESIDENTIAL ZONING DISTRICT, IF THE DISTANCE BETWEEN THE RIGHT OF WAY TO THE FRONT OF THE PRINCIPAL STRUCTURE IS LESS THAN FIFTEEN (15) FEET, SIGNS SHALL BE SETBACK TWO-THIRDS (2/3) OF THE DISTANCE BETWEEN THE CURB LINE AND THE FRONT OF THE PRINCIPAL STRUCTURE ON THE LOT ON WHICH THE SIGN IS LOCATED.
3. NO SIGN OR SIGN STRUCTURE ABOVE A HEIGHT OF THREE (3) FEET SHALL BE MAINTAINED WITHIN FIFTEEN (15) FEET OF THE INTERSECTION OF THE RIGHT OF WAY LINES EXTENDED OF TWO (2) STREETS, OR OF A STREET INTERSECTION WITH A RAILROAD RIGHT OF WAY. HOWEVER, A SIGN SUPPORT STRUCTURE NOT MORE THAN TEN (10) INCHES IN DIAMETER MAY BE LOCATED WITHIN THE REQUIRED COMER VISIBILITY AREA IF ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET AND THE LOWEST ELEVATION OF THE SIGN SURFACE IS AT LEAST TWELVE (12) FEET ABOVE THE GROUND LEVEL.

UNDERGROUND DETENTION MAINTENANCE REQUIREMENTS

THE HOMEOWNERS ASSOCIATION WILL BE REQUIRED TO PROVIDE THE DEKALB COUNTY ROADS AND DRAINAGE DEPARTMENT PROOF OF A YEARLY MAINTENANCE AND INSPECTIONS CONTRACT WITH A COMPANY EXPERIENCED IN INSPECTION AND MAINTENANCE OF AN UNDERGROUND DETENTION SYSTEM.

UPON COMPLETION OF THE YEARLY INSPECTION AND ANY COMPLETED MAINTENANCE ON UNDERGROUND DETENTION SYSTEM, THE INSPECTION RESULTS AND ANY MAINTENANCE COMPLETED SHALL BE SENT TO DEKALB COUNTY ROADS AND DRAINAGE WITHIN 45 DAYS OF THE COMPLETION OF SUCH INSPECTIONS AND MAINTENANCE.

REFERENCES

1. AP# 1245282 - LDP (VOID 10/18/2022)
2. AP# 1244898 - LOT COMBINATION (VOID).
3. AP# 1244704 - SKETCH PLAT, &
4. AP# 1245279 - LDP (CLEARING, GRUBBING & GRADING)

SHEET INDEX

SP 001	COVER SHEET
001	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY (ADAM AND LEE, LS)
4 OF 4	TREE SURVEY AND TREE CALCULATION (ACR ENG, INC)
SP 002	SKETCH PLAT SITE PLAN
SP 003	SKETCH PLAT GRADING/UTILITY PLAN
SP 004	SKETCH PLAT LOT PLAN
SP 005	SKETCH PLAT FIRE PLAN
LS-1	LANDSCAPE PLAN (BRUNSON & CO, LA)

REVISION SCHEDULE

REV. NO.	REVISION DESCRIPTION	DATE
-	ORIGINAL SUBMITTAL	9/6/2024
REV A	SKETCH PLAT REVIEW COMMENTS	3/10/2025
REV B	SKETCH PLAT REVIEW COMMENTS	6/24/2025
REV C	SKETCH PLAT REVIEW COMMENTS CYCLE #3	8/4/2025
REV D	SKETCH PLAT REVIEW COMMENTS CYCLE #4 (CONVERT ALLEYS TO ONE WAY)	9/17/2025

CERTIFICATE OF CONFORMITY

I, Barry Dunlop, the engineer/surveyor for the Subdivision known as Somerset at East Ponce, Located in Land Lot 9 & 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.

Barry Dunlop
SIGNATURE

Barry Dunlop

NAME (PLEASE PRINT)

903 Bombay Lane

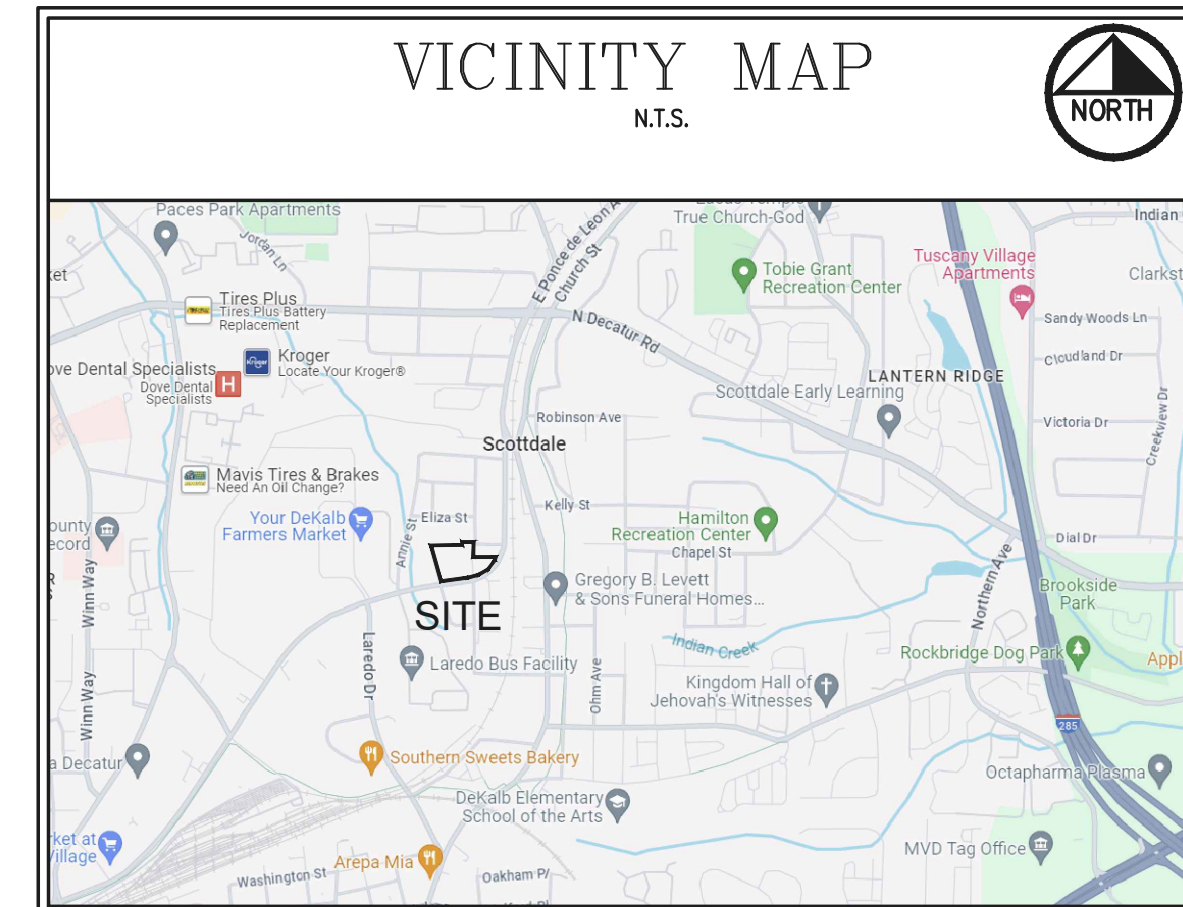
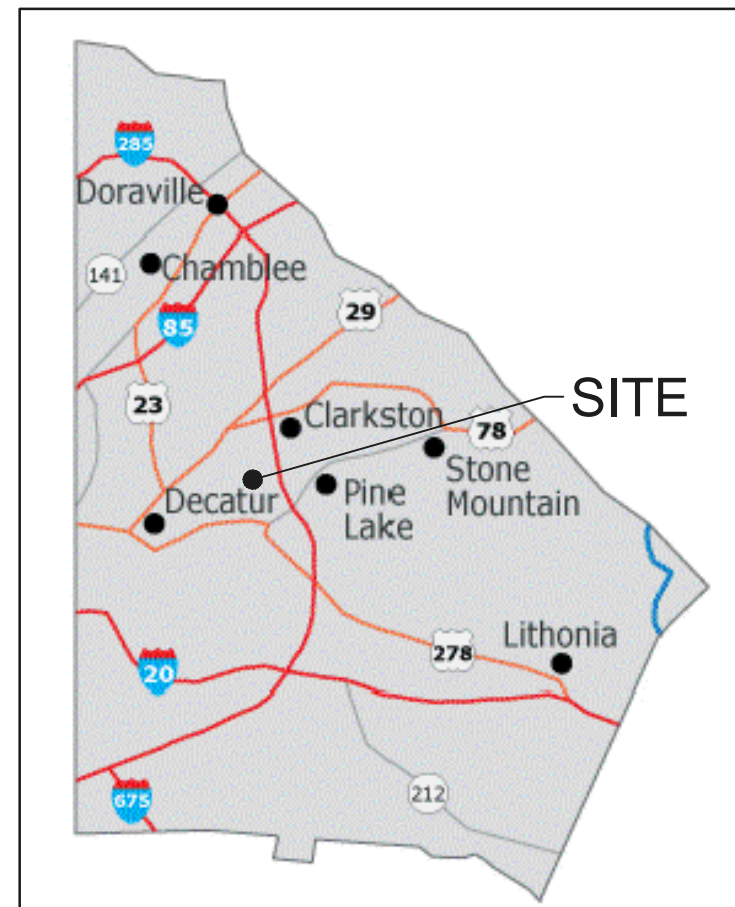
ADDRESS

Roswell, Georgia 30076

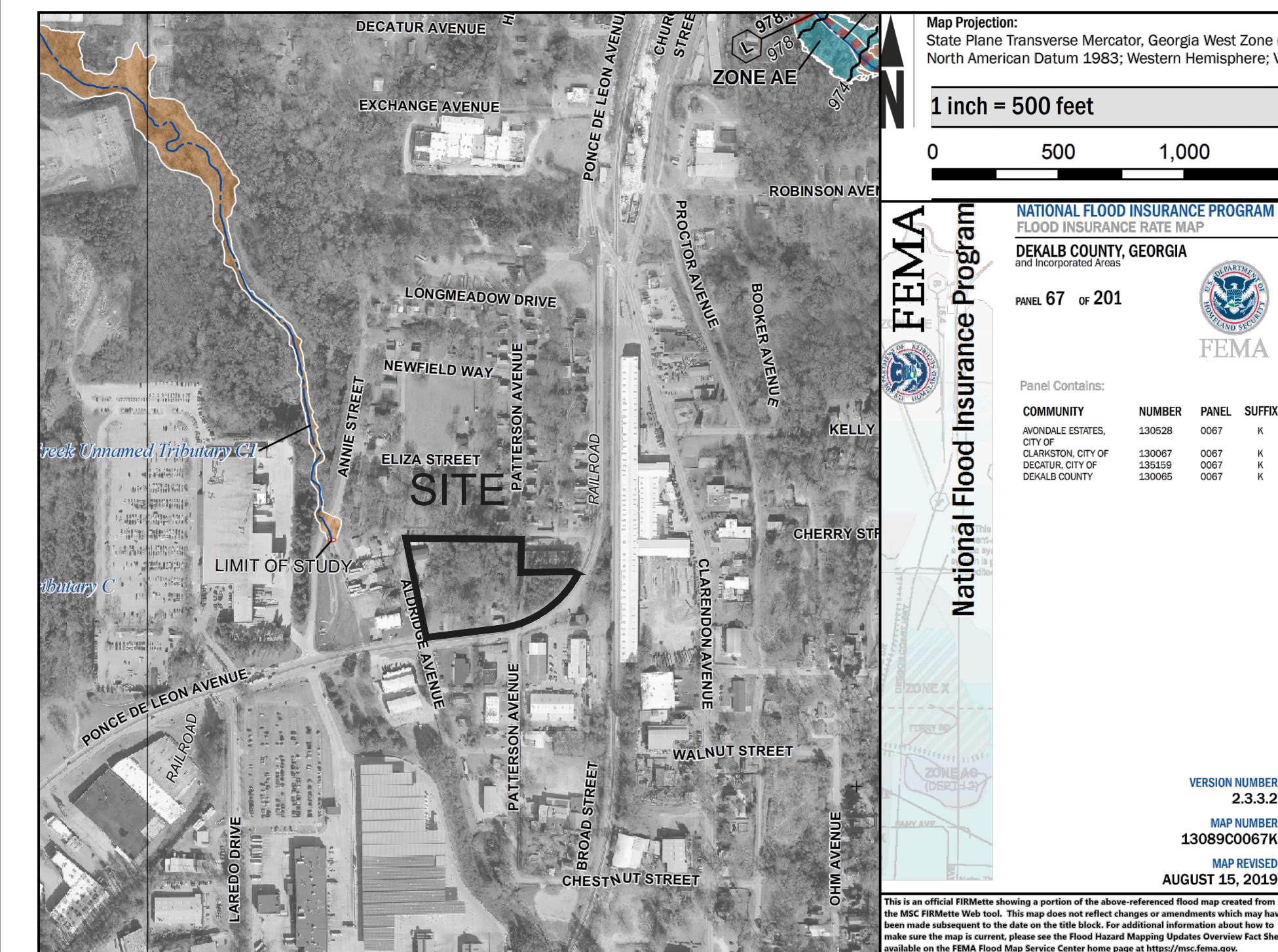
CITY, STATE, ZIP

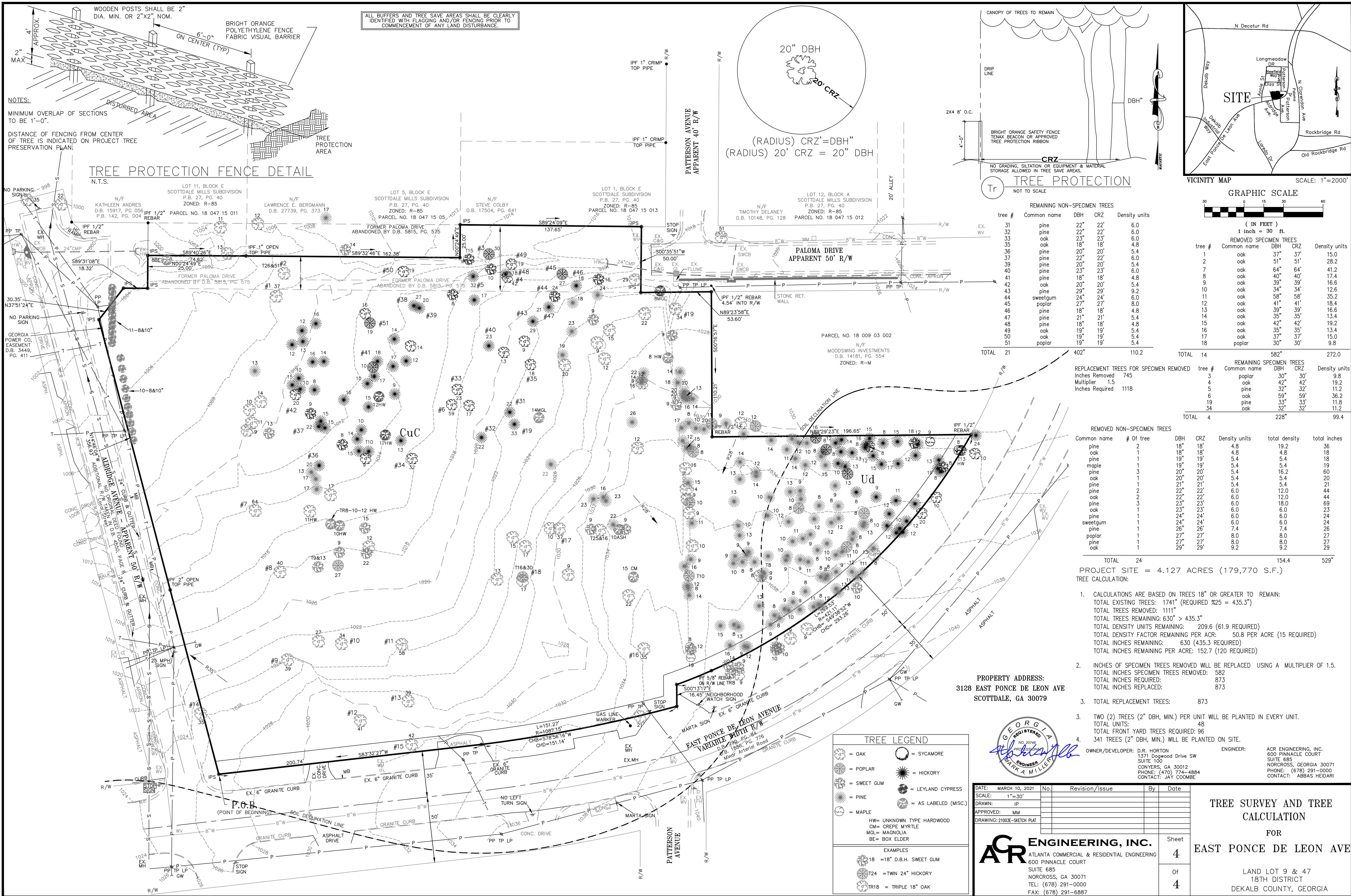
This sketch plat has been submitted to and approved by the Planning Commission of DeKalb County, on this _____ day of _____, 20____.
By: _____ (By Director)

Planning Commission Chairman
DeKalb County, Georgia



THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN AS ESTABLISHED BY FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 13089C0067K DATED AUGUST 15, 2019.





REMAINING NON-SPECIMEN TREES				
tree #	Common name	DBH	CRZ	Density units
31	pine	22"	22'	6.0
32	pine	22"	22'	6.0
33	oak	23"	23'	6.0
35	oak	18"	18'	4.8
36	pine	20"	20'	5.4
37	pine	22"	22'	6.0
39	pine	23"	23'	6.0
41	pine	18"	18'	4.8
42	oak	20"	20'	5.4
43	pine	29"	29'	9.2
44	sweetgum	24"	24'	6.0
45	poplar	27"	27'	8.0
46	pine	18"	18'	4.8
47	pine	21"	21'	5.4
48	pine	18"	18'	4.8
49	oak	19"	19'	5.4
50	oak	19"	19'	5.4
51	poplar	19"	19'	5.4
TOTAL		21	402'	110.2

REPLACEMENT TREES FOR SPECIMEN REMOVED

Inches Removed	745
Multiplier	1.5
Inches Required	1118

REMOVED NON-SPECIMEN TREES				
Common name	# Of tree	DBH	CRZ	Density units
pine	2	18"	18'	4.8
oak	1	18"	18'	4.8
pine	1	19"	19'	5.4
maple	1	19"	19'	5.4
pine	3	20"	20'	5.4
oak	1	20"	20'	5.4
pine	1	21"	21'	5.4
pine	2	22"	22'	6.0
oak	2	22"	22'	6.0
pine	3	23"	23'	6.0
oak	1	23"	23'	6.0
pine	1	24"	24'	6.0
sweetgum	1	24"	24'	6.0
pine	1	26"	26'	7.4
poplar	1	27"	27'	8.0
poplar	1	27"	27'	8.0
oak	1	29"	29'	9.2
TOTAL		24	228'	529'

- PROJECT SITE = 4.127 ACRES (179,770 S.F.)
- TREE CALCULATION:
- CALCULATIONS ARE BASED ON TREES 18" OR GREATER TO REMAIN:
TOTAL EXISTING TREES: 1741" (REQUIRED 25 = 435.3")
TOTAL TREES REMOVED: 1111"
TOTAL TREES REMAINING: 630" > 435.3"
TOTAL DENSITY UNITS REMAINING: 209.6 (61.9 REQUIRED)
TOTAL DENSITY FACTOR REMAINING PER ACR: 50.8 PER ACRE (15 REQUIRED)
TOTAL INCHES REMAINING: 630 (435.3 REQUIRED)
TOTAL INCHES REMAINING PER ACRE: 152.7 (120 REQUIRED)
 - INCHES OF SPECIMEN TREES REMOVED WILL BE REPLACED USING A MULTIPLIER OF 1.5.
TOTAL INCHES SPECIMEN TREES REMOVED: 582
TOTAL INCHES REQUIRED: 873
TOTAL INCHES REPLACED: 873
 - TOTAL REPLACEMENT TREES: 873
 - TWO (2) TREES (2" DBH, MIN.) PER UNIT WILL BE PLANTED IN EVERY UNIT.
TOTAL UNITS: 48
TOTAL FRONT YARD TREES REQUIRED: 96
341 TREES (2" DBH, MIN.) WILL BE PLANTED ON SITE.

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



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

SCALE: 1"=30'

DRAWN: IP

APPROVED: MM

DRAWING: 21003E-SKETCH PLAT

ENGINEERING, INC.

ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING

SUITE 685

NORCROSS, GA 30071

TEL: (678) 291-0000

FAX: (678) 291-6887

TREE SURVEY AND TREE CALCULATION

FOR

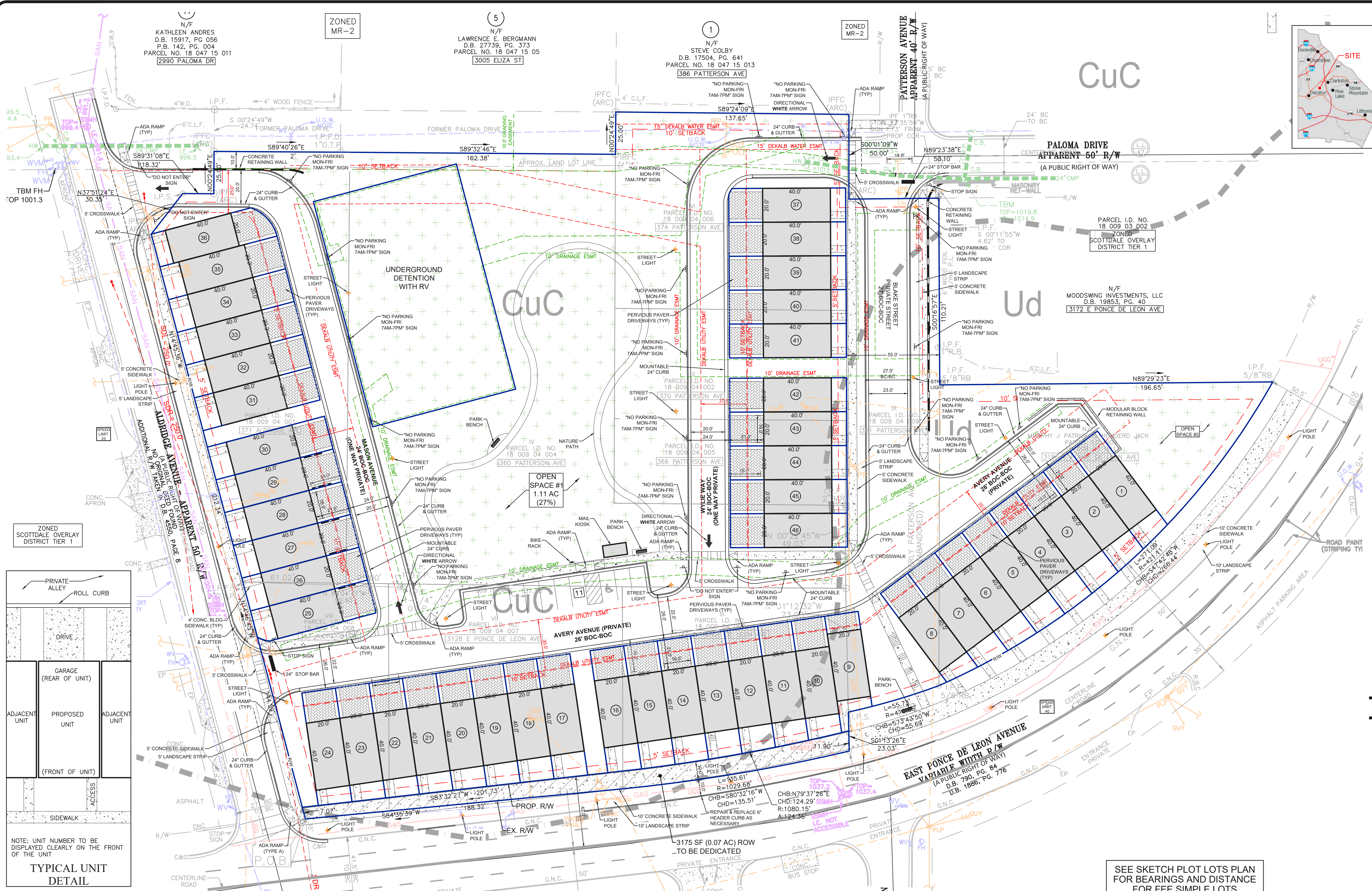
EAST PONCE DE LEON AVE

LAND LOT 9 & 47

18TH DISTRICT

DEKALB COUNTY, GEORGIA

Sheet 4 of 4



CERTIFICATE OF CONFORMITY

I, Barry Dunlop, the engineer/surveyor for the
Subdivision known as Somerset at East Ponce,
located in Land Lot 9 & 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.

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

SOILS LEGEND

CuC CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
Ud URBAN LAND

STORMWATER NOTES

1. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE UPSTREAM DRAINAGE AREA AND SHALL BE DESIGNED TO PREVENT INCREASES IN DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT REQUIREMENTS. 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

2. RRV FOR THIS PROJECT WILL BE ADDRESSED USING INFILTRATION IN THE BOTTOM OF THE PROPOSED CODES. INFILTRATION TESTS ARE BEING CONDUCTED TO DETERMINE INFILTRATION RATES.

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

VICINITY MAP

MAIN PROPERTY DATA

GROSSNET SITE AREA 4.127 ACRES
ROW DEDICATION 0.07 ACRES
FLOOD HAZARD AREA NA

ZONING M (INDUSTRIAL)
OVERLAY DISTRICT SCOTTDALE - TIER I
ZONING JURISDICTION DEKALB COUNTY
USE ATTACHED SINGLE-FAMILY RESIDENCE (TOWNHOMES)

PROPOSED CONSTRUCTION TYPE IS TYPE V

MAXIMUM DENSITY 12 UNITS PER ACRE OR 49 UNITS
PROPOSED DENSITY 11.1 UNITS PER ACRE OR 46 UNITS

MAXIMUM ALLOWABLE LOT COVERAGE 75% SECTION 336.10.5.C
MAX ACTUAL LOT COVER ACCOUNTING FOR PERVIOUS SURFACE 70%
OPEN SPACE PROVIDED: 1.11 AC (27%)

MINIMUM LOT SIZE 1,000 SF
MINIMUM HOUSE SIZE 1,200 SF
MINIMUM LOT WIDTH 20 FEET
MAXIMUM ALLOWED HEIGHT 35 FEET
PROPOSED MAX BLD HEIGHT LESS THAN 34 FEET

MIN. FRONT YARD SETBACK 5 FEET
MIN. SIDE YARD SETBACK 10 FEET
MIN. REAR YARD SETBACK 10 FEET
TRANSITIONAL BUFFER N/A
FRONTAGE LANDSCAPE SETBACK 10 FEET

PARKING REQUIREMENT MIN. 1.5 PER UNIT
REQUIRED PARKING COUNT 72 TOTAL SPACES
PROVIDED PARKING COUNT 96 GARAGE SPACES
7 GUEST SPACES (1 HC VAN)
103 TOTAL SPACES

SIGN SETBACK

1. TEN (10) FEET FROM BACK OF CURB OR ONE (1) FOOT BEHIND RIGHT OF WAY IF RIGHT OF WAY IS GREATER THAN TEN (10) FEET FROM CURB.

2. IN A RESIDENTIAL ZONING DISTRICT, IF THE DISTANCE BETWEEN THE RIGHT OF WAY TO THE FRONT OF THE PRINCIPAL STRUCTURE IS LESS THAN FIFTEEN (15) FEET, SIGNS SHALL BE SETBACK TWO-THIRDS (2/3) OF THE DISTANCE BETWEEN THE CURB LINE AND THE FRONT OF THE PRINCIPAL STRUCTURE ON THE LOT ON WHICH THE SIGN IS LOCATED.

3. NO SIGN OR SIGN STRUCTURE ABOVE A HEIGHT OF THREE (3) FEET SHALL BE MAINTAINED WITHIN FIFTEEN (15) FEET OF THE INTERSECTION OF THE RIGHT OF WAY LINES EXTENDED OF TWO (2) STREETS, OR OF A STREET INTERSECTION WITH A RAILROAD RIGHT OF WAY. HOWEVER, A SIGN SUPPORT STRUCTURE NOT MORE THAN TEN (10) INCHES IN DIAMETER MAY BE LOCATED WITHIN THE REQUIRED CORNER VISIBILITY AREA IF ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET AND THE LOWEST ELEVATION OF THE SIGN SURFACE IS AT LEAST TWELVE (12) FEET ABOVE THE GROUND LEVEL.

GENERAL NOTES

1. UTILITY INFORMATION SHOWN IS APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF GRADING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFER.

3. SITE DOES NOT CONTAIN WETLANDS ACCORDING TO U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP.

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

5. 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.

6. 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.

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

8. DEVELOPMENT TO HAVE COVENANTS AND A HOMEOWNERS ASSOCIATION.

9. RECEIVING WATERS: SOUTH FORK PEACHTREE CREEK.

10. ELECTRICAL SERVICE TO BE BELOW GROUND.

11. PLANTING STRIP PLANTINGS TO COMPLY WITH COUNTY ARBORIST RECOMMENDATIONS.

12. STREET LIGHTS REQUIRED.

13. PARKING LOTS TO COMPLY WITH COUNTY LANDSCAPE REQUIREMENTS.

14. WATER AND SEWER TO BE PROVIDED BY DEKALB COUNTY.

15. THERE ARE NO KNOWN BURIED PITS EXISTING ON SITE.

16. THERE ARE NO SEPTIC TANKS EXISTING ON SITE.

17. EXISTING TOPOGRAPHIC SURVEY FROM ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING COMPLETED 3/10/2021.

18. ALL SITE DRAINAGE TO ENTER A DRAINAGE TRIBUTARY TO THE SOUTH FORK PEACHTREE CREEK TRIBUTARY APPROXIMATELY 350' FROM SUBJECT PROPERTY.

19. ALL STORM PIPES CROSSING UNDER ROADS SHALL BE ROP.

20. ALL SANITARY SEWER LINES ARE 8-INCH DUCTILE IRON PIPE (DIP).

21. RECEIVING WATERS ARE AN UN-NAMED TRIBUTARY OF SOUTH FOLK CREEK (9100 FL AWAY).

LEGEND

POWER POLE
OVERALL PROPERTY LINE
PROPOSED LOT LINE
POURED CONCRETE WALL
EXISTING HEADER CURB
PROPOSED CURB & GUTTER
PROPOSED STORM PIPE
EXISTING SANITARY
PROPOSED SANITARY
PROPOSED MANHOLE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT

NOTE

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.

NOTE

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

COVENANTS

THIS DEVELOPMENT WILL HAVE A HOMEOWNER'S ASSOCIATION WITH MANDATORY COVENANTS

RETAINING WALL CONDITIONS:

1. THE SECTION OF THE RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY ON PALOMA DRIVE SHALL BE MAINTAINED IN PERPETUITY, BY THE HOMEOWNERS' ASSOCIATION OF THE PROPOSED DEVELOPMENT.

2. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ALL ACTIVITIES TO BE CONDUCTED WITHIN THE PUBLIC RIGHT-OF-WAY.

SKETCH PLAT SITE PLAN
TOWNS AT EAST PONCE
LAND LOT 9 & 47, DISTRICT 18
SCOTTDALE, DEKALB COUNTY, GEORGIA

371 ALDRIDGE AVE., SCOTTDALE GA 30079 PID# 18 009 04 001
371 ALDRIDGE AVE., SCOTTDALE GA 30079 PID# 18 009 04 001

Drawing No.
SP 002

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
No. 24527
Barry Dunlop
8/14/2025

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

Project No. P-2418
Design By: WBD
Drawn By: SMB
Checked By: WBD
Date: 12/26/2024
Scale: 1" = 30'

No. Date Revision
1 12/26/2024 SKETCH PLAT REVIEW COMMENTS #1
2 12/26/2024 SKETCH PLAT REVIEW COMMENTS #2
3 12/26/2024 SKETCH PLAT REVIEW COMMENTS #3
4 12/26/2024 SKETCH PLAT REVIEW COMMENTS #4
(CONVERT ALLEYS TO ONE WAY)

BLUE RIVER DEVELOPMENT LLC
3715 DAVINCI CT.
SUITE 300
PEACHTREE CORNERS, GA 30092

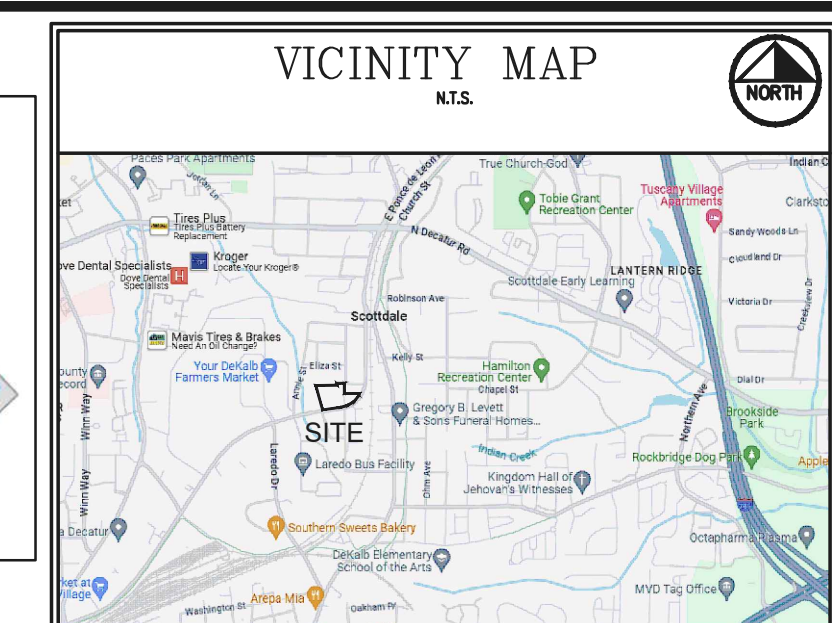
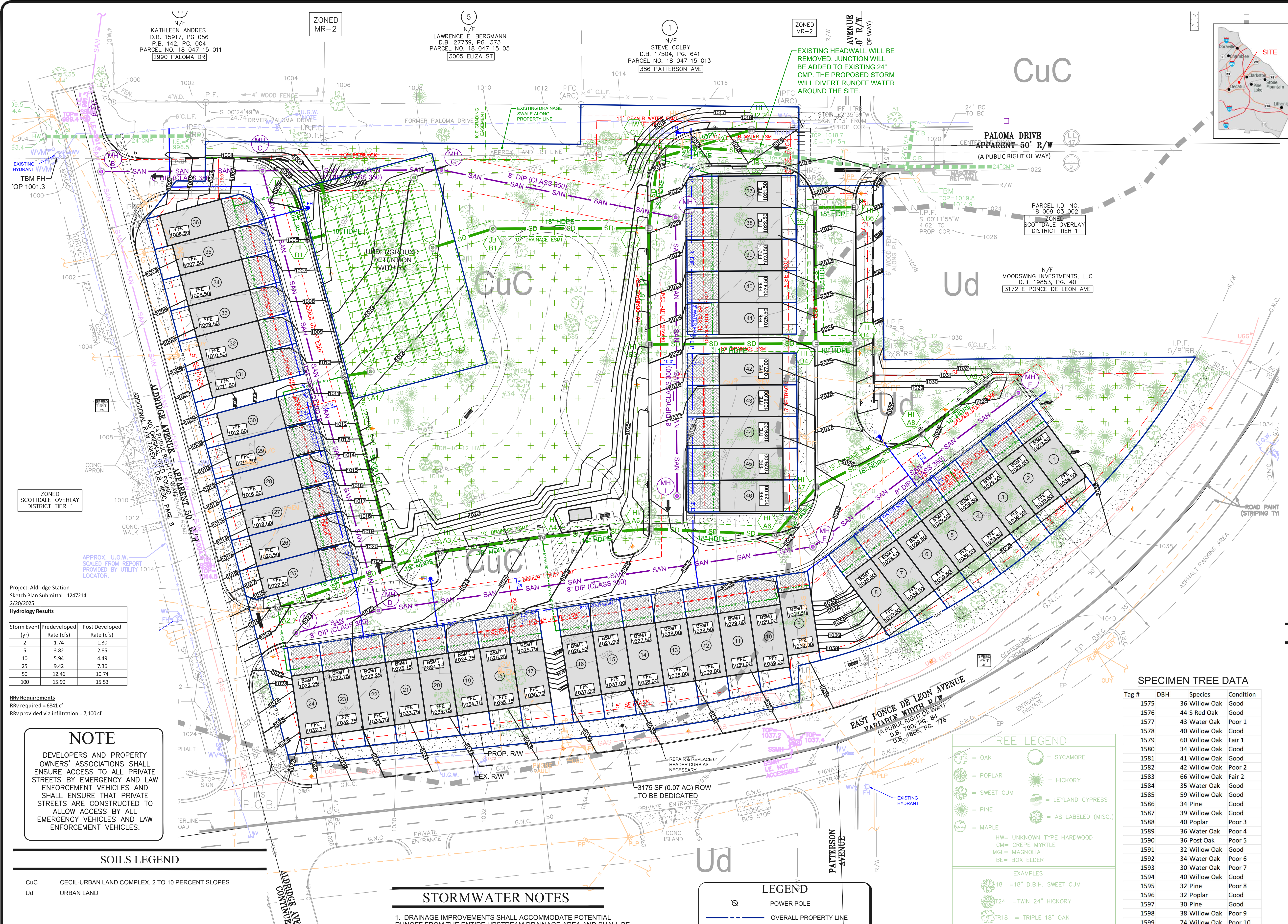
SKETCH PLAT SITE PLAN
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Know what's below
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Before You Dig

GEORGIA811
Utilities Protection Center, Inc.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



MAIN PROPERTY DATA

GROSSNET SITE AREA	4.127 ACRES
ROW DEDICATION	0.07 ACRES
FLOOD HAZARD AREA	N/A
ZONING	M (INDUSTRIAL)
OVERLAY DISTRICT	SCOTSDALE - TIER 1
ZONING JURISDICTION	DEKALB COUNTY
USE	ATTACHED SINGLE-FAMILY RESIDENCE (TOWN-HOMES)
PROPOSED CONSTRUCTION TYPE	TYPE V
MAXIMUM DENSITY	12 UNITS PER ACRE OR 49 UNITS
PROPOSED DENSITY	11.1 UNITS PER ACRE OR 46 UNITS
MAXIMUM ALLOWABLE LOT COVERAGE	75% SECTION 3.36.10.5.C
MAX ACTUAL LOT COVER ACCOUNTING FOR PERVIOUS SURFACE	70%
OPEN SPACE PROVIDED	1.11 AC (27%)
MINIMUM LOT SIZE	1,000 SF
MINIMUM HOUSE SIZE	1,200 SF
MINIMUM LOT WIDTH	20 FEET
MAXIMUM ALLOWED HOUSE	
HEIGHT PER ZONING	35 FEET
PROPOSED MAX BLD HEIGHT	LESS THAN 31 FEET
MIN. FRONT YARD SETBACK	5 FEET
MIN. SIDE YARD SETBACK	10 FEET
MIN. SIDE CORNER YARD SETBACK	10 FEET
MIN. REAR YARD SETBACK	10 FEET
TRANSITIONAL BUFFER	N/A
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- ALL STORM PIPES CROSSING UNDER ROADS SHALL BE RCP.
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CAUTION

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GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

Project: Aldridge Station
Sketch Plan Submittal: 1247214
2/20/2025

Hydrology Results

Storm Event (yr)	Predeveloped Rate (cfs)	Post Developed Rate (cfs)
2	1.74	1.30
5	3.82	2.85
10	5.94	4.49
25	9.42	7.36
50	12.46	10.74
100	15.90	15.53

RRV Requirements
RRV required = 6841 cf
RRV provided via infiltration = 7,100 cf

NOTE

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SOILS LEGEND

CuC	CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
Ud	URBAN LAND

CERTIFICATE OF CONFORMITY

I, Barry Dunlop, the engineer/surveyor for the Subdivision known as Somerset at East Ponce, Located in Land Lot 9 & 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 Bombardier 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

STORMWATER NOTES

- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE UPSTREAM DRAINAGE AREA AND SHALL BE DESIGNED TO PREVENT INCREASES IN DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT REQUIREMENTS. 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 OFF-SITE DRAINAGE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENTS.
- RRV FOR THIS PROJECT WILL BE ADDRESSED USING INFILTRATION IN THE BOTTOM OF THE PROPOSED CODES. INFILTRATION TESTS ARE BEING CONDUCTED TO DETERMINE INFILTRATION RATES.

LEGEND

- POWER POLE
- OVERALL PROPERTY LINE
- PROPOSED LOT LINE
- POURED CONCRETE WALL
- EXISTING HEADER CURB
- PROPOSED CURB & GUTTER
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- PROPOSED SANITARY
- PROPOSED MANHOLE
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SOLID WASTE PLAN

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

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GEORGIA811
Utilities Protection Center, Inc.

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(IN FEET)

1 inch = 30 ft.



paradigm
Engineering Services, Inc.

903 Bombardier Lane
Roswell, Georgia 30076
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2418
Design By:	WBD
Drawn By:	SMB
Checked By:	WBD
Date:	12/26/2024
Scale:	1" = 30'
Date	2/20/2025
REV. A	SKETCH PLAT REVIEW COMMENTS #2
REV. B	SKETCH PLAT REVIEW COMMENTS #2
REV. C	SKETCH PLAT REVIEW COMMENTS CYCLE #3
REV. D	SKETCH PLAT REVIEW COMMENTS CYCLE #4
REV. E	CONVERT ALLEYS TO ONE WAY

BLUE RIVER DEVELOPMENT LLC

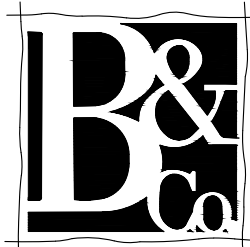
3715 DAVINCI CT.
SUITE 300
PEACHTREE CORNERS, GA 30092

SKETCH PLAT GRADING & UTILITY PLAN

TOWNS AT EAST PONCE

371 ALDRIDGE AVE., SCOTSDALE GA 30079 PID# 18 009 04 001
LAND LOT 9 & 47, DISTRICT 18
SCOTSDALE, DEKALB COUNTY, GEORGIA

Drawing No.
SP 003



Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

BLUE RIVER
DEVELOPMENT, LLC.
3715 DAVINCI CT.
SUITE 300
PEACHTREE CORNERS, GA 30092

OWNER:

Prepared For:
BLUE RIVER DEVELOPMENT
371 ALDRIDGE AVE.
SCOTTSDALE, GA, 30079

TOWNS AT PONCE DE LEON SKETCH PLAT / LANDSCAPE PLAN



SEAL:

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF
BRUNSON & COMPANY, LLC AND SHALL NOT BE
REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN
CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO
LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS
PLAN.

REVISIONS:

07/08/25 SKETCH PLAT REVISION PER CIVIL
08/19/25 SKETCH PLAT REVISION PER CIVIL

DRAWING TITLE:

LANDSCAPE PLAN

DATE:

02.21.25

PROJECT

24.059

SHEET REF

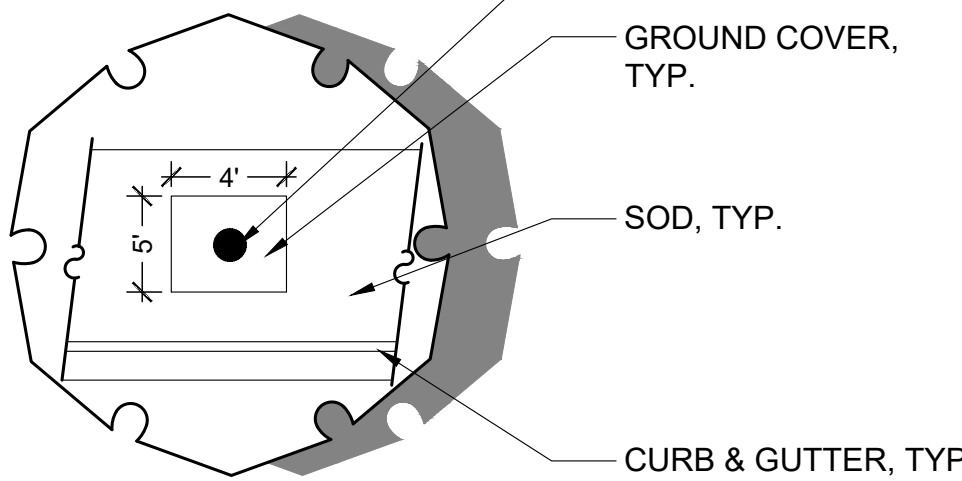
LS-1

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
TREES							
	CED DEO	3	BRACKEN'S BEST DECODAR CEDAR / CEDRUS DECODARA 'BRACKEN'S BEST CEDAR'	B & B	4" CAL	13'-14' HT.	14' O.C.
	MAG BRK	4	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA 'BRACKEN'S BEAUTY'	B & B	4" CAL	12' HT.	25' O.C.
	CAR CAR	3	COLLYNAIR AMERICAN HORNBEAM / CARPINUS CAROLINIANA 'COLLYNAIR' TM	B & B	4" CAL	16'-18' HT.	AS SHOWN
	LAG YOO	8	CRAPPE MYRTLE / LAGERSTROEMIA LOUDONII	B & B	4" CAL	16'-18' HT.	AS SHOWN
	ILE EMB	6	EMILY BRUNER HOLLY / ILEX X 'EMILY BRUNER'	B & B		8' HT. MIN.	6' O.C.
	COR KOU	1	KOUSA DOGWOOD / CORNUS KOUSA	B & B	4" CAL	9'-10' HT.	AS SHOWN
	ACE GLO	27	OCTOBER GLORY® RED MAPLE / ACER RUBRUM 'PNI 0288'	B & B	4" CAL	16'-18' HT.	30' O.C.
	QUE LYR	18	OVERCUP OAK / QUERCUS LYRATA	B & B	4" CAL	14'-16' HT.	30' O.C.
	MAG SWE	5	SWEET BAY / MAGNOLIA VIRGINIANA	B & B	4" CAL	12'-14' HT.	AS SHOWN
GROUND COVERS							
	CYN DAC	36,897	BERMUDAGRASS / CYNODON DACTYLON 'TIFGREEN'	SOD			11" o.c.
	IRI VER	584	BLUE FLAG / IRIS VERSICOLOR	4" POT	24" O.C.		24" o.c.
	ERA CUR	317 SF	WEeping LOVEGRASS / ERAGROSTIS CURVULA	HYDROSEED			

SITE FURNITURE:

- 1 MAIL KIOSK
- 2 BIKE RACK
- 3 PARK BENCH
- 4 NATURE PATH



STREET TREE PLANTING
NTS

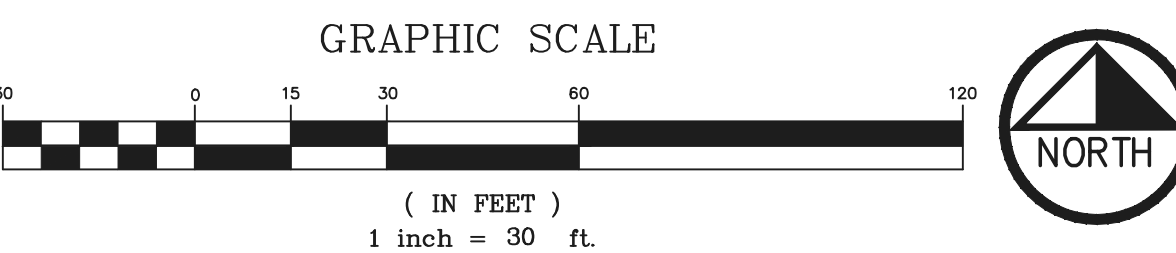
24 HOUR CONTACT:
GARY UNELL @ (404) 731-6704

9/18/2025



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Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	104.97	421.11	N36° 24' 44"E	104.70
C2	20.21	421.11	N44° 55' 42"E	20.21
C3	20.09	421.11	N47° 40' 13"E	20.09
C4	20.03	421.11	N50° 23' 58"E	20.02
C5	20.00	421.11	N53° 07' 21"E	20.00
C6	20.02	421.11	N55° 50' 44"E	20.02
C7	20.09	421.11	N58° 34' 28"E	20.09
C8	20.21	421.11	N61° 18' 57"E	20.20
C9	20.37	421.11	N64° 04' 34"E	20.37
C10	5.10	421.11	N65° 48' 31"E	5.10
C11	41.35	410.86	N72° 43' 39"E	41.33
C12	14.38	410.86	N76° 36' 49"E	14.38
C13	4.31	2329.68	N76° 24' 41"E	4.31
C14	20.06	1105.64	N77° 05' 33"E	20.06
C15	20.04	1080.15	N78° 09' 00"E	20.04
C16	20.02	1080.15	N79° 12' 44"E	20.02
C17	20.01	1080.15	N80° 16' 26"E	20.01
C18	20.00	1080.15	N81° 20' 06"E	20.00
C19	19.92	1080.15	N82° 23' 37"E	19.92

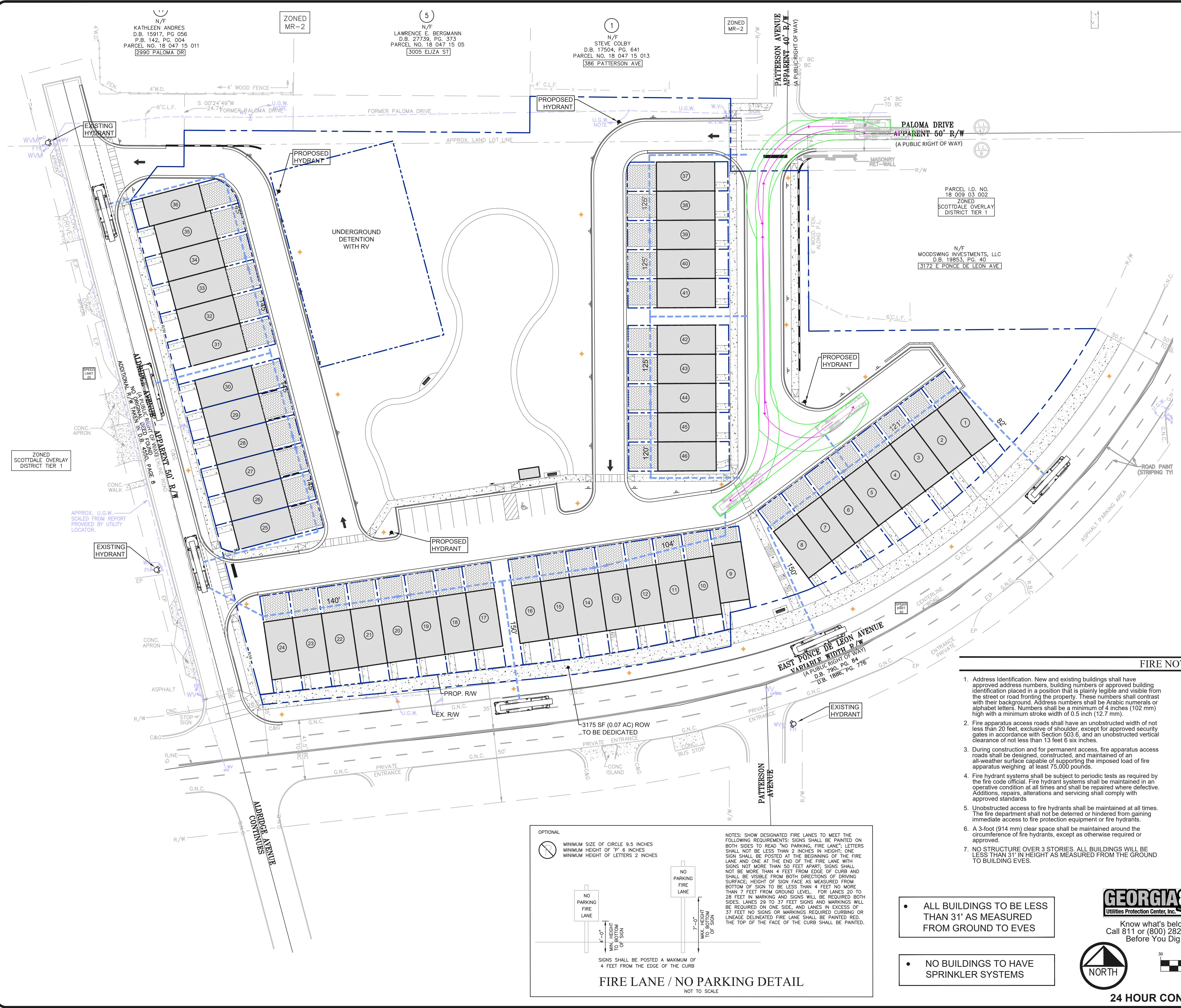
**SKETCH PLAT LOT PLAN
TOWNS AT EAST PONCE**
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BLUE RIVER
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3715 DAVINCI CT.
SUITE 300
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[illegible]

Project No.	P-2418
Design By:	WBD
Drawn By:	SMB
Checked By:	WBD
Date:	12/26/2024
Scale:	1" = 30'

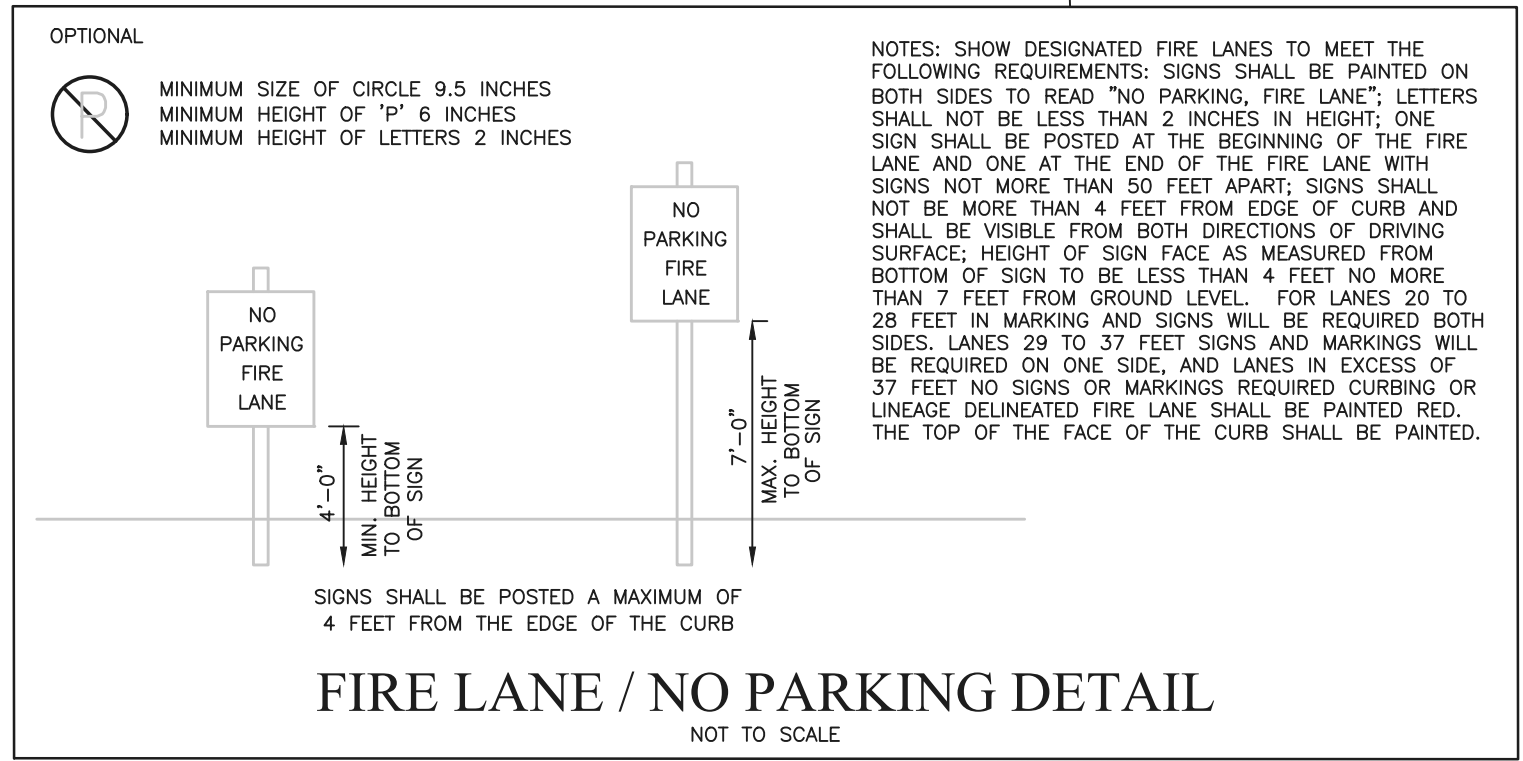
The logo for Paradigm Engineering Services, Inc. features the word "paradigm" in a bold, lowercase, sans-serif font. Above the letters "i", "d", and "a" are three columns of green dots of varying sizes, arranged to suggest a stylized "e" or a digital pattern. To the right of the word "paradigm" is the text "Engineering Services, Inc." in a smaller, uppercase, sans-serif font. Below this, the company's address is listed: "903 Bombay Lane", "Roswell, GA 30076", and the phone number "(770) 605-6030". At the bottom is the website address "www.Paradigmeng.net". The entire logo is contained within a white rectangular box with rounded corners.



SITE DATA	
PROPERTY ADDRESS	371 ALDRIDGE AVENUE, SCOTTDALE, GA 30079
PID#	18 009 04 001
PARCEL(S)	PID# 18 009 04 001 - 371 ALDRIDGE AVENUE, SCOTTDALE, GA, 30079 PID# 18 009 04 002 - 370 PATTERSON AVENUE SE, SCOTTDALE, GA, 30079 PID# 18 009 04 003 - 3142 E. PONCE DE LEON AVENUE, SCOTTDALE, GA, 30079 PID# 18 009 04 004 - 360 PATTERSON AVENUE, SCOTTDALE, GA, 30079 PID# 18 009 04 005 - 366 PATTERSON AVENUE SE, SCOTTDALE, GA, 30079 PID# 18 009 04 006 - 374 PATTERSON AVENUE SE, SCOTTDALE, GA, 30079 PID# 18 009 04 007 - 3128 EAST PONCE DE LEON AVENUE, SCOTTDALE, GA, 30079 PID# 18 009 04 008 - 357 ALDRIDGE AVENUE, SCOTTDALE, GA, 30079 PID# 18 009 04 009 - 361 PATTERSON AVENUE, SCOTTDALE, GA, 30079 PID# 18 009 03 001 - 3156 EAST PONCE DE LEON AVENUE, SCOTTDALE, GA 30079
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MAXIMUM DENSITY	12 UNITS PER ACRE OR 49 UNITS
PROPOSED DENSITY	11.1 UNITS PER ACRE OR 46 UNITS
MAXIMUM ALLOWABLE LOT COVERAGE 75% SECTION 3.36.10.5.C MAX ACTUAL LOT COVER ACCOUNTING FOR PERVIOUS SURFACE 70% OPEN SPACE PROVIDED: 1.11 AC (27%)	
MINIMUM LOT SIZE	1,000 SF
MINIMUM HOUSE SIZE	1,200 SF
MINIMUM LOT WIDTH	20-FEET
MAXIMUM ALLOWED HOUSE	35-FEET
HEIGHT PER ZONING	LESS THAN 31-FEET
PROPOSED MAX BLD HEIGHT	N/A
MIN FRONT YARD SETBACK	5-FEET
MIN SIDE YARD SETBACK	10-FEET
MIN SIDE CORNER YARD SETBACK	10-FEET
MIN REAR YARD SETBACK	10-FEET
TRANSITIONAL BUFFER	N/A
FRONTAGE LANDSCAPE SETBACK	10-FEET
PARKING REQUIREMENT	MIN 1.5 PER UNIT
REQUIRED PARKING COUNT	72 TOTAL SPACES
PROVIDED PARKING COUNT	96 GARAGE SPACES 7 GUEST SPACES (1 HC VAN) 103 TOTAL SPACES

FIRE NOTES

- Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulder, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 six inches.
- During construction and for permanent access, fire apparatus access roads shall be designed, constructed, and maintained of an all-weather surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
- Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards.
- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.
- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
- NO STRUCTURE OVER 3 STORIES. ALL BUILDINGS WILL BE LESS THAN 31' IN HEIGHT AS MEASURED FROM THE GROUND TO BUILDING EVES.
- Fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.
- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by a means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
- Streets or roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new road-ways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
- Fire apparatus access road does not exceed 7.0% in grade.
- Ground and floor surfaces along accessible routes and walks, ramps, stairs, and curb ramps, shall be stable, firm and slip resistant.

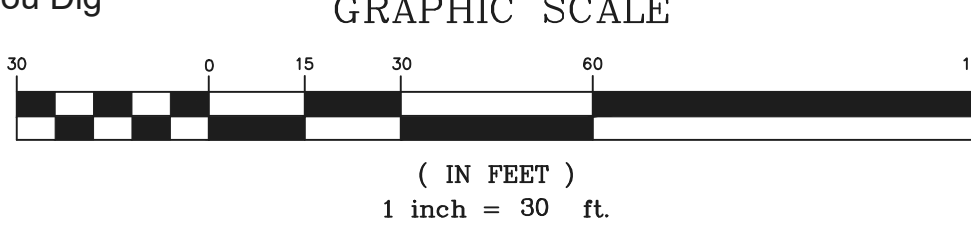


• ALL BUILDINGS TO BE LESS THAN 31' AS MEASURED FROM GROUND TO EVES

• NO BUILDINGS TO HAVE SPRINKLER SYSTEMS



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 LOCATION, DEPTH AND TYPE OF UTILITIES. IT IS 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.



24 HOUR CONTACT: XXXXXXXXXXXX (XXX) XXX-XXXX

DEKALB COUNTY APPROVAL STAMP



Project No.	P-2418
Design By:	WBD
Drawn By:	SMB
Checked By:	WBD
Date:	1/17/2025
Scale:	1" = 30'

No.	Revision	Date	Comments
1	SKETCH PLAT REVIEW COMMENTS	8/4/2025	CYCLE #3

BLUE RIVER DEVELOPMENT LLC

3715 DAVINCI CT.
SUITE 300
PEACHTREE CORNERS, GA 30092

SKETCH PLAT FIRE PLAN

TOWNS AT EAST PONCE

371 ALDRIDGE AVE., SCOTTDALE GA 30079 PID# 18 009 04 001

LAND LOT 9 & 47, DISTRICT 18

SCOTTDALE, DEKALB COUNTY, GEORGIA

Drawing No. SP 005



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 3128 East Ponce de Leon

Project Address 3128 E. Ponce De Leon Avenue; 357 & 371 Aldridge Avenue, and 360, 366, 370, & 374 Patterson Avenue, Scottdale, GA.

Parcel ID Number(s) 18 009 04 001, 18 009 04 002, 18 009 04 003, 18 009 04 004, 18 009 04 005, 18 009 04 006, 18 009 04 007, 18 009 04 008 & 18 009 03 001

Proposed Use Attached single-family residence (town-homes)

Date(s) of Pre-Application Meeting(s) _____

Site Acreage 4.13 Acre(s) **No. of Lots** N/A **No. of Units** 46

Public Sewer (Y/N?) Y **Septic (Y/N?)** N

Jack Honderd (404)456-6323
Charles E Bosserman (404)834-6405
J Patrick Murphy (404)276-9915

Property Owner East Decatur Station **Phone** _____

Address 111-C New Street

City Decatur **State** GA **Zip** 30030

Agent Authorized to Receive All Notifications W. Barry Dunlop

Address 903 Bombay Lane **Phone** (770)605-6030

City Roswell **State** GA **Zip** 30076

Developer Blue River Development, LL **Phone** _____

Address 3715 Davinci CT, Suite 300

City Peachtree Corners **State** GA **Zip** 30092

Engineer/Architect W. Barry Dunlop **Phone** (770)605-6030

Address 903 Bombay Lane

City Roswell **State** GA **Zip** 30076

Applicant W. Barry Dunlop

Company Name Paradigm Engineering Services **Phone** (770)605-6030

Address 903 Bombay Lane

City Roswell **State** GA **Zip** 30076

SIGNATURE OF APPLICANT W. Barry Dunlop **Date** 9/6/2024



Government 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

SKETCH PLAT APPLICATION AUTHORIZATION

Only digital copies will be accepted.

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

To whom it may concern:

I/we, Jack Honderd, AIA LEED-AP

being owner(s) of the property described below or attached, hereby delegate authority to:
W. Barry Dunlop, Paradigm Engineering Services

to file an application in my/our behalf.

List of all Parcel ID Number(s):

18 009 04 001, 18 009 04 002, 18 009 04 003, 18 009 04 004, 18 009 04 006
18 009 04 007, 18 009 04 008 & 18 009 03 001

Elizabeth A Eggers
Notary Public
DEKALB COUNTY, GEORGIA
MY COMMISSION EXP JULY 2, 202

M. Mancill
Notary Public
DEKALB COUNTY, GEORGIA
My Commission Expires 06/12/2028

M. Mancill
Notary Public
DEKALB COUNTY, GEORGIA
My Commission Expires 06/12/2028

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 in writing and attached to the application.

M Mancill
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires 06/12/2028

Jack Honderd
Owner

W. Barry Dunlop
Owner

W. Barry Dunlop
Owner

W. Barry Dunlop
Owner

Patrick Murphy
Owner

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, Barry Dunlop, the engineer/surveyor
for the subdivision known as Somerset at East Ponce,
located in Land Lot 9 & 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)

Address

City

State

Zip

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

SKETCH PLAT REVIEW CHECKLIST

Date: _____

Project Name: 3128 East Ponce de Leon

Zoning District: M (Industrial)

Map Reference or Parcel Numbers: 18 009 04 001, 18 009 04 002, 18 009 04 003,
18 009 04 004, 18 009 04 005, 18 009 04 006, 18 009 04 007, 18 009 04 008 & 18 009 03 001

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;

None (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;

None (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.**

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

N/A (12) *Variances*. Show any variance approvals;

UNKNOWN (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;
- None (18) *IRF.* Show on plan whether FEMA or county benchmark used to establish IRF also identify location of Benchmark;
- N/A (19) *Wetlands.* Provide wetlands determination from U.S. Army corps of engineers;
- Note 18 (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.
- None (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.**
- N/A (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;

- None (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;
- None (12) *IRF*. Show proposed IRF contour, spot elevation (if available) and source;
- Note 8 (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
- N/A (17) *Fencing*. Show any required fencing around detention ponds, if required.
- Note 10 (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 **Items checked were discussed in the pre-application meeting and sketch plat has been designed according to the concerns about these items.**
- ☒ 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



Aerial Photo

0 0.01 0.02 0.04 0.06 0.08
mi

Date Printed: 10/6/2025

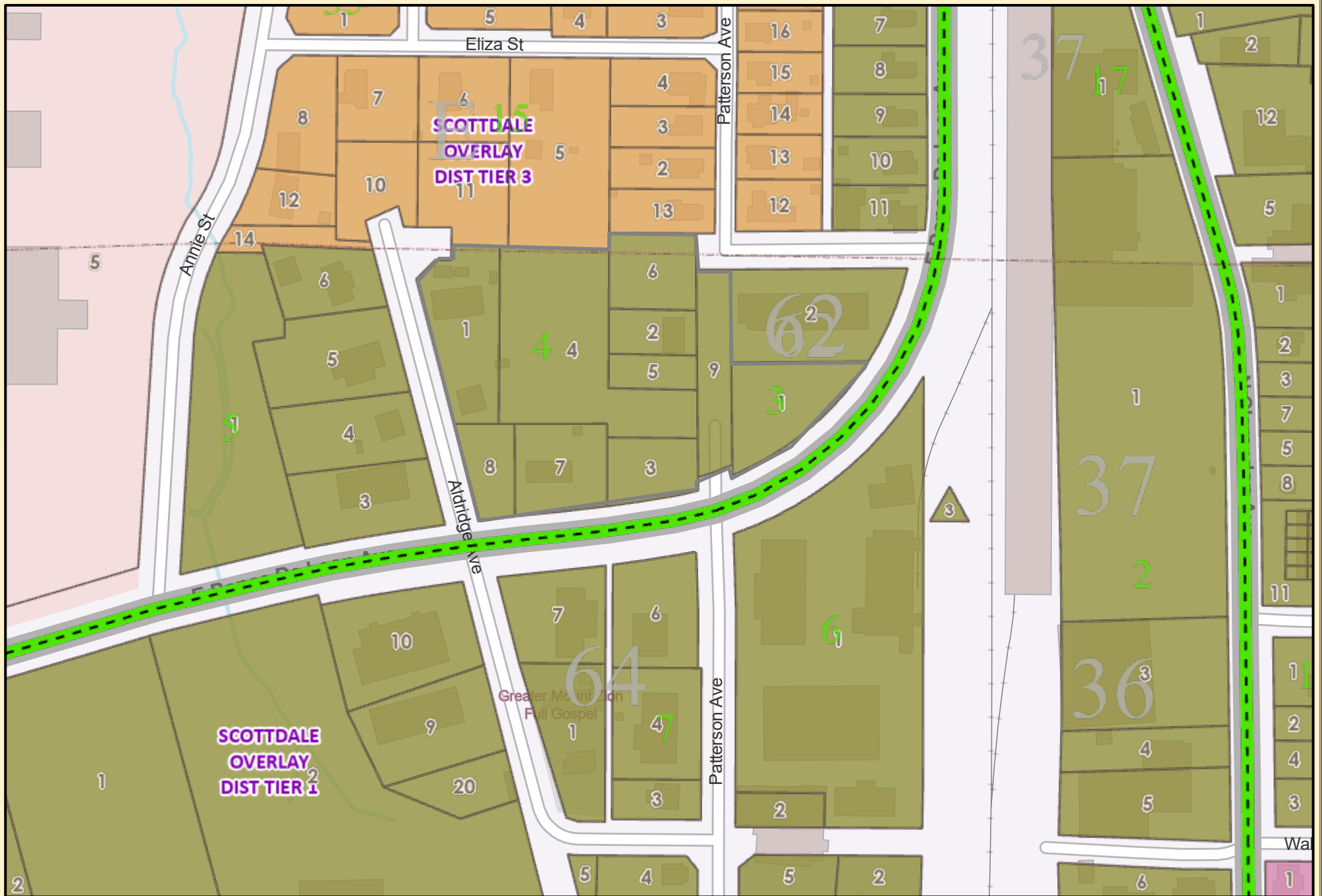


DeKalb County GIS Disclaimer

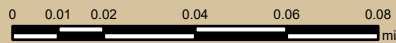
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Overlay Map



Date Printed: 10/6/2025

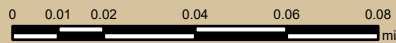


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Zoning Map



Date Printed: 10/6/2025



DeKalb County GIS Disclaimer

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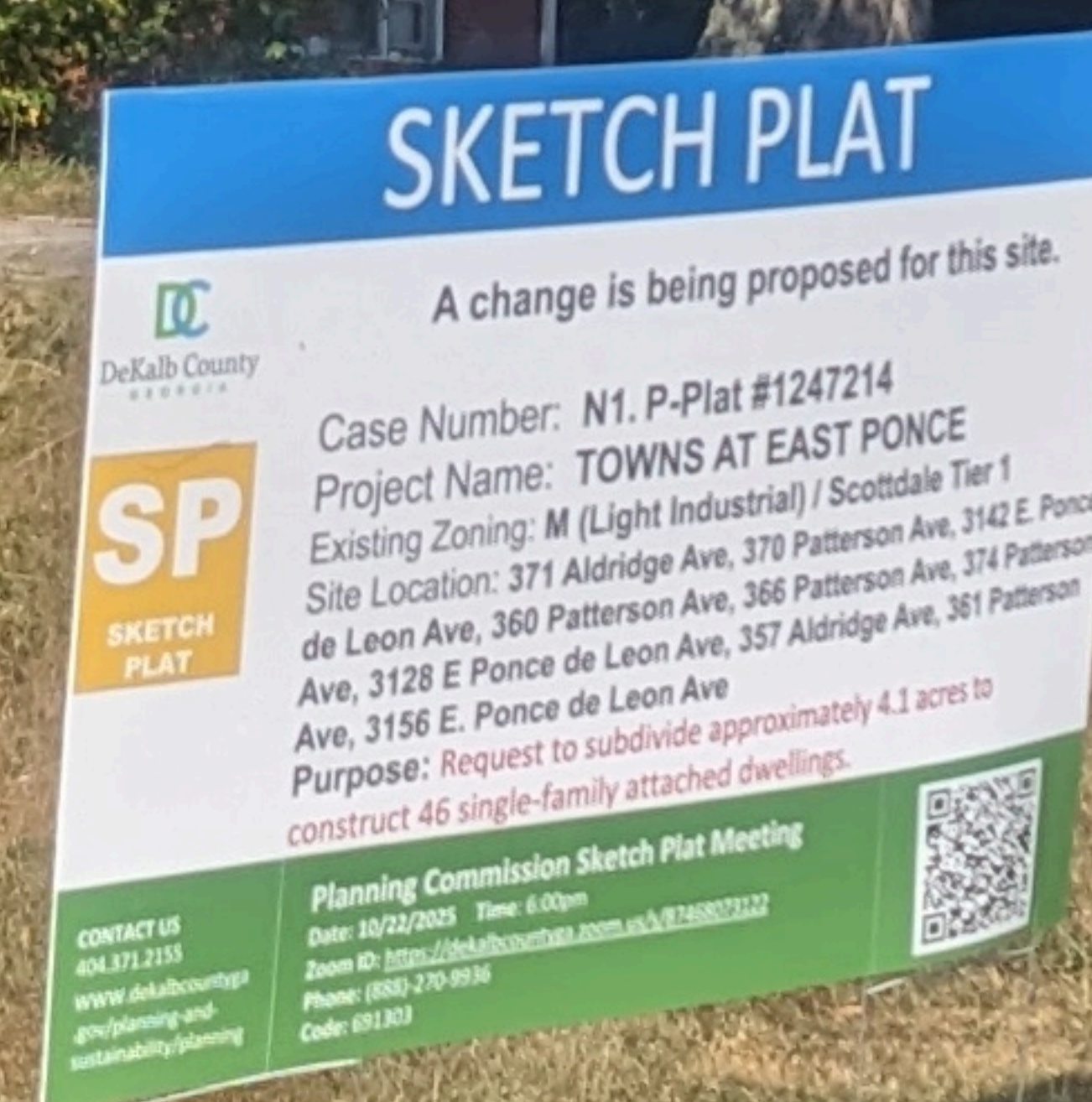


MARTA
120
Avondale Stn
via E Ponce D Leon



SKETCH PLAT
A change is being proposed for this site.
Case Number: N1-P-Plat #1247214
Project Name: TOWNS AT EAST PONCE
Existing Zoning: M (Light Industrial) / Scottsdale Tier 1
Site Location: 371 Aldridge Ave, 370 Patterson Ave, 3142 E Ponce de Leon Ave, 360 Patterson Ave, 366 Patterson Ave, 324 Patterson Ave, 3128 E Ponce de Leon Ave, 357 Aldridge Ave, 361 Patterson Ave, 3758 E Ponce de Leon Ave
Purpose: Request to subdivide approximately 4.1 acres to construct 68 single-family attached dwellings.
Planning Commission Sketch Plat Meeting
Date: 10/20/2020 Time: 6:00pm
Room: 3rd Floor Conference Room, 100 W. Peachtree St. NW, Atlanta, GA 30333
Phone: (404) 220-2000
Email: planning@dc.gov
www.dccounty.org/planning

3155
E Ponce de Leon Ave.
DAVIS
MANUFACTURING



SKETCH PLAT
A change is being proposed for this site.
Case Number: N1-P-Plat #201724
Project Name: TOWNS AT EAST PONCE
Existing Zoning: M (Light Industrial) Subarea T-1
Site Location: 3128 E. Ponce de Leon Ave. 300' between 3128 E. Ponce de Leon Ave. and 3150 E. Ponce de Leon Ave.
Site: 3128 E. Ponce de Leon Ave. 300' between 3128 E. Ponce de Leon Ave. and 3150 E. Ponce de Leon Ave.
Proposed: 3128 E. Ponce de Leon Ave. 300' between 3128 E. Ponce de Leon Ave. and 3150 E. Ponce de Leon Ave.
Planning Commission Meeting Date: 10/10/2017
Meeting Location: 100 N. Peachtree St., 10th Floor, Atlanta, GA 30309
For more information, visit: www.atlantaga.gov/planning

ZONING BOARD OF APPEALS
Case No. A2017001
Site: 3128 E. Ponce de Leon Ave.
Request: Rezone from M (Light Industrial) Subarea T-1 to M-1 (Medium Density Residential) Subarea T-1.
The applicant requests that the Zoning Board of Appeals consider the following information in making its decision:
1. The site is currently zoned M (Light Industrial) Subarea T-1.
2. The site is currently vacant.
3. The site is located in a residential neighborhood.
4. The site is adjacent to a residential street.
5. The site is adjacent to a residential street.
6. The site is adjacent to a residential street.
7. The site is adjacent to a residential street.
8. The site is adjacent to a residential street.
9. The site is adjacent to a residential street.
10. The site is adjacent to a residential street.



SKETCH PLAT

A change is being proposed for this site.

Case Number: N1-P-Plat #1247214
Project Name: TOWNS AT EAST PONCE
Existing Zoning: M (Light Industrial) / Scottsdale Tier 1
Site Location: 371 Aldridge Ave, 379 Patterson Ave, 3143 E. Ponce de Leon Ave, 360 Patterson Ave, 368 Patterson Ave, 374 Patterson Ave, 3126 E. Ponce de Leon Ave, 357 Aldridge Ave, 361 Patterson Ave, 3156 E. Ponce de Leon Ave
Purpose: Request to subdivide approximately 4.3 acres to construct 46 single-family attached dwellings.

Planning Commission Sketch Plat Meeting
February 12, 2020
1:00 PM

ZONING BOARD OF APPEALS

Case # NO. A25134732
Site: 3128 E. Ponce de Leon Ave.

Request: Request to change from M (Light Industrial) zoning to M (Light Industrial) zoning.

February 12, 2020
1:00 PM