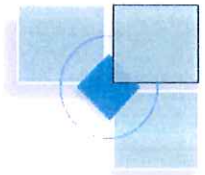




# DeKalb County Department of Planning & Sustainability



Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director

**RECEIVED**  
MAY 03 2018  
By \_\_\_\_\_ Date Received: \_\_\_\_\_

## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 2-18-22313  
Filing Fee: \_\_\_\_\_

Application No.: \_\_\_\_\_

Applicant: Grandview Residential, LLC c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address:  
One West Court Square, Suite 750, Decatur, GA 30030

Applicant Phone: (404) 601-7616 Fax: \_\_\_\_\_

Owner(s): Aaron and Laura Pettiford E-Mail: LAURAPETC@gmail.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:  
5277 Rosser Road, Stone Mountain, GA 30087

Owner(s) Phone: 770-934-5705 Fax: \_\_\_\_\_

Address/Location of Subject Property: 1473 Columbia Drive, Decatur, GA

District(s): 15 Land Lot(s): 186 Block: 01 Parcel(s): 004

Acreage: 2.366 Commission District(s): \_\_\_\_\_

Present Zoning Category: R-75 Proposed Zoning Category: RSM

Present Land Use Category: Suburban

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes  No

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

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

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

Kelli Stargel  
NOTARY PUBLIC  
EXPIRATION DATE / SEAL

Andrew A. Baker  
SIGNATURE OF APPLICANT / DATE

Check One: Owner \_\_\_\_\_ Agent



Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: 4/5/2018

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), Aaron and Laura Pettiford  
**(Name of owner(s))**

being (owner)/(owners) of the property described below or attached hereby delegate authority to  
Grandview Residential, LLC and Battle Law, P.C.

**(Name of Applicant or Agent Representing Owner)**

to file an application on (my) / (our) behalf

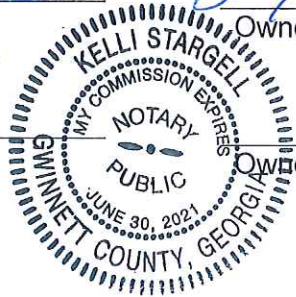


Kelli Stargell  
Notary Public

Aaron A. Pettiford  
Owner

Kelli Stargell  
Notary Public

Laura Pettiford  
Owner



N/A  
Notary Public

N/A  
Owner



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM**

**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**

**(Pre-application conference is required prior to filing application: copy must be submitted at filing)**

Applicant Name: Grandview Residential Phone: 404-601-7616 Email: Michele Battle representing mLb@battlewpl.com

Property Address: 1473 Columbia Dr. [owner Aaron + Laura Pettiford]

Tax Parcel ID: 15 186 01 004 Comm. District: 3 Acreage: Laura PETTIFORD@gmail.com

Existing Use: one SF-D structure Proposed Use: TH Residential

Rezoning: Yes  No

Existing Zoning: R75 Proposed Zoning: RSM Square Footage/Number of Units: 18 d.u.

Rezoning Request: From SF-D Res R-75 to RSM (TH-SF-A)

Land Use Plan Amendment: Yes  No

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_ Consistent  Inconsistent

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

Special Land Use Request(s) \_\_\_\_\_

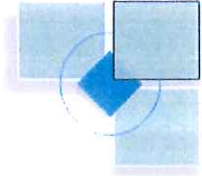
Major Modification: N/A

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified and request: \_\_\_\_\_



# DeKalb County Department of Planning & Sustainability



Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director

**Section 27-832.** Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning maps:

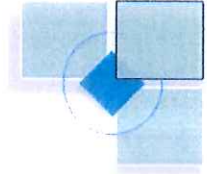
- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

**Section 27-833. Conditions.** Conditions may be requested by an applicant, recommended by the Planning Department and Planning Commission, and imposed by the Board of County Commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirement:

- A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the Comprehensive Plan and state law. No condition shall be imposed which reduces the requirements of the district(s) involved. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.
- B. The Board of Commissioners shall not impose any condition on a proposed amendment to the official zoning map that was not previously reviewed by the Planning Commission unless said condition has been reviewed by the Law Department, Planning Department, and the Public Works Department for legality, enforceability, and recommendation. The Board of County Commissioners may defer final action on any such proposed amendment for up to 60 days to allow for this review and may take action without referral back to the Planning Commission.
- C. Once imposed, conditions shall become an integral part of the approved amendment and shall be enforced as such. Changes to approved conditions shall be authorized only pursuant to Section 27-845 of this chapter.



# DeKalb County Department of Planning & Sustainability



Michael L. Thurmond  
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Director

## Filing Fees

Filing fees shall not be refunded at any time following the zoning schedule deadline date.

District	Filing Fee
R-200, R-150, R-30, 000, R-20, 000, R-100, R-85 R-75, R-60, TND, R-A5, R-50, R-A8, R-DT, MHP, RM-100, RM-150, CH (4-12 du/acre)	\$500.00
R-200, R-150, R-30, 000, R-20, 000, R-100, R-85, R-75, R-60, R-A8, R-DT, MHP, TND, RM-150, RM-100, RM-85, RM-75, CH, RM-HD, O-I (high-rise apts.) (18 up du/acre)	\$750.00
O-I, O-D, OCR, OIT, NS, CH, C-1, C-2, M, M-2	\$750.00

**Applicants requiring more than one zoning district shall be charged the highest of the applicable fee.**



**STATEMENT OF INTENT AND**  
**IMPACT ANALYSIS**

and

Other Material Required by  
DeKalb County Zoning Ordinance  
for the  
Application to Amend Official Zoning Map

of

**GRANDVIEW RESIDENTIAL, LLC**

for

+/-2.366 Acres of Land  
located in  
Land Lot 186, 15th District, DeKalb County

**From R-75 to RSM**

Submitted for Applicant by:

Michèle L. Battle, Esq.  
Battle Law, P.C.  
One West Court Square, Suite 750  
Decatur, Georgia 30030  
(404) 601-7616 Phone  
(404) 745-0045 Facsimile  
[mlb@battlelawpc.com](mailto:mlb@battlelawpc.com)

## I. LETTER OF INTENT

The Applicant, Grandview Residential, LLC, is seeking to rezone a ±2.366-acre tract of assembled land located on Columbia Drive, just south of Memorial Drive, in Decatur, Georgia (the “Subject Property”) from R-75 to RSM (Small Lot Residential Mix). It is the Applicant’s intent to develop eighteen single-family attached townhomes on the Subject Property based upon the proposed project providing 35% enhanced open space resulting in a 100% density bonus. Currently the Subject Property is improved with a single-family house. Immediately south and on the opposite side of Columbia Drive are additional single-family homes, zoned R-75. Located northwest of the Subject Property is the Lauren Parc townhome community, developed nearly fifteen years ago and zoned MR-2 (Medium Density Residential 2).

This document is submitted both as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis of this Application as required by the DeKalb County Zoning Ordinance, § 27-7.3.5. A surveyed plat and site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

## II. IMPACT ANALYSIS

### A.

#### **THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN**

The Subject Property is designated Suburban under the DeKalb Comprehensive Land Use Plan through 2035. It is the Applicant’s contention that the proposed rezoning is in conformity with the following policies:

1. Promote new communities that feature greenspace and neighborhood parks, pedestrian circulation transportation options, and appropriate mix of uses and housing types;
2. Implement zoning tools that preserve open space, natural resources and the environment

**B.**

**THE PROPOSED REZONING PERMITS A USE THAT IS  
SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND  
NEARBY PROPERTY.**

The proposed rezoning to RSM will permit the continued development of single family attached housing along the Columbia Drive corridor. The Subject Property is an infill lot. The rear of the Subject Property is adjacent to the Lauren Parc townhome community (CZ-02044). The proposed rezoning to RSM provides for a suitable density transition between the MR-2 Lauren Parc subdivision and the R-75 single family homes.

**C.**

**THE SUBJECT PROPERTY DOES NOT HAVE A  
REASONABLE ECONOMIC USE AS PRESENTLY ZONED.**

The Subject Property does not have a reasonable economic value. The Applicant and the owners respectfully submit that the Zoning Ordinance of DeKalb County, Georgia, as amended from time to time and known as the "DeKalb County Zoning Ordinance", to the extent that it classifies the Subject Property in any zoning district which would preclude the development of this project, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary



and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Subject Property pursuant to the DeKalb County Zoning Ordinance deprives the current owner of any alternative reasonable use and development of the Subject Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and the one requested herein, would deprive the current owner of any reasonable use and development of the Subject Property. Further, an attempt by the Board of Commissioners to impose greater restrictions upon the manner in which the Subject Property will be developed than presently exist, such as by way of approving the zoning district requested but limiting development to standards allowed under more stringent zoning classifications, would be equally unlawful.

The Applicant submits that the current zoning classification and any other zoning of the Subject Property save for what has been requested by it as established in the DeKalb County Zoning Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality or general welfare of the public and would substantially harm the Applicant. Further, the existing inconsistent zoning classifications constitute, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this project would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article

I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process Clause of the Fourteenth Amendment of the United States Constitution and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that the Board of Commissioners' failure to approve the requested zoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

The Applicant respectfully submits that the Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Subject Property than presently exist as to do so not only would constitute a taking of the Subject Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

Finally, the Applicant protests any action which would prohibit development of the Subject Property as requested inasmuch as the Zoning Ordinance was adopted in violation of or in other respects does not comply with the Zoning Procedures Law, O.C.G.A. § 36-66-1 *et seq.* and minimum procedural due process standards guaranteed by the Constitutional provisions set forth above.

This Application meets favorably the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power, Guhl vs. Holcomb Bridge Road,

238 Ga. 322 (1977).

**D.**

**THE PROPOSED REZONING WILL NOT ADVERSELY AFFECT THE EXISTING  
USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY**

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property, rather it will enhance it. As noted above, development patterns in the area are entirely consistent with the proposed use for the Subject Property. The Columbia Drive corridor has a mixture of uses, from commercial uses further west moving towards Memorial Drive, to the daycare facilities, places of worship and retail commercial center east of the Subject Property moving towards Glenwood Road. The proposed project will allow for the continued uplift of the area which was heavy hit by the economic downturn in 2007 and 2008 with record foreclosures. The anticipated sell price for the proposed townhomes is +/- \$275,000.00, which will do nothing but help the property values of the surrounding neighborhood.

**E.**

**OTHER EXISTING OR CHANGING CONDITIONS  
AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY**

The area in which the Subject Property is located is a residential community with townhomes and single family detached homes. This type of development is precisely what the DeKalb County Commissioners envisioned when they established the new zoning ordinance which made notable changes to the configuration of townhome communities. The proposed project has embraced the changes by providing rear entry access and enhanced open space that will provide ample green space for residents to enjoy in a variety of ways. These progressive features provide



for a more cohesive subdivision that is centered around the spirit of community and togetherness.

**F.**

**THE ZONING PROPOSAL WILL NOT  
ADVERSELY AFFECT HISTORIC BUILDINGS,  
SITES, DISTRICTS OR ARCHAEOLOGICAL RESOURCES**

The Applicant knows of no historic buildings, sites, districts, or archaeological resources either on the Subject Property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.

**G.**

**THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH  
WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING  
STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS**

The proposed rezoning, if approved, will not affect existing transportation facilities or utilities. Additionally, it will not negatively impact the schools in the area. According to the DeKalb County Public School website and 10/3/2017 Enrollment Report, Peachcrest Elementary is at 89% capacity, Mary McLeod Bethune Middle School is at 63% capacity and Towers High School is at 74% capacity. Therefore, if approved, the requested rezoning will not result in a use that is burdensome to the streets, transportation facilities or schools.

**IV. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from

Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 3<sup>rd</sup> day of May, 2018.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'MLB' with a flourish and a slash followed by 'RD'.

Michèle L. Battle  
Attorney For Applicant

## ADDITIONAL CONSTITUTIONAL ALLEGATION

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Subject Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed by the Applicant in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



Campaign Contribution Disclosure Statements

**CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT**

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michele L. Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Kathie Gannon	Commissioner	\$350
Mereda Davis Johnson	Commissioner	\$500
Sharon Barnes Sutton	Commissioner	\$350
Greg Adams	Commissioner	\$350
Larry Johnson	Commissioner	\$400

By:   
Printed Name: Michele Battle

**SIGN IN SHEET**  
**GENE KELLY COMMUNITY MEETING**  
**Covington Branch Library**  
**3500 Covington Hwy, Decatur GA 30032**

MONDAY, APRIL 30, 2018 6:30 PM – 7:30 PM

*Please print legibly*

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
PATRICIA	STEWART	3094 LAUREN PARK	Decatur	30032		
Robert	Adams	3000 Lauren Parc	Decatur	30032	4-226-7735	
Patrice	Smith	3090 Lauren Parc	Decatur	30032	(601) 953-5362	
Monique	Reynolds	3099 Lauren Parc	Decatur	30032	(404) 202-1140	
Alfonse	VIANEN	3491 GLENSTON DR			404-660-0587	
Kenneth	Powell	3056 San Juan Dr	Decatur	30032	404-617-0086	pdk-powell@comcast.net



### **Proposed 1473 Columbia Drive Zoning Conditions**

1. To restrict the use of the property as follows:
  - (a) Limited to a maximum of 18 townhome units.
  - (b) The minimum heated floor area per dwelling unit shall be 1,600 square feet (excluding garage).
  - (c) Townhome buildings shall be constructed primarily of fiber cement with accents of brick or stacked stone.
  - (d) All dwellings shall have a two-car garage.
2. To satisfy the following site development considerations:
  - (a) Provide a minimum 15-foot wide undisturbed buffer adjacent to all single-family residential dwellings. A six-foot wood privacy fence shall border the development.
  - (b) All grassed areas shall be sodded.
  - (c) Natural vegetation shall remain on the property until the issuance of a development permit.





Commercial Real Estate & Zoning  
ONE WEST COURT SQUARE, SUITE 750  
DECATUR, GA 30030

**What is a Community Meeting?**

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at:

Phone: 404-601-7616 ext. 2

Fax: 404-745-0045

Email: [bdc@battlawpc.com](mailto:bdc@battlawpc.com)

**REZONING APPLICATION  
FOR  
19 UNIT TOWNHOMES  
DEVELOPMENT**

**Community Meeting  
Monday, April 30, 2018  
6:30 pm until 7:30 pm  
Covington Branch Library  
3500 Covington Hwy  
Decatur, Georgia 30032**

**PROPOSED LOCATION:  
1473 Columbia Drive  
Decatur, Georgia 30032**

<u>Title</u>	<u>FirstName</u>	<u>MiddleName</u>	<u>LastName</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Current Property Owner				3350 Riverwood Pkwy Se	Atlanta	GA	30339-6401
Mr.	Aaron	A	Pettiford	5277 Rosser Rd	Stone Mountain	GA	30087-1429
Mr.	Abraham		Asher	1306 Breezy Ln Ne	Atlanta	GA	30329-3543
Mr.	Alan		Grobes	3043 Lauren Parc Rd	Decatur	GA	30032-3616
Mr.	Andy	Lee	Beasley	3124 San Juan Dr	Decatur	GA	30032-3625
Ms.	Arlene		Alexander	3076 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Augustus	Walter	Railey	1463 Columbia Dr	Decatur	GA	30032-3602
Mr.	Benjamin	G	McKay	3086 Santa Monica Dr	Decatur	GA	30032-3631
Ms.	Bertina		Brown	3086 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Betty	Jean	Davis	3110 San Juan Dr	Decatur	GA	30032-3625
Mr.	Bobby	J	Wines	2986 Everson Ridge Ct	Snellville	GA	30039-4405
Mr.	Brandon		Goins	3082 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Brian	A	Dinapoli	3008 Lauren Parc Rd	Decatur	GA	30032-3632
	Britt-Marie	K	Cole-Johnson	60 Main St	Farmington	CT	06032-2232
	C	Jean	Glover	3076 San Juan Dr	Decatur	GA	30032-3624
	Candrice	R	Heath	Po Box 14063	Tallahassee	FL	32317-4063
Ms.	Carmen		Adisson	3053 Lauren Parc Rd	Decatur	GA	30032-3616
Ms.	Carol	G	Daniel	3096 San Juan Dr	Decatur	GA	30032-3624
Ms.	Caroline	Hays	Snipes	10814 Mallard Dr	Jonesboro	GA	30238-6630
Ms.	Carolyn		Wood	3016 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Chanel	N	Ryan	3088 Lauren Parc Rd	Decatur	GA	30032-3632
	Chanis	Rose	Sinclair	3075 Lauren Parc Rd	Decatur	GA	30032-3616
Ms.	Chinette	D	Williams	3152 Bobolink Dr	Decatur	GA	30032-3709
Ms.	Christina	M	Higgins	3076 Santa Monica Dr	Decatur	GA	30032-3631
Ms.	Christine	C	McFaul	3020 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Corey		Turner	Po Box 2190	Lithonia	GA	30058-1046
Current Property Owner				Po Box 386	Marietta	GA	30061-0386
Mr.	Darrell	V	Mann	2988 Lauren Parc Rd	Decatur	GA	30032-3633
Mr.	David	M	Post	19831 Tidy Tips Ln	Spring	TX	77379-5141
Mr.	David		Robinson	3073 Lauren Parc Rd	Decatur	GA	30032-3616
Ms.	Dorothy	A	Copenhaver	1561 Tanager Cir	Decatur	GA	30032-3725
Mr.	Dustin		Maxwell	3153 Bobolink Dr	Decatur	GA	30032-3705
Mr.	Elisha	W	Mooring	3022 Lauren Parc Rd	Decatur	GA	30032-3632

Mr.	Eric	A	Bailey	3092 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Erica	Chae	Leong	Po Box 586	Avondale E	GA	30002-0586
Ms.	Erika	Lee	Rademacher	3080 San Juan Dr	Decatur	GA	30032-3624
	Fu	Shi	Quan	3038 Lauren Parc Rd	Decatur	GA	30032-3632
	G	Arlene	Johnson	3118 Santa Monica Dr	Decatur	GA	30032-3629
Mr.	Gene	S	Brown	2665 Dr Bramblett Rd	Cumming	GA	30028-9125
Ms.	Heather		Perry	3106 San Juan Dr	Decatur	GA	30032-3625
	Current Property Owner			539 S Main St	Findlay	OH	45840-3229
	Current Property Owner			3006 Clairmont Rd Ne Ste 100	Brookhaver	GA	30329-1602
Mr.	Horace		Thomas	3142 Bobolink Dr	Decatur	GA	30032-3709
	Current Property Owner			750 Commerce Dr	Decatur	GA	30030-2628
Mr.	Jabari	J	Cole	3034 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Jamie	L	Patton	3105 San Juan Dr	Decatur	GA	30032-3626
Mr.	Jerome		Perdum	Po Box 21662	Brooklyn	NY	11202-1662
Mr.	Jonathan	B	Kohler	3070 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Jonathan		Gooding	3004 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Joshua	H	Avent	3018 Lauren Parc Rd	Decatur	GA	30032-3632
	Journey		Taylor	3064 Lauren Parc Rd	Decatur	GA	30032-3632
	Juda		Dominguez	1503 Columbia Dr	Decatur	GA	30032-4661
Ms.	Judith		Gunn	3074 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Katherine	Diane	Schneider	3077 San Juan Dr	Decatur	GA	30032-3623
Ms.	Kathleen	E	Taylor	1497 Columbia Dr	Decatur	GA	30032-3602
Ms.	Kay	W	Johnson	3047 Lauren Parc Rd	Decatur	GA	30032-3616
Ms.	Kellie	J	Robinson	3063 Lauren Parc Rd	Decatur	GA	30032-3616
Ms.	Kesia	R	Hunt	3044 Lauren Parc Rd	Decatur	GA	30032-3632
	Khalisiala	L	Wituka	3045 Lauren Parc Rd	Decatur	GA	30032-3616
	Kierra-Kaitlyn		Moore	3056 Lauren Parc Rd # 22	Decatur	GA	30032-3632
	Kyante	M	Gadson	3030 Lauren Parc Rd	Decatur	GA	30032-3632
	La Chenna		Cromer	11417 Honeysuckle Ct	Upper Marl	MD	20774-1592
Ms.	Laqueta	W	Goodman	12 Kingstone Rd	Avondale E	GA	30002-1461
Ms.	Laura	A	Monchun	2994 Lauren Parc Rd	Decatur	GA	30032-3633
Ms.	Laura	E	Burrows	1521 Patapsco St	Baltimore	MD	21230-4507
Ms.	Lauren	P	Scott	3144 Santa Monica Dr	Decatur	GA	30032-3629
	Leslie	E	Davis	3048 Lauren Parc Rd	Decatur	GA	30032-3632



Ms.	Marlene	A	Williams	1642 Ivy Glenn Rd	Decatur	GA	30032-4634
Ms.	Mary	L	Baker	1438 Columbia Dr	Decatur	GA	30032-3603
Current Property Owner				2870 Peachtree Rd Nw	Atlanta	GA	30305-2918
Ms.	Meaza	K	Worku	16210 40th Dr Se	Bothell	WA	98012-5038
Ms.	Megan		Adams	3052 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Melissa		Luther	3060 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Michael	J	Crawley	3067 Lauren Parc Rd	Decatur	GA	30032-3616
Mr.	Michael		Love	2992 Lauren Parc Rd	Decatur	GA	30032-3633
Ms.	Michele	B	Reid	3049 Lauren Parc Rd	Decatur	GA	30032-3616
Mr.	Mike		Ingulli	1448 Columbia Dr	Decatur	GA	30032-3603
Ms.	Monique	Lenora	Vianen	3069 Lauren Parc Rd	Decatur	GA	30032-3616
Current Property Owner				Po Box 855	Decatur	GA	30031-0855
Ms.	Neelam		Zahoor	3042 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Pamela		Perry	3086 San Juan Dr	Decatur	GA	30032-3624
Ms.	Patrice		Smith	3090 Lauren Parc Rd # 6	Decatur	GA	30032-3632
Ms.	Patricia	A	Hinkle	3081 San Juan Dr	Decatur	GA	30032-3623
Mr.	Patrick		Stewart	Po Box 1866	Decatur	GA	30031-1866
Current Property Owner				2370 Buck Dr	Marietta	GA	30062-4625
	Persita		Taylor	1647 Ivy Glenn Rd	Decatur	GA	30032-4681
Current Property Owner				4800 Peachtree Pkwy	Peachtree	GA	30097-2371
Current Property Owner				3505 Koger Blvd	Duluth	GA	30096-8977
Mr.	Ricardo		Caceda	38 River Ridge Cir	Little Rock	AR	72227-1502
Mr.	Richard		Brumlow	3051 Lauren Parc Rd	Decatur	GA	30032-3616
Mr.	Richard		Post	3068 Lauren Parc Rd	Decatur	GA	30032-3632
Current Property Owner				3505 Koger Blvd	Duluth	GA	30096-8977
Mr.	Robert		Gordon	3084 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Robert	H	Adams	3000 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Robert	W	Reagin	1571 Tanager Cir	Decatur	GA	30032-3725
			Roger	124 Santa Paula Ave	Oxnard	CA	93035-4585
Mr.	Roosevelt		Samuels	3148 Bobolink Dr	Decatur	GA	30032-3709
Ms.	Rosa	L	Prather	3119 San Juan Dr	Decatur	GA	30032-3626
Ms.	Rosa	Michelle	Garcia	3026 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Rosalind		Rhoden	2986 Lauren Parc Rd	Decatur	GA	30032-3633
Ms.	Rosalyn		Scott	1460 Columbia Dr	Decatur	GA	30032-3603

Ms.	Sasha	N	Daniels	3062 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Scot		Hollonbeck	537 McKoy St	Decatur	GA	30030-4951
Mr.	Scott	Gray	Schamberger	3059 Lauren Parc Rd	Decatur	GA	30032-3616
Ms.	Shalene	L	Magee	3058 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Shana		Laster	3036 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Sharon	E	Bryant	3138 Santa Monica Dr	Decatur	GA	30032-3629
Ms.	Sharon	E	Bryant	3138 Santa Monica Dr	Decatur	GA	30032-3629
Current Property Owner				Po Box 920790	Norcross	GA	30010-0790
Current Property Owner				4545 S Berkeley Lake Rd	Berkeley La	GA	30071-1640
Mr.	Solomon	W	Jefferson	3065 Lauren Parc Rd	Decatur	GA	30032-3616
Mr.	Steve	L	Kimbio	3071 Lauren Parc Rd	Decatur	GA	30032-3616
Ms.	Summer	S	Jeter	3006 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Sylvia		Jenkins	3112 Brians Creek Dr Se	Conyers	GA	30013-6437
Ms.	Tamara	K Sutton	Brown	3096 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Tamila	L	Jackson	3046 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Tammy	L	Hoffman	3028 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Tenecia	S	Deans	2998 Lauren Parc Rd	Decatur	GA	30032-3633
	Thanh	Hong Thi	Kha	5319 Galleon Xing	Decatur	GA	30035-3045
Current Property Owner				1836 Longdale Dr	Decatur	GA	30032-5242
Mr.	Thomas		Bass	2990 Lauren Parc Rd	Decatur	GA	30032-3633
Mr.	Thomas	R	Dougherty	3098 Lauren Parc Rd	Decatur	GA	30032-3632
Mr.	Tillman		Johnson	4304 Harvest Hill Ct	Decatur	GA	30034-3514
Current Property Owner				882 Martin Luther King Jr Dr Sw	Atlanta	GA	30314-3600
Mr.	Tolulope		Adebayo	3055 Lauren Parc Rd # 62	Decatur	GA	30032-3616
Mr.	Tony	M	Jameson	1567 Tanager Cir	Decatur	GA	30032-3725
Ms.	Tonya	N	Smiley	3014 Lauren Parc Rd	Decatur	GA	30032-3632
Current Property Owner				3745 Preakness Dr	Decatur	GA	30034-3343
Ms.	Valerie		Anderson	1579 Tanager Cir	Decatur	GA	30032-3725
Mr.	Victor		Hand	3072 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Victoria		Komery	3113 San Juan Dr	Decatur	GA	30032-3626
Mr.	William		Earl	1742 Parkhill Dr	Decatur	GA	30032-4518
	Wintana	E	Araya	3024 Lauren Parc Rd	Decatur	GA	30032-3632
Ms.	Zita	L	Swan	2996 Lauren Parc Rd	Decatur	GA	30032-3633

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 186 of the 15<sup>th</sup> Land District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the corner formed by the intersection of the North side of said Land Lot 186 with the southwestern side of Columbia Drive, at a point, thence run southeastern along southwestern Right of Way of Columbia Drive 214 feet to a 0.5"RBF,

Thence run North 89 Degrees 44 Minutes 35 Seconds West a distance of 6.30 feet to a 0.5"RBS, The True Point of Beginning;

From The True Point of Beginning established run southeasterly along said Right of Way of Columbia Drive South 23 Degrees 12 Minutes 30 Seconds East a distance of 193.46 feet to a 0.5"RBS,

Thence leaving said Right of Way run South 67 Degrees 14 Minutes 05 Seconds West a distance of 199.90 feet to a 0.5"RBS,

Thence run South 58 Degrees 14 Minutes 05 Seconds West a distance of 179.00 feet to a 0.5"RBS,

Thence run South 03 Degrees 59 Minutes 05 Seconds West a distance of 152.45 feet to a 0.5"RBF,

Thence run South 89 Degrees 19 Minutes 33 Seconds West a distance of 22.50 feet to a 0.5"RBF,

Thence run North 02 Degrees 05 Minutes 50 Seconds West a distance of 28.99 feet to a 0.5"RBF,

Thence run North 01 Degrees 31 Minutes 02 Seconds West a distance of 79.96 feet to a 0.5"RBF,

Thence run North 01 Degrees 33 Minutes 35 Seconds West a distance of 138.17 feet to a 0.5"RBF,

Thence run North 01 Degrees 20 Minutes 10 Seconds West a distance of 142.89 feet to a 1" ROD,

Thence run North 01 Degrees 42 Minutes 09 Seconds West a distance of 113.29 feet to a 0.5"RBS,

Thence run South 89 Degrees 44 Minutes 35 Seconds East a distance of 307.01 feet to a 0.5"RBS, said point being the True Point of Beginning.

Land Area = 2.263 AC

Survey completed by Survey Land Express, Inc., dated February 28, 2018

The End



**FLOOD NOTE:**

I HAVE THIS DATE, EXAMINED THE "1A FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (B) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO OPINION FOR SAID PARCEL.  
 MAP ID: 13089C0132J DATE: 05/16/2013  
 ZONE: X

THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAN 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 EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

**FRONT AVERAGE SETBACK CALCULATIONS**

#1463 - 54.7'  
 #1485 - 54.8'  
 #1473 = (137.9+52.3)/2 = 54.75'

OLD HOUSE FFE  
 MAIN 1008.61

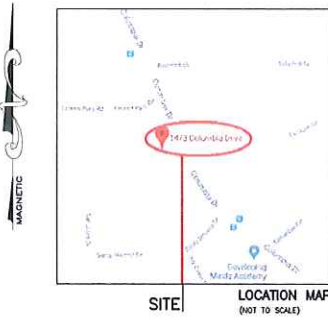
SSMH1 999.99  
 INV OUT(A) 987.59  
 INV OUT(B) 987.39

SSMH2 992.17  
 INV IN(A) 983.87  
 INV IN(B) 983.77  
 INV OUT 983.67

LESS & EXCEPT  
 PUBLIC WORKS  
 PROJECT R-43-57  
 DATED OCT. 2, 1901

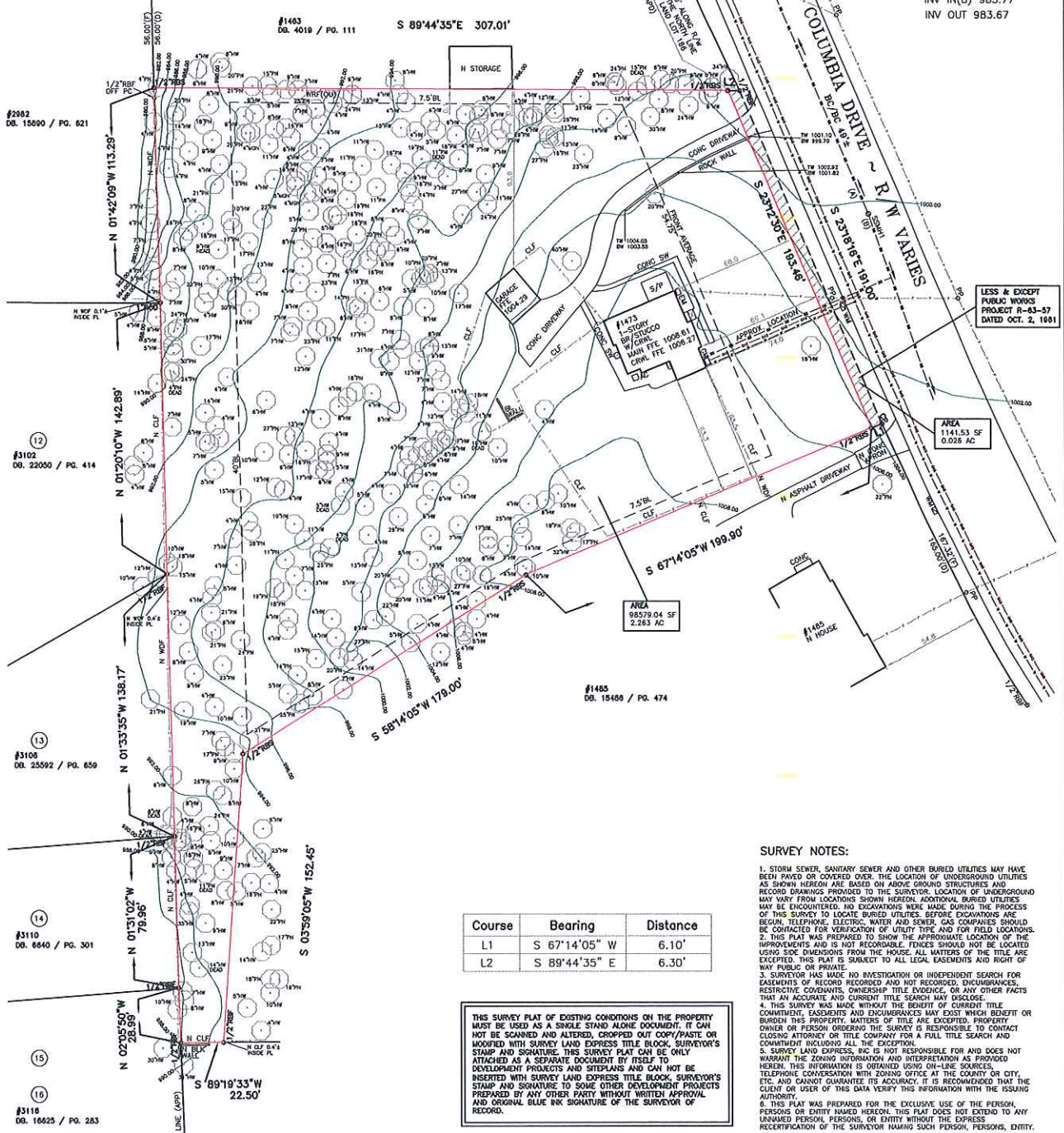
AREA 1141.53 SF  
 0.026 AC

AREA 88579.04 SF  
 2.263 AC



**\* LEGEND \***

- AD AS PER DEED
- AE ACCESS EASEMENT
- AF AS PER FIELD
- AI ANGLE IRON FOUND
- AP AS PER PLAN
- APR AS PER RECORD
- APR BACK OF CURB
- BLK BLOCK
- BLD BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CO CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CS SAN SEWER CLEANOUT
- CP CALCULATED POINT
- CPV CONCRETE
- CTP CRIMP TOP PIPE FOUND
- DE DEED
- DE DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FC FENCE CORNER
- FR FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HW HEAD WALL
- HW HANDWOOD TREE
- IPF IRON PIPE FOUND
- IPR IRON PIPE SET
- IPR IRON PIPE FOUND
- IR IRIGATION VALVE
- IS IRON SPOKE
- LL LAND LOT LINE
- LLD LAND LOT LINE
- LLD MAGNETIC READING IP
- MAG MAGNETIC TREE
- MH MAIN HOSE
- MT METAL FENCE
- MT METAL FENCE
- OH OVERHANG
- OP OPEN TOP PIPE FOUND
- OP OWNERSHIP UNCLEAR
- PC PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PL PINE TREE
- POB POINT OF BEGINNING
- PP POWER POLE
- PP POWER LINE
- PP PLAT
- R RECORD
- RFB REINFORCING BAR FOUND
- RFB REINFORCING BAR SET
- RFB REINFORCING CONC. PIPE
- R/W RIGHT-OF-WAY
- R/W SIGN
- SAN SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TP TOP OF BANK
- UL UTILITY EASEMENT
- WD WOOD
- WDK WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WM WATER VALVE
- WV WIRE FENCE
- WV WATER VALVE
- WV WET WEATHER
- WV YARD WALK
- X-X- FENCE
- INDICATES STARS



Course	Bearing	Distance
L1	S 67°14'05" W	6.10'
L2	S 89°44'35" E	6.30'

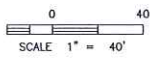
THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

**SURVEY NOTES:**

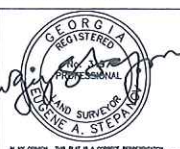
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES ARE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- 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 THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
- SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OF CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

**ZONING NOTE:**  
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**PROPERTY IS ZONED R-75**  
 BUILDING SETBACK:  
 FRONT AVERAGE:  
 SIDE 7.5'  
 REAR 40.0'  
 MAX LOT COVERAGE 35%



LOT	BLOCK	EXISTING CONDITIONS PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	<b>BACK NINE VENTURES, LLC</b>	
LAND LOT 186	15TH DISTRICT SECTION	PROPERTY ADDRESS: 1473 COLUMBIA DRIVE DECATUR, GA 30032	
DEKALB COUNTY, GEORGIA	PB./PG. DB.6442/PG.567	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVELANDPRESS.COM	
FIELD WORK DATE FEB 12, 2018	PRINTED/SIGNED FEB 28, 2018	AP COORD #20180201 DWG #20180201	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSENESS OF 1 FOOT IN 30,000 FEET, AN ANGLE ERROR OF 68 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION AND A TOTAL STATION WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLATE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
<b>SURVEY LAND EXPRESS, INC</b> LAND SURVEYING SERVICES			

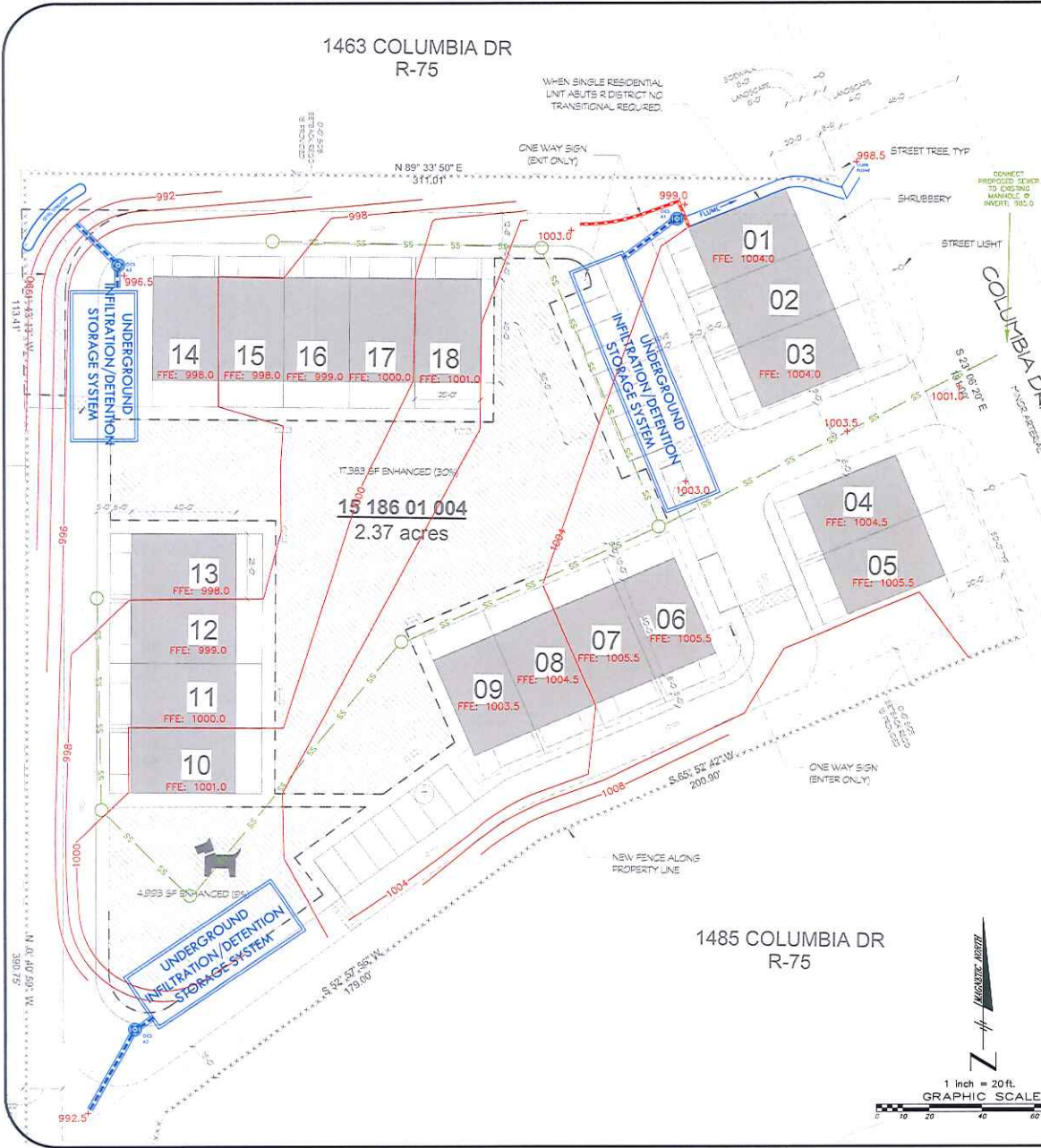




1463 COLUMBIA DR  
R-75

WHEN SINGLE RESIDENTIAL  
UNIT ABUTS R DISTRICT NO  
TRANSITIONAL REQUIRED

ONE WAY SIGN  
(EXIT ONLY)



15 186 01 004  
2.37 acres

1485 COLUMBIA DR  
R-75

⊗ SHEET KEYNOTES:

1. SIDEWALK/ADJACENT HARDSCAPE CROSS SLOPE SHALL BE 1/4" FOOT AWAY FROM PROPOSED BUILDING. TYPICAL SIDEWALK GRADE AT BUILDING TO BE 4" BELOW ADJACENT BUILDING FINISHED FLOOR ELEVATION UNLESS OTHERWISE SPECIFIED. (TYPICAL)
2. SEE ADDITIONAL STORMWATER SYSTEM INFORMATION ON SHEET "C3".
3. PROPOSED 6" DIA. SDR-35 PVC DRAIN PIPE TO LEADER SYSTEM TO CAPTURE ALL PROPOSED ROOF GUTTER DOWNSPOUTS. PIPE TO BE INSTALLED AT 1.0% MAXIMUM SLOPE WITH A MINIMUM OF 18" OF BACKFILL COVER. PIPE TO BE INSTALLED AND BED PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.

GRADING/EARTHWORK NOTES AND SPECIFICATIONS:

1. ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARDS AND SPECIFICATIONS.
2. SITE CONDITIONS BASED ON SURVEY BY OTHERS; FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. IF ANY VARIATIONS ARE ENCOUNTERED NOTIFY THE ENGINEER.
3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. ALL STRUCTURAL FILL MATERIALS SHOULD BE FREE OF ORGANIC MATTER, DELETERIOUS OR FROZEN MATERIALS, DEBRIS OF ANY TYPE, OR ROCK FRAGMENTS LARGER THAN FOUR (4) INCHES IN DIAMETER. SATISFACTORY FILL SOILS WILL GENERALLY COMPLY WITH THE USCS DESIGNATIONS OF CW, GP, GM, SM, SW, SC, CL AND/OR ML. OTHER MATERIALS SHOULD BE EVALUATED BY THE GEOTECHNICAL ENGINEER TO DETERMINE ITS SUITABILITY PRIOR TO USING. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AND WITHIN ±3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR). ALL STRUCTURAL FILL IN THE UPPER 18" OF PAVEMENTS AND BUILDINGS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AND WITHIN ±2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR).
5. THE CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING PAVEMENT, CONCRETE, AND UNSUITABLE MATERIAL FROM THE SITE. ALL AREAS UNDER EXISTING PAVEMENT SHALL BE SCARIFIED BEFORE PLACING STRUCTURAL FILL MATERIAL.
6. ALL PROPOSED CUT OR FILL SLOPES TO BE 2:1 OR FLATTER.
7. ANY EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. ALL STORM SEWER MANHOLES LIDS AND DRAINAGE STRUCTURES SHALL BE 1/4" BELOW FINISHED PAVEMENT AND SHALL HAVE TRAFFIC RATED RING AND COVERS. LIDS SHALL BE LABELED "STORM SEWER".
9. CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN PAVED AND NATURAL AREAS AND ENSURE POSITIVE DRAINAGE TO COLLECTION STRUCTURES.
11. ALL SPOT ELEVATIONS SHOWN ARE TO THE BOTTOM FACE OF CURB UNLESS OTHERWISE STATED.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. PROPOSED UNDERGROUND DETENTION SYSTEM TO REMAIN OFFLINE AND SEALED CLOSED UNTIL ENTIRE SITE IS STABILIZED WITH VEGETATION OR IMPROVEMENTS SUCH THAT NO SEDIMENT REACHES THE SYSTEM.
14. CUT/FILL CALCULATIONS:  
TOTAL SITE CUT = 2,122 CY (INCLUDES DETENTION SYSTEM EXCAVATION)  
TOTAL SITE FILL = 8,600 CY  
NET "HAUL IN" = 6,478 CY (IMPORT)

HAUL ROUTE PERMIT WILL BE REQUIRED/APPROVED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT.

(INCLUDES DEMOLITION DEBRIS, EARTHWORK QUANTITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO BIDDING)

CONCEPT GRADING AND DRAINAGE PLAN  
FOR THE  
1473 COLUMBIA DR. TOWNHOMES  
1473 COLUMBIA DRIVE  
LAND LOT 186, 15TH DISTRICT,  
DEKALB COUNTY, GA

DEKALB AP# \_\_\_\_\_

No.	Revision/Issue	Date
1	PRELIMINARY	4/30/18

**JVG**  
Civil Engineering  
1309 Arnold Avenue  
Atlanta, GA 30324  
770-402-3471

OWNER/DEVELOPER:  
  
CONTACT:

Project	180405	Sheet	C4
Date	4/05/2018	Scale	
Scale	1"=20'		

24 HOUR EROSION CONTROL CONTACT\*  
NAME: \_\_\_\_\_  
CELL #: \_\_\_\_\_

\*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.

ENGINEER CONTACT:  
JONATHAN HICKS, P.E.  
JVG CIVIL ENGINEERING, INC.  
1309 ARNOLD AVENUE, NE  
ATLANTA, GA 30324  
PH: 770-402-3471  
FAX: 404-487-8982  
EMAIL: jhicks@jvgconsult.com







2  
A3.1  
Big Elevation Garage  
1/4" = 1'-0"  
0 2 4 6



1  
A3.1  
Big Elevation Road  
1/4" = 1'-0"  
0 2 4 6

**PHA**  
PINSLER + HOBE  
ARCHITECTS  
P.C.  
David C. Pinsler, AIA, LEED  
1454 8th St, NW  
Suite 100  
Atlanta, Georgia 30309  
www.phaarch.com

**COLUMBIA DRIVE  
TOWNHOMES**  
1473 Columbia Drive  
Decatur, GA 30032

Project number	17170	
SCALE	1/4" = 1'-0"	
No.	Description	Date

DRAWN BY  
CHECKED BY  
**BUILDING  
ELEVATIONS**

**A3.1**

NOT RELEASED  
FOR CONSTRUCTION