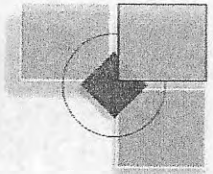




DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: BUSAYO KAYODE "STARK HAUS LLC" E-Mail: STARK HAUS LLC@gmail.com

Applicant Mailing Address:
2625 PIEDMONT RD. STE 56-159 ATLANTA GA 30324

Applicant Phone: 646 5927371 Fax: _____

Owner(s): BUSAYO KAYODE E-Mail: STARK HAUS LLC@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 15526 115TH DRIVE, QUEENS NYC 11434

Owner(s) Phone: 646 5927371 Fax: _____

Address/Location of Subject Property: 2017 MEMORIAL DRIVE

District(s): _____ Land Lot(s): 179 Block: _____ Parcel(s): _____

Acreage: 0.207 Commission District(s): 15TH

Present Zoning Category: R-75 Proposed Zoning Category: MR-2

Present Land Use Category: 'NIC'

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

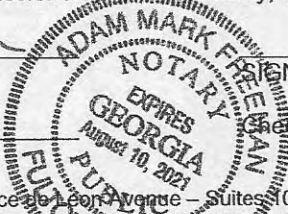
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;

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.

Adam Mark Freeman
NOTARY

8-10-2021
EXPIRATION DATE / SEAL

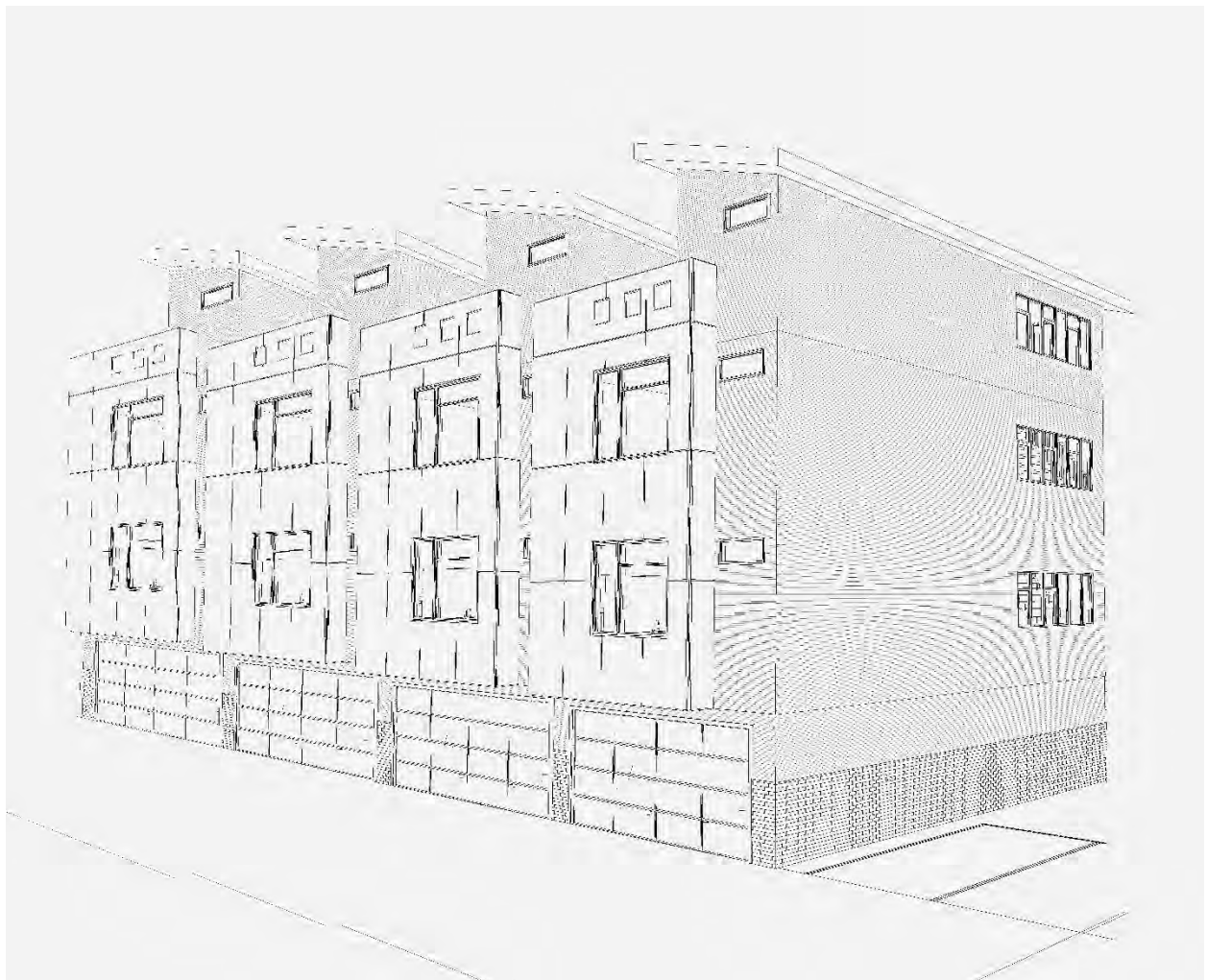


BO

SIGNATURE OF APPLICANT / DATE

Check One: Owner ☒ Agent _____

Letter of Application – Rezoning
2017 Memorial Drive. Atlanta GA 30317



Dekalb County Planning Commission,

The applicant requests a rezoning from the R-75 Single Family Residential zoning district to be MR-2 Medium Density Residential. The property is currently beside and adjacent to townhomes recently rezoned to MR-2. In addition, the property located behind the property on 2017 Memorial drive is also currently undergoing rezoning to MR-2 for 60 townhomes to be developed.

With the lot currently zoned as R-75 for a single-family detached home, the home will be sitting directly facing a major arterial street surrounded by townhomes zoned for medium density. The purpose of the rezoning request is to be able to accommodate more than four single family dwellings within a private subdivision on the lot as done on the adjacent lots.

The land use will continue to be for Single Family Dwellings following the material and design characters of the neighboring homes. The proposed homes will have an overall building height of 43' and each dwelling will cover a floor area of 880 square feet each. We propose 4 single family dwelling units of 3000 SF each on the lot along with open space and shared community outdoor spaces for the residence.

The entire development will be managed by an assigned Homeowners Association that will maintain its shared public spaces and maintain the grounds.

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

The proposed development is in conformity with the policy and intent of the comprehensive plan for Memorial Drive. This area currently has a mix of attached and detached single family dwellings. The proposed use at the intensity proposed are appropriate and in conformity with the Memorial Drive character area.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The property is located beside a townhouse development and adjacent to an upcoming townhouse development. The proposed development is suitable in view of the use and development of the adjacent and nearby properties.

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

Rezoning to MR-2 allows for a better economic use than its current zoning classification

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

The zoning proposal currently complements the uses on the adjacent surrounding property. The zoning proposal will not affect the existing use or usability of adjacent 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.

The property located at 2011 & 2015 Memorial Drive Is currently undergoing a rezoning application for the development of 98 townhomes and the applicant has received an easement from the developers use their entrance as a secondary exit from this lot. This will allow the elimination of the dead end on the current proposed site plan, allowing for better through fare for residents and utilities.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed development will not affect any historic buildings, sites, districts or archaeological resources.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed development will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The development proposal does not include any more residential units than the surrounding zoning allows so there will not be any net impact on schools with this application.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources

The proposed development will not adversely impact the environment or surrounding natural resources.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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

Applicant Name: BUSAYO KAYODE STARK HAUS LLC Phone: (646) 592-7371 Email: starkhausllc@gmail.com
Property Address: 2017 Memorial Drive
Tax Parcel ID: 15-179-11-025 Comm. District(s): 316 Acreage: .2 acres
Existing Use: Undeveloped Proposed Use: 4 townhomes
Supplemental Regs: — Overlay District: — DRI: —
Rezoning: Yes ☒ No ☐
Existing Zoning: R-75 Proposed Zoning: RSM Square Footage/Number of Units: 4
Rezoning Request: _____

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: No
Existing Case Number(s): _____
Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

Review of Site Plan

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

Comments:

Planner:

Melora Furman

Date

4/30/20

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

[← Prev](#) [Next →](#)

Book 27928 Page 520



Fit Width (59%) ▾



RE Book 27928 Page 520



RE Book 27928 Page 521



RE Book 27928 Page 522

**WARRANTY DEED**

THIS INDENTURE, made this **2nd day of October, 2019** between **ACES REAL ESTATE HOLDINGS, LLC** as party of the first part, herein called Grantor, and **BAM-DAVE SOLUTIONS, LLC** as party of the second part, herein called Grantee.

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey and confirm unto the said Grantee, his heirs and assigns,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE (FKA FAIR STREET) WITH THE EASTERLY RIGHT OF WAY OF HOWARD STREET, RUN THENCE IN AN EASTERLY DIRECTION ALONG THE CURVATURE OF THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE, SOUTH 89 DEGREES 44 MINUTES 22 SECONDS EAST A DISTANCE OF 377.90 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG THE CURVATURE OF THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE RUN SOUTH 89 DEGREES 44 MINUTES 22 SECONDS EAST A DISTANCE OF 69.10 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE RUN SOUTH 00 DEGREES 23 MINUTES 51 SECONDS WEST A DISTANCE OF 132.54 FEET TO A POINT; RUN THENCE SOUTH 89 DEGREES 46 MINUTES 50 SECONDS WEST A DISTANCE OF 66.76 FEET TO A POINT; THENCE NORTH 00 DEGREES 36 MINUTES 32 SECONDS WEST A DISTANCE OF 133.12 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING, AS SHOWN ON PLAT OF SURVEY PREPARED BY PERRY E. MCCLUNG, RLS #1641, DATED JULY 17, 1997 AS PARCEL 4; SAID PARCEL CONTAINING 0.21 ACRES, MORE OR LESS.

This conveyance is subject to easements, agreements and restrictive covenants of record as well as land use ordinances and regulations.

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv Unins
4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance
7. ☐ Cash Sale.

6. File Number
1910001

7. Loan Number

8. Mortgage Ins Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower
BAM-Dave Solutions, LLC
518 Haprer Ave Se
Rome, GA 30161

E. Name & Address of Seller
ACES REAL ESTATE HOLDINGS, LLC
2396 Charleston Oaks Lane
Decatur, GA 30030

F. Name & Address of Lender
ACES REAL ESTATE HOLDINGS, LLC
Error LenderAddress
Decatur, GA 30030

G. Property Location

2017 Memorial Dr SE
Atlanta, GA 30317

H. Settlement Agent Name
The Gurvey Law Group, PC
1141 Sheridan Road
Atlanta, GA 30324
Underwritten By: Investors Title Insurance Company

Place of Settlement
The Gurvey Law Group, PC
1141 Sheridan Road
Atlanta, GA 30324

I. Settlement Date
10/2/2019
Fund: 10/2/2019

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. Contract Sales Price	\$180,000.00
102. Personal Property	
103. Settlement Charges to borrower	\$622.00
104.	
105.	

Adjustments for items paid by seller in advance

106. City property taxes	
107. County property taxes	
108. HOA Dues	
109. HOA2 Dues	
110. Other	
111.	
112.	
113.	
114.	
115.	
116.	

120. Gross Amount Due From Borrower **\$180,622.00**

200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money	
202. Principal amount of new loan(s)	\$139,679.34
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205.	
206.	
207. POC by Buyer	\$40,320.66
208.	
209.	

Adjustments for items unpaid by seller

210. City property taxes	
211. County property taxes	
212. HOA Dues	
213. HOA2 Dues	
214. Other	
215.	
216.	
217.	
218.	
219.	

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price	\$180,000.00
402. Personal Property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City property taxes	
407. County property taxes	
408. HOA Dues	
409. HOA2 Dues	
410. Other	
411.	
412.	
413.	
414.	
415.	
416.	

420. Gross Amount Due to Seller **\$180,000.00**

500. Reductions in Amount Due to Seller

501. Excess Deposit	
502. Settlement Charges to Seller (line 1400)	
503. Existing Loan(s) Taken Subject to	\$139,679.34
504. Payoff of first mortgage loan to	
505. Payoff of second mortgage loan to	
506.	
507. POC by Buyer	\$40,320.66
508.	
509.	

Adjustments for items unpaid by seller

510. City property taxes	
511. County property taxes	
512. HOA Dues	
513. HOA2 Dues	
514. Other	
515.	
516.	
517.	
518.	
519.	

L. Settlement Charges

700. Total Sales/Broker's Commission based on price	\$180,000.00	@Error Section 700 Percent %	Paid From	Paid From
=	\$0.00		Borrower's	Seller's
Division of Commission (line 700) as follows:			Funds at	Funds at
701.	to		Settlement	Settlement
702.	to		\$0.00	\$0.00
703. Commission Paid at Settlement				
800. Items Payable in Connection with Loan				
801. Loan Origination Fee %	to			
802. Loan Discount %	to			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee	to			
806. Mortgage Insurance Application	to			
807. Assumption Fee	to			
900. Items Required by Lender To Be Paid in Advance				
901. Interest from 10/2/2019 to 11/1/2019 @ \$0/day				
902. Mortgage Insurance Premium for months	to			
903. Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender				
1001. Hazard insurance	months @	per month		
1002. Mortgage insurance	months @	per month		
1003. City property taxes	months @	per month		
1004. County property taxes	months @	per month		
1005. Other Assessments	months @	\$24.82 per month		
1006. HOA Dues	months @	per month		
1007. HOA2 Dues	months @	per month		
1008. Other	months @	per month		
1011. Aggregate Adjustment				
1100. Title Charges			\$400.00	
1101. Settlement or closing fee	to The Gurvey Law Group, PC			
1102. Abstract or title search	to			
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's fees	to			
(includes above items numbers:				
1108. Title insurance	to The Gurvey Law Group, PC			
(includes above items numbers:				
1109. Lender's coverage	\$139,679.34/\$0.00			
1110. Owner's coverage	\$180,000.00/\$0.00			
1111. Escrow fee	to			
1200. Government Recording and Transfer Charges			\$42.00	
1201. Recording Fees	Deed \$10.00 ; Mortgage \$32.00 ; Rel	to		
1202. City/county tax/stamps	Deed ; Mortgage	to	\$180.00	
1203. State tax/stamps	Deed \$180.00 ; Mortgage	to		
1204. Tax certificates	to			
1205. Courier/Messenger Fee	to			
1300. Additional Settlement Charges				
1301. Survey	to			
1302. Pest Inspection	to		\$622.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				

SIGNATURES ON FOLLOWING PAGE

Truth in Lending Disclosures:

Borrower(s) hereby acknowledge receipt of the Truth in Lending Disclosures, if any, prior to the consummation of this transaction.

Settlement Agent Representation:

The Settlement Agent is the attorney for the Lender in this transaction and does not in any manner represent the interests of the Borrower(s) and Seller(s). Borrower(s) and Seller(s) have been advised of their right to retain legal counsel and have obtained independent legal advice to the extent deemed necessary.

Errors and Omissions:

Borrower(s) and Seller(s) agree that should any inadvertent errors or omissions later be discovered in any of the documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions. The correctness of all payoff amounts for outstanding liens and encumbrances are warranted by Seller(s) and if any deficiency occurs, Seller(s) shall promptly remit the same to Settlement Agent. The parties accept the encumbrance of additional legal fees, at the settlement agent's discretion, in the collection of any additionally owed amounts.

Fees and Charges

In some cases the recording fees have been estimated as accurately as possible but may not reflect the actual costs incurred to record the documents related to this transaction. Likewise, the title examination and courier fees set forth herein may not represent the actual costs incurred by the Settlement Agent for such services. It is hereby agreed that any overage may be retained by the Settlement Agent as additional closing fees in return for which the Settlement Agent may absorb any such shortage.

Agency:

Furthermore, it is acknowledged that the Settlement Agent may also be an agent for the title insurance company noted herein and may receive a portion of the charged premium. Enhanced owner's policies are available for a higher premium. A standard policy will be issued unless noted on the settlement statement.

Utility Bills:

Settlement Agent makes no representations as to the status of any outstanding or past due water, sewerage or other utility bills applicable to the property. The status of such items shall be determined by, and are the responsibility of, Borrower(s) and Seller(s) and should be handled on their own outside of closing.

Taxes:

Amounts paid to municipalities or escrowed to the lender for property taxes are based on information obtained from the settlement agent and is not guaranteed to be accurate. The Borrower(s) and Seller(s) warrant the information contained herein and acknowledge that any discrepancies or errors not caught or corrected at the time of closing that may result in additional monies, fees, fines or penalties shall be their responsibility and handled between the Lender, Borrower(s) and Seller(s). The outstanding amounts billed and owed to the municipalities shall be paid by the Borrower(s) immediately without regard to their immediate receipt of reimbursement.

Escrow:

The parties acknowledge and agree that the transaction may be closed in Escrow pending either receipt of funds or delivery of documents whichever is applicable. Further that said funds may be used within the transaction chain in the acquisition of title.

Survival of Contract:

As part of the consideration of this transaction, the terms of any contract between Borrower(s) and Seller(s) is by reference incorporated herein and made a part hereof. Unless specified elsewhere or within the contract, the terms and conditions contained in said contract shall survive this closing and shall not merge upon delivery of the deed.

Borrower(s) and Seller(s) have carefully reviewed this Settlement Statement and to the best of their knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on their account or by them in this transaction. They further certify that they have received a copy of this Settlement Statement. The Settlement Statement may be signed in one or more parts.

Buyer/Borrower:

BAM-Dave Solutions, LLC

Seller:

ACES REAL ESTATE HOLDINGS, LLC


By Busayo Kayode, Member


By Barbi Morey

The Settlement Statement prepared by the undersigned is a true and accurate account of funds received and funds disbursed or to be disbursed for this transaction. Dated this October 2, 2019.

The Gurvey Law Group, PC

By: 
Closing Attorney

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Stark Haus LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/12/2019** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/27/2019**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 6/12/2019 8:43:40 PM

BUSINESS INFORMATION

CONTROL NUMBER 19087558
BUSINESS NAME Stark Haus LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 06/12/2019

PRINCIPAL OFFICE ADDRESS

ADDRESS 721 Miami Circle, 102, Atlanta, GA, 30324, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Token Tayo	1 Baltimore Place, Atlanta, GA, 30308, USA	Fulton

ORGANIZER(S)

NAME	TITLE	ADDRESS
Adeoluwa Adetayo	ORGANIZER	721 Miami Circle, 102, Atlanta, GA, 30324, USA
Busayo Kayode	ORGANIZER	721 Miami Circle, 102, Atlanta, GA, 30324, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Adeoluwa Adetayo
AUTHORIZER TITLE Member

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 01/24/2020 11:12:55

BUSINESS INFORMATION

BUSINESS NAME : SUADA STUDIO LLC
CONTROL NUMBER : 17026608
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2020

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 721 Miami Circle, 102, Atlanta, GA, 30324, USA
REGISTERED AGENT NAME : Dwayne Braithwaite
REGISTERED OFFICE ADDRESS : 2820 Amerson Way, Ellenwood, GA, 30294, USA
REGISTERED OFFICE COUNTY : Fulton

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 721 Miami Circle, 102, Atlanta, GA, 30324, USA
REGISTERED AGENT NAME : Toke Adetayo
REGISTERED OFFICE ADDRESS : 721 Miami Circle, Atlanta, GA, 30324, USA
REGISTERED OFFICE COUNTY : Fulton

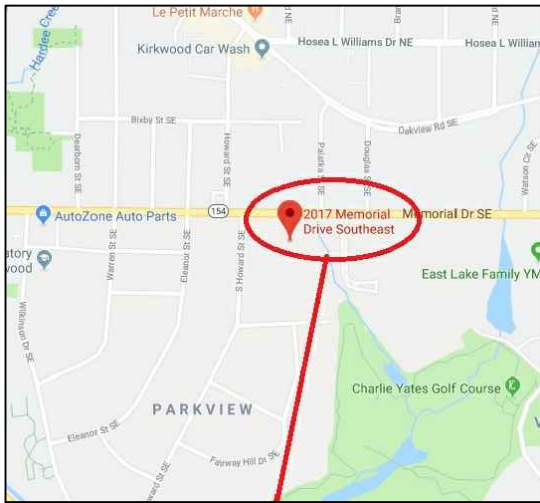
AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Toke Adetayo
AUTHORIZER TITLE : Organizer



IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

MAGNETIC



SITE LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 1308900127J EFFECTIVE DATE: 05/16/2013

ZONE: X

THE FLOOD INFORMATION ON THIS PLAT 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 PLAT WAS PREPARED TO SHOWN 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 PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:

1. 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 MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE 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.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.
3. 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.
4. 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 EXCEPTION.
5. 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 OR 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.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

ZONING NOTE:

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

PROPERTY IS ZONED R-75
DEKALB COUNTY
BUILDING SETBACK:
FRONT: AVERAGE (41.7')
SIDE: 7.5'
REAR: 40.0'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

NOTE A
UNABLE TO FIELD VERIFY AT THE
TIME OF SURVEY EXACT PIPE
LOCATION WITHOUT EXCAVATION
(PARTLY COVERED WITH ASPHALT)

EXISTING LOT COVERAGE DETAIL

CONC WALL

FRONT AVERAGE SETBACK CALCULATIONS

1713 - 41.7'
1583 - not required
2017 = 41.7'

0 20
SCALE 1" = 20'

MEMORIAL DRIVE SE ~ R/W VARIES

(FKA FAIR STREET)

S 89°44'22"E
69.10' (F=D)

TW 985.64
BW 984.84

TW 983.90
BW 983.88

SSMH1

CL ROAD

LLL
(APP)

MH
TOP=977.67

CITY OF ATLANTA

DEKALB COUNTY

MH
TOP=976.38
INV IN=964.58
INV OUT=964.38

2015
(DB.9706/PG.54)
ZONED: R-75

(DB.21627/PG.271)
ZONED: R-75

2013
N HOUSE

2017
VACANT LOT

1583-1585
N HOUSE

2029
(PB.272/PG.6)
ZONED: MR-2
The Moderns At Sugar Creek Mill

ROCK DAM DRIVE (PRIVATE DRIVE)

1584
N HOUSE

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- COMMUNITY ANTENNA TELEVISION LINE
- BURIED POWER LINE

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. 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 SITEPLANS 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.

TOTAL LAND AREA
9022.12 SF / 0.207 AC

ALLOWABLE LOT COVERAGE
3157.74 SF / 0.072 AC / 35%
EXISTING LOT COVERAGE
2.50 SF / 0.000 AC / 0.03%

SSMH1
TOP=979.36
SEE NOTE A
SSMH2
TOP=987.12
SEE NOTE A

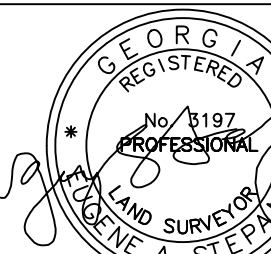
LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 179	15TH DISTRICT
DEKALB COUNTY, GEORGIA	DB.26707/PG.85
FIELD WORK DATE SEP 12, 2019	PRINTED/SIGNED SEP 13, 2019
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

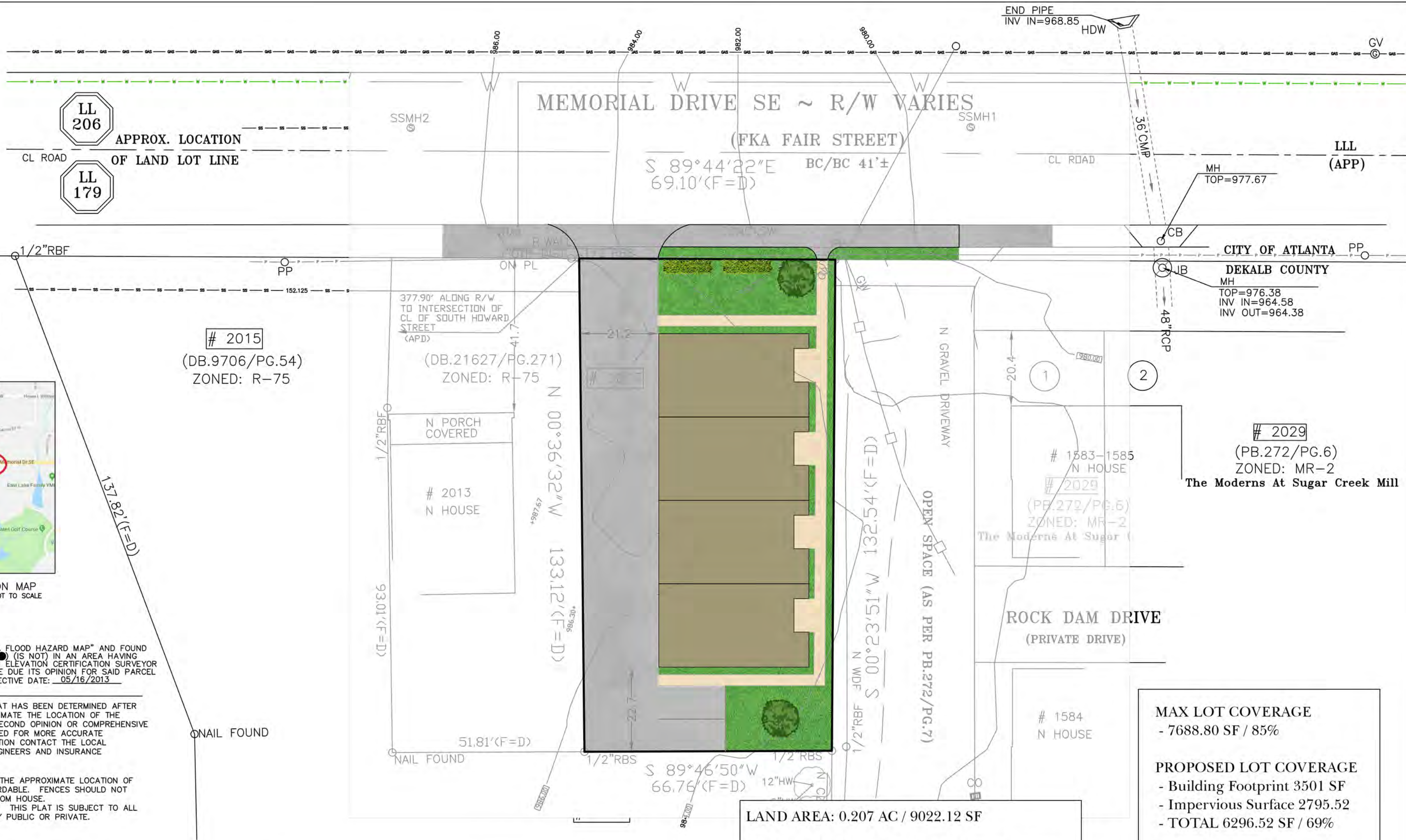
LK
COORD #20191922
DWG #20191922

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL. MAP ID: 13089C0127J. EFFECTIVE DATE: 05/16/2013.

ZONE: X

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



LAND AREA: 0.207 AC / 9022.12 SF

PROPOSED ZONING: MR-2 (Medium Density)

PROPOSED SF OF HOME: 3039 SF

- Single Family Attached (4 Units)
- 3 Bedrooms, 3.5 Bathrooms
- 43 Feet High
- 2 Car Garage
- Roof Deck


MAX LOT COVERAGE
- 7688.80 SF / 85%

PROPOSED LOT COVERAGE
- Building Footprint 3501 SF
- Impervious Surface 2795.52
- TOTAL 6296.52 SF / 69%

PARKING RATIO
- 2.5 Parking Spaces Per Unit

OPEN SPACE
- 1830 SF / 20.28%

DENSITY CALCULATION
- 12 x 0.207 = 2 (4 with bonus)

LOT		BLOCK		PROPOSED SITE & CONCEPT	
SUBDIVISION		UNIT			
LAND LOT 179		15TH DISTRICT		SECTION	
DEKALB COUNTY, GEORGIA		DB.26707/PG.85		PB./PG.	
				PROPERTY ADDRESS: 2017 MEMORIAL DRIVE SE ATLANTA, GA 30315	
		PAPER SIZE: 17" x 22"			
2017 MEMORIAL DRIVE. ATLANTA GA					

SSMH1
®

S 89°44'22"E BC/BC 41'±
69.10'(F=D)

PE

The diagram shows a three-phase power system. On the left, three lines are labeled 12" HW, 8" HW, and 6" HW. These lines connect to a fault point (F) on the right. The fault point is connected to ground (GND) through a fault impedance (Z_F). The fault point is also connected to a fault current (I_F) which flows through a fault impedance (Z_F) to ground. The fault point is also connected to a fault current (I_F) which flows through a fault impedance (Z_F) to ground.

1 1/2" RBF JDM N WDF

~~OPEN SPACE (AS PER PB.272/Pg.7)~~

N GRAVEL DRIVEWAY

-20.

(PB.
ZON
lerns

The Moderns

ROCK
(PRIV

#N