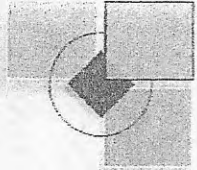




DeKalb County Department of Planning & Sustainability

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: ADE TOLE ADETAYO E-Mail: STARKHAUS LLC@gmail.com

Applicant Mailing Address:

Applicant Phone: 678 786 9398 Fax:

Owner(s): SUADA STUDIO LLC E-Mail: STARK HAUS LLC
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 2625 PIEDMONT RD SUITE 56-159 ATLANTA GA 30824

Owner(s) Phone: 678 786 9398 Fax:

Address/Location of Subject Property: 2043 COLUMBIA DRIVE

District(s): Land Lot(s): 154 Block: Parcel(s): 15 154 12003

Acreage: .70 Commission District(s): 15TH

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

Present Land Use Category: SUB

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 filling 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.

NOTARY SIGNATURE OF APPLICANT / DATE

8-10-2021 EXPIRATION DATE / SEAL Check One: Owner Agent



Letter of Application – Rezoning
2043 Columbia Drive. Decatur GA 30032



Dekalb County Planning Commission,

The applicant requests a rezoning from the R-75 Single Family Residential zoning district to be RSM Small Lot Residential district. The property is currently located in the middle of an RSM district covering 3 sides of the lot with the fourth side of the lot facing 'Columbia Drive' a public street.

With the lot currently zoned as R-75 for a single-family detached home, the home will be sitting on .712 acres and directly facing a minor arterial street. The average size single family lot on Columbia Drive is about 0.3 acres. The purpose of the rezoning request is to be able to accommodate more than one dwelling on the lot as done on the surrounding 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 35' and each dwelling will cover a floor area of 960 square feet each. We propose 6 single family dwelling units on the lot along with open space and recreational 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. 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 Columbia Drive and McAfee area character.

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 in the middle of an urban single-family residential lot housing attached townhomes. 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.

There is no record of the lot being developed and the size of the lot is more than twice the size of other lots zoned in relation to the average home value in the area. The proposed use will allow for the new development to be in comparable ratio of

neighboring lot sizes. The rezoning will offer a more appropriate development that that allowed by the current zoning with regards to current market value per acre.

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.

There are no other changing conditions affecting the use and development of the property.

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. Trees are being preserved on site and the entire lot will accommodate over 50% open space and enhanced spaced to accommodate water runoff management.



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

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: Stark Klaus Phone: (470) 440-0633 Email: starkhausllc@gmail.com

Property Address: 40 Toke Tavo
2043 Columbia Drive

Tax Parcel ID: 15-154-12-003 Comm. District(s): 3rd Acreage: 0.712 ~~1.0~~ acres

Existing Use: undeveloped Proposed Use: up to 8 units detached townhouses
~~TRANS-F. attached~~

Supplemental Regs: --- Overlay District: NO DRI: NO 19.66 u/ac

Rezoning: Yes No

Existing Zoning: R-75 Proposed Zoning: RSM Square Footage/Number of Units: up to 8

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:

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:

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: NA
 Parking Lot Landscaping: Parking - Auto: Parking - Bicycle: Screening:
NA Streetscapes: Sidewalks: Fencing/Walls: Bldg. Height: Bldg.
 Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration:
 Façade Design: Garages: Pedestrian Plan: NA Perimeter Landscape Strip: NA
 Possible Variances: ?

Comments:

Planner: Melora Furman Date 3-3-20

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

**WRITTEN LEGAL DESCRIPTION
2043 COLOMBIA DRIVE. DECATUR GA 30032**

All that tract or parcel of land lying and being in Lend Lot 154 of the 15th District of DeKalb County, Georgia, and, being more particularly described as follows: Beginning at a point on the West side of Columbia Drive (64 foot right of way) 350 feet Southerly as measured along the West side of Columbia Drive from its intersection with the South side of McAfee Road (70 foot right of way); said point of beginning being located on the South line of property now or formerly owned by Pauline Bywaters; running thence Westerly along the South line of Bywaters Property, a distance of 248 feet to a point; thence Southerly along the East line of Bywaters Property, a distance of 125 feet to a point on the North line of property now or formerly owned by Jeff Hicks; running thence East along the North line of Hicks property, a distance of 248 feet to a point on the West side of Columbia Drive; running thence North along the West side of Columbia Drive, a distance of 125 feet to the point of beginning.

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
Toke Tayo	1 Baltimore Place, Atlanta, GA, 30308, USA	Fulton

ORGANIZER(S)

NAME	TITLE	ADDRESS
Adeoluwatoke 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 Adeoluwatoke 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

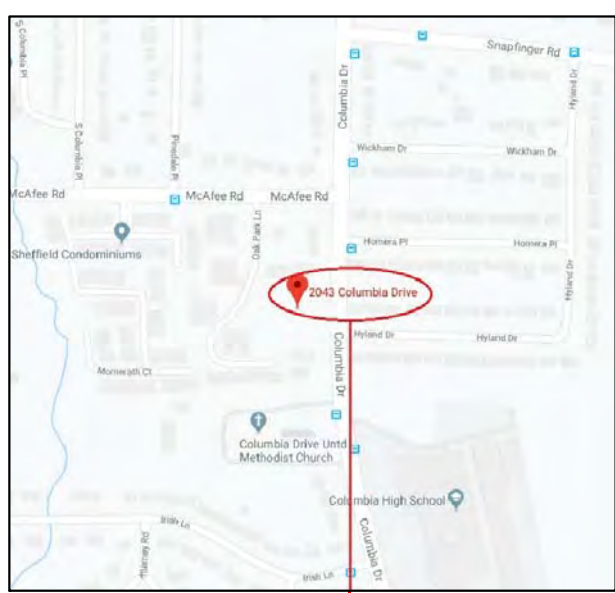
PRINCIPAL OFFICE ADDRESS : 721 Miami Circle, 102, Atlanta, GA, 30324, USA
REGISTERED AGENT NAME : Dwayne Braithwaite
REGISTERED OFFICE ADDRESS : 2820 Amerson Way, Ellenwood, GA, 30294, USA
REGISTERED OFFICE COUNTY : Fulton

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



LOCATION MAP SITE (NOT TO SCALE)

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

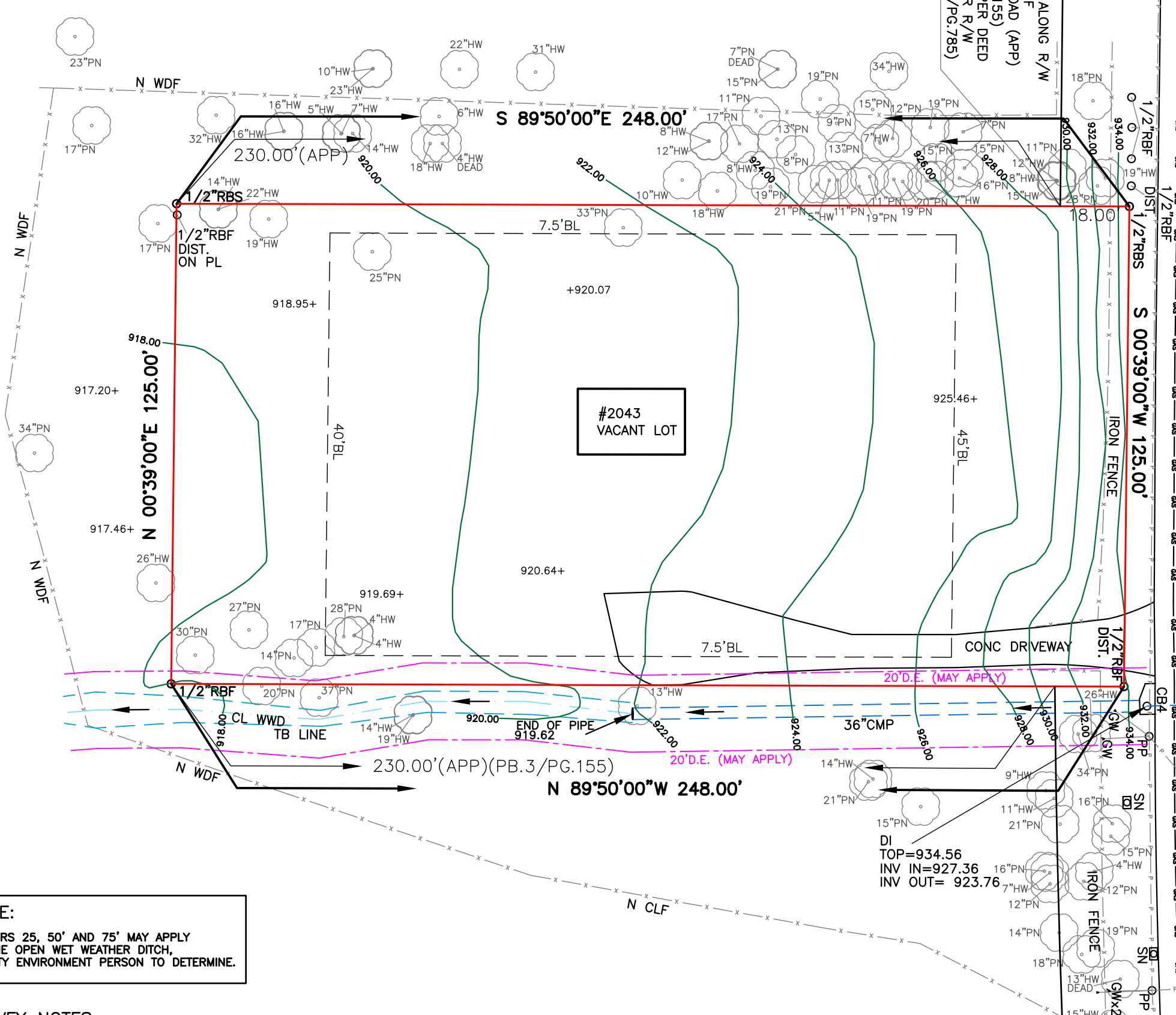
PROPERTY IS ZONED R-75
BUILDING SETBACK:
FRONT 45'
SIDE 7.5'
REAR 40'
MAX LOT COVERAGE 35%

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 TO ITS OPINION FOR SAID PARCEL
MAP ID 13089C0132J 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 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 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.



NOTE:
BUFFERS 25, 50' AND 75' MAY APPLY TO THE OPEN WET WEATHER DITCH, COUNTY ENVIRONMENT PERSON TO DETERMINE.

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.

VERTICAL DATUM NAVD88

OLD HOUSE FFE N/A VACANT LOT

*** LEGEND ***

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- BC BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CADASTRAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CS SAN. SEWER CLEANOUT
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- MAG MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N.B.O.S.
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PL PL
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PW POWER LINE
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDC WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- X-X FENCE
- ⊠ INDICATES STAIRS

*** LINE INDICATORS ***

- SS SS INDICATES SANITARY SEWER LINE
- PP PP INDICATES POWER LINE
- DI DI INDICATES WATER LINE
- GL GL INDICATES GAS LINE
- DI DI INDICATES FENCE LINE
-
 INDICATES EASEMENT

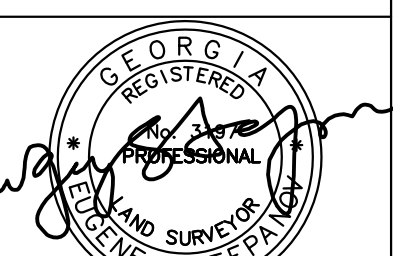
*** SYMBOLS ***

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

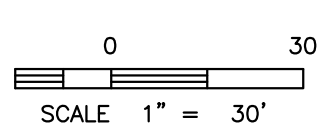


EXISTING CONDITIONS PREPARED FOR: SHEET 1 OF 1
STARKHAUS LLC

PROPERTY ADDRESS:
2043 COLUMBIA DRIVE
DECATUR, GA 30032



TOTAL LAND AREA
30998.89 SF / 0.712 AC
ALLOWABLE LOT COVERAGE
10849.61 SF / 0.249 AC



LOT	BLOCK	EXISTING CONDITIONS PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	STARKHAUS LLC	
LAND LOT 154	15TH DISTRICT SECTION	PROPERTY ADDRESS:	2043 COLUMBIA DRIVE DECATUR, GA 30032
DEKALB COUNTY, GEORGIA	PB./PG. DB.24420/PG.785		
FIELD WORK DATE SEPT 13, 2019	PRINTED/SIGNED SEPT 18, 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' GYAN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
AP	COORD #20191923	SURVEY LAND EXPRESS, INC	
DWG #20191923		LAND SURVEYING SERVICES	

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



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
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LOCATION MAP (NOT TO SCALE) SITE

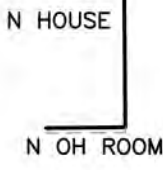


PROPOSED HOME (6 UNITS)

- Urban Single Family (detached)
- 2000 SF
- 3 Bed 3.5 Bath
- Single Car Garage
- 35' Building Height
- Lot Size 55' x 29'
- 4' spacing Between Buildings

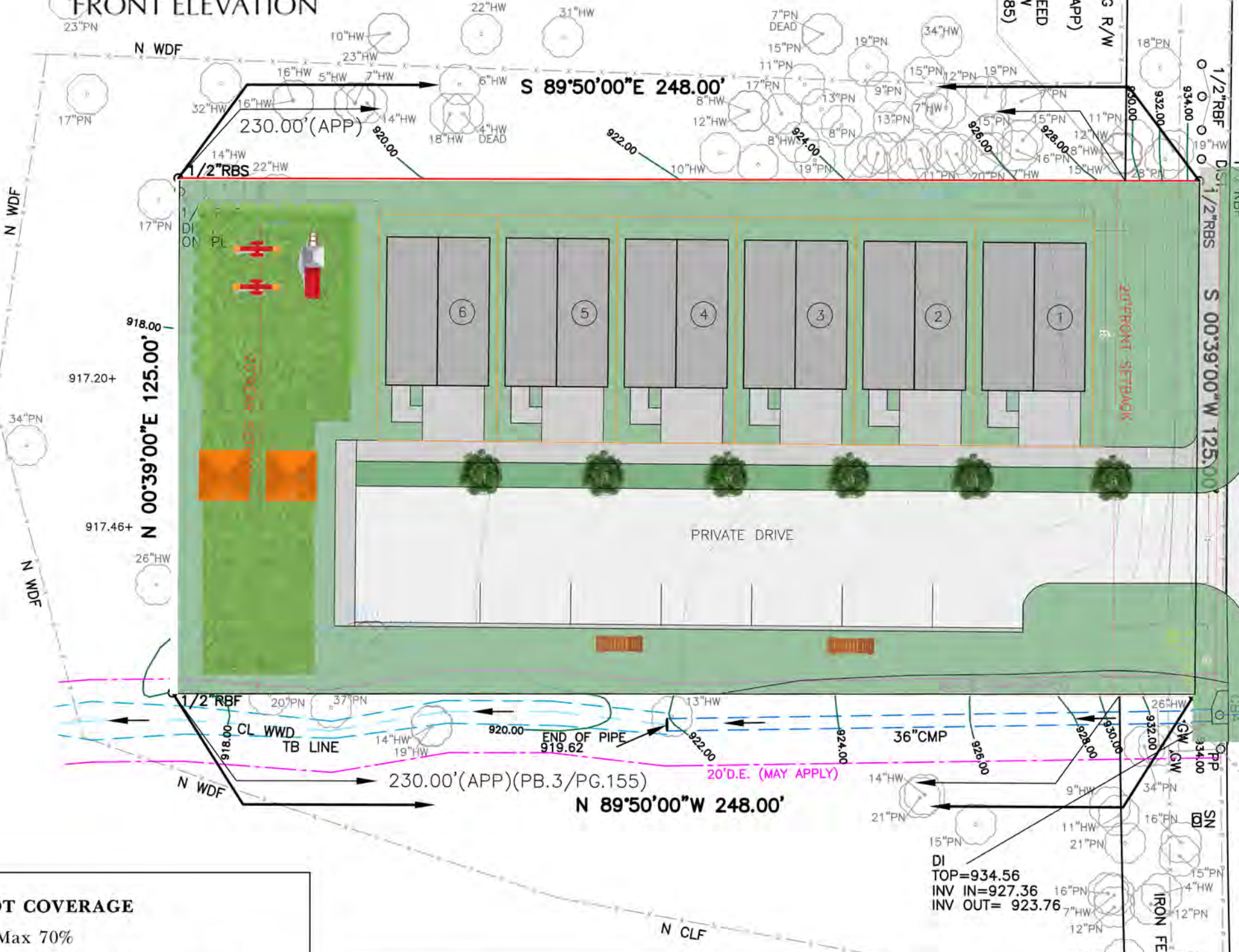
MATERIALS

- Fibre Cement Siding



335' F=P ALONG R/W TO R/W OF McAFEE ROAD (APP) (PG.3/PG.155) 350' AS PER DEED TO FORMER R/W (DB.24420/PG.785)

FRONT ELEVATION



COLUMBIA DRIVE ~ R/W VARIES BC/BC 49' ±



*** LEGEND ***

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- APF AS PER FIELD
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- AIF ANGLE IRON FOUND
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- CM CASUAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN. SEWER CLEANOUT
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IRS IRON ROD FOUND
- IRF IRON ROD FOUND
- IRV IRON VALVE
- IV IRON VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- MAG MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N.BORS.
- OH OVERHANG
- OTF OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PL PLAT
- PN PINE TREE
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- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- X-X FENCE
- ⊠ INDICATES STAIRS

*** LINE INDICATORS ***

- SS SS SS INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- INDICATES EASEMENT

*** SYMBOLS ***

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

LOT COVERAGE

- Max 70%
- Individual Lot Coverage 60%
- Entire Impervious Coverage 43%

OPEN SPACE

- Min Open Pace Required: 20%
- Proposed Open Space: 57.15%
- Enhanced Open Space

ENHANCED OPEN SPACE

- Pocket Park
- Dog Walk
- Gazebo/Pavilion
- Bocce Ball Court
- Trash Receptacles
- Benches

PARKING RATIO: 3 / UNIT

DENSITY CALCULATION

RSM = 4 Units / Acre
 Bonus Types
 - Amenity Proximity (Columbia High School)
 - 35% Enhanced Open Space
 Base Density: 4
 % Bonus = 100%
 Base x 100% = 4 x 100% = 4
 + 4 Units / Arce
 4 (Base) + 4 (Bonus) = 8 Units x .7012 Acres = 5.61 du/ac

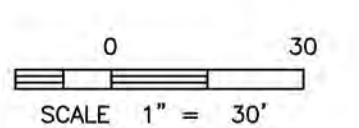
LOT	BLOCK		
SUBDIVISION	UNIT		
LAND LOT 154	15TH DISTRICT	SECTION	
DEKALB COUNTY, GEORGIA	PB./PG.	DB.24420/PG.785	
PAPER SIZE: 17" x 22"			

STARKHAUS LLC

PROPERTY ADDRESS:
2043 COLUMBIA DRIVE
DECATUR, GA 30032

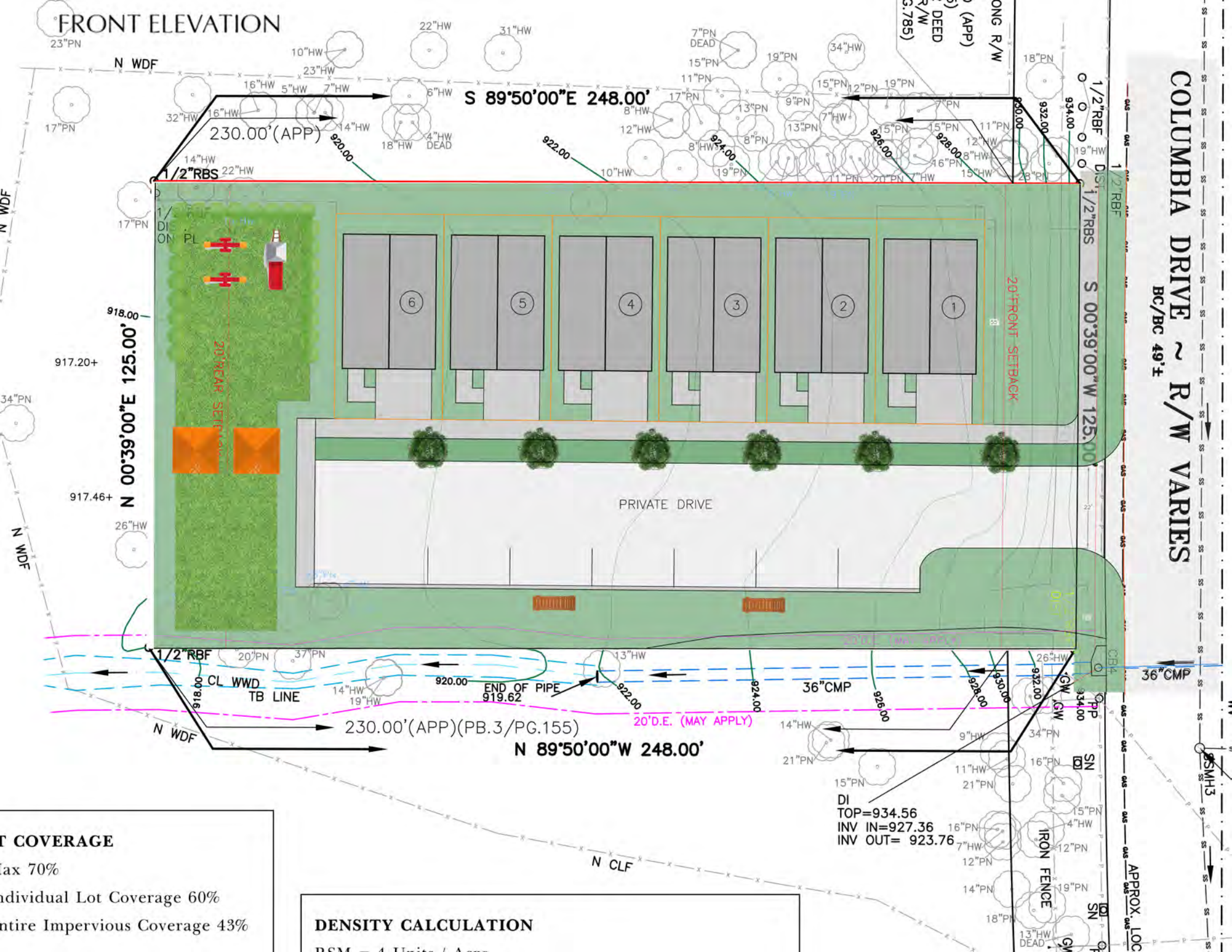
TOTAL LAND AREA
30998.89 SF / 0.712 AC

ALLOWABLE LOT COVERAGE
10849.61 SF / 0.249 AC



PROPOSED SITE PLAN

FRONT ELEVATION



COLUMBIA DRIVE ~ R/W VARIES
BC/BC 49'±

T COVERAGE

- Max 70%
- Individual Lot Coverage 60%
- Entire Impervious Coverage 43%

DENSITY CALCULATION

BSM = 4 Units / Acre

APPROX. LOC