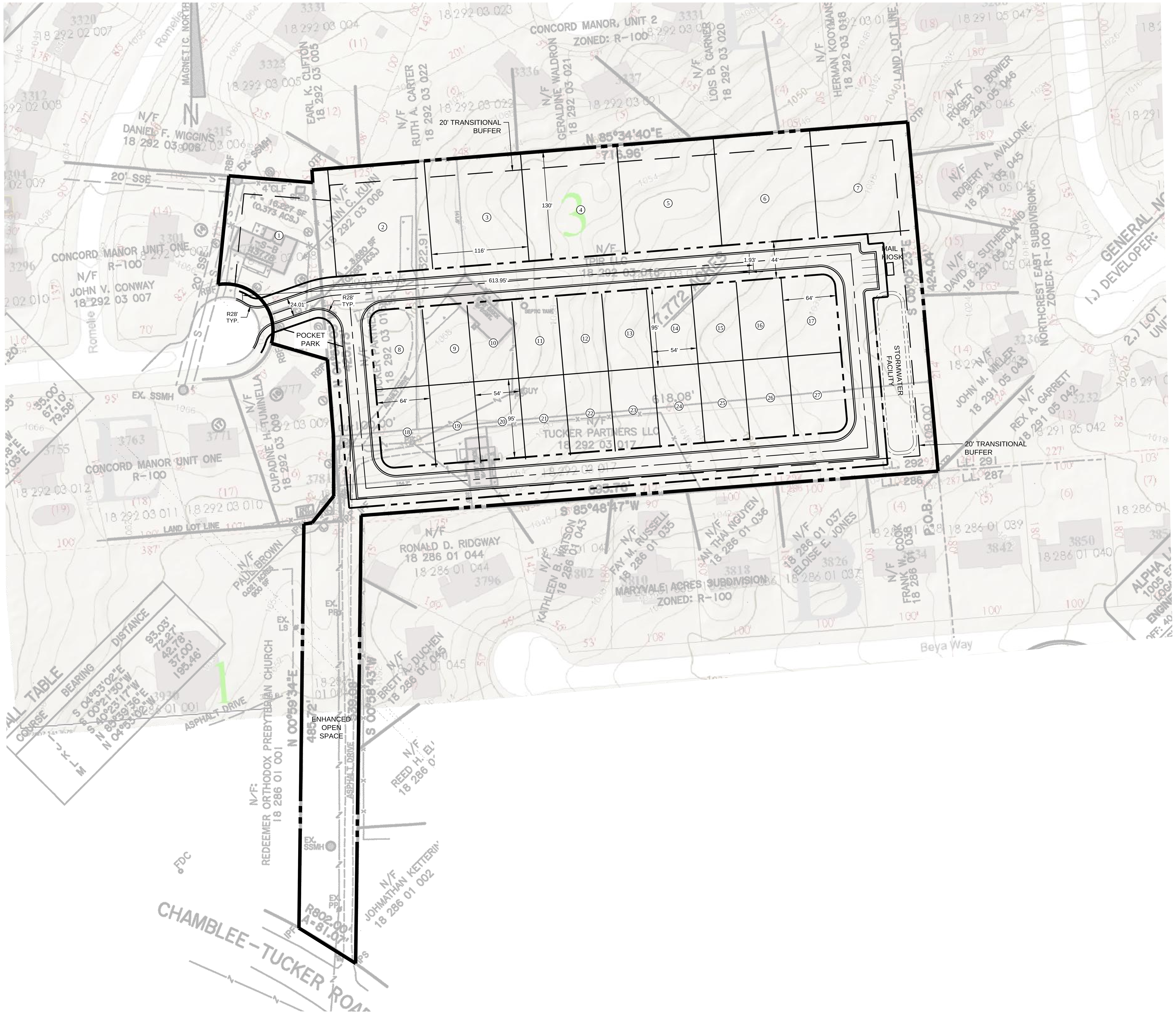
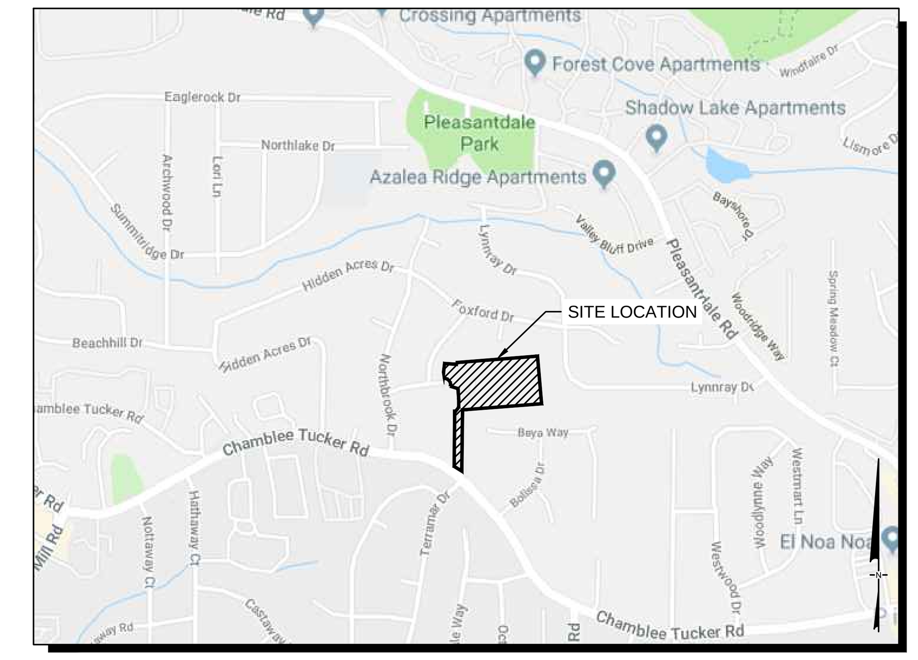
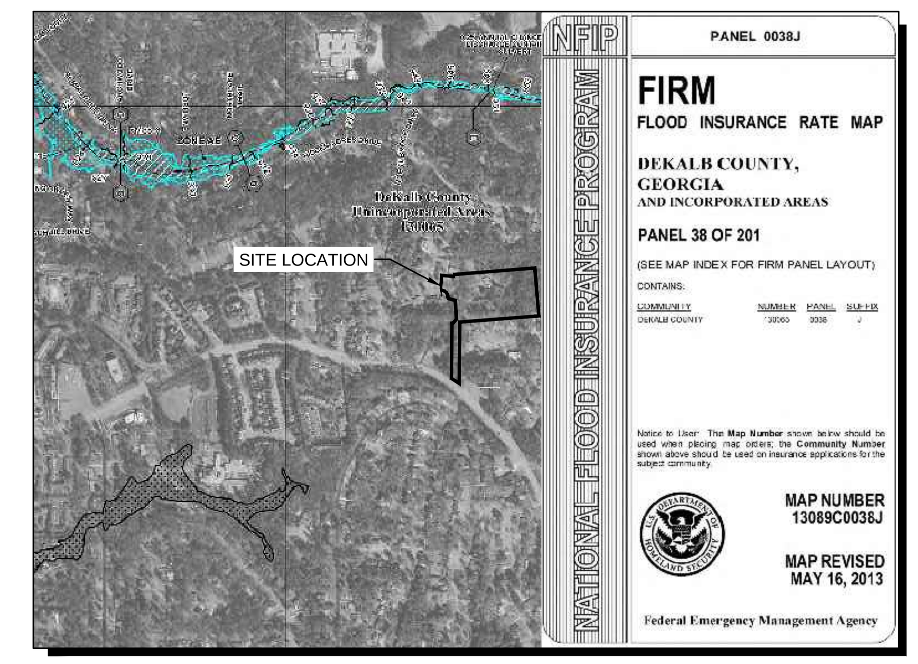




SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	8.251 ACRES
ZONING	
EXISTING ZONING	R-100
PROPOSED ZONING	RSM
CHARACTER AREA	SUBURBAN
ZONING JURISDICTION	DEKALB COUNTY
SETBACK REQUIREMENTS	
BUFFER REQ.	CLASS A (20 FEET)
FRONT YARD SETBACK	20 FT FROM BACK OF SIDEWALK
REAR YARD SETBACK	20 FT
SIDE YARD SETBACK (EXTERIOR/ INTERIOR)	20 FT/ 3 FT WITH 10 FT BLDG SEPARATION
DEVELOPMENT STANDARDS	
MAXIMUM UPA DENSITY	4 UPA
PROPOSED UPA DENSITY	3.27 UPA
MINIMUM LOT AREA	5,000 SQ. FT.
MINIMUM LOT WIDTH	50 FT
MAXIMUM LOT COVERAGE	50%
MINIMUM HEATED LIVING AREA	1,200 SQ. FT.
MAXIMUM BUILDING HEIGHT	35 FT
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	20% OR 1.65 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR 0.825 ACRES
OPEN SPACE PROVIDED	21.1% OR 1.738 ACRES
ENHANCED OPEN SPACE PROVIDED	10.1% OR 0.829 ACRES

24 HOUR CONTACT:
PAUL BARRON
404-456-3649

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DEKALB COUNTY
GEORGIA

LAND LOT 292 AND 286
18TH DISTRICT

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SITE REZONING PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: SEPTEMBER 13, 2018
PROJECT: 18192.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\1819200\De\Concepts & Exhibits\Zoning\1819200 - Site Zone-1.dwg - MKipp - 09/13/2018 3:49 PM