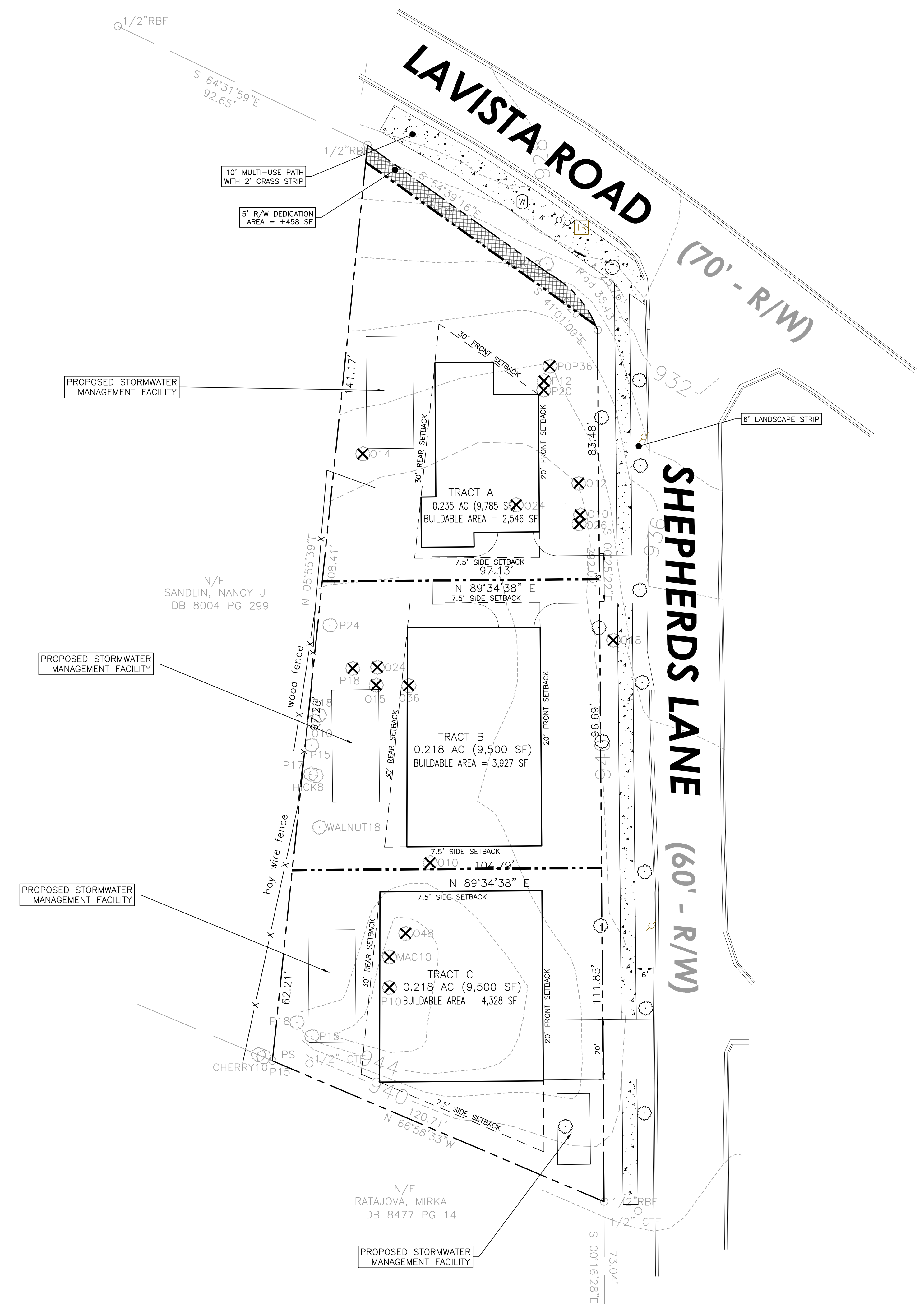


I:\Maxwell-Reddick & Associates\2023\2023-001_AncOne - 1481 Lavista Road, DeKalb County\Engineering\Design\Conceptual Drawings\2023-001_CP 6 - PLOT DATE 4/20/2024 2:31 PM



FLOOD ZONE NOTE

BY GRAPHICAL PLOTTING, ACCORDING TO F.I.R.M. MAP NO. 13089C0054K, WITH AN EFFECTIVE REVISED DATE OF 8-15-2019, THIS PROPERTY LIES WITHIN ZONE "X". ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE UNINUNATED BY THE 100-YR FLOOD.

BUILDING NOTE:

HOUSES SHOWN ON THIS PLAN ARE NOT MEANT TO REPRESENT THE FINAL FOOTPRINT OF THE HOUSES. SHAPE AND SIZE OF FOOTPRINT WILL NOT BE DETERMINED UNTIL THE TIME OF PERMITTING.

DRIVEWAY NOTE:

ALL DRIVEWAY ENTRANCES MUST BE AT LEAST FIFTY (50) FEET FROM AN INTERSECTION. THE DISTANCE IS MEASURED ALONG THE STREET FROM THE JUNCTION OF THE TWO (2) STREET CURB LINES TO THE NEAREST EDGE OF THE ENTRANCE.

TREE REMOVAL NOTE:

X = TO BE REMOVED

STORMWATER MANAGEMENT:

STORMWATER MANAGEMENT IS PROPOSED ON A LOT-BY-LOT BASIS AND MAY BE ACCOMPLISHED BY UTILIZING ONE OR MORE OF THE FOLLOWING APPROACHES: UNDERGROUND INFILTRATION BASINS; DOWNSPOUT DISCONNECTS; PERVIOUS DRIVEWAY PAVERS; RAINWATER HARVESTING; VEGETATED FILTER STRIPS; OTHER BMPs THAT MAY BE APPROPRIATE TO THE INDIVIDUAL SITES.

LANDSCAPE NOTE:

EACH SINGLE-FAMILY RESIDENTIAL LOT ON WHICH NEW DEVELOPMENT OCCURS SHALL BE PLANTED WITH A MINIMUM OF THREE (3) NEW TREES. STREET TREES ALONG THE LOT FRONTAGE SHALL COUNT TOWARDS THIS REQUIREMENT. THE SPECIES AND SPECIFICATIONS FOR THE TREES TO BE PLANTED IN COMPLIANCE WITH THIS REQUIREMENT SHALL MEET THE REQUIREMENTS OF A LIST APPROVED BY THE DEKALB COUNTY ARBORIST.

ZONING NOTES:

SITE ZONING	EXISTING	PROPOSED
	R75	R60
ZONING REQUIREMENTS (R60 ZONING)	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	60 FT	83 FT
MINIMUM AREA	6,000 SQFT	9,500 SQFT
MINIMUM LOT WIDTH AT BUILDING LINE	60 FT	96 FT
MAXIMUM LOT COVERAGE	35%	40%
MINIMUM HEATED SQFT	1,200 SQFT	1,200 SQFT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT
MINIMUM OPEN SPACE	20%	20%
BUILDING SETBACKS (CSD ZONING)	REQUIRED	PROPOSED
FRONT YARD SETBACK (LAVISTA ROAD)	30 FT	30 FT
FRONT YARD SETBACK (SHEPHERDS LANE)	20 FT	20 FT
SIDE YARD SETBACK	7.5 FT	7.5 FT
REAR YARD SETBACK	30 FT	30 FT
PROPOSED LOT SUMMARY	REQUIRED	PROPOSED
AVERAGE LOT AREA	N/A	9,595 SQFT
TOTAL PROPOSED LOTS	N/A	3
TOTAL PROPOSED PARKING	2/DU	2/DU

PRELIMINARY NOT FOR CONSTRUCTION



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NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWLEDGE OF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS AND ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS AND ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS AND ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS AND ACTUAL SITE CONDITIONS.

REVISIONS:
 1. 07.14.2023: REV. TO 3 LOTS
 2. 07.25.2023: OWNER COMMENTS
 3. 07.27.2023: ADJUSTED LOT AREAS
 4. 11.02.2023: DRIVEWAY REVISION AND SWIM
 5. 11.14.2023: SHARED DRIVEWAY REVISION
 6. 04.22.2024: UPDATED SURVEY

PROP. RESIDENTIAL SUBDIVISION
 1481 LAVISTA ROAD
 DEKALB COUNTY, GA
CONCEPT PLAN

DESIGNED BY: DJB
 DATE: 04/20/2023
 JOB NO.: 2023-001
 SCALE: AS SHOWN

DRAWING NUMBER
C1.0
 SHEET NUMBER 1 of 1

DATA SOURCE NOTE:

"BOUNDARY, TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM THE "SURVEY FOR ERNEST WILLIAMS", PREPARED BY GARMON LAND SURVEYING AND DATED MARCH 21, 2024.
 WIDTHS OF EXISTING RIGHTS-OF-WAY ARE TAKEN FROM DEKALB COUNTY GIS AND ARE NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK."

