



2862 BUFORD HIGHWAY  
SUITE 200  
DULUTH, GEORGIA 30096  
(770) 925-0357

**SITE DATA:**

AREA: ±1.54 AC  
CURRENT ZONING: R-75 & C-2  
JURISDICTION: DEKALB COUNTY  
SCOTSDALE TIER 1 AND 2 OVERLAY  
DISTRICTS

PROPOSED ZONING: MR-1 MIXED  
RESIDENTIAL

TOTAL UNITS PROPOSED: 12 (6.67/AC)  
MR-1 BASE DENSITY = 8 UNITS/AC

PROPOSED TOWNHOMES: 8  
(2 CAR GARAGE, MIN 1,350 SF, MAXIMUM  
BUILDING HEIGHT 35')

PARKING REQUIRED: 10 SPACES  
PARKING PROVIDED 13 SPACES  
(8 GARAGE + 5 OFF STREET)

PROPOSED COTTAGES: 4  
(MIN 600 SF FLOOR AREA, MAX 1,200 SF  
GFA) BUILDING HT MAX PER DEKALB  
'COTTAGE' ZONING ORDINANCE

COTTAGES: MAX 60% LOT COVERAGE  
COTTAGE FOOTPRINT: ±800 SF (40%)

PARKING REQUIRED: 9 SPACES  
PARKING PROVIDED: 9 SPACES

ALL COTTAGES HAVE MAIN ENTRANCE  
FACING COMMON OPEN SPACE

ALL PROPOSED PARKING SPACES ARE 9'  
X 18', ALL PROPOSED DRIVE AISLES ARE  
24' WIDE

PROPOSED AMENDMENT OF OVERLAY  
DISTRICT TO CONVERT REAR ±0.66 AC  
TO SCOTSDALE TIER 1 OVERLAY

PROPOSED 5' FRONT, SIDE, REAR  
SETBACKS FOR COTTAGE HOMES  
PARCELS

NO PORTION OF THE SITE IS LOCATED  
WITHIN THE 100 YEAR FLOODPLAIN PER  
CURRENT FEMA FLOOD MAPS

THERE ARE NO STREAM ON SITE

PROJECT:

**SCOTSDALE COTTAGES AND TOWNHOMES**  
N. DECATUR ROAD AT WARREN AVENUE

REVISIONS DATE

REVISED	02/23/22
REVISED	05/04/22

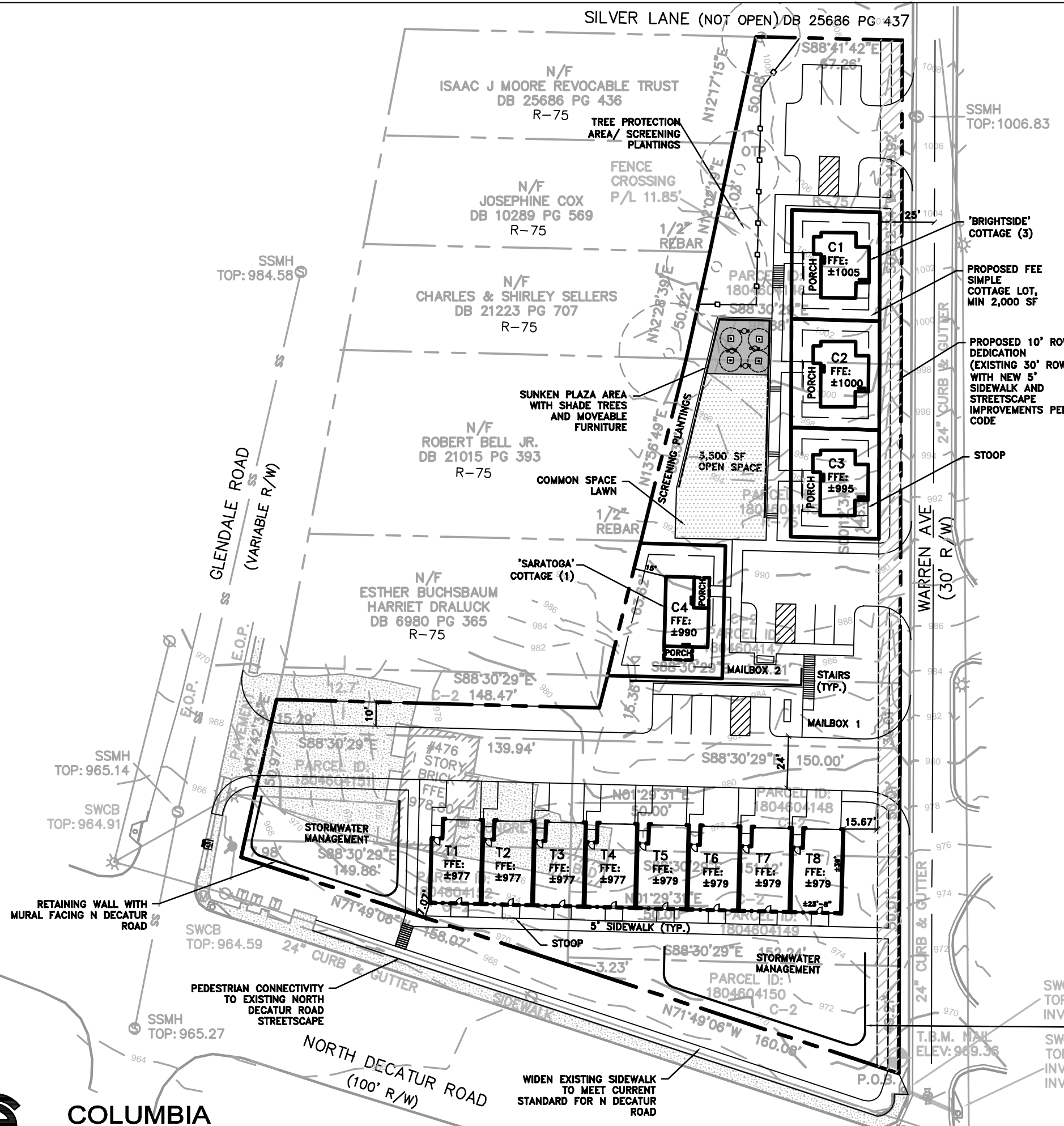
DRAWING TITLE

SITE PLAN

DWG FILE: W/

DRAWN BY:	RG	DRAWING NO.
PROJECT NO.		SK-3
DATE:	10/22/21	
SCALE:	1"=50'	

CIVIL ENGINEERS \* LAND PLANNERS  
\* LANDSCAPE ARCHITECTS \* SURVEYORS



GLENDALE ROAD  
(VARIABLE R/W)

WARREN AVE  
(30' R/W)

NORTH DECATUR ROAD  
(100' R/W)

WIDEN EXISTING SIDEWALK  
TO MEET CURRENT  
STANDARD FOR N DECATUR  
ROAD

SSMH  
TOP: 965.14

SWCB  
TOP: 964.91

SSMH  
TOP: 964.59

SSMH  
TOP: 965.27

SWCB  
TOP: 968.61  
INV OUT: 964.95

RETAINING WALL WITH  
MURAL FACING N DECATUR  
ROAD

SWCB  
TOP: 968.20  
INV IN: 964.64  
INV OUT: 964.56

T.B.M. NAIL  
ELEV: 969.36

P.O.S.

N/F  
ISAAC J MOORE REVOCABLE TRUST  
DB 25686 PG 436  
R-75

N/F  
JOSEPHINE COX  
DB 10289 PG 569  
R-75

N/F  
CHARLES & SHIRLEY SELLERS  
DB 21223 PG 707  
R-75

N/F  
ROBERT BELL JR.  
DB 21015 PG 393  
R-75

N/F  
ESTHER BUCHSBAUM  
HARRIET DRALUCK  
DB 6980 PG 365  
R-75

T1  
FFE: ±977

T2  
FFE: ±977

T3  
FFE: ±977

T4  
FFE: ±977

T5  
FFE: ±979

T6  
FFE: ±979

T7  
FFE: ±979

T8  
FFE: ±979

C1  
FFE: ±1005

C2  
FFE: ±1000

C3  
FFE: ±995

C4  
FFE: ±990

'BRIGHTSIDE'  
COTTAGE (3)

PROPOSED FEE  
SIMPLE  
COTTAGE LOT,  
MIN 2,000 SF

PROPOSED 10' ROW  
DEDICATION  
(EXISTING 30' ROW)  
WITH NEW 5'  
SIDEWALK AND  
STREETSCAPE  
IMPROVEMENTS PER  
CODE

STOOP

'SARATOGA'  
COTTAGE (1)

COMMON SPACE  
LAWN

3,500 SF  
OPEN SPACE

SCREENING PLANTINGS

SUNKEN PLAZA AREA  
WITH SHADE TREES  
AND MOVEABLE  
FURNITURE

TREE PROTECTION  
AREA/  
SCREENING  
PLANTINGS

FENCE  
CROSSING  
P/L 11.85'

RETAINING WALL WITH  
MURAL FACING N DECATUR  
ROAD

PEDESTRIAN CONNECTIVITY  
TO EXISTING NORTH  
DECATUR ROAD  
STREETSCAPE

STORMWATER  
MANAGEMENT

STORMWATER  
MANAGEMENT

PARCEL ID:  
1804604150

PARCEL ID:  
1804604149

PARCEL ID:  
1804604148

PARCEL ID:  
1804604151

PARCEL ID:  
1804604152

PARCEL ID:  
1804604153

PARCEL ID:  
1804604154

PARCEL ID:  
1804604155

PARCEL ID:  
1804604156

PARCEL ID:  
1804604157

PARCEL ID:  
1804604158

PARCEL ID:  
1804604159

PARCEL ID:  
1804604160

PARCEL ID:  
1804604161

PARCEL ID:  
1804604162

PARCEL ID:  
1804604163

PARCEL ID:  
1804604164

PARCEL ID:  
1804604165

PARCEL ID:  
1804604166

PARCEL ID:  
1804604167

PARCEL ID:  
1804604168

PARCEL ID:  
1804604169

PARCEL ID:  
1804604170

PARCEL ID:  
1804604171

PARCEL ID:  
1804604172

PARCEL ID:  
1804604173

PARCEL ID:  
1804604174

PARCEL ID:  
1804604175

PARCEL ID:  
1804604176

PARCEL ID:  
1804604177

PARCEL ID:  
1804604178

PARCEL ID:  
1804604179

PARCEL ID:  
1804604180

PARCEL ID:  
1804604181

PARCEL ID:  
1804604182

PARCEL ID:  
1804604183

PARCEL ID:  
1804604184

PARCEL ID:  
1804604185

PARCEL ID:  
1804604186

PARCEL ID:  
1804604187

PARCEL ID:  
1804604188

PARCEL ID:  
1804604189

PARCEL ID:  
1804604190

PARCEL ID:  
1804604191

PARCEL ID:  
1804604192

PARCEL ID:  
1804604193

PARCEL ID:  
1804604194

PARCEL ID:  
1804604195

PARCEL ID:  
1804604196

PARCEL ID:  
1804604197

PARCEL ID:  
1804604198

PARCEL ID:  
1804604199

PARCEL ID:  
1804604200

PARCEL ID:  
1804604201

PARCEL ID:  
1804604202

PARCEL ID:  
1804604203

PARCEL ID:  
1804604204

PARCEL ID:  
1804604205

PARCEL ID:  
1804604206

PARCEL ID:  
1804604207

PARCEL ID:  
1804604208

PARCEL ID:  
1804604209

PARCEL ID:  
1804604210

PARCEL ID:  
1804604211

PARCEL ID:  
1804604212

PARCEL ID:  
1804604213

PARCEL ID:  
1804604214

PARCEL ID:  
1804604215

PARCEL ID:  
1804604216

PARCEL ID:  
1804604217

PARCEL ID:  
1804604218

PARCEL ID:  
1804604219

PARCEL ID:  
1804604220

PARCEL ID:  
1804604221

PARCEL ID:  
1804604222

PARCEL ID:  
1804604223

PARCEL ID:  
1804604224

PARCEL ID:  
1804604225

PARCEL ID:  
1804604226

PARCEL ID:  
1804604227

PARCEL ID:  
1804604228

PARCEL ID:  
1804604229

PARCEL ID:  
1804604230

PARCEL ID:  
1804604231

PARCEL ID:  
1804604232

PARCEL ID:  
1804604233

PARCEL ID:  
1804604234

PARCEL ID:  
1804604235

PARCEL ID:  
1804604236

PARCEL ID:  
1804604237

PARCEL ID:  
1804604238

PARCEL ID:  
1804604239

PARCEL ID:  
1804604240

PARCEL ID:  
1804604241

PARCEL ID:  
1804604242

PARCEL ID:  
1804604243

PARCEL ID:  
1804604244

PARCEL ID:  
1804604245

PARCEL ID:  
1804604246

PARCEL ID:  
1804604247

PARCEL ID:  
1804604248

PARCEL ID:  
1804604249

PARCEL ID:  
1804604250

PARCEL ID:  
1804604251

PARCEL ID:  
1804604252

PARCEL ID:  
1804604253

PARCEL ID:  
1804604254

PARCEL ID:  
1804604255

PARCEL ID:  
1804604256

PARCEL ID:  
1804604257

PARCEL ID:  
1804604258

PARCEL ID:  
1804604259

PARCEL ID:  
1804604260

PARCEL ID:  
1804604261

PARCEL ID:  
1804604262

PARCEL ID:  
1804604263

PARCEL ID:  
1804604264

PARCEL ID:  
1804604265

PARCEL ID:  
1804604266

PARCEL ID:  
1804604267

PARCEL ID:  
1804604268

PARCEL ID:  
1804604269

PARCEL ID:  
1804604270

PARCEL ID:  
1804604271

PARCEL ID:  
1804604272

PARCEL ID:  
1804604273

PARCEL ID:  
1804604274

PARCEL ID:  
1804604275

PARCEL ID:  
1804604276

PARCEL ID:  
1804604277

PARCEL ID:  
1804604278

PARCEL ID:  
1804604279

PARCEL ID:  
1804604280

PARCEL ID:  
1804604281

PARCEL ID:  
1804604282

PARCEL ID:  
1804604283

PARCEL ID:  
1804604284

PARCEL ID:  
1804604285

PARCEL ID:  
1804604286

PARCEL ID:  
1804604287

PARCEL ID:  
1804604288

PARCEL ID:  
1804604289

PARCEL ID:  
1804604290

PARCEL ID:  
1804604291

PARCEL ID:  
18046042



**First Floor**

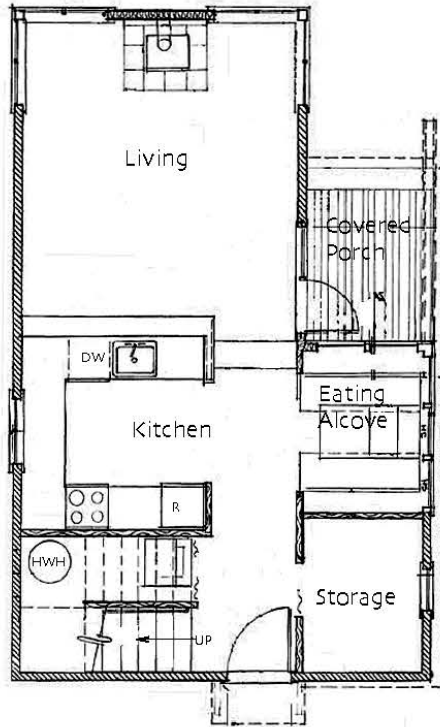
Living Room 14' x 13'  
 Kitchen 9' x 10'  
 Dining Alcove 8' x 6'  
 Storage 7' x 6'

**Second Floor** >5'

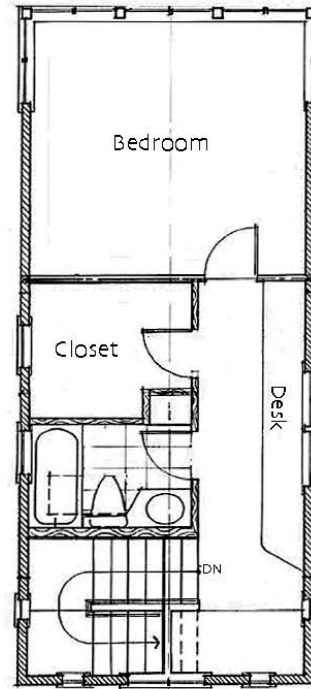
Bedroom 12' x 13'  
 Bathroom 1 full

**Total Heated Area** 992 sq ft

**Footprint** 20' x 32'



First Floor



Second Floor



© 2007 Ross Chapin Architects • Sizes are approximate / Plans are subject to change