

Comm. \_\_\_\_\_

Item No. 4092

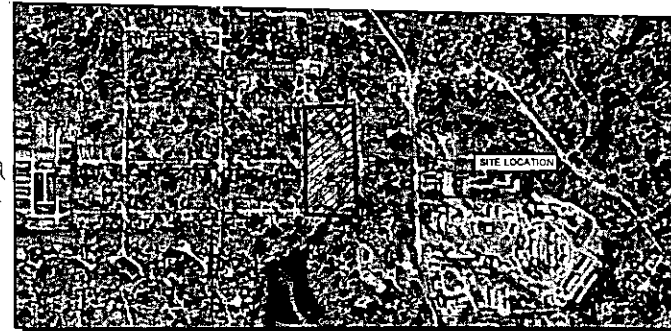
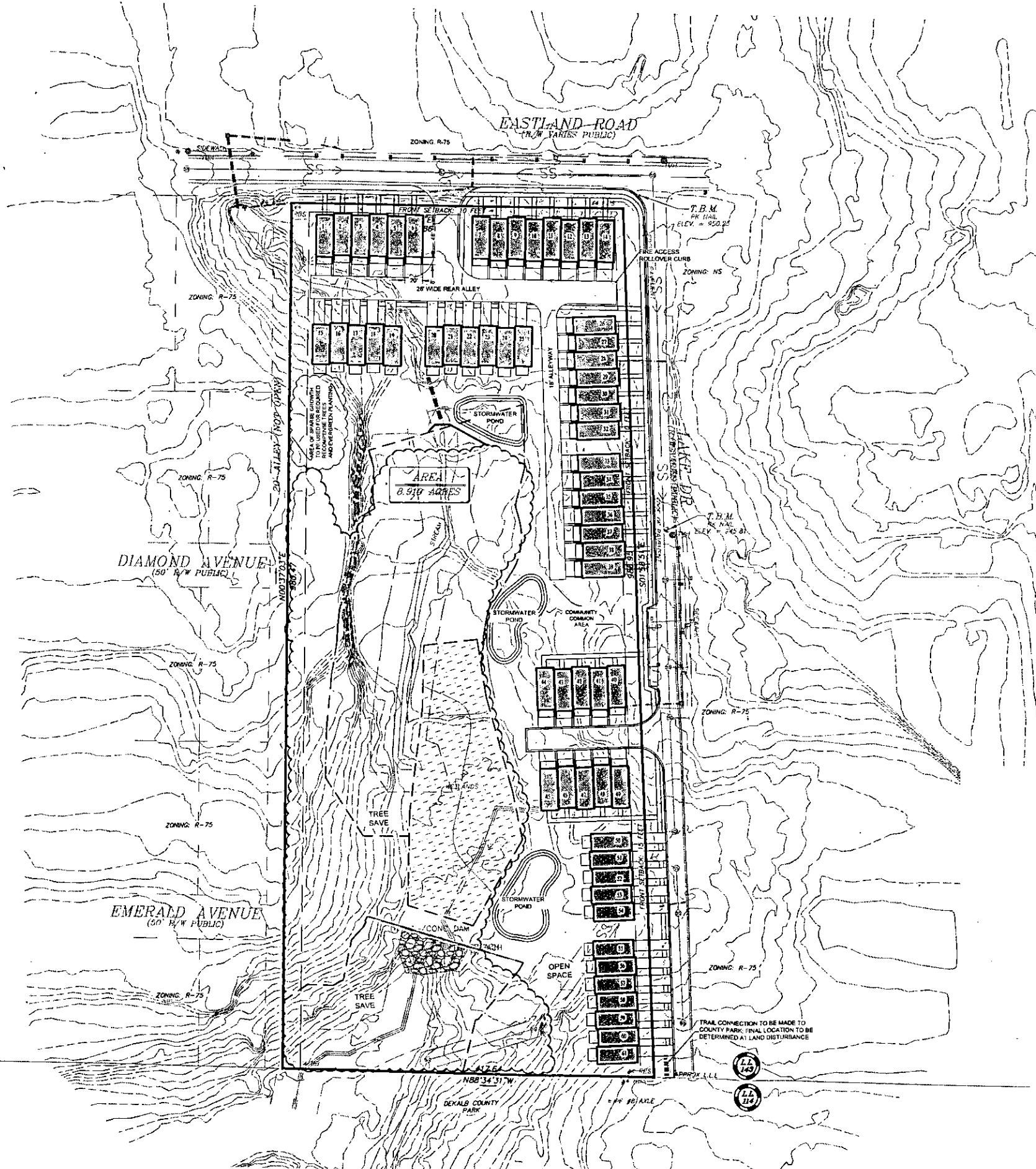
Date: 11/2/19

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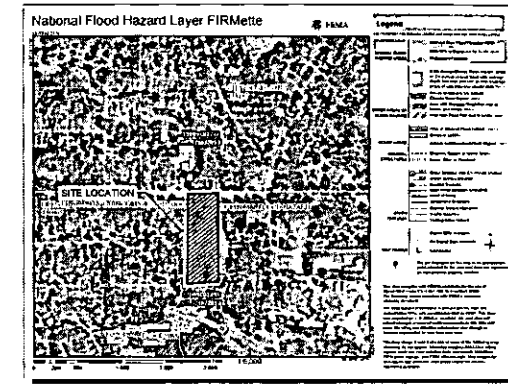
Case No: Z-19-1243381  
1639 Eastland Road  
Parcel ID: 15-143-19-011  
November 12, 2019

### Zoning Conditions

1. Subject property shall be developed for no more than 64 attached townhomes in substantial compliance to the attached site plan dated November 11, 2019.
2. DeKalb County Department of Public Works – Transportation Division requires 35-foot right of way dedication from centerline, 6-foot sidewalks, 5-foot landscape strip, bike lanes, street lights along Eastland Road.
3. DeKalb County Department of Public Works – Transportation Division requires 27.5-foot right of way dedication from centerline, 5-foot sidewalks 5-foot landscape strip, bike lanes, street lights along Lake Drive.
4. The DeKalb County Department of Planning and Sustainability – Land Development Division requires an updated flood plain study to determine the new buffer streams and flood zone in the wetlands on the subject property.
5. The development will include an internal system of alleys for vehicular traffic so that not more than half of the units will enter and exit the development directly through Lake Drive. The balance shall enter and exit through Eastland Road.
6. There shall be located in the development a community park as depicted on the site plan with frontage on Lake Drive.
7. The development shall be permitted to build no more than 13 townhomes having their garages face and driveways directly access Lake Drive.
8. The project will have pet waste stations that provide a dedicated garbage for disposal, with the location to be determined during the permitting phase.
9. Canopy trees will be used for Lake Drive and Eastland Rd frontage for required street trees. Any necessary recompense shall be on site if possible. If recompense cannot be made on-site, the applicant can provide recompense within Glen Emerald Park upon further discussions with the Park Department.
10. To supplement the buffer along the northwest boundary, the developer shall use conifers and evergreen plant materials as vegetative screening between the subject property and the adjoining single-family homes.
11. The stormwater facilities will be designed with the use of earthen walls instead of concrete to the fullest extent possible. Subject the completion of the hydrology study, the developer shall submit the design of the stormwater facilities to the District Commissioners. All further landscaping and design requirements for stormwater facilities shall be complied with.
12. Unit height will not exceed 35 feet.



**SITE LOCATION MAP**  
NOT TO SCALE



**FEMA FIRM MAP**  
NOT TO SCALE

SITE DATA	
SITE AREA	8.9 ACRES
ZONING	R-75
EXISTING ZONING	R-75
PROPOSED ZONING	REM
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
TOTAL SITE AREA	8.9 ACRES
18 REAR LOADED TOWNHOMES	38 UNITS
18 FRONT LOADED TOWNHOMES	23 UNITS
TOTAL PROPOSED TOWNHOMES	61 UNITS
BASE DENSITY	4 UNITS PER ACRE
MAXIMUM DENSITY	6 UNITS PER ACRE
PROPOSED DENSITY	6.85 UNITS PER ACRE
DENSITY BONUS	100% OF BASE - ENHANCED OPEN SPACE COMPRISES 35% OR MORE OF THE SITE (8 UNITS PER ACRE)
SETBACK REQUIREMENTS	
FRONT SETBACK (WITH ALLEY)	10 FEET
FRONT SETBACK (NO ALLEY)	15 FEET
SIDE SETBACK, CORNER LOT (SAME AS FRONT)	10 FEET / 15 FEET
REAR SETBACK (WITH ALLEY)	10 FEET
REAR SETBACK (WITHOUT ALLEY)	15 FEET
DISTANCE BETWEEN BUILDINGS	NONE
TRANSITIONAL BUFFER	20 FEET
DEVELOPMENT STANDARDS	
MINIMUM FLOOR AREA	1200 SF PER UNIT
MAXIMUM IMPERVIOUS COVERAGE	70 %
PROPOSED IMPERVIOUS COVERAGE	27 %
MINIMUM LOT WIDTH	25 FEET
MAXIMUM HEIGHT	3 STORIES / 45 FEET
SIDEWALK & LANDSCAPE	5' SIDEWALK, 7' LANDSCAPE STRIP
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20%
PROPOSED OPEN SPACE	50%
PARKING REQUIREMENTS	
REQUIRED PARKING	128 SPACES (2 SPACES PER UNIT)
PROPOSED PARKING	128 SPACES (2 SPACES PER UNIT)

- NOTES**
- CANOPY TREES TO BE USED FOR LAKE DRIVE & EASTLAND RD FRONTAGE FOR REQUIRED STREET TREES

**EASTLAND ROAD at LAKE DRIVE**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
FOR  
CAPKEY REAL ESTATE PARTNERS

"WE PROVIDE SOLUTIONS!"  
**PLANNERS AND ENGINEERS COLLABORATI**  
SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEY  
350 RESEARCH COURT • PEACHTREE CORNERS, GEORGIA 30092 • (770) 451-2741 • FAX (770) 451-2742

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1	08/02/2018	HT	REVISED SITE PER COUNTY
2	10/12/2019	JL	REVISED PER COUNTY COMMENTS
3	11/5/2019	JL	REVISED PRODUCT WIDTH
4	11/11/2019	HT	REVISED PER COUNTY COMMENTS

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**REZONING MASTER PLAN**

SCALE: 1" = 60'  
DATE: NOVEMBER 11, 2019  
PROJECT: 19053.00

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

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000159389 EXP. 10/27/2021

**Z13.2**  
SHEET

