

PROJECT:
SCOTTDAL COTTAGES AND TOWNHOMES
N. DECATUR ROAD AT WARREN AVENUE

SITE DATA:

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

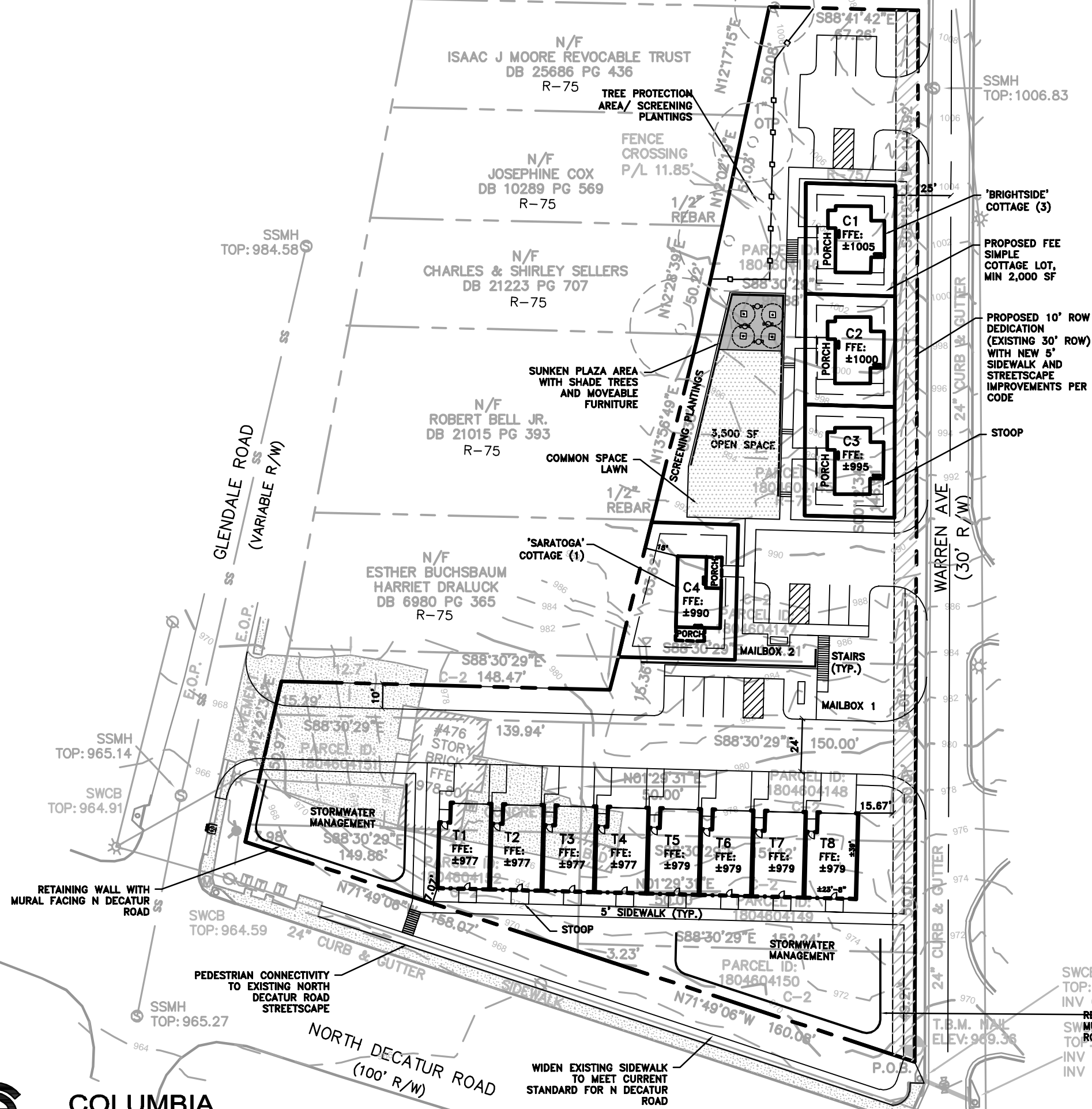
PROPOSED 5' FRONT, SIDE, REAR SETBACKS FOR COTTAGE HOMES PARCELS

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

THERE ARE NO STREAM ON SITE

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'	





First Floor

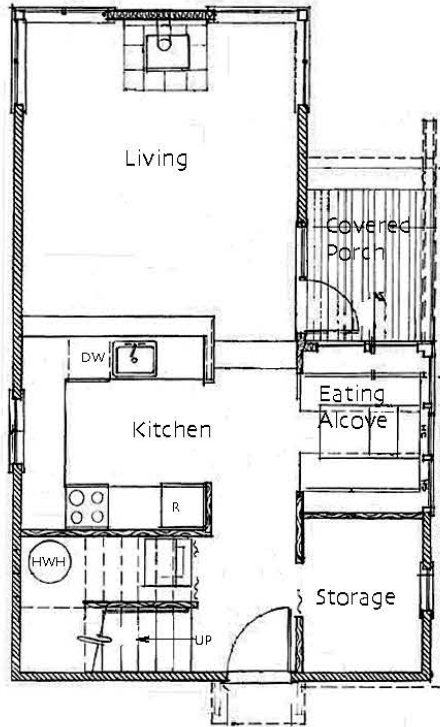
Living Room 14' x 13'
 Kitchen 9' x 10'
 Dining Alcove 8' x 6'
 Storage 7' x 6'

Second Floor >5'

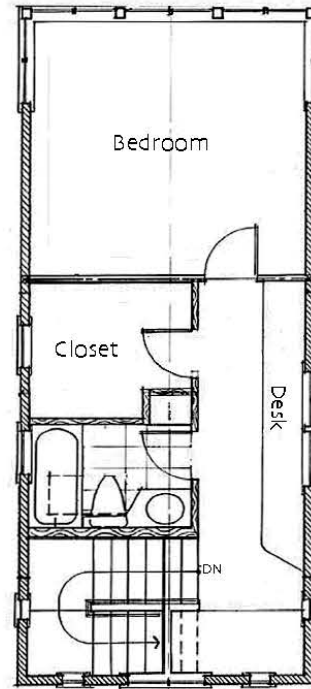
Bedroom 12' x 13'
 Bathroom 1 full

Total Heated Area 992 sq ft

Footprint 20' x 32'



First Floor



Second Floor



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