

SILVER LANE (NOT OPEN) DB 25686 PG 437

0' 25' 50' 100'

SCALE: 1" = 50'



**COLUMBIA  
ENGINEERING**

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

PROJECT:

**SCOTTDAL 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'	

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

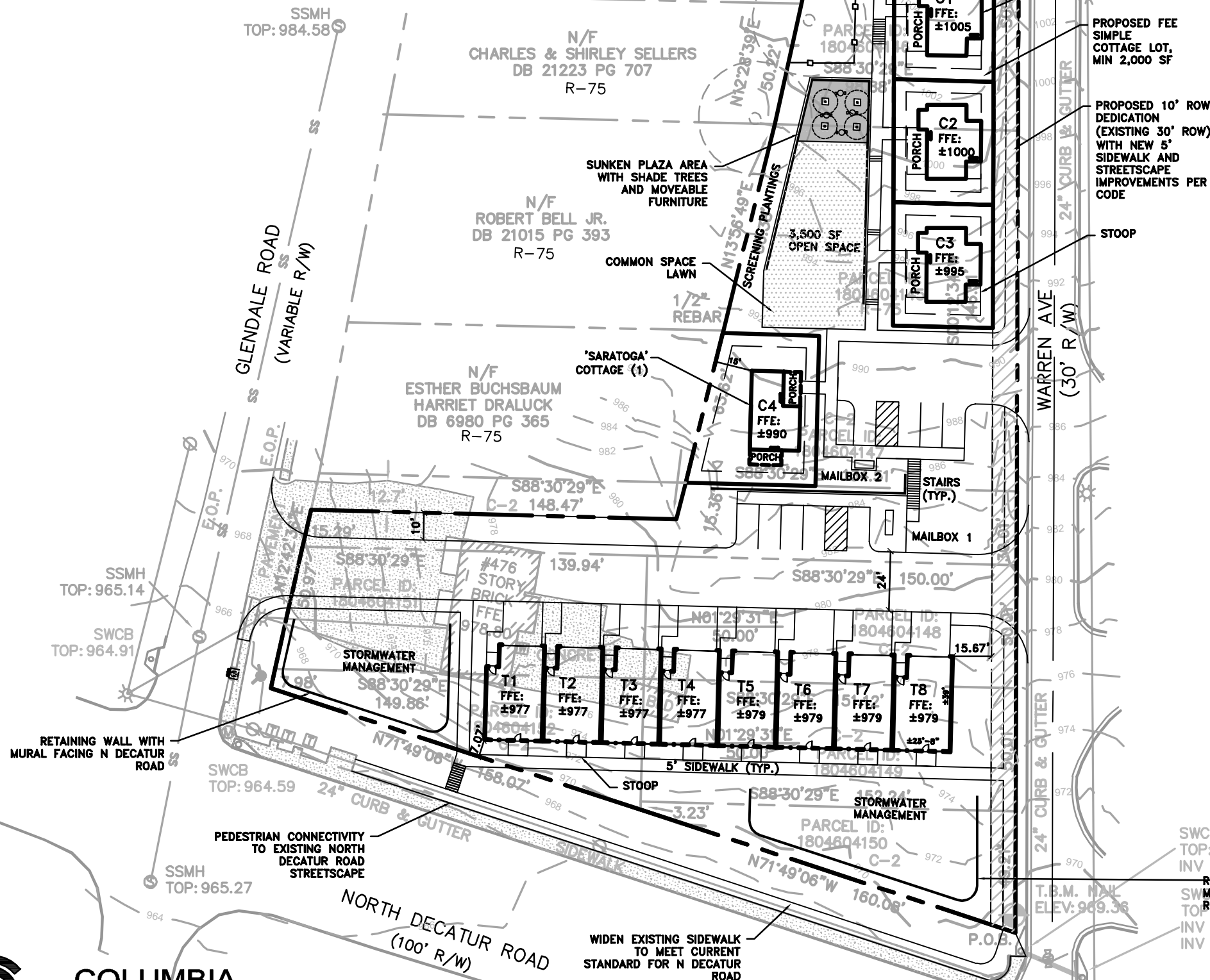
PROPOSED AMENDMENT OF OVERLAY  
DISTRICT TO CONVERT REAR ±0.66 AC  
TO SCOTTDAL TIER 1 OVERLAY

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

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



### First Floor

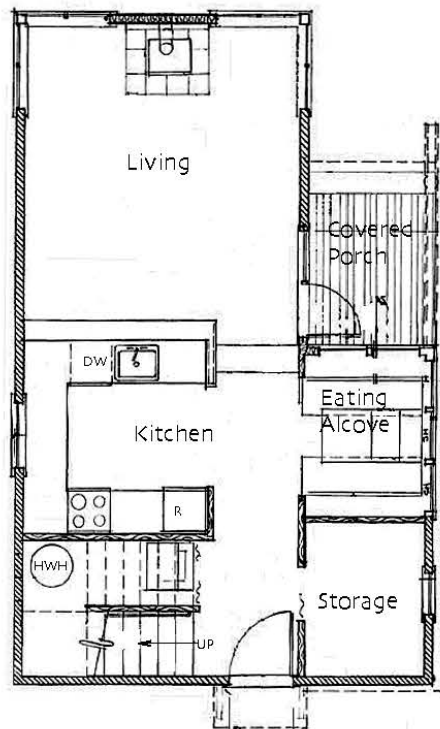
Living Room 14' x 13'  
Kitchen 9' x 10'  
Dining Alcove 8' x 6'  
Storage 7' x 6'

### Second Floor

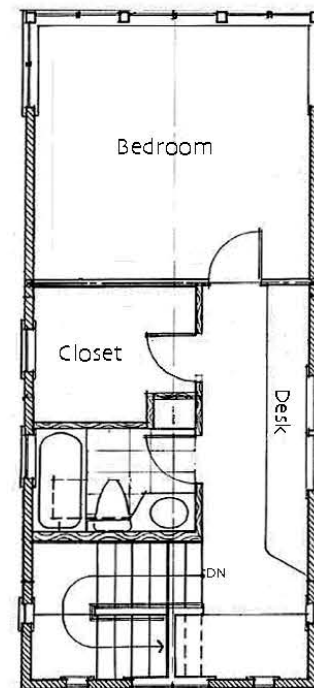
>5'  
Bedroom 12' x 13'  
Bathroom 1 full

**Total Heated Area 992 sq ft**

**Footprint 20' x 32'**



First Floor



Second Floor

