



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, June 10, 2025

Planning Department Staff Analysis



Juliana Njoku

Director

N6. Case No: A-26-1248106

Parcel ID(s): 15 179 06 062

Commission District 03 Super District 06

Applicant: Todd Shoemaker
1440 Dutch Valey Place
Suite 600
Atlanta, GA 30324

Owner: Chad Mercer
163 Sampson Street Northeast
Atlanta, GA 30317

Project Name: 211 S Howard Street - Townhome Development

Location: 211 S Howard Street, Atlanta, GA 30317

Requests: Variance request from Section 27-5.4.5 and the landscape strip requirements of the DeKalb County Zoning Ordinance to:

- Reduce the required west side transitional buffer from 50 feet to 15 feet,
- Reduce the required south side transitional buffer from 50 feet to 10 feet, and
- Waive the landscape strip requirements

to facilitate a residential development in the MR-2 (Medium Density Residential-2) zoning district.

Staff Recommendation: Denial

STAFF FINDINGS:

The applicant proposes to redevelop the property located at 211 S Howard Street for a residential townhome development. The submitted site plan shows six attached residential units, a private rear service alley, open space areas, proposed stormwater infrastructure, and proposed lot lines for the individual units. The property is located at the southwest corner of Memorial Drive and South Howard Street and contains approximately 0.427 acres.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject parcel is a small corner lot containing approximately 0.427 acres, with frontage along both Memorial Drive and South Howard Street. The property's configuration is constrained by public rights-of-way on two sides, leaving limited depth and width for development after required buffers, access, stormwater infrastructure, and frontage improvements are applied. The lot is further constrained by the need to provide internal vehicle access, utility access, stormwater management, and pedestrian circulation within a compact site area.

The strict application of 50-foot transitional buffers along the west and south property lines would consume a substantial portion of the site and severely limit the buildable area available for residential development. These conditions arise from the size, shape, and location of the lot, rather than from a self-created hardship by the applicant. Staff finds that the property contains exceptional physical conditions that justify consideration of variance relief.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

the submitted request appears to go beyond the minimum necessary to afford relief. Staff further acknowledges that strict application of 50-foot buffers along both affected sides of the property would be heavily imposing on a constrained corner-lot site and that some reduction may be necessary to allow reasonable use of the property. However, there may be an opportunity to reduce the extent of the requested variances by reducing the number of proposed units, modifying the site layout, or otherwise revising the development program to better fit the dimensional limitations of the property.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The proposed use may be generally compatible with the MR-2 zoning district. However, the subject property is adjacent to R-75 single-family residential properties, which may be impacted by the scale and intensity of the proposed development. The requested reductions would allow development closer to adjacent residential lots than would otherwise be permitted and would reduce the buffering and site design standards intended to mitigate impacts between differing residential development patterns.

Staff acknowledges that residential infill development can be appropriate in this location and that the site's MR-2 zoning supports consideration of a more compact residential form. However, the requested level of relief may increase potential impacts on adjacent single-family residential properties, including visual proximity, reduced separation, reduced landscape buffering, and increased site intensity.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the full transitional buffer requirements would significantly reduce the usable area of the property. Because the parcel is only approximately 0.427 acres and is bordered by public rights-of-way on two sides, application of 50-foot buffers along the remaining west and south sides would leave a highly constrained residual development area. This would substantially impair the ability to develop the property for a residential use permitted within the MR-2 zoning district.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The intent of transitional buffer and landscape strip requirements is to protect adjacent properties, soften the visual impact of development, support attractive streetscapes, and promote compatibility between different development patterns. In this case, the request preserves reduced buffer areas and may be conditioned to provide screening, fencing, and/or landscaping to mitigate impacts to adjacent properties.

The property is designated CRC (Commercial Redevelopment Corridor), which is intended to encourage redevelopment of commercial corridors, improve corridor aesthetics, support more functional development patterns, and promote moderate-density development along major corridors. The subject property's location near Memorial Drive supports consideration of compact residential infill development, provided that site design, access, stormwater, and compatibility concerns are addressed through the development review process.

The proposed townhome development represents residential reinvestment on a small corridor parcel. With conditions requiring substantial conformance to the submitted site plan, maintenance of reduced buffer areas, and appropriate screening, staff finds that the requested variance is consistent with the spirit and purpose of the zoning ordinance and the DeKalb County Comprehensive Plan.

FINAL STAFF ANALYSIS:

Staff acknowledges that the proposed residential use may be appropriate for the zoning district and that strict application of 50-foot buffer requirements along both affected sides of the property would be heavily imposing on the site. Given the property's dimensional constraints, some reduction in applicable buffer or dimensional standards may be necessary to allow reasonable use of the property.

However, the submitted request appears to exceed the minimum relief necessary. While the site may warrant some variance relief, the scale of the requested variances indicate that the proposed development may be over-programmed for the lot. There may be an opportunity to reduce the requested relief through a reduced number of units, revised site design, or a development program that better responds to the property's constraints and the adjacent R-75 single-family residential context.

Staff's recommendation for denial is based solely on the finding that the request does not satisfy the minimum necessary criterion. Staff does not find that residential use of the property is inherently inappropriate, nor does staff dispute that some variance relief may be warranted. Rather, staff finds that the applicant has not demonstrated that the current request represents the minimum relief necessary to afford reasonable use of the property. Therefore, staff recommends denial.

Staff Recommendation: Denial



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. _____

Applicant and/or
Authorized Representative _____

Vertical line with horizontal bars on the right side of the page.

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____



ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

CIRCLE TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
• SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
• OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

* PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____ Fee Paid: _____

ZONING BOARD OF APPEALS APPLICATION

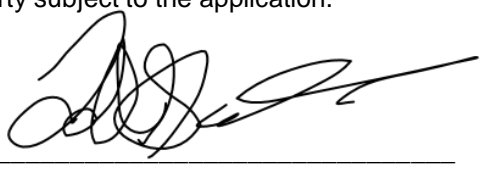
AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: _____

Applicant: 
Signature _____

DATE: _____

Applicant: _____
Signature



DeKalb County
GEORGIA

ZONING BOARD OF APPEALS APPLICATION

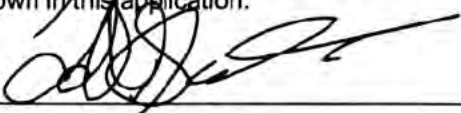
AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 4/21/26

Applicant/Agent: 
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Chad Mercer
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:



Notary Public



Owner

Notary Public

Owner

Notary Public

Owner

April 22, 2026

DeKalb County Zoning Board of Appeals
c/o Department of Planning & Sustainability
330 W. Ponce de Leon Avenue
Decatur, Georgia 30030



RE: Letter of Intent – Variance Application
211 S. Howard Street, Atlanta, Georgia (DeKalb County)
Zoning District: MR-2 (Medium Density Residential-2)
Request: Variance to Reduce West Side Buffer (50' to 15'), South Side Buffer (50' to 10'),
and Waiver of Landscape Strip Requirements

Dear Members of the Zoning Board of Appeals:

I. INTRODUCTION AND PROPERTY DESCRIPTION

This Letter of Intent is submitted on behalf of the owner/applicant of the property located at 211 S. Howard Street, Atlanta, Georgia, situated within unincorporated DeKalb County (the "Property"). The Property is zoned MR-2 (Medium Density Residential-2) and is proposed for development as a townhome residential community consistent with that zoning classification. The Property is located at the southwest corner of Memorial Drive and South Howard Street, contains approximately 0.43 acres, and has approximately 185 feet of frontage along Memorial Drive and 100 feet of frontage along South Howard Street.

The applicant respectfully requests the following variances from the strict application of the DeKalb County Zoning Ordinance (Chapter 27):

1. Reduction of the required west side buffer from 50 feet to 15 feet;
2. Reduction of the required south side buffer from 50 feet to 10 feet; and
3. Waiver of the landscape strip requirements, with retention of the existing sidewalk in its current location.

These variances are necessitated by the extraordinary and exceptional physical constraints of the Property, including its small lot size and narrow configuration, which make strict compliance with the applicable buffer and landscape strip standards physically impossible without rendering the Property entirely undevelopable for any use permitted under the MR-2 zoning district. For the reasons set forth below, the applicant respectfully submits that all required findings under Section 7.5.1(A) of the DeKalb County Zoning Ordinance are satisfied.

1440 Dutch Valley Place, Suite 600, Atlanta, GA 30324
info@buildersservicegroup.com

II. VARIANCE CRITERIA AND FINDINGS

Finding 1 – Extraordinary or Exceptional Physical Condition Not Created by the Owner (Section 7.5.1(A)(1))

The Property presents extraordinary and exceptional physical conditions that are inherent to the lot itself and were not created by the current owner, any previous owner, or the applicant. The Property encompasses approximately 0.43 acres in total land area, with a configuration that is constrained on two sides by public rights-of-way: Memorial Drive to the north and South Howard Street to the east. These pre-existing right-of-way dedications, combined with the overall lot geometry, severely limit the buildable area available on the Property.

The imposition of a full 50-foot buffer on both the west and south sides of this already compact, corner lot would consume the overwhelming majority of the Property's total land area, leaving a residual buildable envelope so narrow as to preclude any meaningful residential development. This is not a condition that can be attributed to the choices or actions of the current applicant; rather, it is a function of the pre-existing lot size and shape as platted and configured in the public record.

Similarly, the strict application of the landscape strip requirement along the frontage would conflict with the existing sidewalk infrastructure already in place along South Howard Street. Requiring removal and relocation of this sidewalk — or the installation of a landscape strip in a location that would displace it — would create an unreasonable burden and potentially disrupt public pedestrian circulation along an established route.

By reason of these clearly demonstrable physical conditions, strict application of the buffer and landscape strip requirements would deprive this property owner of the rights and privileges — namely, the ability to develop a residential project on MR-2 zoned land — that are enjoyed by similarly-zoned property owners whose lots are of a more standard size and configuration. The requested relief is not a special privilege; it is the minimum accommodation necessary to place this Property on an equal footing with other MR-2 properties in DeKalb County.

Finding 2 – Minimum Variance Necessary; No Grant of Special Privilege (Section 7.5.1(A)(2))

The variances requested represent the absolute minimum relief necessary to afford the applicant a reasonable opportunity to develop the Property consistent with its MR-2 zoning designation. The proposed reductions — from 50 feet to 15 feet on the west side and from 50 feet to 10 feet on the south side — have been carefully calibrated to preserve as much buffer area as the lot geometry permits while still allowing a viable building footprint for townhome development.

The applicant has not requested a complete elimination of the buffers; meaningful separation from adjacent properties is maintained. The proposed 15-foot west side buffer and 10-foot south side buffer represent practical, good-faith efforts to balance the regulatory intent of the buffer requirements with the physical realities of this lot. No greater reduction is sought than what the site constraints compel.

With respect to the landscape strip waiver, the applicant proposes to retain the existing sidewalk in its current location rather than requesting its removal. The existing sidewalk provides a functional and

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info@buildersservicegroup.com

aesthetically appropriate transition between the Property and the public right-of-way, consistent with the pedestrian infrastructure already established in this corridor. This approach achieves the practical purpose of the landscape strip — providing a defined transition zone between private development and the public street — without requiring the unnecessary disturbance and reinstallation of existing public infrastructure.

This combination of requests does not constitute a grant of special privilege. Other similarly-constrained properties in the MR-2 district would be entitled to seek equivalent relief under the same circumstances. The requested variances are consistent with the types of accommodations reasonably made for small, irregular, or corner lots throughout DeKalb County.

Finding 3 – No Material Detriment to Public Welfare or Injury to Adjacent Properties (Section 7.5.1(A)(3))

The granting of these variances will not be materially detrimental to the public welfare, nor will it be injurious to any property or improvement in the MR-2 zoning district. The proposed townhome development is a use that is squarely consistent with the MR-2 zoning designation and the character of residential development in this area of DeKalb County.

The reduced buffers, while narrower than the standard requirements, will still provide a meaningful physical separation between the proposed residential structures and adjacent properties. Appropriate screening, fencing, or landscaping within the reduced buffer areas can be incorporated into the site design to mitigate any potential impacts on neighboring properties. The applicant is prepared to work with County staff to identify appropriate conditions that would further protect adjacent property owners.

The retention of the existing sidewalk along South Howard Street preserves an important pedestrian amenity for the surrounding neighborhood and avoids any disruption to the established streetscape. This approach supports the public welfare by maintaining safe and accessible pedestrian circulation along a corridor that serves the broader community.

There are no known negative impacts on public utilities, stormwater systems, traffic circulation, or emergency access that would result from the grant of these variances. The proposed development will be required to comply with all other applicable County standards, including stormwater management, building setbacks, and public safety requirements.

Finding 4 – Literal Application Would Cause Undue and Unnecessary Hardship (Section 7.5.1(A)(4))

The literal interpretation and strict application of the 50-foot buffer requirements on both the west and south sides of this Property would create undue and unnecessary hardship. As noted above, the Property totals only approximately 0.43 acres. With Memorial Drive right-of-way to the north and South Howard Street right-of-way to the east already limiting the effective land area, the imposition of full 50-foot buffers on the remaining two sides would result in a buildable envelope so constrained as to render the Property effectively undevelopable for any residential use.

This outcome — the complete or near-complete deprivation of the Property's development potential despite its MR-2 zoning designation — constitutes undue and unnecessary hardship. The hardship is not merely inconvenient or economically driven; it is a direct, physical consequence of the lot's size and shape as it exists in the real world. The applicant did not create this condition and cannot alter the fundamental geometry of the lot to avoid it.

Similarly, the strict application of the landscape strip requirement in a manner that would require displacement or removal of the existing sidewalk imposes an unnecessary hardship. The sidewalk already provides the functional equivalent of a defined transition zone between the Property and the public right-of-way. Requiring its removal and replacement with a vegetated landscape strip would impose material cost and disruption without any corresponding public benefit.

Finding 5 – Consistency with the Spirit and Purpose of the Ordinance and the DeKalb County Comprehensive Plan (Section 7.5.1(A)(5))

The requested variances are fully consistent with the spirit and purpose of the DeKalb County Zoning Ordinance and the DeKalb County Comprehensive Plan. The buffer and landscape strip requirements are intended to protect adjacent property owners from incompatible land uses, preserve neighborhood character, and promote attractive, livable residential environments. The proposed townhome development achieves all of these objectives in a manner that is appropriate to the specific physical context of this Property.

The MR-2 zoning district is intended to accommodate medium-density residential development, including attached townhome units of the type proposed here. Approving these variances enables a development that is squarely within the intended use of the district, consistent with the County's goals of promoting infill residential development and increasing the supply of housing within established neighborhoods. Denying the variances would frustrate these goals by leaving a well-located, properly zoned parcel undevelopable.

The DeKalb County Comprehensive Plan supports compact, transit-accessible residential development in locations such as this — a corner parcel with frontage on Memorial Drive, a major arterial corridor. Allowing the Property to be developed with townhomes at a density appropriate to the MR-2 district is consistent with the Comprehensive Plan's vision for residential growth and infill development in this area of the County.

Furthermore, the applicant's commitment to retaining the existing sidewalk along South Howard Street reflects a design approach that honors the pedestrian-oriented character of the surrounding streetscape, consistent with both the Zoning Ordinance's design objectives and the Comprehensive Plan's goals for walkable, connected neighborhoods.

III. CONCLUSION

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info@buildersservicegroup.com

For all of the foregoing reasons, the applicant respectfully requests that the DeKalb County Zoning Board of Appeals grant the requested variances: (1) reduction of the west side buffer from 50 feet to 15 feet; (2) reduction of the south side buffer from 50 feet to 10 feet; and (3) waiver of the landscape strip requirements with retention of the existing sidewalk in its current location.

All five required findings under Section 7.5.1(A) of the DeKalb County Zoning Ordinance are satisfied. The variances are the minimum necessary to afford relief; they will not be detrimental to the public welfare or injurious to adjacent properties; they are compelled by extraordinary physical conditions not of the applicant's making; and they are consistent with the spirit, purpose, and intent of both the Zoning Ordinance and the DeKalb County Comprehensive Plan.

The applicant welcomes the opportunity to present this request in person before the Board and to address any questions or concerns the Board may have. We are also prepared to work cooperatively with County staff to identify any reasonable conditions of approval that would further protect the interests of the surrounding neighborhood and the broader public.

Respectfully submitted,

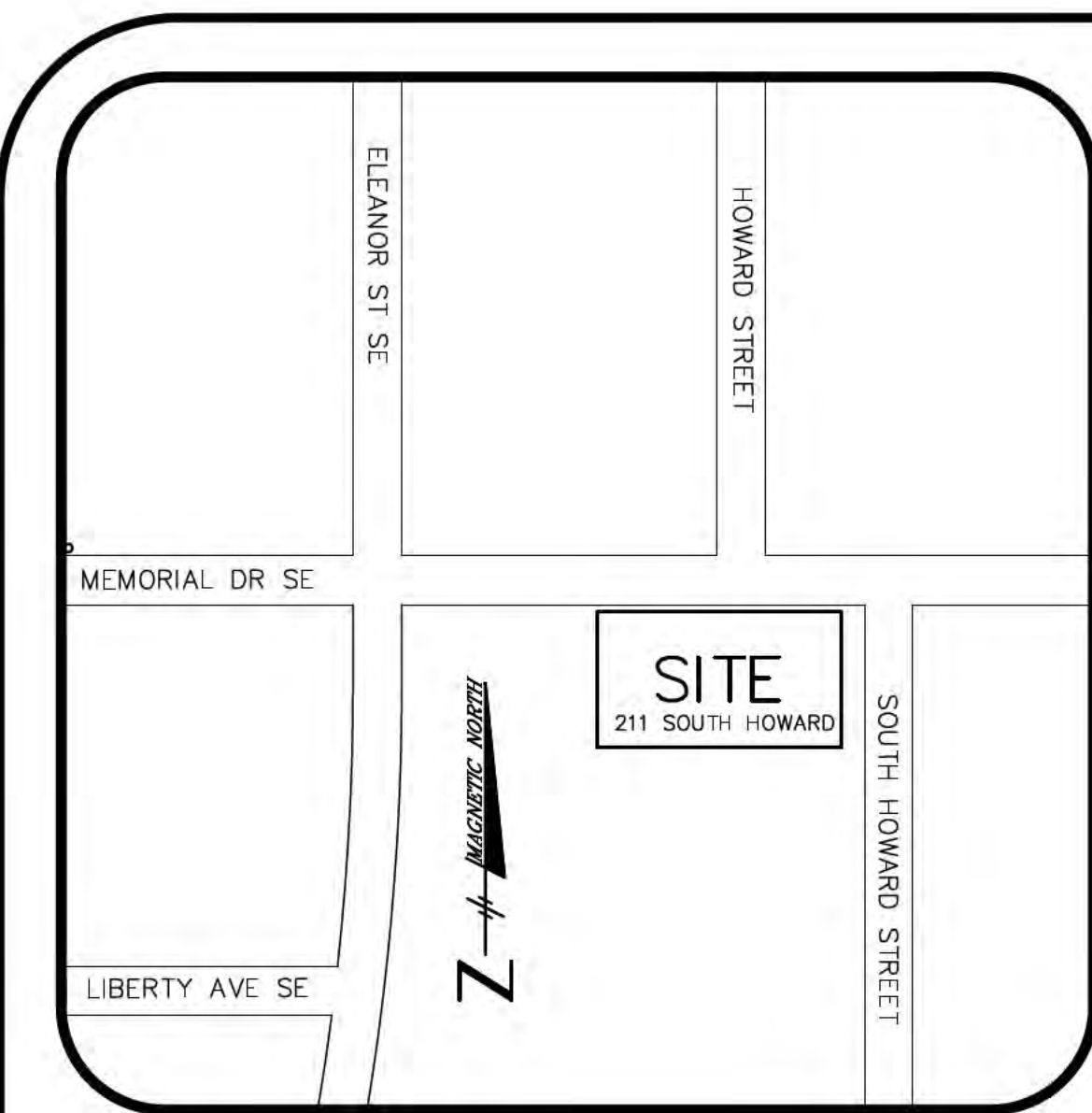
Applicant / Authorized Representative

211 S. Howard Street

Atlanta, Georgia (DeKalb County)

Date: 4/22/26

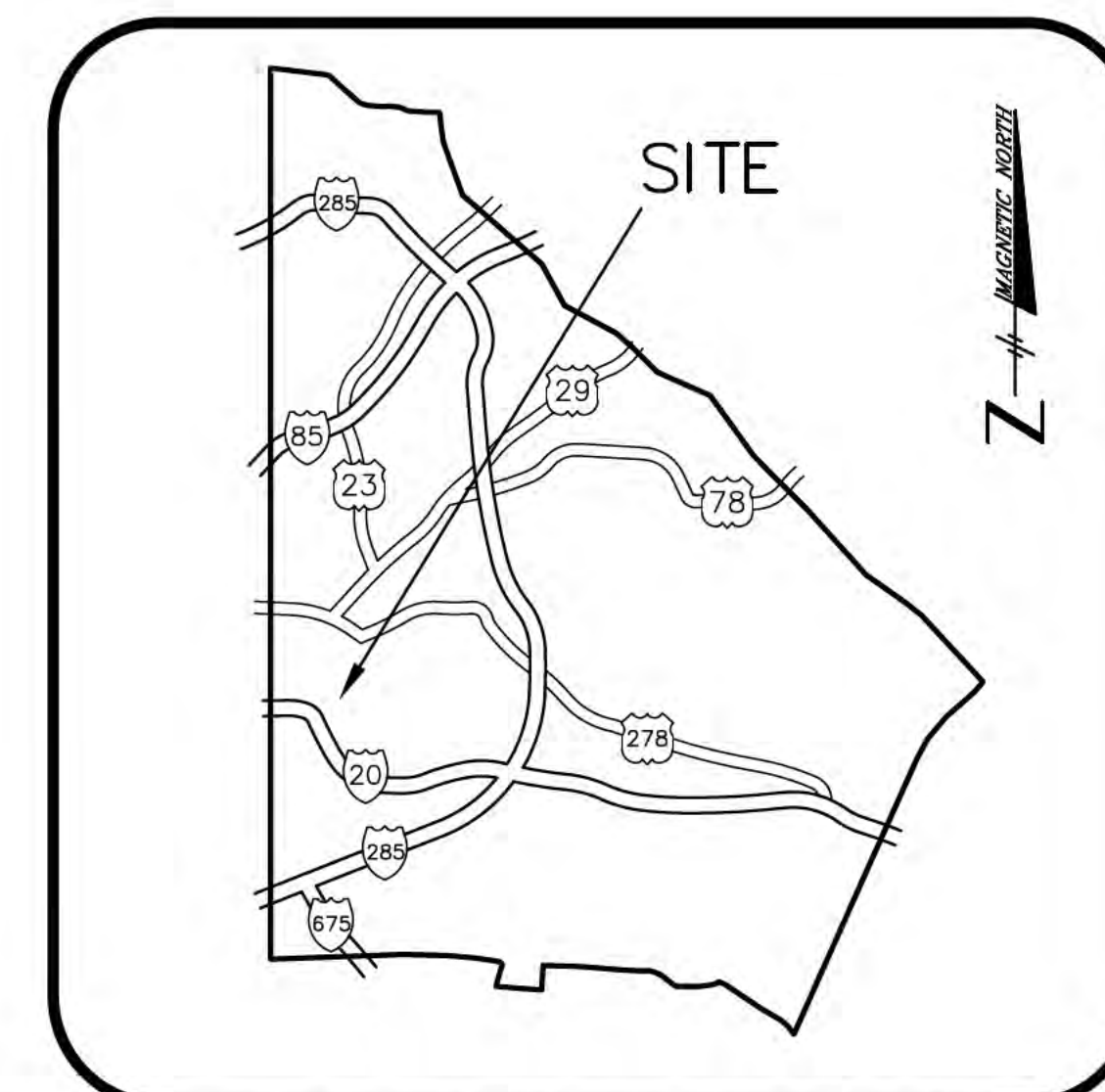
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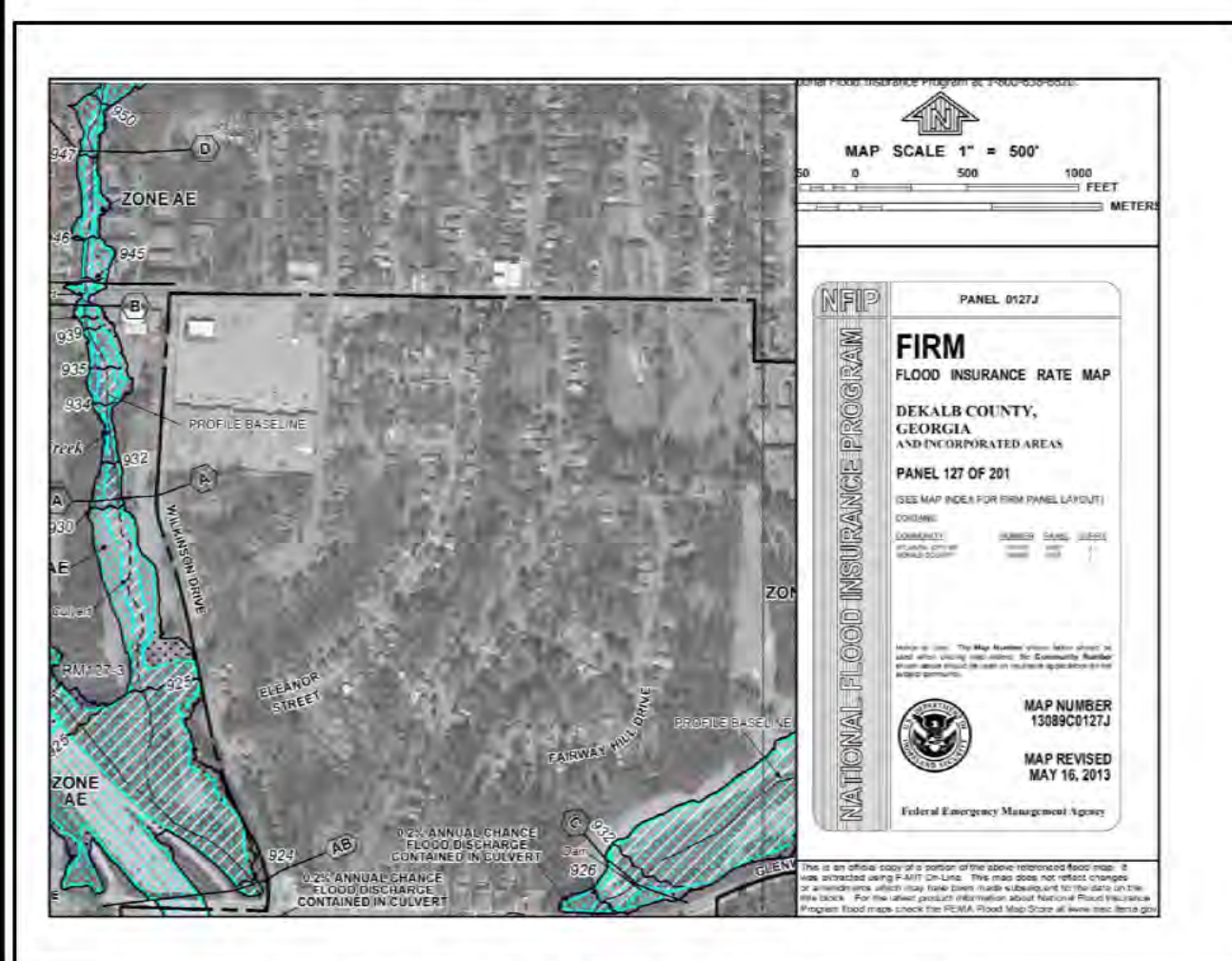
LOCATION MAP
NO SCALE

SKETCH PLAT FOR THE 211 SOUTH HOWARD TOWNHOMES 211 SOUTH HOWARD STREET LAND LOT 179, 15TH DISTRICT DEKALB COUNTY, GEORGIA

PARCEL ID #'S:
15-179-06-062



DEKALB COUNTY VICINITY MAP
NO SCALE



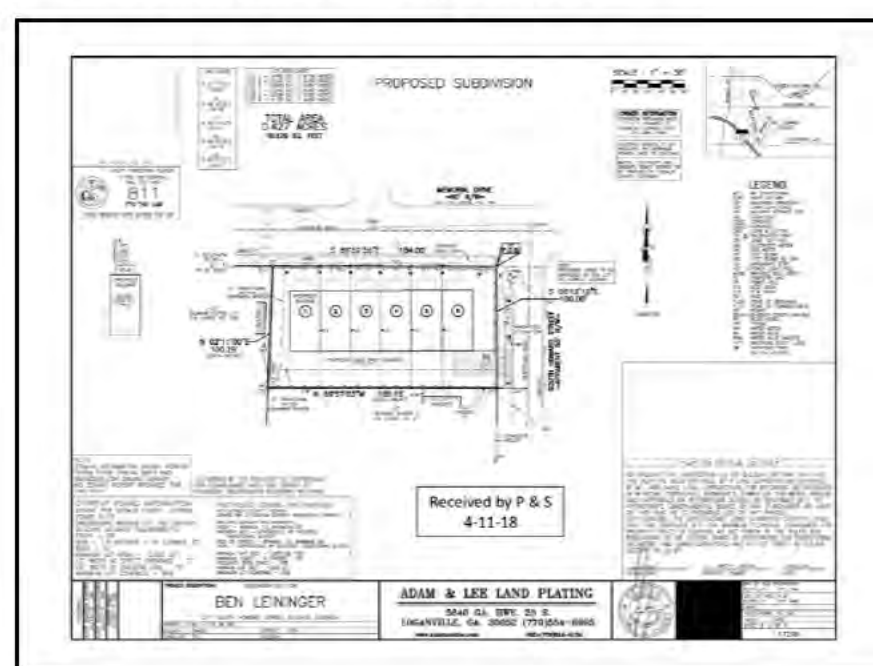
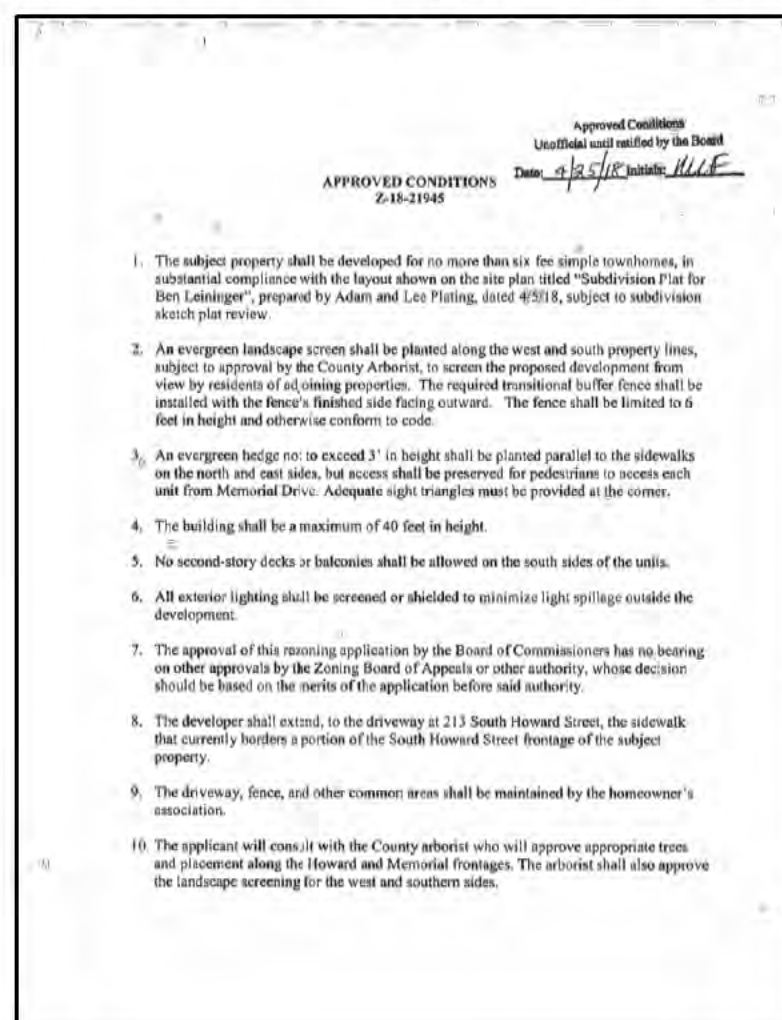
FEMA FLOOD PANEL MAP

DEKALB COUNTY SKETCH PLAT NOTES:

- PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS.
- PROPOSED DEVELOPMENT TO BE SERVED BY DEKALB COUNTY AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY OF MEMORIAL DRIVE.
- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA EPD.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

SOLID WASTE PLAN NOTE:

DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE SOLID WASTE, YARD DEBRIS (RESIDENTIAL ONLY), AND RECYCLABLE MATERIAL. THE SITE MUST HAVE A SOLID WASTE PLAN WITHIN LAND DISTURBANCE PERMIT APPLICATION. A METHOD BY WHICH THE FACILITY WILL HANDLE WASTE DISPOSAL MUST BE CLEARLY DEFINED VIA SKETCH AND OR NARRATIVE THE LOCAL STREET NEEDS TO HAVE A MINIMUM OF 25FT STRAIGHT CLEARANCE APPROACHING THE RESIDENTIAL SOLID WASTE AND OR RECYCLING CONTAINER. THE WIDTH OF LOCAL STREETS SHOULD BE CLEARLY VISIBLE ON THE SITE PLAN. WHEN THE LOCAL STREET IS LESS THAN 27' WIDE THERE SHALL BE "NO PARKING" SIGNS PERMANENTLY POSTED ON THOSE STREETS. SIGNS NEED TO BE POSTED ON THE ROADWAYS PROHIBITING PARKING ON THE ROADS FROM 7AM TO 7PM MON - FRI. IF THE SOLID WASTE PLAN CALLS FOR A SHARED SOLID WASTE CONTAINER (I.E. A DUMPSTER OR A COMPACTOR) THEN DEKALB COUNTY COMMERCIAL SERVICE REQUIREMENTS WILL APPLY.



PROPOSED PRIVATE COVENANT NOTE:
PROPOSED DEVELOPMENT TO INCLUDE A PRIVATE COVENANT AGREEMENT BETWEEN ALL HOMEOWNERS TO ALLOW FOR THE ENCROACHMENT, INSTALLATION, MAINTENANCE, AND REPAIR OF ALL COMMON UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SITE. A HOME OWNER'S ASSOCIATION WILL BE REQUIRED BETWEEN ALL PROPERTY OWNERS PRIOR TO CLOSE OUT OF PROJECT.

SHEET INDEX	
SHEET #	TITLE
SP1	SKETCH PLAT COVER
SP2	EXISTING CONDITIONS SURVEY BY OTHERS
SP2.1	SKETCH PLAT DEMOLITION PLAN
SP3	SITE PLAN

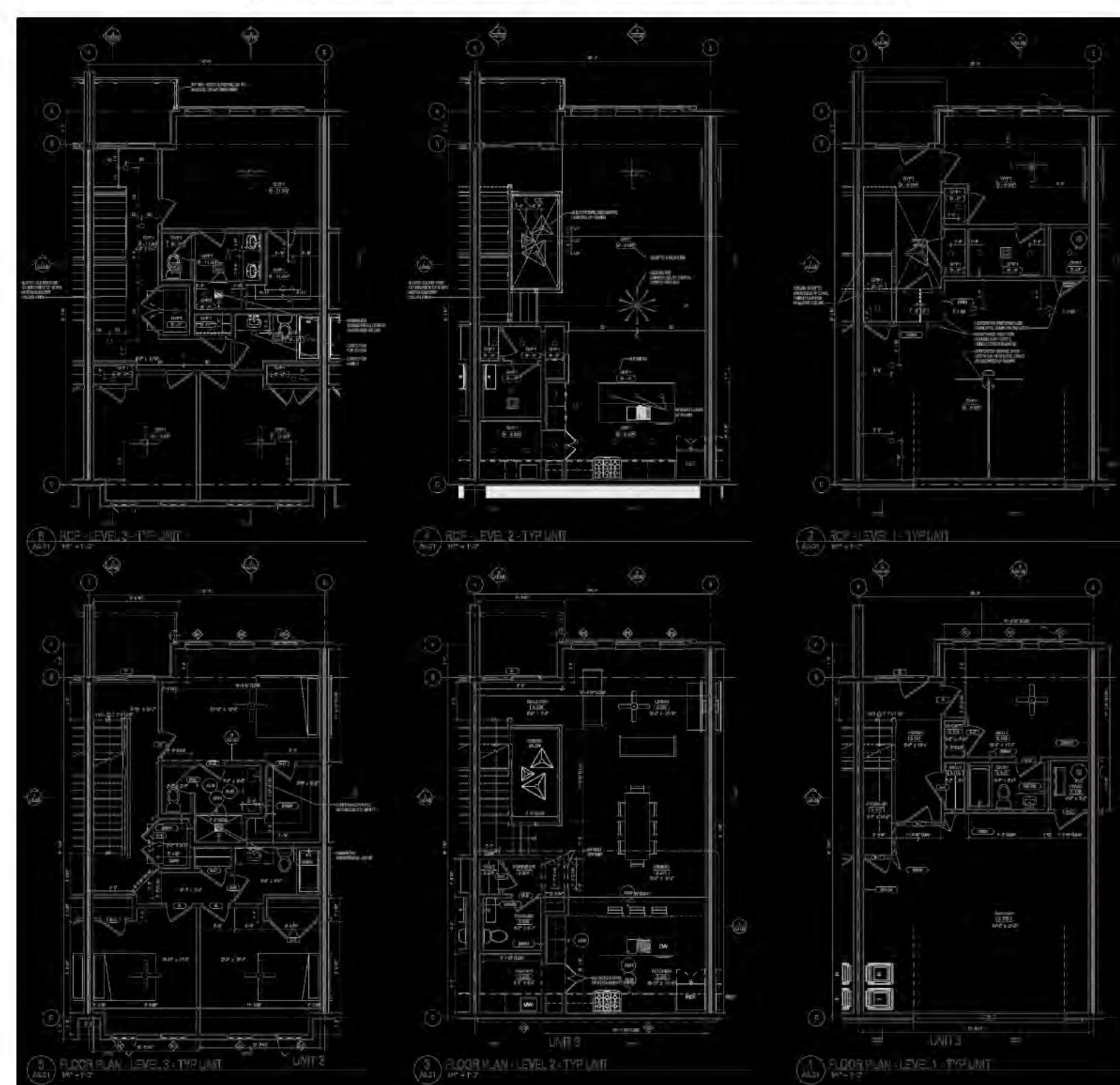
THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

SCOPE OF WORK:

PROPOSED SCOPE OF WORK INCLUDES CONSTRUCTION OF 6 ATTACHED RESIDENTIAL UNITS WITH ASSOCIATED UTILITY INFRASTRUCTURE AND COMMON ACCESS ALLEY. PROJECT TO BE UNDER THE DIRECTION OF A COMMON HOME OWNER'S ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL ONSITE PRIVATE UTILITY SYSTEMS.

TYPICAL UNIT LAYOUT



SUBDIVISION PLAN NOTES:

- TOTAL SITE AREA: 18,629 SF = 0.427 ACRES
- LOT SKETCH-CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. DEKALB COUNTY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF COMBINED PARCELS.
- EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY SURVEY DATED 5-23-17 BY SURVEY LAND EXPRESS.
- THE EXISTING SUBJECT PARCELS ZONING: MR-2 (INCLD' CZ-18-21945)
 - LOT WIDTH: 20FT
 - MAXIMUM LOT COVERAGE: 85%
 - MINIMUM LOT SIZE: 1,000SF
 - MAXIMUM BUILDING HEIGHT: 3 STORIES OR 45FT
- PROJECT RECEIVING WATERS ARE: UN-NAMED TRIBUTARY OF SUGAR CREEK
- NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13089C0127J DATED 5/16/2013.
- PRIOR TO CONSTRUCTION PROJECT REQUIRES DEKALB COUNTY LAND DISTURBANCE PERMIT REVIEW AND APPROVAL. EACH INDIVIDUAL TOWNHOME UNIT MUST RECEIVE BUILDING PERMIT APPROVAL.
- PROPOSED WATER AND SEWER INFRASTRUCTURE WITHIN TOWNHOME DEVELOPMENTS TO BE PRIVATE OWNED, OPERATED, AND MAINTAINED. ANY REQUIRED OFFSITE SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT. ALL COST AN ASSOCIATED REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SITE CONTAINS NO EXISTING PROPOSED BURY PITS.
- PROJECT PROPOSES NO INFRASTRUCTURE DEDICATION. PROPOSED STORMWATER SYSTEM AND PAVED ACCESS ALLEY TO BE PRIVATELY MAINTAINED BY HOME OWNER'S ASSOCIATION.
- ALL PROPOSED UTILITIES SERVING PROPOSED STRUCTURES ARE TO BE UNDERGROUND.
- NO STREET LIGHTS PROPOSED ALONG MEMORIAL DRIVE FRONTAGE.
- REQUIRED VARIANCES:**
 - VARIANCE TO ELIMINATE REQUIRED STREETScape AND SIDEWALK IMPROVEMENTS WITHIN THE ADJACENT RIGHT OF WAY (DEKALB COUNTY SECTION 5.4.3)
 - VARIANCE TO REQUIRED 50 FOOT TRANSITION YARD SETBACK AND BUFFER.

PROJECT ARCHITECTURAL REQUIREMENT NOTES:

- ALL SINGLE FAMILY ATTACHED DWELLINGS ARE SUBJECT TO SECTION 5.6.7 OF THE ZONING ORDINANCE, FACADES. FOR THE PURPOSES OF THIS SUBSECTION, A BUILDING FACADE SHALL BE CONSIDERED THE ENTIRE WALL SURFACE ON A BUILDING SIDE FROM GRADE LEVEL TO UNDERNEATH AN OVERHANG EAVE OR TO THE TOP OF A CORNICE. ALL SINGLE-FAMILY ATTACHED BUILDINGS SHALL COMPLY WITH THE FOLLOWING FACADE STANDARDS:
 - FACADES FACING A STREET SHALL PROVIDE DOORS, PORCHES, BALCONIES, OR WINDOWS IN THE FOLLOWING RATIOS:
 - A MINIMUM OF SIXTY (60) PERCENT OF FRONT FACADE; AND
 - A MINIMUM OF THIRTY (30) PERCENT OF SIDE AND REAR BUILDING FACADES.
 - ALL FRONT FACADES SHALL PROVIDE A MINIMUM OF THREE (3) OF THE FOLLOWING DESIGN FEATURES FOR EACH RESIDENTIAL UNIT:
 - PROJECTIONS OR RECESSES IN THE FACADE PLANE THAT CONTRAST WITH AN ADJOINING UNIT, WITH A MINIMUM DEPTH OR PROJECTION OF ONE (1) FOOT;
 - EXTERIOR BUILDING MATERIALS OR COLORS DIFFERENT FROM THE MATERIALS OR COLORS OF THE OTHER UNITS;
 - DECORATIVE PATTERNS ON EXTERIOR FINISH (E.G., SHINGLES, WAINSCOTING, WINDOW BOX, AND SIMILAR ORNAMENTAL FEATURES);
 - A DORMER WINDOW, CUPOLA, TURRET, TOWER, OR CANOPY;
 - A RECESSED ENTRANCE;
 - A COVERED PORCH OR BALCONY;
 - PILLARS, POSTS, OR PLASTERS;
 - A BOX OR BAY WINDOW WITH A MINIMUM TWELVE-INCH PROJECTION FROM THE FACADE PLANE;
 - EAVES WITH EITHER EXPOSED RAFTERS OR A CORNICE PROJECTING A MINIMUM (12) INCHES FROM THE FACADE PLANE; OR
 - A PARAPET WALL WITH AN ARTICULATED DESIGN THAT VARIES IN HEIGHT.
- FRONT FACADES SHOULD BE VARED TO AVOID LONG, FLAT BUILDING FRONTS SO THAT NO MORE THAN TWENTY (20) PERCENT OF THE FRONT FACADES OF THE UNITS IN THE SAME BUILDING ARE SUBSTANTIALLY THE SAME. UNLESS DESIGNED AS BRICK ROW HOUSES. COMPLIANCE WITH THIS SECTION SHALL BE CONFIRMED AT BUILDING PERMIT STAGE SHOULD SKETCH PLAT AND SUBSEQUENT LAND DEVELOPMENT PERMIT (LDP) BE APPROVED.

DEKALB COUNTY
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

CERTIFICATE OF CONFORMITY

JONATHAN HICKS, P.E. the engineer/surveyor
for the Subdivision known as 211 S. HOWARD TOWNHOMES
located on Land Lot 179 of the 15TH district, hereby
certify that no has been planned within the subdivision are non-conforming or will
result in any non-conforming lots.

JONATHAN HICKS, P.E.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
CIVIL ENGINEER



PROPERTY OWNER:
MERCER RONALD CHADWICK
163 SAMPSON STREET
ATLANTA, GEORGIA 30312
CONTACT:
CHAD MERCER
MOBILE: 678-410-2423

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1105 DRY POND ROAD
RANGER, GA 30734
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvgconsult.com

SKETCH PLAT COVER SHEET
FOR THE
211 SOUTH HOWARD TOWNHOMES
211 SOUTH HOWARD STREET
LAND LOT 179, 15TH DISTRICT,
DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
REFERENCE: LDP-AP#1247104

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	1/14/24
2	REVISED PER COUNTY COMMENT	4/29/24
3	REVISED PER COUNTY COMMENT	9/29/25
4	REVISED PER COUNTY COMMENT	2/25/26

JVG
Civil Engineering
1105 Dry Pond Road
Ranger, GA 30734
770-402-3471

DEVELOPER:
MERCER RONALD CHADWICK
211 SOUTH HOWARD STREET
ATLANTA, GEORGIA 30317

CONTACT:
CHAD MERCER
678-410-2423

Project	Sheet
211214	SP1
Project start Date	12/14/2023
Score	NA

GIS NOTE:
 EVEN THOUGH THEIR SURVEY DISPLAYS TWO NUMERICAL TRACT LABELS, TRACT 1 AND TRACT 2,
 THIS SURVEY ONLY PERTAINS TO PARCEL 15 179 06 062, WHOSE PRIMARY ADDRESS IS 211 SOUTH
 HOWARD STREET, AS STATED ON THE SURVEY.

FOR OFFICIAL USE ONLY

UTILITY PROTECTION CENTER
 IF YOU DIG GEORGIA...
 CALL US FIRST!
811
 IT'S THE LAW
 THREE WORKING DAYS BEFORE YOU DIG

TOTAL AREA
0.427 ACRES
18,629 SQ. FEET

ELEVATIONS BASED ON DEKALB COUNTY
 MONUMENT D60134 ELEVATION=1021.83

NOTES:
FLOOD HAZARD STATEMENT:
 THIS PROPERTY DOES NOT LIE WITHIN THE
 1% ANNUAL FLOOD (100-YEAR FLOOD)
 FEDERAL FLOOD HAZARD AREA AS
 PER PANEL NO. 13089C 0127J
 DATE: MAY 16, 2013

FIELD INFORMATION FOR THIS PLAT WAS
 OBTAINED WITH A 5 SECOND THEODOLITE
 AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP
 OR PLAT IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN 35,694 FEET
 AND AN ANGULAR ERROR OF 07 SECOND(S)
 PER ANGLE POINT AND WAS ADJUSTED BY
 LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURES AND IS FOUND TO BE
 ACCURATE WITHIN ONE FOOT IN 119,353 FEET.

ALL IRON PINS LABELED AS SET OR FOUND
 (IPS OR IPF) ARE 1/2" REBAR RODS,
 UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
 CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
 AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY
 OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
 CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
 THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES
 AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
 UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
 THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
 CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
 SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
 SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

FOR OFFICIAL USE ONLY

THIS PLAT HAS BEEN PREPARED FOR THE
 EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED
 HEREON. NO EXPRESS OR IMPLIED WARRANTIES
 WITH RESPECT TO THE INFORMATION SHOWN
 HEREON IS TO BE EXTENDED TO ANY PERSONS
 OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR
 STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL
 ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED
 BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY
 EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF
 THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT
 BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE
 UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE
 DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF PLAT MAKES NO WARRANTY OR GUARANTEE AS TO THE
 EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE
 SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY
 EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL
 INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR
 GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION
 BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR
 NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE
 PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE
 UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY
 GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
 REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,
 AND SEALED WITH A SURVEYOR'S SEAL.

IN MY OPINION THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED
 AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS AND
 REQUIREMENTS OF THE LAW.

THE OWNER OF THE PROPERTY IS RESPONSIBLE
 FOR COMPLIANCE WITH THE CORPS OF
 ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

ZONING INFORMATION
 ZONING PER DEKALB COUNTY, GEORGIA
 ZONED R-75
 (RESIDENTIAL MEDIUM LOT-75) DISTRICT
 BUILDING SETBACK REQUIREMENTS:
 FRONT - 30'
 SIDE - 7.5' INTERIOR - 30' CORNER LOT
 REAR - 40'
 MINIMUM LOT AREA - 10,000 S.F.
 LOT WIDTH AT STREET FRONTAGE - 75'
 LOT WIDTH AT BUILDING LINE - 75'
 MAXIMUM LOT COVERAGE - 35%

NOTE:
 ZONING INFORMATION SHOWN HEREON
 TAKEN FROM ZONING MAPS AND
 MUNICODE.COM ONLINE LIBRARY.
 NO ZONING REPORT PROVIDED FOR
 THIS PLAT.

FOR OFFICIAL USE ONLY

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REVISIONS
 CLIENT REQUESTED REVISIONS
 03/14/18 - DMJ
 CLIENT REQUESTED REVISIONS
 03/21/18 - DMJ
 CORRECT ZONING
 04/05/18 - HMG
 CHANGE ZONING FROM
 PROPOSED TO CURRENT
 03/27/18 - DMJ

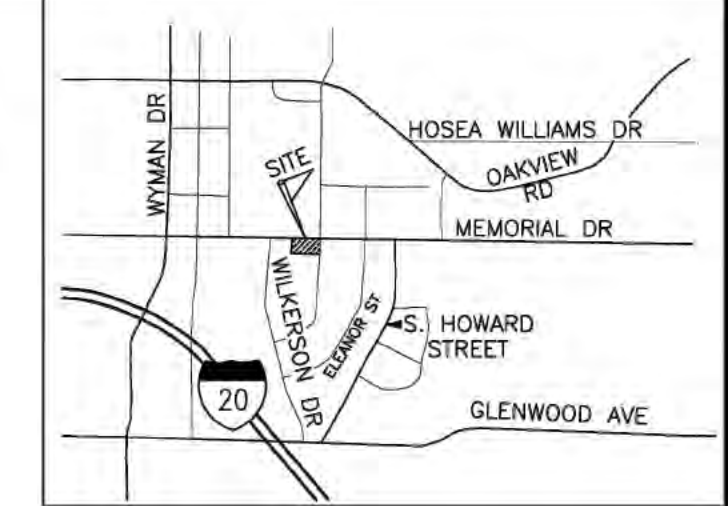
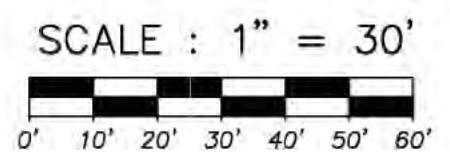
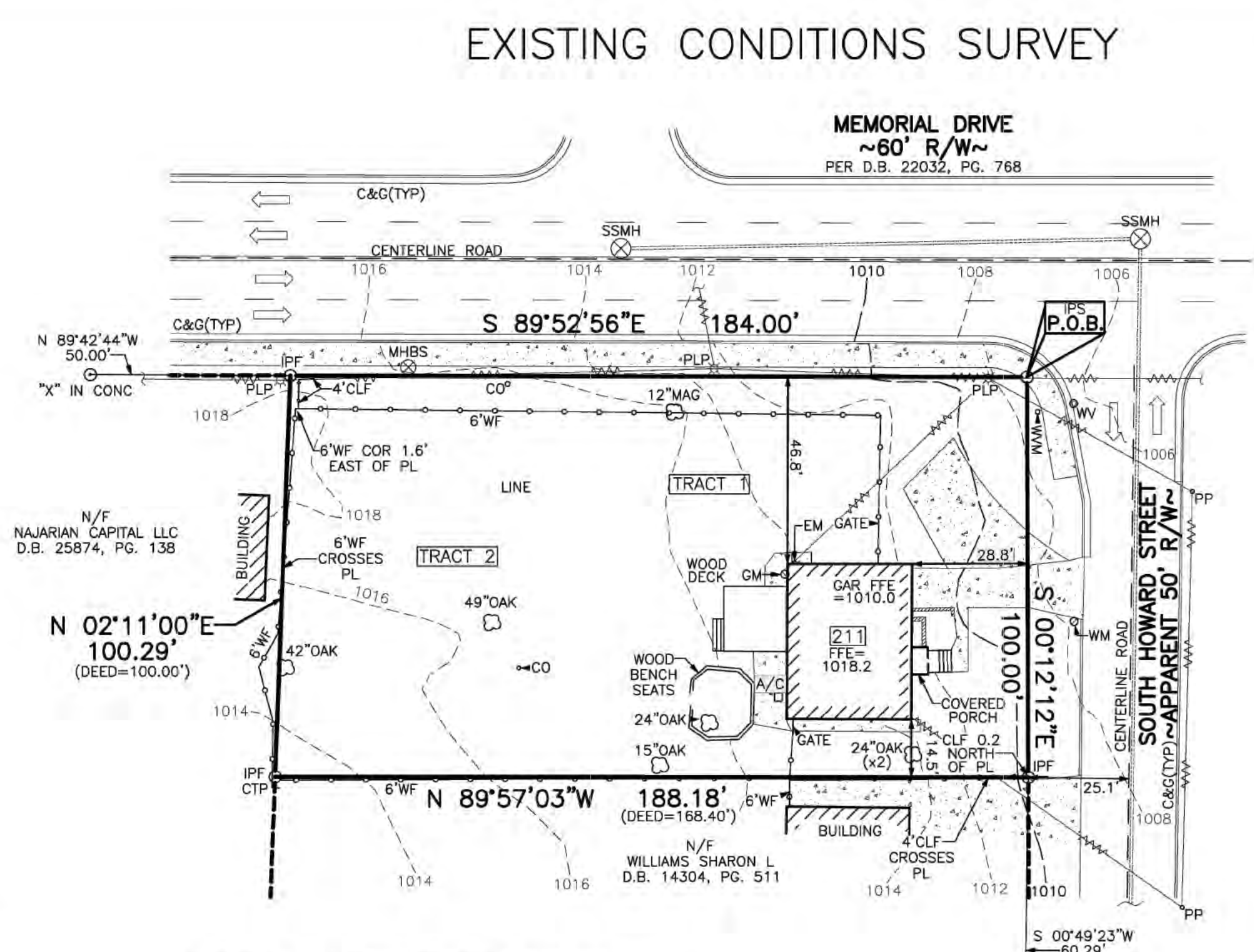
PROJECT DESCRIPTION: SUBDIVISION PLAT FOR:
BEN LEININGER
 211 SOUTH HOWARD STREET, ATLANTA, GEORGIA
 PARCEL I.D. # 15 179 06 062
 COUNTY: DEKALB DISTRICT: 15TH
 LAND LOT: 179 SECTION:

ADAM & LEE LAND PLATING
 5640 GA. HWY. 20 S.
 LOGANVILLE, GA. 30052 (770)554-8995
 www.adamandlee.com FAX=(770)554-8134



SIGNATURE: JAMES A. JACOBS
 PRINTED NAME: JAMES A. JACOBS
 DATE: 06/22/18

DATE OF PLAT PREPARATION
 10/31/17 BY: DMJ
 DATE OF FIELD PLAT
 10/26/17 BY: AMB
 DEED:
 PLAT: 24589, PG. 523
 SCALE: 1"=30'
 SHEET # 1 OF 3
 17279



- LEGEND**
- A/C AIR CONDITIONING
 - R/W RIGHT-OF-WAY
 - N/F ADJOINING OWNERSHIP
 - CLF CHAIN LINK FENCE
 - BSL BUILDING SETBACK LINE
 - CO CLEAN-OUT
 - CONC CONCRETE
 - C&G CURB & GUTTER
 - CP CALCULATED POINT
 - CTP CRIMP TOP PIPE
 - EM ELECTRICITY METER
 - GM GAS METER
 - IPF 1/2" REBAR
 - IPS 1/2" REBAR W/ CAP
 - PLP POWER LIGHT POLE
 - MHBS MANHOLE BELL SOUTH
 - PL PROPERTY LINE
 - PP POWER POLE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - REBAR REBAR
 - SSMH SANITARY SEWER MANHOLE
 - WF WOOD FENCE
 - TYP TYPICAL
 - WM WATER METER
 - WV WATER VALVE
 - WWM WATER VALVE MARKER
 - V--- OVERHEAD UTILITY LINES



2"x3" FOR OFFICIAL USE ONLY

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67,
 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED
 BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED
 BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON.
 SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
 APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER
 OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
 FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT
 THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR
 PROPERTY PLATS IN GEORGIA AS SET FORTH IN THE RULES AND
 REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
 ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A.
 SECTION 15-6-67.



DEMOLITION PLAN NOTES:
 DEMOLITION WORK SHOWN WITHIN THIS PLAN IS CONCEPTUAL AND FOR PRELIMINARY PLANNING PURPOSES ONLY. SEE ADDITIONAL INFORMATION WITHIN PERMITTED DEMOLITION PLAN PREPARED AT THE TIME OF DEVELOPMENT PERMIT APPROVAL.

SKETCH PLAT
 FOR THE
211 SOUTH HOWARD TOWNHOMES
 211 SOUTH HOWARD STREET
 LAND LOT 179, 15TH DISTRICT,
 DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
 REFERENCE: LDP-AP#1247104

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JVVG
 Civil Engineering
 1105 Dry Pond Road
 Ranger, GA 30734
 770-402-3471

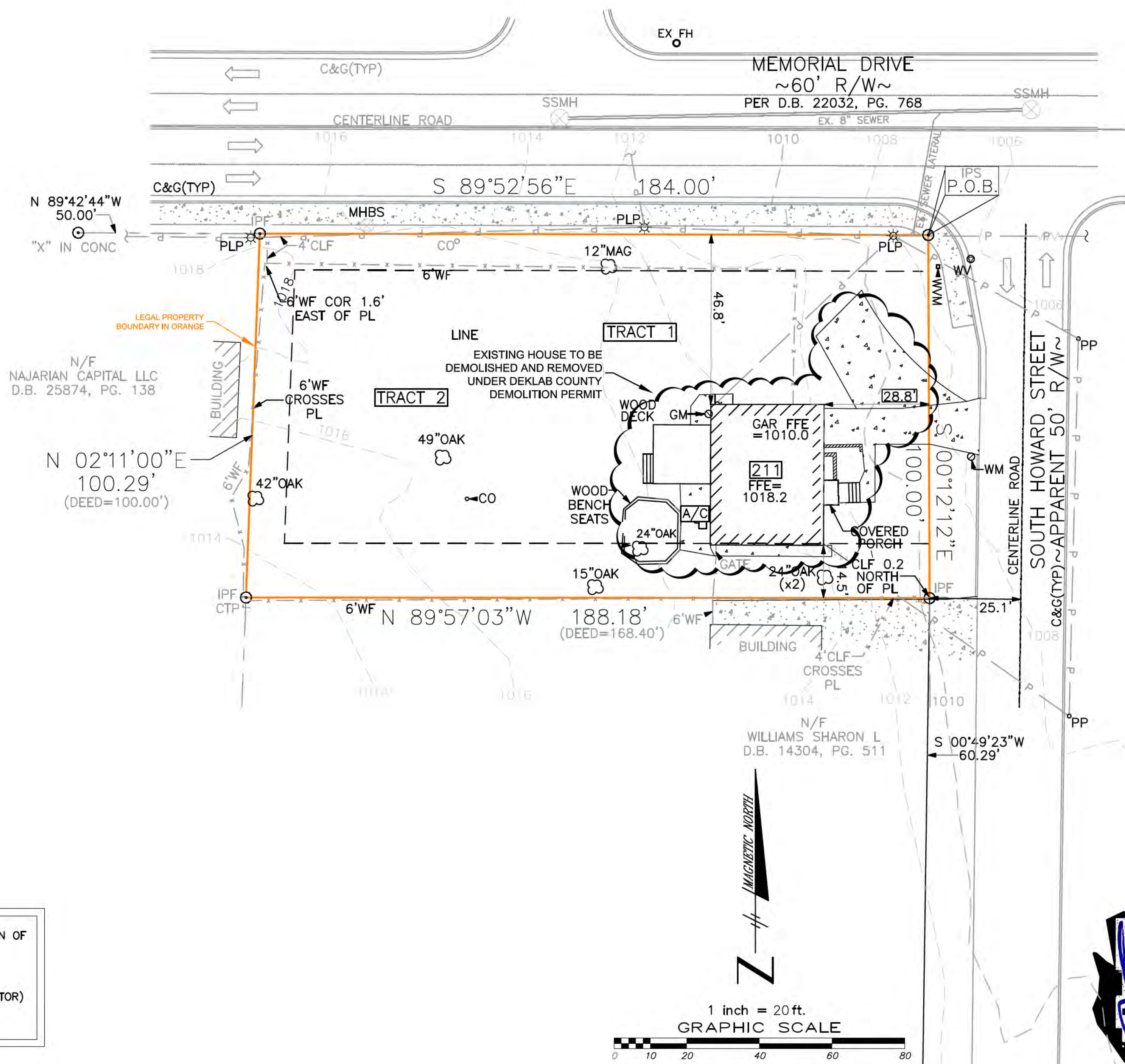
DEVELOPER:
 MERCER RONALD CHADWICK
 211 SOUTH HOWARD STREET
 ATLANTA, GEORGIA 30317

CONTACT:
 CHAD MERCER
 678-410-2423

Project	211214	Sheet	
Project start Date	12/14/2023	SP2.1	
Scale	1"=20'		

PROPERTY OWNER:
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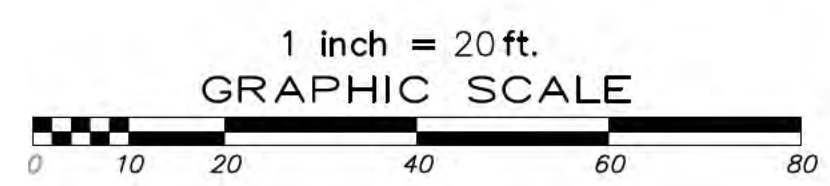


Map Unit Legend

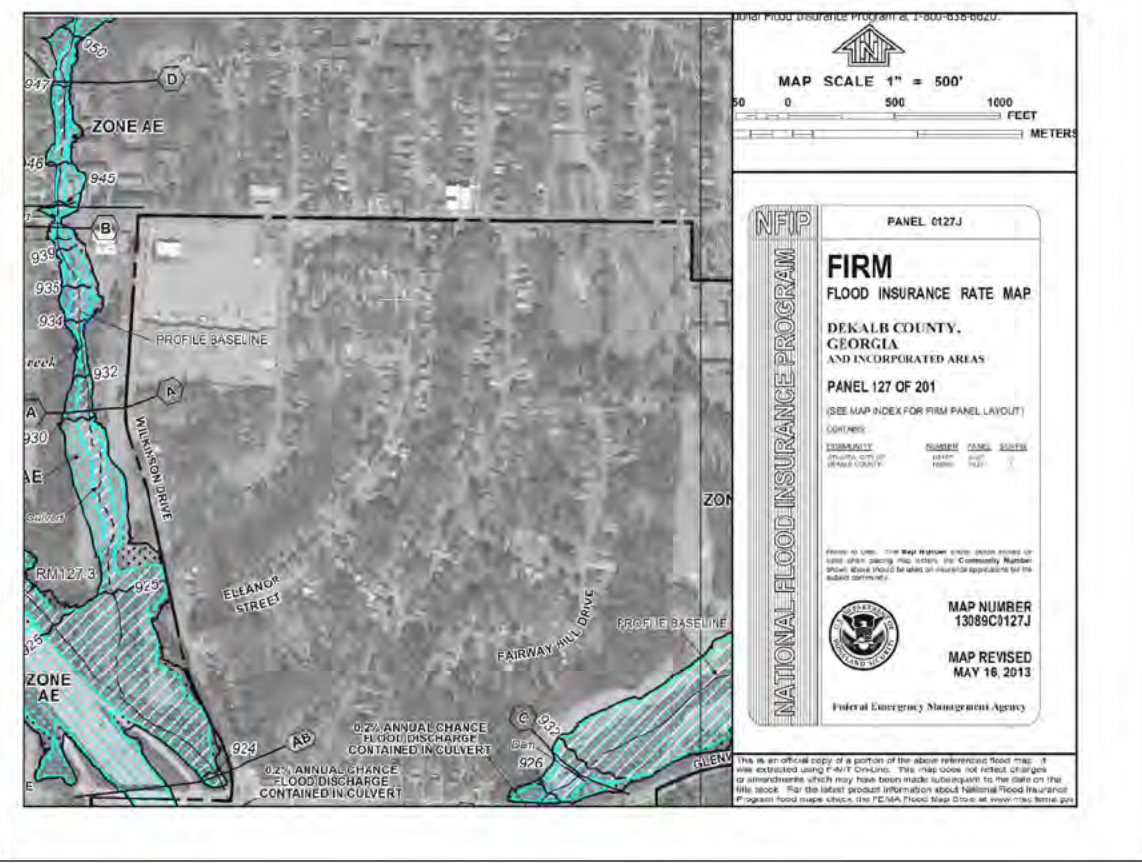
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CuC	Cecil-Urban land complex, 2 to 10 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

BY: _____ (BY DIRECTOR)
 PLANNING COMMISSION CHAIRMAN
 DEKALB COUNTY, GEORGIA



2-25-2026



DEKALB COUNTY SKETCH PLAT NOTES:

- PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS. ALL ONSITE STORMWATER RUNOFF TO BE CAPTURED AND ATTENUATED WITHIN PROPOSED ONSITE UNDERGROUND STORMWATER TREATMENT FACILITY AS SHOWN.
- PROPOSED DEVELOPMENT TO BE SERVED BY CITY OF ATLANTA WATER AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY OF MEMORIAL DRIVE.
- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA EPD.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

STORMWATER OPERATION AND MAINTENANCE NOTE:

DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT REQUIRED ON ALL PIPES, RETENTION/DETENTION FACILITIES AND OTHER STORMWATER INFRASTRUCTURE OUTSIDE THE COUNTY RIGHT-OF-WAY PER SEC. 22.5-41(C), SEC 14-32(C) OF THE COUNTY CODE.

PROPOSED SANITARY SEWER SERVICE NOTE:

PROPOSED SANITARY SEWER LATERALS TO BE INSTALLED PER DEKALB COUNTY WATERSHED STANDARDS AND SPECIFICATIONS. PROPOSED SDR-35 PVC SANITARY SEWER LATERAL TO BE INSTALLED WITH 36" MINIMUM BACKFILL COVER DEPTH AT 1.0% MINIMUM SLOPE.

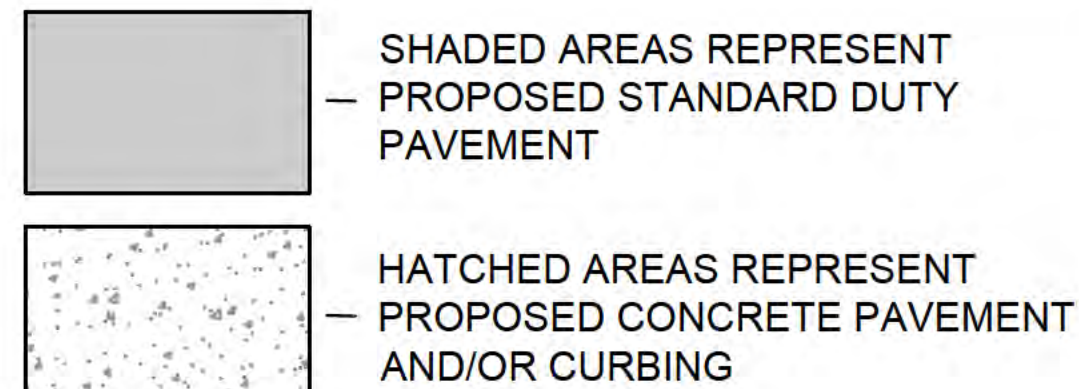


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CuC	Cecil-Urban land complex, 2 to 10 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA



PROPOSED PRIVATE COVENANT NOTE:

PROPOSED DEVELOPMENT TO INCLUDE A PRIVATE COVENANT AGREEMENT BETWEEN ALL HOMEOWNERS TO ALLOW FOR THE ENCROACHMENT, INSTALLATION, MAINTENANCE, AND REPAIR OF ALL COMMON UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SITE. A HOME OWNER'S ASSOCIATION WILL BE REQUIRED BETWEEN ALL PROPERTY OWNERS PRIOR TO CLOSE OUT OF PROJECT.

STORMWATER DISCHARGE NOTE:

DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE UPSTREAM DRAINAGE AREA AND SHALL BE DESIGNED TO PREVENT INCREASES IN DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER QUALITY MANAGEMENT FACILITIES SHALL BE ADEQUATE AS REQUIRED BY THE DEKALB COUNTY CODES. DEKALB COUNTY MAY REQUIRE THE USE OF CONTROL METHODS SUCH AS RETENTION OR DETENTION, AND OR THE CONSTRUCTION OF OFFSITE DRAINAGE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENTS

STORMWATER FEASIBILITY STATEMENT:

PROPOSED STORMWATER FACILITY #1 IS AN UNDERGROUND PERFORATED PIPE DETENTION AND INFILTRATION FACILITY WITH WEIR WALL OUTLET CONTROL STRUCTURE. SYSTEM DESIGN IS BASED UPON SOIL INFILTRATION TESTING DATA PROVIDED BY GEOWERKS ENGINEERING, REPORT DATED SEPTEMBER 25TH, 2025. SEE BELOW INFILTRATION BED SIZING CALCULATIONS. ADDITIONAL STORMWATER ANALYSIS AND DOCUMENTATION TO PROVIDED AT THE TIME OF LAND DISTURBANCE PERMIT SUBMITTAL.

FACILITY #1 RUNOFF REDUCTION (RRV) CALCULATIONS:

REQUIRED IMPERVIOUS STORMWATER RUNOFF TREATMENT TO BE PROVIDED WITHIN UNDERGROUND INFILTRATION SYSTEM DESIGNED AND INSTALLED PER THE GEORGIA STORMWATER MANAGEMENT MANUAL, LATEST EDITION. RETENTION/INFILTRATION VOLUME TO BE SUFFICIENT TO ACCOMMODATE AT A MINIMUM THE REQUIRED 1.0" COVER THE PROPOSED IMPERVIOUS AREA.

FOR THE RUNOFF REDUCTION VOLUME (RRV):

$RRV = 1.0 \times \text{IMPERVIOUS AREA}$

WHERE:

PROPOSED OR REPLACED ONSITE IMPERVIOUS AREA = 13,500 SF
 $RRV = 0.0833 \text{ FEET} \times 13,500 \text{ SF} = 1,125 \text{ CF}$

REQUIRED RRV = 1,125 CF
PROVIDED RRV = > 1,125 CF

INFILTRATION BED BENEATH DETENTION VAULT TO BE SIZED USING DARCY'S EQUATION:

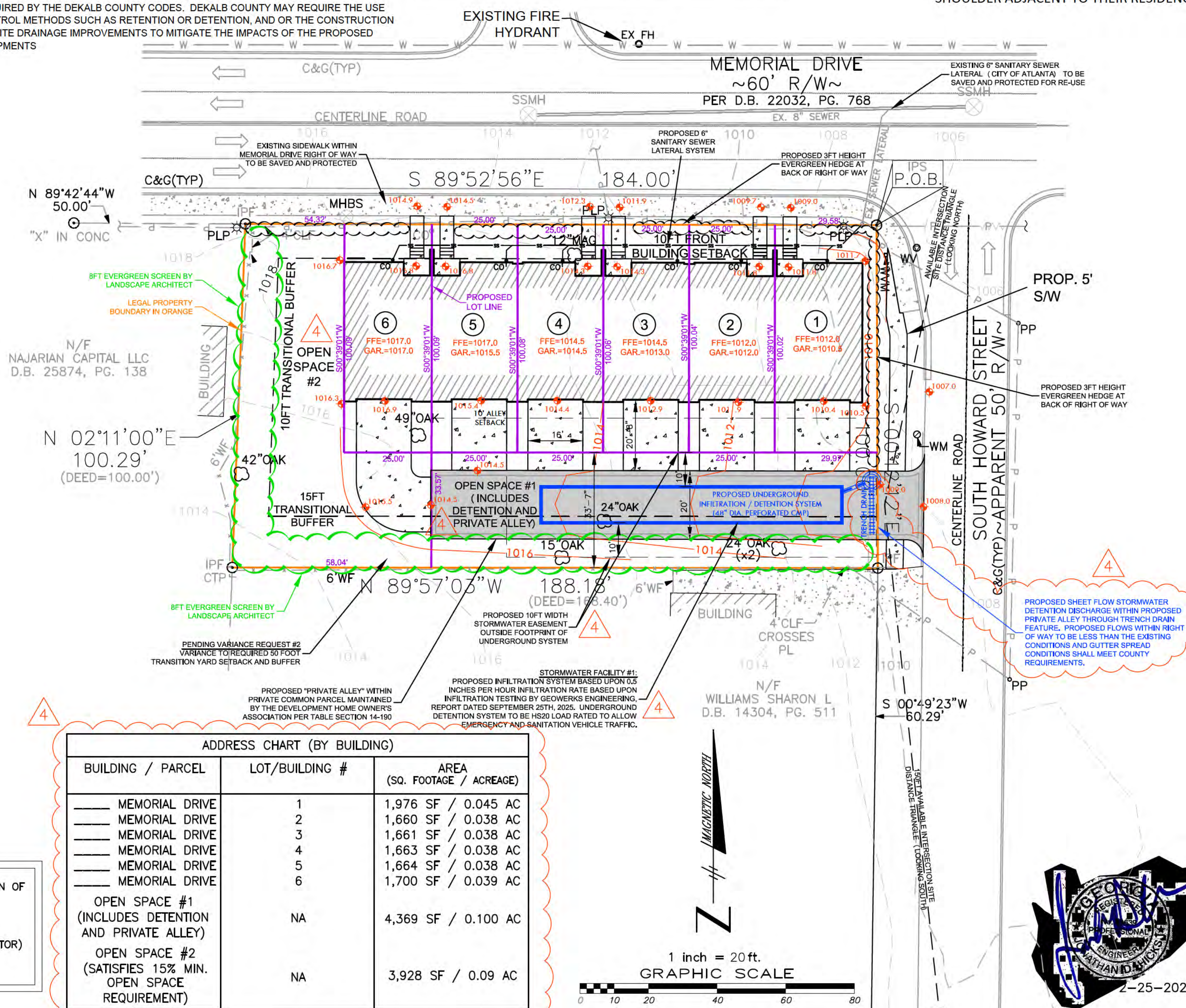
$A = RRV / (ND + KT12)$

WHERE:

A = INFILTRATION BED AREA (ACRES)
 N = SOIL POROSITY
 D = TRENCH DEPTH (FT)
 K = PERCOLATION (IN/FT)

N = 0.45
 D = 5.0 FT
 K = 0.8 IN/HR
 T = 48 HRS

A = 238 SF = REQUIRED INFILTRATION CONTACT AREA
 PROP. INFILTRATION CONTACT AREA (BENEATH SYSTEM) = 900 SF (GRAVEL BED AREA)



ADDRESS CHART (BY BUILDING)

BUILDING / PARCEL	LOT/BUILDING #	AREA (SQ. FOOTAGE / ACREAGE)
MEMORIAL DRIVE	1	1,976 SF / 0.045 AC
MEMORIAL DRIVE	2	1,660 SF / 0.038 AC
MEMORIAL DRIVE	3	1,661 SF / 0.038 AC
MEMORIAL DRIVE	4	1,663 SF / 0.038 AC
MEMORIAL DRIVE	5	1,664 SF / 0.038 AC
MEMORIAL DRIVE	6	1,700 SF / 0.039 AC
OPEN SPACE #1 (INCLUDES DETENTION AND PRIVATE ALLEY)	NA	4,369 SF / 0.100 AC
OPEN SPACE #2 (SATISFIES 15% MIN. OPEN SPACE REQUIREMENT)	NA	3,928 SF / 0.09 AC

DEVELOPMENT PLAN NOTES:

- TOTAL SITE AREA: 18,629 SF = 0.427 ACRES
- LOT SKETCH CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. DEKALB COUNTY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF COMBINED PARCELS.
- EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY OTHERS
- THE EXISTING SUBJECT PARCELS ZONING: MR-2
 -LOT WIDTH: 20FT
 -MAXIMUM LOT COVERAGE: 85%
 -MINIMUM LOT SIZE: 1,000SF
 -MAXIMUM BUILDING HEIGHT: 3 STORIES OR 45FT
- PROJECT RECEIVING WATERS ARE: UN-NAMED TRIBUTARY OF SUGAR CREEK
- NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13089C0127J DATED 5/16/2013.
- PRIOR TO CONSTRUCTION PROJECT REQUIRES DEKALB COUNTY LAND DISTURBANCE PERMIT REVIEW AND APPROVAL. EACH INDIVIDUAL TOWNHOME UNIT MUST RECEIVE BUILDING PERMIT APPROVAL.
- PROPOSED WATER AND SEWER INFRASTRUCTURE WITHIN TOWNHOME DEVELOPMENT TO BE PRIVATE OWNED, OPERATED, AND MAINTAINED. ALL COST AN ASSOCIATED REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF ATLANTA UNDER SEPARATE PERMIT.
- SITE CONTAINS NO EXISTING PROPOSED BURY PITS.
- PROJECT PROPOSES NOT INFRASTRUCTURE DEDICATION.
- ALL PROPOSED UTILITIES SERVING PROPOSED STRUCTURES ARE TO BE UNDERGROUND. PROPOSED ELECTRICAL POWER SERVICES ARE TO BE UNDERGROUND.
- NO STREET LIGHTS PROPOSED ALONG MEMORIAL DRIVE FRONTAGE.

SANITATION / SOLID WASTE SERVICE NOTE:

THE STREET ADDRESS NUMBER FOR EACH RESIDENCE IS TO BE VISIBLE FROM THE PRIVATE SERVICE ALLEY AND RESIDENTS MUST SET THEIR WASTE AND RECYCLABLE MATERIAL IN AN ACCEPTABLE CONTAINER ON THE ALLEY SHOULDER ADJACENT TO THEIR RESIDENCE.

SITE PLAN

FOR THE
211 SOUTH HOWARD TOWNHOMES
211 SOUTH HOWARD STREET
LAND LOT 179, 15TH DISTRICT,
DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
REFERENCE: LDP-AP#1247104

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