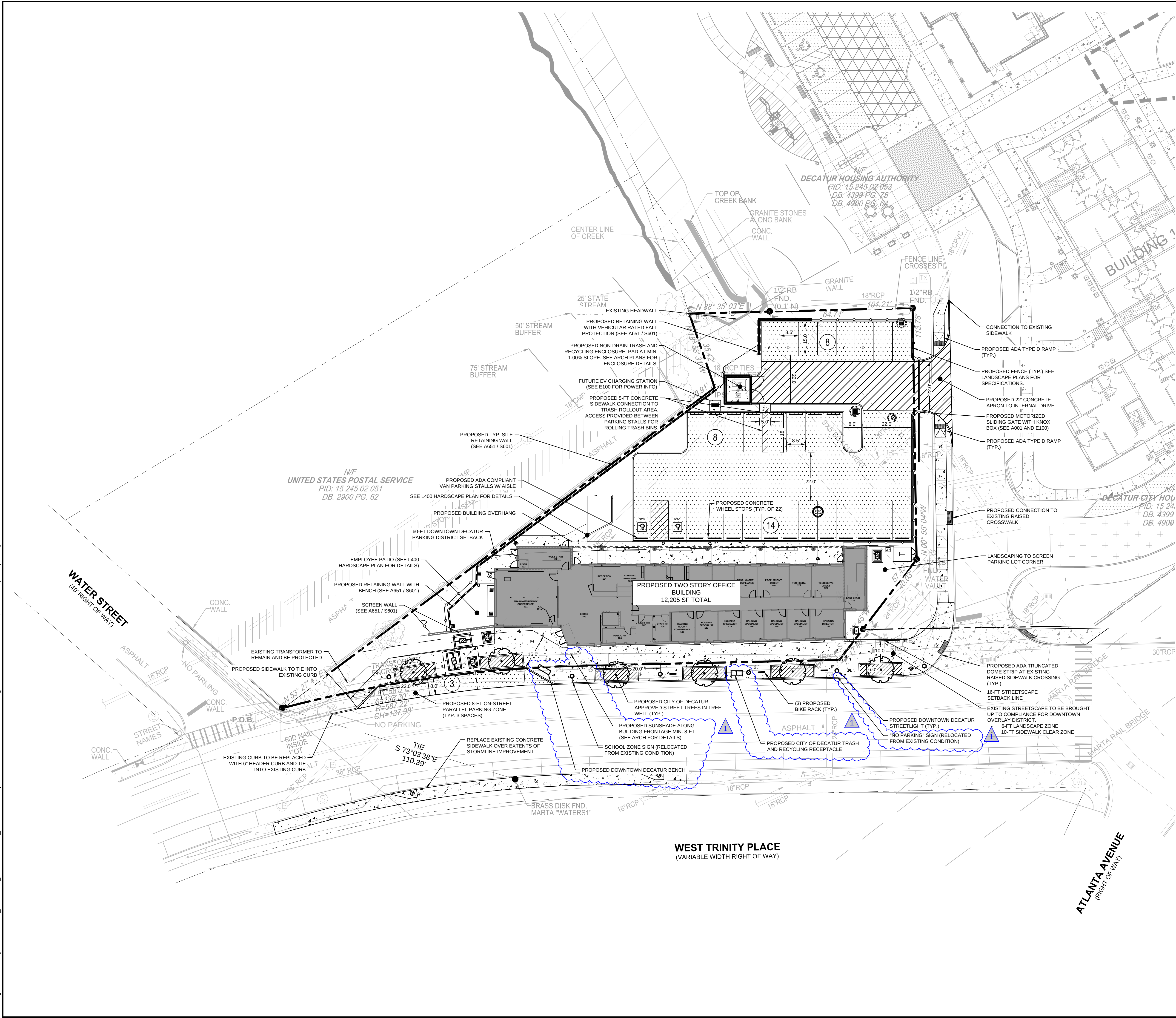




DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
CURRENT ZONING:	C-2 W/ DOWNTOWN DECATUR OVERLAY
SITE AREA:	0.58 ACRES
PROPOSED LAND USES & DENSITIES:	
OFFICE BUILDING	12,205 SF
PARKING SUMMARY:	
REQUIRED PARKING:	25 SPACES (TOTAL)
OFFICE (12,205 SF)	25 SPACES (1.0/500 SF)
MAXIMUM PARKING ALLOWED:	61 SPACES (TOTAL)
OFFICE (12,205 SF)	61 SPACES (1.0/200 SF)
PROPOSED PARKING:	30 SPACES (TOTAL)
OFFICE (12,205 SF)	30 SPACES (1.23/500 SF)
STANDARD	22 SPACES
COMPACT	6 SPACES
ADA	2 SPACES
PUBLIC ON-STREET PARKING:	3 SPACES
BICYCLE PARKING SUMMARY:	
REQUIRED PARKING :	2 SPACES (TOTAL)
(1 PER 20 AUTOMOBILE SPACES)	
MAXIMUM PARKING ALLOWED:	30 SPACES (TOTAL)
MINIMUM PARKING ALLOWED:	2 SPACES (TOTAL)
PROPOSED PARKING:	6 SPACES (TOTAL)
LANDSCAPE SUMMARY:	
TREES REQUIRED IN PARKING LOT	4 TREES (1.0/8 SPACES)
TREES PROVIDED	4 TREES (COMPLIES)
LANDSCAPE AREA REQUIRED	983 SF (10% OF PAVED AREA)
LANDSCAPE AREA PROVIDED	985 SF (COMPLIES)

- SITE NOTES:**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY PRAXIS3, DATED 02/18/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK LAND SURVEYING, INC., DATED 01/12/2021.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:	
	PROPERTY LINE
	BUILDING SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PARKING COUNT

WEST TRINITY PLACE
(VARIABLE WIDTH RIGHT OF WAY)

GRAPHIC SCALE IN FEET

0 10 20 40

Georgia 811
Utility Protection Center, Inc.
Know what's below.
Call before you dig.

PREPARED BY

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-9700
WWW.KIMLEY-HORN.COM

PROJECT

DECATUR HOUSING AUTHORITY

750 COMMERCE DRIVE #400
DECATUR, GA 30030

CITY AND COUNTY COMMENTS

DCOM SUBMITTAL

LDP SUBMITTAL

ISSUANCE AND REVISION DESCRIPTIONS

NO.	DATE	BY
01	07/16/2021	ECF
02	06/25/2021	ECF
03	05/07/2021	ECF

DHA OFFICE

511 W TRINITY PL. DECATUR, GA 30030
LAND LOT 245, 15TH DISTRICT

GSWCC NO. (LEVEL II) 0000068765

DRAWN BY ECF

DESIGNED BY BWS

REVIEWED BY BWS

DATE 07/16/2021

PROJECT NO. 013640002

TITLE

SITE PLAN

SHEET NUMBER

C200