



SCALE 1"=100'

CAROLYN AVE.

257' STREET

CLETA ST.

~ SITE DATA ~

- Total area in Addition... 112.344 Acres
- Area in Streets... 15.142 Acres
- Area in Lot 81... 0.683 Acres
- Area in Lot 75... 1.343 Acres
- Area in Lot 62... 2.342 Acres
- Area for Residential... 92.884 Acres
- Total Allowable Units... 651
- Single Family Housing Allowed... 139
- Multiple Family Units Allowed... 512

SPECIAL NOTES continued

- Any proposed use of the 22.754 acres (not presently designated as park) will require an amendment to the Residence Development Ordinance and approval from the Planning Commission and the Board of Zoning Adjustments without requiring such amendment.
- Prior to starting construction on any multifamily lot, a complete site plan will be submitted to the City of Decatur for approval. It is understood that a building permit will not be issued until each site plan is approved. This article lot 69, 70 and 101 through 109 and also lot 68.

SPECIAL NOTES CONCERNING LOT 160 THRU 182

- All work will be in accordance with City of Decatur standards.
- Prior to starting construction on any multifamily lot, a complete site plan will be submitted to the City of Decatur for approval. It is understood that a building permit will not be issued until each plan is approved and that no construction will be permitted until required planning procedures have been completed.
- The number of units proposed for each lot shall be as shown on this plan. In no case shall the number of units proposed for a lot be increased or decreased or increased to that of the total number of units is not increased.
- The number of units situated on any one lot in Lots 160 thru 182 shall exceed 12 Units and there shall not be more than one building per lot.
- No building situated on Lots 181 and 182 shall exceed 24 Units and there shall not be more than five buildings on each lot.
- No building situated on Lots 160 thru 182 shall exceed three stories in height according to appropriate ordinances.
- The minimum distance between any two buildings on Lots 181 and 182 shall not be less than 16 Feet.

REVISION	DATE	BY	DATE
1	12/17/78	WARREN E. HAGAN	
2	1/11/79	WARREN E. HAGAN	
3	1/11/79	WARREN E. HAGAN	
4	1/11/79	WARREN E. HAGAN	
5	1/11/79	WARREN E. HAGAN	
6	1/11/79	WARREN E. HAGAN	

WARREN E. HAGAN
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PROJECT NO. 901-5
SHEET NO.

PROPOSED N WOODFORD STREET

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