

ZONING NOTES: ZONED C1 (LOCAL COMMERCIAL DISTRICT) AS PER ANNIE WOODS WITH THE DEKALB COUNTY PLANNING AND ZONING DEPARTMENT. (404-371-4949)

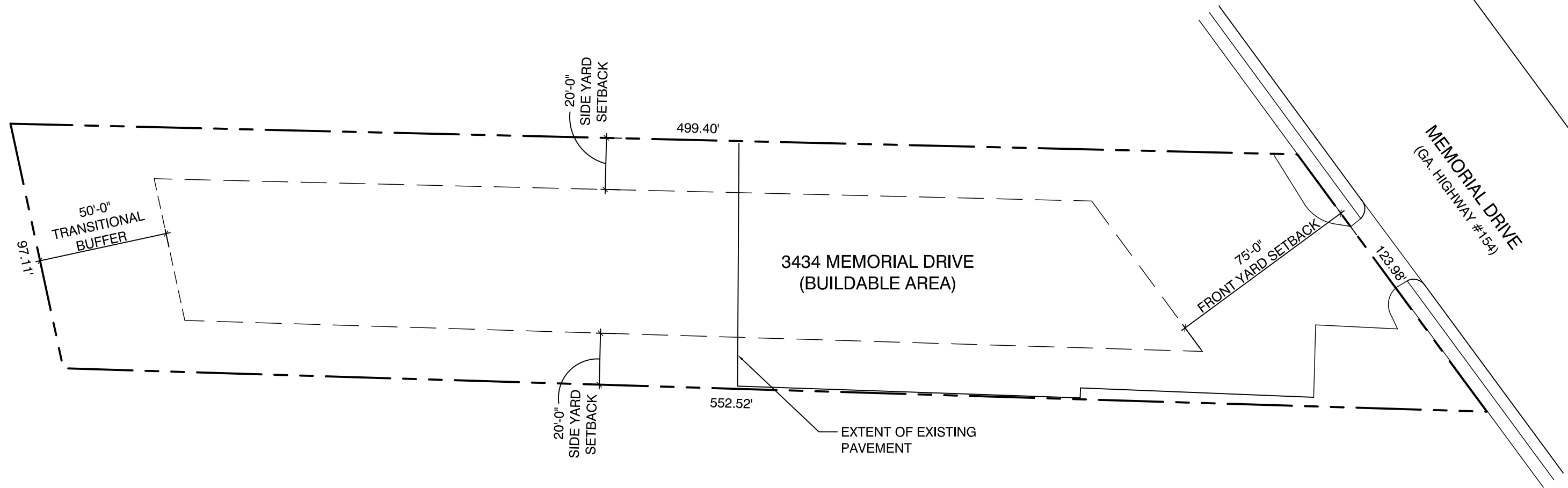
- SEC. 27-581. LOT WIDTH; LOT AREA; SETBACKS.  
 THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL LOTS AND STRUCTURES IN THE C-1 (LOCAL COMMERCIAL) DISTRICT:
- (A) LOT WIDTH: ALL LOTS SHALL HAVE AT LEAST ONE HUNDRED (100) FEET OF FRONTAGE AS MEASURED ALONG THE PUBLIC STREET FRONTAGE.
  - (B) MINIMUM LOT AREA: TWENTY THOUSAND (20,000) SQUARE FEET.
  - (C) MINIMUM SETBACK REQUIREMENTS:
    - (1) FROM PUBLIC STREET:
      - A. FRONT YARD: SEVENTY-FIVE (75) FEET.
      - B. SIDE YARD: FIFTY (50) FEET.
    - (2) INTERIOR SIDE YARD: TWENTY (20) FEET, FIVE (5) FEET WHICH SHALL BE PLANNED AND LANDSCAPED.
    - (3) REAR YARD: THIRTY (30) FEET.

SEC. 27-582. TRANSITIONAL BUFFER ZONE REQUIREMENT.  
 WHERE A LOT IN THE C-1 (LOCAL COMMERCIAL) DISTRICT ADJOINS THE BOUNDARY OF ANY PROPERTY WHICH IS ZONED FOR ANY R CLASSIFICATION, RM CLASSIFICATION, MHP CLASSIFICATION, OR TND CLASSIFICATION, A TRANSITIONAL BUFFER ZONE NOT LESS THAN FIFTY (50) FEET IN WIDTH SHALL BE PROVIDED AND MAINTAINED IN A NATURAL STATE. SAID TRANSITIONAL BUFFER ZONE SHALL NOT BE PAVED AND SHALL NOT BE USED FOR PARKING, LOADING, STORAGE OR ANY OTHER USE, EXCEPT WHERE NECESSARY TO GRADE OR MODIFY A PORTION OF THE TRANSITIONAL BUFFER ZONE FOR THE INSTALLATION OF UTILITIES NECESSITATED BY THE DEVELOPMENT. WATER DETENTION PONDS SHALL NOT BE LOCATED WITHIN TRANSITIONAL BUFFER ZONES. NO TREES, OTHER THAN DEAD OR DISEASED TREES, SHALL BE REMOVED FROM SAID TRANSITIONAL BUFFER ZONE, BUT ADDITIONAL TREES AND PLANT MATERIAL MAY BE ADDED TO THE TRANSITIONAL BUFFER ZONE. IN ADDITION, A SCREENING FENCE NOT LESS THAN SIX (6) FEET IN HEIGHT SHALL BE ERECTED AND MAINTAINED EITHER ALONG THE PROPERTY LINE OR WITHIN THE TRANSITIONAL BUFFER ZONE SEPARATING THE USE FROM THE ADJOINING RESIDENTIAL USE.

SEC. 27-584. HEIGHT OF BUILDINGS AND STRUCTURES.  
 THE MAXIMUM HEIGHT OF ANY BUILDING OR STRUCTURE SHALL NOT EXCEED TWO (2) STORIES AND THIRTY-FIVE (35) FEET. BUILDINGS EXCEEDING TWO (2) STORIES IN HEIGHT SHALL BE PERMITTED ONLY UPON APPROVAL OF A SPECIAL LAND USE PERMIT BY THE BOARD OF COMMISSIONERS.

EXCEPT WITH RESPECT TO THE OBLIGATIONS OF LANDLORD WHICH ARE EXPRESSLY PROVIDED IN THE LEASE, LANDLORD HAS MADE NO AGREEMENT, REPRESENTATION OR WARRANTY WITH RESPECT TO THE STATUS OR EXISTENCE OF ANY LEASE, OCCUPANCY OR USAGE OF ANY SPACE, OR THE EXISTENCE, DESIGN OR LOCATION OF ANY BUILDINGS, IMPROVEMENTS, PARKING AREAS, CURB CUTS, DRIVES OR OTHER COMMON AREAS WITH RESPECT TO THE SHOPPING CENTER OR ANY OUTPARCELS OR OTHER PROPERTY. LANDLORD BELIEVES THAT THE INFORMATION CONTAINED WITHIN THIS DRAWING IS PRESENTLY CORRECT, BUT LANDLORD MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO ITS ACCURACY OR WHETHER IT WILL REMAIN AS CONFIGURED, AND LANDLORD RECOMMENDS THAT ALL INFORMATION BE FIELD VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.

**ZONING: C-1**  
**SITE AREA = 1.15978 ACRES**  
**MAX. BUILDABLE AREA = 21,212 SF**



## 3434 MEMORIAL DRIVE: LEASING PLAN

3434 MEMORIAL DRIVE  
 DECATUR, GA. 30030

SCALE: 1"=40'

DATE: 11/23/11

DRAWN BY: CO



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