

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

1. WATER MAIN TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28"-20" EASEMENT ON ALLEYS, AND 20"-FEET WATER EASEMENT A ACCESS AND MAINTENANCE (PROVIDED FOR DEKALB COUNTY).
2. SANITARY SEWER MAIN (SEWER PROVIDED BY DEKALB COUNTY) TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28"-20" EASEMENT ON ALLEYS, AND 20"-FEET SANITARY SEWER EASEMENT A ACCESS AND MAINTENANCE.
3. SANITARY SEWER MAIN SHALL BE 6" DIP \pm 1% (MIN) WITH 4' COVER.
4. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE SANITARY SEWER LATERAL.
5. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE 3/4" WATER METER.
6. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

1. BOUNDARY AND TOPOGRAPHIC SURFACE INFORMATION PROVIDED BY GRESURVEYS DATES 1-9-2019
2. HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 130802D3561, PANELS 65, 66 OF 201, EFFECTIVE DATE MAY 1, 2015, AND THE PROPERTY DATA WITHIN A DESIGNATED FLOODWAY AND FLOOD ZONE AS
3. THE SITE IS LOCATED IN THE 18TH DISTRICT, LOT 27 AND 28 IN DEKALB COUNTY, GEORGIA WITHIN THE COUNTY OF DEKALB. THE PROPOSED USE OF THE MENTIONED SITE IS A MASTER PLANNED MIXED USE DEVELOPMENT FEATURING A 5 STORY OFFICE BUILDING, HIGHWAY LOADED AND REAR LOADED TOWNHOMES, AND MULTI-FAMILY DEVELOPMENT
4. THE EXISTING PAVEL NUMBER IS 16 022 01 001
5. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED
6. THERE ARE STATE WATERS LOCATED ON SITE
7. THERE ARE NO WETLANDS LOCATED ON SITE
8. THERE IS NO KNOWN EXISTING INERT WASTE BURY PITS ON THE SITE
9. THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE ACCORDING TO GNANHS MAPS
10. THE RECEIVING WATER, SOUTH FORK PEACHTREE CREEK, IS APPROXIMATELY 500' NORTHEAST OF THE SITE, AN UNNAMED TRIBUTARY OF THE INDIAN CREEK.
11. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.
12. MINIMUM STORM PIPE SIZE WITHIN PUBLIC EASEMENT SHALL BE 18 INCHES.
13. ALL STORM DRAIN PIPES LESS THAN 18" DIA. SHALL REMAIN PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
14. THE LOWEST FINISHED FLOOR ELEVATION (FFE) OF ANY PROPOSED HOME OR BUILDING SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR DETENTION POND STORAGE ELEVATION AND/OR INLET PONDING ELEVATION.
15. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND INSPECTIONS OF THE SITE'S WATER MANAGEMENT AGREEMENT. A COPY OF ALL FUTURE INSPECTIONS BY A REGISTERED ENGINEER SHALL BE FURNISHED TO DEKALB COUNTY.
16. SPEED LIMIT ON BUFF ZONE IS 25 MPH.
17. NO PRIOR SUBDIVISIONS HAVE BEEN LOCATED ON SITE.
18. NO VARIANCES ARE REQUIRED.

1. ALL APPROVED CONDITIONS SHALL BE NOTED ON THE SKETCH PLAT AND FINAL PLAT.
2. THE FINAL PLAT SHALL HAVE THE INDIVIDUAL UNITS AS DEPICTED ON SKETCH PLAT IN GENERAL LAYOUT ADDRESSED PER THE DEKALB COUNTY GIS DEPARTMENT AND PLATTED AS TAX PARCELS.
3. THE MINIMUM GROSS UNIT SIZE SHALL BE STATED ON PLAT AND THE TAX PARCEL DIMENSIONS NOTED.
4. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF ACCESS DRIVEWAYS, STREETS, UTILITIES, AND STORM MANAGEMENT FACILITIES WITHIN COMMON AREAS AND TO PROVIDE A DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS ADDRESSING MAINTENANCE RESPONSIBILITY.
5. PRIVATE STREETS SHALL BE NOTED AS SUCH AND SHALL MAINTAIN A MINIMUM OF 26 FEET OF PAVEMENT WIDTH FROM EACH CURB TO BACK OF CURB AND SHALL BE CONSTRUCTED TO THE SAME PAVING MATERIAL SPECIFICATION REQUIRED FOR PUBLIC STREETS SUBJECT TO DEKALB COUNTY APPROVAL.
6. ALL EASEMENTS SHALL BE PROVIDED SUBJECT TO THE REQUIREMENTS OF DEKALB COUNTY.
7. DRIVEWAYS SERVING INDIVIDUAL UNITS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM FACE OF GARAGE TO BACK OF SIDEWALKS ON FRONT LOADED UNITS, AND 20 FEET FROM FACE OF GARAGE TO BACK OF CURB ON REAR LOADED UNITS.
8. INDIVIDUAL WATER METERS SHALL BE PROVIDED TO EACH FEE SIMPLE LOT PER THE REQUIREMENTS OF THE DEKALB COUNTY WATER DEPARTMENT. PROVIDE NECESSARY SEWER EASEMENTS. SEWER MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPMENT.
9. ONLY THE BUILDING FOOTPRINT SHALL BE CONSIDERED AS A LOT. ALL OTHER AREAS SHALL BE CONSIDERED COMMON AREA.
10. VEHICLES MAY NOT PARK IN ALLEYS DURING WEEKDAYS.
11. ALL RESIDENCES SHALL HAVE HOUSE NUMBERS ON THE ALLEY SIDE OF THE RESIDENCE.
12. ALLEY ADDRESSED TO BE ASSIGNED OFF ALLEYS
13. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.



PgC2- Pacolet sandy clay loam, 2 to 10 percent slopes, eroded
 PtC- Pacolet sandy loam, 2 to 10 percent slopes
 PfD- Pacolet sandy loam, 10 to 15 percent slopes
 AmC- Appling sandy loam, 6 to 10 percent slopes
 Ud- Urban land
 GeB- Gwinnett sandy loam, 2 to 6 percent slopes
 W- Water
 PgD2- Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
 PuE- Pacolet-Urban land complex, 10 to 25 percent slopes

1. A COMMUNITY RECREATIONAL CENTER, CLUBHOUSE AND/OR FITNESS/HEALTH CENTER TO BE PROVIDED FOR OVERALL DEVELOPMENT WITHIN MASTER AMENITY AREA, PER SEC. 3.37.17.A OF THE GREATER HIDDEN HILLS OVERLAY.
2. 30 FOOT TRANSITIONAL BUFFER TO BE PROVIDED AROUND PERIMETER OF SITE PER SEC. 3.37.22 OF THE GREATER HIDDEN HILLS OVERLAY. BUFFER TO SERVE AS INTERPARCEL CONNECTION POINTS ONCE SITE IS DEVELOPED. LOCATIONS TO BE DETERMINED AND APPROVED BY DEKALB COUNTY PLANNING DIRECTOR.
3. 37.7 % OPEN SPACE PROVIDED THROUGHOUT SITE. OPEN SPACE AREAS TO BE AT GRADE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK AND BUILDING ENTRANCES. OPEN SPACE TO BE OPEN TO THE PUBLIC AND NOT BE AN EXISTING OR PLANNED NEARBY PUBLIC AMENITY INCLUDING, BUT NOT LIMITED TO, TRAIL NETWORKS, GREENSPACE OR PARK FACILITIES PER SEC. 3.37.23 OF THE GREATER HIDDEN HILLS OVERLAY.
4. 30% OF DEVELOPED FLOOR AREA SHALL BE PROVIDED AS OFFICE SPACE.



NOT TO SCALE



NOT TO SCALE

<u>SITE DATA</u>	
SITE AREA	+/- 54.65 ACRES
<u>ZONING</u>	
EXISTING ZONING	R100
PROPOSED ZONING	MU-HIDDEN HILLS TIER 5
ZONING JURISDICTION	DEKALB COUNTY, GEORGIA
<u>SETBACK REQUIREMENTS</u>	
FRONT SETBACK	MIN. 10 FEET/ MAX. 25 FEET
SIDE SETBACK (INTERIOR)	MIN. 15 FEET BETWEEN BLDGS. 2-STORY OR LESS/ MIN. 20 FEET BETWEEN BLDGS. GREATER THAN 2-STORIES
REAR SETBACK	15 FEET
MAX. BUILDING HEIGHT	75 FEET/ 5 STORIES
TRANSITIONAL BUFFER	30 FEET
<u>DEVELOPMENT STANDARDS</u>	
MULTI-FAMILY UNITS PROVIDED	240 UNITS
TOWNHOME COMMUNITY FACILITY & CLUBHOUSE	3,000 SF
24' X 50' FRONT ENTRY TOWNHOMES PROVIDED	157 UNITS
TOTAL RESIDENTIAL UNITS PROVIDED	460 UNITS
TOTAL SITE DENSITY PROVIDED	7.26 UPA
MAX. SITE DENSITY ALLOWED	12-24 UPA
TOTAL OFFICE FLOOR AREA	132,200 SF
<u>OPEN SPACE CALCULATIONS</u>	
MIN. OPEN SPACE REQUIRED	10.93 ACRES (20% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	20.80 ACRES (37.7% OF TOTAL SITE AREA)
RESIDENTIAL DEVELOPED AREA (INCLUDES BUILDING FOOTPRINTS, ROADS, DRIVEWAYS & PARKING)	25.34 ACRES (46.37% OF TOTAL SITE AREA)
<u>SQUARE FOOTAGE CALCULATIONS</u>	
MULTI-FAMILY SQUARE FOOTAGE	213,696 SF
TOWNHOME SQUARE FOOTAGE	157 UNITS X 1,990 SF = 312,430 SF
TOTAL RESIDENTIAL SQUARE FOOTAGE	526,126 SF OR 70% OF FAR
TOTAL OFFICE SPACE (COMMERCIAL)	225,500 SF OR 30% OF FAR
<u>PARKING REQUIREMENTS</u>	
MULTI-FAMILY PARKING REQUIRED	480 SPACES (2 SP/ DWELLING UNIT)
MULTI-FAMILY PARKING PROVIDED	512 SPACES (2.13 SP/ DWELLING UNIT)
TOWNHOME PARKING REQUIRED	314 SPACES (2 SP/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	471 SPACES (2 GARAGE + 1 DRIVEWAY SP.)
OFFICE PARKING REQUIRED	1 PER 500 SF, 451 SPACES
OFFICE PARKING PROVIDED	454 SPACES; 352 DECK & 102 SURFACE

1. A 5' BUFFER/ TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A 3' BUFFER/ ENCROACHMENT VARIANCE BY ORANGE COUNTY OR CALIF. E.P.D. AND CORPS OF ENGINEERS.
2. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEM. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND PERMITS HAVE BEEN OBTAINED.
3. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
4. PROPOSED PUBLIC ROADS WILL INCLUDE STORM WATER PIPES, SANITARY WATER PIPES, AND INFRASTRUCTURE.
5. THERE ARE NO ZONING CONDITIONS ON THE PROPERTY.
6. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE PROPOSED LOCATION OF FIRE HYDRANTS AND FIRE APPARATUS. CONSTRUCTION SHALL BEGIN UNTIL THE LAND DEVELOPMENT PERMIT HAS BEEN APPROVED AND OBTAINED.
7. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LDP SUBMITTAL.



350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

HIDDEN HILLS AT BIFFLE ROAD

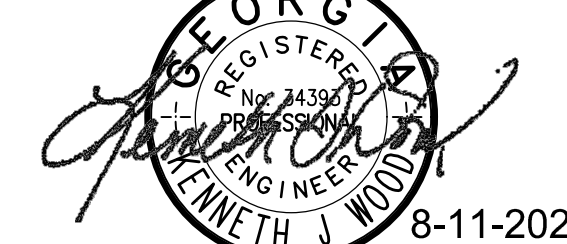
A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

5083 BIFFLE ROAD
STONE MOUNTAIN, GA 30088

FOR
MCKINLEY HOMES
655 ENGINEERING DRIVE, SUITE 208
PEACHTREE CORNERS, GA 30092
470-268-4202

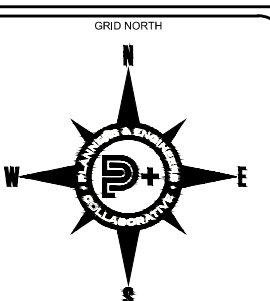
DEKALB AP # 1244609

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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2021

SCALE: 1" = 150'
DATE: AUGUST 11, 2021
PROJECT: 20251.00A



SPS

SHEET