

VAUGHNS RIDGE SKETCH PLAT

FOR
DOLLARMAN INVESTMENTS, LLC

2964 BRIARCLIFF RD. NE.

ATLANTA, DEKALB COUNTY, GA

AP#21051 (OLD)

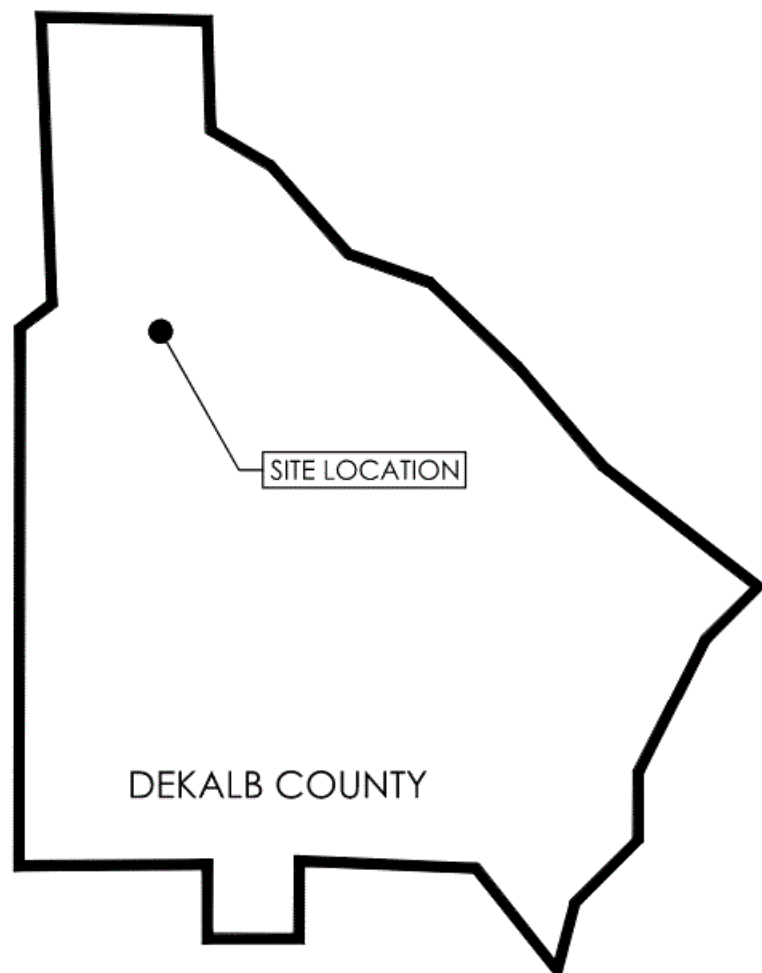
AP# 1244983 (CURRENT)

SITE INFORMATION

1. TAX PARCEL: 18 158 08 001
2. AP#: 20978 - OLD LDP
3. AP#: 21051 - SKETCH PLAT
4. AP#: 1244674 - CURRENT LDP
5. AP#: 1244983 - CURRENT SKETCH PLAT
6. CURRENT OWNER:
DOLLARMAN INVESTMENTS, LLC
750 HAMMOND DRIVE BUILDING 19, STE 300
ATLANTA, GA 30328
7. DEVELOPER INFORMATION:
DOLLARMAN INVESTMENTS, LLC
750 HAMMOND DRIVE BUILDING 19, STE 300
ATLANTA, GA 30328
8. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
9. PROPERTY ADDRESS:
2964 BRIARCLIFF ROAD NE
ATLANTA, GA 30329
10. ZONING DISTRICT: R-50 (Z-05-60)
11. TOTAL TRACT SIZE: 2.46 ACRES
SITE SIZE: 2.43 ACRES
RIGHT-OF-WAY DEDICATED TRACT: 0.03 ACRES
12. DISTURBED AREA: 1.66 ACRES
13. PROPOSED LOTS: 4 LOTS
14. EXISTING LOT COVERAGE: 0.20 ACRES
15. PROPOSED IMPERVIOUS AREA: 0.67 ACRES
16. PROPOSED % IMPERVIOUS AREA: 27.6%
17. DEKALB STREAM BUFFER VARIANCE: 75' TO 50'
GRANTED 2/9/2007
18. PARKING INFORMATION: 8 GARAGE SPACES
19. BURY PITS: NONE EXISTING OR PROPOSED
20. WETLANDS: NONE
21. PROJECT RECEIVING WATERS: UNNAMED
TRIBUTARY OF NORTH FORK PEACHTREE CREEK
22. TOTAL LOT FRONTAGE: 204.05 FEET

GENERAL NOTES

- THE INSTALLATION OF EROSION SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OR FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00 AM - 7:00 PM
SATURDAY 8:00 AM - 5:00 PM
- I, Thomas C. O'Barr, CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.



REVISION SUMMARY:

IN 2005, THE PROPERTY WAS REZONED TO R-50-C FOR 6 RESIDENTIAL LOTS, WITH VARIANCES TO REDUCE THE SIDE YARDS FROM 7.5' TO 5' AND WAIVE THE MINIMUM FRONTAGE FOR THE LOTS. IN 2007, A VARIANCE WAS GRANTED TO REDUCE THE STREAM BUFFER FROM 75' TO 50' (SEE SHEET C1.1). IN 2016, A BUILDER OBTAINED LDP APPROVAL FOR A SCALED DOWN PLAN WITH 5 RESIDENTIAL LOTS. THAT PRIOR BUILDER IS NO LONGER INVOLVED WITH THE PROJECT, AND THE HOUSES WERE NEVER BUILT DUE TO FEASIBILITY ISSUES WITH THEIR PLANS. THE REVISED PROPOSAL IS FOR 4 RESIDENTIAL LOTS WITH A SHARED DRIVEWAY EASEMENT. A PERMIT EXTENSION HAS BEEN GRANTED THROUGH MAY 17, 2021.

REQUIRED PERMITS

LAND DISTURBANCE PERMIT - ISSUED BY DEKALB COUNTY

SANITATION NOTE

1. TRASH SERVICE WILL BE PROVIDED BY DEKALB COUNTY

FIRE NOTE

- THE MAXIMUM ALLOWABLE STREET GRADES SHALL BE 7% GRADE
- "NO PARKING-FIRE LANE" SIGNAGE SHALL BE POSTED ALONG THE SHARED DRIVEWAY

UTILITY PROVIDERS

SANITARY SEWER: DEKALB COUNTY
WATER: DEKALB COUNTY

GIS NOTE

- INDIVIDUAL MAILBOXES ARE PLANNED FOR EACH LOT AS ALREADY APPROVED (AP# 20978)

DATA SOURCE NOTE:

"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM SURVEY DATED 4/12/05 & PREPARED BY: PERIMETER SURVEYING & DEVELOPMENT COMPANY AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK"

CALL BEFORE YOU DIG

COLOR CODES FOR UTILITY LOCATION

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	TELEPHONE/CATV
BLUE	WATER
GREEN	SEWER

IF YOU DIG GEORGIA CALL US FIRST!

1-800-282-7411
It's The Law!

THREE WORKING DAYS BEFORE YOU DIG GEORGIA CALL

Utilities Protection Center, Inc.

It's The Law!

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BLDG.	BUILDING	NS	NAIL SET
BSL	BUILDING SETBACK LINE	N.T.S.	NOT TO SCALE
BOC	BACK OF CURB	OC	ON CENTER
CMF	CONCRETE MONUMENT FOUND	OHC	OVERHEAD CABLE
CMP	CORRUGATED METAL PIPE	OHP	OVERHEAD POWER
C.O.	CLEAN OUT	OHT	OVERHEAD TELEPHONE
CONC.	CONCRETE	P.L	PROPERTY LINE
DI	DUCTILE IRON	R	RADIUS
DIA.	DIAMETER	RBF	REBAR FOUND
D.E.	DRAINAGE EASEMENT	RBS	REBAR SET
D.S.	DOWNSPOUT	RCP	REINFORCED CONCRETE PIPE
EL	ELBOW	REQD	REQUIRED
ELEV	ELEVATION	REV	REVISION
EXT.	EXTERIOR	RW	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	RWMF	RIGHT-OF-WAY MONUMENT FOUND
ETP	EXISTING TOP OF PAVEMENT ELEV.	SES	SAFETY END SECTION
FDC	FIRE DEPARTMENT CONNECTION	SF	SQUARE FEET
FES	FLARED END SECTION	SPECS	SPECIFICATIONS
FFE	FINISHED FLOOR ELEVATION	SAN	SANITARY SEWER
FG	FINISHED GRADE	SS	SANITARY SEWER
FM	FORCE MAIN	SSE	SANITARY SEWER EASEMENT
FO	FIBER OPTIC	SSMH	SANITARY SEWER MANHOLE
FOC	FACE OF CURB	STD	STANDARD
FT	FEET	STO	STORM
GAB	GRADED AGGREGATE BASE	TBC	TOP OF BACK OF CURB
HC	HANDICAP	TC	TOP OF CURB
HW	HEADWALL	TEL	TELEPHONE
IE	INVERT ELEVATION	THREL	THROAT ELEVATION
INCL.	INCLUDING	TG	TOP OF GRATE
INT.	INTERIOR	TP	TOP OF PAVEMENT
IPF	IRON PIPE FOUND	TS	TOP OF SIDEWALK
IPS	IRON PIPE SET	TY	TYPICAL
LF	LINEAR FEET	UGC	UNDERGROUND CABLE
MH	MANHOLE	UGP	UNDERGROUND POWER
NF	NAIL FOUND	UGT	UNDERGROUND TELEPHONE
NS	NAIL SET	WTR	WATER

GEOTECHNICAL NOTE:

1. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT PERFORMED FOR THE SITE. IF A GEOTECHNICAL REPORT WAS NOT PREPARED THE CONTRACTOR IS TO PERFORM HIS OR HER OWN ANALYSIS OF THE SOIL CONDITIONS AT THE PROJECT SITE OR LOCATION.
2. MAXWELL-REDDICK AND ASSOCIATES, INC. DOES NOT WARRANT OR IMPLY ANY WARRANTIES AS TO THE SUITABILITY OF THE SOIL CONDITIONS AT THE SUBJECT SITE.

NOTE TO CONTRACTOR:

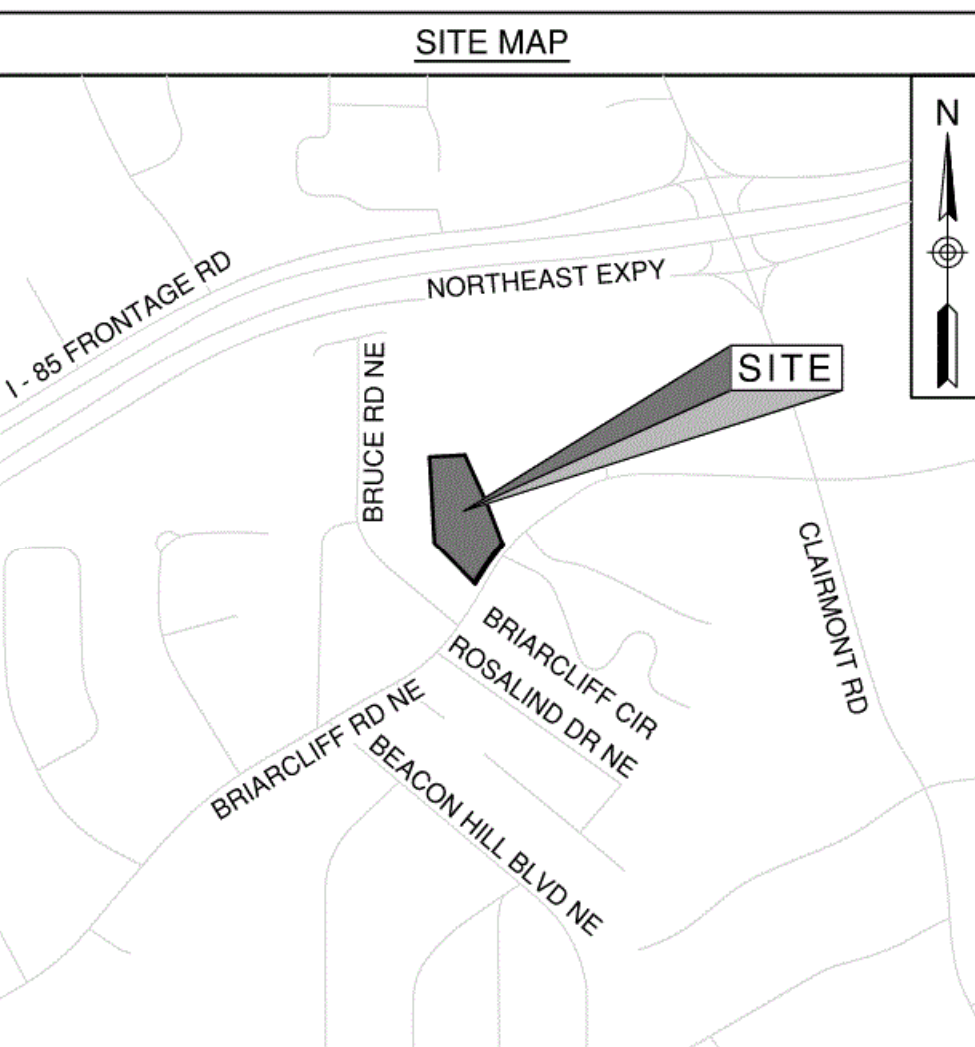
1. A LAND DISTURBING ACTIVITY PERMIT MUST BE OBTAINED PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
2. ALL UTILITIES SHALL BE LOCATED AND A DIGGING TICKET SHALL BE OBTAINED PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
3. IF ANY WETLANDS EXIST OR ARE FOUND TO EXIST ON THE SITE, NO DISTURBANCES SHALL OCCUR WITHIN THESE WETLANDS UNTIL THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS.
4. IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY PRIOR TO CONSTRUCTING SAID INCONSISTENT ENTITIES. IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE SAME, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO BE REDONE OR REINCURRED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT AND WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID ERRORS, DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME.

SITE ADDRESS:
2964 BRIARCLIFF ROAD NE
LAND LOT 158 & 196
18TH DISTRICT
TAX PARCEL #18 158 08 001
ATLANTA, GEORGIA 30329
DEKALB COUNTY, GA

PROJECT DIRECTORY

DEVELOPER: DOLLARMAN INVESTMENTS, LLC
750 HAMMOND DRIVE BUILDING 19, STE 300
ATLANTA, GA 30328
PHONE: JOHN DRYMAN (404) 832-5000
LD PERMITTING REPS: DAN COTTER & JIMMY BOBO (678) 808-8000

ENGINEER: MAXWELL-REDDICK AND ASSOCIATES, INC
2500 NORTHWINDS PKWY, SUITE 360
ALPHARETTA, GA 30009
PHONE: 404.693.1618



STATE WATERS / STREAM BUFFER NOTE:

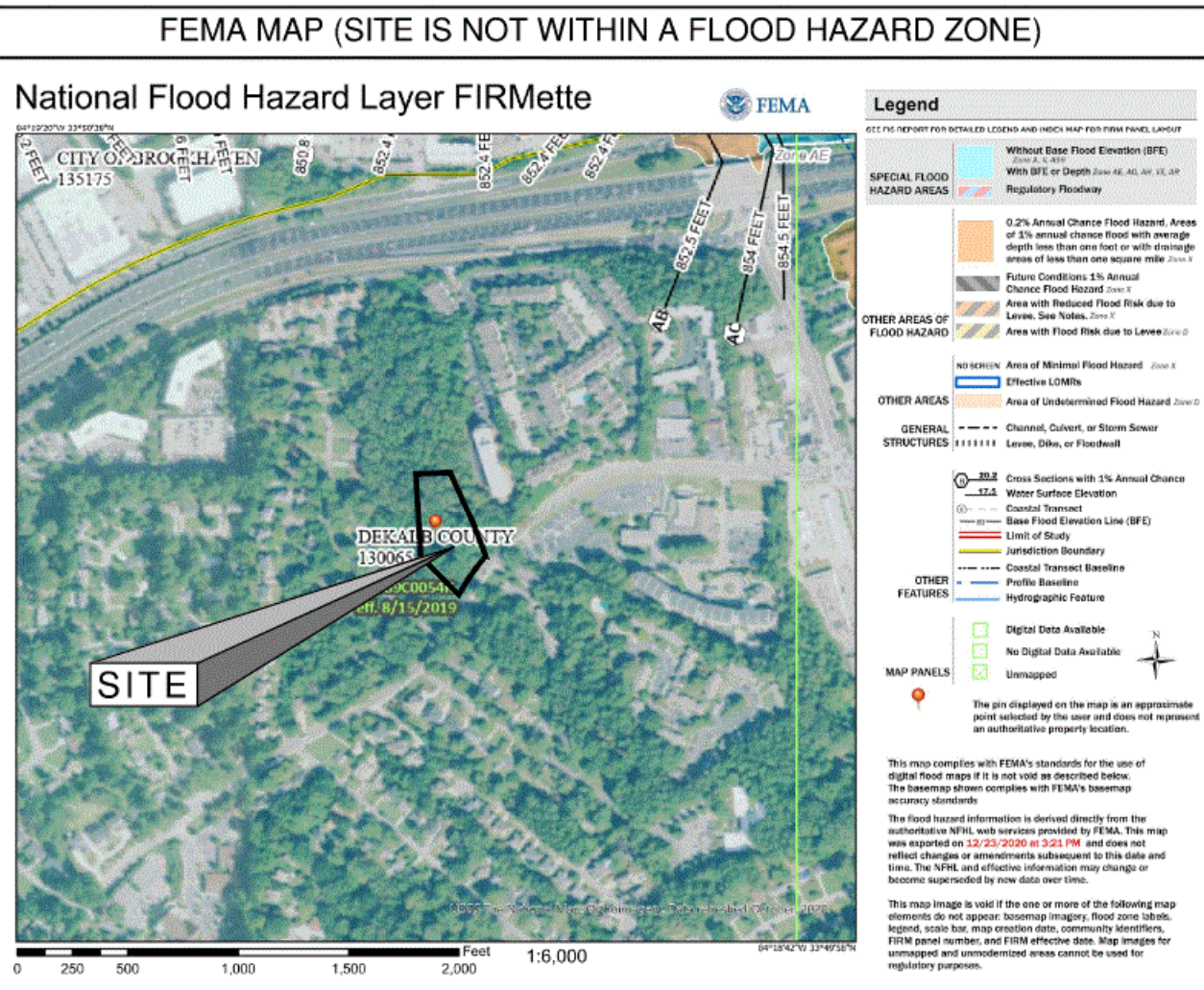
IN A MEETING ON 6/29/2017, GREG HUBBARD CONFIRMED THAT, UPON HIS REQUEST, THE GA EPD HAS DETERMINED THE LOCATION OF STATE WATERS ON THE SUBJECT SITE. GA EPD DETERMINED THAT STATE WATERS BEGINS AT THE BEGINNING OF THE PLUNGE POOL LOCATED AT THE END OF THE CONCRETE FLUME. THIS DETERMINATION CORRELATES WITH THE DETERMINATION OF ENVIRONMENTAL CONSULTANTS. SEE BELOW HISTORY OF STATE WATERS DETERMINATION.

A REPORT BY CAMPBELL ENVIRONMENTAL, DATED 12/19/2014, DELINEATES STATE WATERS: "AT THE END OF THE CONCRETE-LINED DITCH IS A PLUNGE POOL FILLED WITH WATER WHERE THE STREAM BEGINS." UNITED CONSULTING PERFORMED A STATE WATERS DELINEATION UPDATE JULY 2016. THEY CONFIRMED THAT STATE WATERS AND THE STREAM BUFFER BEGIN AT THE EASTERN END OF THE EXISTING CONCRETE FLUME. THE PROPOSED REPLACEMENT CULVERT WILL BE INSTALLED WITHIN THE AREA OF THE EXISTING FLUME. GRADING, RIP-RAP AND PROPOSED WATER QUALITY FACILITY WILL BE PLACED WITHIN THE AREA OCCUPIED BY THE EXISTING FLUME AND WILL NOT IMPACT THE STREAM.

FLOODPLAIN NOTE:

FLOODPLAIN MANAGEMENT COMPLIANCE: THE ENGINEER FOR THE LAND DEVELOPMENT PERMIT MUST ASSESS WHETHER OR NOT THE STREAMS THROUGH THE DEVELOPMENT HAS A DRAINAGE AREA OF ONE HUNDRED (100) ACRES OR GREATER AND IF YES THE ENGINEER MUST COMPLETE A FLOOD ANALYSIS, USING HEC-RAS, TO ESTABLISH AND DEFINE THE FUTURE-CONDITIONS FLOOD ELEVATIONS THROUGH THE PROPERTY. REFERENCE 14-429.(B).

THE STREAM ALONG THE EASTERN SIDE OF THE SITE HAS A DRAINAGE AREA OF 41.5 ACRES AT THE MOST DOWNGRADE POINT ON THE SITE (THE NORTHEAST CORNER OF THE SITE). AS SUCH, NO FLOOD STUDY IS REQUIRED.



SKETCH PLAT APPROVAL NOTE 1:

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF 2021.

BY: (BY DIRECTOR) PLANNING COMMISSION CHAIRMAN

DEKALB COUNTY, GEORGIA

SKETCH PLAT APPROVAL NOTE 2:

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.

SCOPE OF WORK FOR GIS DEPT.:

THE SITE IS A SMALL TRACT WITH TREE COVER. THE PROPOSED DEVELOPMENT WILL CONSIST OF CONSTRUCTING A RESIDENTIAL SUBDIVISION INCLUDING THE PROPOSED DRIVEWAYS, UTILITIES, AND STORMWATER DRAINAGE INFRASTRUCTURE. THE PROPOSED DEVELOPMENT WILL DISCHARGE INTO A STREAM LOCATED TO THE EAST OF THE SITE. THE DEVELOPMENT WILL HAVE GRADING, DRAINAGE, UTILITY, AND PAVING WORK.

THE EXISTING RESIDENCE, ACCESSORY BUILDINGS, AND DRIVEWAY HAVE BEEN REMOVED PREVIOUSLY. NO DEMOLITION PERMIT IS NECESSARY FOR THIS DEVELOPMENT.

CERTIFICATE OF CONFORMITY

I, THOMAS C. O'BARR, THE ENGINEER/SURVEYOR FOR THE SUBDIVISION KNOWN AS VAUGHNS RIDGE, LOCATED IN LAND LOT 158/196 OF THE 18TH DISTRICT, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.

SIGNATURE: Thomas C. O'Barr
NAME (PRINT): THOMAS C. O'BARR
ADDRESS: 2500 NORTHWINDS PARKWAY, SUITE 360
CITY, STATE, ZIP: ALPHARETTA, GA 30009

ELECTRONIC STAMP:



24 HOUR CONTACT

JIMMY BOBO
404.403.9101
EMAIL: JBBOBO@MINERVA-USA.COM

REVISION NOTE:

THE PRIOR BUILDER AND ENGINEER ARE NO LONGER INVOLVED WITH THE PROJECT, SO NO SHEETS HAVE BEEN RETAINED FROM THE ORIGINAL SET OF DRAWINGS. ALL SHEETS ARE NEW.

DEKALB COUNTY NOTES:

1. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
2. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.
3. DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

DWM INSPECTOR(S):

J. LOVE: (678)794-8144
D. TUCKER: (404)732-6411

ENGINEER'S CERTIFICATION STATEMENT

"WITH MY INITIALS AT THE LINE ABOVE AND MY SEAL AND SIGNATURE BELOW, I THOMAS C. O'BARR A PROFESSIONAL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT LICENSED IN THE STATE OF GEORGIA, HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED AND ATTACHED SUBMITTAL PLANS FOR A LAND DISTURBANCE PERMIT. IN MY OPINION THESE SUBMITTAL PLANS MEET ALL APPLICABLE REGULATIONS AND ORDINANCES OF DEKALB COUNTY, DEKALB COUNTY AND OTHER AFFECTED PARTIES MAY RELY ON THIS CERTIFICATION.

SIGNED: Thomas C. O'Barr GEORGIA REGISTRATION#: 32726

ASSOCIATED AP#:

1. AP# 21051 - SKETCH PLAT
2. AP# 20978 - OLD LDP

LAND DISTURBANCE FEES

DEKALB COUNTY: \$40 / DISTURBED ACRE
• 1.66 ACRES x \$40/AC = **\$66.40**

EPD: \$40 / DISTURBED ACRE
• 1.66 ACRES x \$40/AC = **\$66.40**

WATER AND SEWER NOTES

1. PROJECT DESCRIPTION:
 - A. EXISTING CONDITIONS:
 - NO WATER OR SEWER SERVICES EXIST ON THE SUBJECT SITE.
 - B. PROPOSED CONDITIONS:
 - 4 SINGLE FAMILY RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED ON THE PROPERTY. EACH UNIT WILL HAVE A 3/4" WATER METER. EACH BUILDING WILL HAVE A 6" SANITARY SEWER SERVICE. AN 8" WATER MAIN WILL BE CONNECTED TO THE EXISTING WATER MAIN ALONG BRIARCLIFF ROAD AND EXTENDED INTO THE SUBJECT PROPERTY. AN 8" SEWER MAIN WILL BE CONNECTED TO THE EXISTING SEWER MAIN ALONG BRIARCLIFF ROAD AND EXTENDED INTO THE SUBJECT PROPERTY. ALL WATER AND SANITARY SEWER MAINS WILL BE PUBLIC, UNLESS NOTED OTHERWISE.

SCHEDULE OF DRAWINGS

DWG. NO.	DESCRIPTION	SHT. NO.
C1.0	COVER SHEET	1
C1.1	ZONING NOTES - 1	2
C1.2	ZONING NOTES - 2	3
C2.0	EXISTING CONDITIONS PLAN	4
C2.1	TREE PLAN	5
C3.0	PROPOSED SITE LAYOUT PLAN	6

VAUGHNS RIDGE RESIDENTIAL SUBDIVISION
2964 BRIARCLIFF RD NE, ATLANTA, GA 30329
DEKALB COUNTY, GA
COVER SHEET

DESIGNED: TCO
DRAWN BY: THR
CHECKED: TCO

DATE: MAR. 01, 2021

JOB NO.: 2020-268

SCALE: AS SHOWN

DRAWING NUMBER

C1.0

SHEET NUMBER 1

Z:\Maxwell-Reddick & Associates\Jobs\2020\2020-268 Maxwel... Vaughns Ridge Engineering Design Drawings\VTL DETAILS, PLOT DATE: 8/10/2021 3:28 PM

Page 2

FOR USE BY COM
MISSION OFFICE/CLERK ONLY

ACTION: 18

MOTION was made by Commissioner Walldorff, seconded by Commissioner Gannon, and passed 7-0-0-0, to approve with conditions, the rezoning application of Thorwell Development, LLC. Commissioner Walldorff submitted a list of 9 conditions for the record to be kept on file in the Clerk's Office.

ADOPTED: AUG 23 2005 (DATE) CERTIFIED: AUG 23 2005 (DATE)
[Signature] PRESIDENT OFFICER [Signature] CLERK
DEKALB COUNTY BOARD OF COMMISSIONERS DEKALB COUNTY BOARD OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

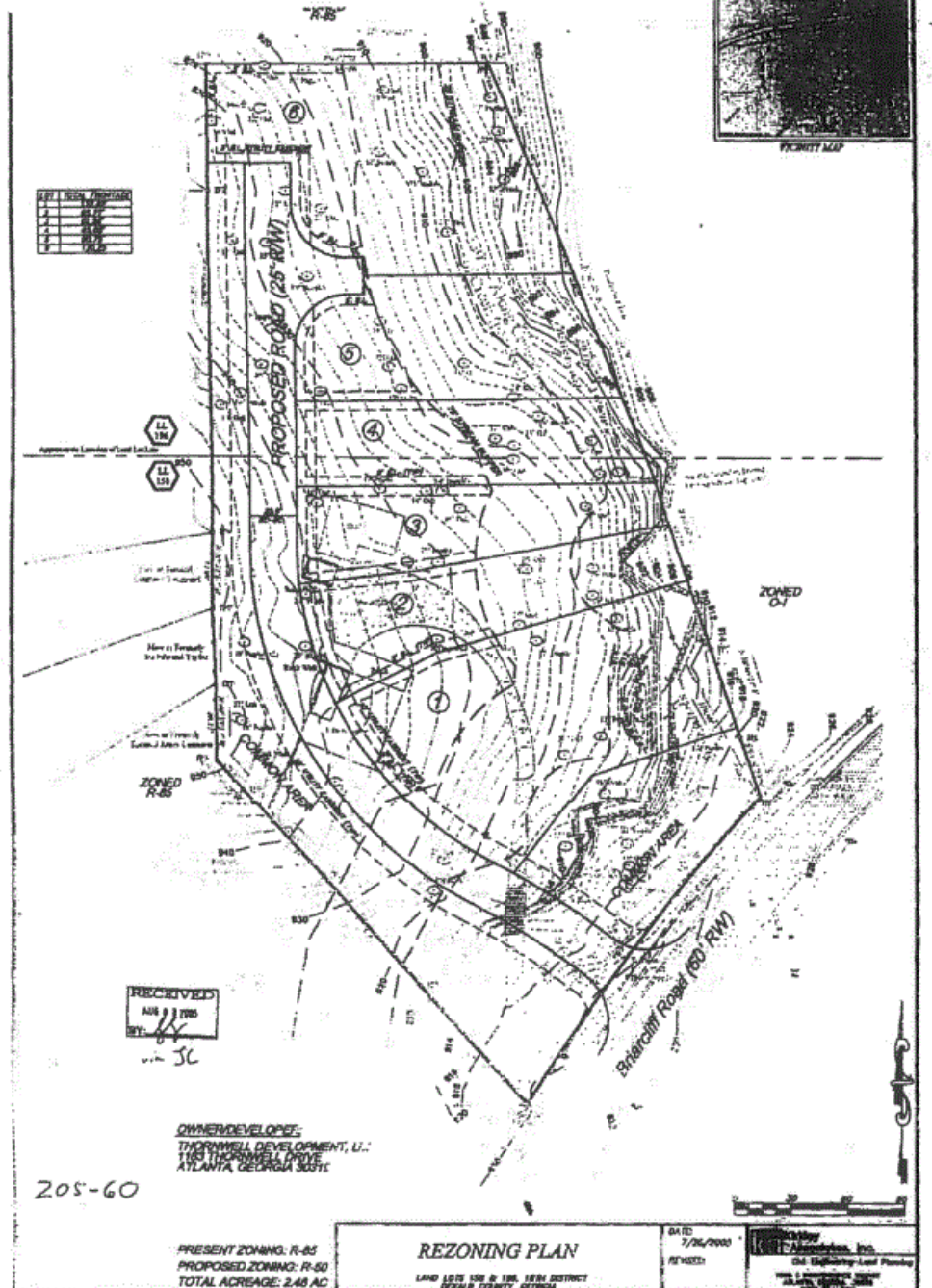
APPROVED: SEP 01 2005 (DATE) VETOED: _____
[Signature] CHIEF EXECUTIVE OFFICER _____ CHIEF EXECUTIVE OFFICER
DEKALB COUNTY DEKALB COUNTY

VETO STATEMENT ATTACHED:
MINUTES:

No one spoke for or against the application; decision only.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	X			
DISTRICT 2 - GALE WALLDORFF	X			
DISTRICT 3 - LARRY JOHNSON	X			
DISTRICT 4 - BURRELL ELLIS	X			
DISTRICT 5 - HANK JOHNSON	X			
DISTRICT 6 - KATHIE GANNON	X			
DISTRICT 7 - CONNIE STOKES	X			

- COMM. H.E. 8/22/06
ITEM NO. 18
CLERK'S OFFICE Conn Walldorff
- PROPOSED CONDITIONS
Zoning Application No. 05-60
Thorwell Development, LLC
2.5 acres located on Briarcliff Road.
1. R-50 zoning shall be conditioned upon the construction of no more than 6 houses substantially in accordance with the conceptual plan prepared by Kirkley and Associates dated July 28, 2005.
 2. There shall be a mandatory homeowner's association which shall own and maintain all common areas.
 3. Restrictions shall be noted on the final plat and deeds which preclude building sheds, storage buildings or gazebos within the 75-foot stream buffer; provided however, such restrictions shall not prevent a homeowner from constructing a chain-link fence within the stream buffer. No such fence shall cross or immediately abut the stream.
 4. Developer shall, prior to applying for a preliminary plat, enter into a boundary-line agreement with Briarcliff Oaks regarding the potential boundary line dispute.
 5. Developer shall coordinate with the owners of lots to the east of Bruce Road to effect replanting in disturbed areas lying of suitable landscaping along the western boundary of the subject property (between the western boundary and the western boundary of the right-of-way of the road proposed for the subdivision) to provide screening between the R-85 zoned property to the west and the subdivision.
 6. No retaining wall shall be constructed behind proposed houses (eastern face) along the 75-foot stream buffer; provided however that Developer may construct those retaining walls necessary to effect road construction including construction of the hammerhead road design.
 7. Except during construction, the subdivision shall not be gated.
 8. Developer shall design and utilize adequate erosion and sedimentation control devices during construction to minimize any impact on the stream on the eastern and southern boundary of the property.
 9. Developer shall not seek variances for a reduction in the 75-foot stream buffer.



DEKALB COUNTY PLANNING DEPARTMENT
1300 Commerce Drive, Suite 400, Decatur, Georgia 30030-3221
Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning

The Honorable Vernon Jones
Chief Executive Officer

Sabrina A. Freeman Director

12
BOARD OF COMMISSION DISTRICT (S): 2 & 6

PARCEL-ID: 18-158-08-001

APPLICATION NO: A-05163

APPLICANT: Thorwell Dev. c/o Phears & Moldovan

OWNER: Leila Mae Rodgers Vaughn

LOCATION: The property is located on the northwest side of Briarcliff Road, approximately 150 feet north of its intersection with Bruce Road.

PROJECT NAME: 2964 Briarcliff Road

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, October 12, 2006 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

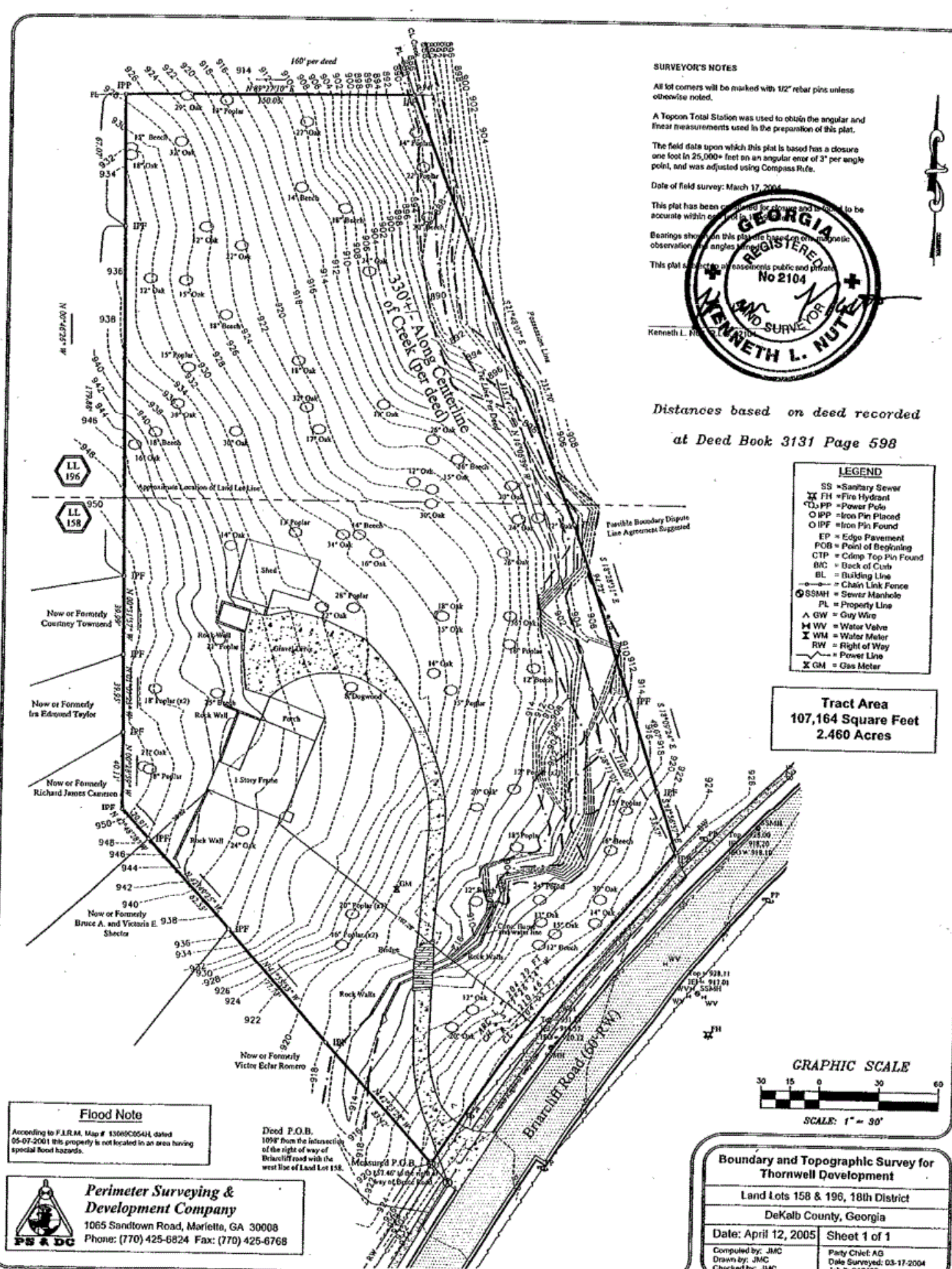
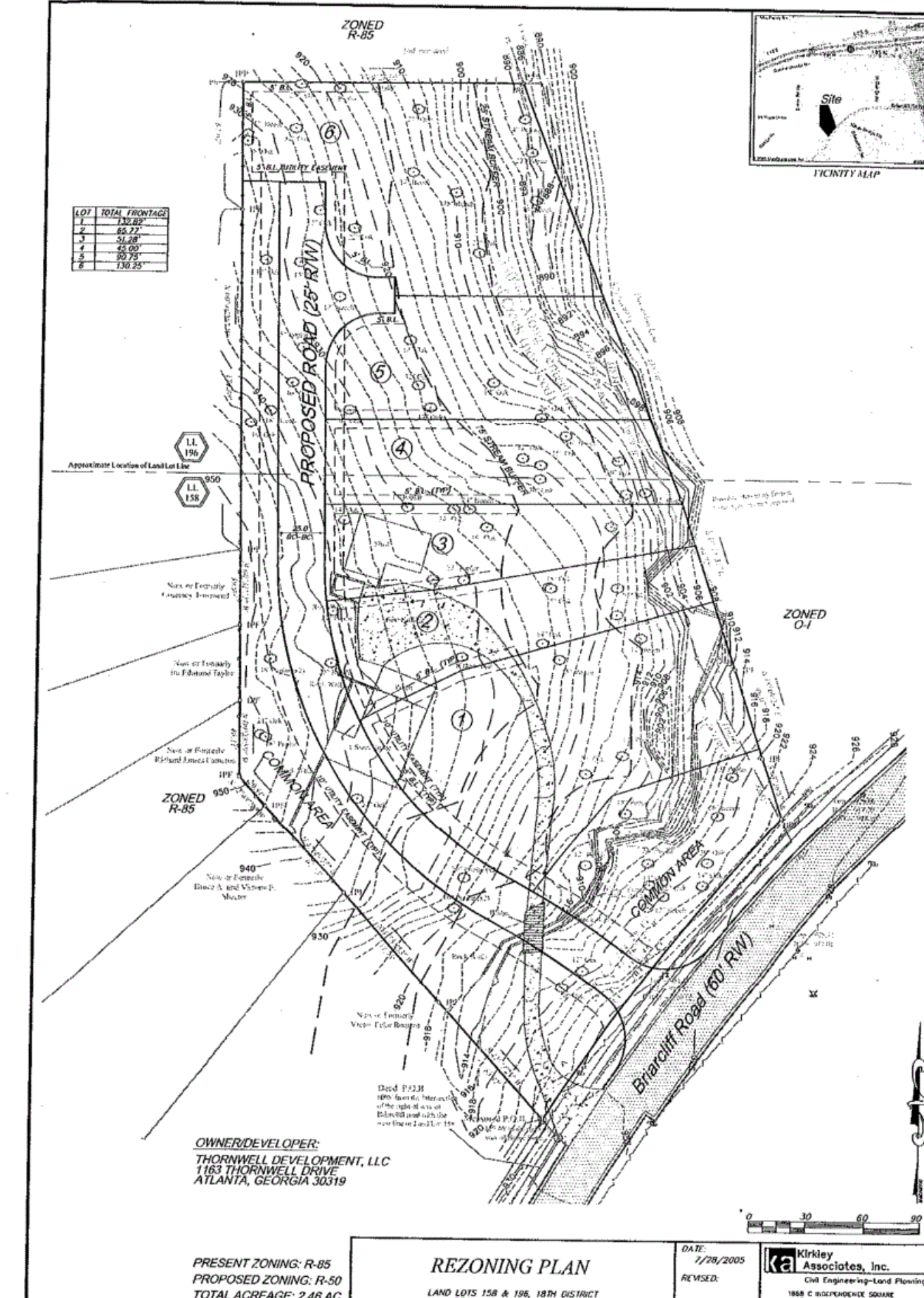
BOA ACTION: Approval, condition to option #2, to allow lot width reduction to zero(0) feet or a lot width reduction (variable) per site plan(conditionally zoned by the Board of Commissioners on August 23, 2005); and to reduce the side yard setback from seven and one half feet (7.5) to five (5) feet.

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after the final decision of the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

The deadline for filing such an appeal will be at 5:00 p.m. Thursday, November 10, 2005



ELECTRONIC STAMP:



NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWLEDGE OF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS.

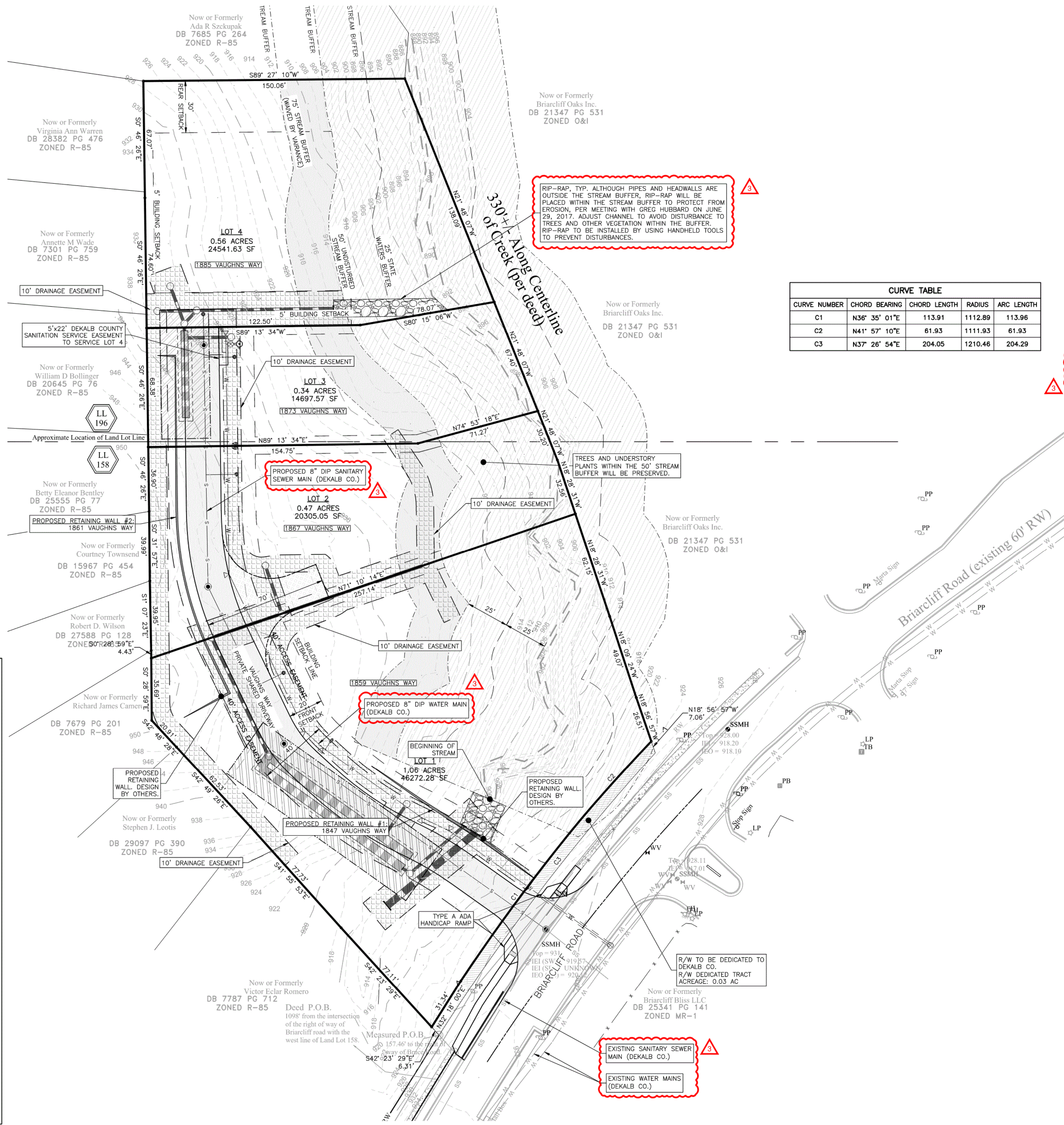
REVISIONS:
1. 05.01: LDP REVISIONS
2. 05.02: REV. PER DEKALB CO. COMMENTS
3. 05.03: REV. PER DEKALB CO. COMMENTS

VAUGHNS RIDGE RESIDENTIAL SUBDIVISION
2964 BRIARCLIFF RD NE, ATLANTA, GA 30329
DEKALB COUNTY, GA
ZONING NOTES - 2

DESIGNED: TCO
DRAWN BY: THR
CHECKED: TCO
DATE: MAR. 01, 2021
JOB NO.: 2020-268
SCALE: AS SHOWN

DRAWING NUMBER
C1.2
SHEET NUMBER 3

AP#: 1244674



ADDRESSES	
LOT #	GIS-ASSIGNED ADDRESS
1	1859 VAUGHNS WAY
2	1867 VAUGHNS WAY
3	1873 VAUGHNS WAY
4	1885 VAUGHNS WAY
PROPOSED RETAINING WALL 1	1847 VAUGHNS WAY
PROPOSED RETAINING WALL 2	1861 VAUGHNS WAY

SITE INFORMATION		GENERAL SITE INFORMATION:	
1. TAX PARCEL: 18 158 08 001		TOTAL SITE AREA:	2.460 AC
2. AP#: 20978 - OLD LDP		ZONING DISTRICT:	R-50 (Z-05-60)
3. AP#: 21051 - SKETCH PLAT			(CURRENT CODE IS R-30
4. AP#: 1244674 - CURRENT LDP			BECAUSE R-50 WAS
5. AP#: 1244983 - CURRENT SKETCH PLAT			ELIMINATED)
6. CURRENT OWNER:		EXISTING USE:	VACANT
DOLLARMAN INVESTMENTS, LLC		APPROVED USE:	5 LOT RESIDENTIAL
750 HAMMOND DRIVE BUILDING 19, STE 300			SUBDIVISION
ATLANTA, GA 30328		PROPOSED USE:	4 LOT RESIDENTIAL
7. DEVELOPER INFORMATION:			SUBDIVISION
DOLLARMAN INVESTMENTS, LLC		DEKALB STREAM BUFFER VARIANCE:	FROM 75' TO 50' GRANTED
750 HAMMOND DRIVE BUILDING 19, STE 300			2/9/2007
ATLANTA, GA 30328		TAX PARCEL NO.:	18 158 08 001
8. PROPOSED USE: SINGLE FAMILY RESIDENTIAL		<u>DIMENSIONAL REQUIREMENTS:</u>	
9. PROPERTY ADDRESS:		MINIMUM LOT AREA:	6,000 SF
2964 BRIARCLIFF ROAD NE		MINIMUM LOT WIDTH:	NONE, PER A-05163 APPROVED
ATLANTA, GA 30329			10/12/2005
10. ZONING DISTRICT: R-50 (Z-05-60)		MINIMUM FRONT SB:	5', UNLESS GARAGE FACES
11. TOTAL TRACT SIZE: 2.46 ACRES			STREET, THEN 20'
SITE SIZE: 2.43 ACRES		MINIMUM SIDE INTERIOR SB:	5', PER A-05163 APPROVED
RIGHT-OF-WAY DEDICATED TRACT: 0.03 ACRES			10/12/2005
12. DISTURBED AREA: 1.66 ACRES		MINIMUM REAR SB:	30 FT
13. DISTURBED LOT: 1.66 ACRES			
14. EXISTING LOT COVERAGE: 0.20 ACRES			
15. PROPOSED IMPERVIOUS AREA: 0.67 ACRES			
16. PROPOSED % IMPERVIOUS AREA: 27.6%			
17. DEKALB STREAM BUFFER VARIANCE: 75' TO 50'			
GRANTED 2/9/2007			
18. PARKING INFORMATION: 8 GARAGE SPACES			
19. BURY PITS: NONE EXISTING OR PROPOSED			
20. WETLANDS: NONE			
21. PROJECT RECEIVING WATERS: UNNAMED			
TRIBUTARY OF NORTH FORK PEACHTREE CREEK			
TOTAL LOT COVERAGE: 204.05 FEET			

ELECTRICAL NOTE

ALL PROPOSED ELECTRICAL SERVICES SHALL BE UNDERGROUND

STORM MAINTENANCE NOTE

ALL STORM PIPE AND UNDERGROUND DETENTION SYSTEMS ON SITE WILL BE PRIVATELY MAINTAINED.

RETAINING WALL NOTE:

ALL RETAINING WALL DESIGNS OF 4' OR GREATER SHALL BE SUBMITTED AND APPROVED BY THE DEKALB COUNTY LAND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION. KEYSTONE BLOCK WALLS ARE UNACCEPTABLE FOR POND RETAINING WALLS.

SEWER EASEMENT NOTE

RECORDED OFF-SITE EASEMENT IS NOT REQUIRED
FOR THIS PROJECT BECAUSE THE SITE HAS
DIRECT SEWER ACCESS ON BRIARCLIFF ROAD

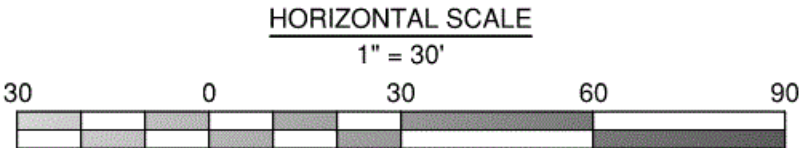
75' TRIBUTARY BUFFER NOTE:

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. E.P.D.

ROAD AND DRAINAGE NOTE:

- A HOMEOWNERS' ASSOCIATION IS REQUIRED FOR THE SUBDIVISION.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT INFRASTRUCTURE.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SHARED DRIVEWAY. THE PRIVATE SHARED DRIVEWAY SHALL REMAIN PRIVATE IN NATURE AND CANNOT BE DEDICATED TO THE COUNTY.
- THE PRIVATE SHARED DRIVEWAY SHALL NOT BE ELIGIBLE FOR PARTICIPATION IN DEKALB COUNTY RESIDENTIAL SIDEWALK DISTRICT PROGRAM.

DRIVEWAY NOTES:
SHARED DRIVEWAY TO BE PRIVATELY MAINTAINED.



DATA SOURCE NOTE:

"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM SURVEY DATED 4/12/12 & PREPARED BY: PERIMETER SURVEYING & DEVELOPMENT COMPANY AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK"



NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OF CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWLEDGE OF ANY ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE SAME. HE SHALL NOT BE ENTITLED TO BE REDONE OR REINTEGRATED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT AND WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID ERRORS, DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME. CONTRACTOR'S USE OF UNWARRANTED PRECAUTIONS SHALL BE AT HIS OWN RISK.

REVISIONS:				
△	21.03.01: LDP REVISIONS.			
△	21.05.26: REV. PER DEKALB CO. COMMENTS			
△	21.08.10: REV. PER DEKALB CO. COMMENTS			

VAUGHNS RIDGE RESIDENTIAL SUBDIVISION
2964 BRIARCLIFF RD NE, ATLANTA, GA 30329
DEKALB COUNTY, GA
PROPOSED SITE PLAN

DESIGNED: TCO	DRAWN BY: THR	CHECKED: TCO
DATE: MAR. 01, 2021		
JOB NO.: 2020-268		
SCALE: AS SHOWN		

DRAWING NUMBER

C3.0

SHEET NUMBER 5