



PARCEL ID #:15 138 07 019

[illegible]

4. PROJECT RECEIVING WATERS ARE: UN-NAMED TRIBUTARY OF SOUTH RIVER LOCATED APPROXIMATELY 800 FT DOWNSTREAM OF THE SITE.
5. NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13089C0058K DATED 8/15/2019.
6. PROPOSED SEWER INFRASTRUCTURE WITHIN DEVELOPMENT TO BE DEDICATED UPON APPROVAL TO DEKALB COUNTY. ALL CONSTRUCTION AND DESIGN COSTS ARE THE RESPONSIBILITY OF THE PROPERTY DEVELOPER. PROPOSED WATER DISTRIBUTION SYSTEM TO BE PUBLIC DEDICATED.
7. SITE CONTAINS NO KNOWN EXISTING OR PROPOSED BURY PITS.
8. PROJECT PROPOSES ROADWAY RIGHT OF WAY AND UTILITY INFRASTRUCTURE DEDICATION TO DEKALB COUNTY.
9. ALL UTILITIES EXCEPT FOR MAJOR ELECTRIC TRANSMISSION LINES AND SUBSTATIONS ARE REQUIRED TO BE PLACED UNDERGROUND EXCEPT WHERE THE DIRECTOR OF DEVELOPMENT DETERMINES THAT UNDERGROUND UTILITIES ARE NOT FEASIBLE DUE TO PRE-EXISTING PHYSICAL CONDITIONS, SUCH AS CONFLICTING UNDERGROUND STRUCTURES OR UTILITIES, SUCH AS BEDROCK, HIGH WATER TABLE, OR OTHER SIMILAR GEOLOGIC OR HYDROLOGIC CONDITIONS PER DEKALB COUNTY ORDINANCE SECTION 5.5.9
10. ALL PROPOSED UTILITY IMPROVEMENTS AND COMMON SPACES AREAS TO BE THE RESPONSIBILITY OF THE PRIVATELY MAINTAINED DEVELOPMENT ACCORDING TO HOME OWNER'S ASSOCIATION COVENANTS WHICH ARE TO BE RECORDED PRIOR TO FINAL PROJECT CLOSE OUT.
11. LOT SKETCH CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. DEKALB COUNTY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF COMBINED PARCELS.
12. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
13. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A PRIVATE MANDATORY HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.

1. PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS.
2. PROPOSED DEVELOPMENT TO BE SERVED BY DEKALB COUNTY WATER AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY'S.
3. 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 EPD.
4. 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.
5. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS, IF APPLICABLE.
6. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.

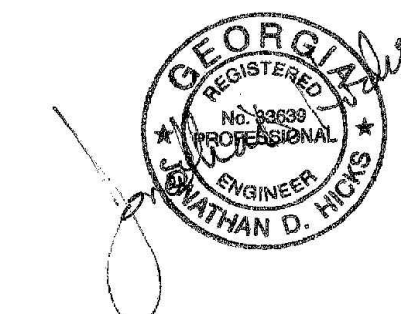
PROPOSED LOT STREET ADDRESSES AND STREET NAMES ARE CONCEPTUAL AND PENDING REVIEW AND APPROVAL BY DEKALB COUNTY GIS DEPARTMENT.

DEKALB COUNTY WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.

NOTE: THE ORIGINAL INDIVIDUAL LOTS HAVE BEEN COMBINED AS PER LOT COMBINATION AP# 1244980

PROPERTY OWNER:
WEST WHITES MILL INC.

JONATHAN HICKS, P.E.
JVJ CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvjconsult.com



SKETCH PLAT COVER SHEET

FOR
2354 WHITES MILL ROAD
(PROPOSED NAME: KELLY LAKE RESIDENTIAL S/D)
LAND LOT 138, 15TH DISTRICT
DEKALB COUNTY, GA

DEKALB AP: 1244103
DEKALB COMB.: 1244980

1	PRELIMINARY	6/25/20
2	REVISED PER COUNTY COMMENT	9/22/20
3	REVISED PER COUNTY COMMENT	12/29/20
4	REVISED PER COUNTY COMMENT	2/3/21
5	REVISED PER COUNTY COMMENT	11/9/21
6	REVISED PER COUNTY COMMENT	12/15/21
No.	Revision/Issue	Date



JVGC
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:
WEST WHITES MILL INC.
430 PLASTERS AVENUE NE,
SUITE 100
ATLANTA, GA 30324-3912
ALEX POPHAM
404-500-6017

Project 200319	Sheet SP 1
Date 3/19/2020	
Scale NA	

