

ISSUE NO.	DATE	DESCRIPTION
1	4/13/21	SUBMIT FOR GOVERNMENT REVIEW
2	5/13/21	FOR CLIENT REVIEW
3	9/20/21	REVIEW AGENCY COMMENTS
4	12/3/21	REVIEW AGENCY COMMENTS

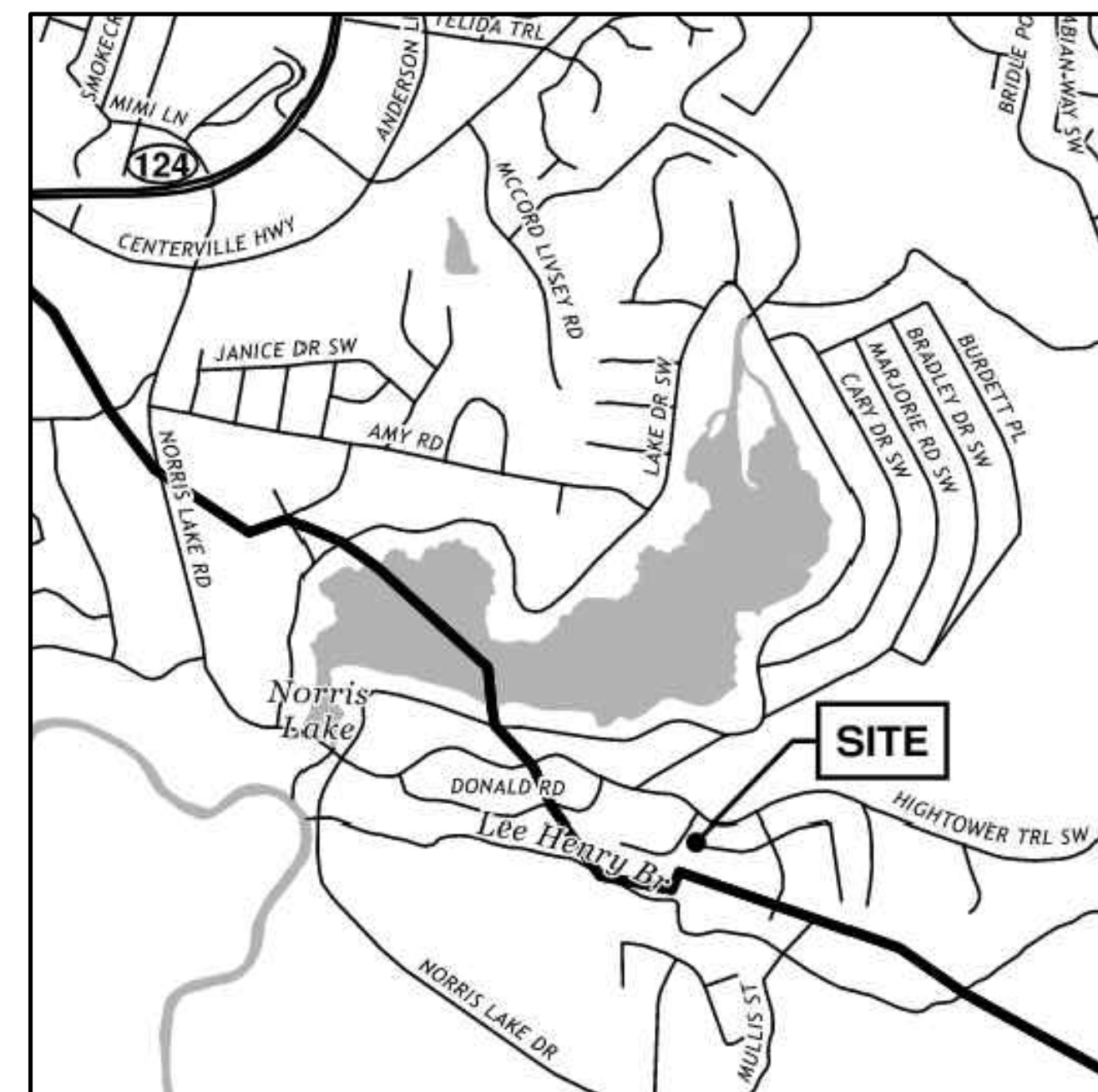
# SKETCH PLAT FOR HIGHTOWER RIDGE PHASE 3

TAX PARCEL: 16-256-03-003, -009, -011, -012, -014, -038

A/P #1244916

**HIGHTOWER RIDGE  
PHASE 1  
AP #19385 LAND  
EXISTING LOTS 1-7**

OWNER/DEVELOPER:  
HIGHTOWER LAND PARTNERS, LLC  
3840 WINDERMERE PARKWAY, SUITE 402  
CUMMING, GA 30041  
CONTACT: GEE HARVEY  
TEL: 678-895-6877  
EMAIL: geeharvey@icloud.com



### SHEET INDEX

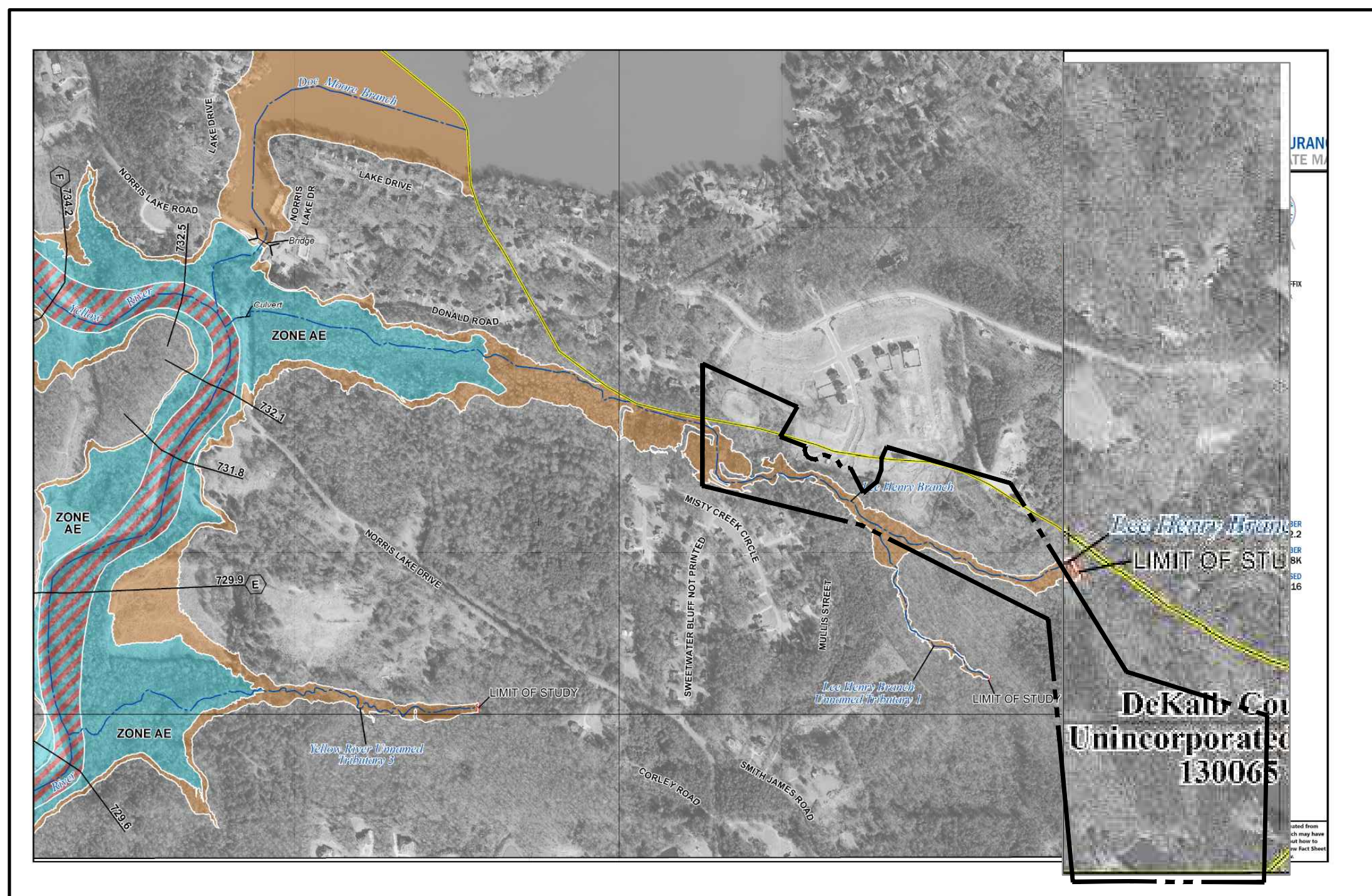
COVER	C-000
EXISTING NORTH	C-001
EXISTING SOUTH	C-002
CONCEPT NORTH	C-100
CONCEPT SOUTH	C-101
SEWER CAPACITY REQUEST	C-200
TREE SURVEY	TR-100 - TR-103
TREE SURVEY SCHEDULE	TR-104 - TR-104

### GENERAL NOTES

- OWNER/DEVELOPER: HIGHTOWER LAND PARTNERS, LLC  
3840 WINDERMERE PARKWAY, SUITE 402  
CUMMING, GA 30041  
TEL: 678-895-6877  
CONTACT: GEE HARVEY
- ENGINEER: BLUE LANDWORKS LLC  
5019 WEST BROAD STREET  
SUITE M230  
SUGAR HILL, GEORGIA 30518  
TEL: 678-804-8586  
CONTACT: STUART MCCLIMANS, PE  
GA PE #16671  
GA SSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #14356
- THIS PROPERTY IS SHOWN ON DEKALB COUNTY TAX MAPS AS BEING PART OF THE 16TH LAND DISTRICT, LAND LOT 256, PARCEL ID(S) 003, 009, 011, 012, 014, 038 AND CONTAINING 48.0 ACRES.
- THIS PROPERTY IS ZONED R-85.
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
TOTAL AREA = 48.0 ACRES  
NUMBER OF DWELLINGS = 65  
DENSITY UNITS/ACRE = 1.35  
MINIMUM LOT AREA: 12,000 SF  
MINIMUM LOT WIDTH: 85 FEET  
INTERIOR SETBACKS:  
MINIMUM FRONT SETBACK: 35 FEET  
MINIMUM SIDE SETBACK: 8.5 FEET  
MINIMUM REAR SETBACK: 40 FEET
- THIS SITE DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER AND AN ADDITIONAL UNDISTURBED 50' COUNTY STREAM BUFFER.
- THIS SITE DOES CONTAIN AREAS, STREAMS, AND/OR BOULES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH, AND WILDLIFE SERVICE.
- THERE IS FLOODPLAIN ON THIS PROPERTY PER FIRM PANEL NO. 13089C0118K, DATED 12-08-2016.
- RECEIVING WATERS: LEE HENRY BRANCH
- TOPOGRAPHIC INFORMATION IS TAKEN FROM DEKALB COUNTY G.S. CONTOUR INTERVAL IS TWO FEET.
- WATER SERVICE PROVIDED BY GWINNETT COUNTY (SEE SHEET C-200).
- SEWER SERVICE PROVIDED BY GWINNETT COUNTY (SEE SHEET C-200).
- EXISTING SITE CONDITIONS: VACANT
- ADJACENT AREA: SINGLE FAMILY RESIDENTIAL

### SKETCH PLAT NOTES

- DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL FOR THE LOTS LOCATED IN DEKALB COUNTY (LOTS 1-65). THE LOTS LOCATED IN GWINNETT COUNTY WILL HAVE TO BE SERVICED BY PRIVATE CONTRACTOR APPROVED BY GWINNETT COUNTY.
- 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.
- 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.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- THERE ARE NO KNOWN BURY PITS ON THE PROPERTY.
- THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOA WILL BE ESTABLISHED.
- NO LOTS PLATTED ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.
- THERE ARE NO KNOWN SEPTIC TANKS OR DRAIN FIELDS LOCATED ON THIS PROPERTY.
- RECORDED OFF-SITE SEWER EASEMENTS ARE REQUIRED PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT.



**SURVEYOR'S ACKNOWLEDGEMENT**  
IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*Thomas W. Woodsmall*  
THOMAS W. WOODSMALL, R.L.S. NO. 2767  
LAND SURVEYOR  
No. 2767  
DATE 12-03-2021

### SURVEY NOTES

- BOUNDARY INFORMATION PROVIDED BY BLUE LANDWORKS.
- IPS (IRON PIN SET) IS ½" RE-BAR; NS (NAIL SET) IS MAGNAIL.

### GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION T10 GNSS RECEIVER WITH CARLSON SURVEY DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID19. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

DeKalb County  
404.371.2155 (o) | Clark Harrison Building  
404.371.4556 (f) | 330 W. Peachtree Lane Ave.  
DeKalbCountyGa.gov | Decatur, GA 30030

Chief Executive Officer: Michael Thurmond  
DEPARTMENT OF PLANNING & SUSTAINABILITY  
Director: Andrew A. Baker, AICP

### CERTIFICATE OF CONFORMITY

I, Stuart McClimans, PE, the engineer/surveyor  
for the Subdivision known as Hightower Ridge Phase 3  
Located in Land Lot 256 of the 16th District, hereby  
certify that no lots platted within the subdivision are non-conforming or will  
result in any non-conforming lots.

*Stuart McClimans*  
SIGNATURE  
Stuart McClimans, PE  
NAME (PLEASE PRINT)  
5019 West Broad Street, Suite M230  
ADDRESS  
Sugar Hill, GA 30518  
CITY, STATE, ZIP



*Stuart A. McClimans*  
REGISTERED  
No. 16671  
PROFESSIONAL  
ENGINEER  
STUART A. MCCLIMANS

BLUE LANDWORKS LLC  
5019 West Broad Street  
Suite M230  
Sugar Hill, Georgia 30518  
Tel: (678) 804-8586  
info@bluelandworks.com  
www.bluelandworks.com  
PROJECT# 2020.090

**C-000**

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

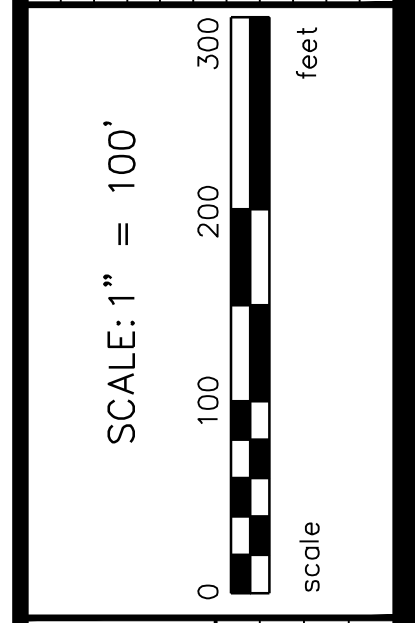


**BLUE LANDWORKS**  
CONSULTING ENGINEERS & SURVEYORS  
LICENSE # LSF001044  
LICENSE # PEF005518  
5019 WEST BROAD STREET  
SUITE M230  
SUGAR HILL, GEORGIA 30518  
TELEPHONE: (678) 804-8586  
INFO@BLUELANDWORKS.COM  
WWW.BLUELANDWORKS.COM

PREPARED FOR:  
**HIGHTOWER LAND PARTNERS, LLC**  
3845 INDEPENDENCE PARKWAY,  
SUITE 402  
CUMMING, GA. 30041

THIS PROFESSIONAL'S OFFICIAL ELECTRONIC SEAL OR SIGNATURE IS EFFECTIVE ONLY TO THAT PERSON WHOSE NAME IS DESIGNATED THEREON. THE PROFESSIONAL IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRECTION, OR AMENDMENT TO THIS DOCUMENT TO VERIFY THE VALIDITY OF THE SEAL/SIGNATURE. CONTACT US AT 800.282.7411

ISSUE #	DATE	REVISIONS
1	04/17/21	SUBMIT FOR GOVERNMENT REVIEW
2	05/13/21	FOR CLIENT REVIEW
3	09/20/21	FOR CLIENT REVIEW
4	12/13/21	REVIEW AGENCY COMMENTS

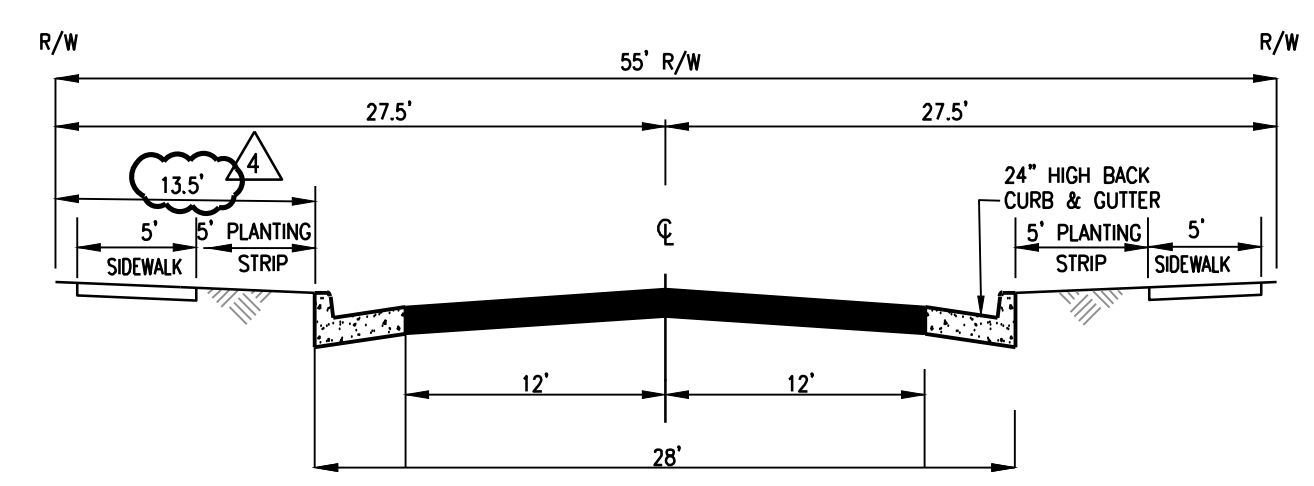


**HIGHTOWER RIDGE PHASE 3**  
16TH LAND DISTRICT  
LAND LOT(S) 256  
PARCEL(S) 16-256-05-003, -001, -011, -012, -014, -038  
DEKALB COUNTY, GA  
CHECKED: SAM  
DRAWN: CC

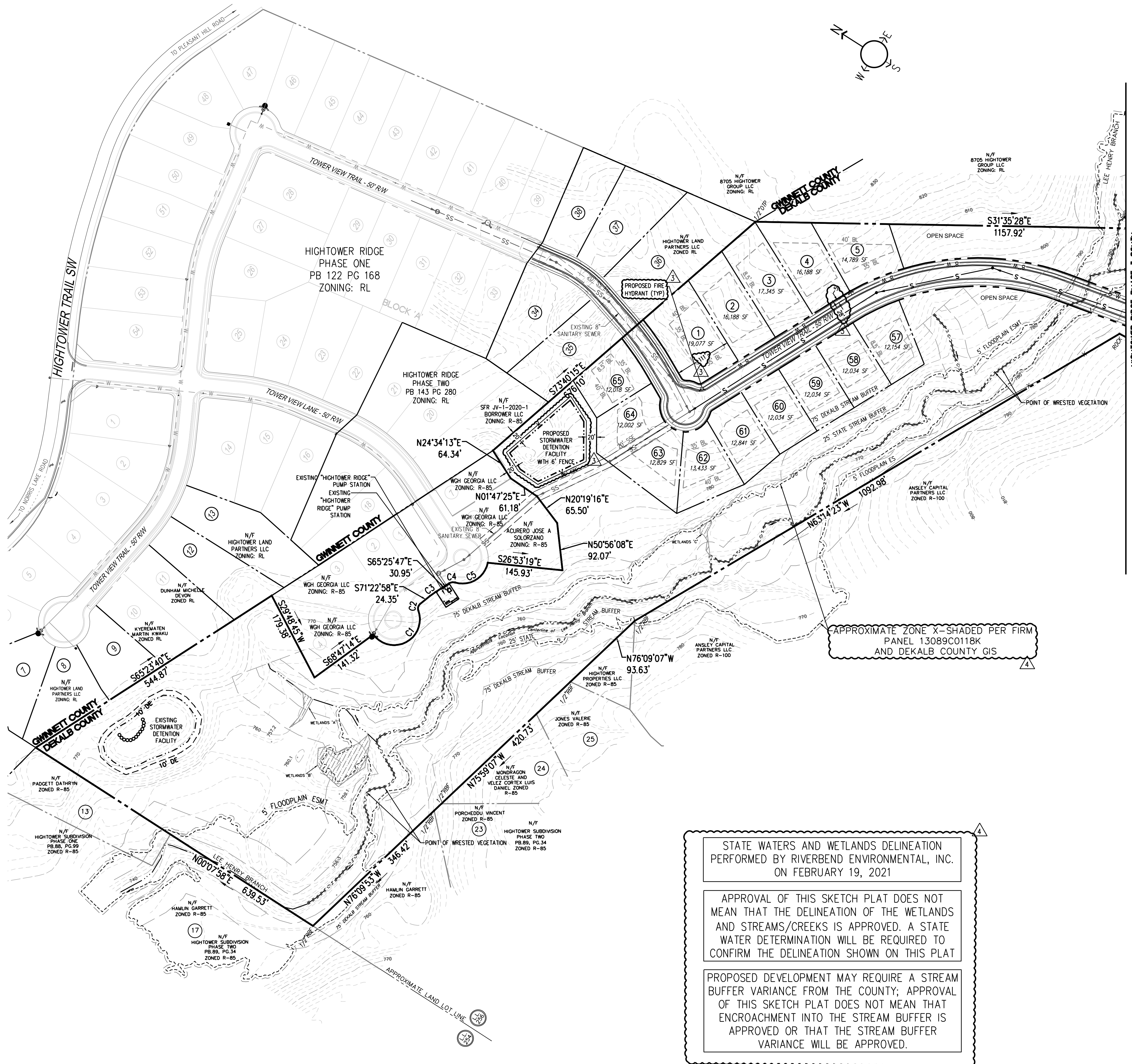
**CONCEPT PLAN NORTH**  
PROJECT# 2020.090  
C-100

**SKETCH PLAT NOTES**

- LOTS # 34, 35, 36, 37 & 38 WILL NEED TO HAVE THEIR HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL HANDLED BY A CONTRACTOR APPROVED BY GWINNETT COUNTY. IT WILL NOT BE HANDLED BY DEKALB COUNTY SANITATION.



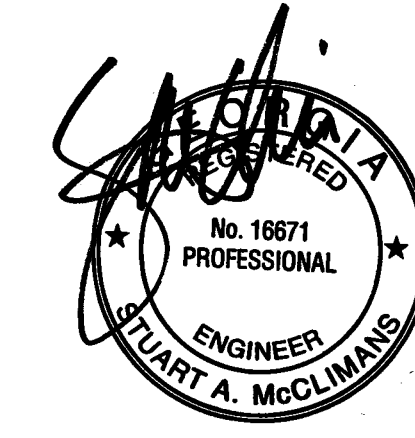
**TYPICAL STREET SECTION**  
NOT TO SCALE



STATE WATERS AND WETLANDS DELINEATION PERFORMED BY RIVERBEND ENVIRONMENTAL, INC. ON FEBRUARY 19, 2021

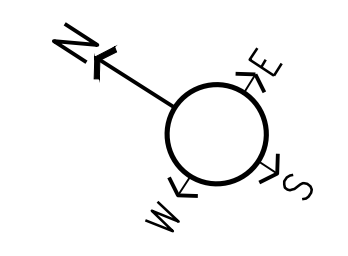
APPROVAL OF THIS SKETCH PLAT DOES NOT MEAN THAT THE DELINEATION OF THE WETLANDS AND STREAMS/CREEKS IS APPROVED. A STATE WATER DETERMINATION WILL BE REQUIRED TO CONFIRM THE DELINEATION SHOWN ON THIS PLAT

PROPOSED DEVELOPMENT MAY REQUIRE A STREAM BUFFER VARIANCE FROM THE COUNTY; APPROVAL OF THIS SKETCH PLAT DOES NOT MEAN THAT ENCROACHMENT INTO THE STREAM BUFFER IS APPROVED OR THAT THE STREAM BUFFER VARIANCE WILL BE APPROVED.



ABBREVIATIONS	LEGEND	LEGEND
APPROX = APPROXIMATE	HP = HIGH POINT	UGTM = UG TELEPHONE MARKER
BC = BACK OF CURB	INV = INVERT ELEVATION	WM = WATER METER
BE = BOTTOM FLOOR ELEVATION	IPF = IRON PIN FOUND	WV = WATER VALVE
BM = BENCHMARK	IP = IRON PIN SET - 1/2" REBAR	YI = YARD INLET
BW = BOTTOM OF WALL	ICV = IRRIGATION CONTROL VALVE	
BLDG = BUILDING	JB = JUNCTION BOX	<b>LINETYPES</b>
B/L = BUILDING LINE	LL = LAND LOT LINE	— = BRANCH/CREEK
CB = CATCH BASIN	LP = LIGHT POLE	— = FENCE
C/L = CENTERLINE	LOWP = LOW POINT	— = GAS LINE
CO = CONCRETE	MANH = MANHOLE	— = LAND LOT LINE
CONC = CONCRETE	MSL = MEAN SEA LEVEL	— = PLUGGED PIPE/STUB
CMP = CONCRETE MONUMENT FOUND	OSP = OPEN TOP PIPE	— = POWER LINE
CMPM = CORRUGATED METAL PIPE	OCS = OUTLET CONTROL STRUCTURE	— = SANITARY SEWER LINE
CSP = CORRUGATED STEEL PIPE	PAVM = PAVEMENT	— = STORM DRAINAGE LINE
CF = CUBIC FEET	PED = PEDESTAL	— = TELEPHONE LINE
C&G = CURB & GUTTER	PKF = PK NAIL FOUND	— = TRVERSE LINE/POINT
CTF = CRIMP TOP FOUND	PCP = POLYVINYL CHLORIDE PIPE	— = WATER LINE
DIA = DIAMETER	POB = POINT OF BEGINNING	
DE = DRAINAGE EASEMENT	PWR = POWER	
DI = DROP INLET	PP = POWER POLE	
DIP = DUCTILE IRON PIPE	P/P = POWER/TELEPHONE POLE	
DWCB = DOUBLE WING CATCH BASIN	PTP = PROPERTY LINE	
EP = EDGE OF PAVEMENT	PROP = PROPOSED	
ELEV = ELEVATION	RB = REBAR	
EX = EXISTING	RCF = REINFORCED CONCRETE PIPE	
FC = FACE OF CURB	R/W = RIGHT-OF-WAY	
FE = FEET	SSE = SANITARY SEWER EASEMENT	
FES = FINISHED FLOOR ELEVATION	SSMH = SANITARY SEWER MANHOLE	
FH = FIRE HYDRANT	SWCB = SINGLE WING CATCH BASIN	
FEE = FLARED END SECTION	S/W = SIDEWALK	
FM = FORCE MAIN	TEL = TELEPHONE	
GMH = GEORGIA POWER MANHOLE	TC = TOP OF BANK	
GR = GRATE INLET	TOP = TOP OF CURB	
GW = GUY WIRE	TPOB = TRUE POINT OF BEGINNING	
HW = HEADWALL	TW = TOP OF WALL	
HOPE = HIGH DENSITY POLYETHYLENE	TRANS = TRANSFORMER	
	UG = UNDERGROUND	

16-256-05-003 - Hightower Ridge - Statewide 10000 - AutoCAD 10 - Panning 10/20/2021 8:39 AM by Carter Hoff



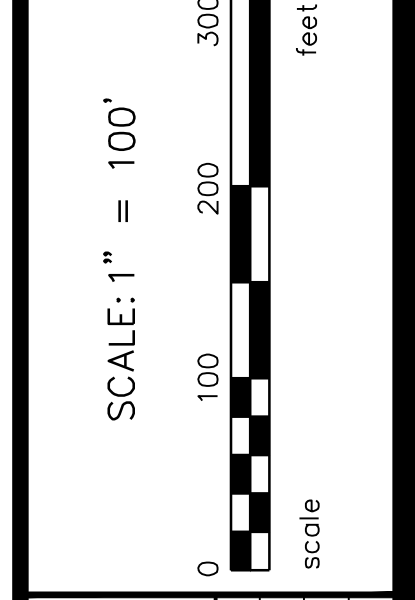
EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

**BLUE LANDWORKS**  
CONSULTING ENGINEERS & SURVEYORS  
LICENSE # PEF00518  
LICENSE # LSF001044  
5019 WEST BROAD STREET  
SUITE #1230  
SUGAR HILL, GEORGIA 30518  
TELEPHONE: (678) 804-8586  
INFO@BLUELANDWORKS.COM  
WWW.BLUELANDWORKS.COM

PREPARED FOR:  
**HIGHTOWER LAND PARTNERS, LLC**  
3845 UNDERBREEZE PARKWAY,  
SUITE 402  
CUMMING, GA. 30041

THIS PROFESSIONAL'S OFFICIAL ELECTRONIC SEAL OR SIGNATURE IS EFFECTIVE ONLY TO THAT PERSON WHOSE NAME IS APPEARED THEREON. THE ENGINEER IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRECTION, OR UNAUTHORIZED USE OF SUCH DOCUMENT TO VERIFY THE VALIDITY OF THE SEAL/SIGNATURE, CONTACT US AT 404.224.9200

ISSUE #	DATE	REVISIONS
1	04/13/21	SUBMIT FOR GOVERNMENT REVIEW
2	05/13/21	FOR CLIENT REVIEW
3	09/20/21	REVIEW AGENCY COMMENTS
4	12/13/21	REVIEW AGENCY COMMENTS

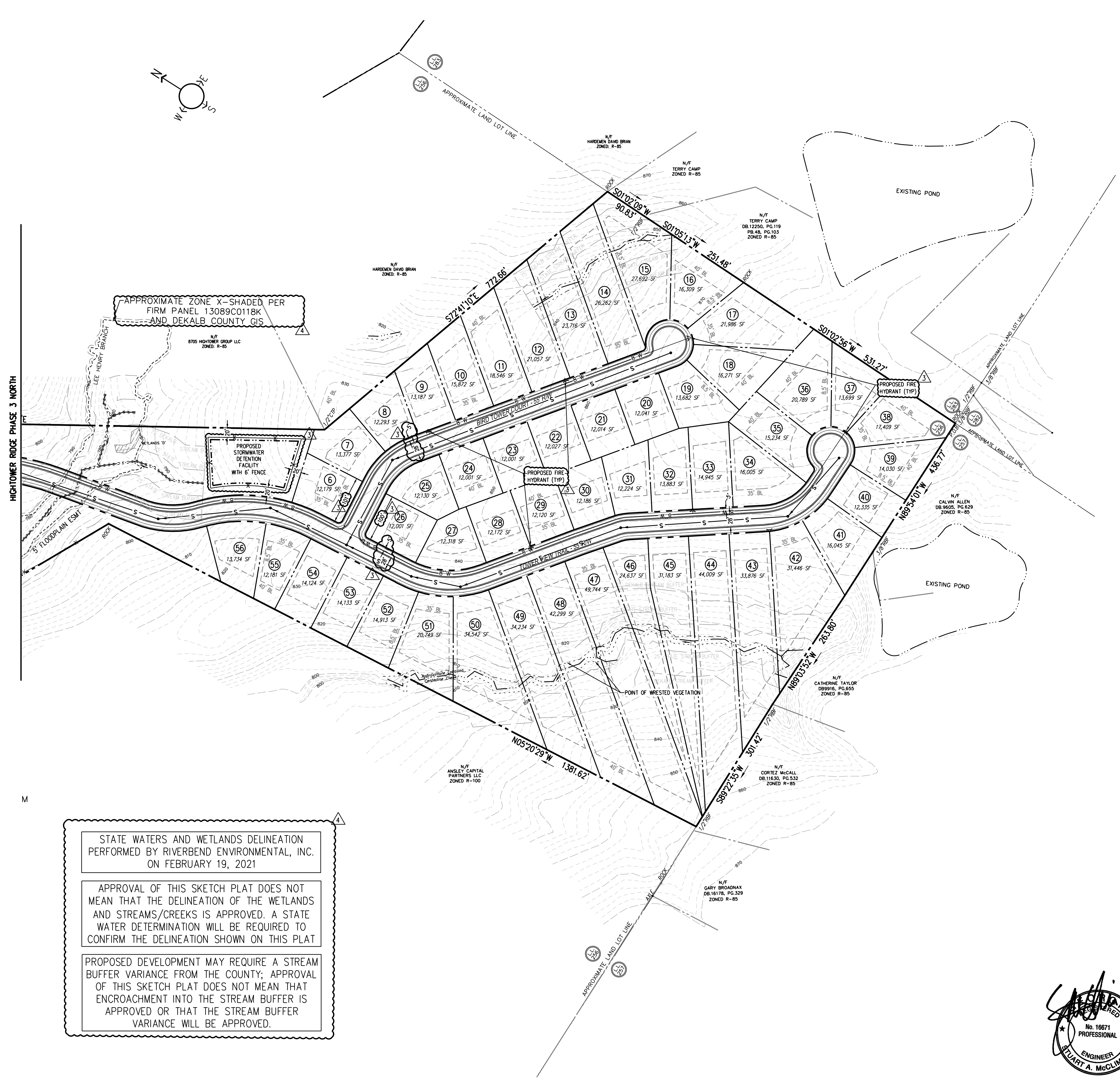


**HIGHTOWER RIDGE PHASE 3**

16TH LAND DISTRICT  
LAND LOT(S) 256  
PARCEL(S) 16-256-03-003, -009, -011, -012, -014, -038  
DEKALB COUNTY, GA  
ISSUANCE: 01/27/2021 8:39 AM by Carter.pdf

**CONCEPT PLAN SOUTH**

PROJECT# 2020.090  
C-101



APPROXIMATE ZONE X-SHADED PER FIRM PANEL 13089C0118K AND DEKALB COUNTY GIS

PROPOSED STORMWATER DETENTION FACILITY WITH 6' FENCE

PROPOSED FIRE HYDRANT (TYP)

PROPOSED FIRE HYDRANT (TYP)

POINT OF WRESTED VEGETATION

STATE WATERS AND WETLANDS DELINEATION PERFORMED BY RIVERBEND ENVIRONMENTAL, INC. ON FEBRUARY 19, 2021

APPROVAL OF THIS SKETCH PLAT DOES NOT MEAN THAT THE DELINEATION OF THE WETLANDS AND STREAMS/CREEKS IS APPROVED. A STATE WATER DETERMINATION WILL BE REQUIRED TO CONFIRM THE DELINEATION SHOWN ON THIS PLAT

PROPOSED DEVELOPMENT MAY REQUIRE A STREAM BUFFER VARIANCE FROM THE COUNTY; APPROVAL OF THIS SKETCH PLAT DOES NOT MEAN THAT ENCROACHMENT INTO THE STREAM BUFFER IS APPROVED OR THAT THE STREAM BUFFER VARIANCE WILL BE APPROVED.



ABBREVIATIONS	LEGEND
APPROX = APPROXIMATE	HP = HIGH POINT
BC = BACK OF CURB	INV = INVERT
BFE = BOTTOM FLOOR ELEVATION	IE = INVERT ELEVATION
BM = BENCHMARK	IPF = IRON PIN FOUND
BW = BOTTOM OF WALL	IPS = IRON PIN SET - 1/2" REBAR
BLDG = BUILDING	ICV = IRRIGATION CONTROL VALVE
B/L = BUILDING LINE	JB = JUNCTION BOX
CB = CATCH BASIN	LL = LAND LOT LINE
C/L = CENTERLINE	LP = LIGHT POLE
CO = CONCRETE	LOWP = LOW POINT
CONC = CONCRETE	MH = MANHOLE
CMP = CONCRETE MONUMENT FOUND	MSL = MEAN SEA LEVEL
CSP = CORRUGATED STEEL PIPE	OTF = OPEN TOP PIPE
CF = CUBIC FEET	OCS = OUTLET CONTROL STRUCTURE
CTF = CRIMP TOP FOUND	PAVT = PAVEMENT
DI = DIAMETER	PE = PEDESTAL
DE = DRAINAGE EASEMENT	PKF = PK NAIL FOUND
DIA = DRAINAGE EASEMENT	PCP = POLYVINYL CHLORIDE PIPE
DI = DRAINAGE EASEMENT	POB = POINT OF BEGINNING
DIP = DUCTILE IRON PIPE	PWR = POWER
DWCB = DOUBLE WING CATCH BASIN	PP = POWER POLE
EP = EDGE OF PAVEMENT	PTP = POWER/TELEPHONE POLE
ELEV = ELEVATION	PRP = PROPERTY LINE
EX = EXISTING	REB = REBAR
FC = FACE OF CURB	RCP = REINFORCED CONCRETE PIPE
FE = FEET	R/W = RIGHT-OF-WAY
FES = FINISHED FLOOR ELEVATION	SSE = SANITARY SEWER EASEMENT
FH = FIRE HYDRANT	SSMH = SANITARY SEWER MANHOLE
FFS = FLARED END SECTION	SWCB = SINGLE WING CATCH BASIN
FM = FORCE MAIN	S/W = SIDEWALK
GMH = GEORGIA POWER MANHOLE	SF = SQUARE FEET
G = GRATE INLET	TEL = TELEPHONE
GR = GROUND	TB = TOP OF BANK
GW = GUY WIRE	TC = TOP OF CURB
HW = HEADWALL	TPOB = TRUE POINT OF BEGINNING
HOPE = HIGH DENSITY POLYETHYLENE	TW = TRANSFORMER
	UG = UNDERGROUND
	UGTM = UG TELEPHONE MARKER
	WM = WATER METER
	WV = WATER VALVE
	YI = YARD INLET
	<b>LINE TYPES</b>
	— = BRANCH/CREEK
	— = FENCE
	— = GAS LINE
	— = LAND LOT LINE
	— = PLUGGED PIPE/STUB
	— = POWER LINE
	— = SANITARY SEWER LINE
	— = STORM DRAINAGE LINE
	— = TELEPHONE LINE
	— = TRAVERSE LINE/POINT
	— = WATER LINE
	<b>SYMBOLS</b>
	● = PROPERTY CORNER
	⊕ = SIGN
	⊙ = SSMH
	⊗ = STUB
	⊕ = HYDRANT
	⊗ = WATER METER
	⊕ = WATER VALVE
	⊗ = LIGHT POST
	⊕ = UTILITY POLE



CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FEET (10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB, WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.