

**CANDLER TOWNHOMES**

TOTAL SITE AREA: 0.492 ACRES AC.  
 ZONING: C-1 / 1-20 OVERLAY DISTRICT TIER 2  
 TAX PARCEL 15 183 02 004

**DEVELOPMENT TEAM**

**OWNER / DEVELOPER**  
 SOVEREIGN CONSTRUCTION & DEVELOPMENT  
 164 MORELAND AVE  
 ATLANTA, GA 30316  
 PHONE: (404) 806-9196  
 CONTACT: MICHAEL HATCHER

**CIVIL ENGINEER**  
 ATWELL, LLC  
 1255 LAKES PARKWAY  
 BLDG. 100, SUITE 120  
 LAWRENCEVILLE, GA  
 PHONE: (770) 423-0807  
 FAX: (770) 423-1262  
 CONTACT: THEO STONE

**SURVEYOR**  
 ATWELL, LLC  
 1255 LAKES PARKWAY  
 BLDG. 100, SUITE 120  
 LAWRENCEVILLE, GA  
 PHONE: (770)423-0807  
 FAX:(770)423-1262  
 CONTACT: CHRIS LEA, PLS

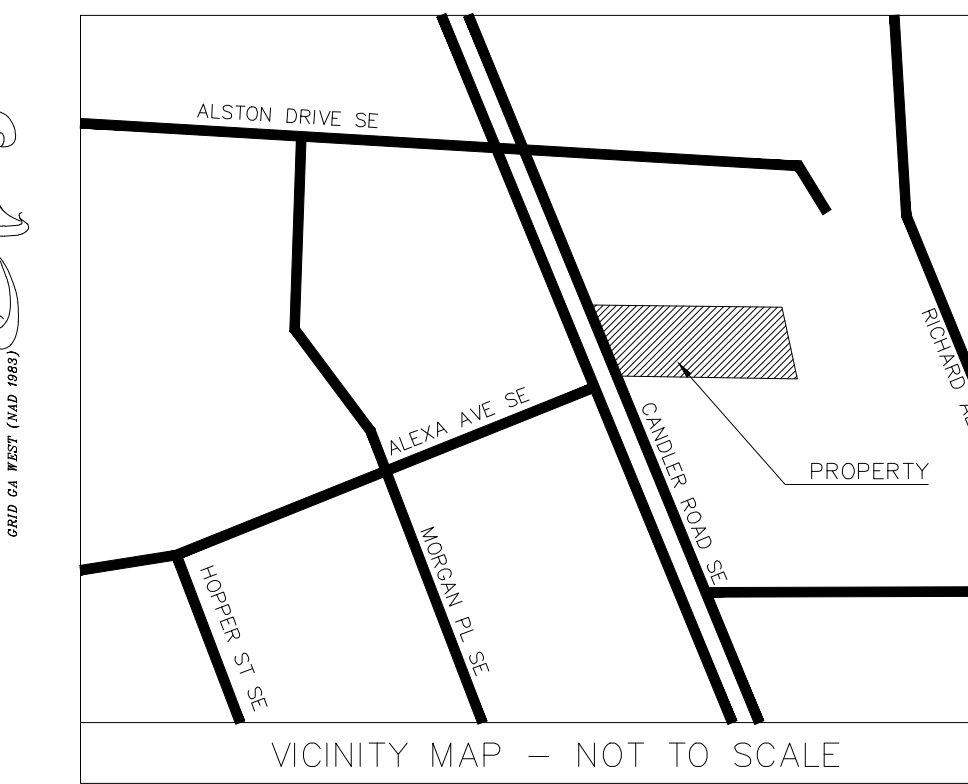
**SURVEY REFERENCES**

1. LIMITED WARRANTY DEED DATED FEBRUARY 16, 2018, FROM LUTHER WOOD JR. AND MARY E. WOOD TO COLE BROS. LLC, RECORDED IN DEED BOOK 26764 PAGE 29, DEKALB COUNTY RECORDS.

**SOIL SERIES**

CuC CECL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES URBAN LAND  
 Ud

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



**SITE AREA**

TOTAL PROPERTY AREA:	0.49± AC (21,344± S.F.)
DISTURBED AREA:	0.43± AC (18,731± S.F.)
PERVIOUS AREA:	0.39± AC (16,988± S.F.)
PERVIOUS AREA:	0.10± AC (4,356± S.F.)

**ZONING CLASSIFICATION**

JURISDICTION: DEKALB COUNTY  
 ZONING: C-1 / 1-20 OVERLAY DISTRICT TIER 2  
 ADJACENT ZONING: ADJACENT ZONING

**BUILDING SETBACKS**

FRONT	0' OVERLAY
SIDE	10' OVERLAY
REAR	10' OVERLAY

**BUILDING SUMMARY**

PROPOSED BUILDING AREA: 12,723 SF  
 BUILDING AREA LIMIT: TBD  
 BUILDING HEIGHT LIMIT: 8 STORIES (OVERLAY)

**PARKING SUMMARY**

PARKING REQUIREMENTS	2 SPACES PER UNIT
TOTAL PARKING REQUIRED	18 SPACES
PARKING PROVIDED	18 SPACES

**LANDSCAPING SUMMARY**

PARKING ISLANDS	5' STRIP
FRONT LANDSCAPE BUFFER	6' STRIP
SIDE LANDSCAPE BUFFER	5' STRIP
REAR LANDSCAPE BUFFER	30' TRANSITIONAL BUFFER

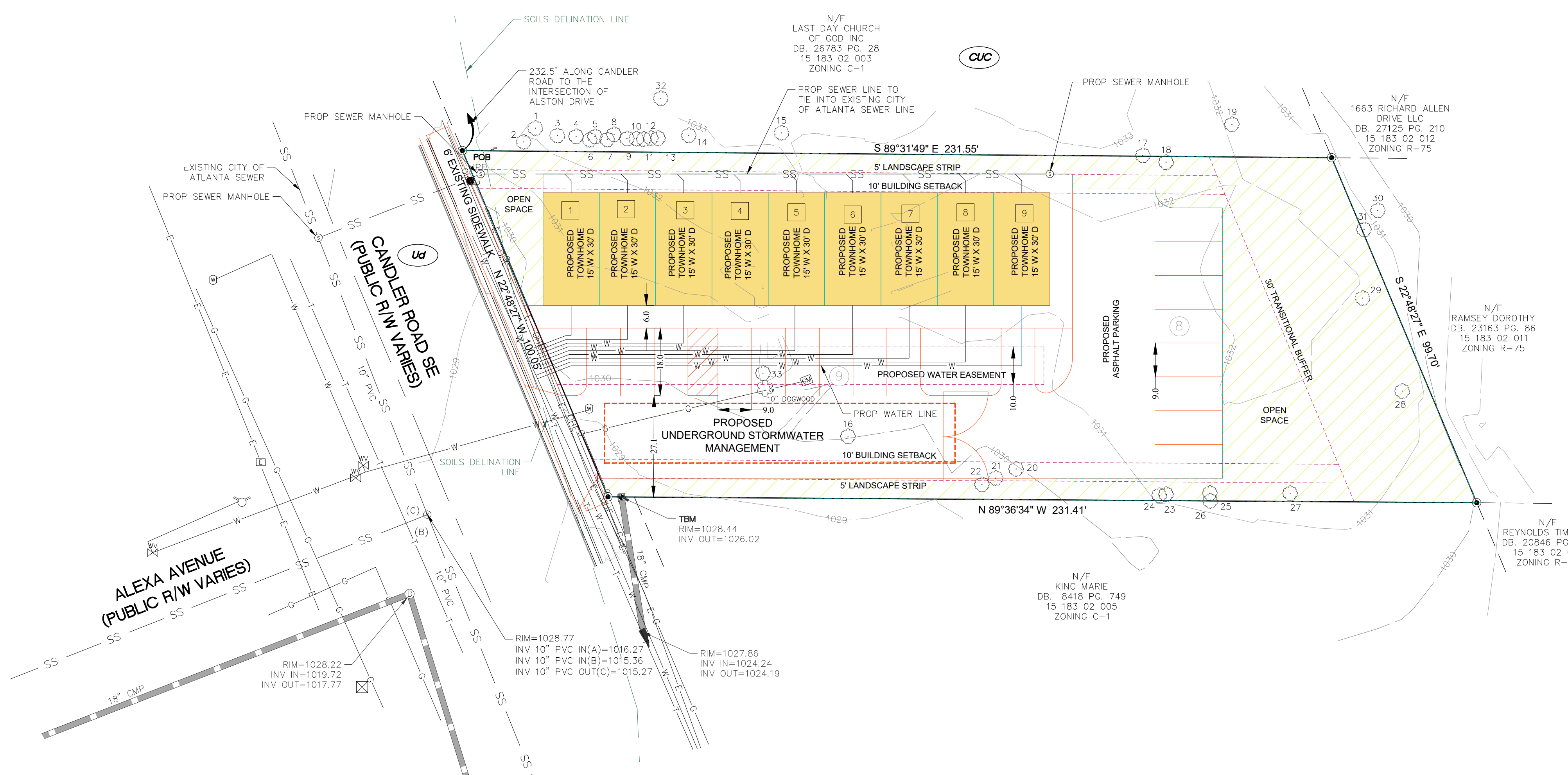
**811**  
 Know what's below.  
 Call before you dig.  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**ATWELL**  
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 Building 100 Suite 120  
 Lawrenceville, GA 30043  
 CA, L.S.F. 1218  
 866.850.4200 www.atwell-group.com

- LEGEND**
- WATER VALVE
  - WATER METER
  - GRATE INLET
  - STORM SEWER MANHOLE
  - SANITARY SEWER MANHOLE
  - CLEANOUT
  - UTILITY POLE
  - MAILBOX
  - BENCHMARK
  - IRON PIN FOUND
  - PROPOSED OPEN SPACE
  - PROPOSED BUILDING
  - CONCRETE
- (M)** MEASURED DISTANCE  
**(C)** CALCULATED DISTANCE  
**(R)** RECORD DISTANCE
- SS STORM SEWER LINE  
 SS SANITARY SEWER  
 W WATER LINE  
 W OVERHEAD ELECTRIC  
 --- PROPERTY LINE  
 --- ADJACENT PROPERTY LINE  
 --- CHAINLINK FENCE
- (DB)** DEED BOOK  
**(IPF)** IRON PIN FOUND  
**(INV)** INVERT  
**(N/F)** NOW OR FORMERLY  
**(PG)** PAGE  
**(POB)** POINT OF BEGINNING  
**(P)** PORCH



- SURVEY NOTES**
- ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13089C0131J, DATED MAY, 16, 2013), PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
  - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MAPS AND/OR FIELD LOCATED MARKINGS PROVIDED BY THE UTILITY COMPANIES SERVING THAT UTILITY AND ARE APPROXIMATE ONLY. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION. SURVEYOR
  - NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 3-21-21 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 86,000 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 254,802 FEET.
  - EQUIPMENT USED FOR MEASUREMENT:  
 ANGULAR: TRIMBLE S8 ROBOTIC TOTAL STATION  
 LINEAR: TRIMBLE S8 ROBOTIC TOTAL STATION  
 GPS: TRIMBLE R8 GPS RECEIVER
  - THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
  - STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
  - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON U.S.G.S. DATUM (NAVD 88), SITE BENCHMARKS ARE SHOWN HEREON.
  - THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
  - THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
  - ATWELL, LLC DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
  - AT THE TIME OF FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BURY PITS ON-SITE, BUILDING CONSTRUCTION, BUILDING ADDITIONS, CHANGES OF RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION AND OR REPAIRS.

- SITE NOTES**
- PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR.
  - PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
  - WATER AND SEWER TO BE PROVIDED BY DEKALB COUNTY. AT TIME OF SURVEY NO SEPTIC TANKS PLANNED FOR THE PROPOSED SITE.
  - A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
  - AT TIME OF SURVEY THERE ARE NO PROPOSED STREETS TO BE ADDED TO THE SITE.
  - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEER'S REQUIREMENTS REGARDING WETLANDS.
  - RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
  - SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION PLANS ARE APPROVED AND DEVELOPMENT PERMIT IS OBTAINED.
  - THE PROPOSED SITE WILL BE SUBJECT TO PROTECTIVE COVENANTS OR A HOMEOWNERS ASSOCIATION.
  - PROPOSED ELECTRICAL SERVICE TO BE PROVIDED TO SITE VIA UNDERGROUND ELECTRICAL LINES.
  - SITE TO BE SERVICED VIA EXISTING FIRE HYDRANT. THERE ARE NO PROPOSED FIRE HYDRANTS FOR THIS SITE.
  - PROPOSED LOCATION OF UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHOWN HEREON. THE DETENTION (UNDERGROUND STORMWATER MANAGEMENT SYSTEM), WATER QUALITY AND RUN OFF REDUCTION IS PROPOSED TO BE PROVIDED BY (4) FOUR RUNS OF 87" - 4.75" RUNS OF 30" CORRUGATED METAL PIPE. PLEASE REFER TO THE CIVIL ENGINEERING PLANS AND REPORTS BY ATWELL FOR ADDITIONAL DETAILS.

**PROJECT NARRATIVE**

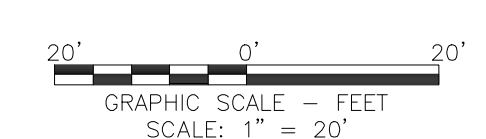
PROPOSED 9 UNIT TOWNHOME DEVELOPMENT WITH 18 PARKING SPACES SITUATED ON A 0.49 ACRE PARCEL IN DEKALB COUNTY. WATER SERVICE IS PROPOSED TO CONNECT TO DEKALB COUNTY 8" WATER LINE ON CANDLER RD AND SANITARY SEWER IS PROPOSED FROM THE CITY OF ATLANTA INFRASTRUCTURE. ON SITE DETENTION WILL BE PROVIDED VIA UNDERGROUND STORMWATER.

**RECEIVING WATERS NARRATIVE**

THE EXISTING SITE IS DIVIDED INTO 2 BASINS. BASIN A SHEET FLOWS +/- 2800' TO THE SOUTHWEST TO AN EXISTING (18") STORM PIPE NETWORK IN CANDLER ROAD AND FLOWS INTO AN UNNAMED TRIBUTARY AND EVENTUALLY FLOWS INTO DOOLITTLE CREEK. BASIN B SHEET FLOWS +/- 1800' TO THE EAST AND FLOWS INTO SHOAL CREEK.

**HOUSEHOLD WASTE / SANITATION COLLECTION**

THE PROPOSED HOUSEHOLDS WASTE WILL BE COLLECTED VIA PUBLIC SANITATION ORGANIZATIONS. THE INDIVIDUAL HOUSEHOLDS WILL UTILIZE THEIR OWN WASTE MANAGEMENT TRASH CANS.



**CERTIFICATE OF CONFORMITY:**

I, CHRISTOPHER G. LEA, THE SURVEYOR FOR THE SUBJECT TRACT SHOWN HEREON, LOCATED IN LAND LOT 183, 15TH DISTRICT, HEREBY CERTIFY THAT THE SUBJECT TRACT SHOWN HEREON IS NOT PLATTED AS NON-CONFORMING OR WILL RESULT IN A NON-CONFORMING LOT.

Signature: *Christopher G. Lea*

SIGNATURE  
 CHRISTOPHER G. LEA  
 NAME  
 1255 LAKES PARKWAY  
 ADDRESS  
 LAWRENCEVILLE, GA 30043  
 CITY, STATE, ZIP

**SURVEY CERTIFICATION:**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Signature: *Christopher G. Lea*

CHRISTOPHER G. LEA, GA. P.L.S. #3427  
 DATE: 12/29/21

LOCATED IN LAND LOT 183, 15TH LAND DISTRICT, DEKALB COUNTY, GEORGIA

PRELIMINARY SITE PLAN FOR SOVEREIGN CONSTRUCTION AND DEVELOPMENT AT ATLANTA, GEORGIA

310 CANDLER ROAD ATLANTA, GEORGIA

DATE: 7/29/21

12/02/2021 COUNTY COMMENTS  
 12/29/2021 COUNTY COMMENTS

REVISIONS

DR. MSJ	CH. CGL
BOOK	--
JOB	21000505
SHEET NO.	1 OF 1

CAD FILE: 21000505-EX.2.DWG