24 HOUR CONTACT:
BRYAN MUSOLF @ 404-895-0913

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

PROJECT:

NORTHERN AVENUE @ INDIAN CREEK WAY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT

623, 631, 635, 641, 649, 655, 657, 671 NORTHERN AVENUE

CLARKSTON, GA 30021

FOR

INLINE COMMUNITIES
1776 PEACHTREE ST NW
SUITE 260S
ATLANTA, GA 30309
P: 404-895-0913

DEKALB AP #

SITE LOCATION MAP
NOT TO SCALE

National Flood Hazard Layer FIRMette

FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13089C0086 K
NOT TO SCALE

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

08/11/2021

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

SKETCH PLAT SITE PLAN

SCALE: 1" = 100'
DATE: 08/11/2021
PROJECT: 20192.00

SP1.0
SHEET

SITE DATA:

SITE AREA	22.343 ACRES
ZONING	
EXISTING ZONING	R-75 & MR-2
PROPOSED ZONING	RSM
ZONING JURISDICTION	DEKALB COUNTY, GEORGIA
USE CALCULATIONS	
NET SITE AREA (AFTER R/W TAKING)	22.161 ACRES
SETBACK REQUIREMENTS: TOWNHOMES (SFA)	
FRONT SETBACK (ARTERIAL STREET/LOCAL)	20 FEET (DEVELOPMENT)/ 10 FEET (LOCAL)
SIDE SETBACK (INTERIOR)	0 FEET (10' BLDG. SEPARATION PROVIDED)
SIDE SETBACK (PUBLIC STREET CORNER)	20 FEET (DEVELOPMENT)/ 10 FEET (LOCAL)
REAR SETBACK (W/O ALLEY / WITH ALLEY)	15 FEET / 10 FEET
SETBACK REQUIREMENTS: DETACHED (U-SF)	URBAN SINGLE FAMILY DETACHED
FRONT SETBACK (MIN/MAX)	15' FRONT LOADED / 10' ALLEY ACCESS
SIDE SETBACK (INTERIOR)	0 FEET / 3' BLDG. SEPARATION
SIDE SETBACK (PUBLIC STREET CORNER)	20 FEET / 0 FEET INTERIOR LOT
REAR SETBACK	20 FEET FRONT LOADED / 10' ALLEY ACCESS
SETBACK REQUIREMENTS: DETACHED (TRAD.)	TRADITIONAL SINGLE FAMILY DETACHED
FRONT SETBACK	20 FEET
SIDE SETBACK	3 FEET (10 FEET MIN. BETWEEN HOMES)
REAR SETBACK	20 FEET
DEVELOPMENT STANDARDS	HOMES ARE FEE SIMPLE TOWNS & DETACHED
20' X 45' TOWNHOMES (REAR LOADED)	45 UNITS
24' X 50' TOWNHOMES (FRONT LOADED)	23 UNITS
60' TRADITIONAL SINGLE FAMILY DETACHED	16 LOTS
38' X 90' URBAN SINGLE FAMILY DETACHED	38 LOTS
TOTAL RESIDENTIAL UNITS/LOTS PROVIDED	122 UNITS/LOTS
TOTAL SITE DENSITY PROVIDED	5.5 UNITS/ACRE
MAX. SITE DENSITY RSM	4 UPA (BASE) - 8 UPA (DENSITY BONUSES)
DENSITY BONUS	Enhanced Open Space 20% Site = 2.0 UPA
MIN. BLDG. HEATED (SFA / U-SF)	1,200 SF / 1,100 SF
MAX. BLDG. HEIGHT (SFA / U-SF)	3 STORIES OR 45 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	20% (4.43 ACRES)
OPEN SPACE PROVIDED	9.24 ACRES (41.4% OF SITE AREA)
ENHANCED OPEN SPACE REQUIRED FOR DENSITY BONUS	20% OF TOTAL SITE AREA (4.43 ACRES)
ENHANCED OPEN SPACE PROVIDED FOR DENSITY BONUS	21.5% (4.77 ACRES)
NET SITE AREA	22.161 ACRES
PARKING REQUIREMENTS	
DETACHED PARKING REQUIRED	106 sp / 212 sp (2/Dwelling Min or 4 / Dwelling Max)
ATTACHED PARKING REQUIRED	125 sp / 231 sp (1.75/Dwell Min or 3.25/Dwell max)
AMENITY AREA PARKING REQUIRED	13 sp / 26 sp (homes min or homes max)
TOTAL PARKING REQUIRED	244 Spaces Min or 469 Spaces Max
TRADITIONAL & URBAN DETACHED PROPOSED	159 SPACES (2 Garage + 1 Driveway = 3)
ATTACHED TOWNHOME PROPOSED	213 SPACES (2 Garage + 1 Driveway = 3)
RESIDENTIAL GUEST PARKING PROVIDED	37 SPACES
TOTAL RESIDENTIAL PARKING PROVIDED	409 SPACES

NOTES:

1. 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. 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 DEVELOPMENT PERMIT IS 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 ACCESS ROADS. NO CONSTRUCTION SHALL BEGIN UNTIL THE LAND DEVELOPMENT PERMIT HAS BEEN APPROVED AND OBTAINED.

7. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LDP SUBMITTAL.

SKETCH PLAT NOTES:

1. TOTAL ONSITE AREA: 22.34 ACRES / TOTAL AREA DISTURBED 18.65 ACRES.

2. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 04/13/2021.

3. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13089C0086 K, EFFECTIVE DATE 08/15/2019 WAS EXAMINED AND A PORTION OF THE PROPERTY SHOWN HEREIN WAS FOUND TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100-YEAR FLOOD) OR SPECIAL FLOOD HAZARD ZONE (AREAS OF 500-YEAR FLOOD).

4. THERE ARE STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE SITE.

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 THE SOUTHWEST PORTION OF THE 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 GNAHRGIS MAPPER.

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 STORM WATER MANAGEMENT AGREEMENT. A COPY OF ALL FUTURE INSPECTIONS BY A REGISTERED ENGINEER SHALL BE FURNISHED TO DEKALB COUNTY.

16. SPEED LIMIT ON NORTHERN AVE IS 35 MPH.

17. NO PRIOR SUBDIVISIONS HAVE BEEN LOCATED ON SITE.

18. NO VARIANCES ARE REQUIRED.

PRIVATE STREET CONDITIONS:

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 DRIVES/INTERNAL 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 BACK OF 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 WATERSHED 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 WITH BE ASSIGNED OFF ALLEYS

13. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.

UTILITY NOTES:

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 FOR ACCESS AND MAINTENANCE (PROVIDED FOR DEKALB COUNTY).

2. SANITARY SEWER SYSTEM PROVIDED BY DEKALB COUNTY TO BE PUBLIC 8-INCH DIP LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28'-20' EASEMENT ON ALLEYS, AND 20-FEET SANITARY SEWER EASEMENT FOR ACCESS AND MAINTENANCE.

3. SANITARY SEWER MAIN SHALL BE 8' DIP @ 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.

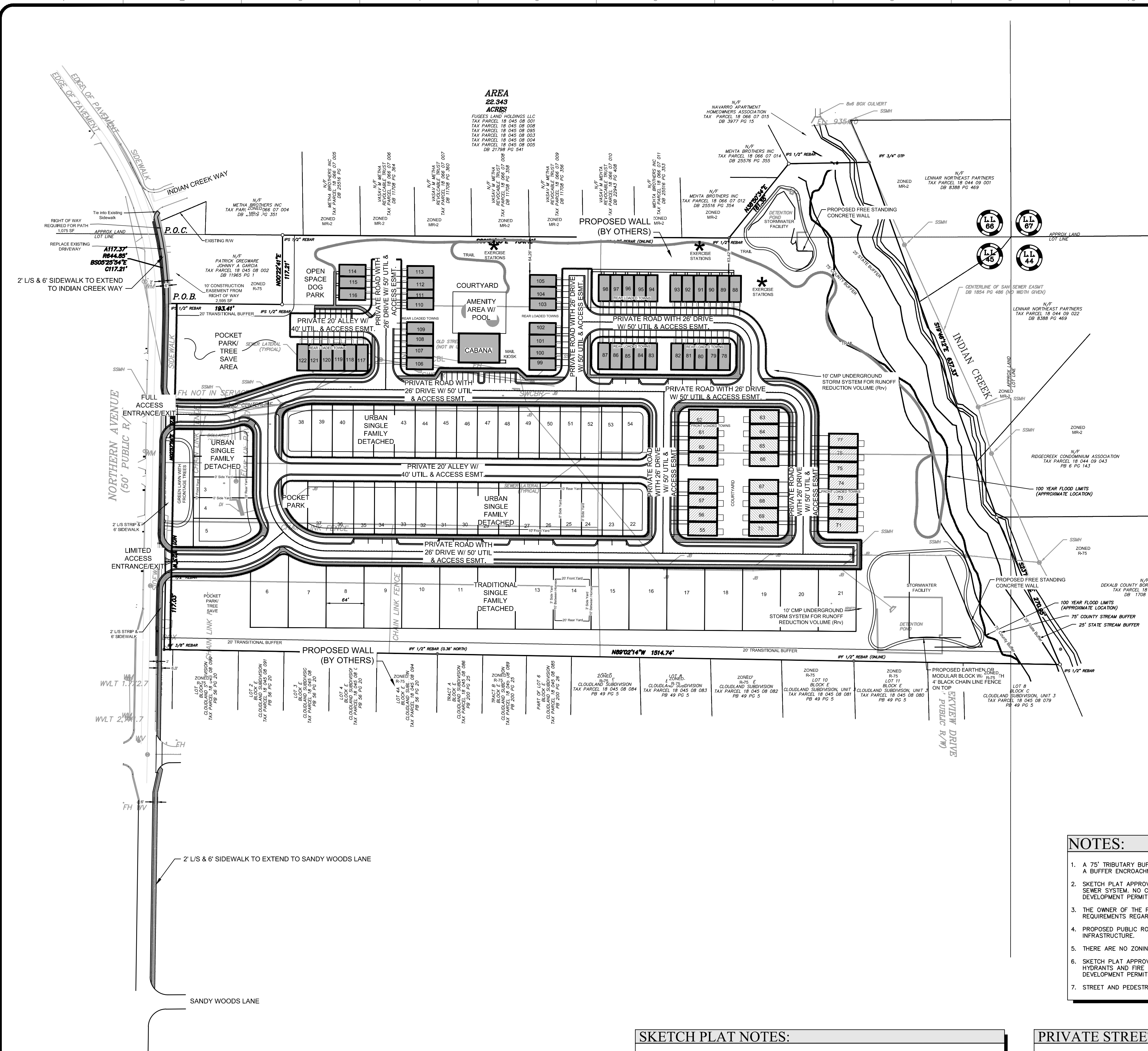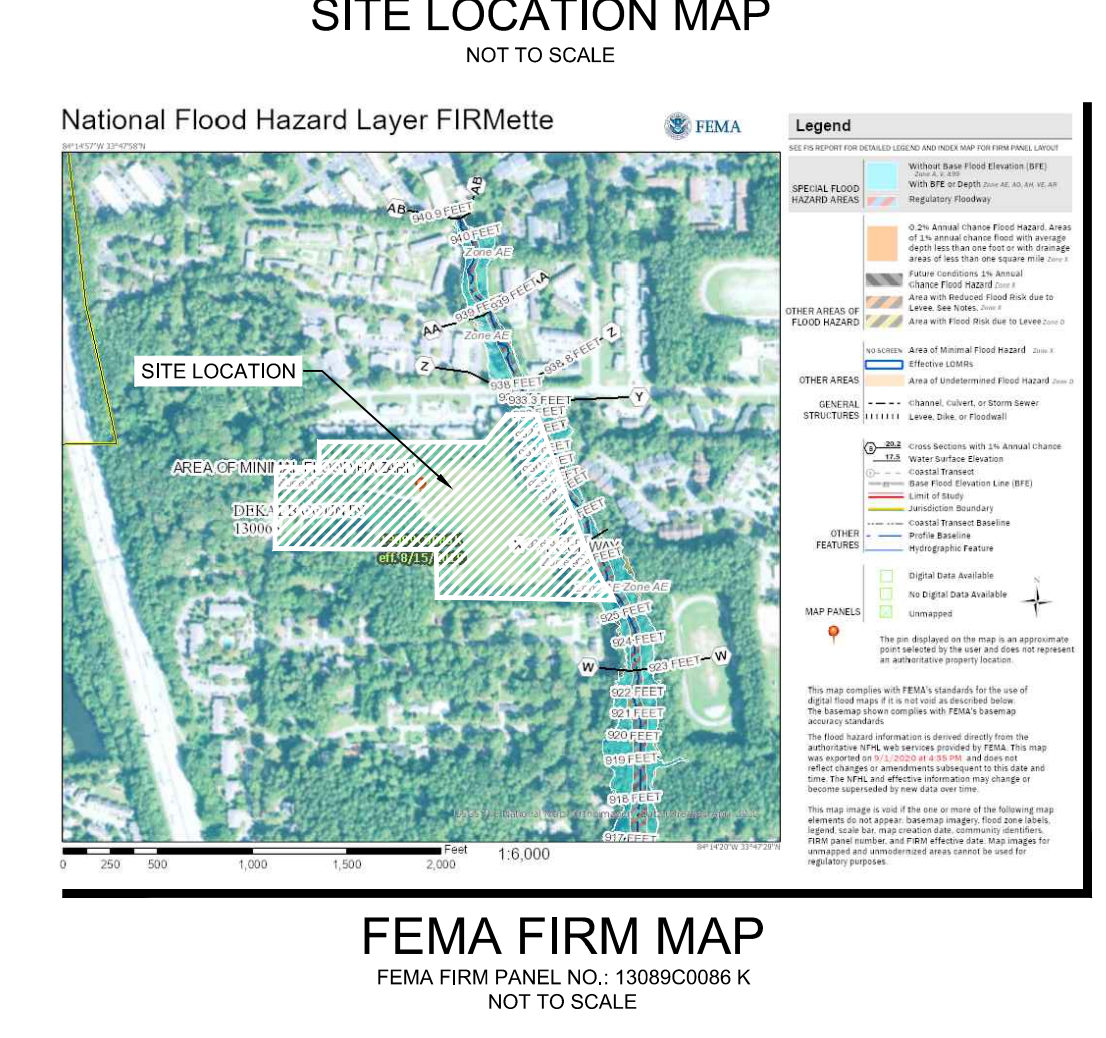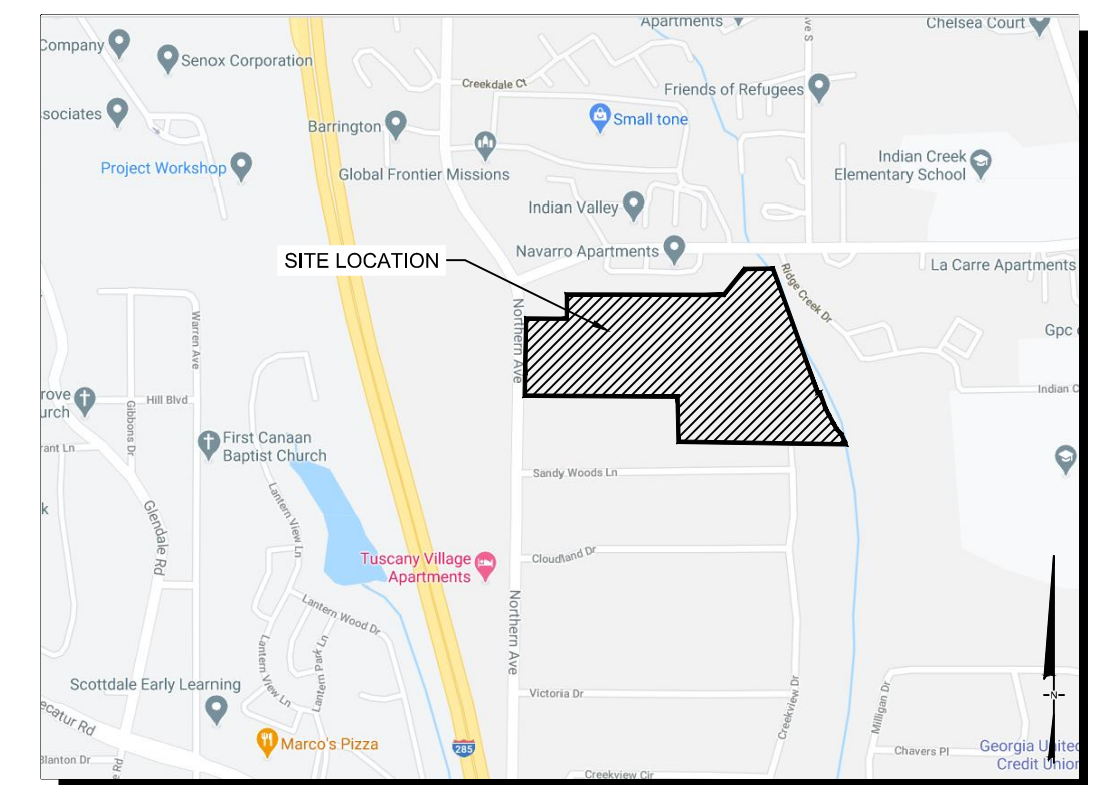6. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

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

AREA 22.343 ACRES

NORTHERN AVENUE (50' PUBLIC R.)

INDIAN CREEK WAY

SANDY WOODS LANE