



DeKalb County Department of Planning & Sustainability

178 Sams Street

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Sketch Plat Hearing Date: June 22, 2022, 6:00 P.M.

STAFF ANALYSIS

Case No.:	PLAT - 1245158	Agenda #: N1
		Commission District: 4 Super District: 6
Location/Address:	623, 631, 635, 641, 649, 655, 657, & 671 Northern Avenue	
Parcel ID(s):	18 045 08 001, -003, -004, -005, -006, -007, -008, & -095	
Request:	Subdivision for the development of single-family, detached, urban, single-family, detached, and townhome dwelling units.	
Property Owner(s):	Northern Avenue Residential, LLC	
Applicant/Agent:	Planners and Engineers Collaborative	
Acreage:	22.34 acres	
Existing Land Use:	Undeveloped	

SUBJECT PROPERTY & ZONING HISTORY

Planning Commission recommended approval with conditions on May 6, 2021. The Board of Commissioners approved rezoning the subject property from the R-75 (Residential Medium Lot-75) Zoning District and MR-2 (Medium Density Residential-2) Zoning District to the RSM (Small Lot Residential Mix) Zoning District on August 10, 2021. This rezoning is subject to twenty-six (26) conditions (see page 2 or Sheet SP0.5 of Sketch Plat Document) that were crafted by community stakeholders, applicable commissioners, applicant/owner, and staff. The initial subject properties were subsequently combined into a single lot during the fall of 2021.

PROJECT DESCRIPTION

The applicant, Planners and Engineers Collaborative, submitted a preliminary “sketch” plat to subdivide 22.34 acres for residential development. The proposed development will consist of no more than 122 residential units: 68 townhome units and 54 single-family, detached units. The development is proffered upon the preservation and enhancement of community open space to include: a swimming pool and cabana, pedestrian trail, exercise stations, dog park, pocket parks, and courtyard. Two stormwater detention facilities are proposed along the northeast and southeast corners of the site to capture and treat stormwater runoff. Installation of sidewalks and streetscape enhancement shall be provided along Northern Avenue. Ingress/egress will be provided by a northern full access point and a limited access point to the south (right in/right out only).

Overall, the proposed project is consistent with the goals of *Comprehensive Plan* and *Zoning Ordinance*. The proposal contains a mixture of housing options that are designed to blend with existing development patterns. Moreover, the project preserves 39% of the total acreage for open space and 20% will include active and passive recreation for the community. The applicant's traffic impact study did not produce findings indicating significant impact to the existing road network or the need for significant network improvements.

Sec. 14-96. - Standards for approval of sketch plats; approved preliminary plats.

(a) The planning commission shall not approve a sketch plat unless it is found that:

- (1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;**
Proposed lots will be served by public water.
- (2) If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;**
Proposed lots will be served by public sewer. Conditional approval of the sketch plat was granted by the Watershed Department.
- (3) Adequate areas have been allocated within a subdivision to meet the regulations in this chapter for the long-term collection, management, and treatment of stormwater;**
Two stormwater detention facilities are proposed along the northeast and southeast corners of the site to capture and treat stormwater runoff. Further evaluation will occur during the land development permit phase, which would be the next phase of developmental review.
- (4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;**
With the exception of a pedestrian trail and stormwater facilities, no other land disturbance is proposed in sensitive areas. The applicant shall also take great care to preserve healthy specimen trees in pocket parks adjacent to Northern Avenue and within designated transitional buffers.
- (5) No platting of lots within the subdivision will create any non-conforming lots or increase the non-conformity of existing non-conforming lots on property within or adjacent to the subdivision;**
Newly created lots are in compliance with applicable lot standards per the RSM (Small Lot Residential Mix) Zoning District and/or applicable zoning regulations.
- (6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;**
The proposed preliminary "sketch" plat has been approved by the County Transportation Division of Public Works. Further coordination will be conducted with the Georgia Department of Transportation during the land development permit phase. Internal streets will be private.
- (7) The proposed subdivision meets all the requirements of this chapter, [Chapter 27](#), the official comprehensive plan, the official thoroughfare map, and all other standards and regulations adopted by all boards, commissions, agencies, and officials of DeKalb County and all other applicable laws from other, relevant jurisdictions;**
See criterion #5 above.

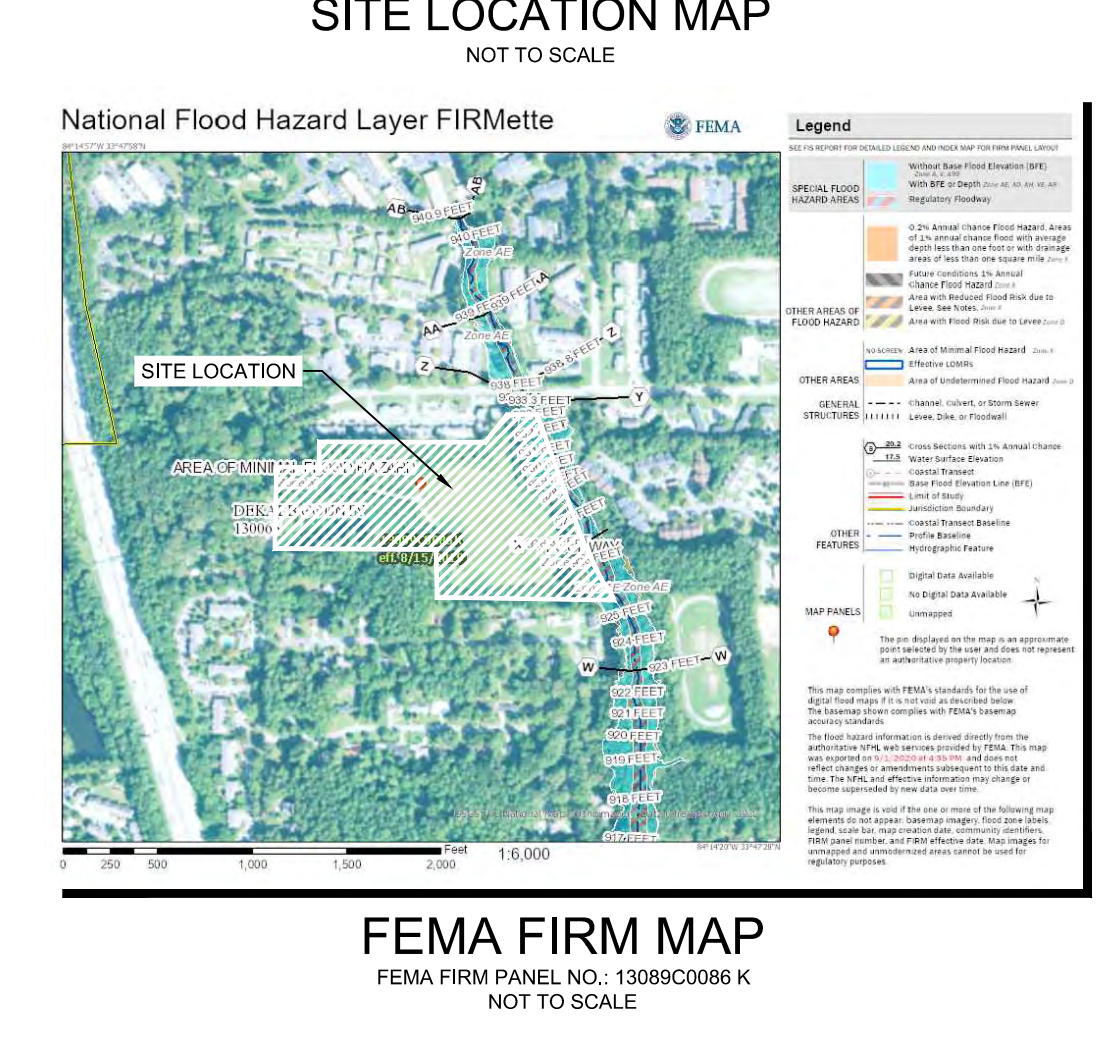
- (8) A properly issued certificate of appropriateness, when the subdivision or portions thereof lie within a designated historic area that required such a certificate as may be required by state law or this Code; and
Not applicable.
- (9) Lot lines have been laid out so as to minimize crossing municipal or county boundaries;
All proposed lots are located in the unincorporated area of DeKalb County.
- (10) All requirements of [section 14-89](#) and [section 14-90](#) have been fulfilled.
Yes.

STAFF RECOMMENDATION: Approval

All regulatory reviews for the preliminary “sketch” plat have been completed, approved, or conditionally approved.

SHEET 11

- no left turn lane (turning east into complex) at the full-access (northern) driveway or Northern Ave
- no raised medians or other physical barriers or marked-off area in the street to guide northbound traffic flow
- no deceleration lane at the 2nd right-in/right-out (southern) driveway.



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ARBORETS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

AT
623, 631, 635, 641, 649, 655, 657,
671 NORTHERN AVENUE
CLARKSTON, GA 30021

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

DEKALB AP #1245158

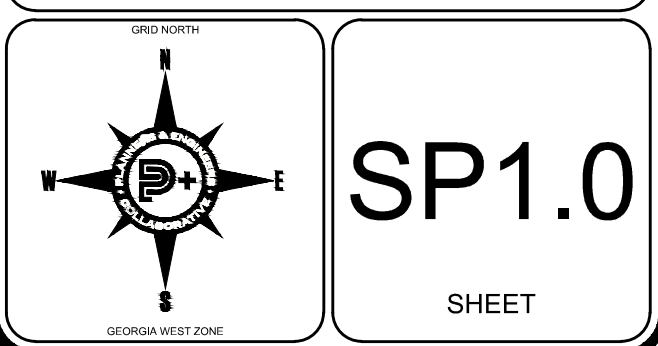
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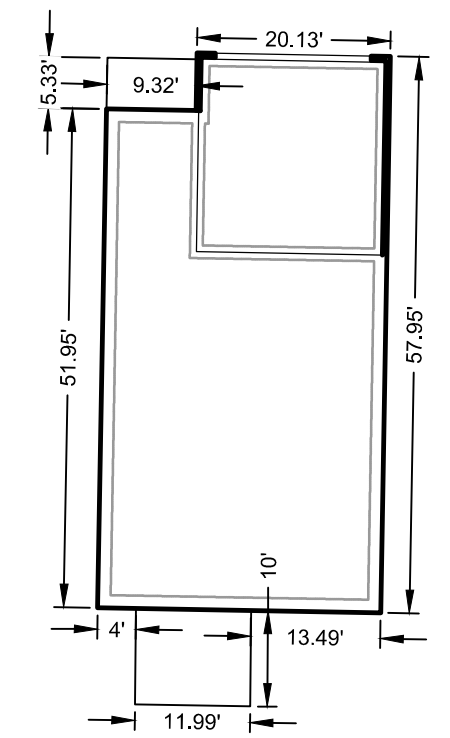
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

SCALE: 1" = 100'
DATE: 05/20/2022
PROJECT: 20192.00



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-FOOT WATER EASEMENT FOR ACCESS AND MAINTENANCE (PROVIDED FOR DEKALB COUNTY).
2. SANITARY SEWER SYSTEM (SEWER 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-FOOT 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.



- # 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) 13089C0096 K, EFFECTIVE DATE 08/25/2019 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 SOUTHEAST 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 QNARHGIS 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 SHALL REMAIN PRIVATE AND BE 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.

- NOTES:**
- PER ZONING CONDITION #2 : MINIMUM LOT SIZE OF SINGLE FAMILY DETACHED TRADITIONAL UNITS IS 6,400 SQ. FT. AND THE MINIMUM LOT WIDTH IS 64 FT.
- 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. THERE ARE NO PUBLIC PROPOSED ROADS WITHIN THE SITE.
 5. 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.
 6. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LOT SUBMITTAL
 7. WATER AND SEWER SERVICE PROVIDED BY DEKALB COUNTY.
 8. ALL PARCELS MUST BE COMBINED

- # 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 PLATED 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/INTERIOR 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 PAVED WIDTH FROM FACE OF CURB TO FACE 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 CURB 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 DEVELOPER.
 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 TO BE ASSIGNED OFF ALLEYS
 13. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.

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NO.	DATE	BY	DESCRIPTION
-1	01/04/22	JK	SKETCH PLAT COMMENT
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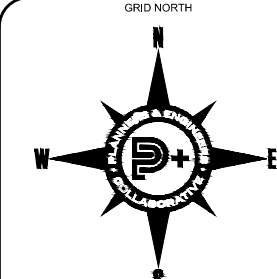
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SCALE: 1" = 100'

DATE: 05/20/2022

PROJECT: 20192.00



SHEET

THE OPERATION AND
MAINTENANCE OF ALL THE
STORMWATER
INFRASTRUCTURE SHALL BE THE
RESPONSIBILITY OF THE
HOMEOWNER.

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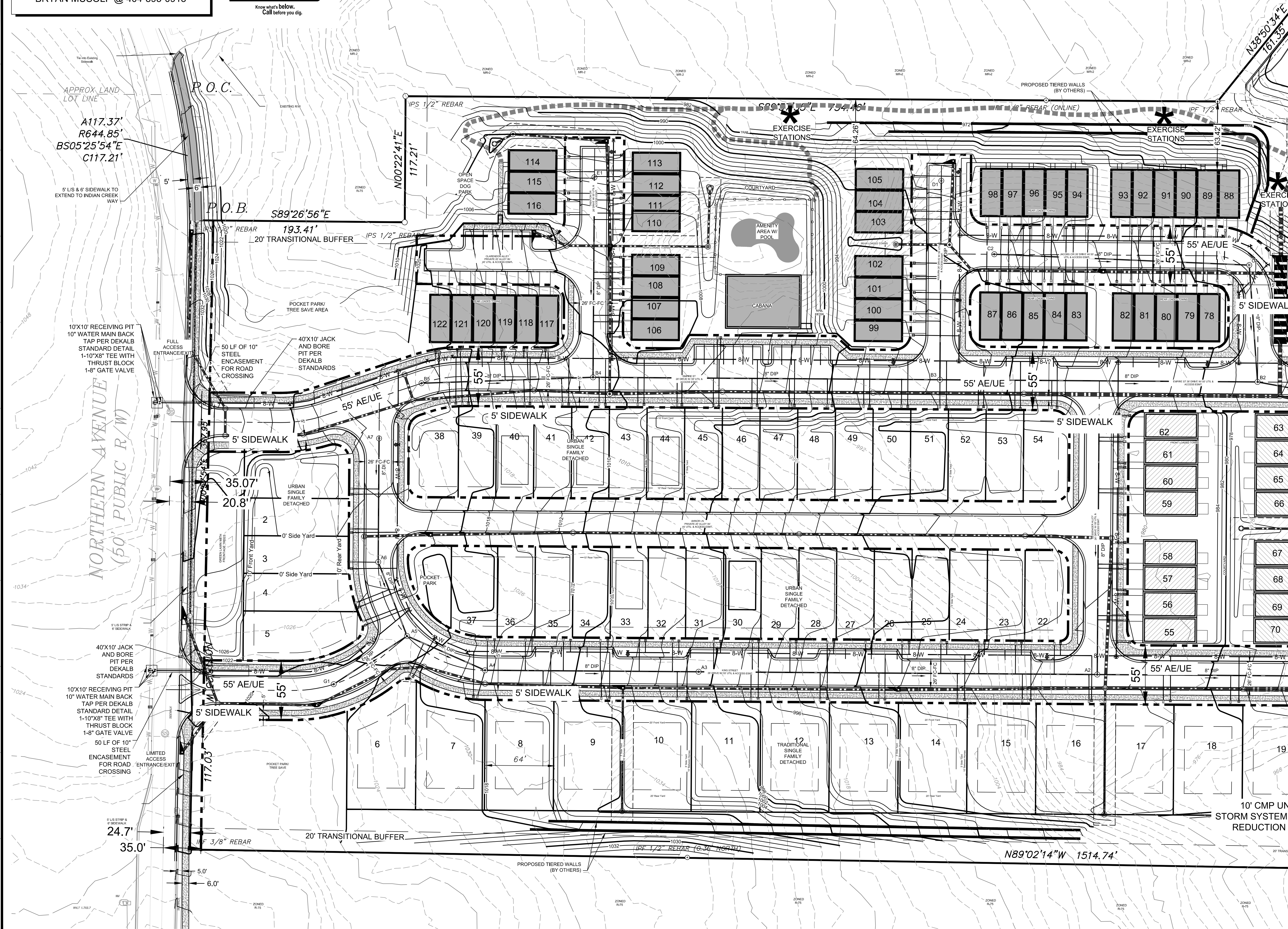
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13. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.

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ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

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PEACHTREE CORNERS, GA 30092

PROJECT

ENVOY AT PONCE

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT

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

CLARKSTON, GA 30021

FOR

INLINE COMMUNITIES

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DEKALB AP #1245158

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	01/04/22	JK	SKETCH PLAT COMMENTS
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-3	01/19/22	JK	SKETCH PLAT COMMENTS
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AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

40-SCALE SKETCH PLAT A



SCALE: 1" = 40'
DATE: 05/20/2022
PROJECT: 20192.00

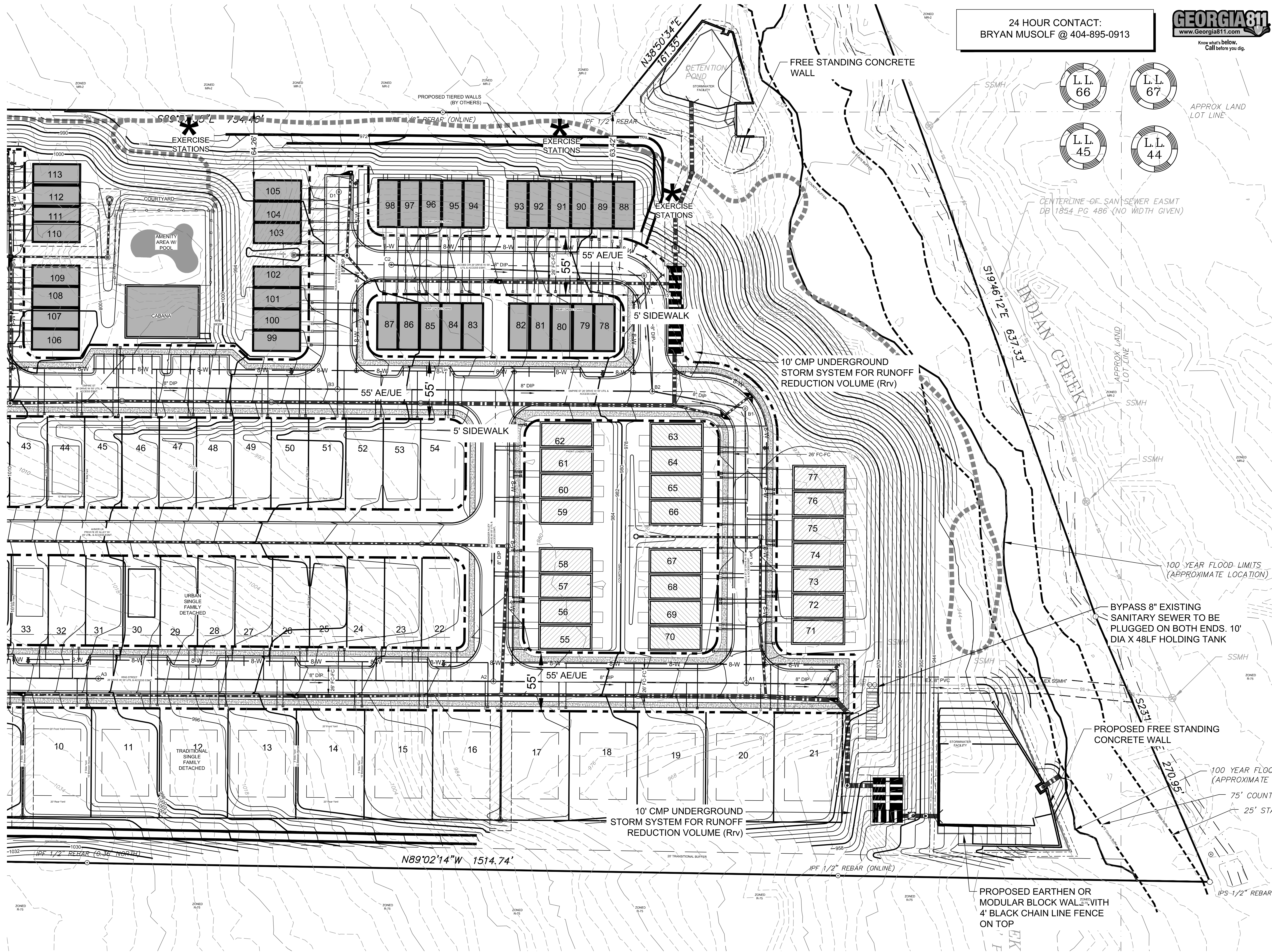
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SHEET

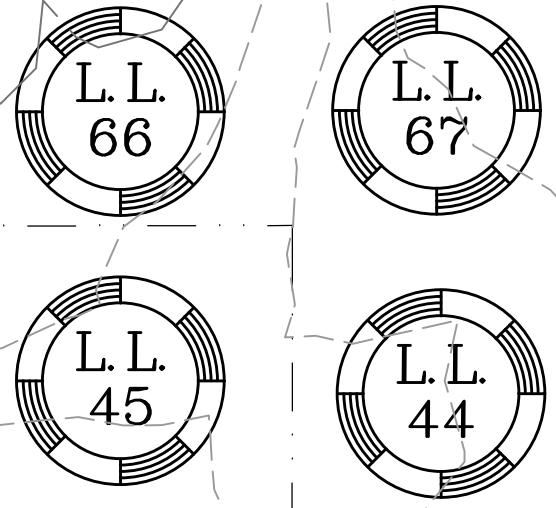
J:\2020\20192000\On-Site\Sketch Plat\SK - SKETCH PLAT - 20192.00.dwg - R5anger - 5/20/2022 10:56 AM

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PROJECT

ENVOY AT PONCE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

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

CLARKSTON, GA 30021

FOR

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05/20/2022

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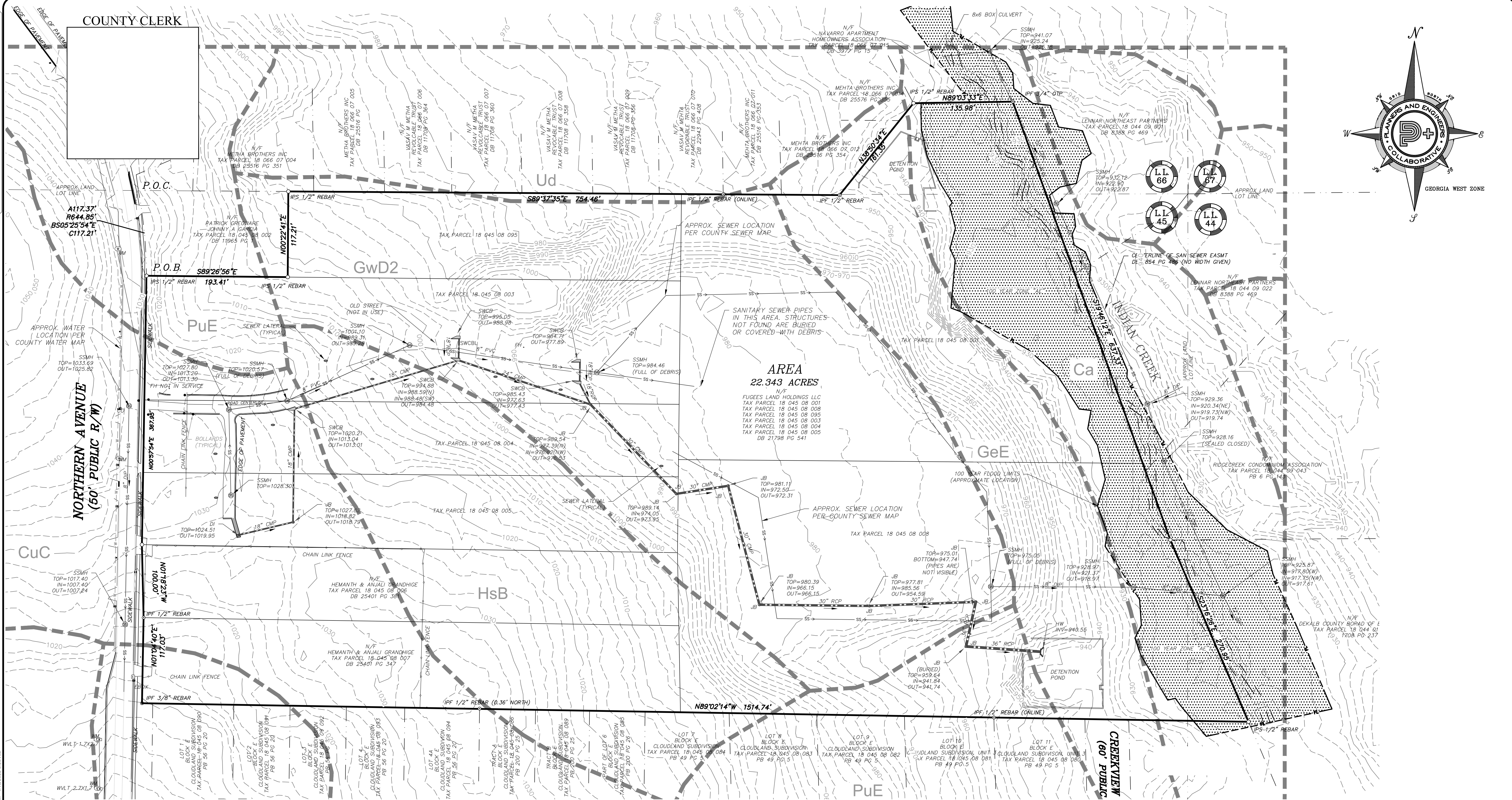
40-SCALE SKETCH PLAT B

SCALE: 1" = 40'
DATE: 05/20/2022
PROJECT: 201920.00

SP2.2

SHEET

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C.O.A.-45F00004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 44, 45 & 66
DISTRICT 18th

LOT COMBINATION PLAT

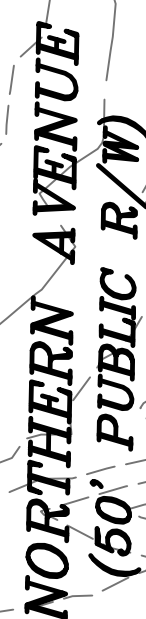
FOR

INLINE COMMUNITIES & CHICAGO TITLE INSURANCE COMPANY



DRAWN BY: SE
CHECKED BY: JH
FILE NO.: 20192.00
DATE: 02/09/2021
SCALE: 1" = 60'
DATE OF FIELD WORK: 1/12/21

0 30 60 120



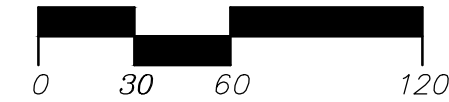
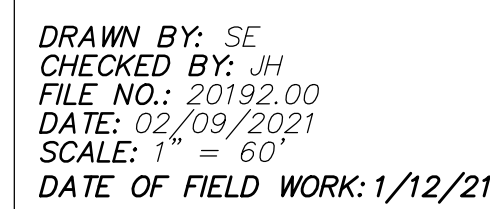
**CREEKVIEW
(60' PUBLIC**

Know what's **below**.
Call before you dig.

SHEET 3 OF 3

INLINE COMMUNITIES & CHICAGO TITLE INSUARANCE COMAPNY

LAND LOT(S) 44, 45 & 66
DISTRICT 18th

DEKALB COUNTY
GEORGIA



350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

**NORTHERN
AVENUE @ INDIAN
CREEK WAY**

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

MARIETTA, GA 30060
P: 404-895-0913

REVISIONS

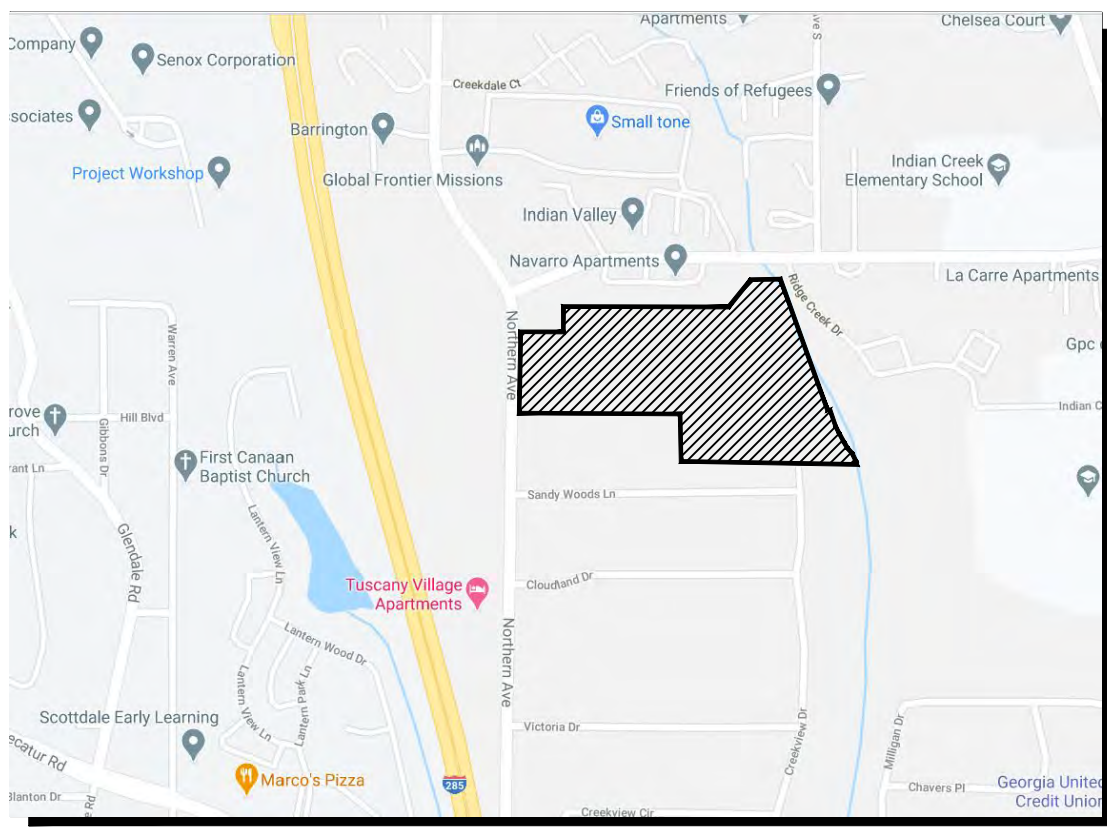


SCALE: 1" = 60'
DATE: 08/02/2021
PROJECT: 20192.00

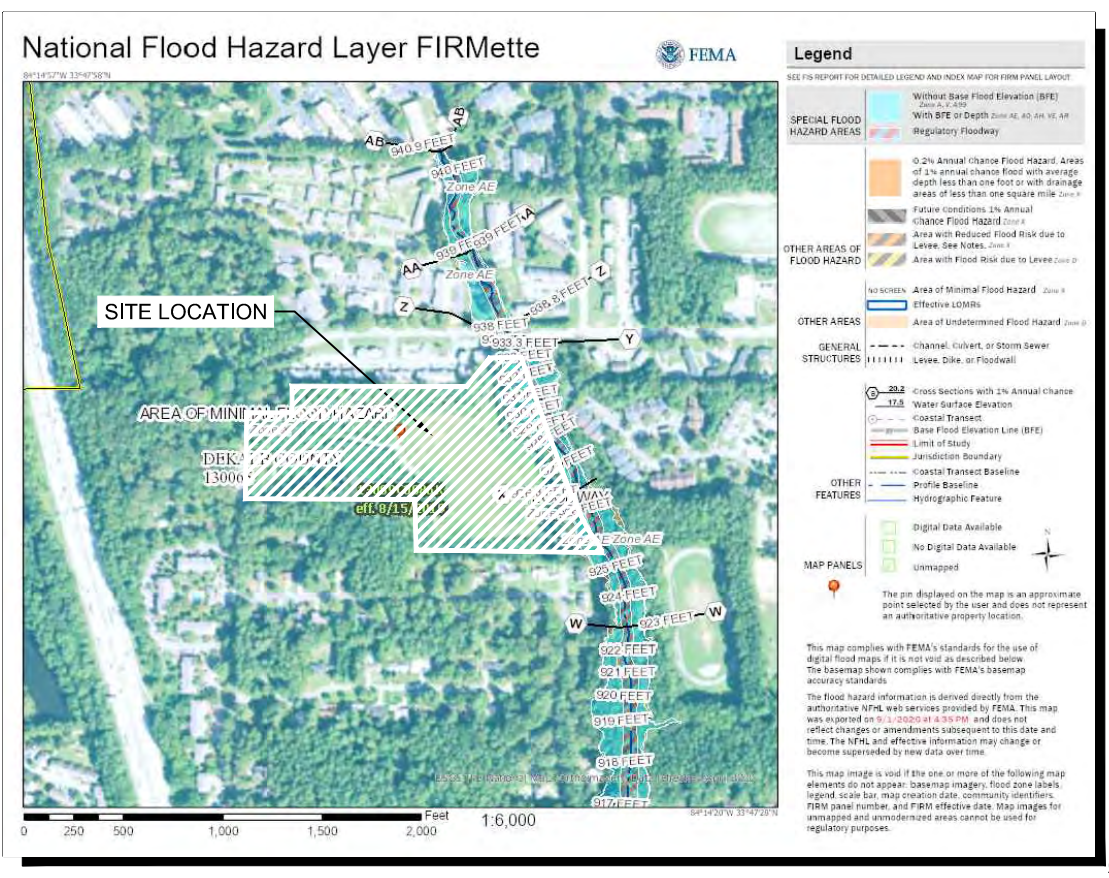


SHEET





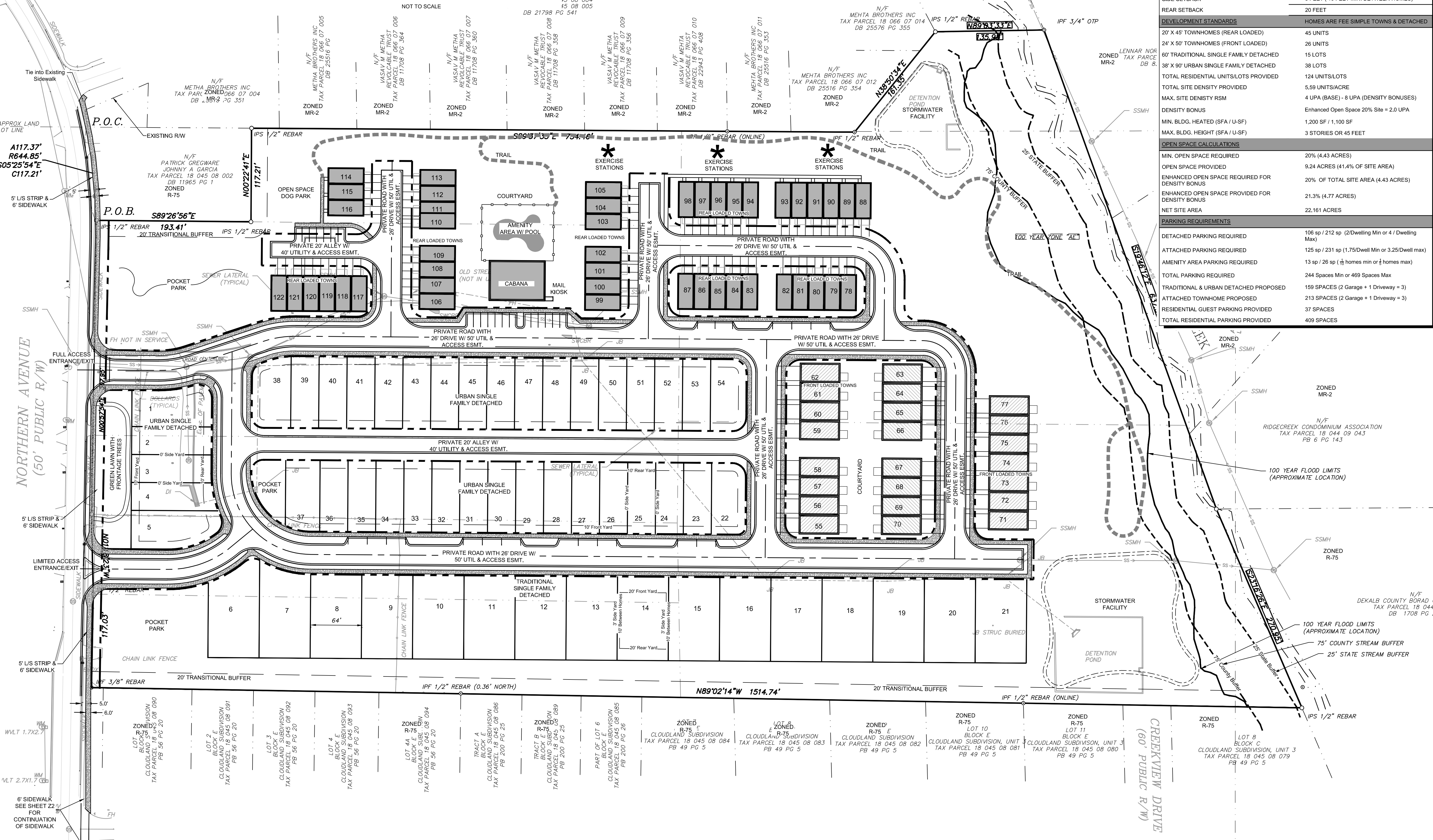
SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



24 HOUR CONTACT:
BRYAN MUSOLF
404-895-0913



SITE DATA:	
SITE AREA	22.343 ACRES
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)	
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 / 10 FEET INTERIOR LOT
REAR SETBACK	20 FEET FRONT LOADED / 10' ALLEY ACCESS
SETBACK REQUIREMENTS: DETACHED (TRAD.)	
FRONT SETBACK	20 FEET
SIDE SETBACK	3 FEET (10 FEET MIN. BETWEEN HOMES)
REAR SETBACK	20 FEET
DEVELOPMENT STANDARDS	
20' X 45' TOWNHOMES (REAR LOADED)	45 UNITS
24' X 50' TOWNHOMES (FRONT LOADED)	26 UNITS
60' TRADITIONAL SINGLE FAMILY DETACHED	15 LOTS
38' X 90' URBAN SINGLE FAMILY DETACHED	38 LOTS
TOTAL RESIDENTIAL UNITS/LOTS PROVIDED	124 UNITS/LOTS
TOTAL SITE DENSITY PROVIDED	5.59 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	21.3% (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 (1/2 homes min or 1/2 homes max)
TOTAL PARKING REQUIRED	244 Spaces Min or 469 Spaces Max
TRADITIONAL & URBAN DETACHED PROPOSED	199 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

NORTHERN AVE. at INDIAN CREEK WAY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR

INLINE COMMUNITIES

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING

350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3918 ■

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
*1	1/14/2021	PEC	Reduce Density/Add SF
*2	1/22/2021	PEC	Add Additional Detached
*3	2/10/2021	PEC	Reduce Density & Add Open Space/Decel Lanes
*4	2/15/2021	PEC	Staff Comments
*5	3/8/2021	PEC	Reduce Density/Cmts
*6	4/6/2021	PEC	Added Open Space
*7	4/15/2021	PEC	Add Open Space, Detached
*8	4/29/2021	PEC	Added Buffer to south
*9	5/6/2021	PEC	Updated OS calls
*10	5/17/2021	PEC	Median, Islands, Open space
*11	5/24/2021	PEC	Update Offsite Trail
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ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'

DATE: OCTOBER 28, 2020

PROJECT: 20192.00

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

GEORGIA

REGISTERED PROFESSIONAL ENGINEER

NO. 3438

KENNETH J. WOOD

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

GEORGIA WEST ZONE

Z1

SHEET

PRODUCTIVE URBAN LANDSCAPE EXHIBIT



A ORCHARD GROVE

GROUPS OF ORCHARDS TREES ARE SCATTERED SURROUNDING THE OPEN LAWN AREA



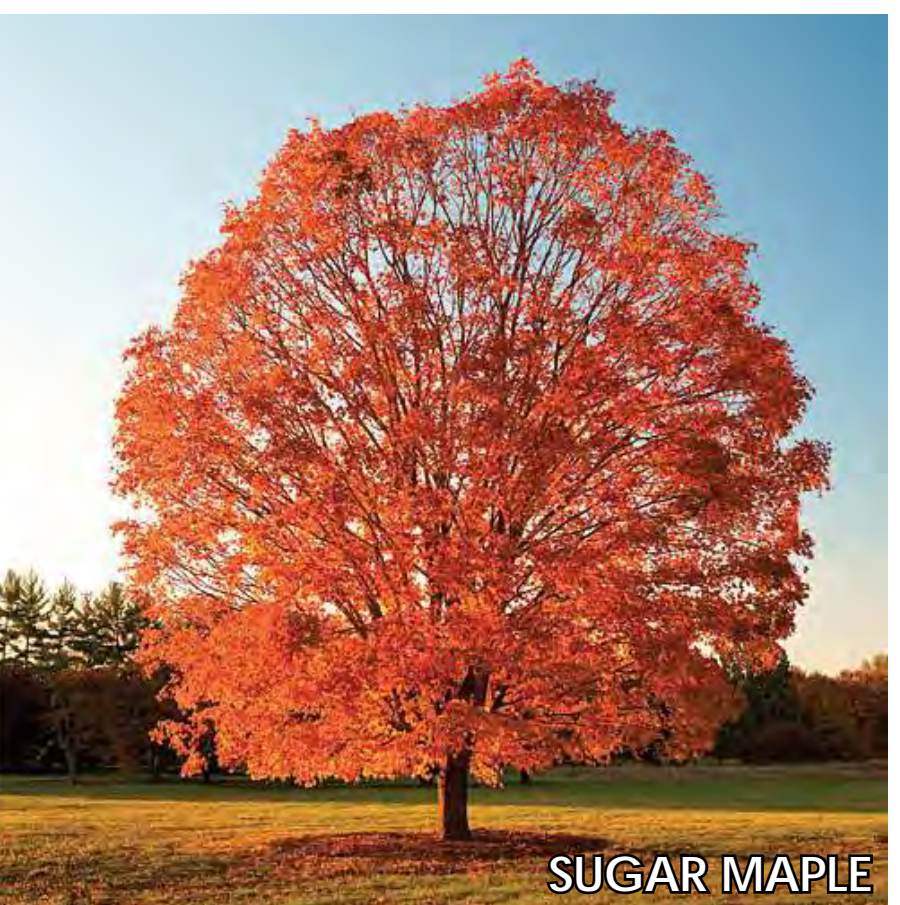
B POLLINATOR GARDEN / EDIBLE ANNUAL BED

POLLINATOR GARDENS ARE SET AT THE ENTRANCE OF THE NEIGHBOURHOOD AND CONSISTS OF SHRUBS, PERENNIALS AND ANNUALS TO PROMOTE BUTTERFLY AND BEE HABITATS WHILE PROVIDING HERBS, VEGETABLES AND FRUITS TO RESIDENTS.



C STREETSCAPE

STREETSCAPE CONSISTS OF OVERSTORY TREES, ORNAMENTAL GRASSES, GROUND COVER, FLOWERING EVERGREEN SHRUBS AND EVERGREEN SHRUBS OF INTERESTING FOLIAGES.



NOTE:
1. THE LANDSCAPE PLAN IS FOR DESIGN INTENT ONLY.
2. HOA TO DETERMINE MAINTENANCE CONTRACT FOR EDIBLE LANDSCAPE. DEPENDING ON FINAL PLANTING DESIGN, GARDENS SHALL BE MANAGED BY CONTRACTED LANDSCAPE COMPANY, SPECIALTY LANDSCAPE COMPANY, OR LOCAL PROFESSIONAL.

INTERNAL STREETS LANDSCAPE EXHIBIT



OVERSTORY TREE - NUTTALL OAK



OVERSTORY TREE - RED MAPLE



UNDERSTORY TREE - EASTERN REDBUD



UNDERSTORY TREE -FLOWERING DOGWOOD

NOTE:
THE LANDSCAPE PLAN IS FOR DESIGN
INTENT ONLY.

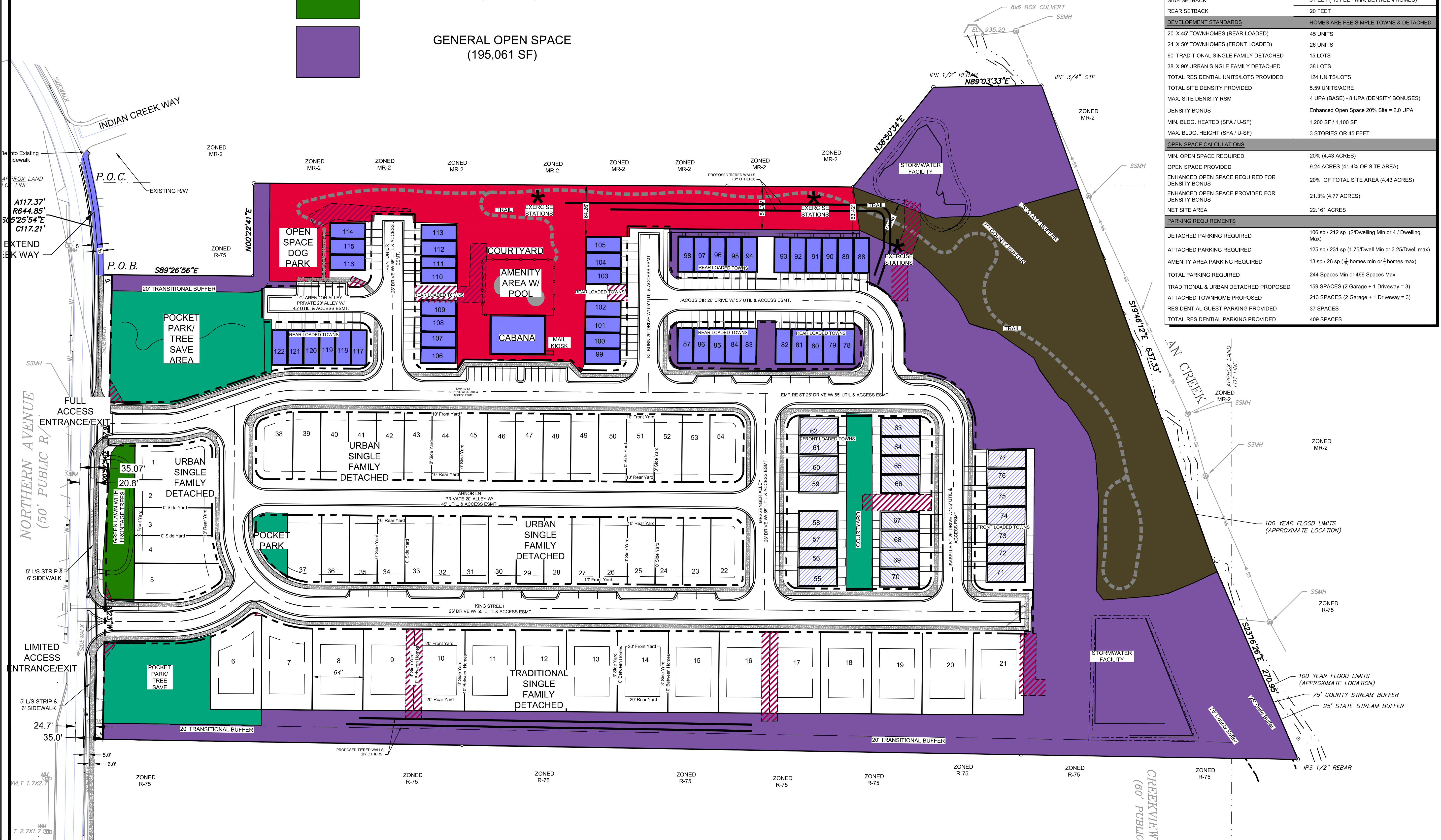


24 HOUR CONTACT:
BRYAN MUSOLF
404-895-0913

- POCKET PARK-ENHANCED OPEN SPACE (50,805 SF)
- AMENITY AREA ENHANCED OPEN SPACE (71,279 SF)
- GREENWAY TRAIL-ENHANCED OPEN SPACE (78,572 SF)
- GREEN FRONTAGE -ENHANCED OPEN SPACE (6,967 SF)
- GENERAL OPEN SPACE (195,061 SF)

ENHANCED OPEN SPACE = 4.77ac. (21.3 %)
TOTAL OPEN SPACE SITE = 9.24 ac (41.4 %)

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OPEN SPACE EXHIBIT

SCALE: 1" = 60'

DATE: MARCH 15, 2022

PROJECT: 20192.00

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J. WOOD No. 3435

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

GEORGIA WEST ZONE

Z3 SHEET