

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, <u>Chapter 27</u>, 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 <u>section 14-89</u> and <u>section 14-90</u> have been fulfilled. Yes.

STAFF RECOMMENDATION: Approval

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

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

INLINE COMMUNITIES

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

PREPARED BY:

"WE PROVIDE SOLUTIONS"

SITE INFORMATION

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

- THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY A COMBINATION

SITE DATA

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

SITE AREA: 22.34 AC ZONING: RSM

18 045 08 001,18 045 08 003 ,18 PARCEL ID 045 08 004,18 045 08 005,18 045

08 006,18 045 08 007,18 045 08 008,18 045 08 095

NORTHERN AVENUE RESIDENTIAL LLC

ADDRESS:

ADDRESS:

PHONE:

EMAIL:

1776 PEACHTREE ST. NW SUITE 260S

OWNER INFORMATION:

ATLANTA, GA 30309

CONTACT INFORMATION:

NORTHERN AVENUE LLC. KENNETH WOOD, P.E. PLANNERS AND ENGINEERS

COLLABORATIVE

350 RESEARCH COURT PEACHTREE CORNERS,

GEORGIA 30092

PROJECT SCOPE:

770.451.2741

KEN@PEC.PLUS

THE PROPOSED SITE PLAN IS A MASTER PLANNED DEVELOPMENT WITH 54 SINGLE FAMILY

AREA, ±3,881' OF PRIVATE ROADS AND ±824' OF ALLEYS, AND EXTENSIVE WALKING TRAILS

DETACHED UNITS, 67 TOWNHOMES WITH A COMMUNITY CENTER AND MASTER AMENITY

INFRASTRUCTURE INCLUDES TWO STORMWATER DETENTION PONDS WHICH WILL BE

AND ENHANCED OPEN SPACE THROUGHOUT THE DEVELOPMENT. SUPPORTING

INTEGRATED INTO THE SITE'S ENHANCED OPEN SPACE AREAS.

404-895-0913

1776 PEACHTREE ST NW

ATLANTA, GA 30309

DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

STREET LIGHTS WILL BE REQUIRED

APPROVAL OF LDP

NEW RECORDED DEEDS:

DEED BOOK 30006 PAGE 299

DEED BOOK 3006 PAGE 308

ALONG ALL PUBLIC FRONTAGE FOR THE

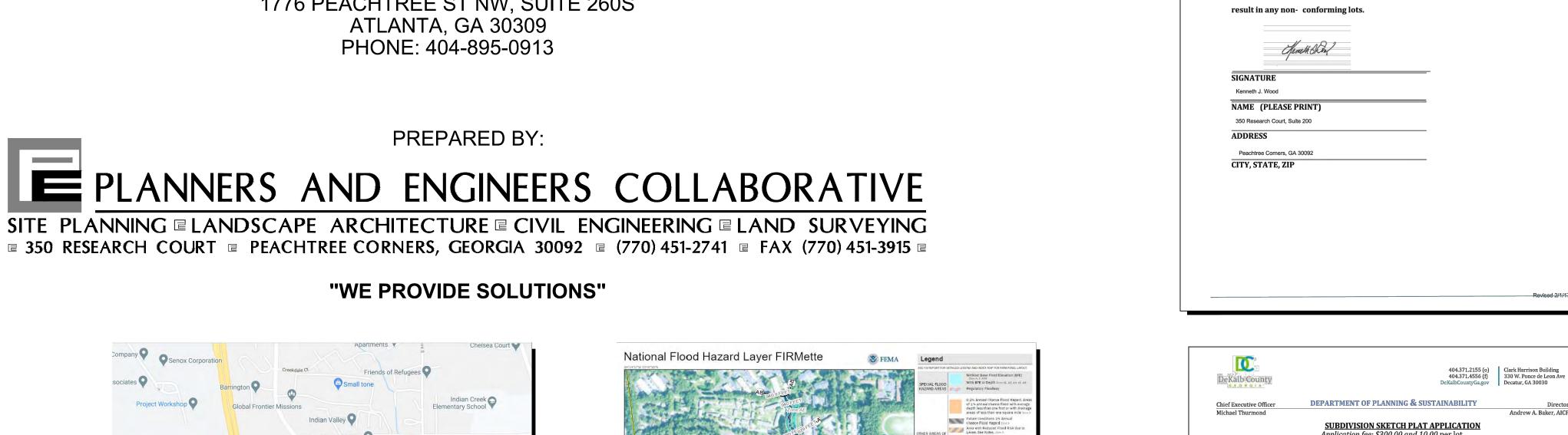
SITE LOCATION -

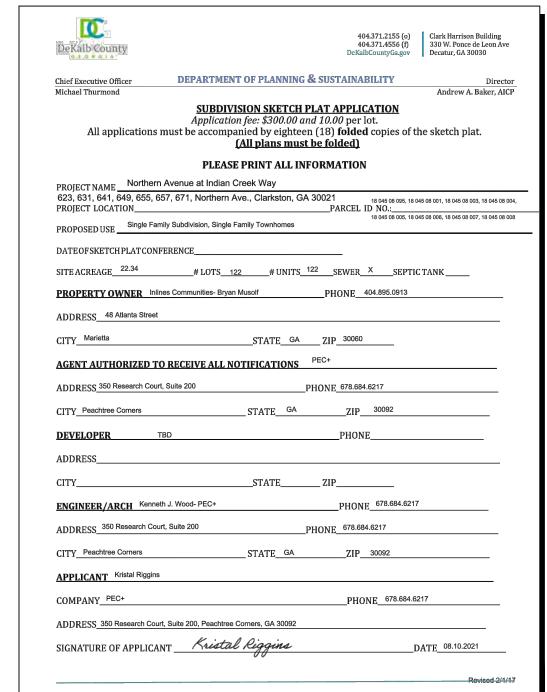
SITE LOCATION MAP

RE: Northern Avenue, DeKalb County - Sewer 20192.00 c Bryan McCranie; O Jonathan Howard; C Kenneth Wood The 8" sanitary sewer line shown on the GIS map for 635 Northern Ave. is Public. Assume a 15' sanitary sewer easement for this line since it was installed quite some time ago. Thanks. Scott Dalrymple, EIT 330 W. Ponce de Leon Ave Decatur, GA 30033 airympie@dekalbcountyga.gov DeKalb County

FEMA FIRM MAP

FEMA FIRM PANEL NO.: 13089C0086 k





DEPARTMENT OF PLANNING & SUSTAINABILITY

CERTIFICATE OF CONFORMITY

SKETCH PLAT - AP#1245158 **REFERNCE: COMBINATION AP#1245217**

SHEET INDEX				
SHEET NO.	SHEET NAME			
SP0.0	COVER SHEET			
SP0.5	ZONING CONDITIONS			
SP1.0	SKETCH PLAT SITE PLAN			
SP2.0	SKETCH PLAT MASTER PLAN			
SP2.1 - SP2.2	40-SCALE SKETCH PLAT PLANS A-B			
SURV	BOUNDARY AND TOPOGRAPHIC SURVEY			
SPTS	TREE SURVEY			
Z1	ZONING MASTER PLAN - "NORTHERN AVE. AT INDIAN CREEK WAY"			
PULE	"PRODUCTIVE URBAN LANDSCAPE EXHIBIT"			

P: (770) 451-2741 F: (770) 451-3915

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Planners & Engineers Collaborative-

PEACHTREE CORNERS, GA 30092

ENVOY AT PONCE

A MASTER PLANNED RESIDENTIAL **DEVELOPMENT**

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

REVISIONS

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NO.	DATE	BY	DESCRIPTION
-1	01/04/22	JK	SKETCH PLAT COMMEN
-2	01/18/22	JK	SKETCH PLAT COMMEN
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-4	05/20/22	JK	SKETCH PLAT COMMEN
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COVER SHEET

GSWCC LEVEL II DESIGN PROFESSIONAL

CERTIFICATION # 0000059389 EXP. 10/28/2024

DATE: PROJECT:

N/A 05/20/2022 20192.00

SP0.0

FINAL PROPOSED CONDITIONS

(SUBSTITUTE)

2021-2120

Z-21-1244531 7/22/21

- 1. A maximum of 122 total residential dwelling units, consisting of a maximum of 68 singlefamily attached townhomes and a maximum of 54 single-family detached homes (including conventional and urban single-family detached dwellings) may be developed on the subject
- 2. General compliance with the locations of single-family detached traditional homes, urban singlefamily detached homes, and single-family attached townhomes shown on the site plan entitled "Northern Avenue at Indian Creek Way" prepared by Planners and Engineers Collaborative last revised July 20, 2021 presented at the July 27, 2021 Board of Commissioners hearing. To the extent that there is any conflict between the site plan and the other approved conditions set forth below, the written condition shall control. Only single-family detached traditional lots (minimum 10 feet between buildings) shall be provided along the southern property line and shall be at least 6,400 square feet in lot area and at least 64 feet wide.
- 3. A minimum of 39% open space shall be provided. Enhanced open space shall comprise at least 20% of the total site acreage. Documentation of the enhanced open space must be submitted by the developer and approved by the Director of Planning and Sustainability (or his designee) prior to final plat approval. Location and size of the proposed open space and pocket parks shall be generally consistent with the conceptual site plan entitled, "Northern Avenue at Indian Creek Way" prepared by Planners and Engineers Collaborative last revised July 20, 2021 presented at the July 27, 2021 Board of Commissioners hearing. Productive urban landscaping shall be incorporated into the design of and implementation of the pocket parks, transitional buffers and trails when proper light and soil conditions permit in generally conformity with the productive landscape plan entitled "Productive Urban Landscape Exhibit" prepared by Planners and Engineers Collaborative and submitted to the DeKalb County Planning and Sustainability Department on July 8, 2021. This productive urban landscaping shall consist of fruit bearing trees and shrubs and other plants that support pollinating insects. The developer shall create a Homeowners' Association which shall be responsible for maintaining the open space and landscaping in perpetuity.
- 4. In exchange for enhanced open space (as referenced in Condition 3), the development shall be entitled to a maximum density of 5.5 dwelling units per acre. A schedule for the installation of enhanced open space elements must be submitted by the developer and approved by the Director of Planning and Sustainability (or his designee) prior to final plat approval.
- 5. Healthy existing trees within the 20-foot transitional planted buffer along the south property line shall be preserved and supplemented with new trees to form an effective visual screen, as approved by the County Arborist prior to the issuance of any certificates of occupancy. Existing trees within the 20-foot transitional buffer along the northwest corner of the property shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to issuance of any certificates of occupancy.
- 6. Maximum building height of two stories for single-family (conventional) detached lots along

the south property line, dwellings facing Northern Avenue on the west side of the property, and for units 114-122 on the northwest corner adjacent to tax parcel 18 045 08 002. Maximum building height of three stories for single-family attached townhomes and urban single-family detached homes not adjacent to Northern Avenue or Dial Heights.

- 7. The development shall have no motor vehicle access to Creekview Drive.
- 8. Written confirmation of approval from the DeKalb County Transportation Department is required prior to the issuance of any building permits. Please note the infrastructure requirements in Article 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. All access points must meetminimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.
- 9. The conventional single-family detached lots shall include distinctly different front façade designs within each phase of the development. "Distinctly different" shall mean that each frontfaçade must differ from adjacent buildings' front façades in at least four (4) of the following six (6) ways: a. The use of different primary exterior materials; b. Variation in the width or height of the front façade by four (4) feet or more; c. Variation of the type, placement or size of windows and doors on the front façades; d. Variations in rooflines, including the use of dormers and changes in the orientation of rooflines; e. Variation in the location and proportion of front porches; and f. Variation in the location or proportion of garages and garage doors. No single-family detached residence shall be of the same front façade design as any other single- family detached residence along the same block face within eight (8) lots of the subject residence. Mirror images of the same configuration are not permitted on the same block face. No single front façade design may be used for more than twenty-five (25) percent of the total units of any single phase of a conventional single-family detached residence subdivision.
- 10. Any single-family detached residence with a front façade width of forty (40) feet or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Wall offsets shall have a minimum depth or projection of two (2) feet so that no single wall plane exceeds twenty-five (25) feet in width.
- 11. Street-facing garage façades of single-family detached conventional units shall not comprise more than forty-five (45) percent of the total width of the conventional single family detached residence's front façade. Street-facing garages shall be at least two (2) feet behind the primary front façade plane of a single-family detached residence, which includes the front porch.
- 12. During construction, the Developer shall post a contact phone number those nearby residents can call to discuss development and construction issues. The developer shall use Best Management Practices (BMPs) for run-off and sedimentation control in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.
- 13. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently
- 14. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6-foot-wide sidewalk, no bicycle lane will be installed along the frontage of the Northern Avenue right-of-way to extend from Sandy Woods Lane to Indian Creek Way. The Applicant shall work with the DeKalb County Arborist and Department of Transportation to

preserve specimen trees along the 6 ft sidewalk to the extent possible, taking into consideration, amongst other things, the critical root zone of the trees, as well as sightdistance visibility requirements.

- 15. Blasting shall be permitted only with the written approval of the County under the requirements of Section 14-324.C of the DeKalb County Code of Ordinances. The developer shall notify residents on Northern Avenue and within the Dial Heights subdivision, the Clarkston High School administrators, and the managers of the apartment and condo complexes on Northern Avenue and the complexes bordering the north and east sides of the development on Indian Creek Way. Notifications will be made by way of mailbox flyers, 24 hours in advance of any blasting.
- 16. The Applicant, developer, or builder shall deliver to the DeKalb County Board of Education District 7 Representative an annual development progress report through the year in which the final building permit for the last residential unit is issued.
- 17. The Applicant shall comply with the DeKalb County Tree Protection Ordinance, including submitting to the County Arborist the required tree survey, and tree protection plan for the property. A copy of the tree survey and the proposed tree protection plan shall be delivered to the President of the Dial Heights Civic Association, Inc., and the Applicant shall deliver proof to the County Arborist of such delivery prior to the approval of the tree protection plan for the property. The Applicant shall seek to preserve all healthy specimen trees on the property, provided that the Applicant shall be able to remove specimen trees to effectuate the development of the property in accordance with the approved site plan and productive landscaping plan, provided that if any specimen trees are removed, all recompense trees to be planted shall be planted on site in the following order of preference: (1) transitional buffers, along the greenway trails, in the pocket parks and then in the remaining open space areas. All ivy, wisteria, and kudzu on existing healthy trees remaining on site shall be removed prior to the recording of the final plat. Additionally, the Applicant shall procure and fund the services of a qualified engineer to assess all wetlands and floodplains within or adjacent to the subject properties and document those findings. Findings shall be confirmed by County Wetland/Floodplain experts and presented to the adjacent neighborhoods, condos bordering the eastern edge of the property, and residents on Northern Avenue across from the development prior to any approval of site plans or land development
- 18. Subject to the approval of the DeKalb County Department of Transportation, the Applicant may install reflective signage noting speed limits, dangerous curves and hills, and/or limited sight lines at hills, as determined to be necessary, between Sandy Woods Lane and Indian Creek Way.
- 19. There shall be a minimum of two retaining ponds (i.e. stormwater detention facilities) located on the property. The retaining wall on each pond shall be painted an earth tone color and will be screened around the perimeter with landscaping.
- 20. Applicant agrees to coordinate and fund the removal of trash (ex. bottles, paper, cans, etc.) along the Indian Creek stream bank located within the Subject Property. Additionally, to the extent given permission by landowners who have property thru which Indian Creek traverses, Applicant shall coordinate and fund the removal of trash located within or along the stream bank between the Subject Property and Dial Drive. These activities shall be completed immediately after all required erosion control is installed, and a second cleaning of trash shall occur prior to the approval and recording of the final plat. To the extent that there are any blockages to the flow of the stream caused by fallen trees or other debris, the landowner(s) shall contact the DeKalb County Floodplain Coordinator to coordinate the permission(s) needed to mitigate the blockage. The landowner shall be responsible for obtaining the required approvals from DeKalb County, and if necessary, the U.S. Army Corp of Engineers, including any fees and expenses associated with receiving the required approvals. Upon receiving the required approvals, the landowner shall deliver to the DeKalb County Planning Manager and to the Applicant, a copy of the written

approval from the Floodplain Coordinator and if required, the permit(s) from the U.S. Army Corp of Engineers, authorizing the removal of the blockage, on or before December 31, 2021. The Applicant shall mitigate blockages in Indian Creek between the project site and Dial Drive as authorized provided that the mitigation does not require any heavy equipment or specialized tools, and the aggregate mitigation costs do not exceed \$10,000.00.

- 21. Development-related trucks, vehicles, and equipment shall not park on Northern Avenue.
- 22. Appropriate measures including but not limited to the daily watering of roads must be taken to mitigate dust and debris from construction and truck traffic.
- 23. Property must be secured by temporary fencing when no active work is underway.
- 24. All housing units built in the development shall be "solar ready" (except for lots 6 thru 21 as shown on the submitted Site Plan) and have electric service panels with sufficient capacity to accommodate electric vehicle charging within the garages and solar roof panels. The builder shall offer a solar package to all prospective purchasers. Additionally, the cabana adjacent to the pool shall be built with solar panels.
- a. The electrical panel shall be sized to accommodate a 40-amp double pole breaker on the opposite end of the panel labeled "reserved for solar".
- b. A minimum of one 240 V AC plug will be installed in each garage to accommodate electric
- 25. Prior to the issuance of any land disturbance permit, the Applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development shall be protected in perpetuity. Such legal mechanism shall include a declaration of restrictive covenants and the formation of a homeowner association, which assure in perpetuity each of the following mandatory requirements:
 - a. That all land held in open space will remain undivided and shall not be subdivided or removed from joint access or benefit in perpetuity;
 - That all subsequent property owners in the development will be placed on notice of this development restriction through the deed records filed with the Superior Court of DeKalb
- That all land held as greenspace will be properly maintained and that no liability or maintenance responsibilities for the land held as greenspace shall accrue to the County;
- d. That a legal entity exists for notice of deficiencies in maintenance of the land held as greenspace, correction of these deficiencies, and assessment of liens against the properties for the cost of the correction of these deficiencies by a third party or the County;
- e. That the legal mechanism will become effective and enforceable prior to or at the time of recording the final plat and the sale of any individual properties within the Subject
- That all requirements of the legal mechanism used to comply with the regulations of this condition will be specified on the final plat to be recorded with the Clerk of Superior Court of DeKalb County.
- Equal access and right of use to all greenspace by all homeowners;
- Mandatory and automatic membership in the homeowners' association for all homeowners and their successors;

- A fair and uniform method of assessment and collection/payment for dues, maintenance
- Perpetual and continued maintenance and liability by the homeowners' association of

Homeowners' association lien authority to ensure the collection of dues from all

- land held as greenspace; and Filing of all required covenants, declarations, and restrictions with the Clerk of the
- Superior Court of DeKalb County. 26. No widening/reconfiguration of Northern Avenue leading up to and at the 2 proposed site
- driveways' intersections with Northern Ave---specifically: no left turn lane (turning east into complex) at the full-access (northern) driveway on
- 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.

P: (770) 451-2741 F: (770) 451-3915

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Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200 PEACHTREE CORNERS, GA 30092

ENVOY AT PONCE

A MASTER PLANNED RESIDENTIAL **DEVELOPMENT**

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

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	01/04/22	JK	SKETCH PLAT COMMEN
- 2	01/18/22	JK	SKETCH PLAT COMMEN
-3	01/19/22	JK	SKETCH PLAT COMMEN
-4	05/20/22	JK	SKETCH PLAT COMMEN

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



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

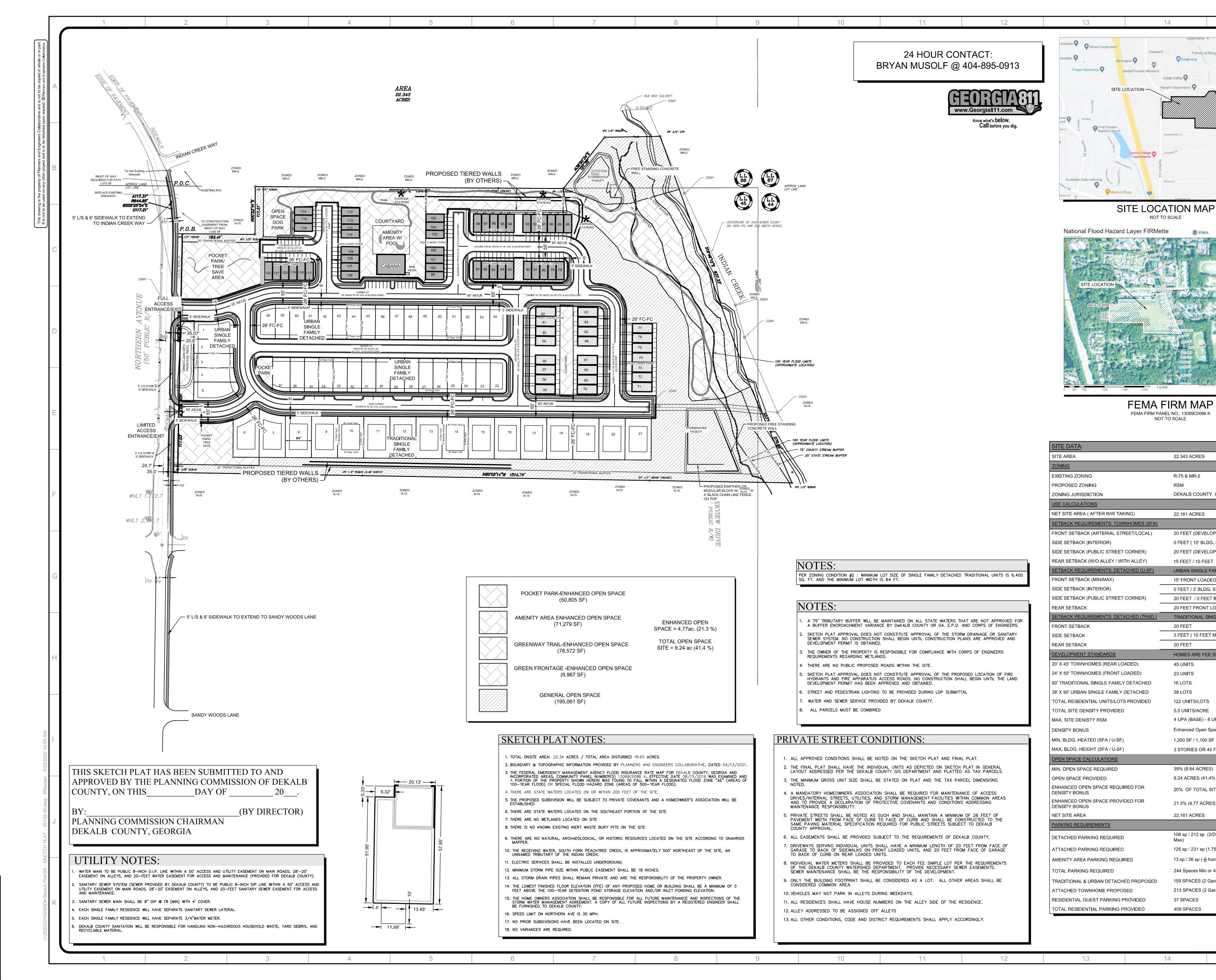
ZONING

SCALE: DATE: PROJECT:

05/20/2022 20192.00

N/A

SHEET



P: (770) 451-2741 F: (770) 451-391

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Planners & Engineers Collaborative-

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERIN ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

> 350 RESEARCH COURT STE 200 PEACHTREE CORNERS, GA 30092

Future Conditions 1% Ghance Flood Hazard

14

NOT TO SCALE

22.343 ACRES

R-75 & MR-2

22.161 ACRES

45 UNITS

23 UNITS

16 LOTS

38 LOTS

122 UNITS/LOTS

5.5 UNITS/ACRE

1,200 SF / 1,100 SF

39% (8.64 ACRES)

21.3% (4.77 ACRES)

22.161 ACRES

409 SPACES

3 STORIES OR 45 FEET

DEKALB COUNTY, GEORGIA

20 FEET (DEVELOPMENT)/ 10 FEET (LOCAL)

0 FEET (10' BLDG. SEPARATION PROVIDED)

20 FEET (DEVELOPMENT)/ 10 FEET (LOCAL)

URBAN SINGLE FAMILY DETACHED

0 FEET / 3' BLDG. SEPARATION

20 FEET / 0 FEET INTERIOR LOT

15' FRONT LOADED / 10' ALLEY ACCESS

20 FEET FRONT LOADED / 10' ALLEY ACCESS

TRADITIONAL SINGLE FAMILY DETACHED

3 FEET (10 FEET MIN. BETWEEN HOMES)

HOMES ARE FEE SIMPLE TOWNS & DETACHED

4 UPA (BASE) - 8 UPA (DENSITY BONUSES)

Enhanced Open Space 20% Site = 2.0 UPA

9.24 ACRES (41.4% OF SITE AREA)

20% OF TOTAL SITE AREA (4.43 ACRES)

106 sp / 212 sp (2/Dwelling Min or 4 / Dwelling

125 sp / 231 sp (1.75/Dwell Min or 3.25/Dwell max

13 sp / 26 sp ($\frac{1}{10}$ homes min or $\frac{1}{5}$ homes max)

159 SPACES (2 Garage + 1 Driveway = 3)

213 SPACES (2 Garage + 1 Driveway = 3)

244 Spaces Min or 469 Spaces Max

ENVOY AT PONCE

A MASTER PLANNED RESIDENTIAL **DEVELOPMENT**

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

CLARKSTON, GA 30021

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DEKALB AP #1245158

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AND DATED WITH AN ORIGINAL SIGNATURE.



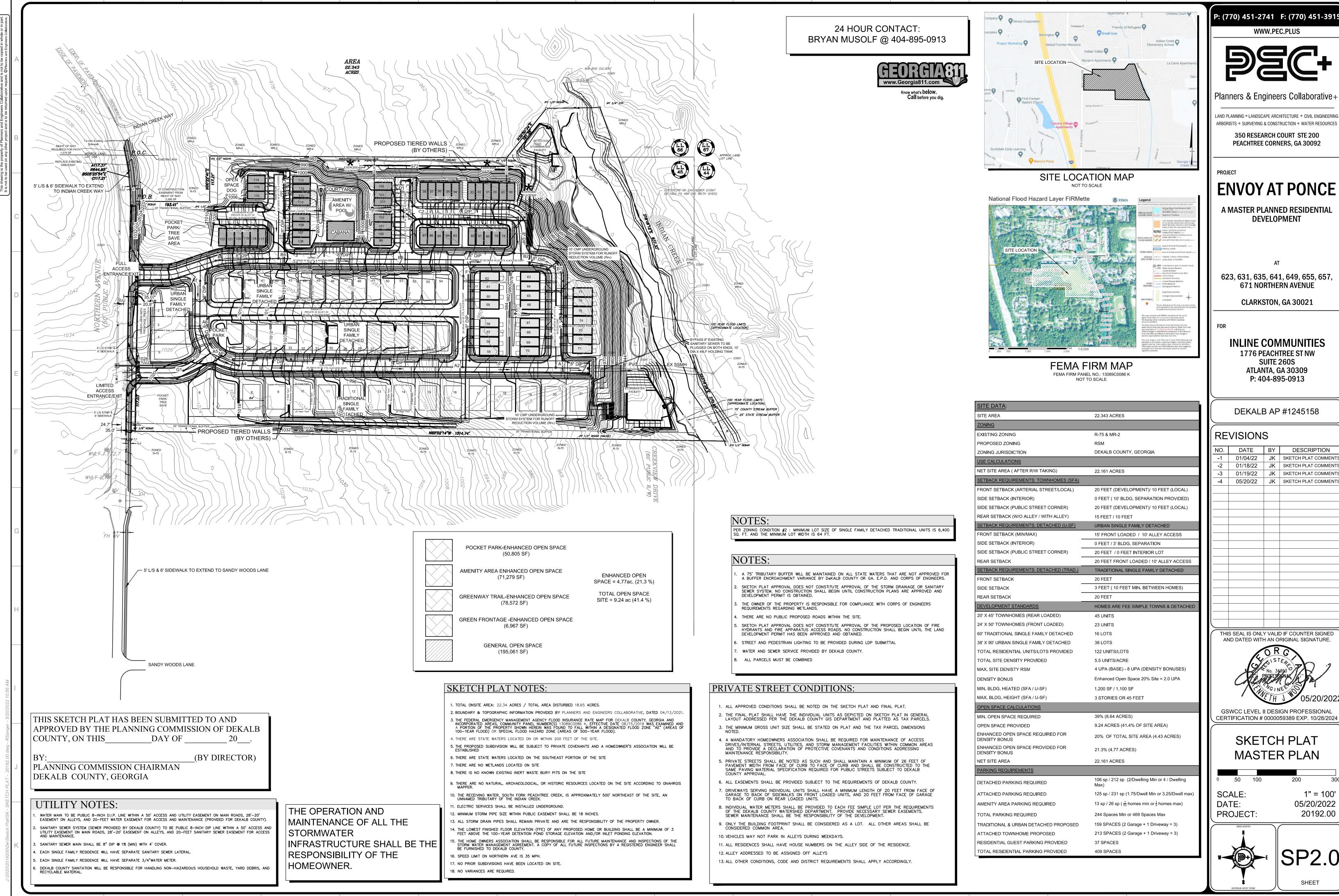
GSWCC LEVEL II DESIGN PROFESSIONAL

SKETCH PLAT SITE PLAN

PROJECT

1" = 100' 05/20/2022 20192.00

SHEET



P: (770) 451-2741 F: (770) 451-391

14

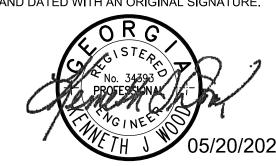


LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERIN ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCE

A MASTER PLANNED RESIDENTIAL

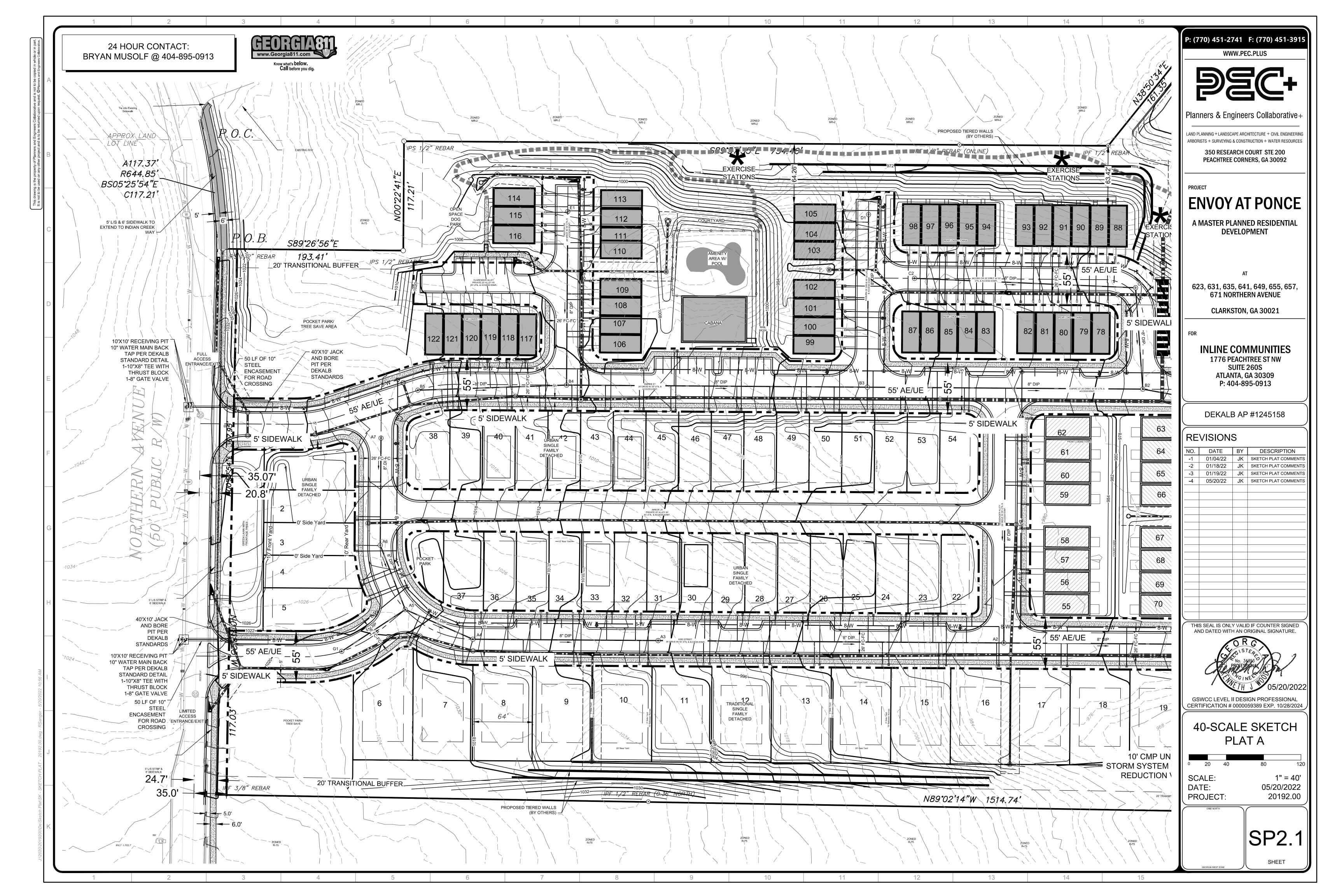
623, 631, 635, 641, 649, 655, 657,

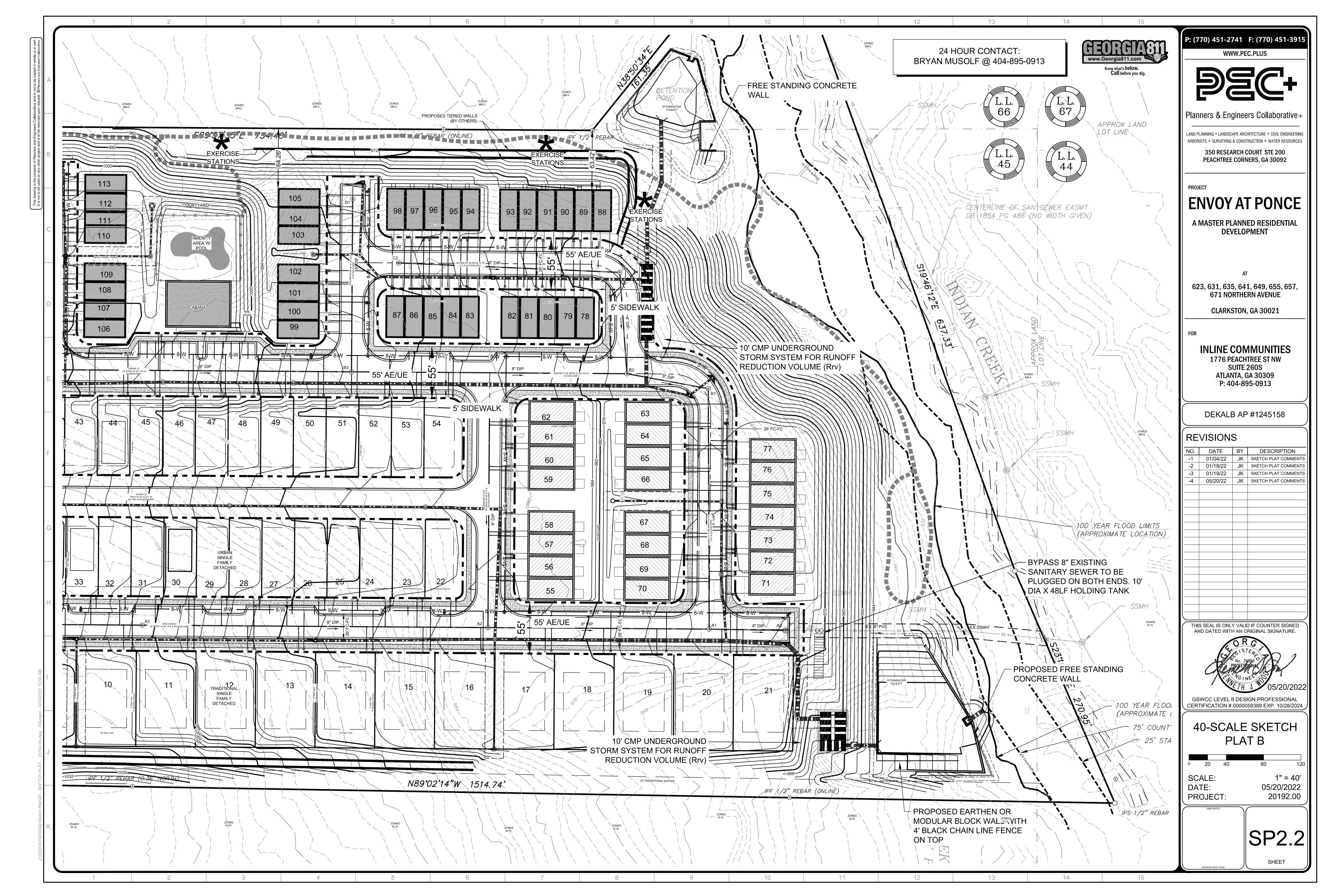
REVISIONS			
NO.	DATE	BY	DESCRIPTION
-1	01/04/22	JK	SKETCH PLAT COMMENTS
-2	01/18/22	JK	SKETCH PLAT COMMENTS
-3	01/19/22	JK	SKETCH PLAT COMMENTS
4	05/20/22	JK	SKETCH PLAT COMMENTS
-			
Il .			



GSWCC LEVEL II DESIGN PROFESSIONAL

1" = 100' 05/20/2022 20192.00





COUNTY CLERK

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0086K, PANEL 86 OF 201, EFFECTIVE DATE AUGUST 15, 2019 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN DECEMBER, 2020. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY. EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. (NO) EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8. THE STORM AND SANITARY SEWER LINES HAVE BEEN PLOTTED GRAPHICALLY FROM VISIBLE LOCATION. SOME OF THESE STRUCTURES ARE COVERED WITH DEBRIS AND WASTE. THE SURVEYOR HAS MADE EVERY EFFORT TO SHOW THE STORM AND SEWER ACCURATELY, BUT DOES NOT GUARANTEE THE LOCATION OF THE UTILITIES.

9. NO EVIDENCE FOUND OF SEPTIC TANKS OR INERT WASTE BURY PITS.

STRUCTURE LEGEND

<u>SEWER</u>

Grease Trap

SITE / TOPOGRAPHIC FEATURES

Street Sign

Satellite Dish

Monitoring Wel

Camera Pole / Camera Bore Hole Location

Rail Road Mile Post

Storm Structure Lid

Single Wing Catch Basin

Double Wing Catch Basin

Mailbox

Column

Mile Post

STORM / DRAINAGE

Catch Basin

Head Wall

Curb Inlet

Down Spout

TELEPHONE

TRAFFIC

 \bowtie

Junction Box

Flared—in Section

Telephone Terminal Box

Telephone Handhole Box

Telephone Marker

Telephone Manhole

Overhead Traffic Signal

Traffic Handhole Box

Fire Hydrant

Water Meter Water Valve

Water Vault

Water Vent Pipe

Water Marker

Water Manhole

Sprinkler Head

Sprinkler Valve

Water Valve Marker

Irrigation Control Valve

Fire Department Connection

Pressure Irrigation Valve

Water Air Release Valve

Water Back Flow Preventer

Telephone Handhole Box Traffic Signal Pole

Telephone Cabinet

Air Condition Unit

Sanitary Sewer Manhole

Sanitary Sewer Vent Pipe

Sanitary Sewer Force Main Valve

Sanitary Sewer Lift Station

TV	Cable / TV Pedestal
ⅳ	Cable / TV Manhole
TY	Cable / TV Handhole
TV	Cable / TV Cable Box
ELECT	RIC/POWER_
E	Transformer
>	Guy Wire
Œ	Electric Meter
\ominus	Power Pole/Utility Pole
ф	Street Light/Light Pole
ELEC	Electric Panel
EB	Electric Box
Ē	Electric Manhole
EH	Electric Handhole
Æ	Electric / Power Marker
®	Spot Light

Cable / TV Marker

CABLE / TV

Fiber Optic Marker Fiber Optic Manhole

Gas Valve

Gas Vault Gas Vent Pipe PAVEMENT MARKING

Pavement Marking Pavement Marking SCHOOL Pavement Marking Turn Arrow Left/Right

Turn Arrow Left Turn Arrow Right Traffic Arrow Straight Traffic Arrow Straight/Left

Traffic Arrow Straight/Right landicap Pavement Marking Bike Lane Pavement Marking

PROPERTY MONUMENTS Right-of-Way Monument Found Concrete Monument Found Iron Pin Set Iron Pin Found (Rebar found)

MISCELLANEOUS

Know what's **below**.

Call before you dig.

Land Lot Symbol

Benchmark

LINETYPES

PROPERTY EXISTING OVERHEAD -----OW----- Overhead Wires ---- Property Line EXISTING UNDERGROUND ----- Center of Creek FENCE LINES ____ C ____ Cable ——FO—— Fiber Optic ——o—— Chain link fence —— G —— Gas ——□— Wood Fence ----- T ----- Telecommunications ----#--- Woven Wire Fence —— **w** — Water

————— Television

Storm Drainage Line

ABBREVIATIONS SLC Traffic Signal Loop Control Box

SITE / TOPOGRAPHIC FEATURES

	APPROX.	Approximate	I.E.	Invert Elevation
	#4	1/2" Rebar	IPF	Iron Pin Found
	Ë&G	Curb and Gutter	IPS	Iron Pin Set
	CLF	Chain Link Fence	LP	Light Pole
	CMP	Corrugated Metal Pipe	MW	Monitoring Well
	CO	Clean Out	N/F	Now or Formerly
	CPP	Corrugated Plastic Pipe	ÓТР	Open Top Pipe
	DB	Deed Book	PB	Plat Book
	DI	Drop Inlet	PG	Page
	DE	Drainage Easement	PKF	PK Nail Found
	EOP	Edge of Pavement	PKS	PK Nail Set
	EPP	Electric Power Pole	POB	Point of Beginning
	EPAN	Electric Panel	POC	Point of Commencement
	ESMT	Easement	PVC	Polyvinyl Chloride Pipe
	FES	Flared End Section	RBC	Rebar Capped
	FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
	FH	Fire Hydrant	RWM	Right of Way Monument
	FLGP	Flag Pole	SSE	Sanitary Sewer Easement
	GA	Georgia	SSMH	Sanitary Sewer Manhole
	GM	Gas Meter	TRAN	Transformer
	GW	Guy Wire	VCP	Vitrified Clay Pipe
	HDR	Hand Rail	W.D.F.	Wood Fence
	H.W.	Hard Wood	WM	Water Meter
	HW	Headwall	WV	Water Valve
- 1	ICV	Irrigation Control Valve	•••	

TITLE EXCEPTIONS

Chicago Title Insurance Company, Commitment number 3202-0055 with an effective date of August 9, 2020 was used in the preparation of this survey and the listed exceptions are as follows:

10. Easement from R.T. Medlock to Georgia Power Company dated December 3, 1947 recorded in Deed Book 708, Page 501, aforesaid records. Affects the property but cannot be plotted. BLANKET IN NATURE.

11. Easement from Evelyn W. & W.P. Biggers, Jr. to DeKalb County dated February 18, 1964 recorded in Deed Book 1854, Page 486, aforesaid records. Affects the property, as shown on the survey.

12. Easement Agreement from Mirage Construction Company et al to Ridgecreek Condominium Association Inc. Dated May 9, 2002 recorded in Deed Book 13270, Page 245, aforesaid records. Affects the property but cannot be plotted. This easement is for ingress and egress and does not contain a description.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 44, 45 and 66 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a point, at the intersection of the easterly right—of—way line of Northern Avenue (50' R/W) and the Land Lot Line common to Land Lots 45 and 66; thence along said right-of-way line 117.37 feet along an arc of a curve to the right, said curve having a radius of 644.85 feet and a chord bearing and distance of South 05 degrees 25 minutes 54 seconds East 117.21 feet to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line South 89 degrees 26 minutes 56 seconds East a distance of 193.41 feet to ½" rebar set; thence North 00 degrees 22 minutes 41 seconds East a distance of 117.21 feet to a ½" rebar set; thence South 89 degrees 37 minutes 35 seconds East a distance of 754.46 feet to 1/2" rebar found; thence North 38 degrees 50 minutes 34 seconds East a distance of 161.35 feet to a ½" rebar set; thence North 89 degrees 03 minutes 33 seconds East a distance of 135.98 feet to a ¾" open top pipe found; thence South 19 degrees 46 minutes 12 seconds East a distance of 637.33 feet to a point; thence South 23 degrees 16 minutes 26 seconds East a distance of 270.95 feet to a ½" rebar set; thence North 89 degrees 02 minutes 14 seconds West a distance of 1514.74 feet to a 3/8" rebar found on said right-of-way line; thence along said right-of-way line the following courses and distances: North 01 degrees 04 minutes 40 seconds East a distance of 117.03 feet to ½" rebar found; thence North 01 degrees 18 minutes 23 seconds West a distance of 100.00 feet to a point, thence continuing along said right—of—way line North 00 degrees 57 minutes 54 seconds East a distance of 367.95 to a point and the TRUE POINT OF BEGINNING.

SITE MAP (NTS)

Said tract containing 22.343 acres of land.

EXISTING CONDITIONS ADDRESS CHART					
PARCEL #	OWNER / ADDRESS	TAX PARCEL ID	ACRES		
1	FUGEES LAND HOLDINGS LLC 623 NORTHERN AVE, CLARKSTON, GA. 30021	18-045-08-095	1.458		
2	FUGEES LAND HOLDINGS LLC 631 NORTHERN AVE, CLARKSTON, GA. 30021	18-045-08-001	5.358		
3	FUGEES LAND HOLDINGS LLC 635 NORTHERN AVE, CLARKSTON, GA. 30021	18-045-08-003	2.845		
4	FUGEES LAND HOLDINGS LLC 641 NORTHERN AVE, CLARKSTON, GA. 30021	18-045-08-004	1.668		
5	FUGEES LAND HOLDINGS LLC 649 NORTHERN AVE, CLARKSTON, GA. 30021	18-045-08-005	1.704		
6	HEMANTH & ANJALI GRANDHIGE 655 NORTHERN AVE, CLARKSTON, GA. 30021	18-045-08-006	1.681		
7	HEMANTH & ANJALI GRANDHIGE 657 NORTHERN AVE, CLARKSTON, GA. 30021	18-045-08-007	1.986		
8	FUGEES LAND HOLDINGS LLC 671 NORTHERN AVE, CLARKSTON, GA. 30021	18-045-08-008	5.645		

SCOPE OF WORK: THE PURPOSE OF THIS LOT COMBINATION PLAT IS TO COMBINE THE FOLLOWING TAX PARCELS AND ADDRESSES INTO ONE TAX PARCEL.

THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCEL NUMBERS: 18-045-08-095, 18-045-08-001, 18-045-08-003, 18-045-08-004, 18-045-08-005, 18-045-08-006, 18-045-08-007 & 18-08-008 INTO ONE LOT.

REFERENCES

1. PLAT FOR CLOUDLAND SUBDIVISION, FILED AND RECORDED AT THE CLERK OF SUPERIOR COURT OFFICE, DEKALB COUNTY, GEORGIA, IN PLAT BOOK 49 PAGE 5.

> The field data upon which this map or plat is based has a closure precision of one foot in 66,728 feet and an angular error of 00°00'02 per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 1.406.566 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION LINEAR: TOPCON TOTAL STATION

To InLine Communities & Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 13, and 16 of Table A thereof. The field work was completed on:

Date of Map or Plat: 02/09/2021

SHEET 1 OF 3

Planners & Engineers Collaborative+ LAND PLANNING + SURVEYING & CONSTRUCTION + CIVIL ENGINEERING ARBORISTS + LANDSCAPE ARCHITECTURE + WATER RESOURCES 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770)451-2741 WWW.PEC.PLUS

C.O.A.-LSF000004

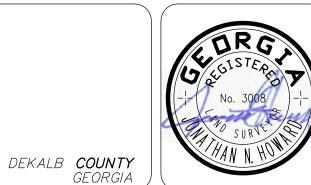
		REVISIONS	
5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

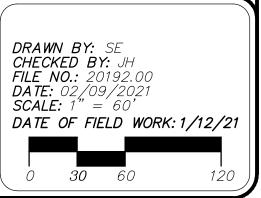
LAND LOT(S) 44, 45 & 66 DISTRICT 18th

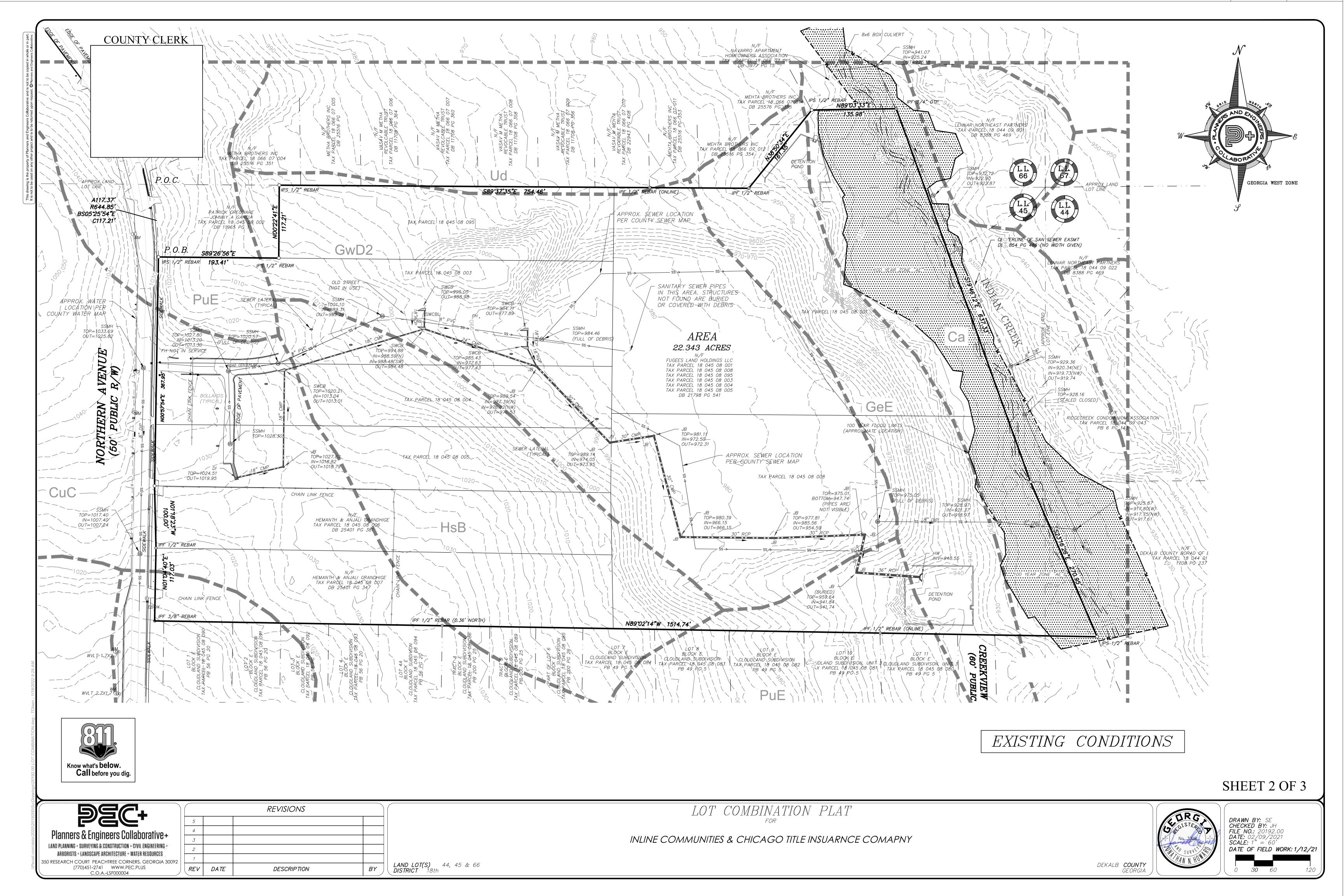
COMBINATION PLAT

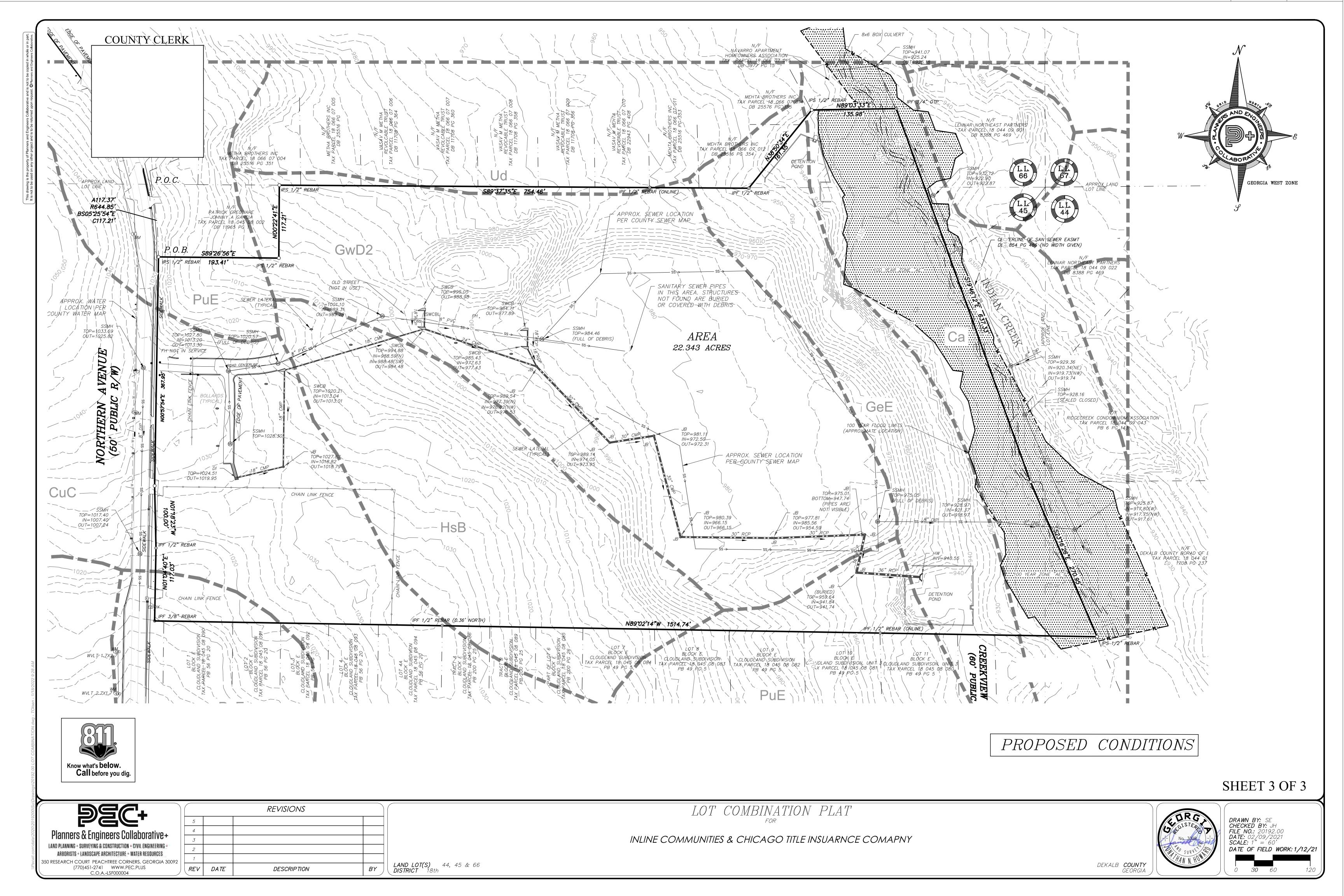
INLINE COMMUNITIES & CHICAGO TITLE INSURANCE COMAPNY

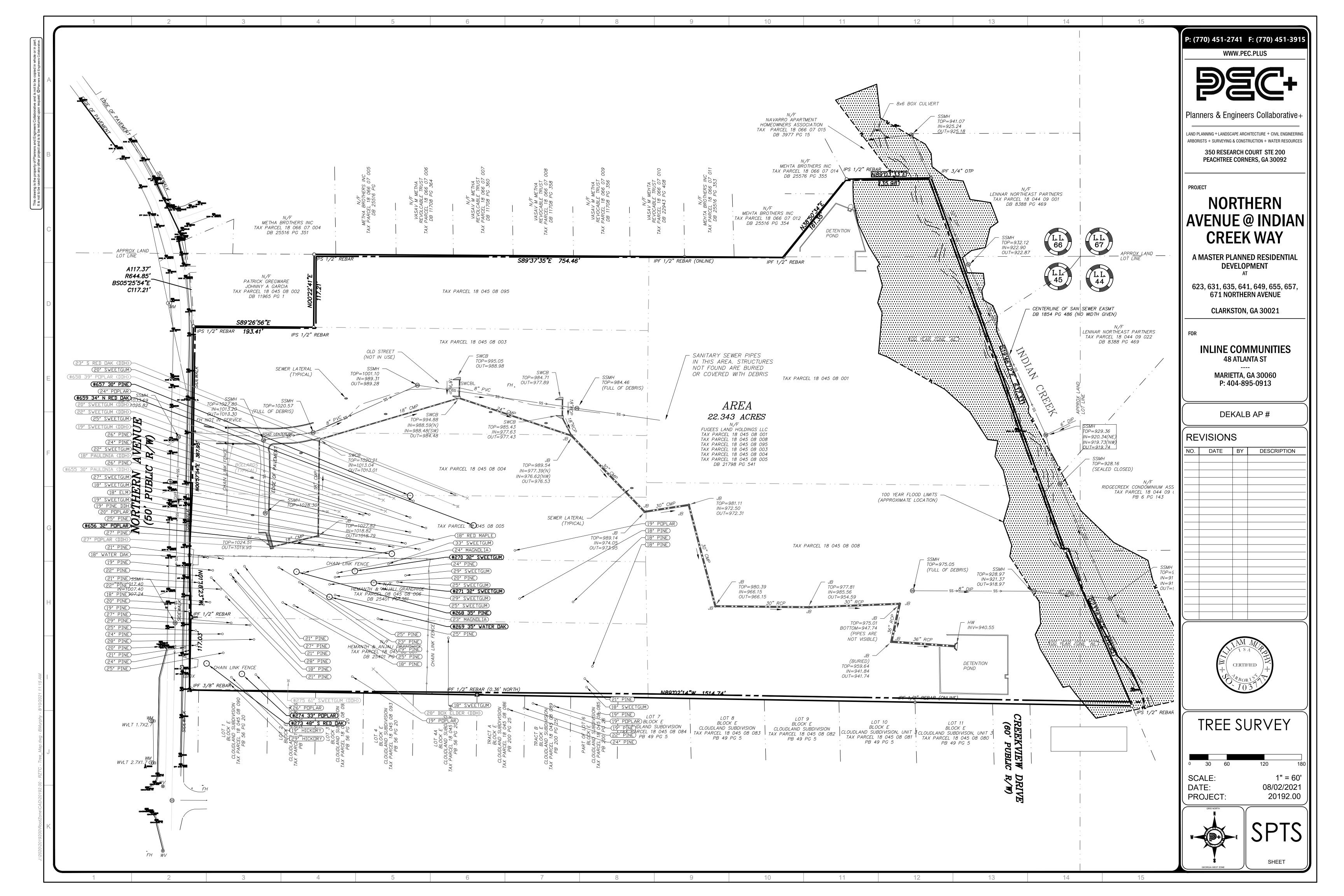


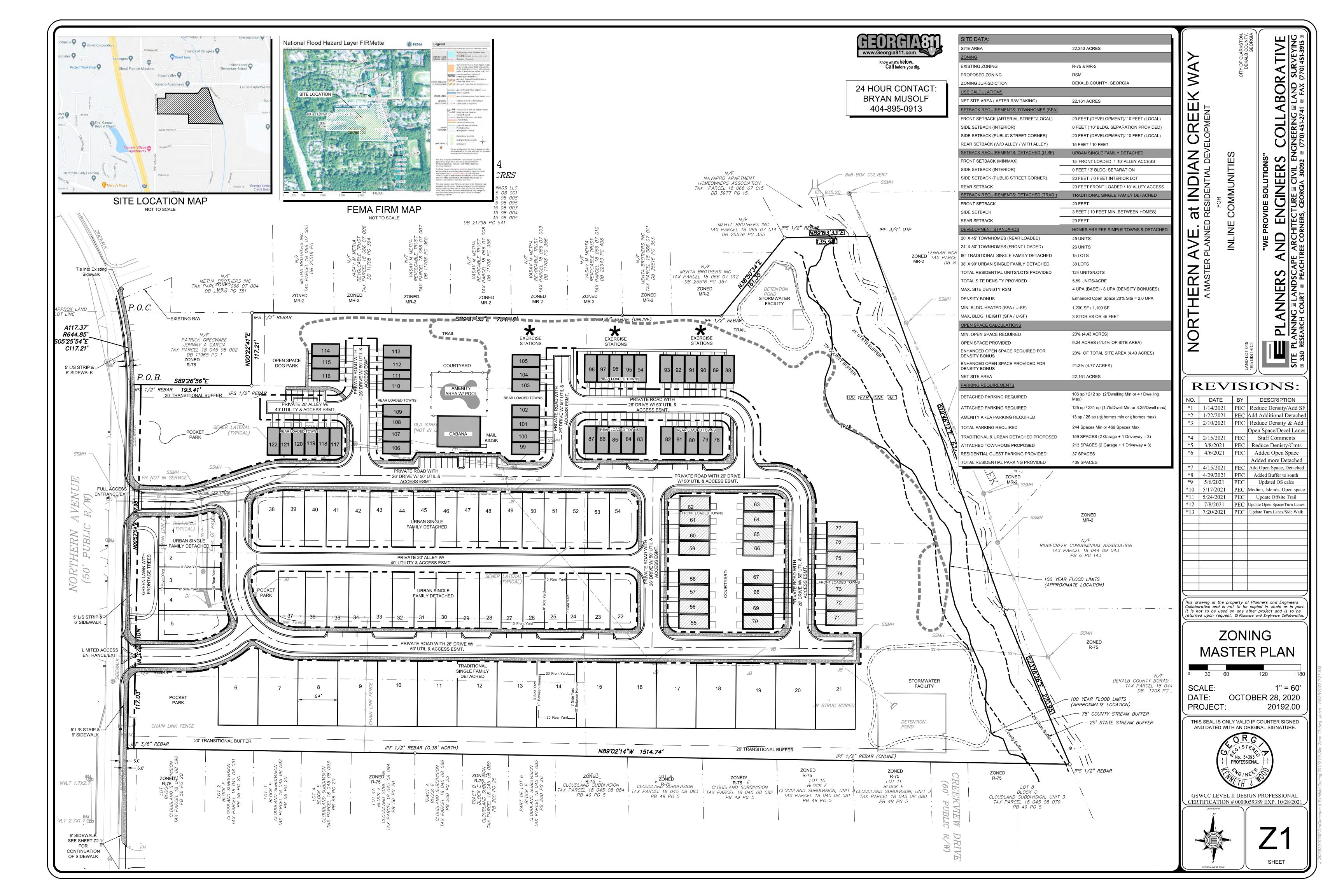












PRODUCTIVE URBAN LANDSCAPE EXHIBIT





GROUPS OF ORCHARDS TREES ARE SCATTERED SURROUNDING THE OPEN LAWN AREA



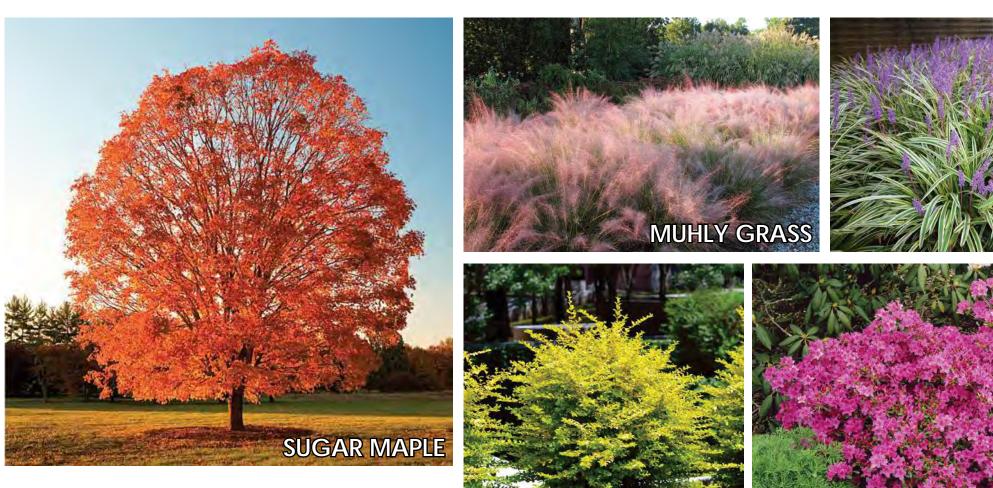
B POLLINATOR GARDEN / EDIBLE ANNUAL BED

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, GROUNDCOVER, FLOWERING EVERGREEN SHRUBS AND EVERGREEN SHRUBS OF INTERESTING FOLIAGES.

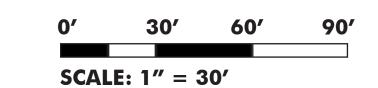


NOTE:

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 LO-CAL PROFESSIONAL.







INTERNAL STREETS LANDSCAPE EXHIBIT

