



DeKalb County Department of Planning & Sustainability

178 Sams Street, Decatur, GA 30030 - (404) 371-2155

[Planning and Sustainability | DeKalb County GA](#)

Planning Commission Sketch Plat Hearing Date: March 15, 2023, 6:00 P.M

STAFF ANALYSIS

Case No.: PLAT – 1244717 **Agenda #:** N1
Commission District: 3 **Super District:** 6
Location/Address: 2717 Whitfield Road, Ellenwood, Georgia 30294
Parcel ID(s): 15 009 01 001, 15 009 01 002, 15 009 01 006, 15 009 01 008
Request: Subdivision for the development of 77 single-family detached dwellings

Property Owner(s): Sil Sf, LLC

Applicant/Agent: Travis Pruitt & Associates, Inc and Battle Law PC
Acreage: 22.50 acres
Existing Land Use: Single-family detached

SUBJECT PROPERTY & ZONING HISTORY

The property designated as 2717 Whitfield Road was most recently occupied by a single-family detached dwelling constructed circa 1972.

A request to conditionally rezone the subject properties from the R-100 (Residential Medium Lot-100) Zoning District to the RSM (Small Lot Residential Mix) Zoning District was approved by the DeKalb County Board of Commissioners on July 28, 2022 (Z-22-1245310). This rezoning is subject to nine (9) conditions (see Page SK0.0 of Sketch Plat Document) that were crafted by community stakeholders, applicable commissioners, applicant/owner, and staff. A lot combination of the subject properties is currently under review by staff (AP# 1244976).

PROJECT DESCRIPTION

The applicants, Travis Pruitt & Associates, Inc and Battle Law PC, submitted a preliminary sketch plat to subdivide approximately 22.50 acres for residential development. The proposed development will consist of no more than 77 single-family detached dwelling units.

Overall, the proposed project is consistent with the goals of *Comprehensive Plan* and *Zoning Ordinance*. The size of the proposed lots is compatible with those in adjacent subdivisions to the north of the proposed development. The project preserves approximately 20% of the total acreage for open space including several pedestrian trails and pocket parks.

Three (3) stormwater detention facilities are proposed along the western, northern, and northeastern portions of the site to capture and treat stormwater runoff. Installation of sidewalks and other streetscape enhancements shall be

provided along Linecrest Road. Ingress/egress will be provided by two full access points (Ashmill and Penfold Streets).

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.

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;

Three (3) stormwater detention facilities are proposed along the western, northern, and northeastern portions of the site to capture and treat stormwater runoff.

4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;

The subject property does not contain any state waters or other wetlands.

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. In addition, the site plan demonstrates compliance with the perimeter lot compatibility requirements of the *Zoning Ordinance* which require that new single-family detached lots along the perimeter boundary be at least 80% as wide as abutting single-family lots with a 20-foot buffer to ensure compatibility with surrounding properties.

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.

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;

Yes.

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.

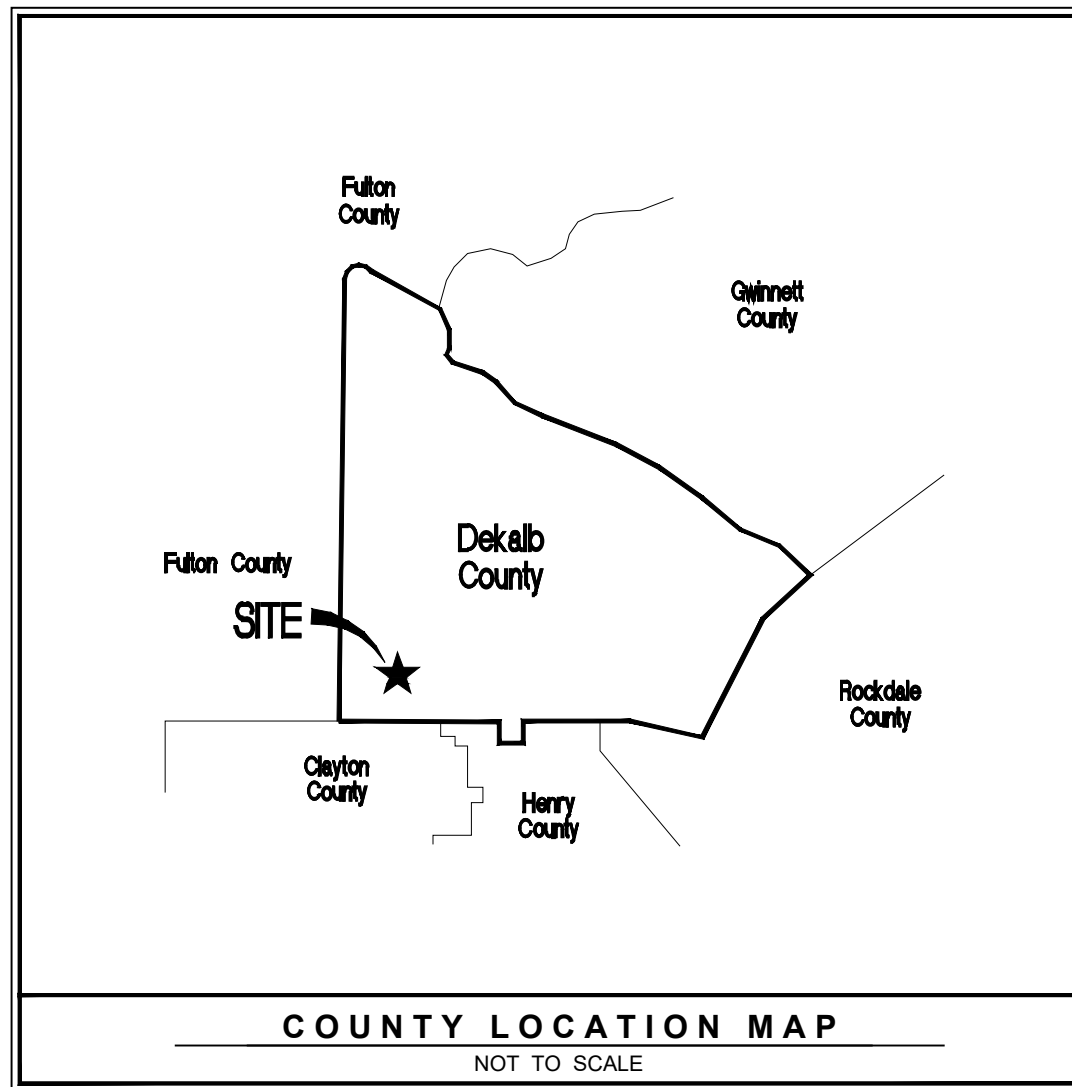
STAFF RECOMMENDATION: Approval

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

SKETCH PLAT FOR: **BARONS COURT**

DEKALB COUNTY AP# 1244717
AP# 1244976 - LOT COMBINATION

PID# 15 009 01 001 - 2717 WHITFIELD ROAD, ELLENWOOD, GA 30294
PID# 15 009 01 002 - 2670 WHITFIELD ROAD, ELLENWOOD, GA 30294
PID# 15 009 01 006 - 2688 WHITFIELD ROAD, ELLENWOOD, GA 30294
PID# 15 009 01 008 - 2698 WHITFIELD ROAD, ELLENWOOD, GA 30294



CERTIFICATE OF CONFORMITY
I, MIKE HANNA JR., THE ENGINEER/SURVEYOR FOR THE SUBDIVISION KNOWN AS BARONS COURT, LOCATED IN LAND LOTS 3 AND 10 OF THE 15TH DISTRICT, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN THE SUBDIVISION ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.
SIGNATURE
Mike Hanna Jr., for the firm Travis Pruitt & Associates, Inc.
NAME
4317 PARK DRIVE, SUITE 400
ADDRESS
NORCROSS, GA 30093
CITY, STATE, ZIP

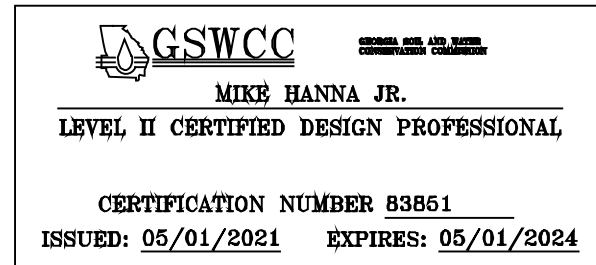
SKETCH PLAT CERTIFICATION

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 2020.

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

DEKALB COUNTY NOTES

- PUBLIC WATER AND SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY.
- RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR G.A.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.
- DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIALS.
- NO BURY PITS EXIST ON THIS SITE, KNOWN TO THIS ENGINEER. NO BURY PITS ARE PROPOSED FOR THIS SITE.
- ELECTRICAL SERVICE TO BE UNDERGROUND.
- RECEIVING WATERS: 350 FT TO AN UNNAMED TRIBUTARY TO CONLEY CREEK



DESIGNER

CONTACT NAME: MIKE HANNA JR.
TITLE OR POSITION: PROJECT MANAGER
COMPANY AFFILIATION: TRAVIS PRUITT & ASSOCIATES, INC.
PHONE NUMBER: (770) 695-2001
EMAIL: MHANNA@TRAVISPRUITT.COM

OWNER (PARCELS 15 009 01 002, 006, & 008)

ASHBROOKE HOME BUILDERS INC.
4062 PEACHTREE ROAD NE, STE #277
ATLANTA, GA 30319
(770) 519-1668
E-mail: BHUGHES@ROCKHAVENGA.COM

OWNER (PARCEL 15 009 01 001)

SIL SF LLC
4062 PEACHTREE ROAD NE, STE #277
ATLANTA, GA 30319
(770) 519-1668
E-mail: BHUGHES@ROCKHAVENGA.COM

GENERAL NOTES:

- SITE NOTES**
- SITE ADDRESS: 2670 WHITFIELD ROAD, 2688 WHITFIELD ROAD, 2698 WHITFIELD ROAD & 2717 WHITFIELD ROAD
 - SITE TAX PARCEL NUMBERS: 15-009-01-002, 15-009-01-006, 15-009-01-008 & 15-009-01-001
 - TOTAL PROJECT AREA: 22.20 ACRES DISTURBED AREA: ± 17.5 ACRES
 - PROJECT ZONING: RSM (CASE #22 1245310)

SURVEY REFERENCE

- BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THAT BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR LINECREST ROAD TRACT, PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED 01/08/2021.
- PROJECT BENCHMARK: The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geographic Survey (NGS) Geoid 2012A.

FLOOD PLAIN

- THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C0144J, DATED 05/16/2013.

STATE WATERS

- STATE WATERS ARE NOT PRESENT ON THIS SITE. ANY STATE WATERS PRESENT ON THIS SITE ARE DULY INDICATED HEREON AND ANY APPLICABLE BUFFERS RESTRICTIONS ARE NOTED AND ADHERED TO.

WETLANDS

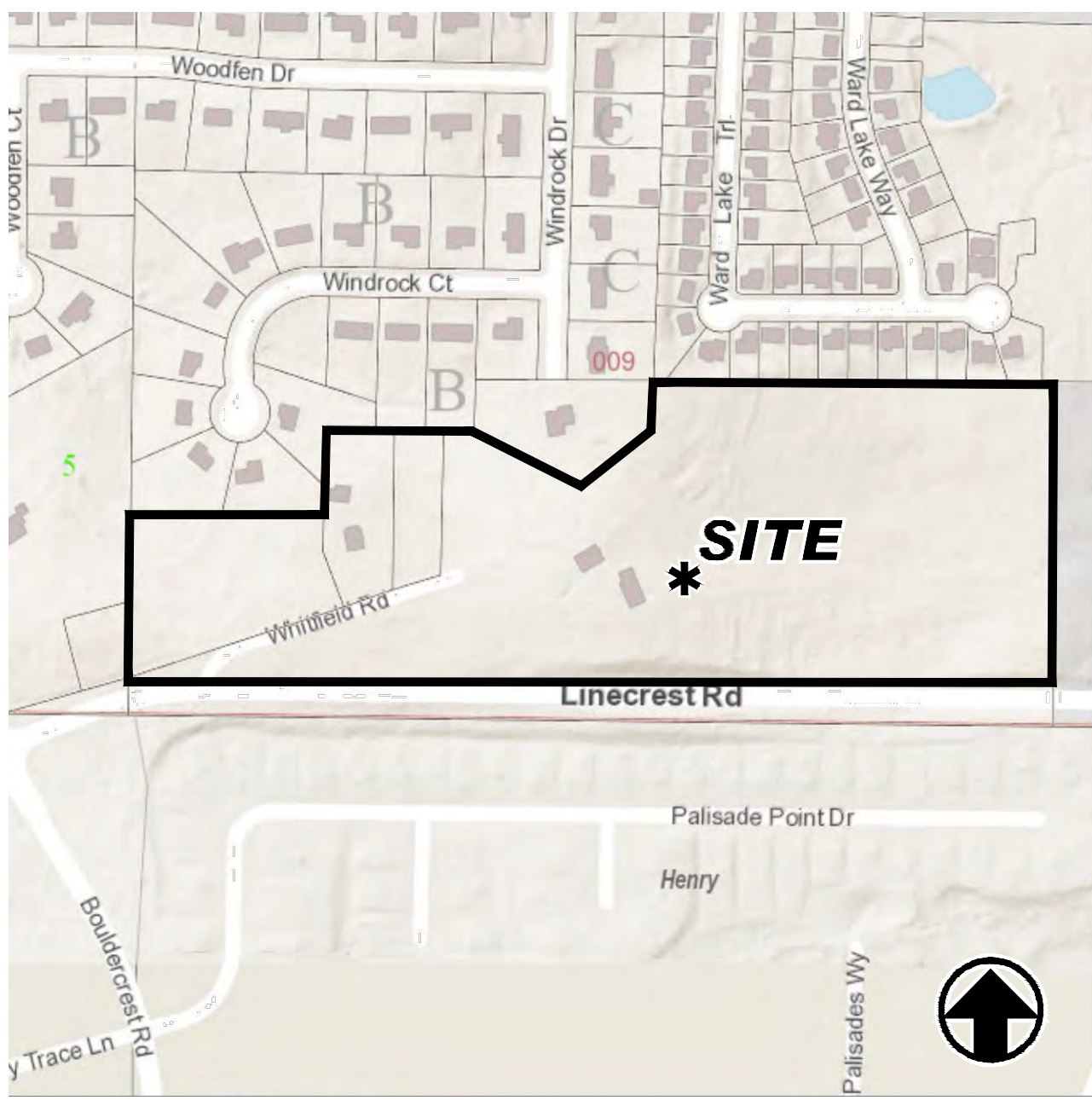
- ALL WETLANDS TO BE DISTURBED ARE DELINEATED ON THIS SITE. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

UTILITIES

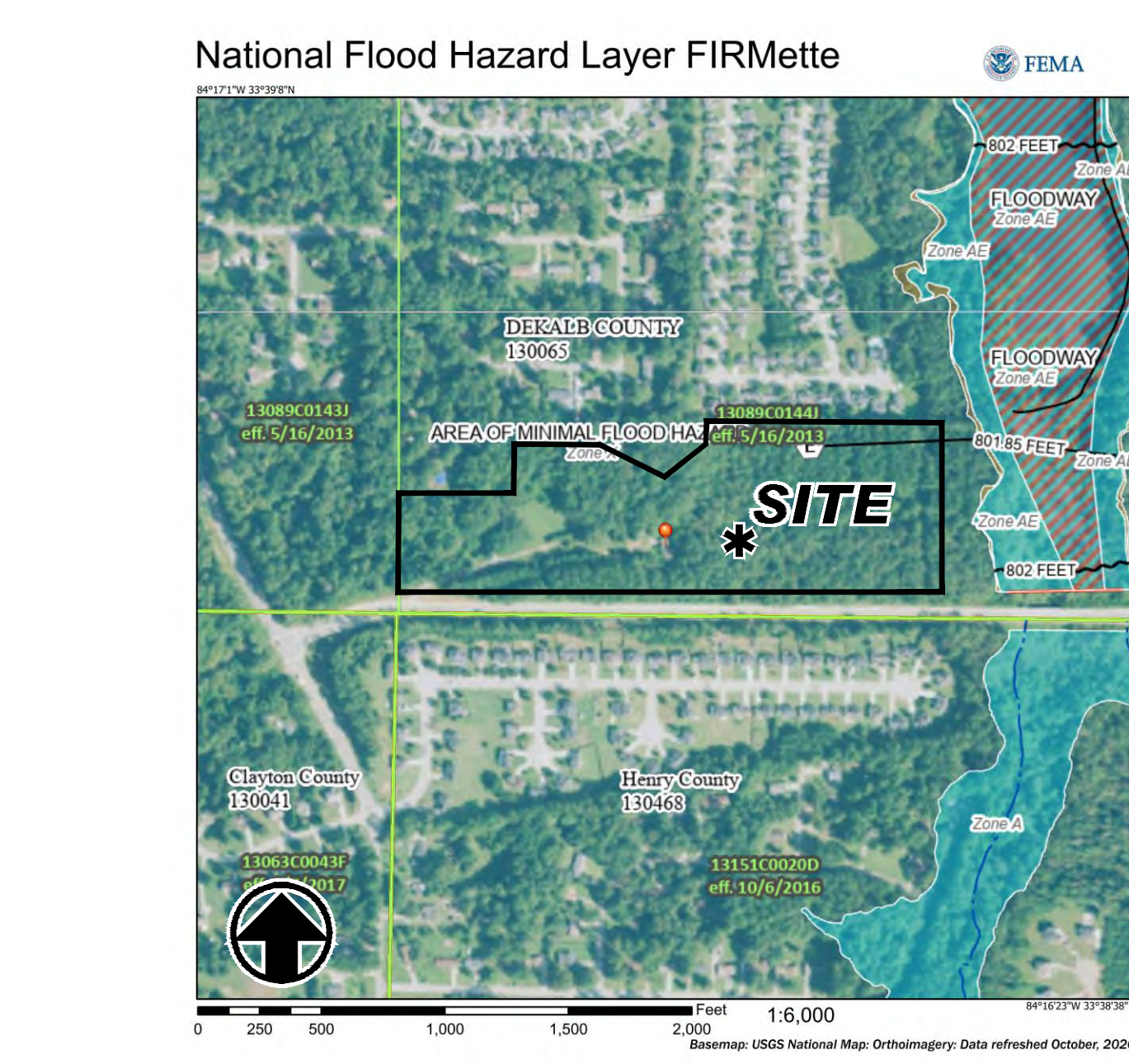
- ALL PROPOSED WATER SERVICE FOR THIS PROJECT TO BE PUBLIC. PUBLIC WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.
- ALL PROPOSED SANITARY SEWER TO BE GRAVITY FLOW. ALL PROPOSED SANITARY SEWER SERVICE FOR THIS PROJECT TO BE PUBLIC. PUBLIC SANITARY SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

VICINITY MAP



FLOOD MAP



Sheet List Table

SHEET No.	DESCRIPTION
SK0.0	COVER SHEET
SK1.1	EXISTING CONDITIONS PLAN
SK1.2	DEMOLITION PLAN
SK2.1 - SK2.2	SKETCH PLAN
SK3.1	RUNOFF REDUCTION PLAN
SK4.1 - SK4.2	BOUNDARY & TREE SURVEY

This letter serves to confirm that on June 28, 2022, the DeKalb County Board of Commissioners approved— with conditions—Case Z-22-1245310, a change from the R-100 (Residential Medium Lot-100) Zoning District to the RSM (Small Lot Residential Mix) Zoning District. Development activity on the subject property shall be subject to the following zoning conditions:

- Maximum of 77 single-family detached lots shall be developed on the property.
- General compliance with the site plan dated March 3, 2022 titled "Linecrest Road Tract."
- A minimum of 20% open space shall be provided.
- Healthy trees within the 20-foot transitional buffer along the north 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.
- Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.
- All housing units built in the development shall be "solar-ready" 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.
- 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."
- A minimum of one 240-volt AC plug will be installed in each garage to accommodate electric vehicle charging.
- All homes shall comply with the applicable provisions of Article 5 of the Zoning Ordinance related to building form and design.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com
CONTACT PERSON: MIKE HANNA JR.



COVER SHEET

BARONS COURT

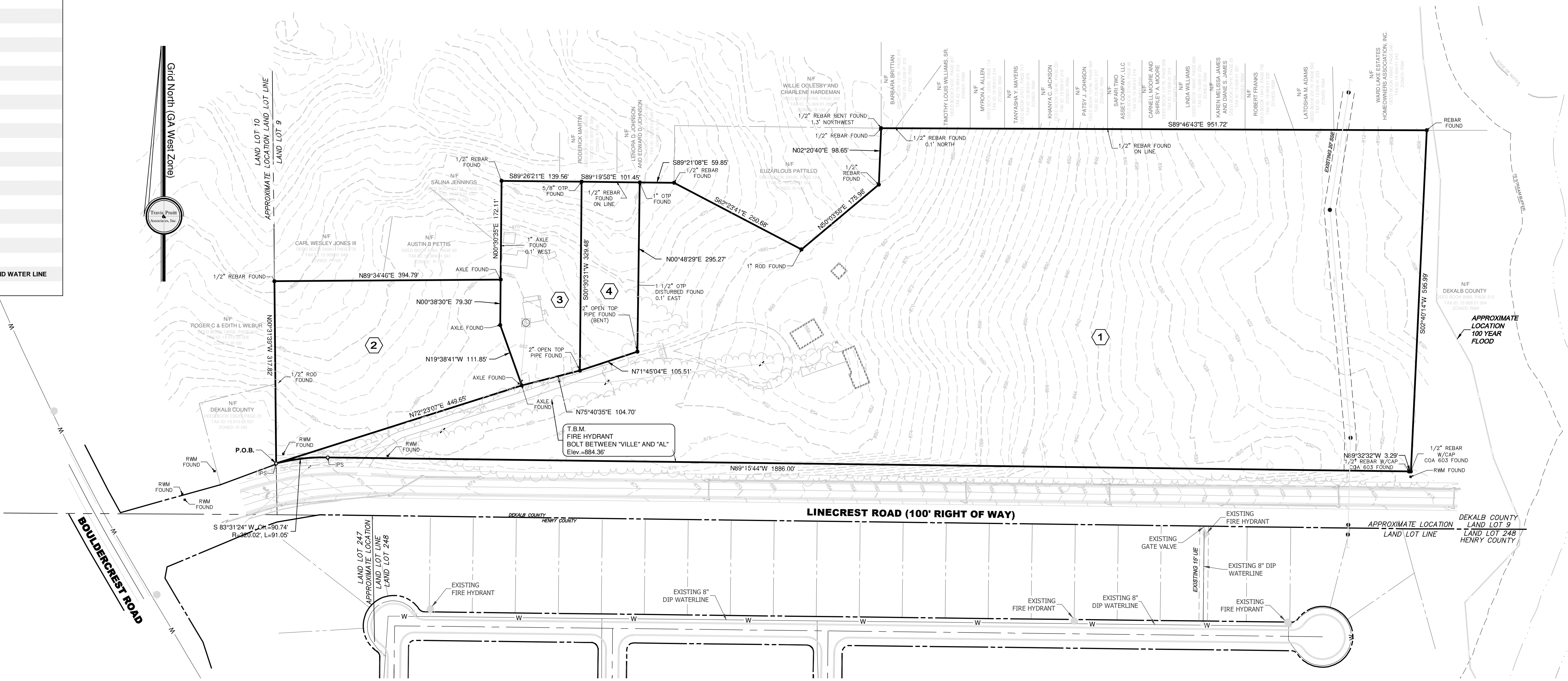
LOTS 1 - 77

2670 WHITFIELD ROAD, 2688 WHITFIELD ROAD & 2717 WHITFIELD ROAD - LAND LOTS 3 AND 10 - 15TH DISTRICT - DEKALB COUNTY - GEORGIA



For The Firm
Travis Pruitt & Associates, Inc.
DATE: 07/01/2022
SCALE: N/A
CN: 200188PN
JN: 1-20-0188
FN:
SHEET NO: SK0.0

LEGEND	
	BORE HOLE
	MAILBOX
	GROUND ELEVATION
	CONTOUR ELEVATION
	SIGN
	TREE LINE
	IRON PIN FOUND (AS NOTED)
	RIGHT OF WAY MONUMENT
	NOW OR FORMERLY
	TOP OF CURB
	CURB AND GUTTER
	BOTTOM OF CURB
	BOTTOM OF WALL
	LIGHT STAND
	AC UNIT
	ELECTRIC METER
	GUY WIRE
	POWER POLE
	REINFORCED CONCRETE PIPE
	SANITARY SEWER MANHOLE
	CLEAN OUT
	CATCH BASINS
	DROP INLET
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	STORM SEWER LINE
	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
	OVERHEAD POWER TELEPHONE & CABLE



NOTES:

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr., and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
- Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas map number 13089C0144J effective date 5/16/2013

OVERALL PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 9 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the common line to Land Lot 9 and Land Lot 10 with the northerly right-of-way of Line Crest Road (100' right-of-way), THENCE leaving said right-of-way proceeding along the common line of Land Lot 9 and Land Lot 10 North 00 degrees 31 minutes 39 seconds West a distance of 317.82 feet to a point; THENCE leaving said Land Lot Line North 89 degrees 34 minutes 46 seconds East a distance of 394.79 feet to a point; THENCE North 00 degrees 30 minutes 35 seconds East a distance of 172.11 feet to a point; THENCE South 89 degrees 26 minutes 21 seconds East a distance of 139.56 feet to a point; THENCE South 89 degrees 19 minutes 58 seconds East a distance of 101.45 feet to a point; THENCE South 89 degrees 21 minutes 08 seconds East a distance of 59.85 feet to a point; THENCE South 62 degrees 23 minutes 41 seconds East a distance of 250.68 feet to a point; THENCE North 50 degrees 03

minutes 58 seconds East a distance of 175.98 feet to a point; THENCE North 02 degrees 20 minutes 40 seconds East a distance of 96.05 feet to a point; THENCE South 89 degrees 46 minutes 43 seconds East a distance of 951.72 feet to a point; THENCE South 02 degrees 40 minutes 14 seconds West a distance of 595.99 feet to a point at the northerly right-of-way of Line Crest Road (100' right-of-way); THENCE proceeding along said right-of-way the following courses and distances: North 89 degrees 32 minutes 32 seconds West a distance of 3.29 feet to a point; THENCE North 89 degrees 15 minutes 44 seconds West a distance of 1886.00 feet to a point; THENCE along a curve to the left with a radius of 320.02 feet and an arc length of 91.05 feet, said curve having a chord bearing of South 83 degrees 31 minutes 24 seconds West and a chord distance of 90.74 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 980,062 square feet or 22.50 acres.

SOIL LEGEND

SOIL SYMBOL	SOIL DESCRIPTION
GcC	GWINNETT SANDY LOAM, 6 TO 10 PERCENT SLOPES
GcD	GWINNETT SANDY LOAM, 10 TO 15 PERCENT SLOPES
PG	PACOLET SANDY LOAM, 2 TO 10 PERCENT SLOPES

PARCEL IDENTIFICATION CHART

PID#	ADDRESS	OWNER
(1) 15 009 01 001	2717 WHITFIELD ROAD, ELLENWOOD, GA, 30294	SIL SF LLC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319
(2) 15 009 01 002	2670 WHITFIELD ROAD, ELLENWOOD, GA, 30294	ASHBROOKE HOME BUILDERS INC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319
(3) 15 009 01 006	2688 WHITFIELD ROAD, ELLENWOOD, GA, 30294	ASHBROOKE HOME BUILDERS INC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319
(4) 15 009 01 008	2698 WHITFIELD ROAD, ELLENWOOD, GA, 30294	ASHBROOKE HOME BUILDERS INC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319

NOTE: PROPOSED COMBINATION PLAT TO BE COMPLETED AFTER SKETCH PLAT APPROVAL AND PRIOR TO LDP.

NOTE: ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS REQUIRED TO PROPERLY CONSTRUCT THE NOTED IMPROVEMENTS.

NOTE: EXISTING STRUCTURES AND DRIVES TO BE REMOVED.

NOTE: A SEPARATE DEMOLITION PERMIT IS REQUIRED PRIOR TO REMOVAL OF HOUSE AND SHED STRUCTURES.

NOTE: ALL EXISTING BUILDINGS AND UTILITIES ON-SITE TO BE DEMOLISHED UNLESS OTHERWISE NOTED.

NOTE: STATE WATERS DO EXIST WITHIN 200 FT OF THE SITE.

NOTE: WETLANDS DO NOT EXIST ON THE SITE.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

NOTE: CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNER'S REPRESENTATIVES.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

PROJECT NUMBER: AP# 1244717

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C0144J, DATED 05/16/2013.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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GRAPHIC SCALE - IN FEET



EXISTING CONDITIONS

BARONS COURT

LOTS 1 - 77

2670 WHITFIELD ROAD, 2688 WHITFIELD ROAD & 2717 WHITFIELD ROAD • LAND LOTS 9 AND 10 • 15TH DISTRICT • DEKALB COUNTY • GEORGIA

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: MIKE HANNA, JR.



REVISIONS

NO	DATE	DESCRIPTION
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6		
5		
4		
3	02/08/2023	ADDRESSED COMMENTS
2	01/16/2023	ADDRESSED COMMENTS
1	11/17/2022	ADDRESSED COMMENTS
0	07/01/2022	RELEASED FOR PERMIT

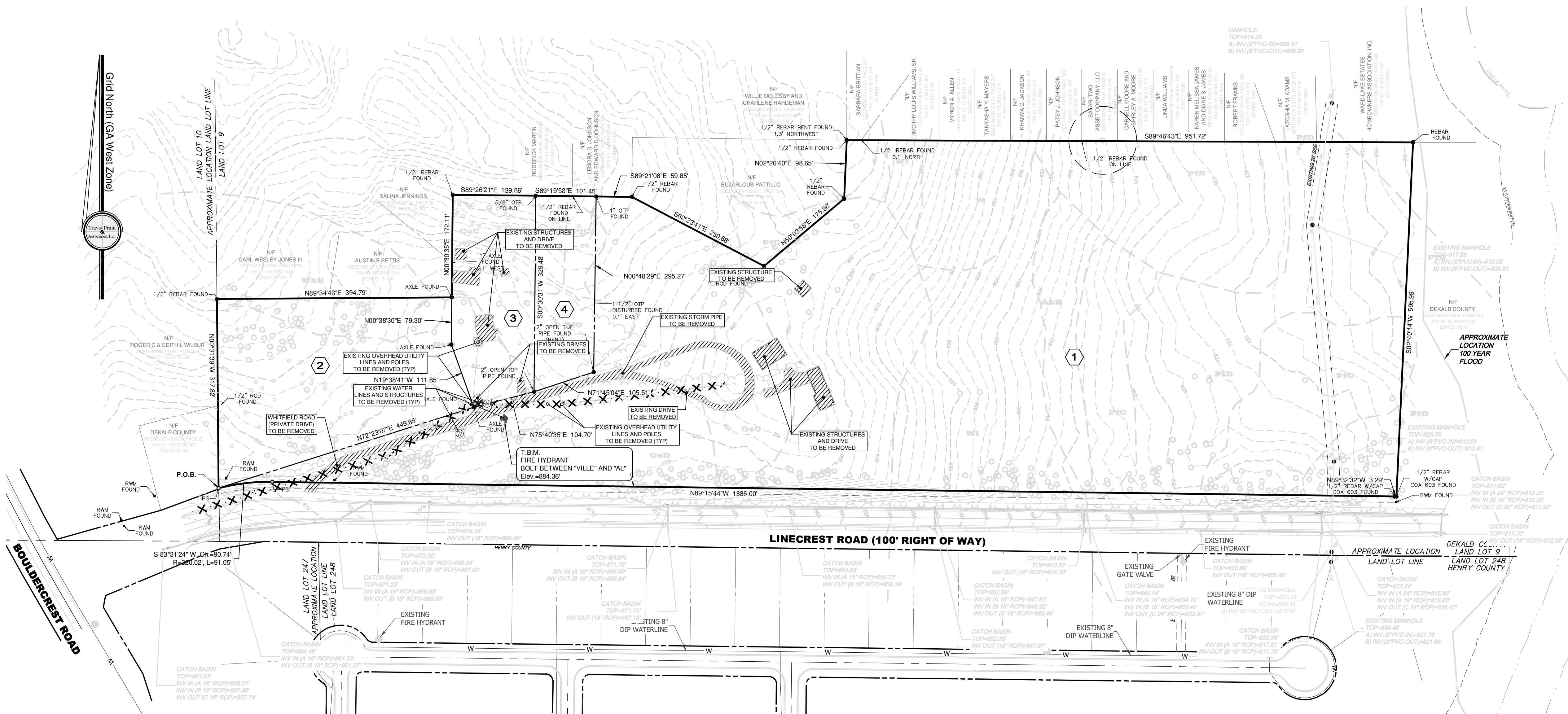
DATE: 07/01/2022
SCALE: 1" = 100'
CN: 200188PN
JN: 1-20-0188
FN:
SHEET NO: SK1.1

POINT OF BEGINNING
 RIGHT-OF-WAY
 NOW OR FORMERLY
 BUILDING SETBACK LINE
 DEED BOOK
 PAGE
 TOP OF CURB
 BOTTOM OF CURB
 REINFORCED CONCRETE PIPE
 CORRUGATED METAL PIPE
 POLYVINYL CHLORIDE PIPE
 DUCTILE IRON PIPE
 HIGH DENSITY POLYETHYLENE
 INVERT
 THROAT
 CONCRETE
 CURB & GUTTER
 NEW SANITARY SEWER LINE
 NEW CHILLED WATER LINE
 NEW STEAM WATER LINE
 NEW FIRE LINE
 NEW WATER LINE
 NEW GAS LINE
 EXIST. SANITARY SEWER LINE
 EXIST. OVERHEAD POWER LINE
 EXIST. OVERHEAD TELEPHONE LINE
 APPROX. LOCATION UNDERGROUND
 APPROX. LOCATION UNDERGROUND
 APPROX. LOCATION UNDERGROUND
 APPROX. LOCATION CHILLED WATER
 APPROX. LOCATION STEAM WATER
 EXIST. FENCE LINE (AS NOTED)
 EXIST. SIGN (AS NOTED)
 EXIST. TREE (AS NOTED)
 TEMPORARY BENCHMARK (TBM)
 CONCRETE MONUMENT FOUND
 PROPERTY CORNER
 FIELD LOCATION POINT (AS NOTED)
 EXIST. SPOT ELEVATION

1. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES WITHOUT INTERFERING WITH VEHICLE AND PEDESTRIAN TRAFFIC IN ADJACENT AREAS.
2. CONTRACTOR SHALL PROTECT UTILITIES AND BENCHMARKS NOT SCHEDULED FOR DEMOLITION FROM DAMAGE. AT AN ADDITIONAL COST TO OWNER, THE CONTRACTOR SHALL REPLACE OR REPAIR ITEMS DAMAGED BEYOND THE LIMITS OF THE DEMOLITION SHOWN.
3. REMOVE EXISTING ABOVE/BELOW GRADE CONSTRUCTION, AS INDICATED TO BE REMOVED, TO THE LIMIT INDICATED.
4. DISCONNECT AND SEAL OFF ABANDONED UTILITIES TO BE REMOVED PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES. UTILITIES SHALL BE DISCONNECTED BELOW EXISTING GRADE LEVEL, OR OUTSIDE OF CONTRACT LIMITS BY REPRESENTATIVES OF THE PUBLIC UTILITY BEING DISCONNECTED. MAINTAIN UTILITY SERVICE TO FACILITIES IN USE.
5. EXCEPT FOR ITEMS DESIGNATED TO BE REMOVED OR REUSED IN THE WORK, ALL MATERIALS RESULTING FROM THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE PROMPTLY REMOVED FROM THE SITE. STORAGE OR SALE OF REMOVED MATERIALS WILL NOT BE PERMITTED ON PROJECT SITE.
6. REMOVE ALL DEBRIS, RUBBISH, AND WASTE MATERIALS FROM THE SITE. DO NOT STOCKPILE DEBRIS ON SITE.
7. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
8. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY LOCAL MUNICIPALITY.
9. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
10. ALL TREES TO REMAIN SHALL HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.
11. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
12. EXISTING CONDITIONS AND SITE DEMOLITION PLAN DOES NOT SHOW ALL TREES THAT SHALL BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREES LOCATED WITHIN THE LIMITS OF DISTURBANCE THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.

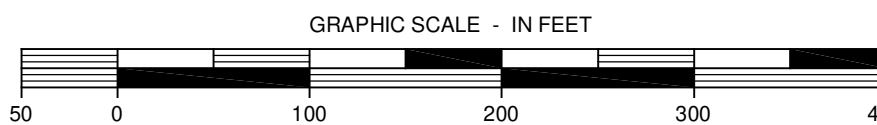
SOIL LEGEND	
SOIL SYMBOL	SOIL DESCRIPTION
GeC	Gwinnett sandy loam, 6 to 10 percent slopes
GeD	Gwinnett sandy loam, 10 to 15 percent slopes
PfC	Pacolet sandy loam, 2 to 10 percent slopes

PARCEL IDENTIFICATION CHART		
PID#	ADDRESS	OWNER
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③ 15 009 01 006	2688 WHITFIELD ROAD, ELLENWOOD, GA, 30294	ASHBROOKE HOME BUILDERS INC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319
④ 15 009 01 008	2698 WHITFIELD ROAD, ELLENWOOD, GA, 30294	ASHBROOKE HOME BUILDERS INC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319



NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

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6			
5			
4			
3	02/08/2023	ADDRESSED COMMENTS	ND
2	01/16/2023	ADDRESSED COMMENTS	MH
1	11/17/2022	ADDRESSED COMMENTS	MH
	07/01/2022	RELEASED FOR PERMIT	ND
NO	DATE	DESCRIPTION	BY

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: MIKE HANNA



DEMOLITION PLAN

BARONS COURT

LOTS 1 - 77

2670 WHITFIELD ROAD, 2688 WHITFIELD ROAD, 2698 WHITFIELD ROAD & 2717 WHITFIELD ROAD • LAND LOTS 9 AND 10 • 15TH DISTRICT • DEKALB COUNTY • GEORGIA



For The Firm
Travis Pruitt & Associates, Inc.

DATE: 07/01/2022	
SCALE: 1" = 100'	
CN: 200188PN	
JN: 1-20-0188	
FN:	
SHEET NO:	SK1.2

DEKALB COUNTY FIRE DEPARTMENT NOTES:

- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM AND SLIP-RESISTANT (GAC 120-3-20-16819).
- MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2 (2010 ADA 208.2).
- FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BE SECTION 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502 (2010 ADA 208.4).
- GEORGIA DEPARTMENT OF TRANSPORTATION RAMP DETAILS WILL BE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT.
- CURB RAMPS SHALL COMPLY WITH 2010 ADA SECTION 406 AND BE COORDINATED BETWEEN THE PROPOSED SIDEWALKS AND EXISTING (2010 ADA 406).
- CUL-DE-SAC TURNAROUND RADIUS OF 96' TO BE PROVIDED BY INSTALLING A 43' PAVED AREA TO BACK OF ROLL-BACK CURB AND A 5' SIDEWALK LOCATED AT BACK OF CURB.
- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING-FIRE LANE SIGNS COMPLYING WITH FIGURE D103.6. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (458 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1 OF D103.6.2 (IFC D103.6).
- FIRE HYDRANTS TO BE PROTECTED FROM MOTOR VEHICLES IN COMPLIANCE WITH IFC 312.
- ALL ROADS SHOWN ON THIS PLAT ARE FIRE APPARATUS ACCESSIBLE.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN OBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115MM), IF BUILDING IS GREATER THAN 30' IN HEIGHT THAN THE WIDTH SHALL BE 26' (IFC 503.2.1).
- TURNING CURB RADIUS AT ACCESS TO SITE ON LINECREST ROAD SHALL BE 35 FEET I.D./50 FEET O.D. (IFC, APPENDIX D D103.3 TURNING RADIUS).
- APPROVED SIGNS OR OTHER APPROVED NOTICES SHALL BE PROVIDED FOR FIRE APPARATUS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. SIGNS OR NOTICES SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY (IFC SECTION 503.3).
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (IFC 503.2.3 IFC & D102.1).
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY A MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED (IFC 505.1).
- STREETS OR ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. (2012 IFC SECTION 507.5.2)
- FIRE HYDRANT SYSTEMS SHALL BE SUBJECT TO PERIODIC TESTS AS REQUIRED BY THE FIRE CODE OFFICIAL. FIRE HYDRANT SYSTEMS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND SHALL BE REPAIRED WHERE DEFECTIVE. ADDITIONS, REPAIRS, ALTERATIONS AND SERVICING SHALL COMPLY WITH APPROVED STANDARDS (IFC 507.5.2).
- UNOBSTRUCTED ACCESS TO FIRE HYDRANT SHALL BE MAINTAINED AT ALL TIMES. THE FIRE DEPARTMENT SHALL NOT BE DEFERRED ON HINDERANCE FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR FIRE HYDRANTS (IFC 507.5.4).
- A 3-FOOT (914 MM) CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED (IFC 507.5.5).
- WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POST OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 312 (IFC 507.5.6 APPENDIX C).
- THERE ARE NO EXISTING TRANSFORMER PADS ON THIS SITE.
- TRANSFORMER PAD LOCATIONS SHALL BE A MINIMUM OF 10 FEET (3 M) FROM ANY BUILDING, BUILDING OVERHANGS, CANOPIES, EXTERIOR WALLS, BALCONIES, EXTERIOR STAIRS AND/OR WALKWAYS CONNECTED TO THE BUILDING.
- TRANSFORMER PAD EDGES SHALL NOT BE LESS THAN 14 FEET (4.3 M) FROM ANY DOORWAY (IFC 605.11 120-3-3-.04).
- TRANSFORMER PAD EDGES SHALL NOT BE LESS THAN 10 FEET (3 M) FROM ANY WINDOW OR OTHER OPENING (IFC 605.11 120-3-3-.04).
- IF THE BUILDING HAS AN OVERHANG, THE 10 FOOT (3 M) CLEARANCE SHALL BE MEASURED FROM A POINT BELOW THE EDGE OF THE OVERHANG ONLY IF THE BUILDING IS THREE STORIES OR LESS. IF THE BUILDING IS FOUR STORIES OR MORE, THE 10 FOOT (3 M) CLEARANCE SHALL BE MEASURED FROM THE OUTSIDE BUILDING WALL (IFC 605.11 120-3-3-.04).
- FIRE ESCAPES, OUTSIDE STAIRS, AND COVERED WALKWAYS ATTACHED TO OR BETWEEN BUILDINGS, SHALL BE CONSIDERED AS PART OF THE BUILDING (IFC 605.11 120-3-3-.04).
- TRANSFORMER PADS MAY BE LOCATED CLOSER TO NONCOMBUSTIBLE WALLS THAN THE ABOVE REQUIRED MINIMUM CLEARANCES IN 605.11(1) UPON WRITTEN APPROVAL OF THE AUTHORITY HAVING JURISDICTION, HOWEVER, IN NO CASE SHALL THE TRANSFORMER LOCATION BE LESS THAN 3 FEET (0.9 M) FROM THE BUILDING.
- FIRE SERVICE WATER MAINS SHALL REQUIRE EACH OF THE FOLLOWING:
 - PLAN SUBMITTAL UNDER SEPARATE PERMIT AND DEKALB COUNTY FMO APPROVAL OF SAME PRIOR TO THE INSTALLATION OF SUCH MAINS, PER '94 S.F.P.C. (SEC. 603.15).
 - HYDROSTATIC TESTING AND FLUSHING, PER '96 NFPA STANDARD #20 (FIRE PUMPS) SEC. 11-1.1 & 11-2; AND '96 NFPA STANDARD #24 (UNDERGROUND PROTECTION SYSTEM) SEC. 9-1.1 & 9-2.3.
 - CERTIFICATION OF TESTING AND FLUSHING, PER NFPA #20-11-1.3 & NFPA #24-9.2.1.
- ADDRESS OR NUMBERS SHALL BE LOCATED ON STRUCTURE, PLAINLY VISIBLE FROM THE STREET OR ROADWAY.

DEKALB COUNTY SANITARY NOTES:

- Any above ground utilities should be a minimum of 15 feet above a roadways including the entrance.
- Cul-de-sac landscape islands should have inside curbing.

DEKALB COUNTY PLAT NOTES:

- 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.
- WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- INERT LANDFILLS OR BURYING OF CONSTRUCTION DEBRIS, TREE STUMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN M-2 INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE II, SECTION 14-37 (B)(6).
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

DEKALB COUNTY VEGETATION NOTES:

- SPECIMEN TREES ARE 30" OR GREATER AS SHOWN ON PLANS.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

DEKALB - DEVELOPMENT, DRAINAGE & HYDROLOGY NOTES:

- SPECIMEN TREES ARE 30" OR GREATER AS SHOWN ON PLANS.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
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 - HYDROSTATIC TESTING AND FLUSHING, PER '96 NFPA STANDARD #20 (FIRE PUMPS) SEC. 11-1.1 & 11-2; AND '96 NFPA STANDARD #24 (UNDERGROUND PROTECTION SYSTEM) SEC. 9-1.1 & 9-2.3.
 - CERTIFICATION OF TESTING AND FLUSHING, PER NFPA #20-11-1.3 & NFPA #24-9.2.1.
- ADDRESS OR NUMBERS SHALL BE LOCATED ON STRUCTURE, PLAINLY VISIBLE FROM THE STREET OR ROADWAY.

PARCEL IDENTIFICATION CHART		
PID#	ADDRESS	OWNER
15 009 01 001	2717 WHITFIELD ROAD, ELLENWOOD, GA. 30294	SIL SF LLC, 4082 PEACHTREE RD NE, STE A 277, ATLANTA, GA. 30319
15 009 01 002	2670 WHITFIELD ROAD, ELLENWOOD, GA. 30294	ASHBROOKE HOME BUILDERS INC, 4082 PEACHTREE RD NE, STE A 277, ATLANTA, GA. 30319
15 009 01 003	2688 WHITFIELD ROAD, ELLENWOOD, GA. 30294	ASHBROOKE HOME BUILDERS INC, 4082 PEACHTREE RD NE, STE A 277, ATLANTA, GA. 30319
15 009 01 008	2688 WHITFIELD ROAD, ELLENWOOD, GA. 30294	ASHBROOKE HOME BUILDERS INC, 4082 PEACHTREE RD NE, STE A 277, ATLANTA, GA. 30319

LEGEND

- OPEN SPACE
- ENHANCED OPEN SPACE

SOIL LEGEND

SOIL SYMBOL	SOIL DESCRIPTION
GeC	GWINNETT SANDY LOAM, 6 TO 10 PERCENT SLOPES
GeD	GWINNETT SANDY LOAM, 10 TO 15 PERCENT SLOPES
PIC	PACOLET SANDY LOAM, 2 TO 10 PERCENT SLOPES

NOTE: PROPOSED COMBINATION PLAT TO BE COMPLETED AFTER SKETCH PLAT APPROVAL AND PRIOR TO LDP.

NOTE: SEE SHEET SK-2 FOR ADDITIONAL NOTES

NOTE: ALL EXISTING BUILDINGS AND UTILITIES ON-SITE TO BE DEMOLISHED UNLESS OTHERWISE NOTED.

NOTE: ALL CURB RADI ARE 25 FT, UNLESS OTHERWISE NOTED.

BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THAT BOUNDARY AND TOPOGRAPHIC SURVEY FOR ROCKHAVEN HOMES, PREPARED BY S1 PREPARED BY, DATED 50 SURVEY DATE.

NOTE: STATE WATERS DO EXIST WITHIN 200 FT OF THE SITE.

NOTE: WETLANDS DO NOT EXIST ON THE SITE.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 130893144J, DATED 05/18/2013.

PROJECT NUMBER: AP# 1244717

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

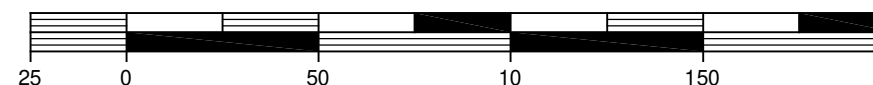


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GRAPHIC SCALE - IN FEET



SITE PLAN

BARONS COURT

LOTS 1 - 77

2670 WHITFIELD ROAD, 2688 WHITFIELD ROAD, 2698 WHITFIELD ROAD & 2717 WHITFIELD ROAD • LAND LOTS 9 AND 10 • 15TH DISTRICT • DEKALB COUNTY • GEORGIA



For The Firm
Travis Pruitt & Associates, Inc.

DATE: 07/01/2022

SCALE: 1" = 50'

CN: 200188PN

JN: 1-20-0188

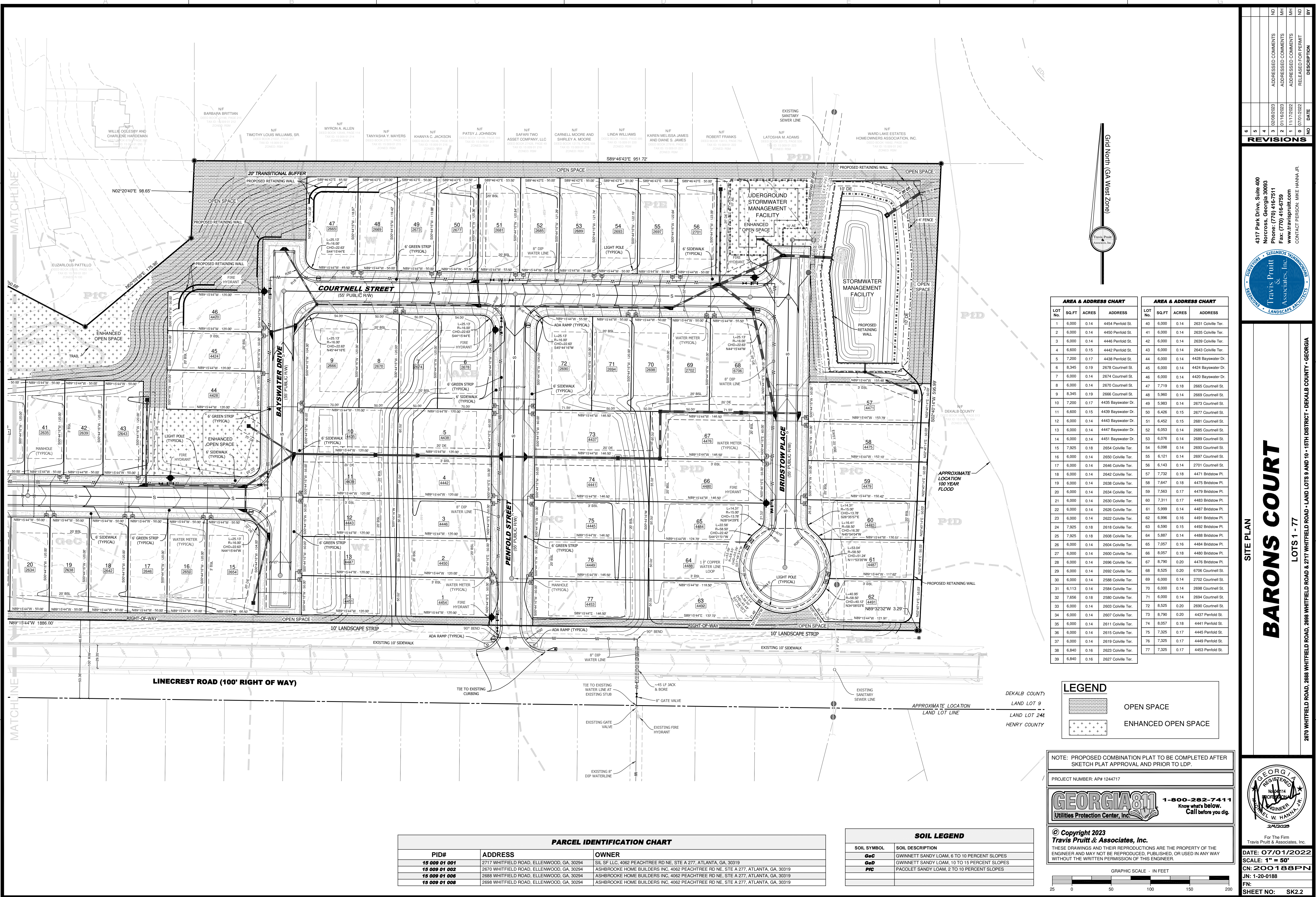
SHEET NO: SK2.1

NO	DATE	DESCRIPTION
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REVISIONS

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SOIL LEGEND	
SOIL SYMBOL	SOIL DESCRIPTION
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Gd	GINNETT SANDY LOAM, 10 TO 15 PERCENT SLOPES
Pc	PAOLETE SANDY LOAM, 2 TO 10 PERCENT SLOPES

AREA & ADDRESS CHART			
LOT No.	SQ. FT.	ACRES	ADDRESS
1	6,000	0.14	4454 Penfold St.
2	6,000	0.14	4450 Penfold St.
3	6,000	0.14	4446 Penfold St.
4	6,800	0.15	4442 Penfold St.
5	7,200	0.17	4438 Penfold St.
6	8,345	0.19	2678 Courtneil St.
7	6,000	0.14	2674 Courtneil St.
8	6,000	0.14	2670 Courtneil St.
9	8,345	0.19	2666 Courtneil St.
10	7,200	0.17	4435 Bayswater Dr.
11	6,800	0.15	4439 Bayswater Dr.
12	6,000	0.14	4443 Bayswater Dr.
13	6,000	0.14	4447 Bayswater Dr.
14	6,000	0.14	4451 Bayswater Dr.
15	7,925	0.18	2654 Colville Ter.
16	6,000	0.14	2650 Colville Ter.
17	6,000	0.14	2646 Colville Ter.
18	6,000	0.14	2642 Colville Ter.
19	6,000	0.14	2638 Colville Ter.
20	6,000	0.14	2634 Colville Ter.
21	6,000	0.14	2630 Colville Ter.
22	6,000	0.14	2626 Colville Ter.
23	6,000	0.14	2622 Colville Ter.
24	7,925	0.18	2618 Colville Ter.
25	7,925	0.18	2608 Colville Ter.
26	6,000	0.14	2604 Colville Ter.
27	6,000	0.14	2600 Colville Ter.
28	6,000	0.14	2596 Colville Ter.
29	6,000	0.14	2592 Colville Ter.
30	6,000	0.14	2588 Colville Ter.
31	6,113	0.14	2584 Colville Ter.
32	7,656	0.18	2580 Colville Ter.
33	6,000	0.14	2576 Colville Ter.
34	6,000	0.14	2572 Colville Ter.
35	6,000	0.14	2568 Colville Ter.
36	6,000	0.14	2564 Colville Ter.
37	6,000	0.14	2560 Colville Ter.
38	6,840	0.16	2556 Colville Ter.
39	6,840	0.16	2552 Colville Ter.

AREA & ADDRESS CHART			
LOT No.	SQ. FT.	ACRES	ADDRESS
40	6,000	0.14	2631 Colville Ter.
41	6,000	0.14	2635 Colville Ter.
42	6,000	0.14	2639 Colville Ter.
43	6,000	0.14	2643 Colville Ter.
44	6,000	0.14	4428 Bayswater Dr.
45	6,000	0.14	4424 Bayswater Dr.
46	6,000	0.14	4420 Bayswater Dr.
47	7,719	0.18	2655 Courtneil St.
48	5,960	0.14	2659 Courtneil St.
49	5,963	0.14	2673 Courtneil St.
50	6,426	0.15	2677 Courtneil St.
51	6,452	0.15	2681 Courtneil St.
52	6,053	0.14	2685 Courtneil St.
53	6,076	0.14	2689 Courtneil St.
54	6,098	0.14	2693 Courtneil St.
55	6,121	0.14	2697 Courtneil St.
56	6,143	0.14	2701 Courtneil St.
57	7,732	0.18	4471 Bridstow Pl.
58	7,647	0.18	4475 Bridstow Pl.
59	7,563	0.17	4479 Bridstow Pl.
60	7,311	0.17	4483 Bridstow Pl.
61	5,999	0.14	4487 Bridstow Pl.
62	6,996	0.16	4491 Bridstow Pl.
63	6,590	0.15	4495 Bridstow Pl.
64	5,887	0.14	4484 Bridstow Pl.
65	7,057	0.16	4488 Bridstow Pl.
66	8,057	0.18	4480 Bridstow Pl.
67	8,790	0.20	4476 Bridstow Pl.
68	8,525	0.20	6706 Courtneil St.
69	6,000	0.14	2702 Courtneil St.
70	6,000	0.14	2698 Courtneil St.
71	6,000	0.14	2694 Courtneil St.
72	8,525	0.20	2690 Courtneil St.
73	8,790	0.20	4437 Penfold St.
74	8,057	0.18	4441 Penfold St.
75	7,325	0.17	4445 Penfold St.
76	7,325	0.17	4449 Penfold St.
77	7,325	0.17	4453 Penfold St.

LEGEND	
[Symbol]	OPEN SPACE
[Symbol]	ENHANCED OPEN SPACE

NOTE: PROPOSED COMBINATION PLAT TO BE COMPLETED AFTER SKETCH PLAT APPROVAL AND PRIOR TO LDP.

PROJECT NUMBER: AP4 1244717

GEORGIA811 1-800-282-7411
Utilities Protection Center, Inc. Know what's below. Call before you dig.

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GRAPHIC SCALE - IN FEET
25 0 50 100 150 200

REVISIONS

NO	DATE	DESCRIPTION
1	07/01/2022	RELEASED FOR PERMIT
2	11/17/2022	ADDRESSED COMMENTS
3	02/08/2023	ADDRESSED COMMENTS
4		
5		
6		

Travis Pruitt & Associates, Inc.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: MIKE HANNA JR.

Travis Pruitt & Associates, Inc.
Travis Pruitt & Associates, Inc.
Travis Pruitt & Associates, Inc.

SITE PLAN

BARONS COURT

LOTS 1 - 77

2670 WHITFIELD ROAD, 2688 WHITFIELD ROAD, 2698 WHITFIELD ROAD & 2717 WHITFIELD ROAD • LAND LOTS 9 AND 10 • 15TH DISTRICT • DEKALB COUNTY • GEORGIA

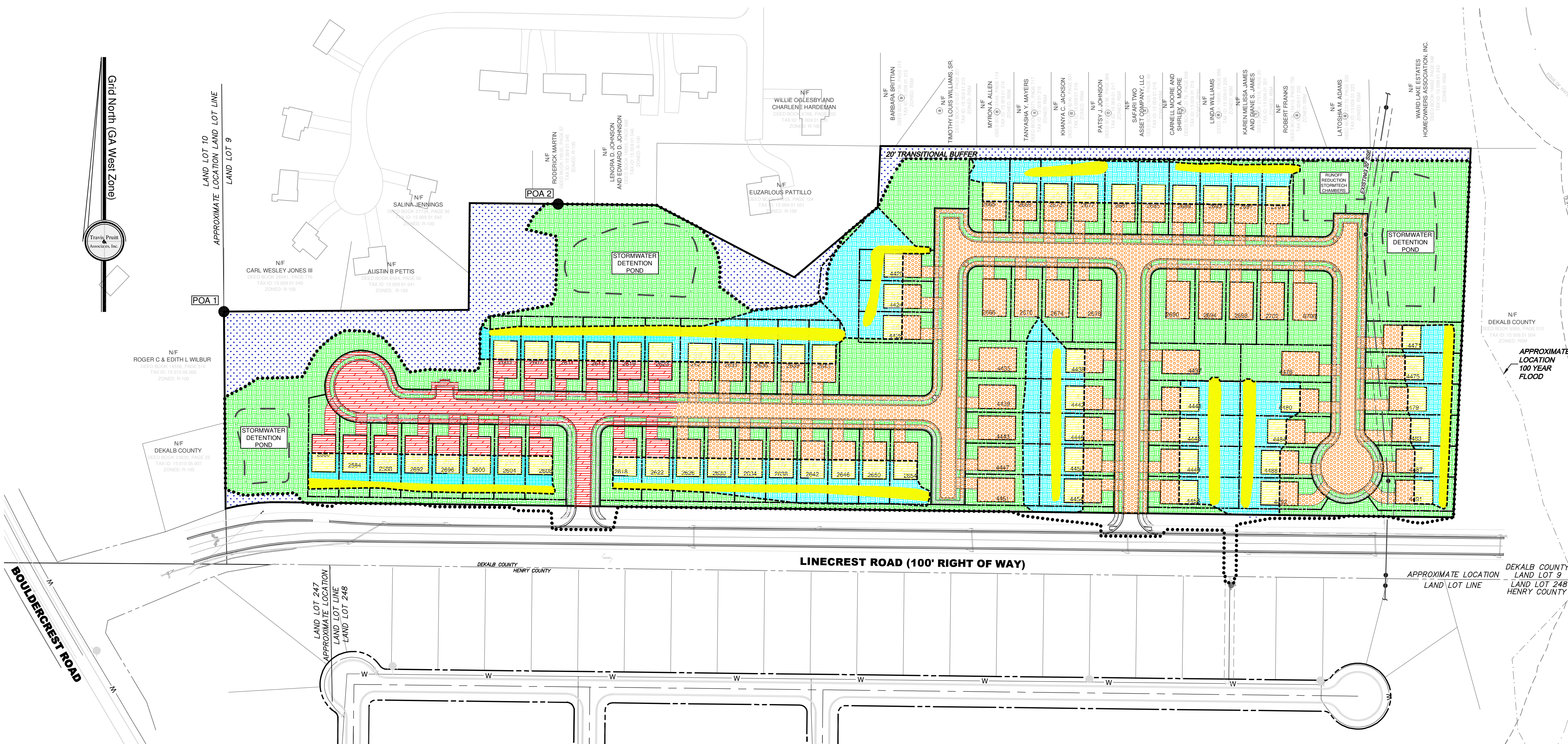
REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. HANNA, JR.
2/12/2023

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 07/01/2022
SCALE: 1" = 50'
CN: 200188PN
JN: 1-20-0188
FN:
SHEET NO: SK2.2

LEGEND:

	EXIST. POWER POLE
	EXIST. POWER POLE W/GUY WIRE
	EXIST. LIGHT STANDARD
	EXIST. ELECTRIC BOX or TRANSFORMER
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. UNKNOWN UTILITY STRUCTURE
	EXIST. TELEPHONE MONUMENT
	EXIST. TELEPHONE BOX
	EXIST. GAS METER
	EXIST. GAS VALVE
	EXIST. SANITARY SEWER MANHOLE
	EXIST. CLEAN OUT
	EXIST. JUNCTION BOX/STORM SEWER MANHOLE
	EXIST. CATCH BASIN
	EXIST. DROP INLET
	EXIST. FLARED END SECTION
	EXIST. YARD INLET
	EXIST. CONTOUR ELEVATION
	NEW STORM SEWER
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW DROP INLET
	NEW HEADWALL
	NEW CATCH BASIN
	NEW MANHOLE
	NEW CLEANOUT
	NEW SPOT ELEVATION
	NEW CONTOUR
	NEW NUMBER OF PARKING SPACES
	STORM STRUCTURE IDENTIFICATION
	SANITARY STRUCTURE IDENTIFICATION
	TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
	IRON PIN SET (1/2" REBAR)
	POINT OF BEGINNING
	RIGHT-OF-WAY
	NOW OR FORMERLY
	BUILDING SETBACK LINE
	DEED BOOK
	PAGE
	TOP OF CURB
	BOTTOM OF CURB
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	POLYVINYL CHLORIDE PIPE
	DUCTILE IRON PIPE
	HIGH DENSITY POLYETHYLENE
	INVERT
	THROAT
	CONCRETE
	CURB & GUTTER
	NEW SANITARY SEWER LINE
	NEW CHILLED WATER LINE
	NEW STEAM WATER LINE
	NEW FIRE LINE
	NEW WATER LINE
	NEW GAS LINE
	EXIST. SANITARY SEWER LINE
	EXIST. OVERHEAD POWER LINE
	EXIST. OVERHEAD TELEPHONE LINE
	APPROX. LOCATION UNDERGROUND POWER LINE
	APPROX. LOCATION UNDERGROUND TELEPHONE LINE
	APPROX. LOCATION UNDERGROUND GAS LINE
	APPROX. LOCATION UNDERGROUND WATER LINE
	APPROX. LOCATION CHILLED WATER LINE
	APPROX. LOCATION STEAM WATER LINE
	EXIST. FENCE LINE (AS NOTED)
	EXIST. SIGN (AS NOTED)
	EXIST. TREE (AS NOTED)
	TEMPORARY BENCHMARK (TBM)
	CONCRETE MONUMENT FOUND
	PROPERTY CORNER
	FIELD LOCATED PIN (AS NOTED)
	EXIST. SPOT ELEVATION



POA Summary		Flow (cfs)		Volume (cuft)	
		Pre	Post	Pre	Post
1	1-yr	0.54	0.51	2,636	2,058
	2-yr	1.05	0.92	4,110	2,250
	5-yr	2.65	1.91	7,754	4,324
	10-yr	3.91	2.78	10,988	6,687
	25-yr	5.93	4.04	15,833	10,325
	50-yr	7.57	5.04	19,795	13,285
2	100-yr	8.70	5.74	22,570	15,299
	1-yr	0.82	0.30	4,394	1,602
	2-yr	1.75	0.58	6,850	2,250
	5-yr	4.25	1.27	12,924	3,850
	10-yr	6.52	1.88	18,314	5,239
	25-yr	9.89	2.77	26,388	9,720
	50-yr	12.61	3.49	32,992	14,147
	100-yr	14.50	3.98	37,617	17,091

NOTE: THE FLOW RATES AND VOLUMES HAVE BEEN REDUCED FROM THE PRE-DEVELOPED RATES SO NO ADVERSE EFFECTS TO DOWNSTREAM PROPERTIES ARE ANTICIPATED.

LEGEND

	IMPERVIOUS AREA TREATED IN STORMTECH CHAMBERS
	IMPERVIOUS AREA TREATED BY INFILTRATION IN STORMWATER PONDS
	IMPERVIOUS AREA TREATED BY ENHANCED DRY SWALES
	UNDISTURBED AREA
	ENHANCED DRY SWALES
	PERVIOUS AREAS TO ENHANCED DRY SWALES
	PERVIOUS AREA

NOTE: PROPOSED COMBINATION PLAT TO BE COMPLETED AFTER SKETCH PLAT APPROVAL AND PRIOR TO LDP.

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

NOTE: CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNER'S REPRESENTATIVES.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

PROJECT NUMBER: AP# 1244717

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13088C00144J, DATED 05/16/2013.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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GRAPHIC SCALE - IN FEET



SOIL LEGEND	
SOIL SYMBOL	SOIL DESCRIPTION
	Gwinnett sandy loam, 6 to 10 percent slopes
	Gwinnett sandy loam, 10 to 15 percent slopes
	Pacolet sandy loam, 2 to 10 percent slopes

PARCEL IDENTIFICATION CHART		
PID#	ADDRESS	OWNER
15 009 01 001	2717 WHITFIELD ROAD, ELLENWOOD, GA, 30294	SIL SF LLC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319
15 009 01 002	2670 WHITFIELD ROAD, ELLENWOOD, GA, 30294	ASHBROOKE HOME BUILDERS INC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319
15 009 01 006	2688 WHITFIELD ROAD, ELLENWOOD, GA, 30294	ASHBROOKE HOME BUILDERS INC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319
15 009 01 008	2698 WHITFIELD ROAD, ELLENWOOD, GA, 30294	ASHBROOKE HOME BUILDERS INC, 4062 PEACHTREE RD NE, STE A 277, ATLANTA, GA, 30319

RUNOFF REDUCTION PLAN

BARONS COURT

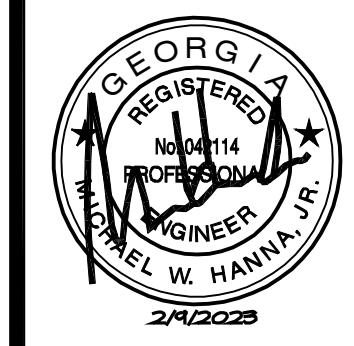
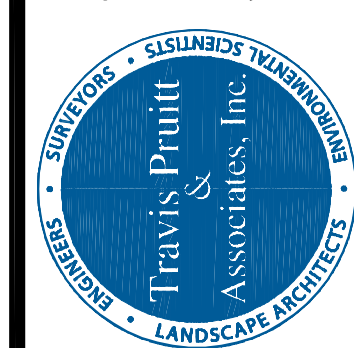
LOTS 1 - 77

2670 WHITFIELD ROAD, 2688 WHITFIELD ROAD, 2698 WHITFIELD ROAD & 2717 WHITFIELD ROAD • LAND LOTS 9 AND 10 • 15TH DISTRICT • DEKALB COUNTY • GEORGIA

NO	DATE	DESCRIPTION
1	07/01/2022	RELEASED FOR PERMIT
2	11/17/2022	ADDRESSED COMMENTS
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4		
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REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: MIKE HANNA JR.



For The Firm
Travis Pruitt & Associates, Inc.

DATE: 07/01/2022

SCALE: 1" = 100'

CN: 200188PN

JN: 1-20-0188

FN:

SHEET NO: SK3.1

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SUBDIVISION SKETCH PLAT APPLICATION

Application fee: \$300.00 and \$10.00 per lot.

All applications must be accompanied by ten (10) **folded** copies of the sketch plat **and a digital** file of plans (email accepted or flash drive)
(All plans must be folded)

PLEASE PRINT ALL INFORMATION

PROJECT NAME Linecrest Road

PROJECT LOCATION PARCEL ID NO.: 15 009 01 001,002 006 & 008

PROPOSED USE Single Family Residential

DATE OF SKETCH PLAT CONFERENCE _____

SITE ACREAGE 22.50 # LOTS 77 # UNITS _____ SEWER X SEPTIC TANK _____

PROPERTY OWNER SIL SF, LLC PHONE 770-519-1668

ADDRESS 4062 Peachtree Rd NE A#277

CITY Atlanta STATE GA ZIP 30319

APPLICANT/AGENT AUTHORIZED TO RECEIVE ALL NOTIFICATIONS:

Travis Pruitt & Associates, Inc.

ADDRESS 4317 Park Drive, Ste 400 PHONE 770-416-7511

CITY Norcross STATE GA ZIP 30093

DEVELOPER Rockhaven Homes PHONE _____

ADDRESS 4062 Peachtree Road NE, STE D#277 PHONE _____

CITY Atlanta STATE GA ZIP 30319

ENGINEER / ARCH Travis Pruitt & Associates, Inc. PHONE 770-416-7511

ADDRESS 4317 Park Drive, Ste 400

CITY Norcross STATE GA ZIP 30093

DEPARTMENT OF PLANNING & SUSTAINABILITY

SKETCH PLAT APPLICATION AUTHORIZATION

All applications for sketch plats must be submitted by the owner of the affected property or the authorized agent of the owner. Use this form if you are not the owner of the property.

TO WHOM IT MAY CONCERN:

I/We SIL SF, LLC, Julia B. Evans c/o Gail Hale,

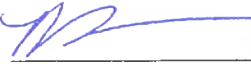
being owner(s) of the property described below or attached, hereby delegate authority to

Travis Pruitt & Associates, Inc. and Battle Law PC to file an
application in my/our behalf.

List all property parcel numbers: 15 009 01 001, 15 009 01 002, 15 009 01 006,

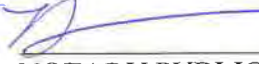
15 009 01 008, _____, _____, _____,

_____, M Homewood, _____, _____.


NOTARY PUBLIC
My Commission Expires
04/04/2023

NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA


OWNER


NOTARY PUBLIC
My Commission Expires
04/04/2023

NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA

 - SIL SF, LLC
OWNER

NOTARY PUBLIC
OWNER

NOTARY PUBLIC
OWNER

NOTARY PUBLIC
OWNER