



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 13, 2024 @ 6:00 P.M

STAFF ANALYSIS

Case No.: PLAT – 1246552 **Agenda #:** D1
Commission District: 4 **Super District:** 6
Location/Address: 3210 and 3218 Rockbridge Road, Scottdale, GA 30079
Parcel ID(s): 18-010-07-005, 18-010-07-006
Request: Subdivision for the development of up to five (5) single-family detached dwellings.
Property Owner(s): Khalil Investment Group, LLC
Applicant/Agent: Na’Imah Gill
Acreage: Approx. 1.83 acres
Existing Land Use: Vacant

SUBJECT PROPERTY & ZONING HISTORY

The subject properties are currently vacant. Two single-family dwellings were constructed on the properties during the mid-1940s and were demolished in 2021. The properties are located within Tier 4 of the Scottdale Overlay District, which governs most building and development standards as opposed to the underlying R-75 (Residential Medium Lot-75) zoning district.

PROJECT DESCRIPTION

A total of five (5) single-family detached dwellings are proposed with the development. This proposal was originally heard at the January 24, 2024 Sketch Plat Planning Commission meeting and was sent back to the applicant for a one-time revision, due to concerns regarding the naming of the street providing frontage for the dwellings. The original proposal showed this street as a private street (constructed to public street standards) that would be maintained in perpetuity by an HOA. The name for this proposed street was “Mrytle Street”, however, both members of the community and Planning Commission noted that this name created confusion due to the existing “Grove Mill Lane” directly across the proposed development off Rockbridge Road.

Revised plans reflect the change in name of “Mrytle Street” to “Grove Mill Lane”, as approved by GIS, matching the existing street name to the south. In addition, after discussions with Transportation and other departments, this street has been revised to be a public street, in line with existing local streets in the vicinity and in compliance with Section 3.36.9. of the *Zoning Ordinance*. The northern line of the development site is adjacent to County right-of-way (“Oak Street”) that is currently unimproved. In compliance with Section 3.36.9., this public right-of-way will be improved to public street standards.

Given the size of the development, no open space minimums are required, although some landscaped areas will be provided to the west of “Grove Mill Lane”.

One (1) stormwater detention facility is proposed between Lot 5 and “Oak Street”. The lots will be served by public water and sewer.

Overall, the proposal is consistent with the goals and intent of the Scottsdale Overlay District and meets the minimum requirements of the *Zoning Ordinance*.

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;

A stormwater detention facility is proposed as shown on the sketch plat site plan between “Oak Street” and Lot 5. Said facility is in compliance with Land Development and Watershed regulations.

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

The subject properties do not contain any of the aforementioned features.

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 Tier 4 of the Scottsdale Overlay District.

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 PATRICIAN ESTATES

LOCATED IN
LAND LOT 10~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA
ADDRESS: 3218 ROCKBRIDGE ROAD,
AVONDALE ESTATES, GA 30002
TAX PARCEL ID: 18 010 07 006
SKETCH PLAT FILE NO. - AP: 1246552
COMBINATION PLAT FILE NO. - AP: 1246279

PREPARED BY:



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS

Sheet List Table

Sheet Number	Sheet Title
SP-1	SKETCH PLAT - COVER SHEET
SU-1	SURVEY
SP-2	SKETCH PLAT - SITE PLAN
SP-3	SKETCH PLAT - SEWER CAPACITY

GENERAL NOTES:

1. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM DELTA SURVEYORS, INC., DATED 08/03/2022 AND IS NOT CERTIFIED AS CORRECT BY THE ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.
2. NO HISTORIC FEATURES HAVE BEEN FOUND ONSITE. CONTOUR INTERVAL IS 2'.
3. THERE ARE NO WETLANDS ON THIS SITE.
4. NO BURY PITS ARE KNOWN TO EXIST OR ARE PROPOSED.
5. ROADWAYS WILL BE 27' BC/BC & PUBLIC W/ 55' ROW, CONSTRUCTED TO DEKALB COUNTY STANDARDS.
6. WATER & FIRE SERVICES WILL BE PUBLICLY MAINTAINED BY DEKALB COUNTY, VIA EASEMENTS.
7. ELECTRIC SERVICE WILL BE UNDERGROUND AND PROVIDED BY GEORGIA POWER.
8. SANITARY SEWER SERVICES WILL BE PROVIDED BY DEKALB COUNTY. NO SEPTIC TANKS ARE PROPOSED.
9. WATER SERVICE WILL BE PROVIDED BY DEKALB COUNTY.
10. 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.
11. A MANDATORY HOME OWNERS ASSOCIATION IS REQUIRED FOR MAINTENANCE OF ACCESS DRIVES, UTILITIES, AND STORM MANAGEMENT FACILITIES WITHIN COMMON AREAS AND TO PROVIDE A DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS ADDRESSING MAINTENANCE RESPONSIBILITY.
12. THERE ARE NO SPECIMEN TREES LOCATED WITHIN THE PROPOSED AREA OF DISTURBANCE.
13. ALL LOTS TO BE INDIVIDUALLY METERED (WATER).
14. DEKALB COUNTY SANITATION DEPARTMENT WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
15. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNING DIGGING.
<http://www.georgia811.com>
16. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.
17. NO KNOWN PERMITS ARE ACTIVE FOR THIS SITE.
18. NO STREET PARKING SHALL BE ALLOWED, AND SIGNAGE SHALL BE POSTED.
19. IF THE ROAD WIDTHS ARE LESS THAN 26' WITH BUILDING HEIGHTS EXCEEDING 35 FEET, THEN THE BUILDING SHALL INCLUDE FIRE SPRINKLER SYSTEMS. NFPA 13D ARE ACCEPTABLE.
20. A STORM WATER BMP IS PROPOSED AND WILL BE DESIGNED DURING LDP PERMITTING.
21. RECEIVING WATERS: SOUTH FORK PEACHTREE CREEK. DISTANCE TO RECEIVING WATERS= 1.75 MI
22. CONTOUR INTERVALS: 2'.
23. ELEVATIONS ARE BASED ON NAVD 88.
24. ALL LOTS CONFORM TO THE CURRENT ZONING.
25. STREET LIGHTS PER DEKALB COUNTY REQUIREMENTS.
26. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
27. NO DEMOLITION NEEDED.

SCOPE OF PROPOSED WORK:

THE PROPOSED WORK INVOLVES MASS GRADING, ROAD CONSTRUCTION, THE INSTALLATION OF UTILITIES, AND THE CONSTRUCTION OF A DETENTION FACILITY.

OWNER/DEVELOPER/PRIMARY PERMITTEE:

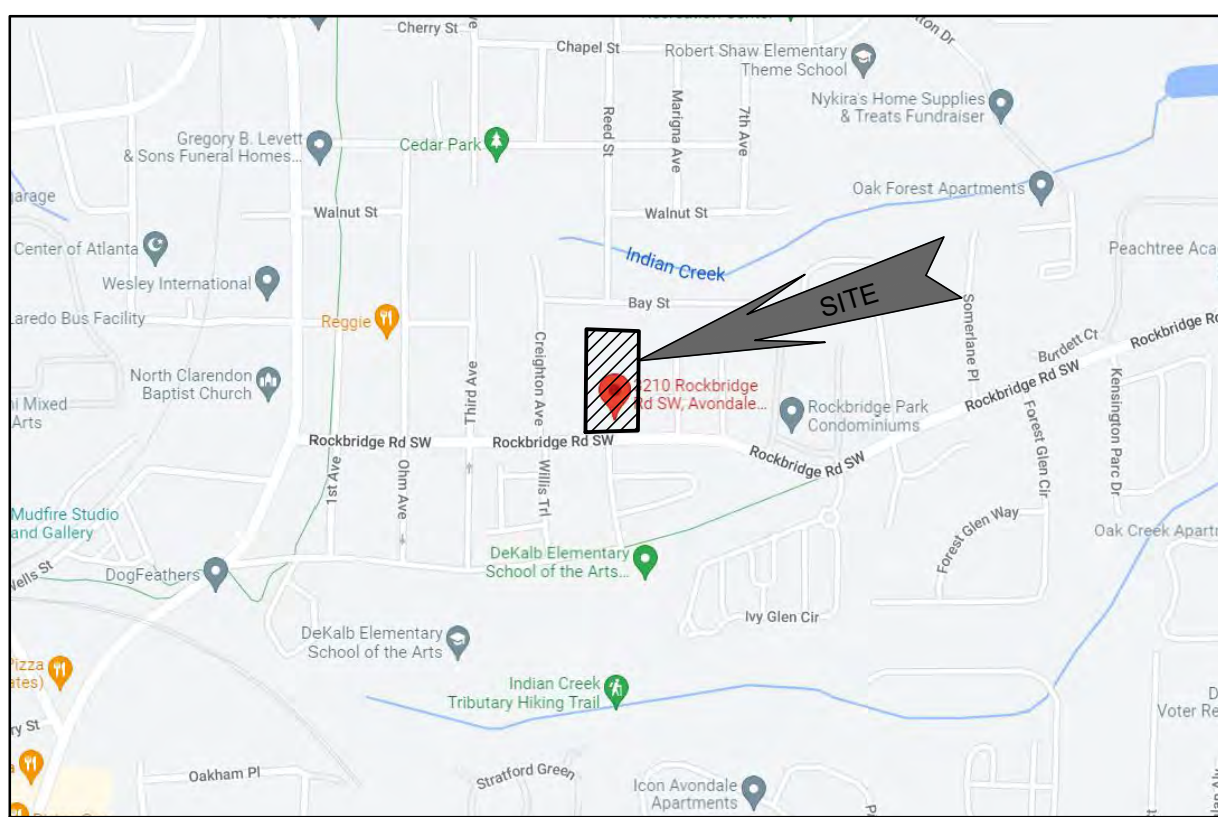
KHALIL INVESTMENT GROUP, LLC
265 DEVIN PLACE NE
ATLANTA, GA 30305
PHONE: (678) 499-4264

24 HOUR CONTACT:

ANWAR KHALIL
PHONE: (678) 499-4264

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK



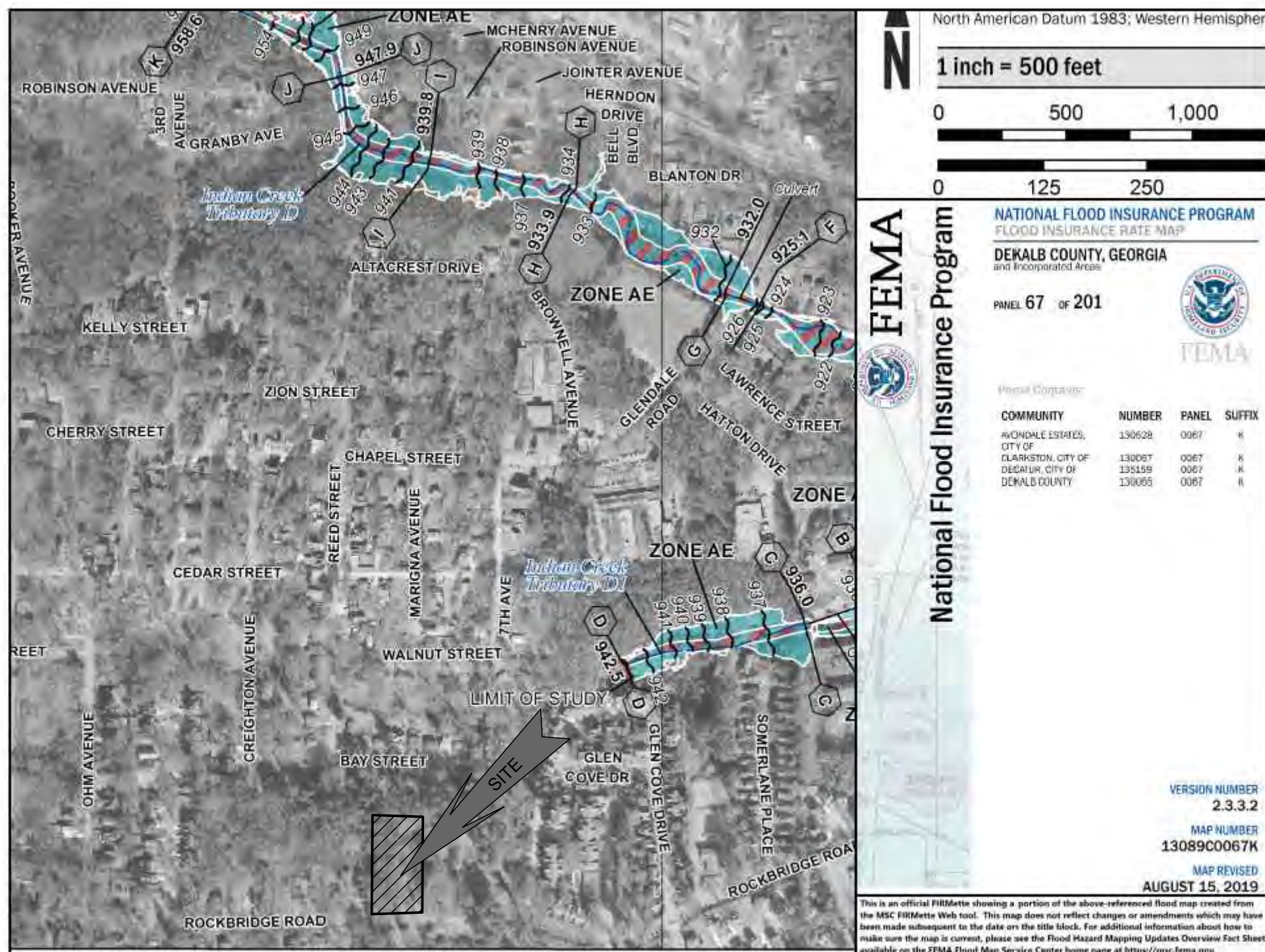
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

DEVELOPMENT DATA

1. TOTAL SITE AREA: 1.77 AC
2. PROPERTY ZONED: R-75 (SCOTTDAL OVERLAY)
3. LOTS: 5
4. MINIMUM LOT SIZE: 7,574 SF
5. MINIMUM LOT WIDTH: 60'
6. MAXIMUM LOT COVERAGE: 35%
7. MAXIMUM BUILDING HEIGHT: 35'
8. SETBACKS:
FRONT: 30'
SIDE: 7.5'
REAR: 30'
9. SIDE CORNER: 15'
10. OWNER/DEVELOPER: KHALIL INVESTMENT GROUP, LLC
265 DEVIN PLACE NE
ATLANTA, GA 30305
24-HOUR CONTACT: ANWAR KHALIL (678) 499-4264
11. SURVEYOR / ENGINEER: WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HIGHWAY NW, SUITE 225
MARIETTA, GEORGIA 30060
DARYL COOK (678) 324-6192
12. THIS PROPERTY IS LOCATED WITHIN THE SCOTTDAL OVERLAY DISTRICT.
13. TYPE OF DEVELOPMENT: SINGLE FAMILY DETACHED (SFD)



WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO DEKALB COUNTY FIRM MAP NUMBERS 13089C0067K, DATED AUGUST 15, 2019. THE REFERENCED PROPERTY IS LOCATED IN THE ZONES LISTED BELOW.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SOILS LEGEND

CuC	Cecil-Urban land complex, 2 to 10 percent slopes
GeE	Gwinnett sandy loam, 15 to 30 percent slopes
GwC2	Gwinnett sandy clay loam, 2 to 10 percent slopes, eroded
HsB	Hiwassee sandy loam, 2 to 6 percent slopes



NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS BY OTHERS. WATTS & BROWNING ENGINEERS HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

SKETCH PLAT - COVER SHEET

FOR
PATRICIAN ESTATES
AVONDALE ESTATES, GA 30002
LAND LOT 10 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

NO.	DATE	BY	DESCRIPTION
1	10/28/2022	ZK	INITIAL SUBMITTAL
2	03/27/2023	JT	ADDRESS COUNTY COMMENTS
3	07/13/2023	ZK	ADDRESS COUNTY COMMENTS
4	08/23/2023	JT	ADDRESS COUNTY COMMENTS
5	09/20/2023	ZK	ADDRESS COUNTY COMMENTS
6	10/26/2023	ZK	ADDRESS COUNTY COMMENTS
7	12/06/2023	ZK	ADDRESS COUNTY COMMENTS
8	01/08/2024	ZK	ADDRESS COUNTY COMMENTS
9	02/13/2024	ZK	ADDRESS COUNTY COMMENTS



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	N/A
DESIGNED BY:	ZK
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/28/2022
JOB NUMBER:	221001
SHEET NUMBER:	SP-1



NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS BY OTHERS. WATTS & BROWNING ENGINEERS HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

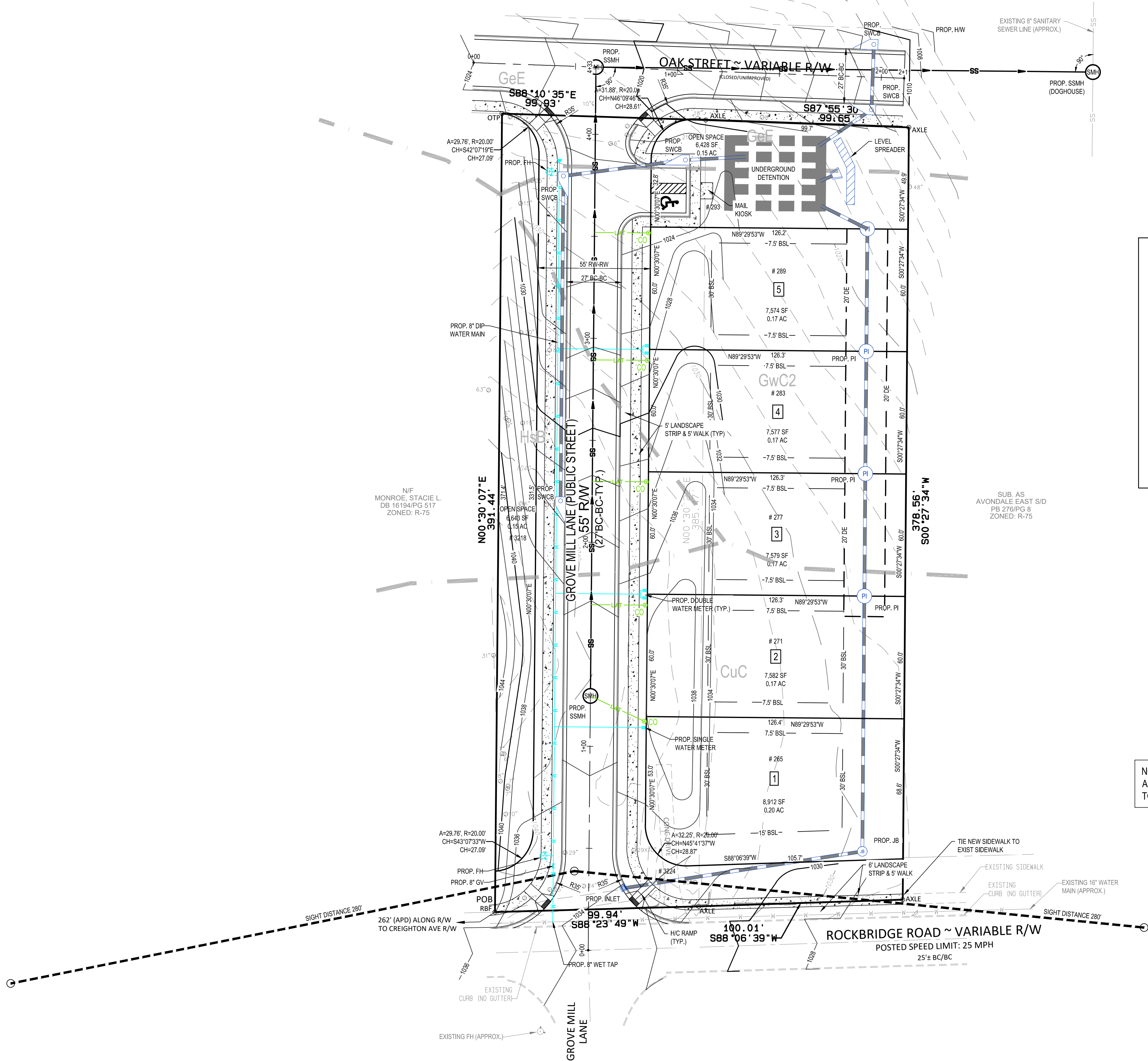
LOT AREA CHART		
PARCEL	AREA (SF)	AREA (AC)
LOT 1	8,912	0.20
LOT 2	7,582	0.17
LOT 3	7,579	0.17
LOT 4	7,577	0.17
LOT 5	7,574	0.17

GENERAL NOTES:

- THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM DELTA SURVEYORS, INC., DATED 08/03/2022 AND IS NOT CERTIFIED AS CORRECT BY THE ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.
- NO HISTORIC FEATURES HAVE BEEN FOUND ONSITE. CONTOUR INTERVAL IS 2'.
- THERE ARE NO WETLANDS ON THIS SITE.
- NO BURY PITS ARE KNOWN TO EXIST OR ARE PROPOSED.
- ROADWAYS WILL BE 27' BC/BC & PUBLIC W/ 55' ROW, CONSTRUCTED TO DEKALB COUNTY STANDARDS.
- WATER & FIRE SERVICES WILL BE PUBLICLY MAINTAINED BY DEKALB COUNTY, VIA EASEMENTS.
- ELECTRIC SERVICE WILL BE UNDERGROUND AND PROVIDED BY GEORGIA POWER.
- SANITARY SEWER SERVICES WILL BE PROVIDED BY DEKALB COUNTY. NO SEPTIC TANKS ARE PROPOSED.
- WATER SERVICE WILL BE PROVIDED BY DEKALB COUNTY.
- 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.
- A MANDATORY HOME OWNERS ASSOCIATION IS REQUIRED FOR MAINTENANCE OF ACCESS DRIVES, UTILITIES, AND STORM MANAGEMENT FACILITIES WITHIN COMMON AREAS AND TO PROVIDE A DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS ADDRESSING MAINTENANCE RESPONSIBILITY.
- THERE ARE NO SPECIMEN TREES LOCATED WITHIN THE PROPOSED AREA OF DISTURBANCE.
- ALL LOTS TO BE INDIVIDUALLY METERED (WATER).
- DEKALB COUNTY SANITATION DEPARTMENT WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
- 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING, <http://www.georgia811.com>
- DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.
- NO KNOWN PERMITS ARE ACTIVE FOR THIS SITE.
- NO STREET PARKING SHALL BE ALLOWED, AND SIGNAGE SHALL BE POSTED.
- IF THE ROAD WIDTHS ARE LESS THAN 26' WITH BUILDING HEIGHTS EXCEEDING 35 FEET, THEN THE BUILDING SHALL INCLUDE FIRE SPRINKLER SYSTEMS. NFPA 13D ARE ACCEPTABLE.
- A STORM WATER BMP IS PROPOSED AND WILL BE DESIGNED DURING LDP PERMITTING.
- RECEIVING WATERS: SOUTH FORK PEACHTREE CREEK. DISTANCE TO RECEIVING WATERS= 1.75 MI
- CONTOUR INTERVALS= 2'.
- ELEVATIONS ARE BASED ON NAVD 88.
- ALL LOTS CONFORM TO THE CURRENT ZONING.
- STREET LIGHTS PER DEKALB COUNTY REQUIREMENTS.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- NO DEMOLITION NEEDED.

SEWER NOTE:
THERE IS NO EXISTING SEWER ALONG THE PROPERTY FRONTAGE, HOWEVER THERE IS SEWER TO THE NORTHEAST OF THE PROPERTY.

STREET TREES:
STREET TREES ARE REQUIRED ON BOTH SIDES OF THE PROPOSED STREET. THEY SHALL HAVE A CALIPER OF AT LEAST 3.5-INCHES 3.36.11 (A)(1) AND SHALL BE PROVIDED MEETING THE SPECIES REQUIREMENTS OF 3.36.11 (E).



DEVELOPMENT DATA	
1. TOTAL SITE AREA:	1.77 AC
2. PROPERTY ZONED:	R-75 (SCOTTDAL E OVERLAY)
3. LOTS:	5
4. MINIMUM LOT SIZE:	7,574 SF
5. MINIMUM LOT WIDTH:	60'
6. MAXIMUM LOT COVERAGE:	35%
7. MAXIMUM BUILDING HEIGHT:	35'
8. SETBACKS:	
FRONT:	30'
SIDE:	7.5'
REAR:	30'
SIDE CORNER:	15'
9. OWNER/DEVELOPER:	KHALIL INVESTMENT GROUP, LLC
	265 DEVIN PLACE NE
	ATLANTA, GA 30305
	24-HOUR CONTACT:
	ANWAR KHALIL (678) 499-4264
10. SURVEYOR / ENGINEER:	WATTS & BROWNING ENGINEERS, INC.
	1349 OLD 41 HIGHWAY NW, SUITE 225
	MARIETTA, GEORGIA 30060
	DARYL COOK (678) 324-6192
11. THIS PROPERTY IS LOCATED WITHIN THE SCOTTDAL E OVERLAY DISTRICT.	
12. TYPE OF DEVELOPMENT:	SINGLE FAMILY DETACHED (SFD)

LOT NO	STREET ADDRESS
1	265 GROVE MILL LANE
2	271 GROVE MILL LANE
3	277 GROVE MILL LANE
4	283 GROVE MILL LANE
5	289 GROVE MILL LANE
ENTRANCE MONUMENT	3224 ROCKBRIDGE ROAD
OPEN SPACE	3218 ROCKBRIDGE ROAD
MAIL KIOSK	293 GROVE MILL LANE

NOTE:
ANY EXISTING SEPTIC TANKS AND / OR DRAINFIELDS ARE TO BE REMOVED PER DEKALB COUNTY'S REQUIREMENTS.

OWNER/DEVELOPER/PRIMARY PERMITTEE:

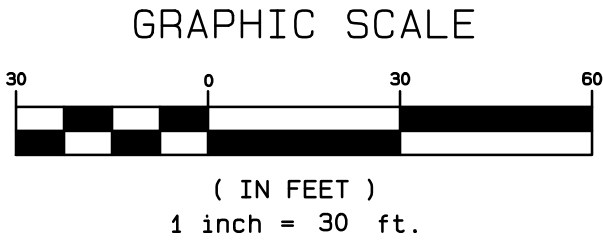
KHALIL INVESTMENT GROUP, LLC
265 DEVIN PLACE NE
ATLANTA, GA 30305
PHONE : (678) 499-4264

24 HOUR CONTACT:

ANWAR KHALIL
PHONE: (678) 499-4264

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK



SKETCH PLAT - SITE PLAN

FOR
PATRICIAN ESTATES
AVONDALE ESTATES, GA 30002
LAND LOT 10 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

NO.	DATE	BY	DESCRIPTION
1	10/28/2022	ZK	INITIAL SUBMITTAL
2	03/27/2023	JT	ADDRESS COUNTY COMMENTS
3	07/13/2023	ZK	ADDRESS COUNTY COMMENTS
4	08/23/2023	JT	ADDRESS COUNTY COMMENTS
5	09/20/2023	ZK	ADDRESS COUNTY COMMENTS
6	10/26/2023	ZK	ADDRESS COUNTY COMMENTS
7	12/06/2023	ZK	ADDRESS COUNTY COMMENTS
8	01/08/2024	ZK	ADDRESS COUNTY COMMENTS
9	02/13/2024	ZK	ADDRESS COUNTY COMMENTS

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	1" = 30'
DESIGNED BY:	ZK
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/28/2022
JOB NUMBER:	221001

SHEET NUMBER:
SP-2

requested capacity is based upon the known conditions as of the date of this correspondence and the accuracy of the information provided in the Sewer Capacity Evaluation Request, which provided anticipated capacity needs associated with the project.

Additionally, this approval is conditional upon compliance with the certain requirements. By connecting the Property to the County's WTCSS, the applicant agrees to:

1. Install low-flow plumbing fixtures;
2. Prevent discharge of fats, oils, and grease (FOG) into the wastewater collection system;
3. Maintain caps on service line cleanouts for sewer laterals;
4. Maintain private sewer service lines; and
5. Ensure roof and floor drains are not connected to the wastewater system.

The County reserves the right to terminate this approval based on any violation of these conditions.

In the event that sewer infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced Property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV – "Sewers and Sewerage Disposal" and the terms of any agreement entered between yourself/your organization and DeKalb County regarding such improvements. Once installed, and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

The County's approval of this request will expire two (2) years from the date of this correspondence. At that time, a new request for capacity must be submitted to the County for review and approval. Extensions of up to one (1) year will be considered if made in writing more than sixty (60) days prior to the expiration date of this approval.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at darajlor@dekalbcountypa.gov.

Sincerely,

Zachary L. Williams
Executive Assistant/Chief Operating Officer

Ernest Zeru, PE
Assistant Director, Dept. of Watershed Management

<h2 style="margin: 0; display: inline;">SEWER CAPACITY EVALUATION REQUEST</h2>							
Department of Wastewater Management							
Project Information: <table style="width: 100%;"> <tr> <td style="width: 50%;"> Water/Electricity At: TDS Project Address: 2210 S. GLEN ROSSER RD, AUSTIN, TEXAS, 78746 <div style="text-align: center; font-size: small;">(City, State, & Zip)</div> </td> <td style="width: 50%;"> Project Name: Rockledge Pipeline Expansion Type of Development: Single-family housing subdivision </td> </tr> <tr> <td> Intersecting Street/Highway ID: 15-010-040 </td> <td> Local Use and Taxes ID: Lot 15, PARCEL 15-0-10-01-003 & 15-010-01-005 </td> </tr> <tr> <td> Total Peak Flow Requesting: 1.050 <div style="text-align: center; font-size: x-small;">(Please list Peak Flow rates in cfs and gpd (24/24))</div> </td> <td> Submitted: 10/24/2018 </td> </tr> </table>		Water/Electricity At: TDS Project Address: 2210 S. GLEN ROSSER RD, AUSTIN, TEXAS, 78746 <div style="text-align: center; font-size: small;">(City, State, & Zip)</div>	Project Name: Rockledge Pipeline Expansion Type of Development: Single-family housing subdivision	Intersecting Street/Highway ID: 15-010-040	Local Use and Taxes ID: Lot 15, PARCEL 15-0-10-01-003 & 15-010-01-005	Total Peak Flow Requesting: 1.050 <div style="text-align: center; font-size: x-small;">(Please list Peak Flow rates in cfs and gpd (24/24))</div>	Submitted: 10/24/2018
Water/Electricity At: TDS Project Address: 2210 S. GLEN ROSSER RD, AUSTIN, TEXAS, 78746 <div style="text-align: center; font-size: small;">(City, State, & Zip)</div>	Project Name: Rockledge Pipeline Expansion Type of Development: Single-family housing subdivision						
Intersecting Street/Highway ID: 15-010-040	Local Use and Taxes ID: Lot 15, PARCEL 15-0-10-01-003 & 15-010-01-005						
Total Peak Flow Requesting: 1.050 <div style="text-align: center; font-size: x-small;">(Please list Peak Flow rates in cfs and gpd (24/24))</div>	Submitted: 10/24/2018						
Developer/Owner Information: <table style="width: 100%;"> <tr> <td style="width: 50%;"> Company's Name: BWA STORM CO-BUILDERS OF DALLAS, LLC Contact Name: GUY ALVARO Phone Number: 972-760-3911 </td> <td style="width: 50%;"> Address: 1202 Westinghouse Dr SW City, State, Zip Code: ALBUQUERQUE, NM, 87102 E-mail Address: hrcastro@bwaconstruction.com </td> </tr> </table>		Company's Name: BWA STORM CO-BUILDERS OF DALLAS, LLC Contact Name: GUY ALVARO Phone Number: 972-760-3911	Address: 1202 Westinghouse Dr SW City, State, Zip Code: ALBUQUERQUE, NM, 87102 E-mail Address: hrcastro@bwaconstruction.com				
Company's Name: BWA STORM CO-BUILDERS OF DALLAS, LLC Contact Name: GUY ALVARO Phone Number: 972-760-3911	Address: 1202 Westinghouse Dr SW City, State, Zip Code: ALBUQUERQUE, NM, 87102 E-mail Address: hrcastro@bwaconstruction.com						
Engineer Information: <table style="width: 100%;"> <tr> <td style="width: 50%;"> Company's Name: Caldwell Design Group, LLC Contact Name: GUY ALVARO Phone Number: 606-215-2712 </td> <td style="width: 50%;"> Address: 277W. Custer Rd City, State, Zip Code: LAWRENCEVILLE, GA 30046 E-mail Address: hankbooker@cdsgroup.com </td> </tr> </table>		Company's Name: Caldwell Design Group, LLC Contact Name: GUY ALVARO Phone Number: 606-215-2712	Address: 277W. Custer Rd City, State, Zip Code: LAWRENCEVILLE, GA 30046 E-mail Address: hankbooker@cdsgroup.com				
Company's Name: Caldwell Design Group, LLC Contact Name: GUY ALVARO Phone Number: 606-215-2712	Address: 277W. Custer Rd City, State, Zip Code: LAWRENCEVILLE, GA 30046 E-mail Address: hankbooker@cdsgroup.com						
Please indicate the following items to you as a written package: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Request Peak Daily Flow Calculations based on attached guidelines (See Attachment B) <input type="checkbox"/> Existing Developments <input checked="" type="checkbox"/> New Conditions </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Request detailed calculations (must signed by the owner or owner's representative for each project) <input checked="" type="checkbox"/> All request forms granted the SDR-07101 must be signed by a Professional Engineer. <input checked="" type="checkbox"/> Complete final Information System (GIS) map identifying the proposed change (overriding zones, and all others) <input checked="" type="checkbox"/> Requested all city plan, & available </div> </div>							
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Name: ESTHERN TEXAS, PE Signature: </td> <td style="width: 50%; text-align: right;"> Date: 09/20/2018 Seal: </td> </tr> </table>		Name: ESTHERN TEXAS, PE Signature:	Date: 09/20/2018 Seal:				
Name: ESTHERN TEXAS, PE Signature:	Date: 09/20/2018 Seal:						
Submitting Information Request of City will be sent to the city engineer and City Council, accompanied with all app information as requested in the attached information request form.							
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Interest fee Only Site Capacity Review/ Inspection and Approval </td> <td style="width: 50%; text-align: right;"> Submitted By: Signat: </td> </tr> </table>		Interest fee Only Site Capacity Review/ Inspection and Approval	Submitted By: Signat:				
Interest fee Only Site Capacity Review/ Inspection and Approval	Submitted By: Signat:						

Calculations:

1. $AADF = \#OF\ UNITS \times AADF\ PER\ UNIT\ PER\ DAY$
 $AADF = 4\ unit \times 185\ GAL = 740$

2. $AADF = SUM\ OF\ ALL\ USE\ FLOWS\ FROM\ PROPOSED$
 $740 = 740\ (GPD)$

3. $PEAK\ FLOW = 2.5 \times 740 = 1850\ (GPD)$

4. CONVERTING TO GALLONS PER MINUTE:
 $1,850/1,440 = 1.284722\ (GPM)$

The proposed development includes (6) units, however there are currently (2) residential homes that will be demolished on 3210 & 3213 Rockridge Rd that are already on the County sewer. Therefore, we are seeking the SCR on the 4 additional units.

No.	Name	Sex	Age	Occupation	Religion	Marital Status	Education	Income	Assets	Liabilities	Net Worth
1	John Doe	Male	35	Teacher	Christian	Married	High School	\$30,000	\$100,000	\$50,000	\$50,000
2	Jane Smith	Female	42	Nurse	Catholic	Single	College	\$45,000	\$150,000	\$20,000	\$130,000
3	Robert Johnson	Male	58	Retired	Protestant	Married	High School	\$25,000	\$80,000	\$30,000	\$50,000
4	Emily White	Female	28	Software Engineer	Jewish	Single	College	\$60,000	\$200,000	\$40,000	\$160,000
5	Michael Brown	Male	65	Farmer	Muslim	Married	High School	\$35,000	\$120,000	\$60,000	\$60,000
6	Sarah Green	Female	38	Marketing Executive	Buddhist	Single	College	\$55,000	\$180,000	\$35,000	\$145,000
7	David Lee	Male	48	Construction Worker	Hindu	Married	High School	\$28,000	\$90,000	\$40,000	\$50,000
8	Olivia Hall	Female	52	Librarian	Sikh	Single	College	\$40,000	\$110,000	\$25,000	\$85,000
9	James King	Male	70	Retired	Christian	Married	High School	\$20,000	\$70,000	\$30,000	\$40,000
10	Alice Black	Female	30	Graphic Designer	Jewish	Single	College	\$50,000	\$160,000	\$30,000	\$130,000
11	Benjamin Clark	Male	60	Truck Driver	Muslim	Married	High School	\$32,000	\$100,000	\$50,000	\$50,000
12	Grace Miller	Female	45	Accountant	Buddhist	Single	College	\$48,000	\$140,000	\$28,000	\$112,000
13	Christopher Davis	Male	55	Police Officer	Hindu	Married	High School	\$38,000	\$130,000	\$65,000	\$65,000
14	Isabella Wilson	Female	33	Event Planner	Sikh	Single	College	\$52,000	\$170,000	\$38,000	\$132,000
15	William Moore	Male	68	Retired	Christian	Married	High School	\$22,000	\$75,000	\$35,000	\$40,000
16	Charlotte Taylor	Female	25	Student	Jewish	Single	College	\$15,000	\$50,000	\$10,000	\$40,000
17	Thomas Anderson	Male	50	Electrician	Muslim	Married	High School	\$30,000	\$105,000	\$55,000	\$50,000
18	Amelia Scott	Female	40	Sales Representative	Buddhist	Single	College	\$42,000	\$125,000	\$32,000	\$93,000
19	Benjamin Adams	Male	72	Retired	Hindu	Married	High School	\$18,000	\$65,000	\$28,000	\$37,000
20	Evelyn Baker	Female	36	Human Resources	Sikh	Single	College	\$46,000	\$135,000	\$30,000	\$105,000
21	Samuel Nelson	Male	62	Tractor Operator	Christian	Married	High School	\$34,000	\$115,000	\$70,000	\$45,000
22	Victoria Phillips	Female	29	Research Scientist	Jewish	Single	College	\$58,000	\$190,000	\$45,000	\$145,000
23	Jonathan Turner	Male	53	Plumber	Muslim	Married	High School	\$29,000	\$95,000	\$45,000	\$50,000
24	Madeline King	Female	43	Project Manager	Buddhist	Single	College	\$51,000	\$165,000	\$35,000	\$130,000
25	Samuel Wright	Male	67	Retired	Hindu	Married	High School	\$21,000	\$72,000	\$32,000	\$40,000
26	Abigail Lopez	Female	31	Marketing Assistant	Sikh	Single	College	\$44,000	\$120,000	\$29,000	\$91,000
27	Christopher Hill	Male	57	Truck Driver	Christian	Married	High School	\$31,000	\$102,000	\$58,000	\$44,000
28	Isabella Green	Female	37	Software Tester	Jewish	Single	College	\$54,000	\$175,000	\$40,000	\$135,000
29	Benjamin Adams	Male	69	Retired	Muslim	Married	High School	\$19,000	\$68,000	\$29,000	\$39,000
30	Evelyn Baker	Female	39	Operations Manager	Buddhist	Single	College	\$47,000	\$130,000	\$31,000	\$99,000
31	Samuel Nelson	Male	61	Tractor Operator	Hindu	Married	High School	\$33,000	\$110,000	\$68,000	\$42,000
32	Victoria Phillips	Female	27	Research Assistant	Sikh	Single	College	\$41,000	\$118,000	\$27,000	\$91,000
33	Jonathan Turner	Male	51	Electrician	Christian	Married	High School	\$27,000	\$88,000	\$48,000	\$40,000
34	Madeline King	Female	41	Project Manager	Jewish	Single	College	\$53,000	\$168,000	\$37,000	\$131,000
35	Samuel Wright	Male	66	Retired	Muslim	Married	High School	\$20,000	\$70,000	\$30,000	\$40,000
36	Abigail Lopez	Female	32	Marketing Assistant	Buddhist	Single	College	\$43,000	\$115,000	\$28,000	\$87,00



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060

PHONE: (678) 854-6152
FAX: (770) 854-6470

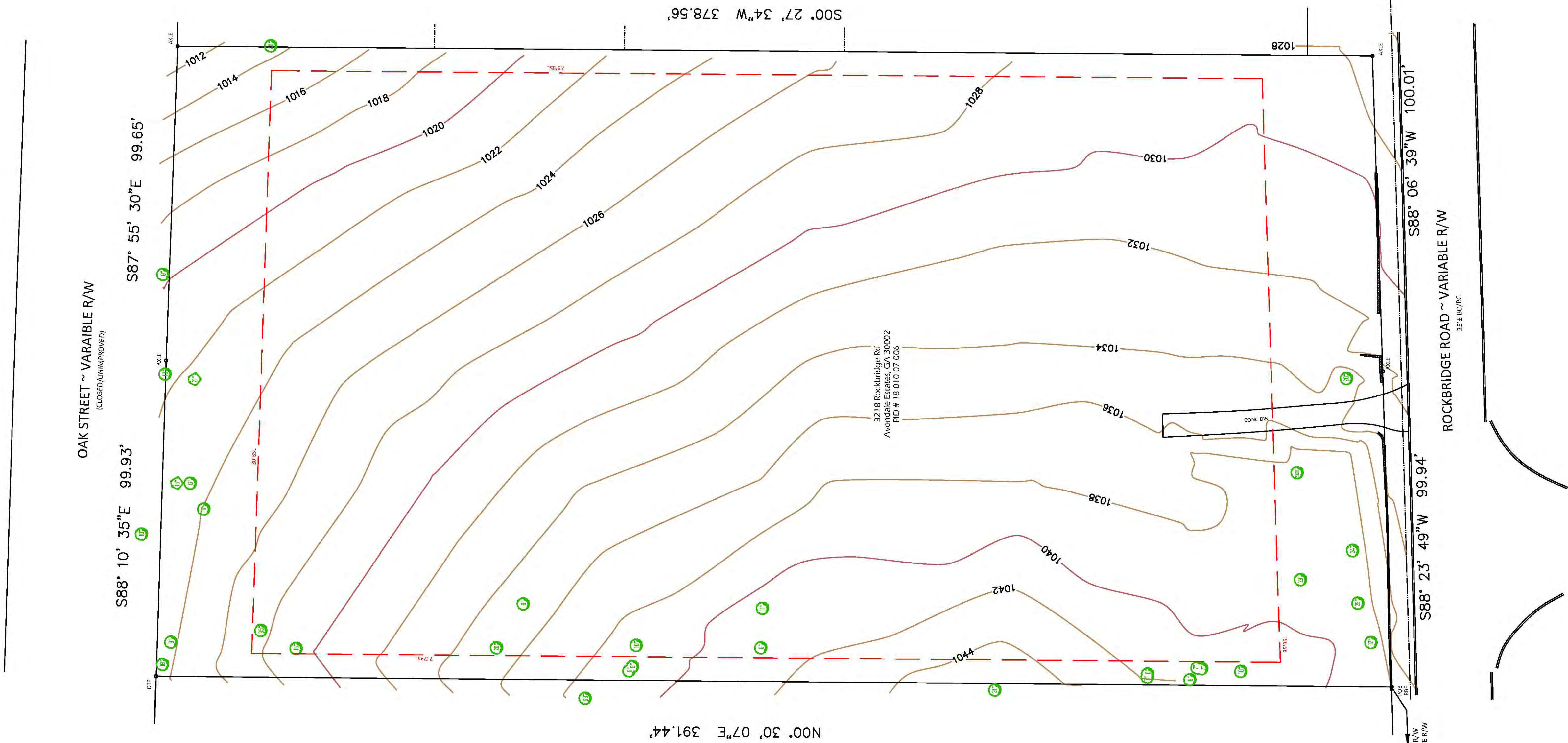
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	1" = 30'
DESIGNED BY:	ZK
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/28/2022
JOB NUMBER:	221001
SHEET NUMBER: SP-3	

1 EGFEND

- [illegible]

- [illegible]



NOTES:

THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES.

THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL LYING AND BEING SITUATED IN LAND LOT 10 OF THE 18th LAND DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF ROCKBEAR ROAD (VARIABLE RIGHT-OF-WAY) LOCATED 262.5 AS MEASURED ALONG AFORESAID RIGHT-OF-WAY, FROM THE INTERSECTION OF AFORESAID RIGHT-OF-WAY WITH THE RIGHT-OF-WAY OF CREIGHTON AVENUE; THENCE, LEAVING AFORESAID RIGHT-OF-WAY, AND RUNNING N00° 30' 07"E FOR A DISTANCE OF 391.44'; TO THE OPEN TOP PIPE ON THE SOUTHERLY RIGHT-OF-WAY OF OAK STREET HAVING A VARIABLE RIGHT-OF-WAY, BEING

CLOSED/UNIMPROVED, THENCE RUNNING ALONG AFORESAID RIGHT-OF-WAY, FOLLOWING: S88° 10' 35"E FOR A DISTANCE OF 99.93 TO THE AXLE, AND S87° 55' 30"E FOR A DISTANCE OF 99.65' TO THE AXLE, THENCE, LEAVING AFORESAID RIGHT-OF-WAY, AND RUNNING S05° 23' 34"W FOR A DISTANCE OF 378.56' TO THE AXLE ON THE NORTHERLY RIGHT-OF-WAY OF ROCKBRIDGE ROAD (VARIABLE RIGHT-OF-WAY); THENCE RUNNING ALONG AFORESAID RIGHT-OF-WAY, FOLLOWING: S88° 05' 39"W FOR A DISTANCE OF 100.01' TO THE AXLE, S88° 23' 49"W FOR A DISTANCE OF 99.94' TO THE PLACE OR POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINING 76915 SQUARE FEET OR 1.766 ACRES IS MORE PARTICULARLY SHOWN AND DESCRIBED ON AS-BUILT PREPARED FOR: KHALIL INVESTMENT GROUP LLC BY DELTA SURVEYORS INC. DATED 8-3-2022.

RECEIVING WATERS (AS PER EPA):

INDIAN CREEK
UNIDENTIFIED WATER

BURY PITS:
THERE ARE NO KNOWN BURY PITS PRESENT ON THIS SITE

SEPTIC TANKS:
THERE IS NO OBSERVED EVIDENCE OF EXISTING SEPTIC TANKS ON THIS SITE. IF FOUND
ANY EXISTING SEPTIC TANKS AND/OR DRAINFIELDS ARE TO BE REMOVED AS PER DEKALB
COUNTY REQUIREMENTS

WATER & SEW

THERE IS NO SANITARY SEWER LINE SERVICING OR ADJACENT TO THESE LOTS AS PER
DEKALB COUNTY GIS (MAP IS ATTACHED)

WETLANDS:
THERE ARE NO KNOWN WETLANDS PRESENT ON THIS SITE

UTILITIES:

FUTURE UTILITIES TO BE ABOVE GROUND

ZONING:

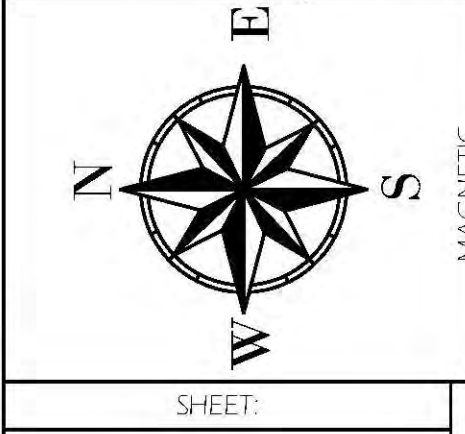
SCOTTDALE OVERLAY DIST TIER 4: Scottsdale Perimeter

IMPERVIOUS AREA (SQUARE FOOT):	
DRIVEWAY	510
TOTAL:	510
SQUARE FOOT	0.6
PERCENT	

N/F
Monroe, Stacie L
DB:16194, PG:517
R-75
SCOTTDAL
OVERLAY DIST TIER 4

N/F
AVONDALE EAST
4/D
PB:276, PG:8
R75
SCOTTDALE
OVERLAY DIST TIER 4

EXISTING CONDITIONS



SU-1

EXISTING CONDITIONS PREPARED FOR:

**Khalil Investment
Group LLC**

PARCEL ID: 18 010 07 006	LAND LOT 10	18 TH DISTRICT	DB: 16194, PG 517	BY:
	DEKALB COUNTY, GEORGIA		FIELD DATE:	8 - 1 - 2022
	LOCATED IN LINCOLN CO		DIAPYCN DATE:	8 - 3 - 2022



DELTA SURVEYORS INC.

260 PEACHTREE STREET NW

SUITE 2200

(678) 323-4712

LSF # 001370



© 2024 NETA SOLUTIONS INC. - ALL RIGHTS RESERVED

RPLS: LS003030

2-08-7074



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

SUBDIVISION SKETCH PLAT APPLICATION

Application fee: \$300.00 and 10.00 per lot.

All applications must be accompanied by eighteen (18) **folded** copies of the sketch plat.

(All plans must be folded)

PLEASE PRINT ALL INFORMATION

PROJECT NAME 3218 Rockbridge Rd

PROJECT LOCATION 3218 Rockbridge Road Avondale Estates, Atlanta GA 30002 PARCEL ID NO.: 18 010 07 006

PROPOSED USE Subdivision of 5 individual lots to simultaneously build 5 homes

DATE OF SKETCH PLAT CONFERENCE 7/13/2023

SITE ACREAGE 1.766 # LOTS 5 # UNITS 5 SEWER Yes SEPTIC TANK No

PROPERTY OWNER Anwar Khalil PHONE 678-499-4264

ADDRESS 265 Devin Pl NE

CITY Atlanta STATE GA ZIP 30305

AGENT AUTHORIZED TO RECEIVE ALL NOTIFICATIONS Na'Imah Gill

ADDRESS 1216 Chelsea Cir lce PHONE 404-408-1966

CITY Atlanta STATE GA ZIP 30318

DEVELOPER N/A PHONE N/A

ADDRESS N/A

CITY N/A STATE N/A ZIP N/A

ENGINEER/ARCH Zaid Khan PHONE 678-324-6192


ADDRESS 1349 Old 41 Highway NW Suite #225 PHONE 678-324-6192

CITY Marietta STATE GA ZIP 30060

APPLICANT Anwar Khalil

COMPANY Khalil Investment Group LLC PHONE 678-499-4264

ADDRESS 265 Devin PL NE, Atlanta GA, 30305

SIGNATURE OF APPLICANT  DATE 8/22/2023