



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: _____

Applicant Email Address: _____

Applicant Mailing Address: _____

Applicant Phone Number: _____

Owner Name: _____

(If more than one owner, attach list of owners.)

Owner Email Address: _____

Owner Mailing Address: _____

Owner Phone Number: _____

Subject Property Address: _____

Parcel ID Number(s): _____

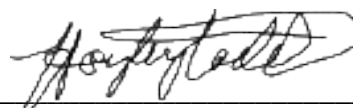
Acreage: _____ Commission District(s): _____ Super District: _____

Existing Zoning District(s): _____ Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: _____


Signature of Applicant: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: HAYLEY TODD, PEC+

Applicant Email Address: HTODD@PEC.PLUS

Applicant Mailing Address: 350 RESEARCH COURT STE 200 NORCROSS GA 30092

Applicant Phone Number: 678.684.6287

Owner Name: JLD HIDDEN HILLS LLC

(If more than one owner, attach list of owners.)

Owner Email Address: _____

Owner Mailing Address: 840 EDGEWOOD RD S STE 220 JACKSONVILLE FL 32205

Owner Phone Number: _____

Subject Property Address: 5083 BIFFLE ROAD STONE MOUNTAIN, GA

Parcel ID Number(s): 16 028 01 001

Acreage: 54.355 Commission District(s): 5 Super District: 7

Existing Zoning District(s): R-100 Proposed Zoning District(s): R-100

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): SUB (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: ↑ Agent: X [Signature]
Signature of Applicant:



3/31/2025

Notice of Special Land Use Permit Application Community Meeting

We are planning to apply for a Dekalb County Special Land Use Permit to allow for senior residential. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: 4/14/2025

Time: 6 – 7pm

Location: Hairston Crossing Library –

4911 Redan Road, Stone Mountain GA 30088

If you have any questions about the meeting, please call 678-684-6287 or e-mail htodd@pec.plus We look forward to seeing you there

Sincerely,

Kenneth J. Wood, P.E., LEED AP
Principal | C.E.O.
Planners and Engineers Collaborative, Inc.

From: [Hayley Todd](#)
Bcc: [bernicetaj@yahoo.com](#); [blkrain51@gmail.com](#); [cellasalt5@yahoo.com](#); [coleslaw4t4@yahoo.com](#); [cthompson131920@yahoo.com](#); [denisettravis74@gmail.com](#); [dennisallen05@comcast.net](#); [dstbc@bellsouth.net](#); [ellison.taneisha@gmail.com](#); [erica_weaver@yahoo.com](#); [ghhcdc@gmail.com](#); [harold53@hotmail.com](#); [hlove1223@aol.com](#); [Jan Costello](#); [kbarksdal22@gmail.com](#); [konceptatlanta@bellsouth.net](#); [manghamlaw@att.net](#); [marshallenglishsr@yahoo.com](#); [mhdalrym@dekalbcountyga.gov](#); [mstonya@earthlink.net](#); [oneiloooo4@comcast.net](#); [ourbenevolentneighborsociety@aol.com](#); [pedge@urbanretail.com](#); [plbailey@dekalbcountyga.gov](#); [pvalen@dekalbcountyga.gov](#); [stonecrestalive@gmail.com](#); [tcmq27@gmail.com](#); [terrell.steen@gmail.com](#); [topdawgmo@yahoo.com](#); [vickymoorebbs@yahoo.com](#); [w_duane_williams@yahoo.com](#); [jmhester59@yahoo.com](#); [janelle.e.gore@gmail.com](#); [andrewse199@gmail.com](#); [fshafiq@msn.com](#); [loviebarbara1@gmail.com](#); [lmellis@lspmconsulting.com](#); [maliaevans@comcast.net](#); [lindajones3502@comcast.net](#); [oneiloooo4@comcast.net](#); [konceptatlanta@bellsouth.net](#); [Perry_leona@bellsouth.net](#); [mtaylor7907@gmail.com](#)
Subject: Neighborhood Meeting: Hidden Hills SLUP (5083 Biffle Road) - PEC 20251.00a
Date: Tuesday, April 1, 2025 9:46:00 AM
Attachments: [image001.png](#)
[2025-02-17-Sketch Plat Update-9-Mstr Site PN 20251.00A.pdf](#)

Hi there,

You are receiving this email because we wanted to let you know that we are holding a neighborhood meeting to discuss a Special Land Use Permit to allow senior residential housing as part of the Hidden Hills master planned redevelopment.

The meeting is scheduled for Monday, April 14 at the Hairston Crossing Library (4911 Redan Road) at 6pm.

I have attached the sketch plat that you may already be familiar with. We sent paper letters to all neighbors within the required radius of the site yesterday.

Please give me a call with any questions or concerns.

Thanks!

Hayley Todd

Zoning Manager & Land Planner

E: htodd@pecatl.com

C: 757.508.6593 | **O:** 770.451.2741 | **D:** 678.684.6287



[New Website](#) | [Linkedin](#) | [Facebook](#)

Georgia East Office: 350 Research Court, Suite 200, Peachtree Corners, GA 30092

Georgia West Office: 900 Circle 75 Pkwy SE, Suite 925, Atlanta, GA 30339

Georgia South Office: 315 West Solomon Street, Suite 210, Griffin, GA 30223

In accepting and utilizing any drawings or other data on any form of electronic media generated and provided by Planners and Engineers Collaborative, The Client agrees that all such drawings and data are instruments of service of Planners and Engineers Collaborative; and they are not to be used or modified in whole or in part, for any purpose or project other than the project for which they have been prepared without waiving all claims against Planners and Engineers Collaborative and indemnifying for any damage, liability or cost, including defense cost arising from such claims.

Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

Sign In Sheet:

1) Name	Email	2 Name	
1. Jelup B. Bell	felixbell@bellsouth.net	32. Deborah Najee-ullah	dnajeeullah32@
2. Evelyn & Elsa Toomer	aagcarter@yahoo.com	33. Ahmed Najee-ullah	dnas7538@yahoo.com
3. Arravis Carter		34. Jason Rousseau	jasonrousseau@
4. Muta Johnson		35. Carla McKellan	phoenix0131@
5. Rachel King	Rachetalex1030@gmail.com	36. Tanniel Robertson	tannielRobertson@
6. James Johnson	DeJaq@JPShome.com	37. Erin Johnson	erw.johnson-266@
7. Lela Jones-Smith	pptreasure@bellsouth.net	38. Phillip Fain	PFain2@
8. Jarezza Zanders Johnson	district7@dekalbcountyga.gov	39. Gino Bala	CurfHAdy@
9. Commissioner Bolton	district7@dekalbcountyga.gov	40. SABREEN JAI	jaisabreen@
10. Sheron & Joachim Grant	grants handyman@hotmail.com	41. Kenneth Saunders	Krsaundersj@
11. Marian Long	no10m@transpurs.com	Keelar DeSourette	Kejourner@
12. Shericka Aranda-McCoy	saranda5235@gmail.com	Kayla Johnson	Kayl Johns@
13. Portia Noble	nobpenn@gmail.com	Bill Joyner	Wkairme@
14. Nanay Penister	Wolmersgirl72@yahoo.com		South.n@
15. Glenda Mason	gfmason7@yahoo.com		
16. Shirley Franklin	shirleythatgirl@gmail.com		
17. Leontine Bell	leontinebell@aol.com		
18. Glenwood Ross	iglenr2@gmail.com		
19. Frank Ingram	fingram4@gmail.com		
20. William Kimber	wkimber@bellsouth.net		
21. Ahmed Najee-ullah	dnas7538@yahoo.com		
22. Wm Gunn	William3Marlene Gunn		
23. Larry Coles	coleslaw444@yahoo.com		
24. Beverly Beard	bbeardsat@gmail.com		
25. Loudell Coleman	coleman77b56@bellsouth.net		
26. Shorta Lofton	sloftonms@gmail.com		
27. Yvette Perry	yperry61@comcast.net		
28. Argentina Magby Chenault	argentinaat1@yahoo.com		
29. Tommie B. Wicker	RLWicker@A&T.net		
30. Robert & Kitty Wicker			
31. Thomas Williams	TBWMS47@Bellsouth.net		

In Sheet:

Name	Email	Name	Email
H. Bell	felixbell@bellsouth.net	32. Deborah Najee-ullah	dnajecullah3001@yahoo.com
John E. Toomer	a29catter@yahoo.com	33. Ahmed Najee-ullah	dnas7538@yahoo.com
John King		34. Jason Rousseau	jasonrousseau@gmail.com
John Johnson	Rachaelalex1030@gmail.com	35. Carla McClellan	phoenix0131@yahoo.com
Jones-Smith	Dr. Jay@JPShome.com	36. Tanniel Robertson	tannielrobertson@gmail.com
Jordan Johnson	pptreasuredbellsouth.net	37. Erin Johnson	ew.johnson26@gmail.com
John Bolton	district7@dekalbcountyga.gov	38. Phillip Fain	PFain2@gmail.com
John Grant	district7@dekalbcountyga.gov	39. Garry Baur	GarryBaur@gmail.com
John Hager	grants.hagerman@att.net	40. SABREEN JAI	jaisabreen@gmail.com
Ka Aranda	no longer@trinasprings.com	41. Kenneth Saunders	Krsaundersjr@gmail.com
John Noble	Saranda5236@gmail.com	Keelar DeSourette	Kejourner@yahoo.com
John Penister	Nobpen@gmail.com	Kayla Johnson	KaylJohnson@gmail.com
John Mason	Wolmersgirl72@yahoo.com	Bill Joyner	WkirmebellSouth.net
John Franklin	gfmason7@yahoo.com		
John Bell	shirleythatgirl@gmail.com		
John Ross	leontinebell@aol.com		
John Ingram	18) glem.r2@gmail.com		
John Kimbar	f.ingram4@gmail.com		
John Najee-ullah	WKimbar@gmail.com		
John Cole	dnas7538@yahoo.com		
John Beard	William3Marlene Gunn		
John Coleman	coleslaw444@yahoo.com		
John LoFlo	dbearsat@gmail.com		
John Perry	coleman77b56@bellsouth.net		
Johnina Magby Chenault	510ffanms@gmail.com		
Johnie B. Wicker	yperry61@comcast.net		
John Williams	ArgentinaatL1@yahoo.com		
	RLWicker@Afl.net		
	TBWMS47@Bellsouth.net		

April 14, 2025

NTM E

Pickye Thwa

ADRIANE CARTER

Deborah Spooner

Terry PATTERSON

Shericka Miranda

A. Pruitt

Sharon's Jackson Grant

Valerie Hicks

Judith Gage

Jimmie Cotton

Sheila Petersen

Harvey Maxson

Dennis Quinn

COLETTA BENSON

Pamela Pennington

Alicia Pugh

Seana Temple sbdeas@yahoo.com

Vernon Temple vtemple44@yahoo.com

Sean Deas deaspete51@gmail.com

Phyllis Deas phdeas@gmail.com

Beverly Ramsey

Rosalyn Charles -

Leis Dunlap

Erin Johnson

Frances Chencutt

JAMES COWAN

Stannione Hinds

Shideeq tsiddeeq@neighborhood-works.org

Akram Siddieq

akram.siddieq79

@gmail.com

Camela Morejon

Louise Joyner lojoyner@aol.com

MAURICE RICHARDSON

MORICH854@gmail.com

Dexter Dixon Que3dixon@yahoo.com

Michael ~~Ryan~~ Ryan

Eddie Brightwell & Christine

Veronica Mason

Fernando Donaldson

Emmanuel Green

Lavezza Zanders-Johnson

Name

April 14, 2025

Bernice Moore	Tina; Maria Thomas
Glenda Mason	Gregory McArthur
Johnny & Shirley Franklin	Gemma - Norman
Jess & Gilda Fleming	Yvette Perry
Richard Jones	M. Johnson
Jason Rousseau	Doris Knott
WILLIE A. ALEXANDER	Deborah Najee-ullah
Londell Coleman	Ahmed Najee-ullah
Bill Joyner	Michael Harris
Denise B. Kenney	Leandra Fink
Calvin E. Sims, Sr.	DANIELA LAURORE
William (Bill) Kimber	DEELAURE@YAHOO.COM
Franklin McGahee	SUCCESSAP@YMAIL.COM
Robin Banks Royter	
Grace Whittaker	
Beverly Crane - 2 B Bevosmit@gmail.com	
Delecia Beckford	
Portia Noble	
Nancy Penister	
Monty Bell	
Felix Bell	
Christine & Wayne Fortune	
Robin Cox	

NAME

April 14, 2025

JESSIE SMALL

JULIE FISHER

STAN WATSON

Robbie Griffith

Ruth Collins

Shanta Lofton

William: Marlene Gunn

Patrick Harmon

Monica Conway

JAMES CORLETT

Marian Long

Frank Ingram

Kathma Hubbard

James Brown

Ann Crain

Nadene Rivers-Johnson

DeLores Alphabet

THOMAS WILLIAMS

MARIE THOMPSON

MARY BROOKS

WILMA COOK

SABREEN JAI

FRANK FRANKSON

Marilynn Jackson

Glennwood Ross

Robert Montgomery

Harold Hardie

Kenneth Saunders

Yelid Omar

Sherry Blackshear

Adam Robinson

Melvin Clark

Gene Johnson

B. McCendon

Wynn Morris

Jan Luster

Rachel King

Keela DeJongh

Margitta Rousseau

Lee Davis

Davislee0@bellsouth.net

April 14 2025

NAME

George Ben

4/21/2025

Re: **Letter of Intent – SPECIAL LAND USE PERMIT**
Terra Bella – Hidden Hills Golf Course Redevelopment
(5083 Biffle Road) (+/- 54.355 acres)
PEC+ Project No. 20251.00a

Dear Community Development Officials,

This application proposes a Special Land Use Permit to allow Senior Residential Uses as part of the master plan for the above-referenced site that falls within the Hidden Hills Tier 5 Overlay. The Special Land Use Permit allows the senior residential uses to count toward the 30 percent commercial floor area that is required for mixed-use developments.

Current Zoning:

Currently, the site is zoned R-100 and is included in Tier 5 of the Hidden Hills Overlay that allows mixed-use developments. Under the overlay, the underlying zoning may remain R-100 and the site may be developed by-right with uses/performance standards that would otherwise not be permitted under this district.

Reason for SLUP Request:

Under the Tier 5 Overlay, 30 percent of the site's floor area must consist of commercial uses. The Special Land Use Permit allows Senior Residential Housing to count toward the thirty percent requirement. This use was chosen as the result of optimal site planning techniques, market conditions, and after numerous conversations with the surrounding community stakeholders outlining their use preferences.

Existing and Proposed Uses; Details of Proposed Special Use:

The property is currently developed as the Hidden Hills Golf Course, though the course has been closed for several years. There are no plans to open a new golf course at this location. The site is largely cleared and grassed with gentle topography and an existing lake at the southeastern end.

The proposed use of the property is a master-planned residential development consisting of 131 Senior Residential Homes, 55 single-family attached townhomes, and 44 single-family detached lots. The latter two uses are permitted by-right under the Overlay. The SLUP would apply only to the proposed 131 age-restricted Senior Residences.

Because the requirement is for 30 percent of the total floor area to consist of commercial space (or Senior Residential Homes, as permitted by this SLUP), and the proposed Senior Residential Homes are single-story, the use requires a greater land area than the other types of homes.

Conclusion

The applicant and owner respectfully request that the Dekalb County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's SLUP request to allow for the incorporation of Senior Residential Housing as part of the Hidden Hills Golf Course redevelopment master plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

4/21/2025

Re: **Impact Analysis – SPECIAL LAND USE PERMIT**
Terra Bella – Hidden Hills Golf Course Redevelopment
(5083 Biffle Road) (+/- 54.355 acres)
PEC+ Project No. 20251.00a

Dear Community Development Officials,

Please see below the answers to the IMPACT ANALYSIS criteria required for Special Land Use Permit decisions.

A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?

Yes, the land area of the site is adequate for the proposed use, including all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district. See attached sketch plat depicting the proposed use for compliance.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use is compatible with adjacent properties and land uses in the vicinity of the site as well as the zoning district. The proposed use—townhomes—is permitted by-right in the underlying zoning + overlay district. The special use only restricts the uses to senior persons, which does not affect the bulk or generate any of the externalities of concern that would otherwise be permitted by-right in the area and district.

C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

Public services, facilities, and utilities are adequate to serve the proposed use. This project has been in review for several years and would not move forward without necessary improvements in place.

D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

The public street on which the proposed use is to be located is adequate to support traffic generated by the proposed use. The proposed use will not cause an undue burden on the traffic conditions in the area.

E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

The ingress and egress of the subject property is adequate to serve all proposed buildings, structures, and uses. Because the uses are dedicated to senior residents, special consideration has been given to the safety and circulation of pedestrians on-site.

F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?

The proposed use will not create adverse impacts upon any adjoining land uses. The hours and manner of the use are the same as other uses within the development.

G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

The use is consistent with the requirements of the zoning district classification; the structure would be permitted by right under current zoning and overlay configurations; the senior residential component (that does not

adversely affect the size, bulk, or intensity of the use) triggers the requirement for the special land use permit. The dwelling units have been designed to comply with underlying zoning.

H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan?

The proposed use is consistent with the policies of the comprehensive plan. As mentioned, the structures at the subject of this SLUP are permitted by-right, as is the rest of the development.

I. Is there adequate provision of refuse and service areas?

Because the project is part of a larger master plan, there are adequate refuse and services areas for the development.

J. Should the length of time for which the SLUP is granted be limited in duration?

The length of time for which the SLUP is granted should not be limited in duration as it would be disruptive to the residents inhabiting the homes. The SLUP should be granted in perpetuity and should run with the site like zoning conditions.

K. Is the size, scale and massing of proposed buildings appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height?

The size, scale, and massing of the proposed buildings are in harmony with the surrounding land uses.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

There are no archaeological or historic resources on-site.

M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?

The proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process?

The proposed use is consistent with the needs of the neighborhood and community as a whole. The project has been underway for numerous years and has been the subject of many community meetings. Neighbors are well aware of the project and are generally in support since there has been a years-long effort to engage them on plans for the site. The proposed plan at the subject of this SLUP is the result of said meetings and negotiations.

Conclusion

The applicant and owner respectfully request that the Dekalb County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's SLUP request to allow for the incorporation of Senior Residential Housing as part of the Hidden Hills Golf Course redevelopment master plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 4.15.2025

TO WHOM IT MAY CONCERN:

I/WE: JLD HIDDEN HILLS LLC

Name of Owner(s)

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

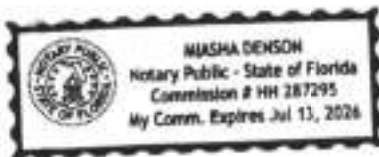
PLANNERS AND ENGINEERS COLLABORATIVE (PEC+)

Name of Agent or Representative

to file an application on my/our behalf.


Notary Public


Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: _____ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary



Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

***Notary seal not needed if answer is "No".**

SITE DATA

CURRENT ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100)	
PROPOSED TRACT 1 ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100)	
REQUIRED MIN. BUILDING SETBACKS PER AP 1244609:	
FRONT SETBACK	10 FEET MIN./25' MAX
TRANSITIONAL BUFFER	30 FEET
REAR SETBACK	15 FEET
CURRENT ZONING OF R-100 TO REMAIN ON TRACTS 2 AND 3	
REQUIRED MIN. BUILDING SETBACKS:	
FRONT SETBACK	35 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	40 FEET

SURVEYOR:

GUNNIN LAND SURVEYING, LLC
141 RAILROAD STREET, SUITE 116
CANTON, GEORGIA 30114
PHONE: 678.880.7502

OWNER:

JLD HIDDEN HILLS LLC
840 EDGEWOOD RD S STE 220
JACKSONVILLE, FL 32205

DEVELOPER:

JLD HIDDEN HILLS LLC
840 EDGEWOOD RD S STE 220
JACKSONVILLE, FL 32205

SHEET INDEX:

- 1- COVER
2- EXISTING CONDITIONS
3- EXISTING CONDITIONS (CONT.)
4- SITE PLAN
5- SITE PLAN (CONT.)

DEKALB COUNTY NOTES

SCOPE OF WORK IS TO SUBDIVIDE PARENT PARCEL AS SHOWN. NO DEVELOPMENT IS INTENDED AT THIS TIME WITHIN TRACTS 2 AND 3.

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

WATER AND SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

NO DEMOLITION IS INVOLVED IN THIS PLAT.

NO BURY PITS WERE FOUND ONSITE AT THE TIME OF THE SURVEY.

NO SEPTIC TANKS OR DRAINFIELDS ARE KNOWN TO EXIST ON THIS SITE.

STORMWATER MANAGEMENT MUST BE PROVIDED FOR ANY FUTURE DEVELOPMENT ON EACH OF THE PROPOSED LOTS, PER SECTION 14-40 AND 14-42 OF THE DEKALB COUNTY CODE.

TRAFFIC IMPROVEMENTS, STREET IMPROVEMENTS, CURB CUTS, VISIBILITY REQUIREMENTS, AND PRIVATE STREET CONSTRUCTION STANDARDS SHALL BE ADDRESS FOR ANY FUTURE DEVELOPMENT PER DEKALB COUNTY CODE.

ELECTRICAL SERVICES ARE PROPOSED TO BE UNDERGROUND WITHIN TRACT 1.

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 GEORGIA 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.

SUBJECT PROPERTIES ARE LOCATED IN THE GREATER HIDDEN HILLS OVERLAY DISTRICT.

REFERENCES

REFERENCE: AP# 1244609-- SKETCH PLAT

SCOPE OF WORK

THE PURPOSE OF THIS SKETCH PLAT IS TO SUBDIVIDE PARCEL 16 028 01 001 INTO 3 TRACTS.

ASSIGNED ADDRESSING

TRACT 1: RETAINING PARCEL ID# & ADDRESS, AFTER SUBDIVISION: 16 028 01 001 5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088

TRACT 2: RESULTANT ADDRESS, AFTER SUBDIVISION-- 5167 BIFFLE ROAD STONE MOUNTAIN, GA 30088

TRACT 3: RESULTANT ADDRESS, AFTER SUBDIVISION-- 1908 BIFFLE ROAD STONE MOUNTAIN, GA 30088 (PRIMARY)
1943 SOUTH HIDDEN HILLS PARKWAY STONE MOUNTAIN, GA 30088 (SECONDARY)

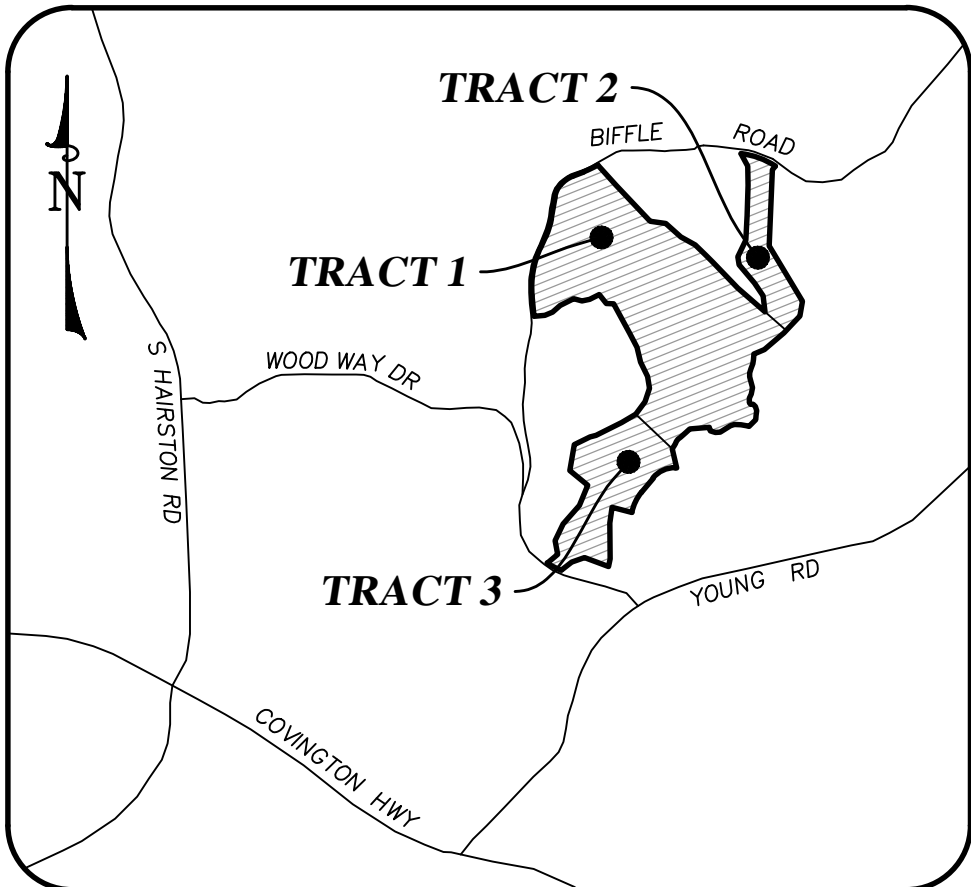
SOIL SERIES INFORMATION

SOIL SERIES SHOWN HERON PER THE NRCS ARE APPROXIMATE AND BY GRAPHIC SCALING ONLY. THE FOLLOWING IS A SUMMARY AND DESCRIPTION OF THE SOILS THAT ARE EXPECTED TO BE FOUND ON THE PROJECT SITE ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE:

Co-	CARTECAY SILT LOAM, FREQUENTLY FLOODED
CeC-	CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES
CuC-	CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
GeC-	GWINNETT SANDY LOAM, 6 TO 10 PERCENT SLOPES
GwC2-	GWINNETT SANDY CLAY LOAM, 2 TO 10 PERCENT SLOPES, ERODED
HsC-	HIWASSEE SANDY LOAM, 6 TO 10 PERCENT SLOPES
PfC-	PACOLET SANDY LOAM, 2 TO 10 PERCENT SLOPES
PgD2-	PACOLET SANDY CLAY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
PuE-	PACOLET-URBAN LAND COMPLEX, 10 TO 25 PERCENT SLOPES
W-	WATER



COUNTY MAP
(NOT TO SCALE)



VICINITY/PARCEL MAP
(NOT TO SCALE)

RESERVED FOR COUNTY STAMP

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 84,833. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF THE FOLLOWING:

- 1 IN 2,261,552 (OVERALL)
1 IN 783,903 (TRACT 1)
1 IN 479,846 (TRACT 2)
1 IN 312,320 (TRACT 3).

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)--STATE PLANE COORDINATE SYSTEM OF GEORGIA--WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

CONTOURS SHOWN ARE APPROXIMATE PER DEKALB COUNTY LIDAR FLOWN IN 2010 AND STORED WITH THE USGS (TILE 580 & 614). CONTOUR INTERVAL IS 2'.

DATE OF FIELD WORK COMPLETION: 03/17/22

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA, LABELED AS ZONE AE, AS PER F.I.R.M. DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C01564, DATED 5/16/2013.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE, AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INTERIOR EXISTING IMPROVEMENTS NOT SHOWN AS PART OF THIS PLAT.

CURRENT SITE ADDRESS IS LISTED AS:
5083 BIFFLE ROAD
STONE MOUNTAIN, GA 30088

THE CURRENT PARCEL IDENTIFICATION NUMBER IS 16 028 01 001.

TRACT 1 = 54.355± ACRES

TRACT 2 = 8.011 ACRES

TRACT 3 = 14.886± ACRES

TOTAL AREA = 77.252± ACRES

TRACT 1 AREA OUTSIDE 100-YR FLOOD PLAIN = 44.727± AC. (82%)
TRACT 2 AREA OUTSIDE 100-YR FLOOD PLAIN = 7.214± AC. (90%)
TRACT 3 AREA OUTSIDE 100-YR FLOOD PLAIN = 7.596± AC. (51%)
TOTAL AREA OUTSIDE 100-YR FLOOD PLAIN = 59.537± AC.

ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
C.M.F.	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCB	OUTLET CONTROL STRUCTURE
SCS	SINGLE WING CATCH BASIN
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

SYMBOL LEGEND

1/2" REBAR FOUND	1/2" REBAR SET
RIGHT-OF-WAY MONUMENT FOUND	ADJOINING LOT NUMBER
LAND LOT NUMBER	BOLLARD
CABLE TV BOX	CABLE TV MANHOLE
CABLE TV PEDESTAL	ELECTRIC BOX
ELECTRIC METER	ELECTRIC PEDESTAL
GUY WIRE AND ANCHOR	LIGHT POLE (LP)
POWER POLE (PP)	TRANSFORMER
SANITARY SEWER CLEAN OUT	SANITARY SEWER MANHOLE
DOUBLE WING CATCH BASIN	SINGLE WING CATCH BASIN
CURB INLET	DROP INLET
FLARED END SECTION	HEADWALL
JUNCTION BOX	TELEPHONE BOX
TELEPHONE MANHOLE	TELEPHONE PEDESTAL
IRRIGATION CONTROL VALVE	WATER MANHOLE
WATER METER	WATER VALVE
WATER VAULT	

- (A) 25' STATE UNDISTURBED STREAM BUFFER
(B) 75' COUNTY UNDISTURBED STREAM BUFFER

*NOTE: APPROXIMATE CREEKS LOCATIONS AND BUFFERS ARE SHOWN FOR REFERENCE ONLY PER FEMA NATIONAL FLOOD HAZARD LAYER IMPORT. CREEKS (AND SUBSEQUENT BUFFERS) SHOULD BE FIELD VERIFIED PRIOR TO FUTURE DEVELOPMENT AND ARE SUBJECT TO STATE WATERS DETERMINATION.

LINE TYPE LEGEND

---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY CENTERLINE
---	CREEK CENTERLINE
---	LAND LOT LINE
---	METAL FENCE
---	WIRE FENCE
---	WOOD FENCE
---	GUARDRAIL
---	RAILROAD TRACK
---	WEIR INLET
---	OVERHEAD UTILITY LINE
---	UNDERGROUND CABLE TV LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER OPTIC LINE
---	UNDERGROUND GAS PIPE
---	UNDERGROUND SANITARY SEWER PIPE
---	UNDERGROUND STORM SEWER PIPE
---	UNDERGROUND STREET LIGHTING LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND TRAFFIC LINE
---	UNDERGROUND WATER PIPE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
L2	S63°43'15"W	88.50'
L3	S77°54'15"W	68.00'
L4	N74°14'44"W	71.70'
L5	S63°01'18"W	127.78'
L6	S48°26'58"W	84.99'
L7	S68°55'50"W	71.00'
L8	S85°08'20"W	91.78'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	212.94'	234.63'	S65°29'00"W	205.71'
C2	187.94'	388.05'	S25°36'30"W	186.11'
C3	133.59'	382.48'	N63°12'57"W	132.92'
C4	416.80'	796.03'	N09°58'04"E	412.06'
C5	155.90'	595.49'	N17°28'04"E	155.46'
C6	113.19'	216.17'	N24°58'04"E	111.90'
C7	126.65'	250.22'	N54°27'34"E	125.30'
C8	132.14'	840.17'	N64°27'14"E	132.00'
C9	310.00'	657.98'	S69°58'46"E	307.14'

COUNTY APPROVAL

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____, 2023.

PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

(BY DIRECTOR)

CERTIFICATE OF CONFORMITY

I, ZACHARY R. WEISEL, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN THIS SUBDIVISION ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.

ZACHARY R. WEISEL, GA RLS NO. 3473

02.27.24
DATE

GUNNIN LAND SURVEYING, LLC
141 RAILROAD STREET, SUITE 116
CANTON, GA 30114

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ZACHARY R. WEISEL, GA RLS NO. 3473

02.27.24
DATE

DEKALB COUNTY AP# 1246015-SKETCH PLAT

COVER SHEET

REVISION

DATE

SKETCH PLAT FOR:
HIDDEN HILLS AT BIFFLE ROAD
(16 028 01 001 - 5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088)
LOCATED IN LAND LOTS 27 AND 28
16th DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2024

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www.gunninlandsurveying.com
678.880.7502
141 Railroad Street, Suite 116
Canton, Georgia 30114
Georgia LSF 020033 - Gunnin Land Surveying, LLC




































REGISTERED
LAND SURVEYOR
ZACHARY R. WEISEL
02.27.24

DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET OF
1 5

SYMBOL LEGEND

-  1/2" REBAR FOUND
 1/2" REBAR SET
 RIGHT-OF-WAY MONUMENT FOUND
 ADJOINING LOT NUMBER
 LAND LOT NUMBER
 BOLLARD
 SIGN
 CABLE TV BOX
 CABLE TV MANHOLE
 CABLE TV PEDESTAL
 ELECTRIC BOX
 ELECTRIC METER
 ELECTRIC PEDESTAL
 GUY WIRE AND ANCHOR
 LIGHT POLE (LP)
 POWER POLE (PP)
 TRANSFORMER
 SANITARY SEWER CLEAN OUT
 SANITARY SEWER MANHOLE
 DOUBLE WING CATCH BASIN
 SINGLE WING CATCH BASIN
 CURB INLET
 FLARED END SECTION
 HIGHWALL
 JUNCTION BOX
 WEIR INLET
 TELEPHONE BOX
 TELEPHONE MANHOLE
 TELEPHONE PEDESTAL
 FIRE HYDRANT
 IRRIGATION CONTROL VALVE
 WATER MANHOLE
 WATER METER
 WATER VALVE
 WATER VAULT

ABBREVIATIONS

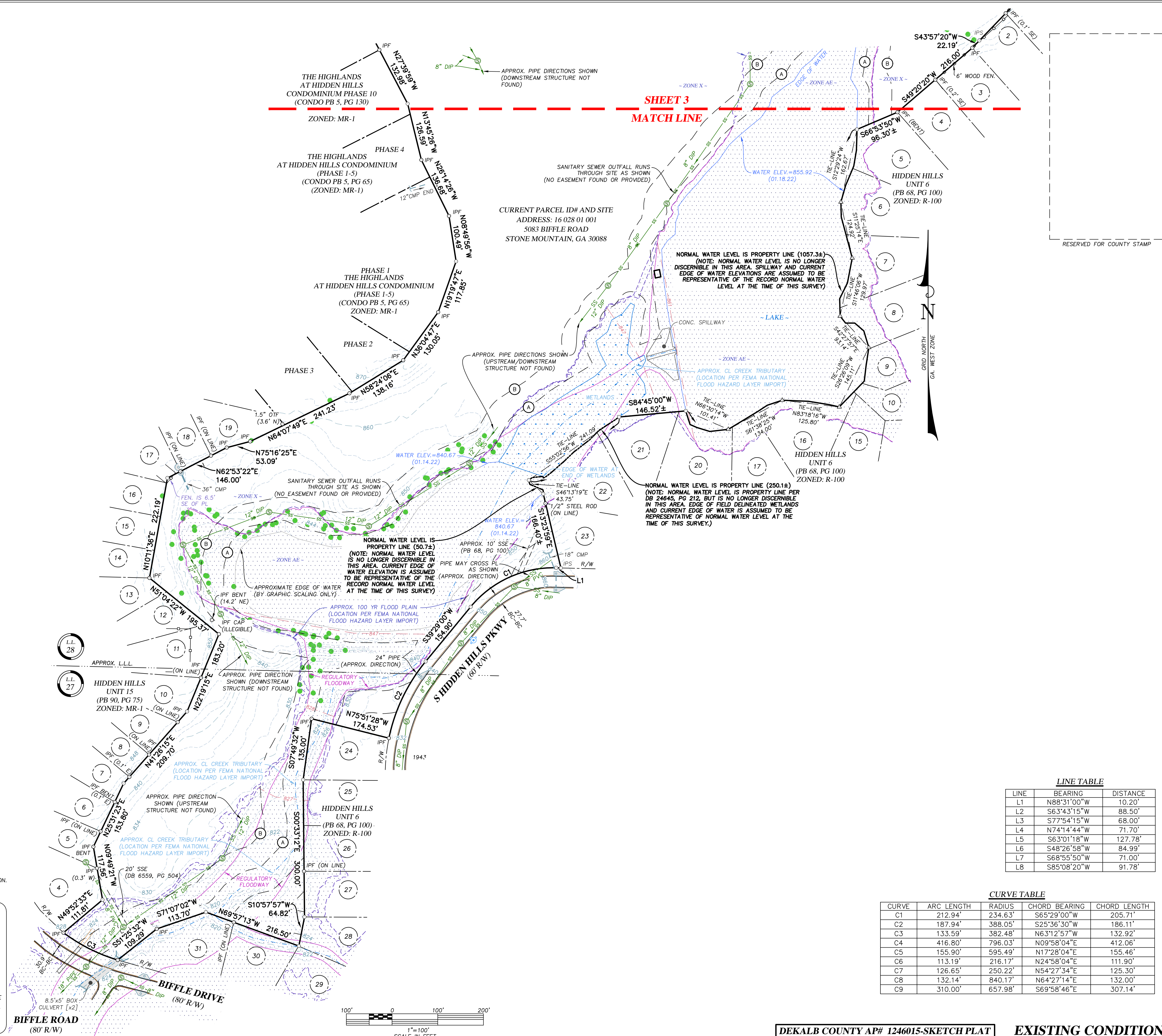
- | | |
|--------|----------------------------|
| AC | ACCESS EASEMENT |
| BE | BACK OF CURB |
| BM | BENCHMARK |
| BSL | BUILDING SETBACK LINE |
| CU | CURB AND GUTTER |
| C.L. | CENTERLINE |
| C.F. | CHAIN LINK FENCE |
| CM | CEMENT MONUMENT FOUND |
| CONC. | CONCRETE |
| CTP | CRIMPED TOP PIPE |
| DB | DEED BOOK |
| DE | DEVELOPMENT EASEMENT |
| EX | EXISTING |
| EP | EDGE OF PAVEMENT |
| FEN | FENCE |
| FL | FLAND LOT LINE |
| OTB | OPEN TOP PIPE |
| PL | PLAT BOOK |
| PG | PAGE |
| PB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PROP. | PROPOSED |
| R/W | RIGHT OF WAY |
| SA | SANITARY SEWER |
| S.S.E. | SANITARY SEWER EASEMENT |
| P.L. | PROPERTY LINE |
| SMH | SANITARY SEWER MANHOLE |
| CI | CURB INLET |
| DI | DROP INLET |
| DWCB | DOUBLE WING CATCH BASIN |
| FL | FLARED END SECTION |
| HD | HEADWALL |
| JCB | JUNCTION BOX |
| OCS | OVERFLOW CONTROL STRUCTURE |
| SW | SHOULDER WITH CATCH BASIN |
| CMP | CORRUGATED METAL PIPE |
| DI | DUCTILE IRON PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| PCP | PERFORATED POLYMER PIPE |
| RCP | REINFORCED CONCRETE PIPE |

- (A) 25' STATE UNDISTURBED STREAM BUFFER
- (B) 75' COUNTY UNDISTURBED STREAM BUFFER

*NOTE: APPROXIMATE CREEKS LOCATIONS AND BUFFERS ARE SHOWN FOR REFERENCE ONLY PER FEMA NATIONAL FLOOD HAZARD LAYER IMPORT. CREEKS (AND SUBSEQUENT BUFFERS) SHOULD BE FIELD VERIFIED PRIOR TO FUTURE DEVELOPMENT AND ARE SUBJECT TO STATE WATERS DETERMINATION.

LINE TYPE LEGEND

- | | |
|-----|----------------------------------|
| --- | ADJOINING PROPERTY LINE |
| --- | RIGHT-OF-WAY CENTERLINE |
| --- | CREEK CENTERLINE |
| --- | LAND LOT LINE |
| --- | METAL FENCE |
| --- | WIRE FENCE |
| --- | WOOD FENCE |
| --- | GUARDRAIL |
| --- | RAILROAD TRACK |
| --- | OVERHEAD UTILITY LINE |
| TV | UNDERGROUND CABLE TV LINE |
| E | UNDERGROUND ELECTRIC LINE |
| FO | UNDERGROUND FIBER OPTIC LINE |
| CG | UNDERGROUND GAS PIPE |
| CS | UNDERGROUND SANITARY SEWER PIPE |
| SS | UNDERGROUND STORM SEWER PIPE |
| SL | UNDERGROUND STREET LIGHTING LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| TR | UNDERGROUND TRAFFIC LINE |
| W | UNDERGROUND WATER PIPE |



LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
L2	S63°43'15"W	88.50'
L3	S77°54'15"W	68.00'
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L5	S63°01'18"W	127.78'
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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	212.94"	234.63'	S65°29'00"W	205.71'
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C9	310.00'	657.98'	S69°58'46"E	307.14'

DEKALB COUNTY AP# 1246015-SKETCH PLAT

EXISTING CONDITIONS

REVISION

DATE _____

SKETCH PLAT FOR:
HIDDEN HILLS AT BIFFLE ROAD

(16 028 01 001: 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)

LOCATED IN LAND LOTS 27 AND 28
16th DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2024



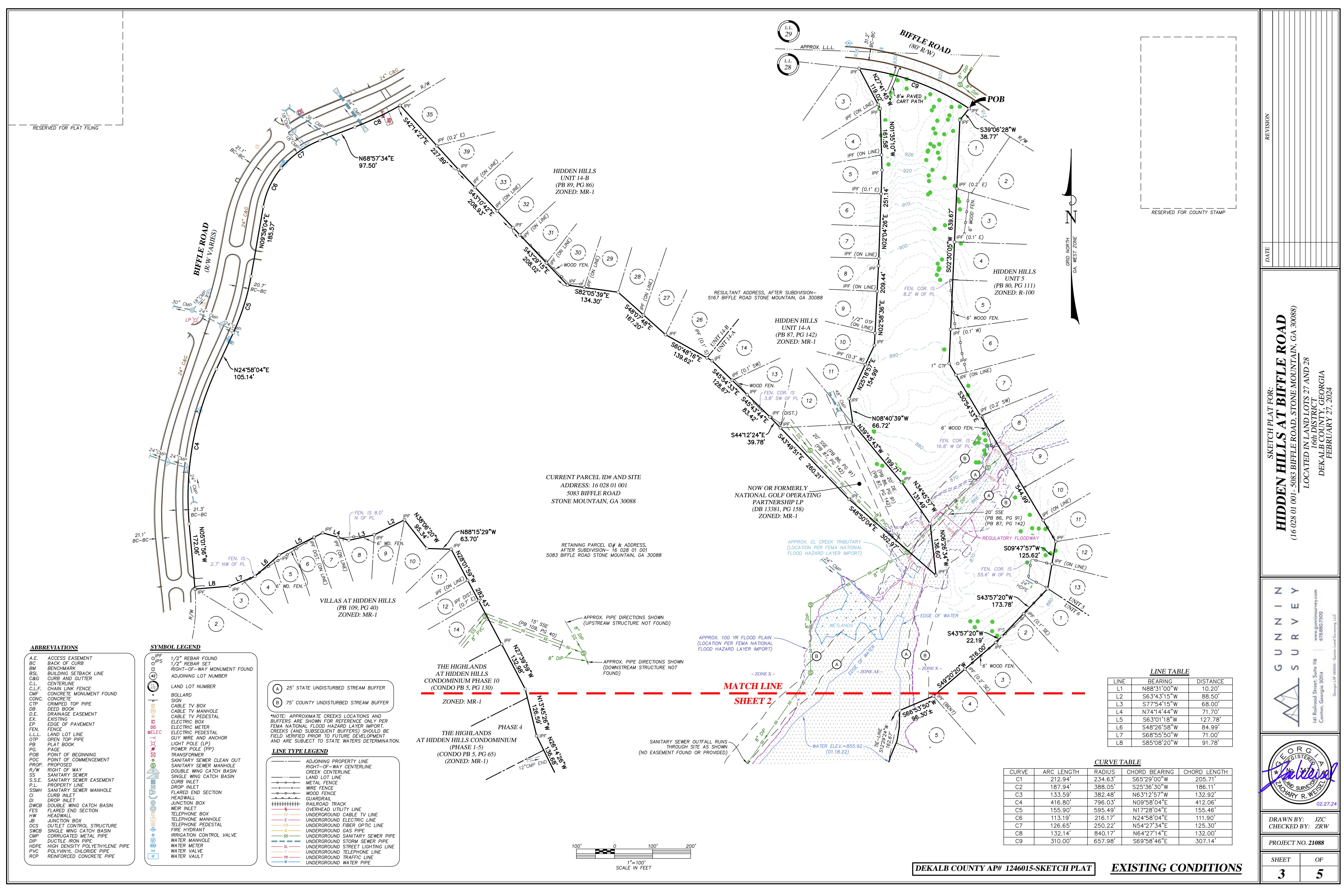
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502



DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

<i>SHEET</i>	<i>OF</i>
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RESERVED FOR PLAT FILING

RESERVED FOR COUNTY STAMP

ABBREVIATIONS

- A.E. ACCESS EASEMENT
- BC BACK OF CURB
- BM BENCHMARK
- BSL BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CMP CONCRETE MONUMENT FOUND
- CONC. CONCRETE
- CTP CRIMPED TOP PIPE
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- L.L.L. LAND LOT LINE
- OTP OPEN TOP PIPE
- PB PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- SMH SANITARY MANHOLE
- CI CURB INLET
- DI DROP INLET
- DWCB DOUBLE WING CATCH BASIN
- FES FLARED END SECTION
- HW HEADWALL
- JB JUNCTION BOX
- OCS OUTLET CONTROL STRUCTURE
- SWCB SINGLE WING CATCH BASIN
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE

SYMBOL LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LAND LOT NUMBER
- BOLLARD
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- LIGHT POLE (LP)
- POWER POLE (PP)
- TRANSFORMER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- WEIR INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SINGLE WING CATCH BASIN
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT

- (A) 25' STATE UNDISTURBED STREAM BUFFER
- (B) 75' COUNTY UNDISTURBED STREAM BUFFER

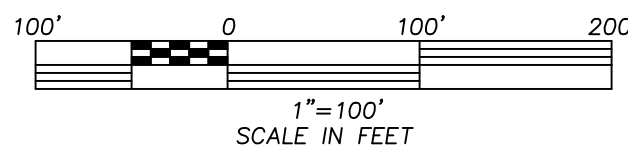
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LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

CURRENT PARCEL ID# AND SITE ADDRESS: 16 028 01 001
5083 BIFFLE ROAD
STONE MOUNTAIN, GA 30088

RETAINING PARCEL ID# & ADDRESS, AFTER SUBDIVISION- 16 028 01 001
5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
L2	S63°43'15"W	88.50'
L3	S77°54'15"W	68.00'
L4	N74°14'44"W	71.70'
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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
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C9	310.00'	657.98'	S69°58'46"E	307.14'

DEKALB COUNTY AP# 1246015-SKETCH PLAT

EXISTING CONDITIONS

REVISION

DATE

SKETCH PLAT FOR:
HIDDEN HILLS AT BIFFLE ROAD
(16 028 01 001-5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)
LOCATED IN LAND LOTS 27 AND 28
16th DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2024

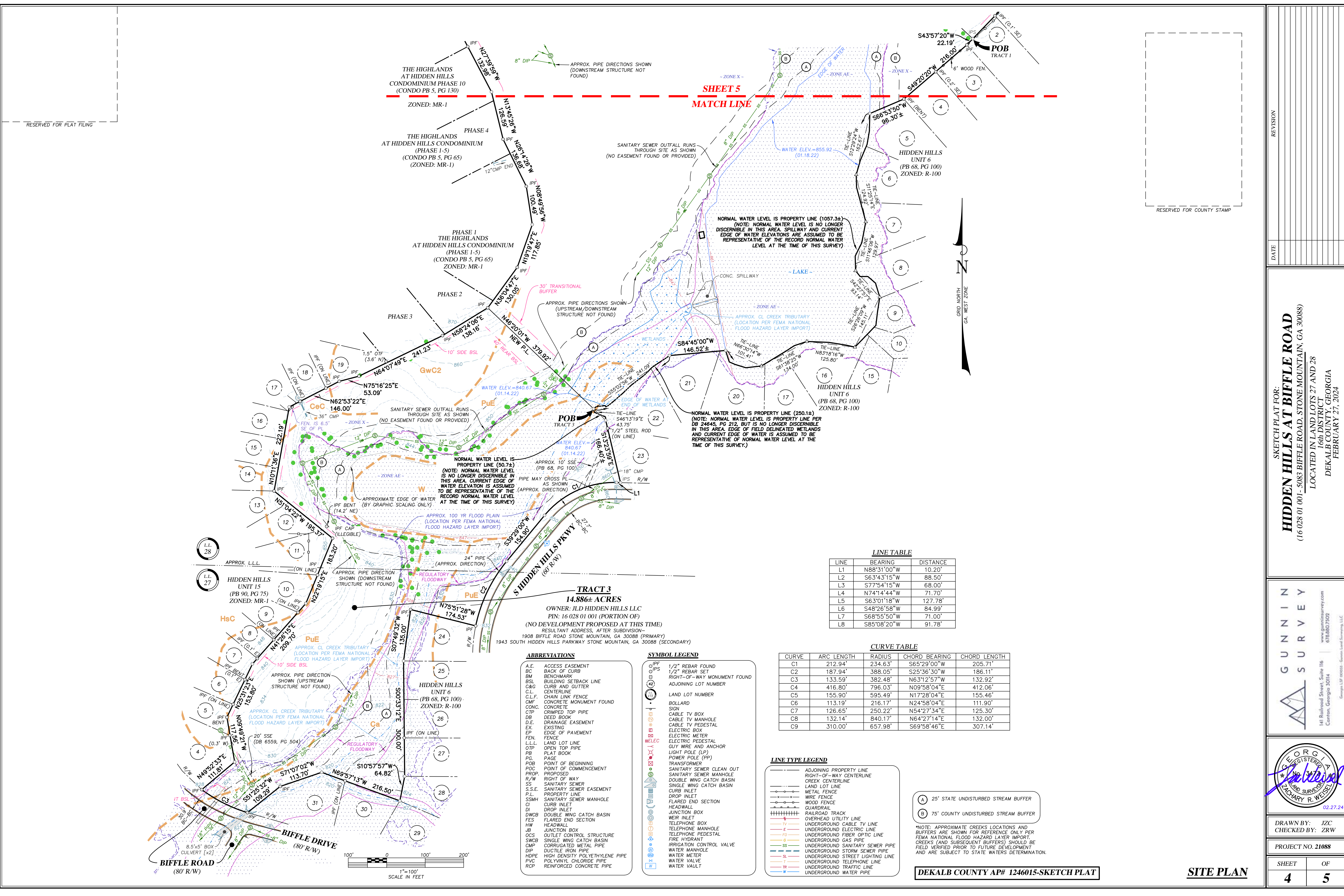
INDEPENDENT SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.independentsurvey.com
678.882.7502
Georgia L&P 000035 - Grant Land Surveying, LLC



DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET OF
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REVISION

DATE

SKETCH PLAT FOR:

HIDDEN HILLS AT BIFFLE ROAD
(16 028 01 001 - 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)
LOCATED IN LAND LOTS 27 AND 28
16th DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2024

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www.gpcsurvey.com
678.862.7502

141 Railroad Street, Suite 116
Canton, Georgia 30114
Georgia LSP #00033 - Grant Land Surveying, LLC

REGISTERED

LAND SURVEYOR

STANDARD

02.27.24

DRAWN BY: JZC

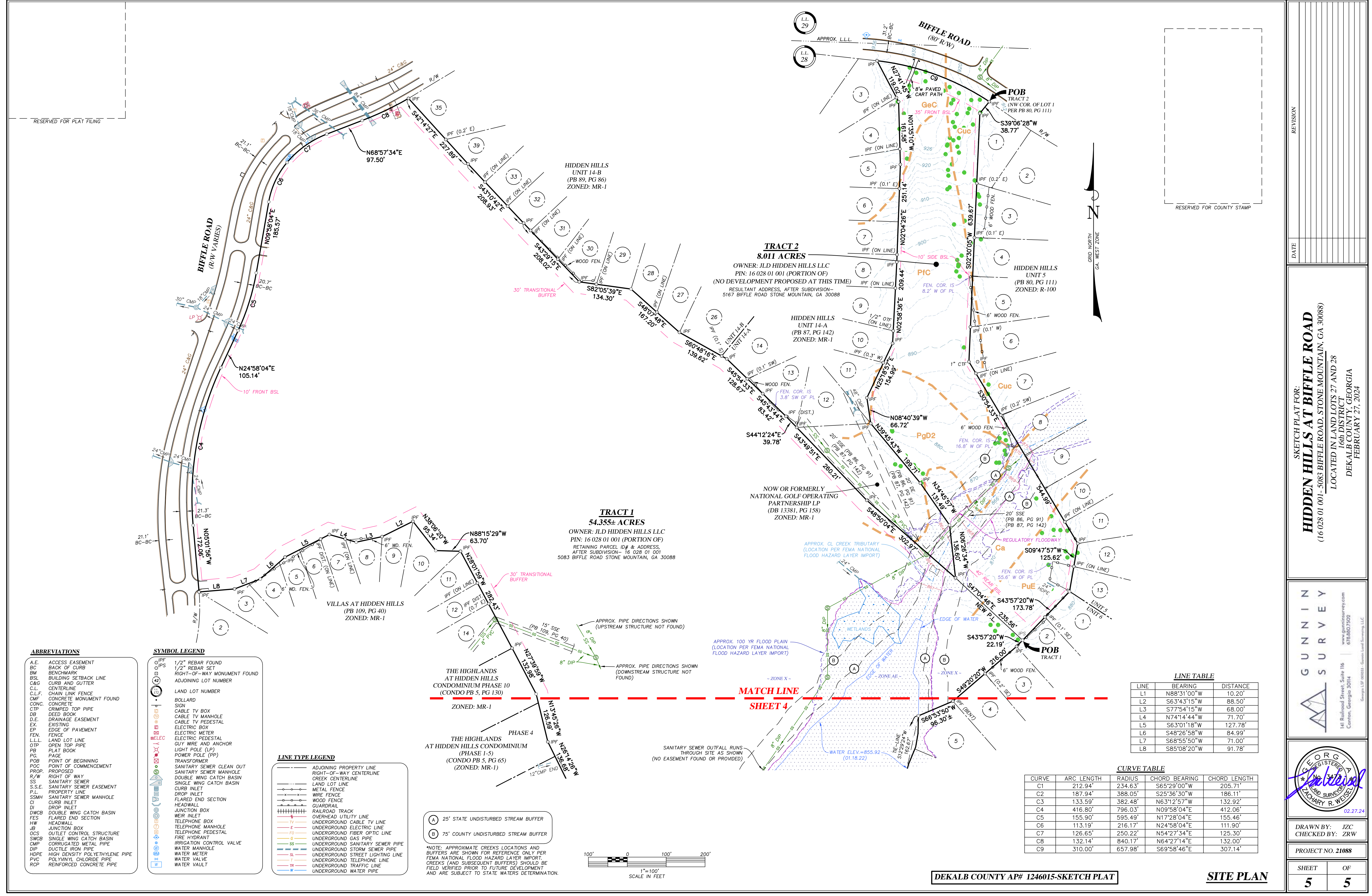
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PROJECT NO. 21088

SHEET 4 OF 5

DEKALB COUNTY AP# 1246015-SKETCH PLAT

SITE PLAN



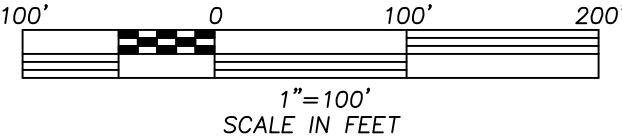
ABBREVIATIONS	
A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SMH	SANITARY SEWER MANHOLE
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

SYMBOL LEGEND	
1/2" REBAR FOUND	1/2" REBAR SET
RIGHT-OF-WAY MONUMENT FOUND	ADJOINING LOT NUMBER
LAND LOT NUMBER	BOLLARD
CABLE TV BOX	CABLE TV MANHOLE
CABLE TV PEDESTAL	ELECTRIC BOX
ELECTRIC METER	ELECTRIC PEDESTAL
GUY WIRE AND ANCHOR	LIGHT POLE (LP)
POWER POLE (PP)	TRANSFORMER
SANITARY SEWER CLEAN OUT	SANITARY SEWER MANHOLE
DOUBLE WING CATCH BASIN	SINGLE WING CATCH BASIN
CURB INLET	FLARED END SECTION
HEADWALL	JUNCTION BOX
WEIR INLET	TELEPHONE BOX
TELEPHONE MANHOLE	TELEPHONE PEDESTAL
FIRE HYDRANT	IRRIGATION CONTROL VALVE
WATER MANHOLE	WATER METER
WATER VALVE	WATER VAULT

LINE TYPE LEGEND	
ADJOINING PROPERTY LINE	RIGHT-OF-WAY CENTERLINE
CREEK CENTERLINE	LAND LOT LINE
METAL FENCE	WIRE FENCE
WOOD FENCE	RAILROAD TRACK
OVERHEAD UTILITY LINE	UNDERGROUND CABLE TV LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND FIBER OPTIC LINE
UNDERGROUND GAS PIPE	UNDERGROUND SANITARY SEWER PIPE
UNDERGROUND STORM SEWER PIPE	UNDERGROUND STREET LIGHTING LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TRAFFIC LINE
UNDERGROUND WATER PIPE	

- (A) 25' STATE UNDISTURBED STREAM BUFFER
- (B) 75' COUNTY UNDISTURBED STREAM BUFFER

*NOTE: APPROXIMATE CREEKS LOCATIONS AND BUFFERS ARE SHOWN FOR REFERENCE ONLY PER FEMA NATIONAL FLOOD HAZARD LAYER IMPORT. CREEKS (AND SUBSEQUENT BUFFERS) SHOULD BE FIELD VERIFIED PRIOR TO FUTURE DEVELOPMENT AND ARE SUBJECT TO STATE WATERS DETERMINATION.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
L2	S63°43'15"W	88.50'
L3	S77°54'15"W	68.00'
L4	N74°14'44"W	71.70'
L5	S63°01'18"W	127.78'
L6	S48°26'58"W	84.99'
L7	S68°55'50"W	71.00'
L8	S85°08'20"W	91.78'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	212.94'	234.63'	S65°29'00"W	205.71'
C2	187.94'	388.05'	S25°36'30"W	186.11'
C3	133.59'	382.48'	N63°12'57"W	132.92'
C4	416.80'	796.03'	N09°58'04"E	412.06'
C5	155.90'	595.49'	N17°28'04"E	155.46'
C6	113.19'	216.17'	N24°58'04"E	111.90'
C7	126.65'	250.22'	N54°27'34"E	125.30'
C8	132.14'	840.17'	N64°27'14"E	132.00'
C9	310.00'	657.98'	S69°58'46"E	307.14'

DEKALB COUNTY AP# 1246015-SKETCH PLAT

SITE PLAN

REVISION

DATE

SKETCH PLAT FOR:

HIDDEN HILLS AT BIFFLE ROAD

(16 028 01 001 - 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)

LOCATED IN LAND LOTS 27 AND 28

16th DISTRICT

DEKALB COUNTY, GEORGIA

FEBRUARY 27, 2024

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141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gpcsurvey.com
678.882.7502
Georgia LEP 000335 - Grant Land Surveying, LLC

REGISTERED
LAND SURVEYOR
R. WEISS

02.27.24

DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET

OF

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Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No _____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _ _ _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00