

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Planning & Sustainability Director
Juliana A. Njoku

ADMINISTRATIVE VARIANCES AND SPECIAL EXCEPTIONS APPLICATION

AV/NO.: _____

APPLICANT NAME (OWNER/REPRESENTATIVE):

ADDRESS: _____ EMAIL: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE:

HOME: _____ BUSINESS: _____ FAX: _____

OWNER OF RECORD FOR WHICH APPLICATION IS MADE

Name (Print): _____

Name (Signature): _____ E-Mail: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone

Home: _____ Business: _____ Fax: _____

SUBMITTAL INSTRUCTIONS

Contact Planner, Andrea Folgherait at akfolgherait@dekalbcountyga.gov to discuss your application prior to submission.

Please create an account or open a new application through an existing account using the following portal:
<https://epermits.dekalbcountyga.gov>

Once you've created or updated an existing account, please send your application number (1246XXX) to
akfolgherait@dekalbcountyga.gov stating your request.

To Be Completed by Planning & Development Department

Date Received: _____ Fee Paid: _____ Receipt No: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Section 27-922 Administrative Variances and Special Exceptions

- A. The Director of Planning is hereby authorized to consider and grant or deny, pursuant to the procedures and standards contained in this Section, a variance or a special exception from the following regulations:
1. Reduce by variance any front, side or rear yard setback by an amount not to exceed ten percent (10%) of the district requirement, but not including any transitional buffer zone or any setback which is a condition of zoning or special land use permit, pursuant to the standards specified in Section 27-916.
 2. Reduce by variance the required spacing between buildings in districts where multiple buildings are authorized on a single lot in an amount not to exceed 10% of the requirement, but not in an amount which is less than the minimum requirement imposed by Chapter 7 of the DeKalb County Code of Ordinances, pursuant to the standards specified in Section 27-916.
 3. Reduce by special exception the off-street parking or loading requirements imposed by this Chapter in an amount not to exceed ten percent (10%) of the district requirement, pursuant to the standards specified in Section 27-913.A.
 4. Reduce by special exception the off-street parking requirements imposed by this Chapter for any lot which is located 1,000 feet of the boundary of a Marta Rapid Transit Station in an amount not to exceed 25 percent of the district requirement, pursuant to the standards specified in Section 27-913.B.
- B. Any request for administrative variance or special exception permitted by this Section shall be filed with the Director of Planning. The Director shall review and decide upon each such application pursuant to the applicable standards referred to in each subsection above and shall make a written decision on each such application no later than 30 days from the date such application was filed. **No administrative variance or special exception shall be authorized to delete, modify or change in any manner any condition imposed by the Board of County Commissioners or the Zoning Board of Appeals.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

SUBMITTAL CHECKLIST

for

ADMINISTRATIVE VARIANCES/SPECIAL EXCEPTION

- _____ 1. One (1) full scale site plan indicating the following:
 - a. All property lines with dimensions;
 - b. Location of all existing and proposed buildings & their relation to all property lines, structures, driveways, parking areas, easements;
 - c. Any other features of the site related to the request, such as outdoor lighting, fences, landscaping, etc.; and
- _____ 2. A Letter of Intent (LOI) indicating the request and clarifying justification(s) for the proposal, based on Section 27-922 of the DeKalb County Zoning Ordinance:
 - a. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property(such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.
 - b. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.
 - c. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
 - d. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
 - e. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text
- _____ 3. Notarized authorization form.
- _____ 4. \$200 processing fee.

Note: A Planner will contact you with instructions about posting the sign(s). You must e-mail a photo or photos of the posted sign(s). Public notice signs must be posted for thirty (30) days prior to issuance of Administrative Variance Approval Letter.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ADMINISTRATIVE VARIANCE APPLICATION AUTHORIZATION

(Completion of this form is required if the individual making the request is not the owner of the property.)

DATE: 9/25/25

CHECK TYPE OF APPLICATION:

☐ ADMINISTRATIVE APPEAL

☒ VARIANCE

☐ SPECIAL EXCEPTION

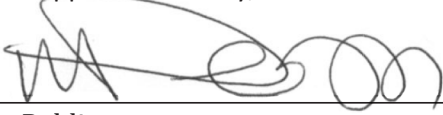
TO WHOM IT MAY CONCERN:

(I) / (WE): JLD HIDDEN HILLS LLC
Name of owner(s)

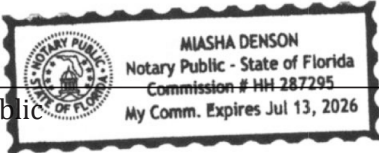
being owner(s) of the property described below or attached hereby delegate authority to:

PLANNERS AND ENGINEERS COLLABORATIVE (PEC+)
Name of Applicant or Representative(s)

to file an application on my/our behalf.


Notary Public


Owner


Notary Public

Owner

Notary Public

Owner

I hereby authorize the staff of the DeKalb County Planning Department to inspect the premises of the above-described property.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED AS A RESULT OF THIS APPLICATION IS TRUE AND CORRECT AND THAT IF AM NOT THE PROPERTY OWNER, I AM AUTHORIZED BY THE SAME TO MAKE SUCH REQUESTS, CLAIMS, AND REPRESENTATIONS AS MAY BE FOUND WITH THIS APPLICATION.

APPLICANT/AGENT SIGNATURE:  Date: 9/25/2025

9/25/2025

Re: **Letter of Intent – PUBLIC ROADS VARIANCE**
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 Variance to DeKalb County UDO Section 27-576.J.1 to permit garages on front-loaded townhomes to face public roads 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.

Request:

A variance to UDO Section 27-576.J.1:

Garages for dwelling units shall not face public streets, and shall be accessed by alleys or private drives. Garages that face private drives must comply with section 27-5.7.6.C.5. for pedestrian and vehicle separation plan.

for the purpose of permitting garages to face public streets on front-loaded units in this development.

Background:

Currently, the site is zoned R-100 and is included in Tier 5 of the Hidden Hills Overlay that allows mixed-use developments. A SLUP to allow senior residential uses was approved by the DeKalb County Board of Commissioners in August of 2025 (SLUP-25-1247527 (2025-0626)). The development is currently in the Sketch Plat phase but has been in active acquisition and land development since 2020.

During this time, the development team has engaged the community in robust outreach. The attached site plan is the result of years of careful coordination with the greater Hidden Hills Civic Association HOAs. Additional conversations were held with the surrounding community during the most recent public hearing process for the SLUP. As a result of those conversations, the greater HHCA has explicitly requested that the roads within the development remain public and not private as a safeguard for continued maintenance.

Because of the delicate balance between the site plan configuration developed with step-by-step input from local community stakeholders and current zoning constraints, the applicant requests the above-referenced variance as the minimum-necessary relief to facilitate the proposed development.

Reason for Variance Request (Criteria of Section 27-922):

Please see below the clarifying justification(s) for the proposal, based on Section 27-922 of the DeKalb County Zoning Ordinance:

a. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property(such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The request for this variance is particular to this piece of property in that the circumstances for development are unique. The site is a redeveloped golf course and a piece of rare infill property. The development of this project has been underway for a number of years and has, in a means that is unique to this particular project, involved a significant level of stakeholder engagement and input. The development as presented on the site plan attached to

this application represents the best use of the property as well as benefits to the greater community outside of the immediate property. The granting of this variance is essential to this project and denial of such variance would inhibit not only the long-sought redevelopment of this parcel but also community benefits such as improved safety and an extension/completion of the trail around the existing lake. Land will also be dedicated for public use as a result of this project's completion. In this vein, the denial of this variance would not deprive the owner of the rights and privileges enjoyed by other property owners so much as it would deny other surrounding property owners benefits and community improvement.

b. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

The requested variance does not go beyond the minimum necessary to afford relief and does not constitute the grant of a special privilege inconsistent with limitations upon other properties in the zoning district. The opposite is true--this variance is being filed at the specific request of the surrounding community.

c. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

No, the grant of this variance will not be materially detrimental to the public welfare. The public welfare is the primary criteria that is the impetus for this application.

d. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

The literal interpretation and strict application of the applicable requirements of this chapter would cause undue and unnecessary hardship for the surrounding community that has specifically requested this variance.

e. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text

The requested variance is consistent with the spirit and purpose of this chapter. Access to sidewalks and attractive architecture remain part of this proposal, a key element of other parts of this chapter. No aspect of site design or quality subdivision practices will suffer as a result of this variance; on the contrary, this proposal allows for easier access to units for senior persons who will occupy a large part of the development. Additionally the proposal promotes the health, safety, welfare, and morals of the greater community since the transition from private to public roads provides surety of maintenance.

Conclusion

The applicant and owner respectfully request that the Dekalb County Zoning Board of Appeals and Planning Staff approve and support the Applicant's variance request to allow for front-loaded garages to face public streets 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.

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

1. WATER MAIN TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROAD, 28'-20' EASEMENT ON ALLEYS, AND 20'-FEET WATER EASEMENT FOR ACCESS AND MAINTENANCE. (PROVIDED FOR USDA/CAL COUNTY)
2. SANITARY SEWER SYSTEM SHALL BE PROPOSED BY USDA/CAL COUNTY TO BE 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROAD, 28'-20' EASEMENT ON ALLEYS, AND 20'-FEET SANITARY SEWER EASEMENT FOR ACCESS AND MAINTENANCE.
3. SANITARY SEWER MAIN SHALL BE 8" D.P. @ 1% (MIN) WITH 4' COVER.
4. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE SANITARY SEWER LATERAL.
5. USDA/CAL COUNTY FAMILY RESIDENCE WILL HAVE SEPARATE 3/4" WATER METER.
6. USDA/CAL COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY GUNNIN LAND SURVEYING DATED 02-27-2024.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13089C056L, PANEL 65 OF 201, EFFECTIVE DATE 07-01-2019, AND THE PROPERTY LIES WITHIN A DESIGNATED FLOODWAY AND FLOOD ZONE "AE".
3. SITE IS LOCATED IN THE 16TH DISTRICT, LOT D27 AND 28 IN DEKALB COUNTY, GEORGIA WITHIN THE COUNTY OF DEKALB. THE PROPOSED USE OF THE MENTIONED SITE IS A MASTER PLANNED MIXED-USE DEVELOPMENT FEATURING A: STORY OFFICE BUILDINGS, FRONT LOADED AND REAR LOADED TOWNHOMES, AND MULTI-FAMILY DEVELOPMENT.
4. THE EXISTING PARCEL NUMBER IS 16 028 01 001
5. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED
6. THERE ARE STATE WATERS LOCATED ON SITE
7. THERE ARE WETLANDS LOCATED ON SITE
8. THERE IS NO KNOWN EXISTING INERT WASTE BURY PITS ON THE SITE
9. THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE ACCORDING TO GAHNRHS MAPPER.
10. THE RECEIVING WATER, SOUTH FORK PEACHTREE CREEK, IS APPROXIMATELY 500' NORTHEAST OF THE SITE, AN UNNAMED TRIBUTARY OF THE HOVAN CREEK.
11. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.
12. MINIMUM STORM PIPE SIZE WITH PUBLIC EASEMENT SHALL BE 18 INCHES.
13. ALL STORM DRAIN PIPES LESS THAN 18" DIA. SHALL REMAIN PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
14. THE LOWEST FINISHED FLOOR ELEVATION (FFE) OF ANY PROPOSED HOME OR BUILDING SHALL BE A MINIMUM OF 3' FEET ABOVE THE 100-YEAR DETENTION POND STORAGE ELEVATION AND/OR INLET PONDING ELEVATION.
15. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND INSPECTIONS OF THE STORMWATER MANAGEMENT FACILITY. A COPY OF ALL FUTURE INSPECTIONS BY A REGISTERED ENGINEER SHALL BE FURNISHED TO DEKALB COUNTY.
16. SPEED LIMIT ON DIVISION ROAD IS 25 MPH.
17. NO PRIOR SUBFLOOD HAVE BEEN LOCATED ON SITE.
18. NO VARIANCES ARE REQUIRED.
19. 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.
20. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

1. ALL APPROVED CONDITIONS SHALL BE NOTED ON THE SKETCH PLAT AND FINAL PLAT.
2. THE FINAL PLAT SHALL HAVE THE INDIVIDUAL UNITS AS DEPICTED ON SKETCH PLAT IN GENERAL LAYOUT ADDRESSED PER THE DEKALB COUNTY GS DEPARTMENT AND PLATTED AS TAX PARCELS.
3. THE MINIMUM GROSS UNIT SIZE SHALL BE STATED ON PLAT AND THE TAX PARCEL DIMENSIONS NOTED.
4. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF AREAS OUTSIDE OF RIGHT OF WAY.
5. ALL EASEMENTS SHALL BE PROVIDED SUBJECT TO THE REQUIREMENTS OF DEKALB COUNTY.
6. DRIVEWAYS SERVING INDIVIDUAL UNITS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM FACE OF GARAGE TO BACK OF SIDEWALKS ON FRONT LOADED UNITS, AND 20 FEET FROM FACE OF GARAGE TO BACK OF CURB ON REAR LOADED UNITS.
7. INDIVIDUAL WATER METERS SHALL BE PROVIDED TO EACH FEE SIMPLE LOT PER THE REQUIREMENTS OF THE DEKALB COUNTY WATERSHED DEPARTMENT. PROVIDE NECESSARY SEWER EASEMENTS. SEWER MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPMENT.
8. ONLY THE BUILDING FOOTPRINT SHALL BE CONSIDERED AS A LOT. ALL OTHER AREAS SHALL BE CONSIDERED COMMON AREA.
9. VEHICLES MAY NOT PARK IN ALLEYS DURING WEEKDAYS.
10. ALL RESIDENCES SHALL HAVE HOUSE NUMBERS ON THE ALLEY SIDE OF THE RESIDENCE.
11. ALLEY ADDRESSED TO BE ASSIGNED OFF ALLEYS
12. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.

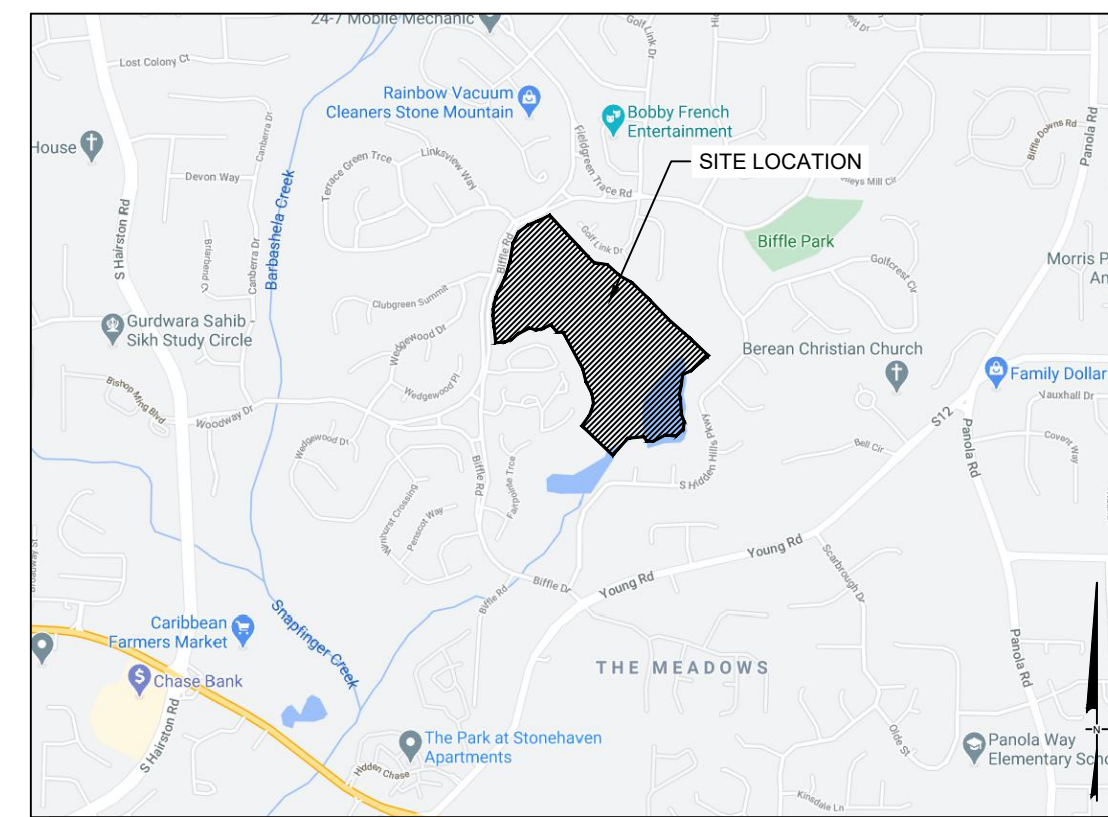
1. RRV AND INFILTRATION SHALL BE PROVIDED IN BIORETENTION PONDS, BIOSWALES, AND DRY WELLS FOR PRETREATMENT PRIOR TO ENTERING STORMWATER DETENTION PONDS.
2. A 2' LANDSCAPE STRIP AND 5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF PUBLIC ROADS AND ALONG SITE FRONTAGE.

PgC2- Pacolet sandy clay loam, 2 to 10 percent slopes, eroded
 PFC- Pacolet sandy loam, 2 to 10 percent slopes
 PmC- Pacolet sandy loam, 10 to 15 percent slopes
 AmC- Appling sandy loam, 6 to 10 percent slopes
 Ud- Urban land
 GeB- Gwinnett sandy loam, 2 to 6 percent slopes
 GwC2- Gwinnett sandy clay loam, 2 to 10 percent slopes, eroded
 W- Water
 PgD2- Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
 PUE- Pacolet-Urban land complex, 10 to 25 percent slopes

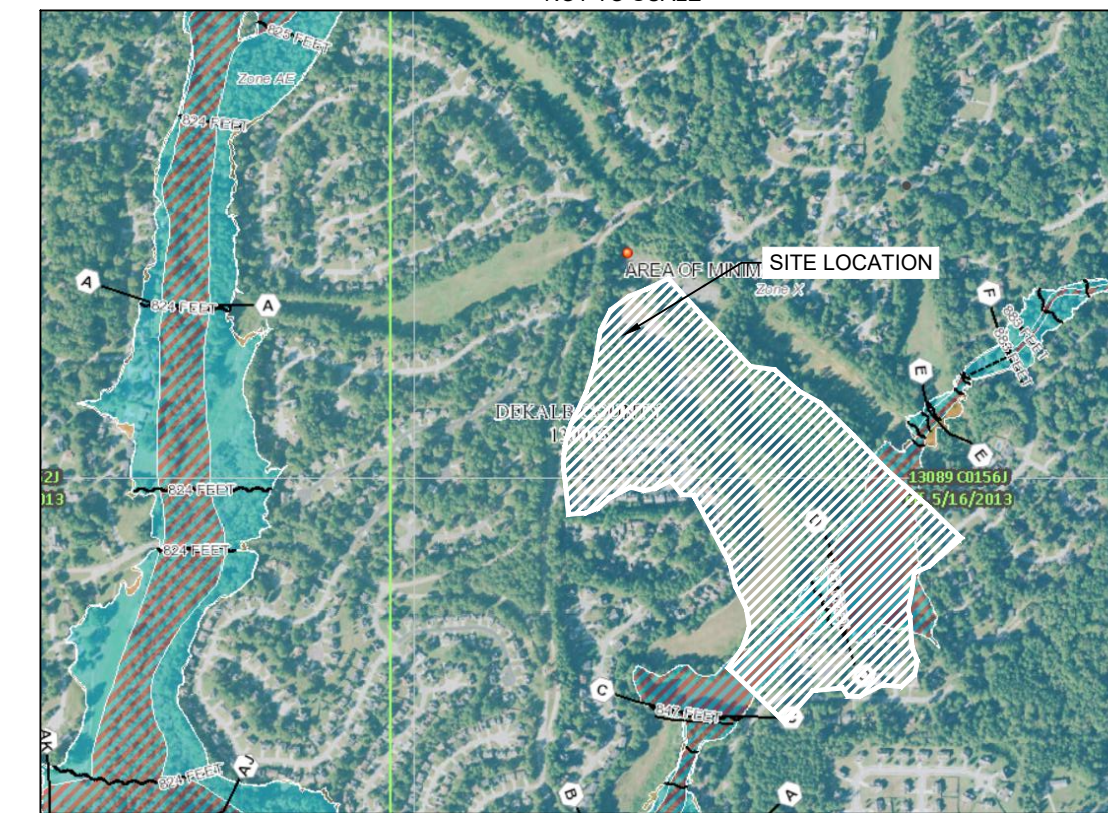
1. A COMMUNITY RECREATIONAL CENTER, CLUBHOUSE AND/OR FITNESS/HEALTH CENTER TO BE PROVIDED FOR OVERALL DEVELOPMENT WITHIN MASTER AMENITY AREA, PER SEC. 3.37.17.4 OF THE GREATER HIDDEN HILLS OVERLAY.
2. 30 FOOT TRANSITIONAL BUFFER TO BE PROVIDED AROUND PERIMETER OF SITE PER SEC. 3.37.22.2 OF THE GREATER HIDDEN HILLS OVERLAY. BUFFER TO SERVE AS INTERPARCEL BUFFER AND 500 FOOT POINT-TO-POINT IS DEVELOPED. LOCATIONS TO BE DETERMINED AND APPROVED BY DEKALB COUNTY PLANNING DIRECTOR.
3. 39.3 % OPEN SPACE PROVIDED THROUGHOUT SITE. OPEN SPACE AREAS TO BE AT GRADE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK AND BUILDING ENTRANCES. OPEN SPACE AREAS TO PROVIDE CONNECTIVITY TO ANY EXISTING OR PLANNED NEARBY PUBLIC AREAS INCLUDING, BUT NOT LIMITED TO, TRAILS, BIKEWAYS, NETWORKS, GREENSPACE OR PARK FACILITIES PER SEC. 3.37.23 OF THE GREATER HIDDEN HILLS OVERLAY.
4. SENIOR DEVELOPED FLOOR AREA SHALL CLIMB TOWARDS 30% COMMERCIAL FAR SQUARE FOOTAGE.

ENHANCED OPEN SPACE

24 HOUR CONTACT
GEORGIA811
HENRY MASSE
www.Georgia811.com
404-928-2282
Call before you dig.



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

<u>SITE DATA:</u>	
SITE AREA	±54,355 ACRES
<u>ZONING</u>	
EXISTING ZONING	R100
PROPOSED ZONING	MU-HIDDEN HILLS TIER 5
ZONING JURISDICTION	DEKALB COUNTY, GEORGIA
<u>SETBACK REQUIREMENTS</u>	
FRONT SETBACK	MIN. 10 FEET/ MAX. 25 FEET
SIDE SETBACK (INTERIOR)	MIN. 15 FEET BETWEEN BLDGS. 2-STORY OR LESS/ MIN. 20 FEET BETWEEN BLDGS. GREATER THAN 2-STORIES
REAR SETBACK	15 FEET
MAX. BUILDING HEIGHT	75 FEET/ 5 STORIES
TRANSITIONAL BUFFER	30 FEET
<u>DEVELOPMENT STANDARDS</u>	
ATTACHED SENIOR UNITS PROVIDED	131 UNITS (1-STORY)
DETACHED SINGLE FAMILY LOTS PROVIDED	44 LOTS (2-STORY)
TOWNHOME COMMUNITY FACILITY & CLUBHOUSE	3,000 SF
24' X 54' FRONT ENTRY TOWNHOMES PROVIDED	55 UNITS (2-STORY)
TOTAL RESIDENTIAL UNITS PROVIDED	220 UNITS
TOTAL SITE DENSITY PROVIDED	4.23 UPA
MAX. SITE DENSITY ALLOWED	12-24 UPA
<u>OPEN SPACE CALCULATIONS</u>	
MIN. OPEN SPACE REQUIRED	10.87 ACRES (20% OF TOTAL SITE AREA)
TOTAL OPEN SPACE PROVIDED	21.38 ACRES (39.3% OF TOTAL SITE AREA)
ENHANCED OPEN SPACED REQUIRED	5.43 ACRES (50% OF TOTAL OPEN SPACE REQ.)
ENHANCED OPEN SPACE PROVIDED	7.09 ACRES (65.2% OF TOTAL OPEN SPACE REQ.)
<u>FAR CALCULATIONS</u>	
DETACHED SINGLE FAMILY SF PROVIDED	88,000 SF (27.1% OF TOTAL FAR)
TOWNHOME SQUARE FOOTAGE	96,250 SF (29.6% OF TOTAL FAR)
TOTAL ATTACHED RESIDENTIAL SQUARE FOOTAGE	184,250 SF (56.7% OF TOTAL FAR)
TOTAL ATTACHED SENIOR SF PROVIDED (COMMERCIAL)	140,550 SF (43.3% OF TOTAL FAR)
<u>PARKING REQUIREMENTS</u>	
SENIOR PARKING REQUIRED	262 SPACES (2 SP/ DWELLING UNIT)
SENIOR PARKING PROVIDED	393 SPACES (2 GARAGE +1 DRIVEWAY SP.)
TOWNHOME PARKING REQUIRED	110 SPACES (2 SP/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	220 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
DETACHED SINGLE FAMILY PARKING REQUIRED	88 SPACES (2 SP/ DWELLING UNIT)
DETACHED SINGLE FAMILY PARKING PROVIDED	176 SPACES (2 GARAGE + 2 DRIVEWAY SP.)

1. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEM. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND DEVELOPMENT PERMIT IS OBTAINED.
2. PROPOSED PUBLIC ROADS WILL INCLUDE STORM WATER PIPES, SANITARY, WATER PIPES, AND INFRASTRUCTURE.
3. THERE ARE NO ZONING CONDITIONS ON THE PROPERTY.
4. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE PROPOSED LOCATION OF FIRE HYDRANTS AND FIRE APPARATUS ACCESS ROADS. NO CONSTRUCTION SHALL BEGIN UNTIL THE LAND DEVELOPMENT PERMIT HAS BEEN APPROVED AND OBTAINED.
5. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LDP SUBMITTAL.

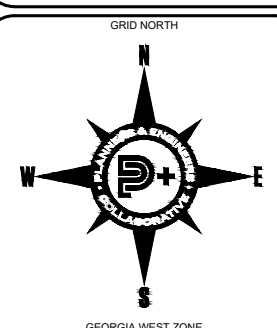
DEKALB AP # 1246985

[illegible]

A circular professional engineer seal for the State of Georgia. The outer ring contains the word "GEORGIA" at the top and "ENGINEER" at the bottom. Inside the ring, it says "REGISTERED" at the top and "PROFESSIONAL" at the bottom. In the center, the number "No. 34393" is printed. A blue ink signature, which appears to be "J. H. Smith", is written across the seal.

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

SCALE: 1" = 150'
DATE: 05/03/2024
PROJECT: 20251.00A



SP1.0

SHEET