

ITEM NO: <b>N.1</b>	<b>DEKALB COUNTY PLANNING COMMISSION</b>	FILE NO: <b>1243165</b>
PUB. HRG. <input checked="" type="checkbox"/>	<b>AGENDA / SKETCH PLAT HEARING</b>	ACTION:
	<b>MEETING TIME/DATE: July 24, 2019 6:30 pm</b>	

**SUBJECT:** 1473 Columbia Drive  
**COMMISSION DISTRICTS:** 3 **Super District:** 7

DEPARTMENT: PLANNING
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PUBLIC HEARING:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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ATTACHMENT(S):	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PP
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INFORMATION CONTACT: Marian Eisenberg PHONE NUMBER: (404) 371-2155
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**N.1 1473 Columbia Drive Townhomes**  
**1473 Columbia Drive**  
**#P-Plat 1243165**  
**15-186-01-004**

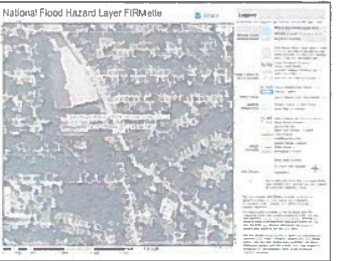
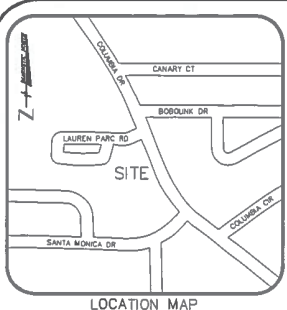
**Application request of Jonathan Hicks of JVG Civil Engineering Inc. to subdivide 2.263 acres into twenty-five (25) single family attached fee simple townhomes.** The property is zoned MR-2 (Medium Density Residential-2) and has approximately 191 feet of frontage on the west side of Columbia Drive.

**RECOMMENDATION(S):**

The subject request is to subdivide a 26-acre tract, zoned MR-2 into twenty-five (25) fee simple townhome lots. This property is not in an Overlay District.

Staff notes that sewer capacity will have to be approved prior to the issuance of a land disturbance permit or a building permit.

The sketch plat meets the requirements of Chapter 14.89 and 14.90 and the Land Development code. **Therefore, staff recommends "APPROVAL".**



FEMA FLOOD PANEL MAP

**DESIGN CERTIFICATE**

**STORM WATER RUN-OFF**

**JONATHAN HICKS**

**URBAN COMMONS**

**AP # 186**

15TH DISTRICT

25TH FEBRUARY 19

# SKETCH PLAT COVER SHEET

## FOR

### COLUMBIA GREEN

#### 1473 COLUMBIA DRIVE

#### LAND LOT 186, 15TH DISTRICT

#### DEKALB COUNTY, GEORGIA

PARCEL ID #:  
15-186-01-004



**DEKALB COUNTY SANITATION NOTES:**

- DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, HARD DEBRIS, AND RECYCLABLE MATERIAL.
- DUKE TO ALLEY'S 15FT WITH ALL ALLEYS ARE TO HAVE "NO PARKING" SIGNAGE.

DEKALB COUNTY VICINITY MAP NO SCALE

**SHEET INDEX**

SHEET #	TITLE
SP1	COVER
ASPI 0	ARCHITECTURAL SITE PLAN
SP2	ASBUILT AND BOUNDARY SURVEY BY OTHERS
SP3	SKETCH PLAT

**DEKALB COUNTY PLANNING & ZONING DEPARTMENT**

APPROVED FOR SUBMITTAL:

*Jonathan D. Hicks*  
PLANNING & ZONING DEPARTMENT  
ATLANTA, GA 30334

- GENERAL NOTES:**
- TOTAL SITE AREA: 86,378.04 SF = 2.283 ACRES
  - PROPOSED LAND DISTURBANCE: 1.8 ACRES
  - EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY SURVEY DATED 2-28-18 BY SURVEY LAND EXPRESS.
  - PROPERTY ZONING: MR-2
  - LOT WIDTH: 20FT
  - MAXIMUM LOT COVERAGE: 85%
  - MAXIMUM BUILDING HEIGHT: 3 STORES OR 45FT
  - NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13088C0132J DATED 5/16/2013.
  - PROPOSED WATER AND SEWER INFRASTRUCTURE WITHIN TOWNHOME DEVELOPMENT TO BE PRIVATE OWNED, OPERATED, AND MAINTAINED. ALL COST AN ASSOCIATED REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - SITE CONTAINS NO EXISTING PROPOSED BURY PITS.
  - PROPOSED PROPOSED INFRASTRUCTURE DEDICATION TO DEKALB COUNTY.
  - ALL PROPOSED UTILITIES SERVING PROPOSED STRUCTURES ARE TO BE UNDERGROUND.
  - NO STREET LIGHTS PROPOSED ALONG COLUMBIA DRIVE FRONTAGE.
  - ALL PROPOSED UTILITY IMPROVEMENTS AND COMMON SPACES AREAS TO BE THE RESPONSIBILITY OF THE PRIVATELY MAINTAINED DEVELOPMENT ACCORDING TO HOME OWNER'S ASSOCIATION COVENANTS WHICH ARE TO BE RECORDED PRIOR TO FINAL PROJECT CLOSE OUT.

- DEKALB COUNTY SKETCH PLAT NOTES:**
- PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS.
  - PROPOSED DEVELOPMENT TO BE SERVED BY CITY OF ATLANTA WATER AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY OF HUNDRAL DRIVE.
  - A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT IMPROVED FOR A BUFFER (DECREASING VARIANCE BY DEKALB COUNTY OR GA DEP).
  - SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGUN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
  - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPUS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

**TYPICAL UNIT LAYOUT**



SKETCH PLAT COVER SHEET FOR

**COLUMBIA GREEN**

**1473 COLUMBIA DRIVE**

**LAND LOT 186, 15TH DISTRICT,**

**DEKALB COUNTY, GA**

DEKALB AP #1243165

No.	Issued For Review	Date
1	ISSUED FOR REVIEW	1/25/19
2	REVISED PER COUNTY COMMENTS	3/9/19
3	REVISED PER COUNTY COMMENTS	3/7/19



**OWNER/DEVELOPER:**  
ARON & LAURA PETTYFORD  
8277 ROSSER ROAD  
STONE MOUNTAIN, GA 30087

**CONTACT:**  
CENE KELLY  
770-460-3850

Sheet	180465
Date	4/05/2018
Scale	NA

**ENGINEER CONTACT:**

JONATHAN HICKS, P.E.  
JVG CIVIL ENGINEERING, INC.  
1309 ARNOLD AVENUE, NE  
ATLANTA, GA 30324  
PH: 770-402-3471  
FAX: 404-487-8982  
EMAIL: jhicks@jvgconsult.com



THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

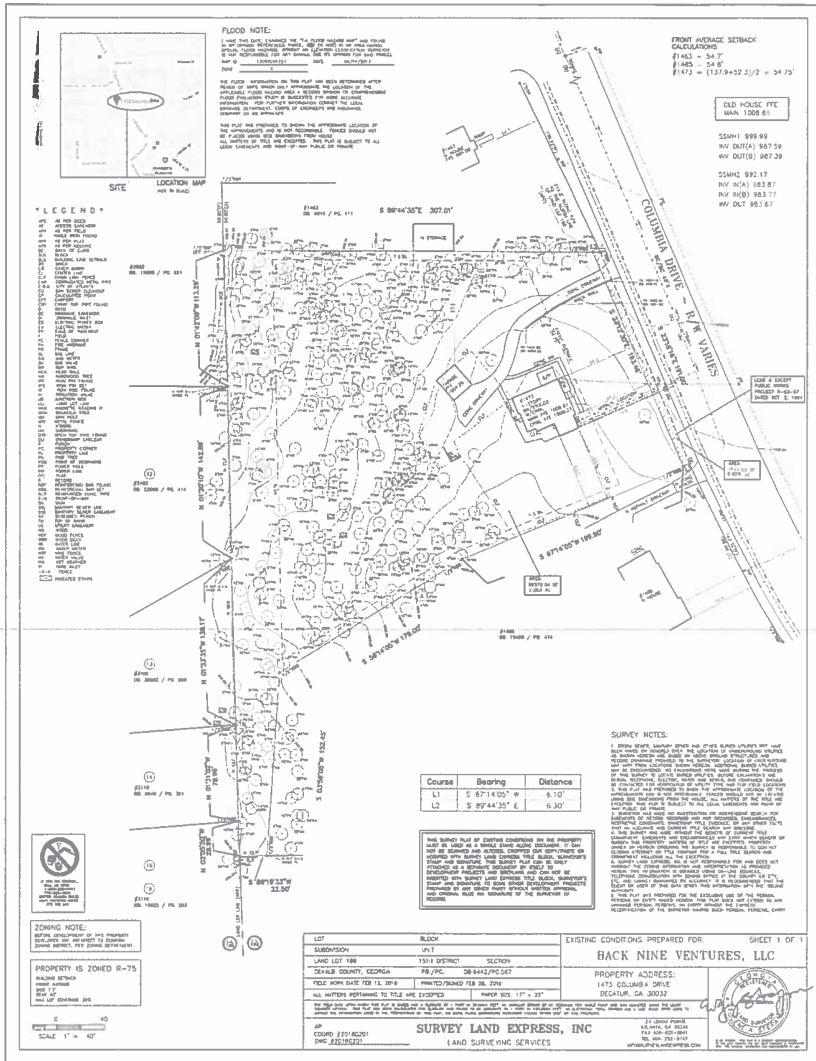
BY: \_\_\_\_\_ (BY DIRECTOR)

PLANNING COMMISSION CHAIRMAN  
DEKALB COUNTY, GEORGIA

**SEWER SERVICE NOTE:**  
PROPOSED SEWER SERVICE CONNECTION TO BE PAID FOR AND INSTALLED BY THE CONTRACTOR.

**WATER METER NOTE:**  
PROPOSED METERS TO BE PAID FOR BY THE CONTRACTOR AND INSTALLED BY DEKALB COUNTY.





**FLOOD NOTE:**  
 1. Flood Data Source: National Flood Insurance Program (NFIP) Flood Insurance Study (FIS) for the State of Georgia, dated 10/15/93, Flood Hazard Panel (FHP) 13008-01.  
 2. Flood Hazard Panel (FHP) 13008-01, Flood Hazard Zone (FHZ) 1A (Special Flood Hazard Area) is shown on the attached map.  
 3. Flood Hazard Panel (FHP) 13008-01, Flood Hazard Zone (FHZ) 1A (Special Flood Hazard Area) is shown on the attached map.  
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**FRONT AVERAGE SETBACK CALCULATIONS:**  
 F1A3 = 54.7'  
 F1A5 = 54.8'  
 F1A7 = (127.9+22.5)/2 = 54.75'

**OLD HOUSE FTE MAN. 1008 81:**  
 SS#H1 989.99  
 RV DUT(A) 987.59  
 RV DUT(B) 987.28  
 SS#H2 932.17  
 RV H(A) 983.87  
 RV H(B) 983.77  
 RV DUT 983.07

- LEGEND:**
- 1. 1/4\"/>

Course	Bearing	Distance
L1	S 67°14'00\"/>	6.10'
L2	S 87°44'35\"/>	6.30'

**THIS SURVEY PLAT IS OFFERED FOR RECORDATION ON THE CONDITION THAT THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY EASES, ENCUMBRANCES, OR OTHER RIGHTS IN REAL PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY EASES, ENCUMBRANCES, OR OTHER RIGHTS IN REAL PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY EASES, ENCUMBRANCES, OR OTHER RIGHTS IN REAL PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY PLAT.**

**SURVEY NOTES:**  
 1. THIS SURVEY PLAT IS OFFERED FOR RECORDATION ON THE CONDITION THAT THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY EASES, ENCUMBRANCES, OR OTHER RIGHTS IN REAL PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY EASES, ENCUMBRANCES, OR OTHER RIGHTS IN REAL PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY EASES, ENCUMBRANCES, OR OTHER RIGHTS IN REAL PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY PLAT.

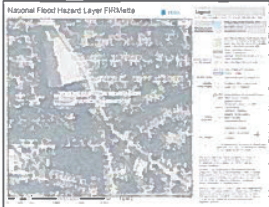
**ZONING NOTE:**  
 8079A DEVELOPMENT OF LAND (DZ) DISTRICT. THE ZONING DISTRICT IS ZONED R-7S. THE ZONING DISTRICT IS ZONED R-7S. THE ZONING DISTRICT IS ZONED R-7S.

**PROPERTY IS ZONED R-7S**  
 8079A DEVELOPMENT OF LAND (DZ) DISTRICT. THE ZONING DISTRICT IS ZONED R-7S. THE ZONING DISTRICT IS ZONED R-7S. THE ZONING DISTRICT IS ZONED R-7S.

LOT	BLOCK	EXISTING CONDITIONS PREPARED FOR	SHEET 1 OF 1
SUBDIVISION	UNIT	BACK NINE VENTURES, LLC	
LAND LOT 188	1514 SPRING SECTION	PROPERTY ADDRESS:	
DEKALB COUNTY, GEORGIA	PB. 1/2	1475 COLUMBIA DRIVE	
FIELD WORK DATE FEB 13, 2014	PRINTED/FOUNDED FEB 26, 2014	DECATUR, GA 30032	
ALL METERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 11" x 17"		
DATE: 02/27/2014	BY: J. L. GIBSON		
DWG: 22212021	BY: J. L. GIBSON		



SCALE: 1" = 40'



FEMA FLOOD PANEL MAP

**DEKALB COUNTY SKETCH PLAT NOTES:**

- PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS. ALL CHUTE STORMWATER RUNOFF TO BE CAPTURED AND ATTENUATED WITHIN PROPOSED CHUTE UNDERGROUND STORMWATER TREATMENT FACILITY AS SHOWN.
- PROPOSED DEVELOPMENT TO BE SERVED BY DEKALB COUNTY WATER AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY OF COLUMBIA DRIVE.
- A 12" TRENCHLESS BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENDOACHMENT VARIANCE BY DEKALB COUNTY OR CA EPE.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING METALS.

SHADED AREAS REPRESENT  
PROPOSED STANDARD DUTY  
PAVEMENT

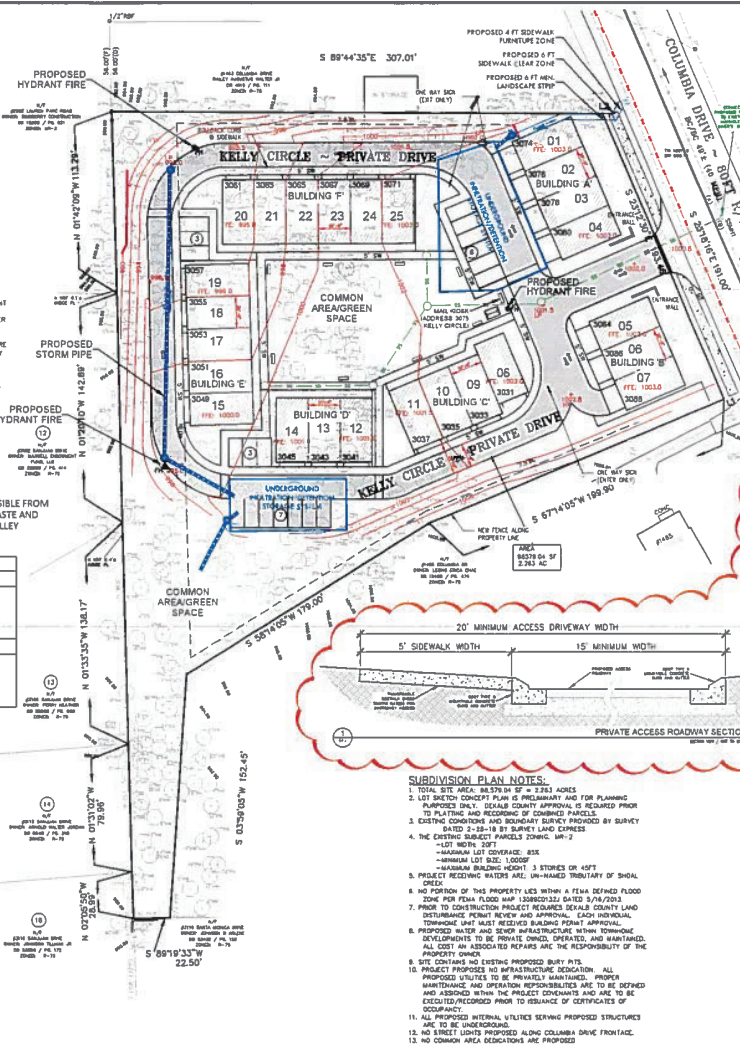
**SANITATION / SOLID WASTE SERVICE NOTE:**  
THE STREET ADDRESS NUMBER FOR EACH RESIDENCE IS TO BE VISIBLE FROM THE PRIVATE SERVICE ALLEY AND RESIDENTS MUST SET THEIR WASTE AND RECYCLABLE MATERIAL IN AN ACCEPTABLE CONTAINER ON THE ALLEY SHOULDER ADJACENT TO THEIR RESIDENCE.

ADDRESS CHART (BY BUILDING) - PENDING GIS REVIEW					
BUILDING 'A'		BUILDING 'B'		BUILDING 'C'	
UNIT #1 - 3024	UNIT #5 - 3028	UNIT #9 - 3031	UNIT #13 - 3034	UNIT #17 - 3037	UNIT #21 - 3040
UNIT #2 - 3025	UNIT #6 - 3029	UNIT #10 - 3032	UNIT #14 - 3035	UNIT #18 - 3038	UNIT #22 - 3041
UNIT #3 - 3026	UNIT #7 - 3030	UNIT #11 - 3033	UNIT #15 - 3036	UNIT #19 - 3039	UNIT #23 - 3042
UNIT #4 - 3027		UNIT #12 - 3034		UNIT #16 - 3037	
BUILDING 'D'		BUILDING 'E'		BUILDING 'F'	
UNIT #12 - 3041	UNIT #15 - 3044	UNIT #20 - 3048	UNIT #23 - 3051	UNIT #26 - 3054	UNIT #29 - 3057
UNIT #13 - 3042	UNIT #16 - 3045	UNIT #21 - 3049	UNIT #24 - 3052	UNIT #27 - 3055	UNIT #30 - 3058
UNIT #14 - 3043	UNIT #17 - 3046	UNIT #22 - 3050	UNIT #25 - 3053	UNIT #28 - 3056	UNIT #31 - 3059
UNIT #18 - 3047	UNIT #19 - 3048	UNIT #24 - 3052	UNIT #25 - 3053	UNIT #26 - 3054	UNIT #27 - 3055

**INTERSECTION SIGHT DISTANCE CERTIFICATION:**  
PROPOSED INTERSECTION ON COLUMBIA DRIVE TO MEET GEORGIA DEPARTMENT OF TRANSPORTATION INTERSECTION SIGHT DISTANCE STANDARDS FOR ROADWAY SPEED LIMIT OF 40 MILES. THIS STATEMENT CERTIFIES THAT THE DESIGN PROFESSIONAL WHO'S STAMP IS SHOWN ON THIS PLAN HAS VERIFIED THE SIGHT DISTANCE REQUIREMENTS ARE MET.

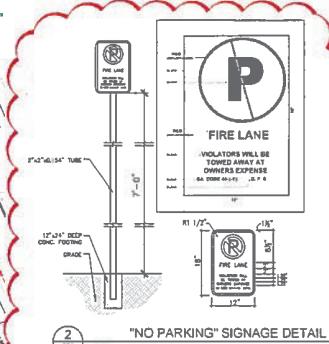
**DEKALB COUNTY SANITATION NOTES:**  
1. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.  
2. DUE TO ALLEY'S 15' WIDTH ALL ALLEYS ARE TO HAVE "NO PARKING" SIGNAGE.

**SITE LIGHTING NOTES:**  
1. PUBLIC FRONTAGE STREET LIGHTING AND INTERIOR PEDESTRIAN AND STREET LIGHTING TO CONFORM TO ALL DEKALB COUNTY TRANSPORTATION STANDARDS.



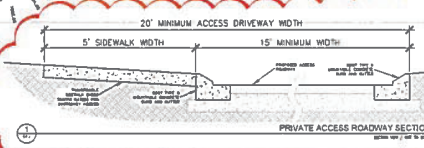
THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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



**FIRE LANE / EMERGENCY ACCESS NOTES:**

- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNRESTRICTED WIDTH OF NOT LESS THAN 10 FEET, EXCLUSIVE OF SHOULDER, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNRESTRICTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ES SPECIFIED IN SECTION 503.2.1 SHALL BE MAINTAINED AT ALL TIMES.
- FIRE LANE SIGNS AS SPECIFIED IN SECTION 503.8 SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ACCESS ROADS. SEE DETAIL "3/20"21". SIGNS TO BE INSTALLED AT 50-75 FT INTERVALS, IN ACCORDANCE WITH IFC SECTION 503.4 AND IFC APPENDIX B 0303.11.
- ALL FIRE APPARATUS DRIVABLE ACCESS SURFACES MUST MEET IFC D102.1, SPECIFICALLY, SUPPORTING LOADS OF AT LEAST 75,000 LBS. DESIGN MUST BE CLEARLY DECLAIMED AND DEMONSTRATED IN CONSTRUCTION DETAILS SUBMITTED FOR APPROVAL DURING LAND DISTURBANCE PERMIT REVIEW.



**SUBDIVISION PLAN NOTES:**

- TOTAL SITE AREA: 83,378.85 SF = 1.903 ACRES
- LOT SKETCH CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. DEKALB COUNTY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF SUBDIVISION PARCELS.
- EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY SURVEY DATED 2-18-18 BY SURVEY LAND EXPRESS.
- THE EXISTING SUBJECT PARCELS SHOW:
  - LOT WIDTH 20' - 100'
  - MAXIMUM LOT COVERAGE: 85%
  - MINIMUM LOT COVERAGE: 85%
  - MAXIMUM BUILDING HEIGHT: 3 STORES OR 45 FT
- PROJECT RECORDING: WATER AREAS UN-IMAGED PORTION OF SIGNAL CROSSING.
- NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED FLOOD ZONE PER FEMA FLOOD MAP 130820212J DATED 8/18/2013.
- PRIOR TO CONSTRUCTION PROJECT RECORDING: DEKALB COUNTY LAND DISTURBANCE PERMIT REVIEW AND APPROVAL. EACH INDIVIDUAL DISTURBANCE UNIT MUST RECEIVE BUILDING PERMIT APPROVAL.
- PROPOSED WATER AND SEWER INFRASTRUCTURE WITHIN TOWNWIDE DEVELOPMENT TO BE PRIVATE OWNED, OPERATED, AND MAINTAINED. ALL COST AN ASSOCIATED PARS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SITE CONTAINS NO EXISTING PROPOSED BURIED UTILITIES.
- PROJECT PROPOSES NO INFRASTRUCTURE MODIFICATION. ALL PROPOSED UTILITIES TO BE PRIVATELY MAINTAINED. PROPER MAINTENANCE AND OPERATION RESPONSIBILITIES ARE TO BE DEFINED AND ASSIGNED WITHIN THE PROJECT DOCUMENTS AND ARE TO BE CREDITED/RECORDED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- PROPOSED INTERNAL UTILITIES SERVING PROPOSED STRUCTURES ARE TO BE UNDERGROUND.
- NO STREET LIGHTS PROPOSED ALONG COLUMBIA DRIVE FRONTAGE.
- NO COMMON AREA DEDICATIONS ARE PROPOSED.



**ENGINEER CONTACT:**  
JONATHAN HICKS, P.E.  
JVC CIVIL ENGINEERING, INC.  
1309 ARNOLD AVENUE, NE  
ATLANTA, GA 30324  
PH: 770-402-3471  
FAX: 404-487-8902  
EMAIL: jhicks@jvcconsult.com

SKETCH PLAT  
FOR  
COLUMBIA GREEN  
1473 COLUMBIA DRIVE  
LAND LOT 186, 15TH DISTRICT,  
DEKALB COUNTY, GA

DEKALB AP #1243165

No.	Revision/Issue	Date
1	ISSUED FOR REVIEW	3/25/18
2	REVISED FOR COUNTY COMMENTS	5/18/18
3	REVISED FOR COUNTY COMMENTS	5/29/18



**OWNER/DEVELOPER:**  
AARON B. LAURA PETFORD  
5077 ROSSER ROAD  
STONE MOUNTAIN, GA 30087

**CONTACT:**  
CORE KELLY  
770-480-3450

Sheet	180-405	Drawn	
Date	4/05/2018	Checked	SP3
Scale	1"=30'		