

WELLINGTON PARK

2338 WELLBORN ROAD
LITHONIA GA 30058

FOR

COWART RESIDENTIAL

1370 CENTER DRIVE STE. 102
DUNWOODY GA 30338-4132
PHONE: 770.368.0465

PREPARED BY:



PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
■ 350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■

"WE PROVIDE SOLUTIONS"

GENERAL NOTES:

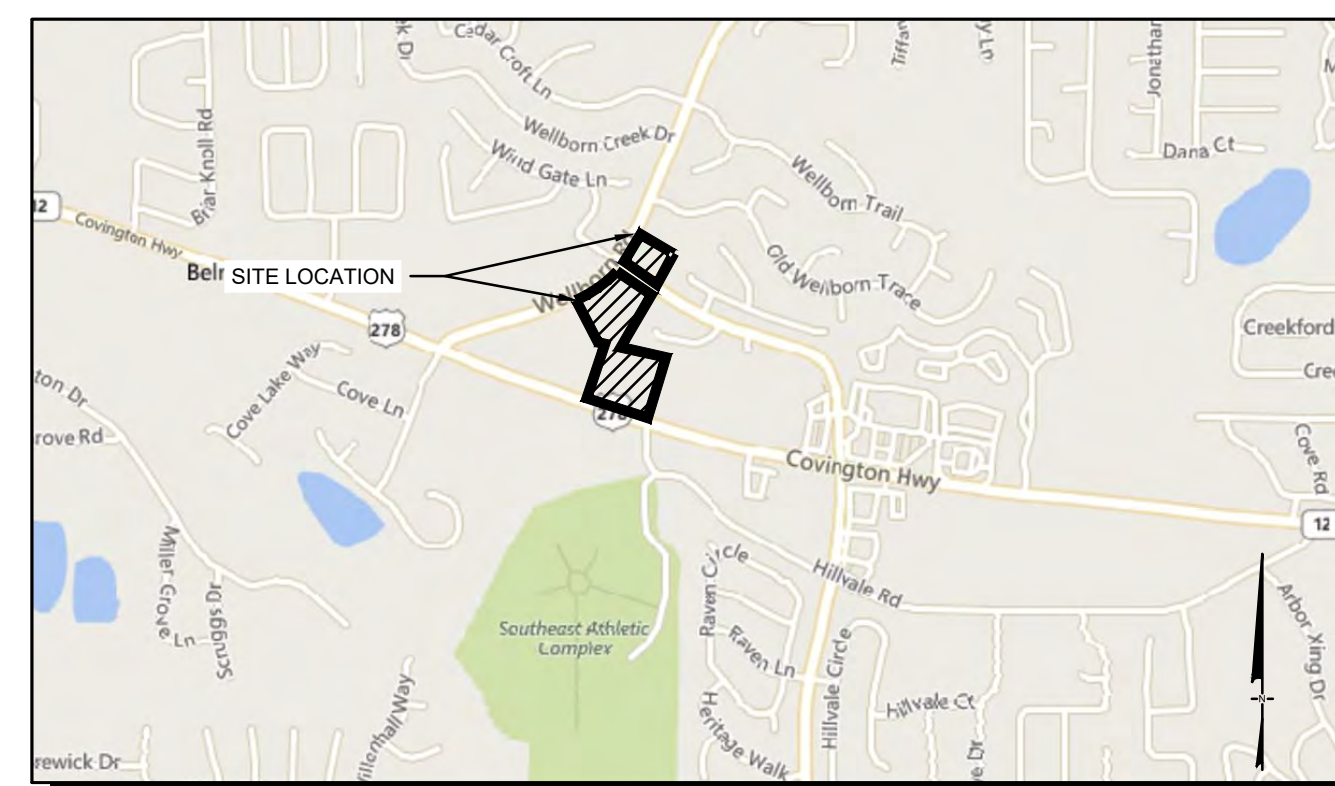
1. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
2. IF THE CONTRACTOR, DURING THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
7. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
9. ANY AND ALL WALLS SHOWN HEREIN ARE FOR LAYOUT PURPOSES ONLY. WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, FEES, INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL INSTALL FALL PROTECTION RAIL SYSTEM(S) FOR ALL WALLS 30 INCHES IN HEIGHT OR GREATER UNLESS OTHERWISE SPECIFIED BY STATE AND/OR LOCAL CODES, RULES, OR REGULATIONS. FALL PROTECTION RAIL SYSTEM(S) SHALL BE IN ACCORDANCE WITH OSHA STANDARD 1926, SUBPART M - FALL PROTECTION.
10. ALL STAIRWAYS HAVING MORE THAN THREE (3) RISERS ABOVE A FLOOR OR GRADE SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES (34") NOR MORE THAN 38 INCHES (38") ABOVE THE LEADING EDGE OF A TREAD. EXCEPTION: HANDRAILS THAT FORM PART OF A GUARDRAIL MAY BE 42 INCHES (42") HIGH.
11. ALL WALL TOPS TO BE SIX INCHES (6") ABOVE GRADE UNLESS OTHERWISE NOTED.
12. MAXIMUM CUT OR FILL SLOPE IS 2H:1V UNLESS OTHERWISE SPECIFIED. SLOPES EQUAL TO OR STEEPER THAN 2.5H:1V AND WITH A HEIGHT OF 10' OR GREATER SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.

SITE INFORMATION

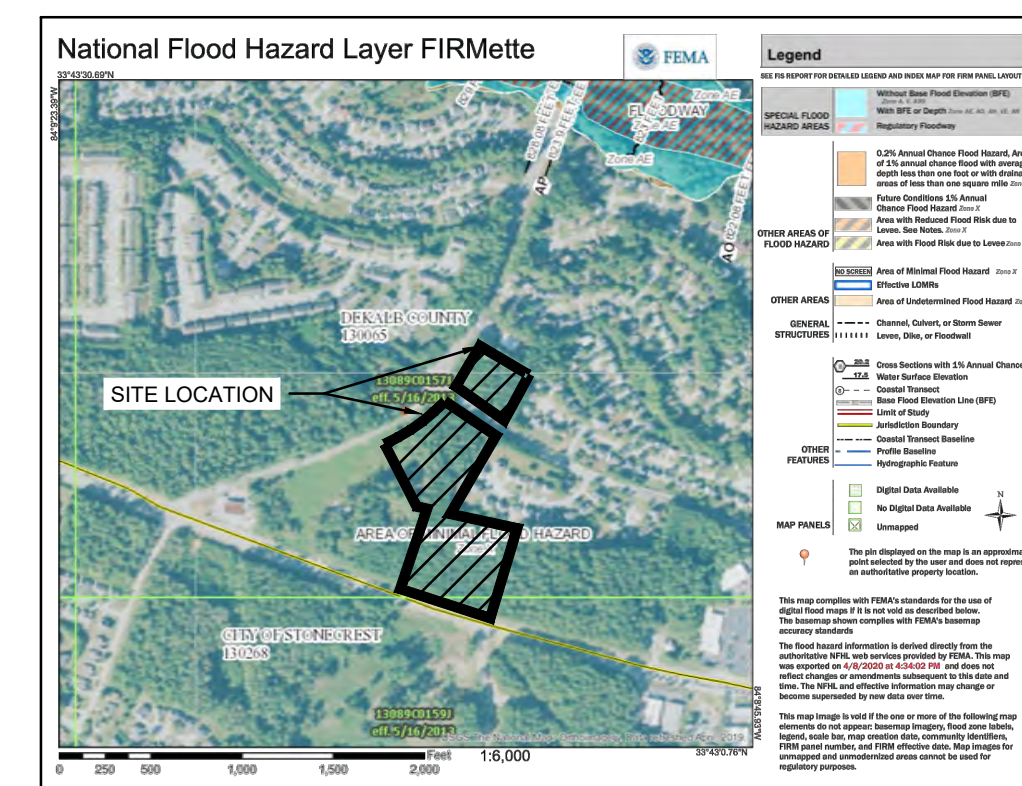
1. TOTAL ONSITE AREA: 9.034 ACRES / TOTAL AREA DISTURBED 8.07 ACRES.
2. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 08/15/2019.
3. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13089C0157J, EFFECTIVE DATE 05/16/2013 WAS EXAMINED AND NO PORTION OF THE PROPERTY SHOWN HEREIN WAS FOUND TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100-YEAR FLOOD) OR SPECIAL FLOOD HAZARD ZONE (AREAS OF 500-YEAR FLOOD).
4. THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE SITE.
5. THERE ARE NO KNOWN WETLANDS ON THIS SITE PER NATIONAL WETLANDS INVENTORY.
6. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY A COMBINATION OF FIELD RUN SURVEY BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 08/15/2019 AND DEKALB COUNTY GIS.

SITE DATA

ADDRESS: 2338 WELLBORN ROAD
LITHONIA GA 30058
SITE AREA: 9.034 AC
ZONING: RSM



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13089C0157J
NOT TO SCALE

24 HOUR CONTACT:
DEAN COWART @ 770.368.0465

CONTACT INFORMATION:

ENGINEER:	KENNETH J WOOD, P.E. PLANNERS AND ENGINEERS COLLABORATIVE	OWNER:	JOHN H. COWART COWART RESIDENTIAL
ADDRESS:	350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092	ADDRESS:	1370 CENTER DRIVE STE. 102 DUNWOODY GA 30338-4132
PHONE:	770 451 2741	PHONE:	770.368.0465
EMAIL:	KWOOD@PECATL.COM		

DEVELOPMENT SERVICES PERMITTING DISCLAIMER:

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

SHEET INDEX	
SHEET NO.	SHEET NAME
S0	COVER SHEET
S1	ZONING CONDITIONS
S2	DEMOLITION PLAN
SURV	BOUNDARY AND TOPOGRAPHIC SURVEY
S3	SKETCH PLAT
S4-S4.1	LOT LAYOUT
S5	SIGHT DISTANCE PROFILES
TREE1-TREE2	EXISTING TREES SURVEY

REVISIONS:

NO.	DATE	BY	DESCRIPTION

MUNICIPALITY PROJECT

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COVER SHEET

SCALE: N/A
DATE: 08/17/2020
PROJECT: 16260.00

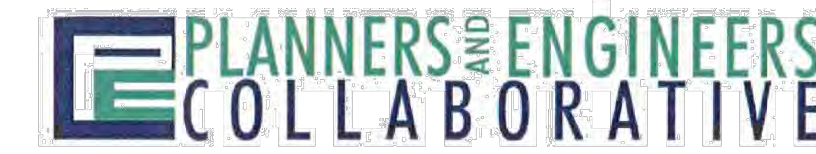
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

DEKALB COUNTY DEVELOPMENT FILE AP #1243953
TRACT #1 PARCEL ID 16 072 01 001
ADDRESS: 6540 COVINGTON HIGHWAY
LITHONIA, GA 30058
TRACT #2 PARCEL ID 16 071 02 105
ADDRESS: 2314 WELLBORN ROAD
LITHONIA, GA 30058
TRACT #3 PARCEL ID 16 071 05 006
ADDRESS: 2338 WELLBORN ROAD
LITHONIA, GA 30058
ZONING CASE # Z-19-1243508

08/17/2020
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2021

S1
SHEET

GEORGIA WEST ZONE



Planning ■ Landscape Architecture ■ Civil Engineering ■ Land Surveying ■ Water Resources
"WE PROVIDE SOLUTIONS"

11/21/2019

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Re: **Recommended Zoning Conditions**
Z-19-1243508 - Covington Highway @ Wellborn Road
Planners and Engineers Collaborative, Inc. Project No. 16260.00

Dear DeKalb County Board of Commissioners,

Please see below the recommended list of conditions for Z-19-1243508--Covington Highway at Wellborn Road. The below conditions incorporate those recommended by Planning Staff and the Planning Commission from the November 7, 2019 hearing.

1. The development will include a four-foot, black aluminum, picket-style fence along the property line of the Wellborn Road and Covington Highway street frontages.
2. The development will include a buffer plan with evergreen screening along adjacent property lines.
3. The entrance to the development will be located off of DeKalb Medical Parkway, oriented away from the intersection of Covington Highway and Wellborn Road, per the request of the neighbors.
4. There will be no exit onto Wellborn Road from the development.
5. The parcel on the north side of DeKalb Medical Parkway will not be developed with units.
6. Development will include at least as many guest parking spaces as currently depicted on the Rezoning Site Plan.
7. Stormwater ponds will be of sufficient volume to serve the proposed development.
8. The subject property shall be developed with no more than 72 attached single-family townhomes per the site plan dated October 2019 submitted to the Planning and Sustainability Department on 10/17/2019.
9. The Department of Public Works-Transportation requires review by Georgia Department of Transportation prior to permitting along Covington Highway. Six-foot sidewalks, six-foot landscape strip and pedestrian street scale lights on Covington Highway.
10. The Department of Public Works-Transportation requires six-foot sidewalks, three-foot landscape strip and pedestrian street scale lights on DeKalb Medical Parkway.
11. The Department of Public Works-Transportation requires six-foot sidewalks, five-foot landscape strip, pedestrian street scale lights and bike lanes OR an 8-foot-wide pedestrian path on Wellborn Road.
12. The amount of units available for rental shall be capped at 35%.
13. The development shall include a mandatory HOA.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

350 Research Ct, Ste. 200, Peachtree Corners, Georgia 30092 ■ 48 Atlanta Street, Marietta, Georgia 30060
Main: (770) 451-2741 ■ Fax: (770) 451-3915
www.pecatl.com

WELLINGTON PARK
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
COWART RESIDENTIAL

1370 CENTER DRIVE
SITE 102
DUNWOODY GA 30338-4132
PHONE: 770.388.0465

CITY OF LITHONIA
DEKALB COUNTY
GEORGIA

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

MUNICIPALITY PROJECT #

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ZONING CONDITIONS

SCALE: N/A
DATE: 08/17/2020
PROJECT: 16260.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

KENNETH J. WOOD
08/17/2020
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2021

ORG NORTH

S2

GEORGIA WEST ZONE SHEET

The field data upon which this map or plat is based has a closure precision of one foot in 36,137 feet and an angular error of 00' 00' 0.3" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 586,485 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION
 LINEAR: TOPCON TOTAL STATION

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0157J, EFFECTIVE DATE MAY 16, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN JULY, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
6. THE UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED BY LOCATING PAINT MARKINGS CREATED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC. - PHONE- (770) 557-4142.
7. THE PROPOSED PARCELS SHOWN HEREON MAY OR MAY NOT CONSTITUTE A LEGAL SUBDIVISION.
8. (NO) EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A ____ (CM) RMSEX / RMSEY HORIZONTAL ACCURACY CLASS. ACTUAL POSITIONAL ACCURACY WAS FOUND TO BE RMSEX = ____ (CM) AND RMSEY = ____ CM WHICH EQUATES TO POSITIONAL HORIZONTAL ACCURACY = +/- ____ AT 95% CONFIDENCE LEVEL.
10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A ____ (CM) RMSEX / RMSEY VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEX = ____ CM, EQUATING TO +/- ____ CM AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/- ____ CM AT THE 95TH PERCENTILE.

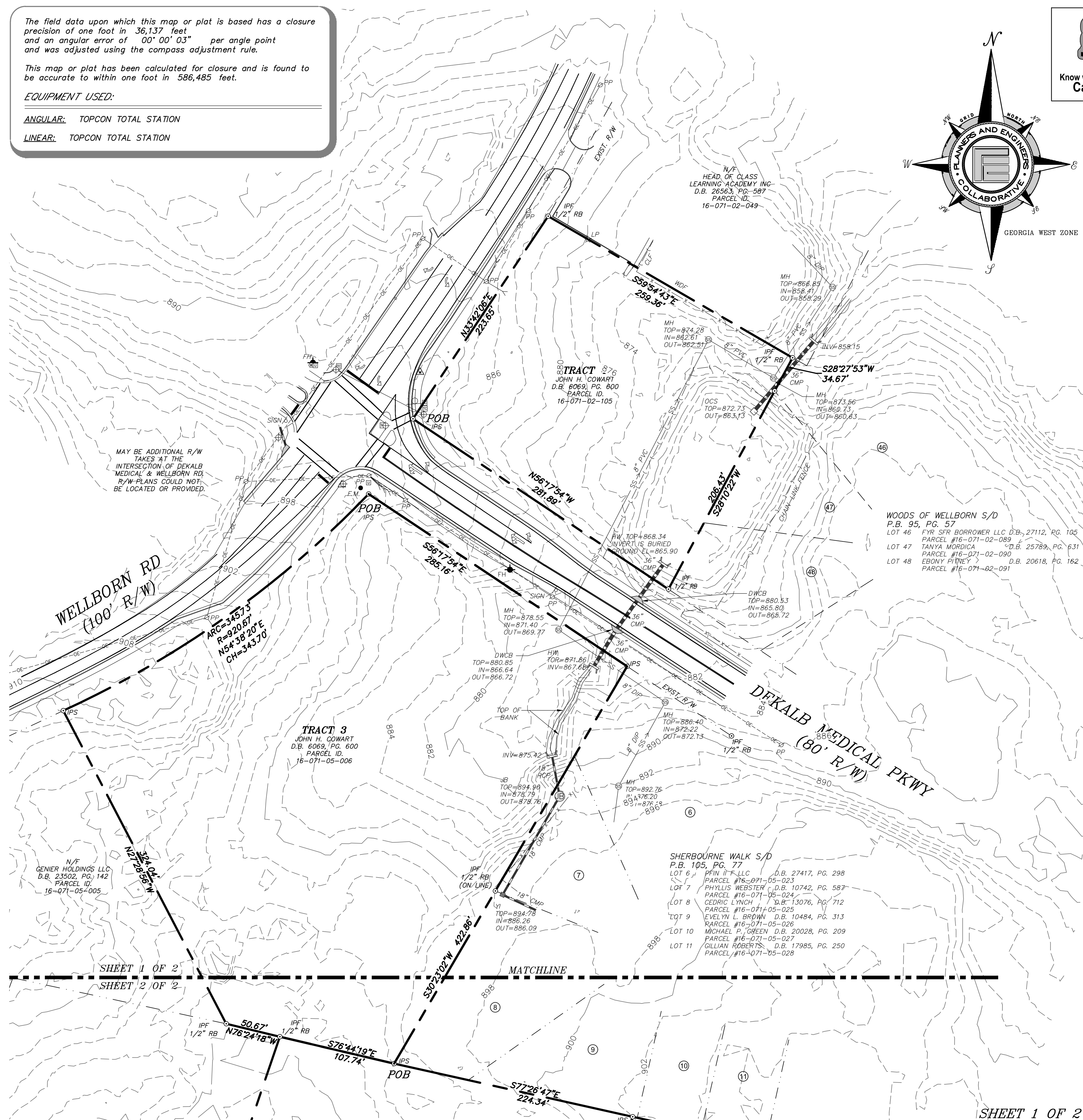
REFERENCES

1. DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA RIGHT OF WAY PLANS, ATLANTA TO COVINGTON ROAD, FEDERAL AID PROJECT #RF-195-1(1). PLANS DATED MARCH 7, 1977, LAST REVISED DECEMBER 1, 1978.
2. SUBDIVISION PLAT OF WOODS OF WELLBORN, PREPARED BY BINGHAM ASSOCIATES, INC., RECORDED IN PLAT BOOK 95, PAGE 57, DEKALB COUNTY, GEORGIA RECORDS.
3. FINAL PLAT FOR SHERBOURNE WALK, PREPARED BY TRAVIS PRUITT & ASSOCIATES, DATED JUNE 16, 1998, RECORDED IN PLAT BOOK 105, PAGE 77, DEKALB COUNTY, GEORGIA RECORDS.

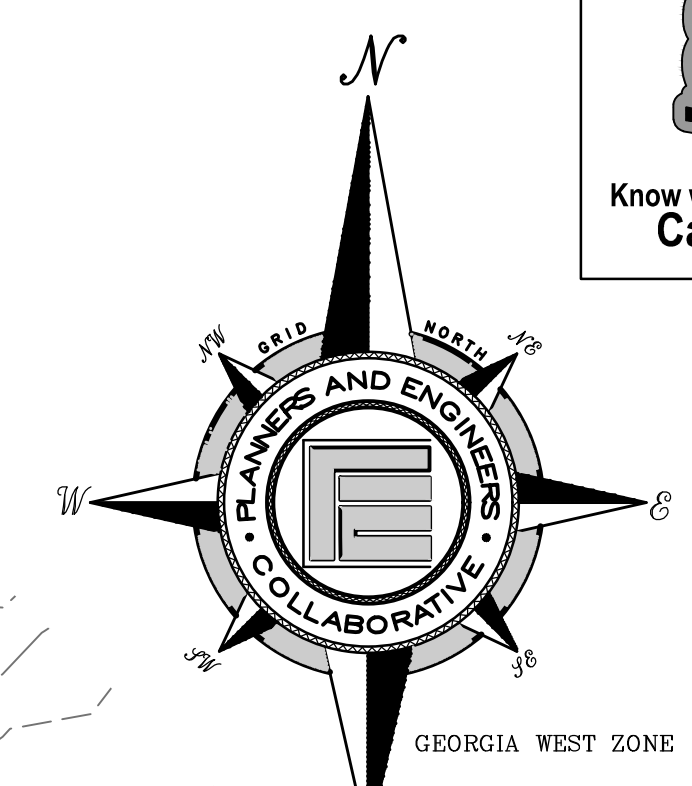
SITE AREA:

TRACT 1: 3.148 ACRES
 TRACT 2: 0.966 ACRES
 TRACT 3: 3.479 ACRES
 TRACT 4: 1.441 ACRES

OVERALL SITE: ACRES



Know what's below.
Call before you dig.



LEGEND

- IPF IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IPS IRON PIN SET (#4 Re-Rod unless noted otherwise)
- IPC IRON PIN WITH CAP FOUND
- POINT
- OP OPEN TOP PIPE FOUND
- CP CRAMP TOP PIPE FOUND
- AI ANGLE IRON
- PIF IRON PIPE FOUND
- MS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- RMW RIGHT OF WAY MONUMENT FOUND
- UPL UTILITY POLE (CARRIES MULTIPLE UTILITIES)
- WP POWER POLE (WOOD)
- SPS SERVICE POLE W/ LIGHT
- PPW POWER POLE W/ CRY WIRE
- P/T OVERHEAD POWER / TELEPHONE LINE
- OE OVERHEAD ELECTRIC LINE
- EL ELECTRIC METER
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- GM GAS METER
- SLM STORM SEWER LINE
- SMC SINGLE MING CATCH BASIN
- DMC DOUBLE MING CATCH BASIN
- CI CURB INLET
- DI DROP INLET
- JB JUNCTION BOX
- SSL SANITARY SEWER LINE
- SSC SANITARY SEWER CLEANOUT
- SSM SANITARY SEWER MANHOLE
- TEB TELEPHONE BOX
- TM TELEPHONE MANHOLE
- MM MONITORING WELL
- FOM FIBER OPTIC MARKER
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- UP UNDERGROUND POWER LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- FO UNDERGROUND FIBER OPTIC LINE

ABBREVIATIONS

- APPROX APPROXIMATE
- BM BENCH MARK
- C&C CURB & GUTTER
- CMP CORRUGATED METAL PIPE
- CL CENTERLINE
- CLF CHAIN-LINK FENCE
- DB DEED BOOK
- DIP DUCTILE IRON PIPE
- DIR DIRECTION
- INW INVERT
- P.O.B. POINT OF BEGINNING
- SMC SINGLE MING CATCH BASIN
- DMC DOUBLE MING CATCH BASIN
- PB PLAT BOOK
- N/F NOW OR FORMALLY
- RCP REINFORCED CONCRETE PIPE
- LP LIGHT POLE
- LPP LAMP POST
- WF WOODEN FENCE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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. Date of Map or Plat:

PLANNERS AND ENGINEERS COLLABORATIVE
 "WE PROVIDE SOLUTIONS"

- SITE PLANNING
- LANDSCAPE ARCHITECTURE
- CIVIL ENGINEERING
- LAND SURVEYING

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
 (770)451-2741 WWW.PECCAL.COM
 C.O.A.#15F000004

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

BOUNDARY SURVEY
 FOR

LAND LOT(S) 71 & 72
 DISTRICT 16TH

CITY OF COVINGTON

DRAWN BY: JRW
 CHECKED BY: JNH
 FILE NO.: 16260.00
 DATE: 8/29/2019
 SCALE: 1"=50'

DEKALB COUNTY
 GEORGIA

DATE OF FIELD WORK: 8/15/2019

LEGAL DESCRIPTION - TRACTS 1 & 2 COMBINED

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 71 and 72 of the 16th District, City of Covington, DeKalb County, Georgia and being more particularly described as follows: To find the TRUE POB... Commencing at an iron pin set at the intersection of the Eastern Right-of-Way of Wellborn Road (100' Right-of-Way) and the Southern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way); thence following said Right-of-Way of DeKalb Medical Parkway, South 56 degrees 17 minutes 54 seconds East a distance of 285.16 feet to an iron pin set; thence leaving the Southern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way), South 30 degrees 23 minutes 2 seconds West a distance of 422.86 feet to an iron pin set and the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established; thence South 77 degrees 26 minutes 47 seconds East a distance of 224.34 feet to an iron pin set; thence South 17 degrees 30 minutes 15 seconds West a distance of 426.06 feet to an iron pin set on the Northern Right-of-Way line of Covington Highway (80' Right-of-Way); thence continuing along said Right-of-Way line, North 72 degrees 45 minutes 41 seconds West a distance of 113.47 feet to a point; thence continuing along said Right-of-Way line, North 18 degrees 56 minutes 32 seconds East a distance of 20.28 feet to a point; thence continuing along said Right-of-Way line, North 72 degrees 24 minutes 26 seconds West a distance of 39.60 feet to a point; thence continuing along said Right-of-Way line, South 18 degrees 40 minutes 52 seconds West a distance of 19.90 feet to a point; thence continuing along said Right-of-Way line, North 71 degrees 28 minutes 20 seconds West a distance of 187.08 feet to an iron pin found; thence leaving the Northern Right-of-Way line of Covington Highway (80' Right-of-Way), North 18 degrees 49 minutes 5 seconds East a distance of 395.58 feet to an iron pin found; thence South 76 degrees 44 minutes 19 seconds East a distance of 107.74 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract containing 4.113 acres (179,157 square feet).

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 71 and 72 of the 16th District, City of Covington, DeKalb County, Georgia and being more particularly described as follows: To find the TRUE POB... Commencing at an iron pin set at the intersection of the Eastern Right-of-Way of Wellborn Road (100' Right-of-Way) and the Southern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way); thence following said Right-of-Way of DeKalb Medical Parkway, South 56 degrees 17 minutes 54 seconds East a distance of 285.16 feet to an iron pin set; thence leaving the Southern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way), South 30 degrees 23 minutes 2 seconds West a distance of 422.86 feet to an iron pin set and the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established; thence South 77 degrees 26 minutes 47 seconds East a distance of 224.34 feet to an iron pin set; thence South 17 degrees 30 minutes 15 seconds West a distance of 426.06 feet to an iron pin set on the Northern Right-of-Way line of Covington Highway (80' Right-of-Way); thence continuing along said Right-of-Way line, North 72 degrees 45 minutes 41 seconds West a distance of 113.47 feet to a point; thence continuing along said Right-of-Way line, North 18 degrees 56 minutes 32 seconds East a distance of 20.28 feet to a point; thence continuing along said Right-of-Way line, North 72 degrees 24 minutes 26 seconds West a distance of 39.60 feet to a point; thence continuing along said Right-of-Way line, South 18 degrees 40 minutes 52 seconds West a distance of 19.90 feet to a point; thence continuing along said Right-of-Way line, North 71 degrees 28 minutes 20 seconds West a distance of 187.08 feet to an iron pin found; thence leaving the Northern Right-of-Way line of Covington Highway (80' Right-of-Way), North 18 degrees 49 minutes 5 seconds East a distance of 395.58 feet to an iron pin found; thence South 76 degrees 44 minutes 19 seconds East a distance of 107.74 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract containing 3.148 acres (137,106 square feet).

LEGAL DESCRIPTION - TRACT 2

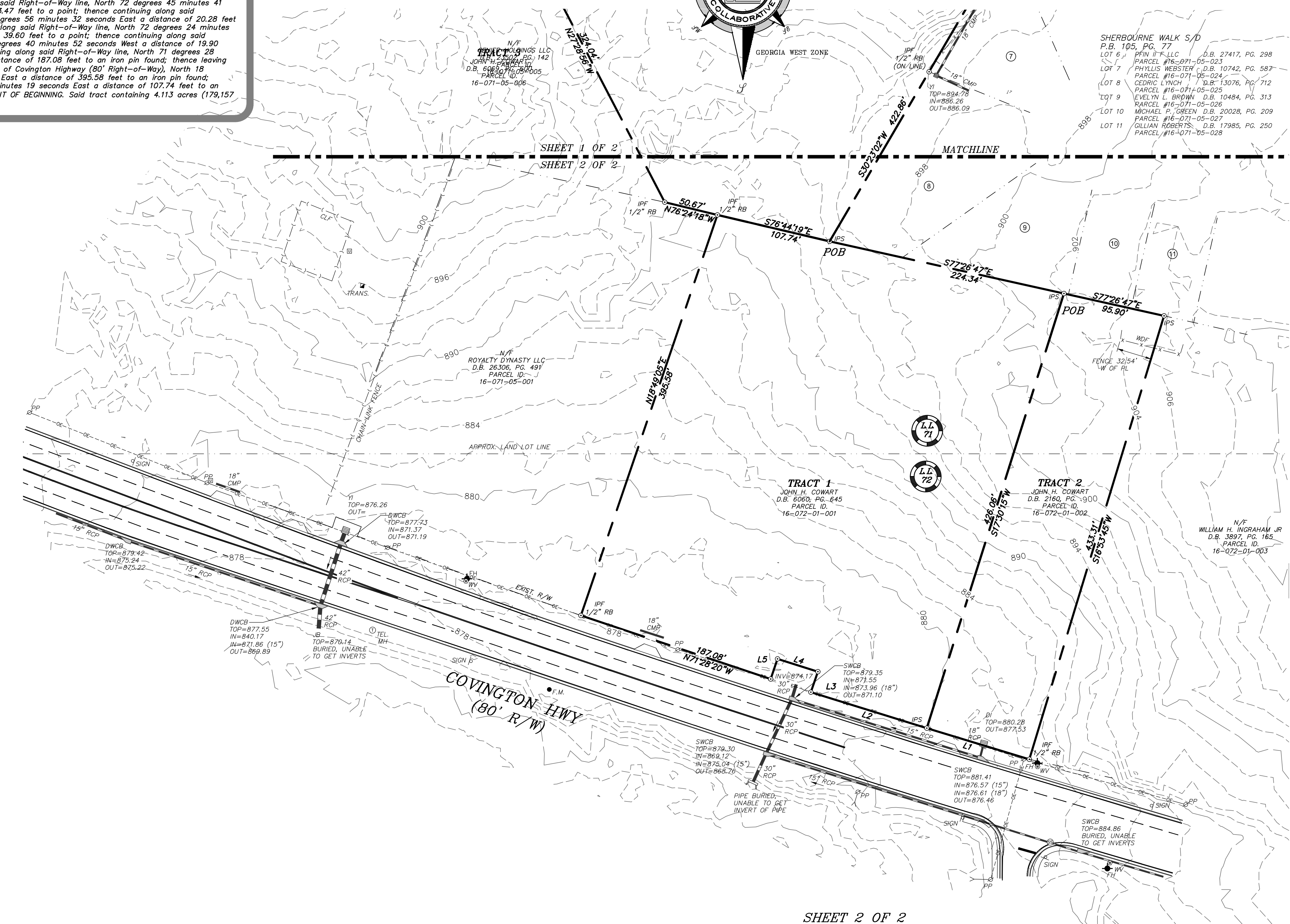
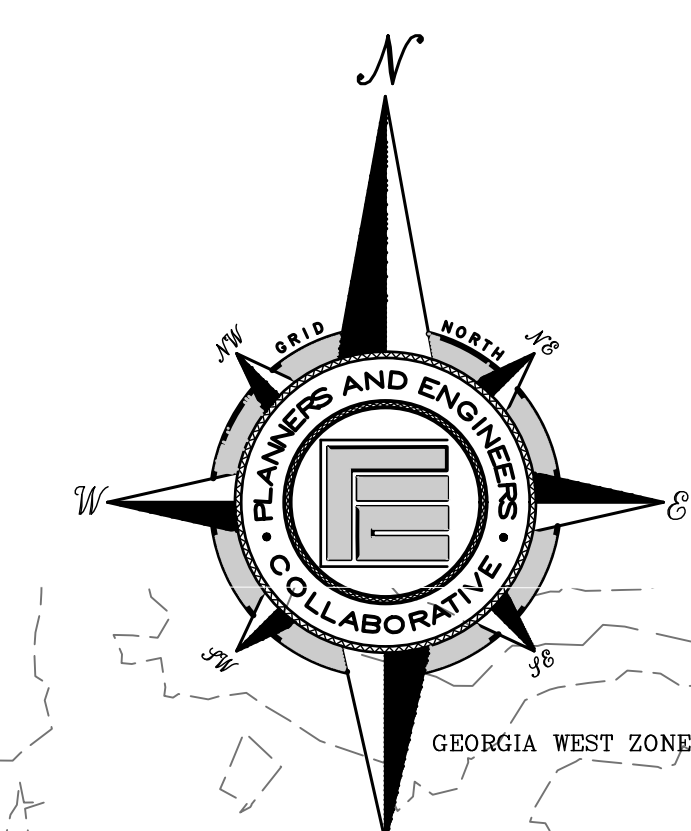
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 71 and 72 of the 16th District, City of Covington, DeKalb County, Georgia and being more particularly described as follows: To find the TRUE POB... Commencing at an iron pin set at the intersection of the Eastern Right-of-Way of Wellborn Road (100' Right-of-Way) and the Southern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way); thence following said Right-of-Way of DeKalb Medical Parkway, South 56 degrees 17 minutes 54 seconds East a distance of 285.16 feet to an iron pin set; thence leaving the Southern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way), South 30 degrees 23 minutes 2 seconds West a distance of 422.86 feet to an iron pin set; thence South 77 degrees 26 minutes 47 seconds East a distance of 224.34 feet to an iron pin set; thence South 17 degrees 30 minutes 15 seconds West a distance of 426.06 feet to an iron pin set on the Northern Right-of-Way line of Covington Highway (80' Right-of-Way); thence continuing along said Right-of-Way line, North 72 degrees 45 minutes 41 seconds West a distance of 113.47 feet to a point; thence continuing along said Right-of-Way line, North 18 degrees 56 minutes 32 seconds East a distance of 20.28 feet to a point; thence continuing along said Right-of-Way line, North 72 degrees 24 minutes 26 seconds West a distance of 39.60 feet to a point; thence continuing along said Right-of-Way line, South 18 degrees 40 minutes 52 seconds West a distance of 19.90 feet to a point; thence continuing along said Right-of-Way line, North 71 degrees 28 minutes 20 seconds West a distance of 187.08 feet to an iron pin found; thence leaving the Northern Right-of-Way line of Covington Highway (80' Right-of-Way), North 18 degrees 49 minutes 5 seconds East a distance of 395.58 feet to an iron pin found; thence South 76 degrees 44 minutes 19 seconds East a distance of 107.74 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract containing 0.965 acres (42,051 square feet).

LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 of the 16th District, City of Covington, DeKalb County, Georgia and being more particularly described as follows: Beginning at an iron pin set at the intersection of the Eastern Right-of-Way of Wellborn Road (100' Right-of-Way) and the Southern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way), said point being the POINT OF BEGINNING; thence following said Right-of-Way of DeKalb Medical Parkway, South 56 degrees 17 minutes 54 seconds East a distance of 285.16 feet to an iron pin set; thence leaving the Southern Right-of-Way line of DeKalb Medical, South 30 degrees 23 minutes 2 seconds West a distance of 422.86 feet to an iron pin set; thence North 76 degrees 44 minutes 19 seconds West a distance of 107.74 feet to an iron pin found; thence North 76 degrees 24 minutes 18 seconds West a distance of 50.67 feet to an iron pin found; thence North 27 degrees 28 minutes 56 seconds West a distance of 324.04 feet to an iron pin set on the Eastern Right-of-Way of Wellborn Road (100' Right-of-Way); thence continuing along said Right-of-Way line, 345.73 feet along an arc of a curve to the left, said curve having a radius of 920.67 feet and a chord bearing of North 54 degrees 38 minutes 20 seconds East and a chord distance of 343.70 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract containing 3.479 acres (151,528 square feet).

LEGAL DESCRIPTION - TRACT 4

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 of the 16th District, City of Covington, DeKalb County, Georgia and being more particularly described as follows: Beginning at an iron pin set at the intersection of the Eastern Right-of-Way of Wellborn Road (100' Right-of-Way) and the Northern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way), said point being the POINT OF BEGINNING; thence following said Right-of-Way of Wellborn Road, North 33 degrees 42 minutes 6 seconds East a distance of 223.65 feet to an iron pin found to a point; thence leaving Eastern Right-of-Way of Wellborn Road (100' Right-of-Way), South 59 degrees 54 minutes 43 seconds East a distance of 259.36 feet to an iron pin found; thence South 28 degrees 27 minutes 53 seconds West a distance of 34.67 feet to a point; thence South 28 degrees 10 minutes 22 seconds West a distance of 206.43 feet to an iron pin found on the Northern Right-of-Way line of DeKalb Medical Parkway (80' Right-of-Way); thence continuing along said Right-of-Way line, North 56 degrees 17 minutes 54 seconds West a distance of 281.89 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract containing 1.441 acres (62,755 square feet).



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C.O.A.#15900004

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

BOUNDARY SURVEY
FOR

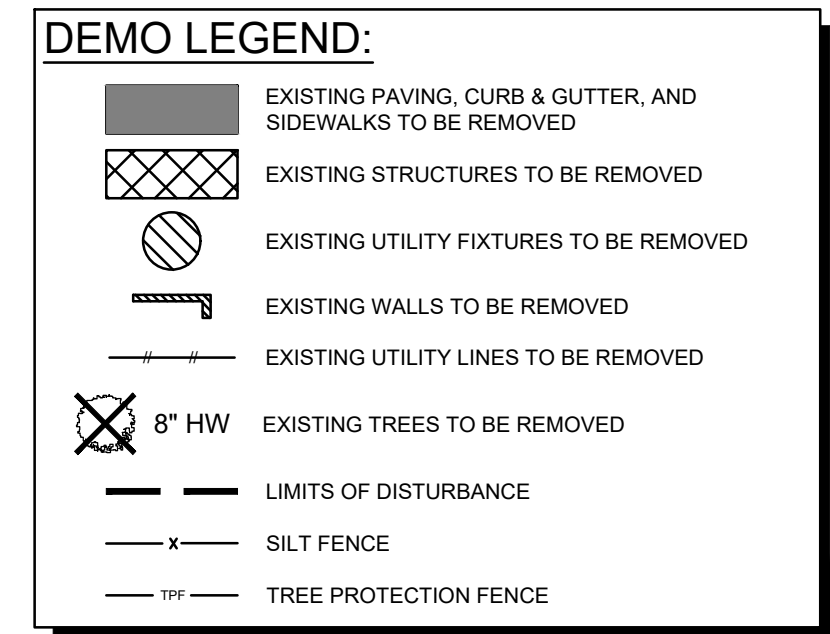
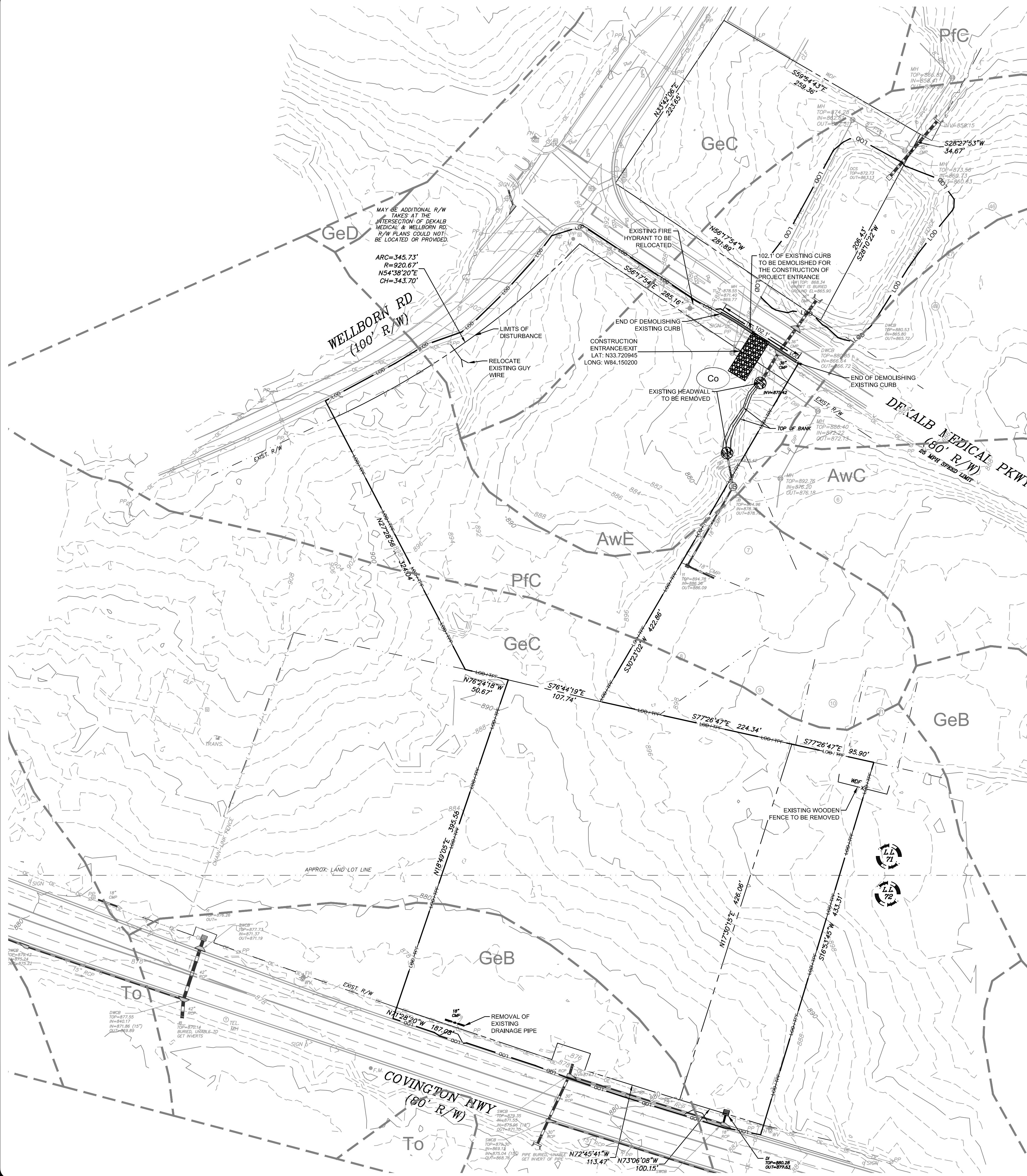
LAND LOT(S) 71 & 72
DISTRICT 16TH

CITY OF COVINGTON

DEKALB COUNTY
GEORGIA

DRAWN BY: JRW
CHECKED BY: JNH
FILE NO.: 16260.00
DATE: 8/29/2019
SCALE: 1"=50'

DATE OF FIELD WORK: 8/15/2019



DEMOLITION NOTES:

- POLLUTION CONTROLS: USE WATER SPRINKLERS AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
- COORDINATE WITH THE CORRESPONDING UTILITY COMPANY BEFORE REMOVING ANY UNDERGROUND OR OVERHEAD UTILITY LINES AND TRANSFORMERS.

JOB CONDITIONS

- CONDITION OF STRUCTURES: PRIOR TO DEMOLITION, THE SITE IS TO BE VISITED BY THE CONTRACTOR TO DETERMINE EXISTING CONDITIONS OF STRUCTURE(S) TO BE REMOVED.
- PARTIAL REMOVAL: ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE STRUCTURE AS THE WORK PROGRESSES. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
- TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES. OBTAIN ANY PERMITS FOR LANE CLOSURE IF NECESSARY.
- PROTECTION: ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
- DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.

DESCRIPTION OF WORK

- REMOVE FROM THE SITE DEBRIS, RUBBISH AND MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- DEMOLITION INCLUDES THE REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS, AS SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED. MATERIAL SHALL BE REMOVED FROM THE SITE.
- CONTRACTOR SHALL NOTIFY ALL GOVERNMENTAL AGENCIES, HAVING JURISDICTION, PRIOR TO THE START OF ANY DEMOLITION WORK. ANY FINES AND/OR PENALTIES INCURRED DUE TO THE CONTRACTOR NOT CONTACTING ALL REQUIRED GOVERNMENTAL AGENCIES PRIOR TO DEMOLITION SHALL BE PAID BY THE CONTRACTOR.

DISPOSAL

- GENERAL: REMOVE FROM THE SITE DEBRIS, RUBBISH AND MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL, ENVIRONMENTALLY SAFE MANNER, RECYCLING OR SALVAGE OF MATERIALS IS STRONGLY RECOMMENDED AND ENCOURAGED.
- REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF THE SITE.

MISCELLANEOUS

- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- EACH BUILDING/STRUCTURE WILL REQUIRE A SEPARATE DEMOLITION PERMIT.
- CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED EXISTING CURBS OR CURB AND GUTTER ALONG PROPERTY FRONTAGE TO THE PROPER HEIGHT OF 6" ABOVE THE EXISTING PAVEMENT ELEVATION. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATIONS, WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING.
- ALL TRAFFIC SIGNS SHALL BE REMOVED WITHIN LIMIT OF DISTURBANCE.
- ALL FENCES AND WALLS SHALL BE REMOVED WITHIN LIMIT OF DISTURBANCE.
- DEMOLITION CONTRACTOR TO CONFIRM THAT THE LOCATION OF EXISTING UTILITIES AND STRUCTURES MATCHES SURVEY PRIOR TO ANY DEMOLITION. CONTRACTOR TO CONFIRM ALL ITEMS TO BE DEMOLISHED WITH CLIENT OR ENGINEER PRIOR TO DEMOLITION.

SOILS INFORMATION

THE EXISTING SOILS ON SITE CONSIST OF:

GeC - Gwinnett sandy loam, 6 to 10 percent slopes
 GeB - Gwinnett sandy loam, 2 to 6 percent slopes
 Awe - Ashlar-Wedowee complex, 10 to 25 percent slopes
 PIC - Pacolet sandy loam, 2 to 10 percent slopes



24-HOUR CONTACT:
DEAN COWART
 770.368.0465

WELLINGTON PARK

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
 FOR
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 1370 CENTER DRIVE
 STE. 102
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 PHONE: 770.368.0465

LAND LOT 071 & 072
 15TH DISTRICT

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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DEMOLITION PLAN



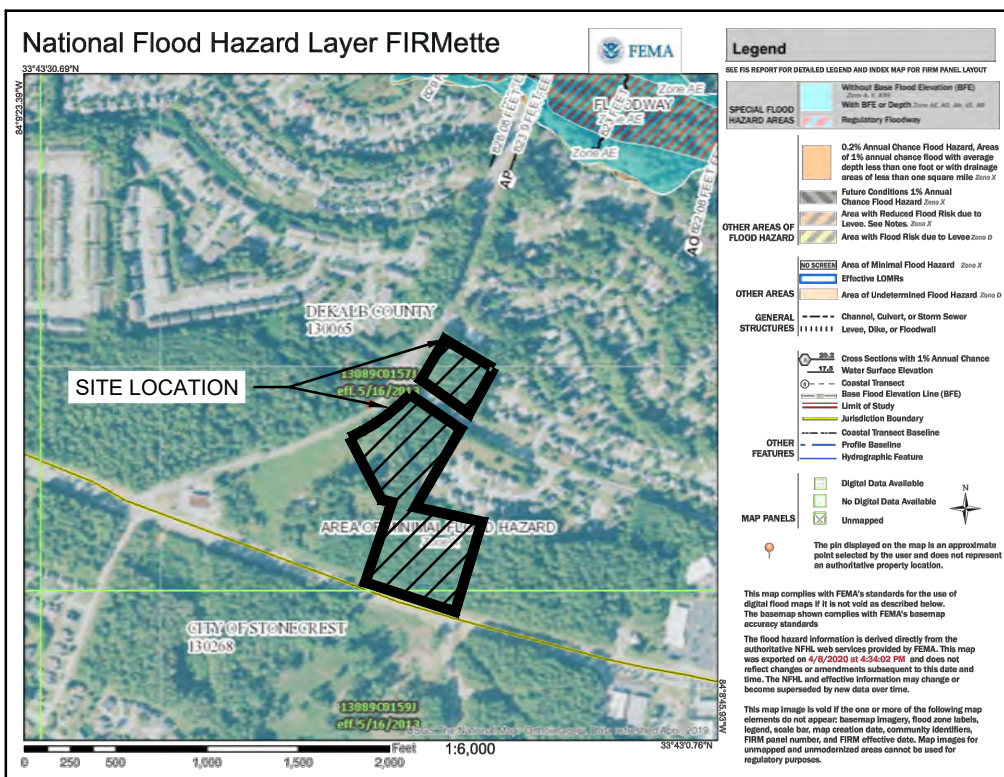
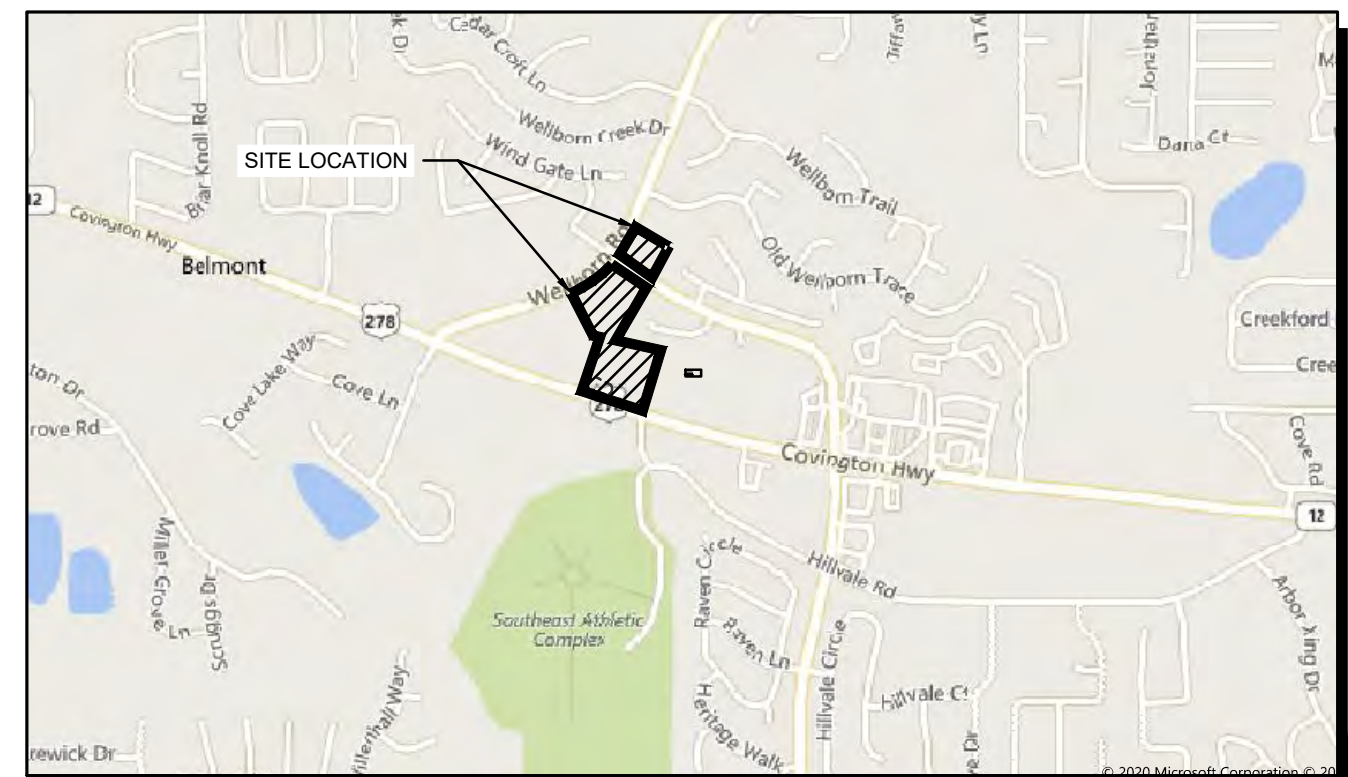
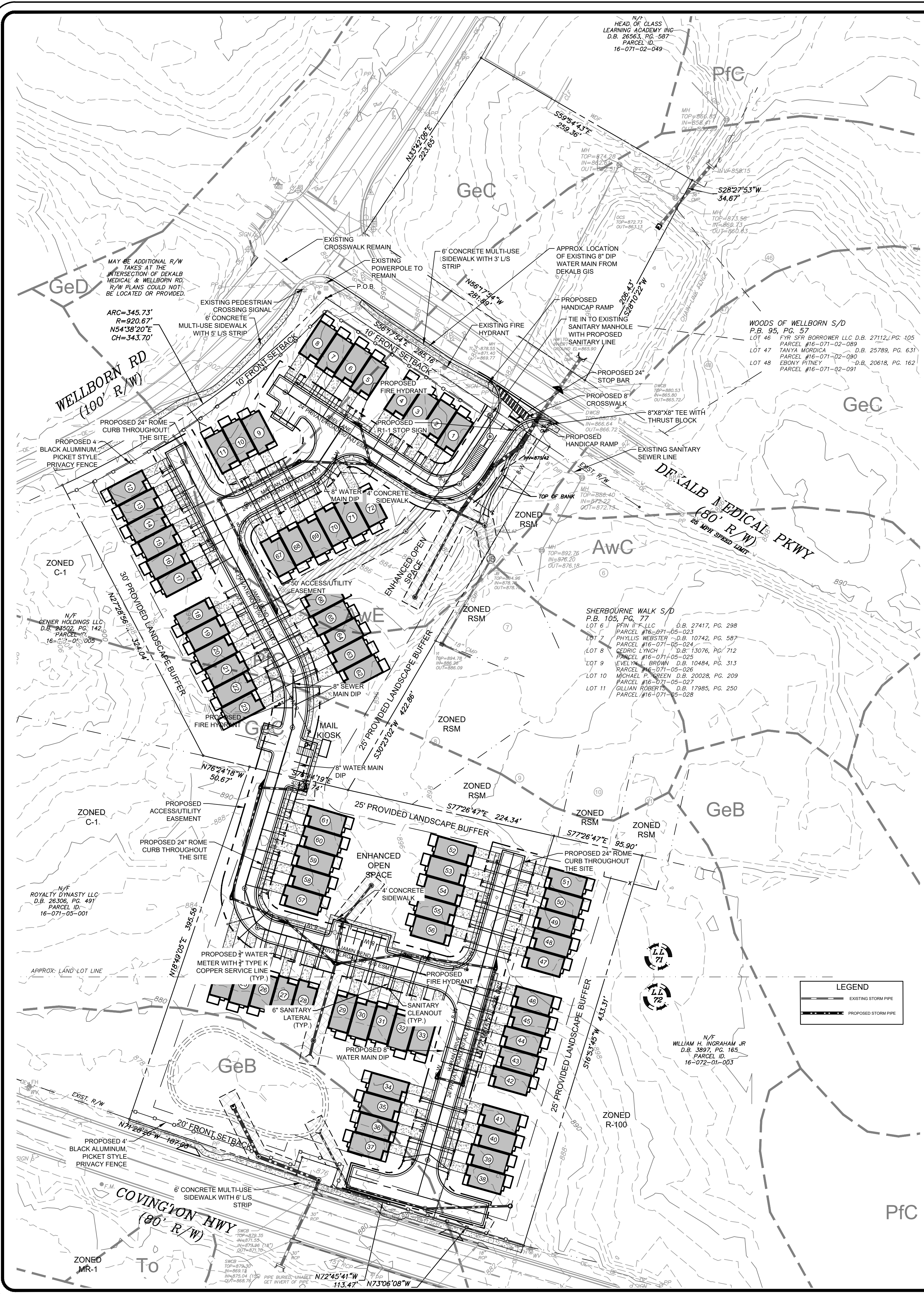
SCALE: 1" = 60'
 DATE: 08/17/2020
 PROJECT: 16260.00

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08/17/2020
 GSACC LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION # 0000059389 EXP. 10/28/2021

S2.1
 SHEET



SITE DATA:

ADDRESS	2338 WELLBORN ROAD LITHONIA GA 30058
SITE AREA	9.034
ZONING	
EXISTING ZONING	C-1 & RSM
PROPOSED ZONING	RSM
ZONING JURISDICTION	DEKALB COUNTY
DEVELOPMENT STANDARDS	
TOTAL 22' X 44' TOWNHOMES UNITS	72 UNITS
TOTAL SITE DENSITY	*7.97 UPA (100% DENSITY BONUS)
MAX. DENSITY ALLOWED	8 UPA W/ POSSIBLE DENSITY BONUSES
UNIT DENSITY	6.72 UNITS/AC
MIN. BLDG. HEATED SF	1,200 SF
REQUIRED OPEN SPACE (% OF TOTAL SITE AREA)	35%
REQUIRED OPEN SPACE (ACRES / SF)	3.15 ACRES / 137, 519 SF
PROPOSED OPEN SPACE (% OF TOTAL SITE AREA)	36%
PROPOSED OPEN SPACE (ACRES / SF)	3.22 ACRES / 141, 900 SF
MAX. IMPERVIOUS COVERAGE PERMITTED	70% OF SITE AREA
IMPERVIOUS COVERAGE PROPOSED	133,207 SF (33% OF TOTAL SITE AREA)
FRONT SETBACK (ARTERIAL STREET/LOCAL)	10 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	15 FEET
BUILDING SEPARATION	NONE
TRANSITIONAL BUFFER	20 FEET
PARKING	
REQUIRED PARKING (1.5 SPU + 0.25 GSPU)	126 SPACES
MAX. PARKING SPACE REQUIRED (3 SPU + 0.25 GSPU)	234 SPACES
PARKING SPACES PROVIDED	162 SPACES (SPU + 0.25 GSPU)

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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

THERE ARE STATE WATERS ON THE PROPERTY
THERE ARE NO IMPAIRED STREAMS NEAR THE SITE
THERE ARE NO WETLANDS IN THE PROPERTY

SOILS INFORMATION
THE EXISTING SOILS ON SITE CONSIST OF:
GeC - Gwinnett sandy loam, 6 to 10 percent slopes
GeB - Gwinnett sandy loam, 2 to 6 percent slopes
AwE - Ashlar-Wedowee complex, 10 to 25 percent slopes
PiC - Pacolet sandy loam, 2 to 10 percent slopes

- SKETCH PLAT NOTES**
1. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
 2. GA POWER WILL PROVIDE ELECTRICITY SERVICE.
 3. 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.
 4. 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.
 5. RENTAL UNITS SHALL BE LIMITED TO 35%.
 6. THERE SHALL BE MANDATORY HOME OWNERS ASSOCIATION FOR THIS DEVELOPMENT IN COMPLIANCE WITH STATE LAW AND THE CODE OF DEKALB COUNTY.

24 HOUR CONTACT:
DEAN COWART @ 770.368.0465

CONTACT INFORMATION:

ENGINEER: KENNETH J WOOD, P.E. OWNER: JOHN H. COWART, COWART RESIDENTIAL
PLANNERS AND ENGINEERS COLLABORATIVE

ADDRESS: 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 ADDRESS: 1370 CENTER DRIVE STE. 102, DUNWOODY GA 30338-4132
PHONE: 770.451.2741 PHONE: 770.368.0465
EMAIL: KWOOD@PECATL.COM



CURRENT OWNER OF RECORD:
PARCEL ID: 16 072 01 001, 16 071 02 105 & 16 071 05 006
COWART JOHN H
LANIER ROBERT E
1370 CENTER DR STE 102
DUNWOODY, GA 30338-4132

DEKALB SANITATION NOTE:
UNITS 12 AND 52 TO PUT DEKALB WASTE COLLECTION CONTAINER IN FRONT OF ADJACENT UNITS 13 AND 53 RESPECTIVELY FOR SANITATION TRUCK ACCESSIBILITY

MUNICIPALITY PROJECT # _____

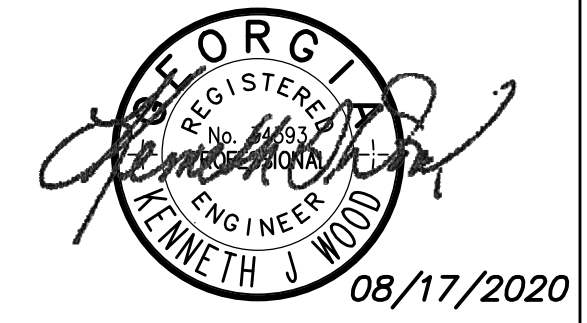
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SKETCH PLAT

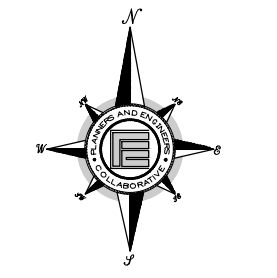


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DATE: 08/17/2020
PROJECT: 16260.00

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S3 SHEET

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STE. 102
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16260.00.dwg - ZONING CONDITIONS - 16260.00.dwg - 8/17/2020 8:49 PM

MAY BE ADDITIONAL R/W TAKES AT THE INTERSECTION OF DEKALB MEDICAL & WELLBORN RD. R/W PLANS COULD NOT BE LOCATED OR PROVIDED.

ARC=345.73'
R=920.67'
NS4°38'20"E
CH=343.70'

WELLBORN RD
(100' R/W)

ZONED C-1

N/F
GENIER HOLDINGS LLC
D.B. 23502, PG. 142
PARCEL ID.
16-071-05-005

ZONED C-1



SHERBOURNE WALK S/D
P.B. 105, PG. 77
LOT 6 PFIN II F LLC D.B. PARCEL #16-071-05-0.
LOT 7 PHYLLIS WEBSTER D.B. PARCEL #16-071-05-0.
LOT 8 CEDRIC LYNCH D.B. PARCEL #16-071-05-0.
LOT 9 EVELYN L. BROWN D.B. PARCEL #16-071-05-0.
LOT 10 MICHAEL P. GREEN D.B. PARCEL #16-071-05-0.
LOT 11 GILLIAN ROBERTS D.B. PARCEL #16-071-05-0.

SHEET C3.30
SHEET C3.31
SHEET C3.02

WELLINGTON PARK
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FOR
COWART RESIDENTIAL
1370 CENTER DRIVE
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CITY OF LITHONIA
DEKALB COUNTY
GEORGIA

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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LOT LAYOUT



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PROJECT: 16260.00

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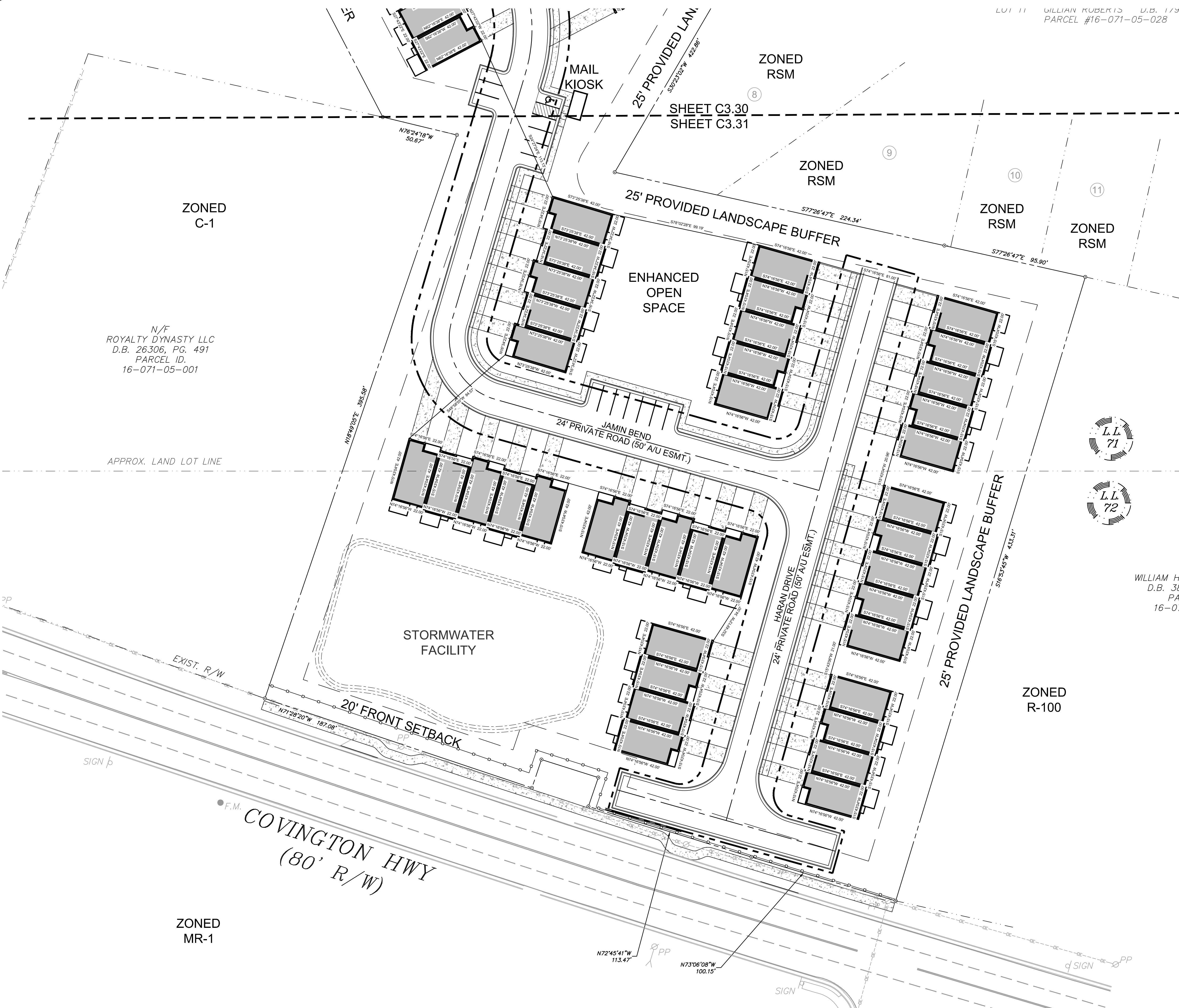
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S4
SHEET

J:\2016\1626000\DWG\planners\C3.02 - SITE PLAN - 1626000.dwg - 8/17/2020 8:37 AM

LOT 11 WILLIAM ROBERTS D.B. 17903, PARCEL #16-071-05-028



ZONED C-1

N/F ROYALTY DYNASTY LLC D.B. 26306, PG. 491 PARCEL ID. 16-071-05-001

APPROX. LAND LOT LINE

STORMWATER FACILITY

ZONED MR-1

F.M. COVINGTON HWY (80' R/W)

SHEET C3.30 SHEET C3.31

ZONED RSM

ZONED RSM

ZONED RSM

ZONED RSM

ZONED R-100

N/ WILLIAM H. II D.B. 3897 PARC 16-072-

WELLINGTON PARK A MASTER PLANNED RESIDENTIAL DEVELOPMENT FOR COWART RESIDENTIAL 1370 CENTER DRIVE STE. 102 DUNWOODY GA 30338-4132 PHONE: 770-368-0465

PLANNERS AND ENGINEERS COLLABORATIVE SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770) 451-2741 FAX (770) 451-9915

REVISIONS:

Table with columns: NO., DATE, BY, DESCRIPTION. Contains two entries for L.L. 71 and L.L. 72.

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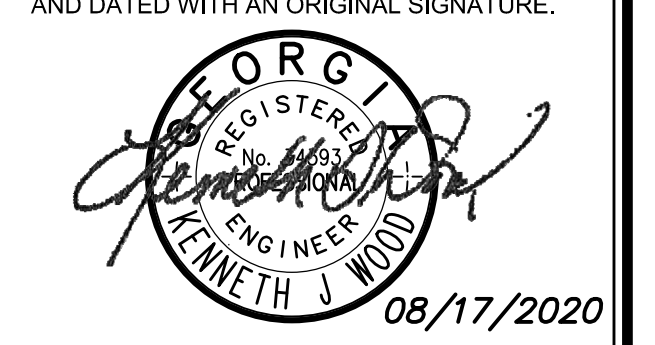
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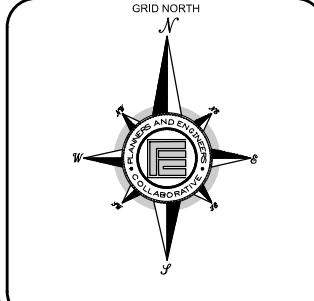


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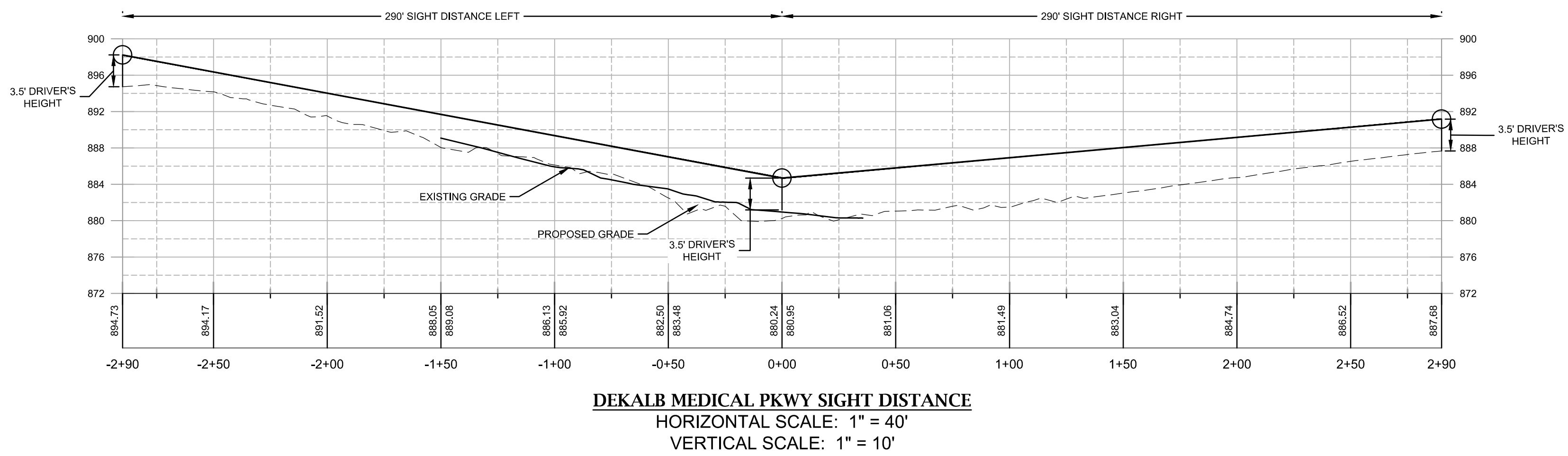
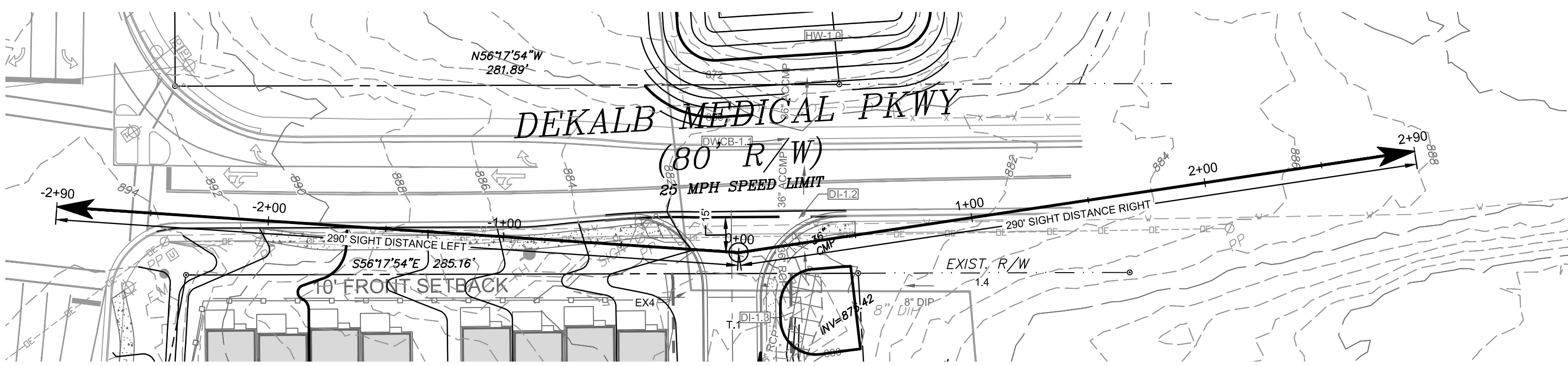


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S4.1 SHEET





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FOR
COWART RESIDENTIAL

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 DUNWOODY GA 30338-4132
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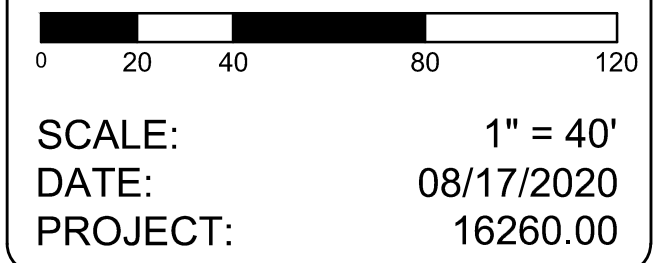
REVISIONS:

NO.	DATE	BY	DESCRIPTION

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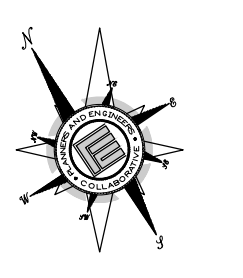
SIGHT DISTANCE PROFILE



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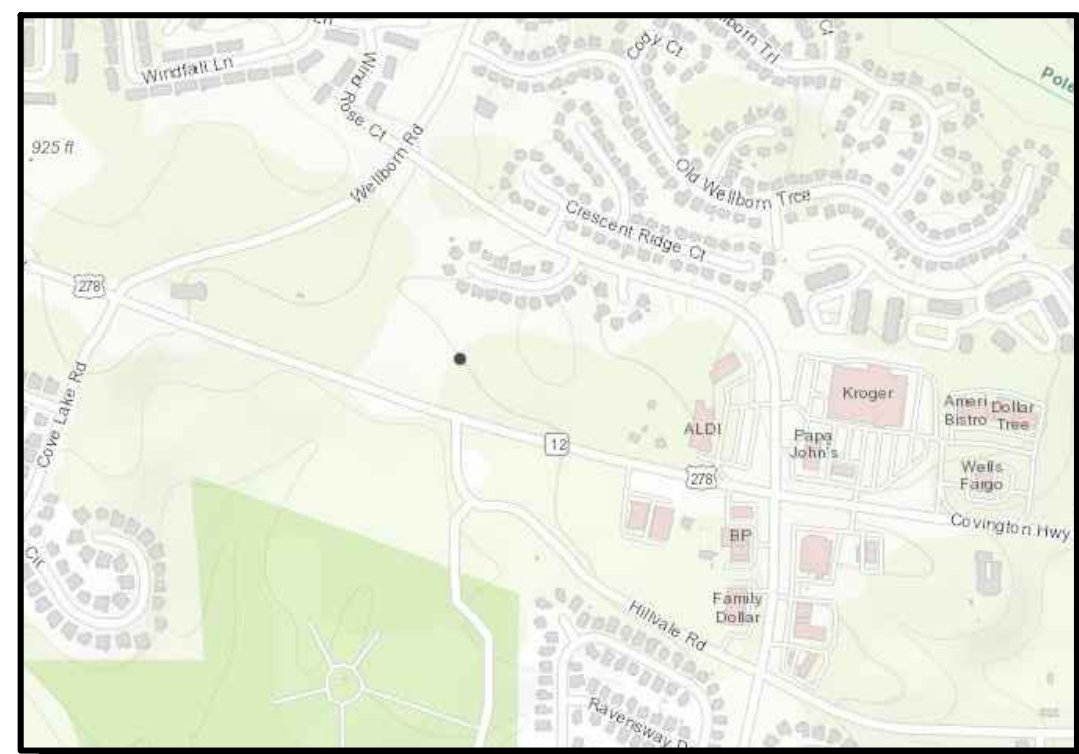


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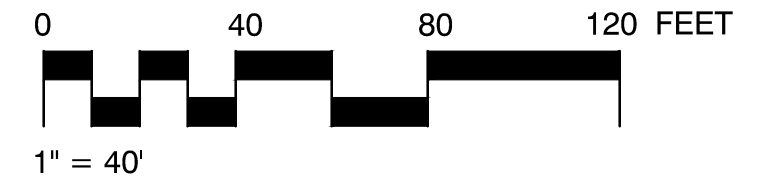
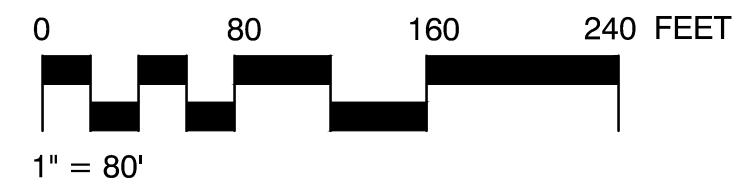
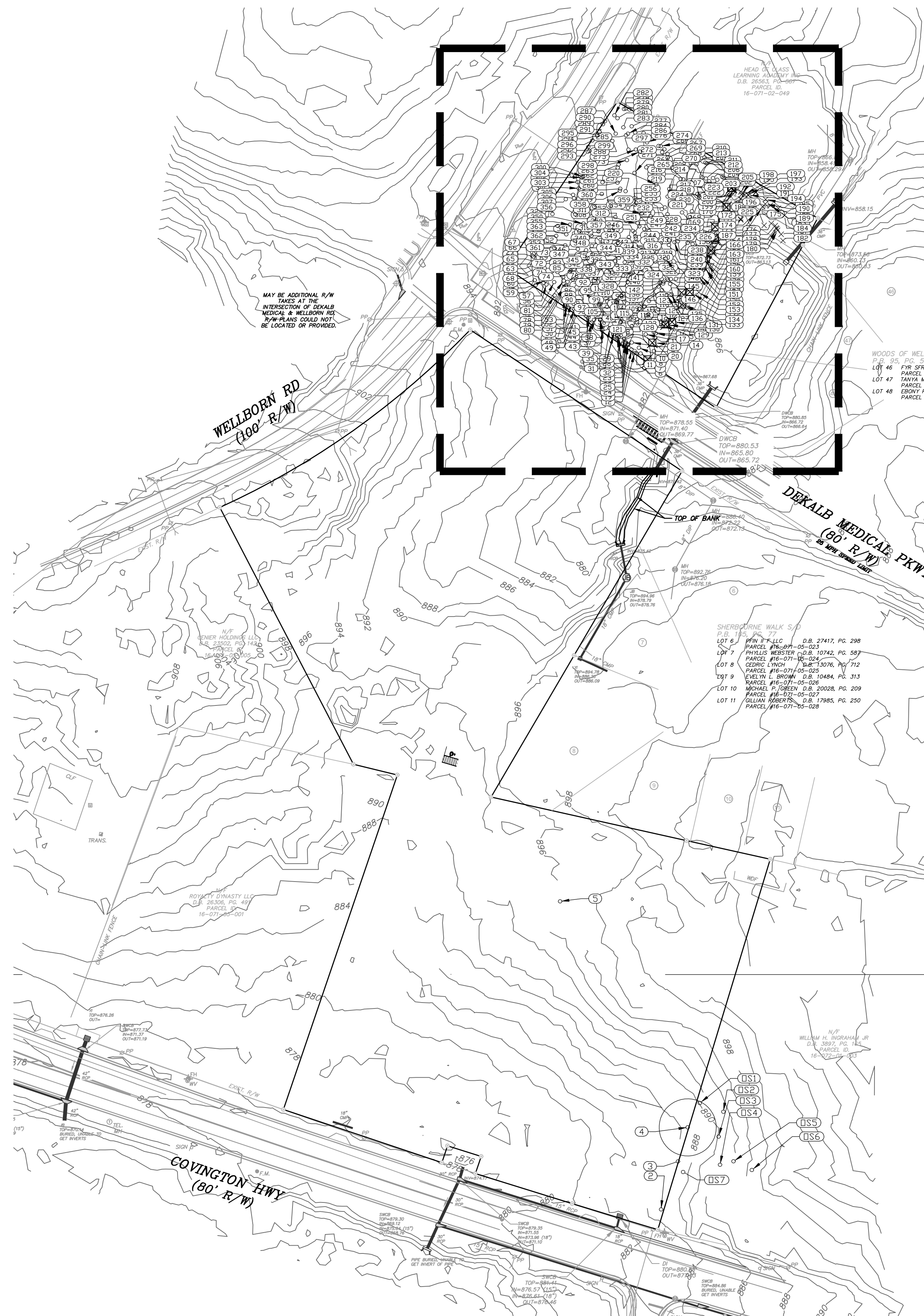


S5
 SHEET

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SITE LOCATION MAP
NOT TO SCALE



NORTHERN PARCEL ENLARGEMENT



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PROJECT

COVINGTON HIGHWAY

6556 COVINGTON HWY
CITY OF LITHONIA,
DEKALB COUNTY,
GEORGIA

LAND LOT 71,72
DISTRICT 16

FOR
COWART RESIDENTIAL

1370 CENTER DRIVE
SUITE 102
DUNWOODY, GA 30338

CONTACT:

REVISION	DATE

DRAWN BY: JM
APPROVED BY: DM

PROJECT NUMBER
16260.00



DATE
4/22/2020

TITLE
EXISTING TREES SURVEY

SHEET
TREE 1

