

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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 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

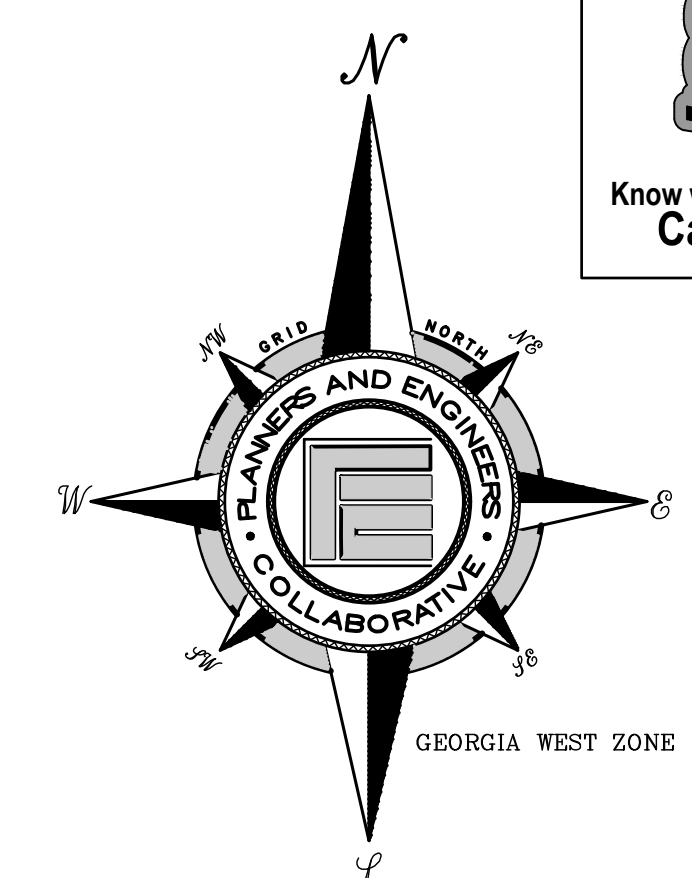
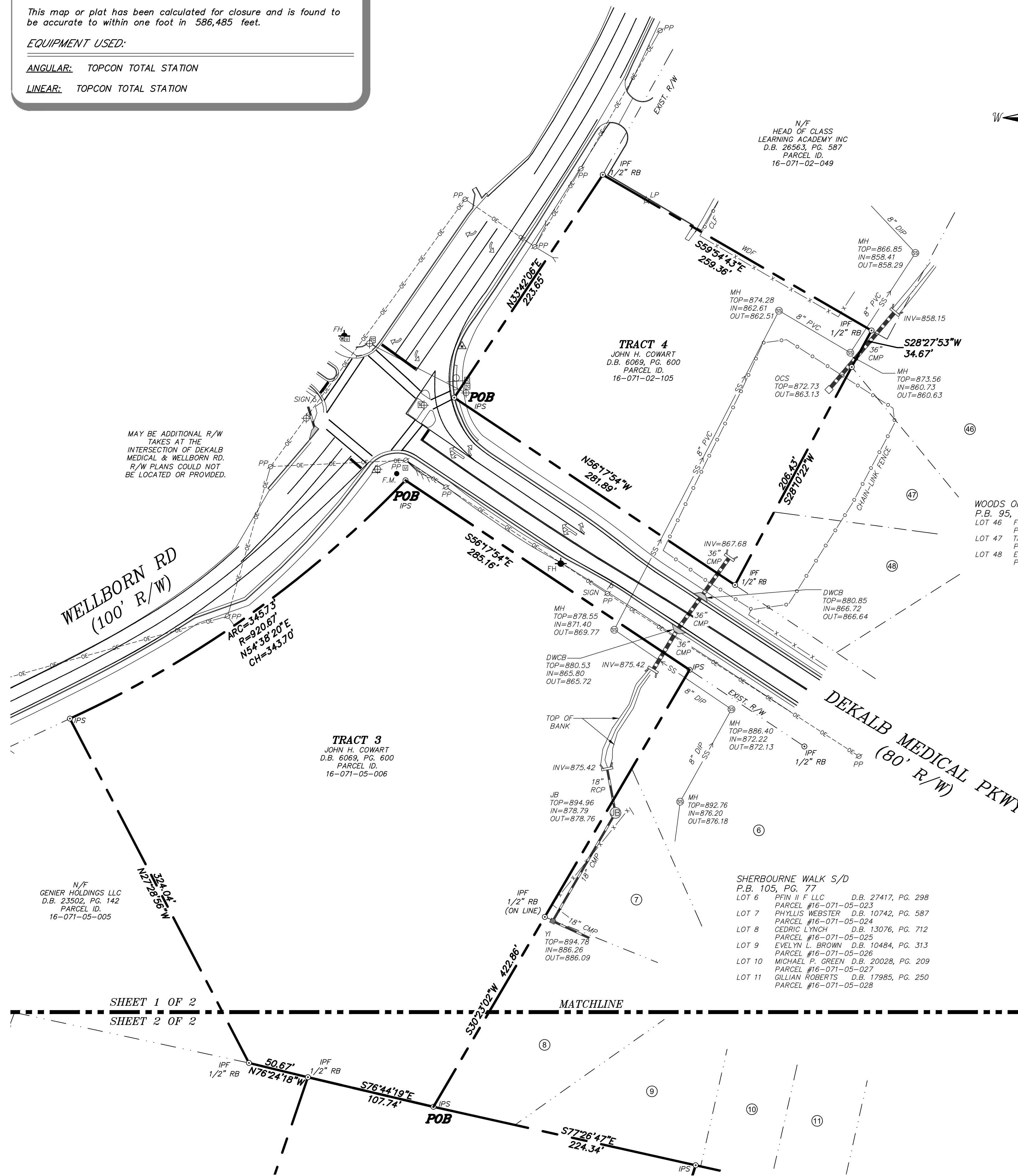
OVERALL SITE: _____ ACRES

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' 03" 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



- LEGEND**
- IPF IRON PIN FOUND (#1 Re-Rod unless noted otherwise)
 - IPS IRON PIN SET (#1 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
 - PF PK NAIL FOUND
 - PMS PK NAIL SET
 - CM CONCRETE MONUMENT FOUND
 - CMW RIGHT OF WAY MONUMENT FOUND
 - UP UTILITY POLE (CARRIES MULTIPLE UTILITIES)
 - PP POWER POLE (WOOD)
 - SP SERVICE POLE W/ LIGHT
 - PWR POWER POLE W/ CUY WIRE
 - P/T OVERHEAD POWER / TELEPHONE LINE
 - OE OVERHEAD ELECTRIC LINE
 - EB ELECTRIC METER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - WM WATER METER
 - GM GAS METER
 - SS STORM SEWER LINE
 - SMC SINGLE MING CATCH BASIN
 - DMC DOUBLE MING CATCH BASIN
 - CI CURB INLET
 - DI DROP INLET
 - JB JUNCTION BOX
 - SS SANITARY SEWER LINE
 - SSC SANITARY SEWER CLEANOUT
 - SSM SANITARY SEWER MANHOLE
 - TB TELEPHONE BOX
 - TM TELEPHONE MANHOLE
 - MW MONITORING WELL
 - FM 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
 - BW 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
 - INV INVERT
 - P.O.B. POINT OF BEGINNING
 - SMCB SINGLE MING CATCH BASIN
 - DMCB DOUBLE MING CATCH BASIN
 - PB PLAT BOOK
 - N/A NOW OR FORMALLY
 - RCP REINFORCED CONCRETE PIPE
 - LF LIGHT FILE
 - 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:

SHEET 1 OF 2

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 C.O.A.#15F00004

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

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 77 degrees 26 minutes 47 seconds East a distance of 95.90 feet to an iron pin set to a point; thence South 16 degrees 53 minutes 45 seconds West a distance of 433.31 feet to an iron pin found on the Northern Right-of-Way line of Covington Highway (80' Right-of-Way); thence continuing along said Right-of-Way line, North 73 degrees 6 minutes 8 seconds West a distance of 100.15 feet to an iron pin set to a point; 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 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).

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

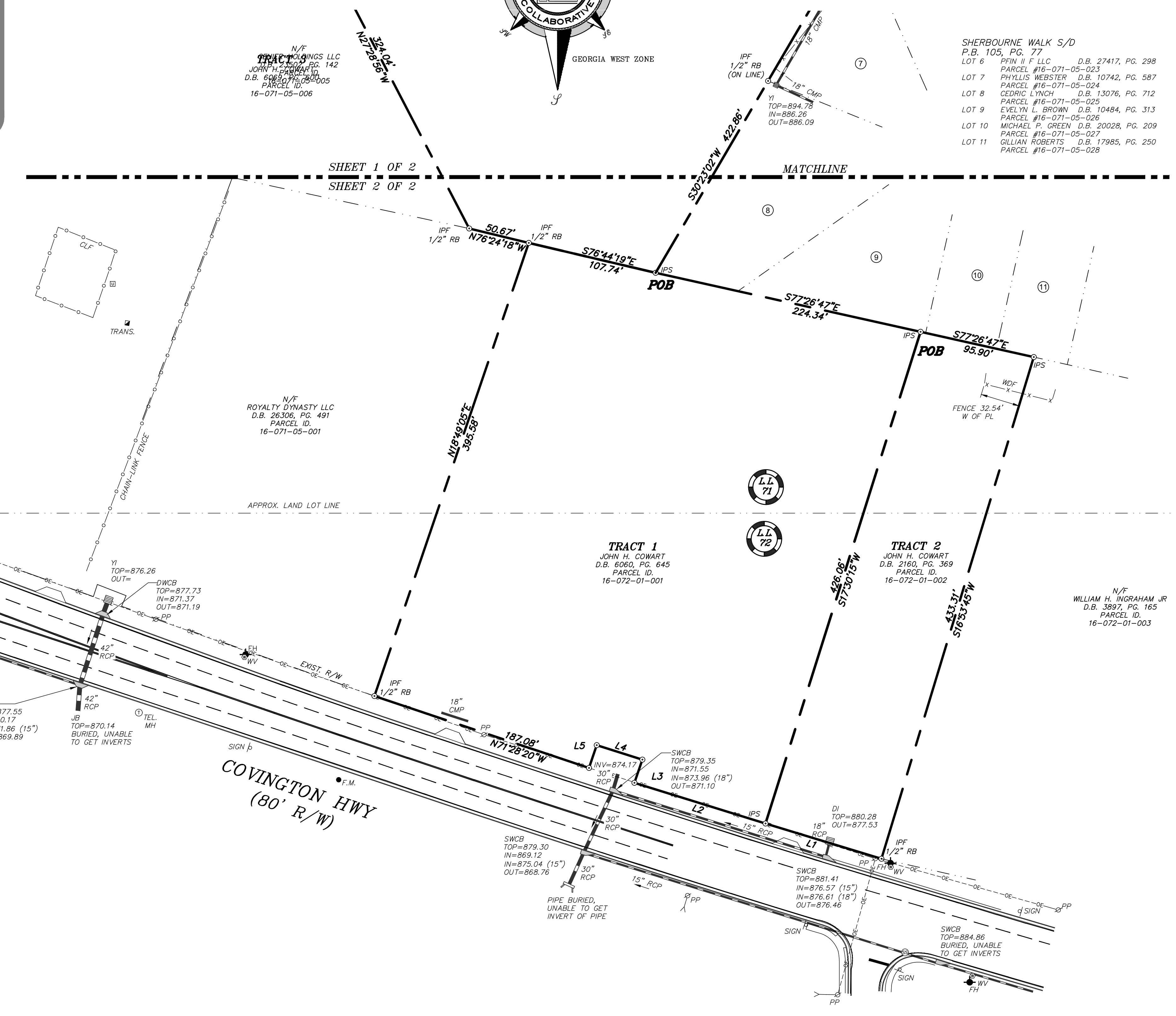
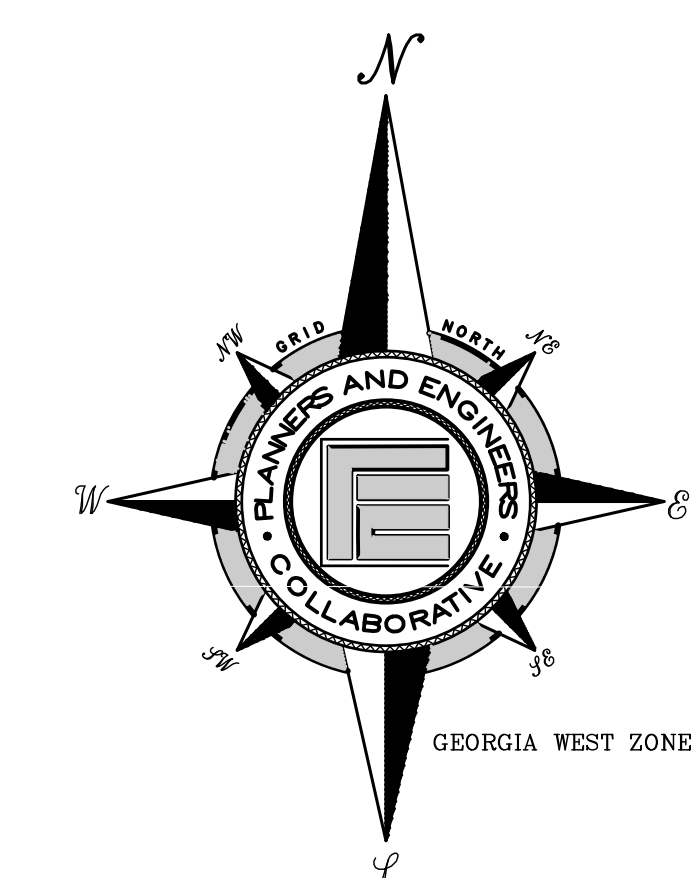
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 71 and 72 of the 16th District, City of Covington, DeKalb County, Georgia and being more particularly described as follows: To find the TRUE POB... Commencing at an iron pin set at the intersection of the Eastern Right-of-Way of Wellborn 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 to a point; thence South 16 degrees 53 minutes 45 seconds West a distance of 433.31 feet to an iron pin found on the Northern Right-of-Way line of Covington Highway (80' Right-of-Way); thence continuing along said Right-of-Way line, North 73 degrees 6 minutes 8 seconds West a distance of 100.15 feet to an iron pin set to a point; 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 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); 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).



SHEET 2 OF 2

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C.O.A.#15900004

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

BOUNDARY SURVEY
FOR

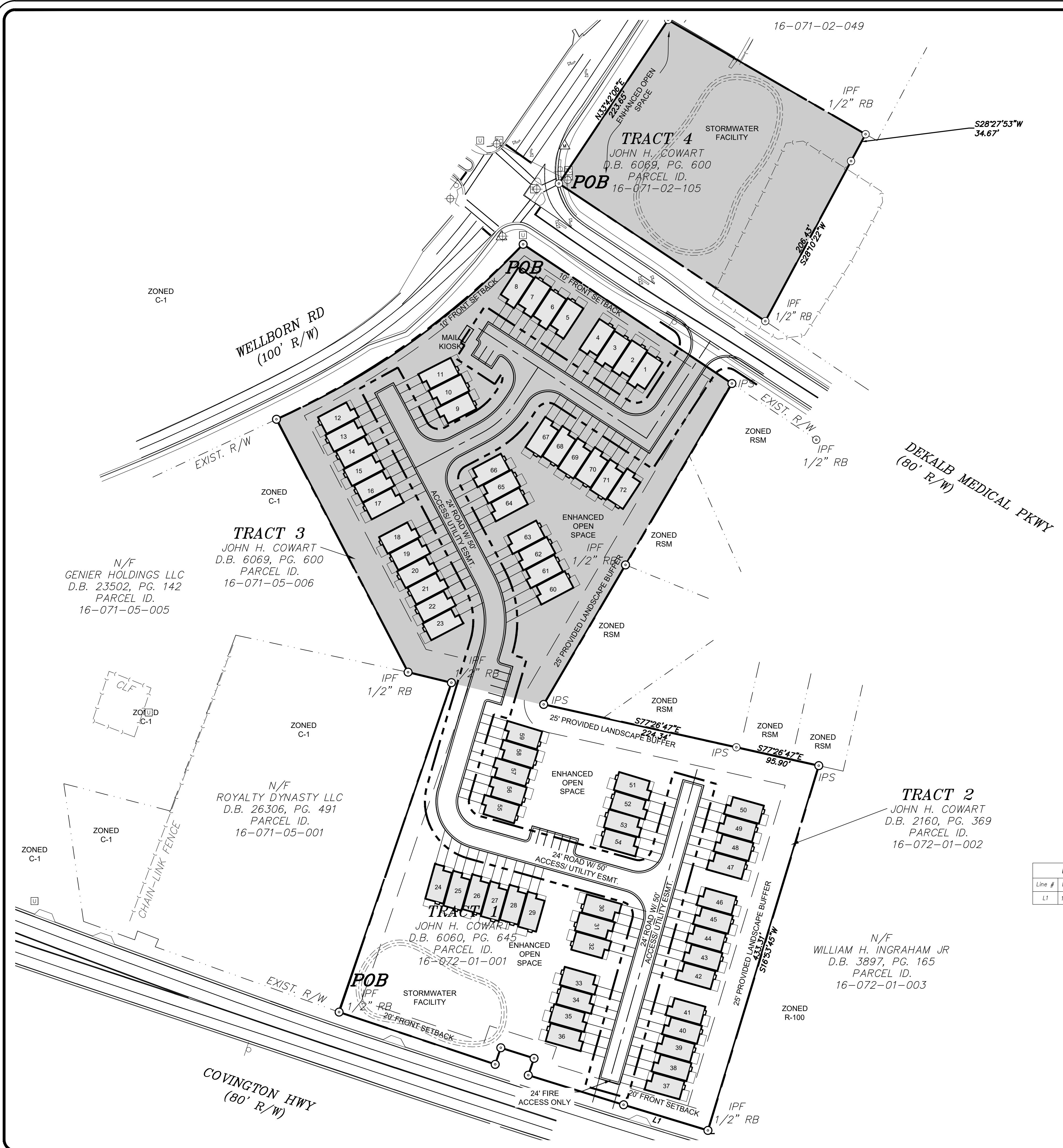
LAND LOT(S) 71 & 72
DISTRICT 16TH

CITY OF COVINGTON

DEKALB COUNTY
GEORGIA

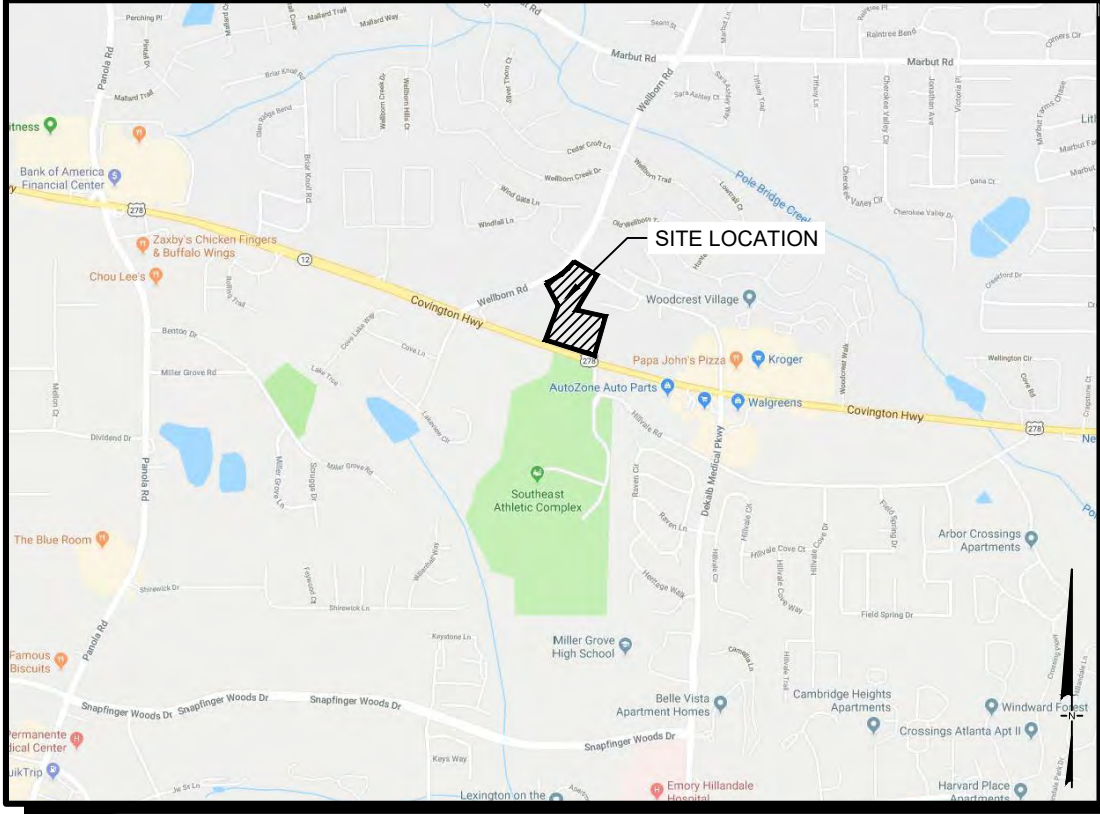
DRAWN BY: JRW
CHECKED BY: JNH
FILE NO.: 16260.00
DATE: 8/29/2019
SCALE: 1"=50'

DATE OF FIELD WORK: 8/15/2019



Line Table

Line #	Length	Direction
L1	100.15'	N73°06'08"W



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	9.03 +/- ACRES
ZONING	
EXISTING ZONING	C-1 & RSM
PROPOSED ZONING	RSM
ZONING JURISDICTION	DEKALB COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	9.03 +/- ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK (ARTERIAL STREET/LOCAL)	10 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	15 FEET
DEVELOPMENT STANDARDS	
22' X 44' TOWNHOMES	72 UNITS
TOTAL SITE DENSITY PROVIDED	7.97 UPA (100% DENSITY BONUS) (*ADDITIONAL ENHANCED OPEN SPACE=35%)
MAX. SITE DENSITY ALLOWED	8 UPA W POSSIBLE DENSITY BONUSES
MIN. BLDG. HEATED SF	1,200 SF
MAX. BLDG. HEIGHT	3 STORIES OR 45 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED (35% OF TOTAL SITE AREA)	3.15 ACRES (137,519 SF)
OPEN SPACE PROVIDED	3.22 ACRES (141,900 SF / 36% OF TOTAL SITE AREA)
MAX. IMPERVIOUS COVERAGE PERMITTED	70% OF SITE AREA
IMPERVIOUS COVERAGE PROPOSED	133,207 SF (33% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED (1.5 SPU + 25 GSPU)	126 SPACES
MAX. PARKING SPACE REQUIRED (3 SPU + 25 GSPU)	234 SPACES
TOTAL PARKING PROVIDED	158 SPACES (2 SPU + 2 GSPU)

EXISTING ZONING IS RSM

24 HOUR CONTACT:
DEAN COWART
770-368-0465



REVISIONS:

NO.	DATE	BY	DESCRIPTION

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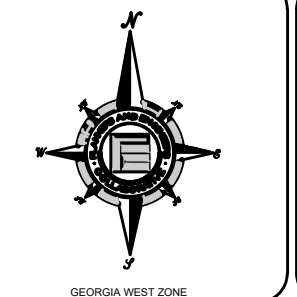
MASTER REZONING PLAN



SCALE: 1" = 60'
DATE: AUGUST, 2019
PROJECT: 16260.00

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

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION



Z1
SHEET

COVINGTON HWY & WELLBORN RD.
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
COWART RESIDENTIAL
1370 CENTER DRIVE
SUITE 102
DUNWOODY, GEORGIA 30388
PHONE: 770-368-0465

CITY OF LITHONIA
DEKALB COUNTY,
GEORGIA

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SITE PLAN RSM RENDERING





PLANT SCHEDULE BUFFEROO

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	MIN. HT.	SPACING	REMARKS
	CJ	41	Cryptomena japonica / Japanese Cedar	B # B	2'Cal	8'-10'	As Shown	
	IO	19	Ilex opaca / American Holly	B # B	2.5'Cal	6' MIN.	As Shown	Bold Spring Nursery
	JP	27	Juniperus virginiana / Eastern Red Cedar	B # B	2.5'Cal	6' MIN.	As Shown	Select Trees
	MG	53	Magnolia grandiflora / Southern Magnolia	B # B	2.5'Cal	7'-8'	As Shown	
	QPH	1	Quercus phellos 'Hightower' / Willow Oak	B # B	3'Cal	10'-12'	As Shown	Select Trees



Japanese Cedar



American Holly



Southern Magnolia



Eastern Red Cedar

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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BUFFER LANDSCAPE RSM



SCALE: 1" = 60'
 DATE: FEB. 18, 2019
 PROJECT: 16260.00

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24 HOUR CONTACT:
 DEAN COWART
 770-368-0465



L1



TREE DATA LIST				
DBH	SPECIES	STATUS	DBH SAVED	Rcmp.DBH
26	WATER OAK	Tree removed	0	26
27	PINE	Tree Saved	27	0
23	PINE	Tree Saved	23	0
25	PINE	Tree Saved	25	0
32	PINE	Tree Saved	32	0
29	PINE	Tree Saved	29	0
28	PINE	Tree Saved	28	0
28	PINE	Tree Saved	28	0
18	PINE	Tree Saved	18	0
23	PINE	Tree Saved	23	0
23	PINE	Tree Saved	23	0
Total			256	26

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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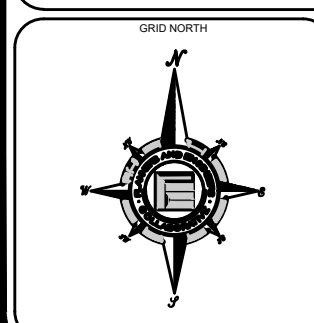
EXISTING TREE PLAN

SCALE: 1" = 60'
 DATE: FEB. 18, 2019
 PROJECT: 16260.00

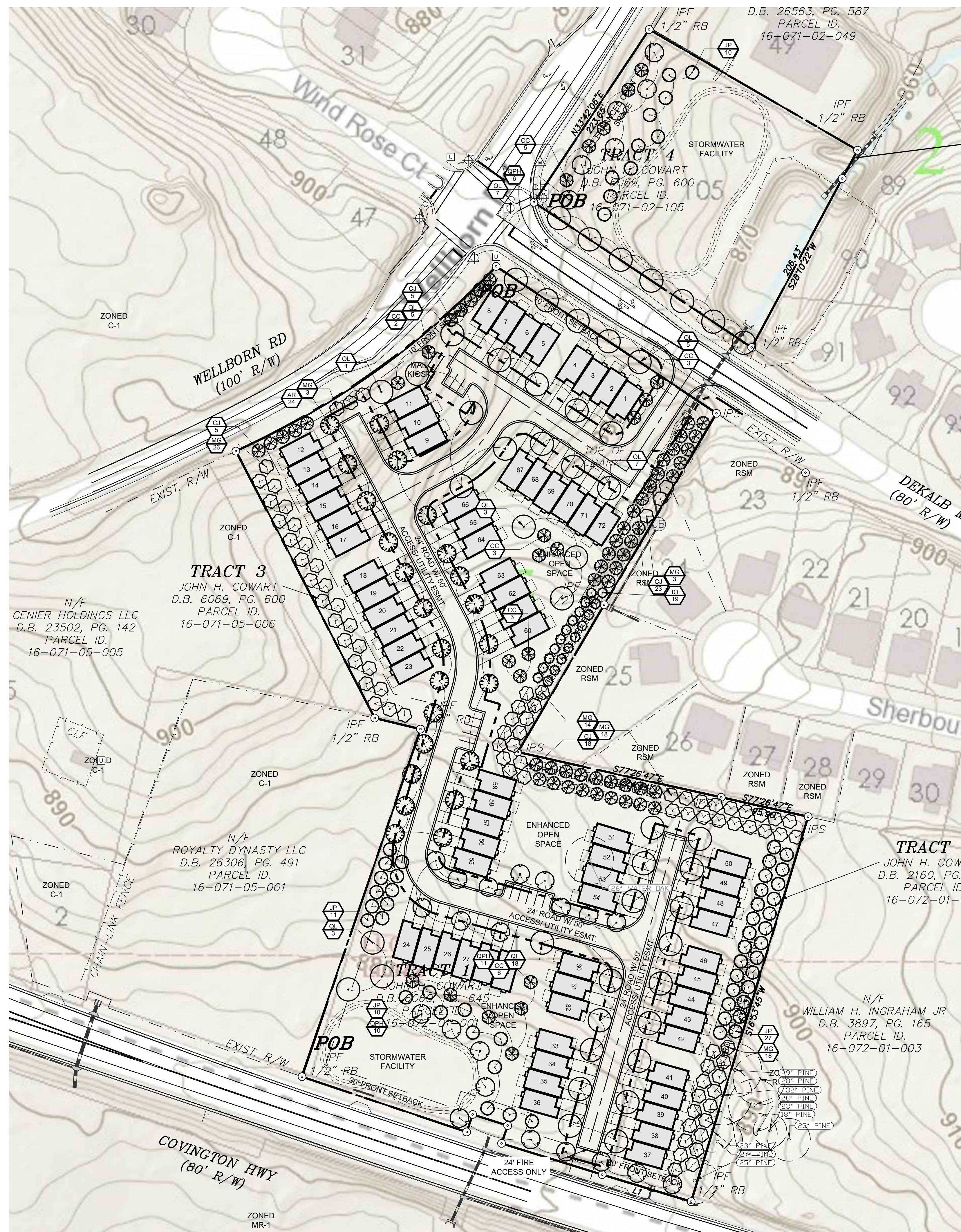
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
 NOT TO BE RELEASED FOR CONSTRUCTION

24 HOUR CONTACT:
 DEAN COWART
 770-368-0465



L2
 SHEET



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	MIN. HT.	SPACING	REMARKS
	AR	24	Acer rubrum / Red Maple	B & B	3"Cal	12'-14'	As Shown	
	CC	22	Cercis canadensis / Eastern Redbud	B & B	2"Cal	8'-10'	As Shown	Bold Spring Nursery
	CJ	51	Cryptomeria japonica / Japanese Cedar	B & B	2"Cal	8'-10'	As Shown	
	IO	19	Ilex opaca / American Holly	B & B	2.5"Cal	6' MIN.	As Shown	Bold Spring Nursery
	JP	58	Juniperus virginiana / Eastern Red Cedar	B & B	2.5"Cal	6' MIN.	As Shown	Select Trees
	MG	82	Magnolia grandiflora / Southern Magnolia	B & B	2.5"Cal	7'-8'	As Shown	
	QL	49	Quercus lyrata / Overcup Oak	B & B	3"Cal	9'-10'	As Shown	Bold Spring Nursery, Select Trees
	QPH	27	Quercus phellos 'Hightower' / Willow Oak	B & B	3"Cal	10'-12'	As Shown	Select Trees

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CONCEPTUAL LANDSCAPE RSM

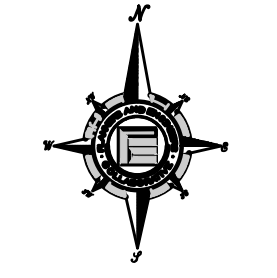
SCALE: 1" = 60'
 DATE: FEB. 18, 2019
 PROJECT: 16260.00

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

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

24 HOUR CONTACT:
 DEAN COWART
 770-368-0465



L1
 SHEET

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"

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 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 95.90 feet to an iron pin set to a point; thence South 16 degrees 53 minutes 45 seconds West a distance of 433.31 feet to an iron pin found on the Northern Right-of-Way line of Covington Highway (80' Right-of-Way); thence continuing along said Right-of-Way line, North 73 degrees 6 minutes 8 seconds West a distance of 100.15 feet to an iron pin set to a point; thence leaving the Northern Right-of-Way line of Covington Highway, North 17 degrees 30 minutes 15 seconds East a distance of 426.06 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 a 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 a 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, 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).

LEGAL DESCRIPTION
TRACT 1 AND 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 77 degrees 26 minutes 47 seconds East a distance of 95.90 feet to an iron pin set to a point; thence South 16 degrees 53 minutes 45 seconds West a distance of 433.31 feet to an iron pin found on the Northern Right-of-Way line of Covington Highway (80' Right-of-Way); thence continuing along said Right-of-Way line, North 73 degrees 6 minutes 8 seconds West a distance of 100.15 feet to an iron pin set to a point; 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).



FRONT ELEVATION

TOWNHOUSE PROJECT
COVINGTON HWY & WELLBORN RD.

1665 Approximate Square Footage
22'-0" x 48'-0"



PERSPECTIVE FROM WELLBORN RD.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: Kenneth Wood Phone: 770-451-2741 Email: kenn@pecdm.com

Property Address: 2338, 2314 Wellborn

Tax Parcel ID: 6540, 6550 Courtyards Comm. District(s): 5, 7 Acreage: 9.2

Existing Use: 16-071-02-105 16-071-05-006 16-072-01-002 undeveloped Proposed Use 26 townhouses 8 1/2

Supplemental Regs: _____ Overlay District: NA DRI: _____

Rezoning: Yes No _____

Existing Zoning: RSM; C-1 Proposed Zoning: _____ Square Footage Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No

Existing Land Use: SUB; CRE Proposed Land Use: _____ Consistent _____ Inconsistent _____

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

Special Land Use Request(s): _____

Major Modification: _____

Existing Case Number(s): _____

Condition(s) to be modified: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting [checked] Review Calendar Dates [checked] PC [checked] BOC [checked]
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 Width: 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:

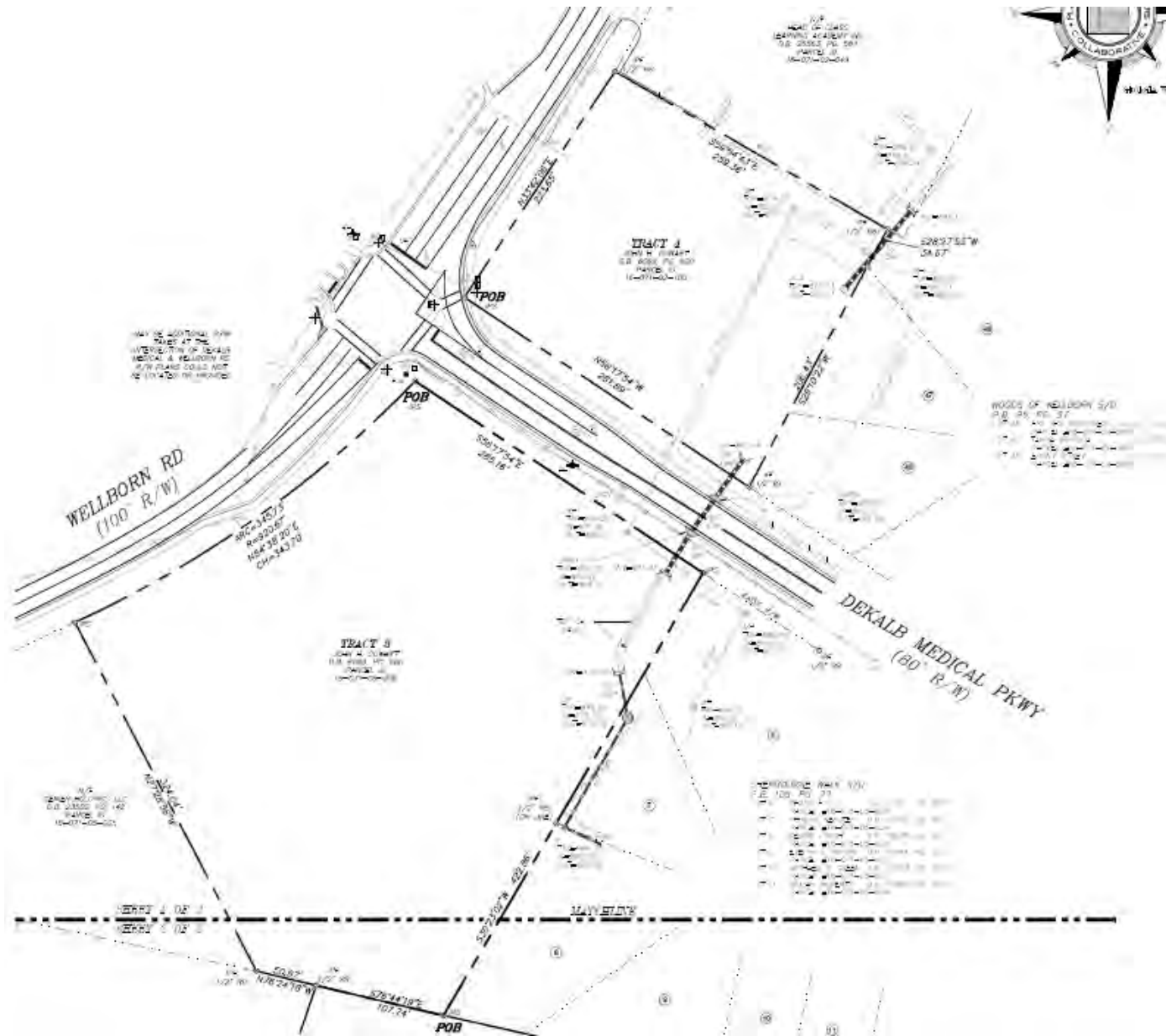
MBE

Date

5/30/19

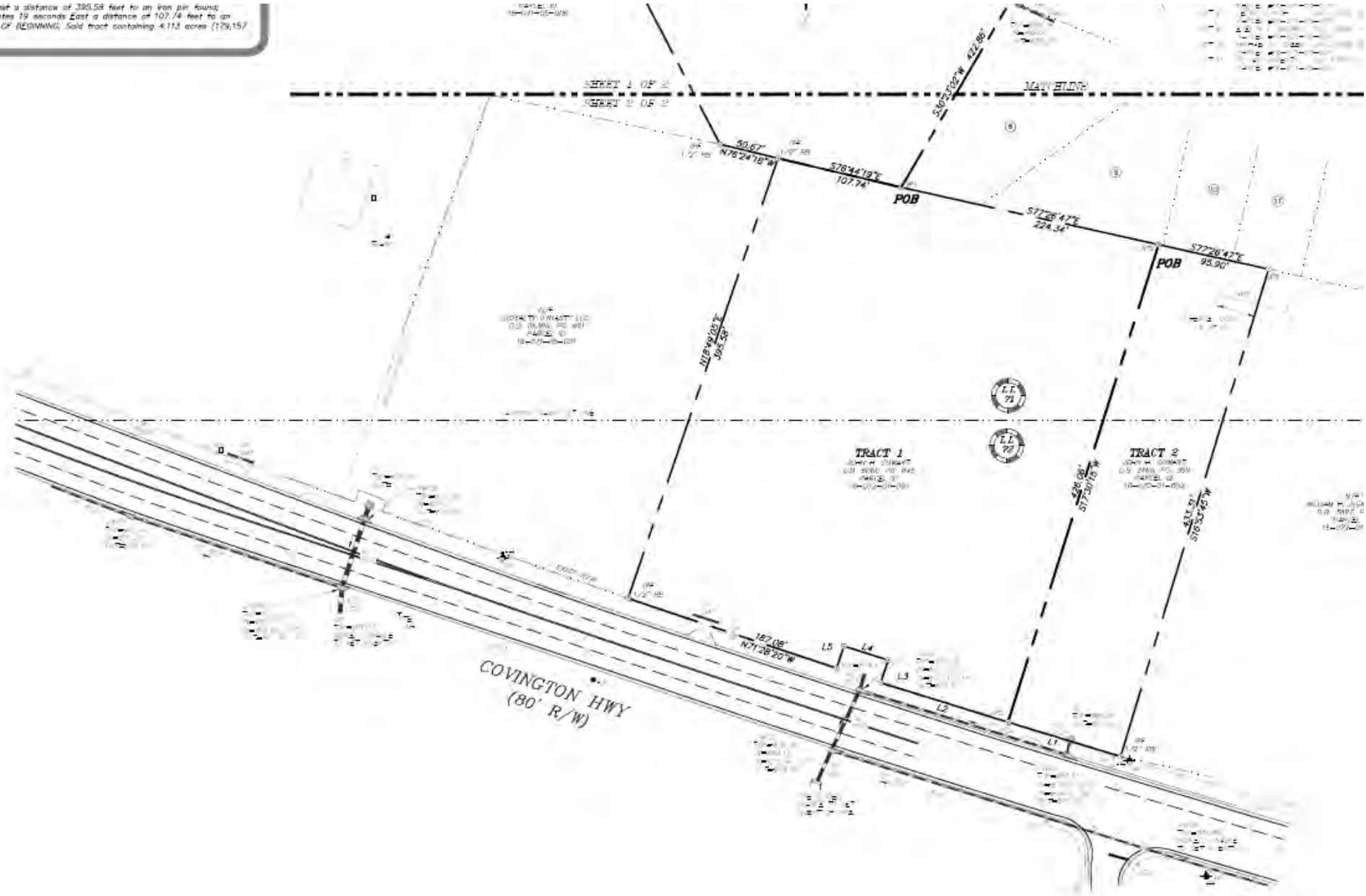
Filing Fees

Table with 2 columns: Fee Category and Amount. Includes REZONING (R-100, R-85, R-75, R-60, MHP, RSM, MR-1, RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OL, OD, OFI, NS, CL, C2, M, M2), LAND USE MAP AMENDMENT, and SPECIAL LAND USE PERMIT.

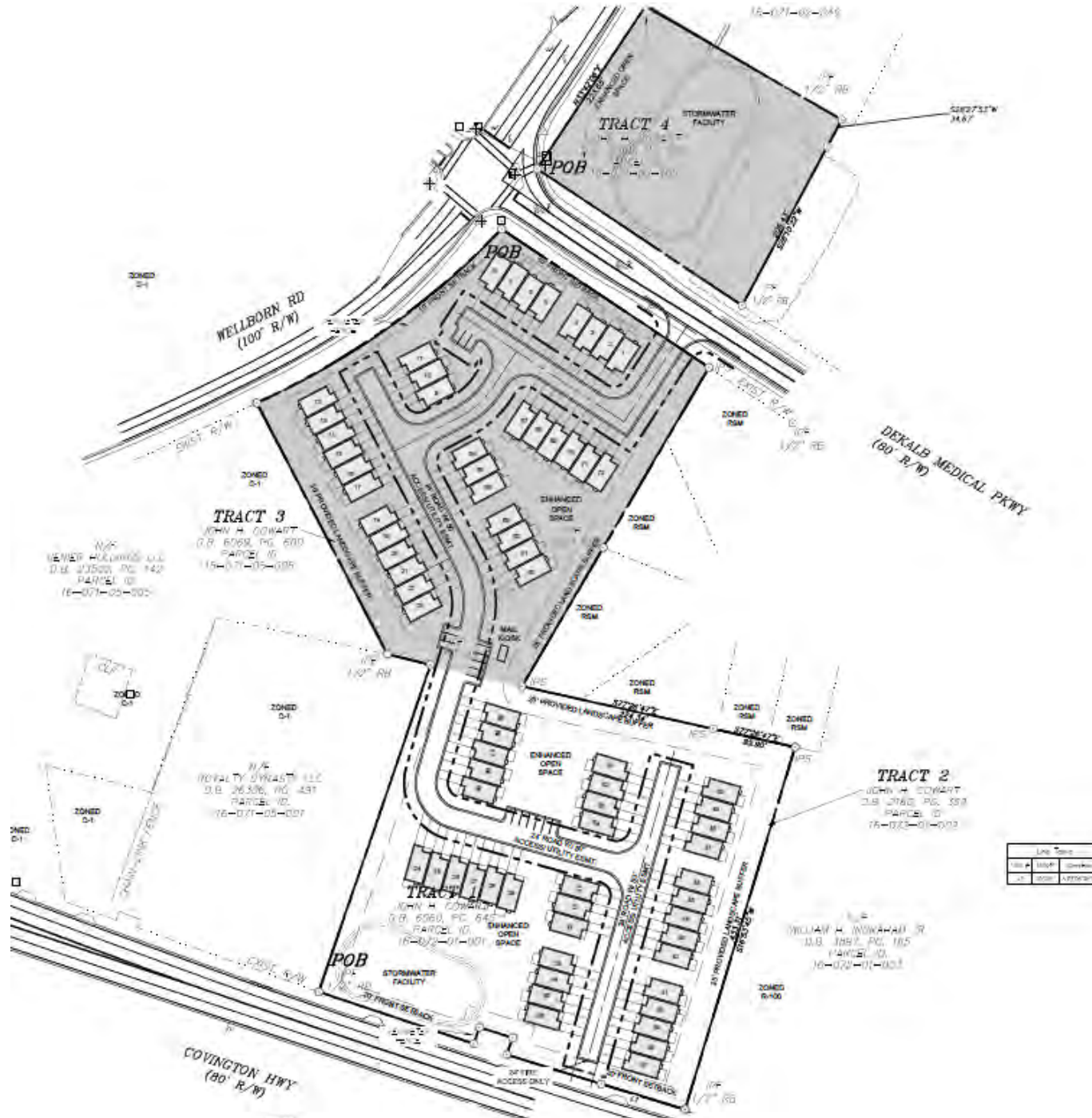


2314 and 2338 Wellborn Road

the East a distance of 395.58 feet to an iron pin found; minutes 19 seconds East a distance of 107.74 feet to an
CWT OF BEONING. Said tract containing 4.113 acres (179,157



6540 and 6556 Covington Highway







PLANT SCHEDULE

TREE	CODE	QTY	SYMBOLS / COMMON NAME	CHST.	CELL	MAX. HT.	SPACING	REMARKS
	JE	02	Juniperus horizontalis / Blue Star Juniper	8-10'	3'x3'	12'-14'	As Shown	
	OC	02	Quercus macrocarpa / Eastern Oakleaf	8-10'	3'x3'	8'-10'	As Shown	Basic Spring Nurseries
	CU	01	Cryptomeria japonica / Japanese Cedar	8-10'	3'x3'	8'-10'	As Shown	
	IO	10	Ilex opaca / American Holly	8-10'	3'x3'	6'-8.5'	As Shown	Basic Spring Nurseries
	MF	05	Magnolia grandiflora / Southern Magnolia	8-10'	3'x3'	6'-8.5'	As Shown	Special Trees
	MG	05	Magnolia grandiflora / Southern Magnolia	8-10'	3'x3'	7'-9'	As Shown	
	QJ	40	Quercus lyrata / Live Oak	8-10'	3'x3'	9'-10'	As Shown	Basic Spring Nurseries, Special Trees
	QW	07	Quercus pedunculata / White Oak	8-10'	3'x3'	10'-12'	As Shown	Special Trees



Japanese Cedar



American Holly



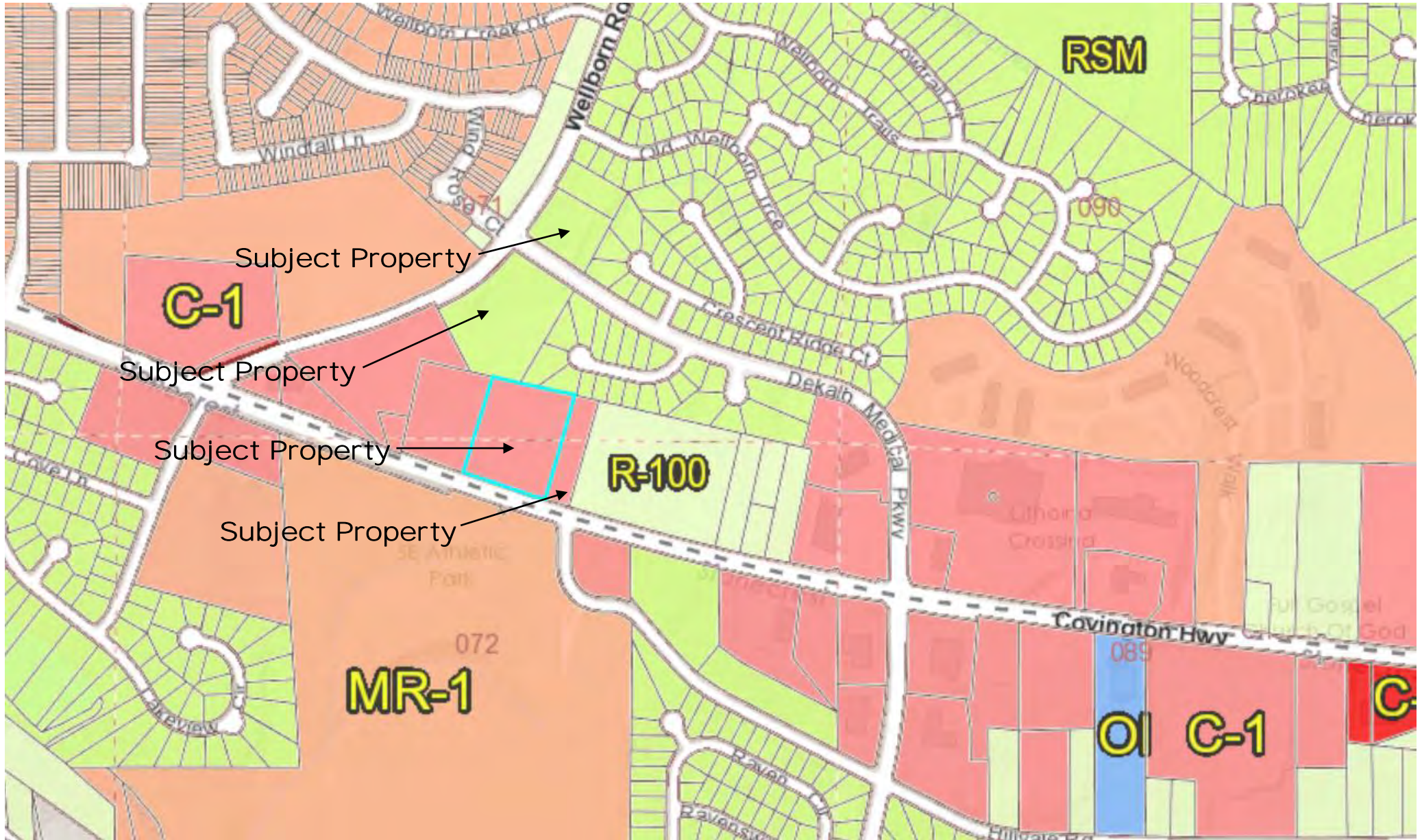
Southern Magnolia

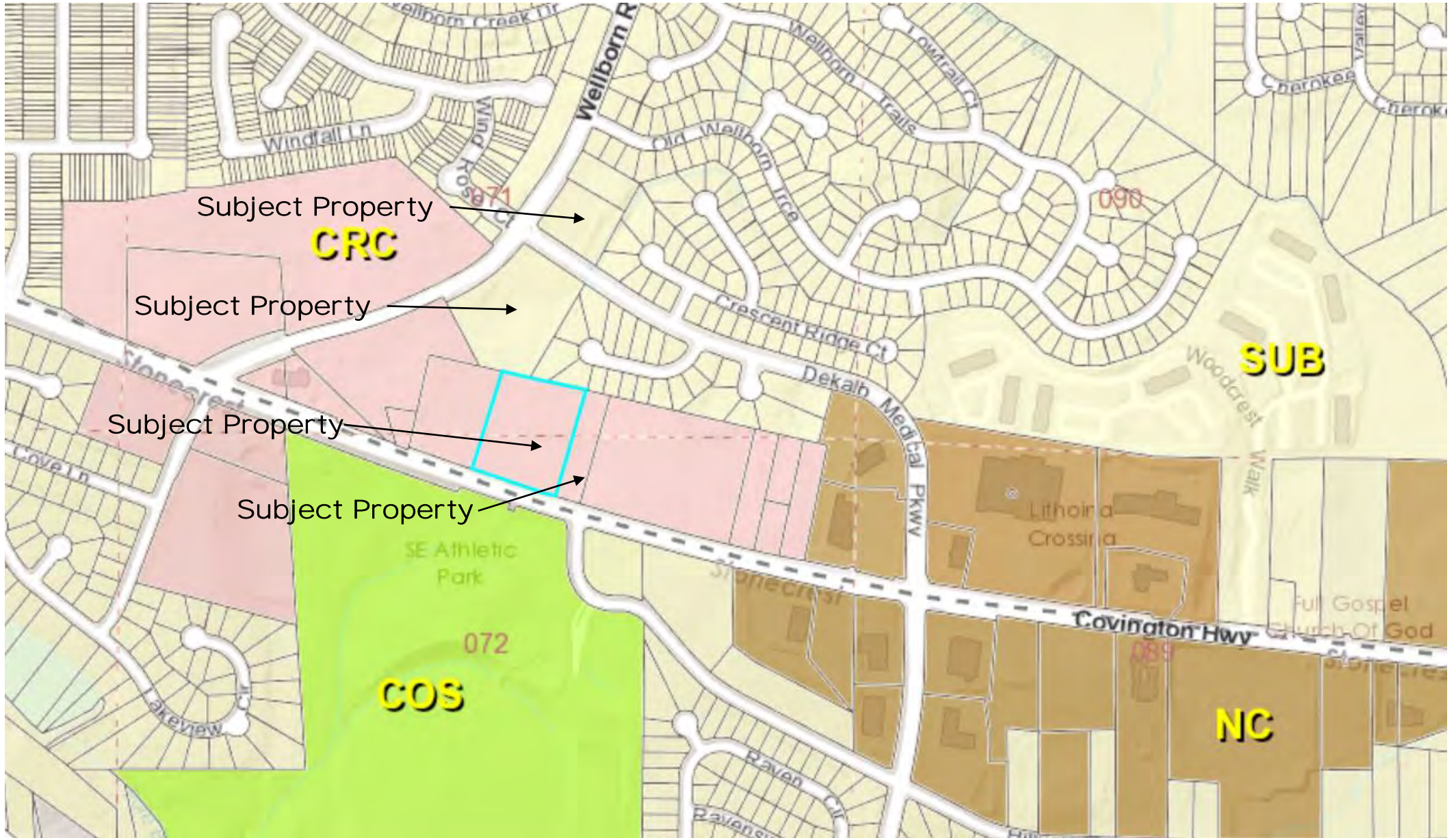


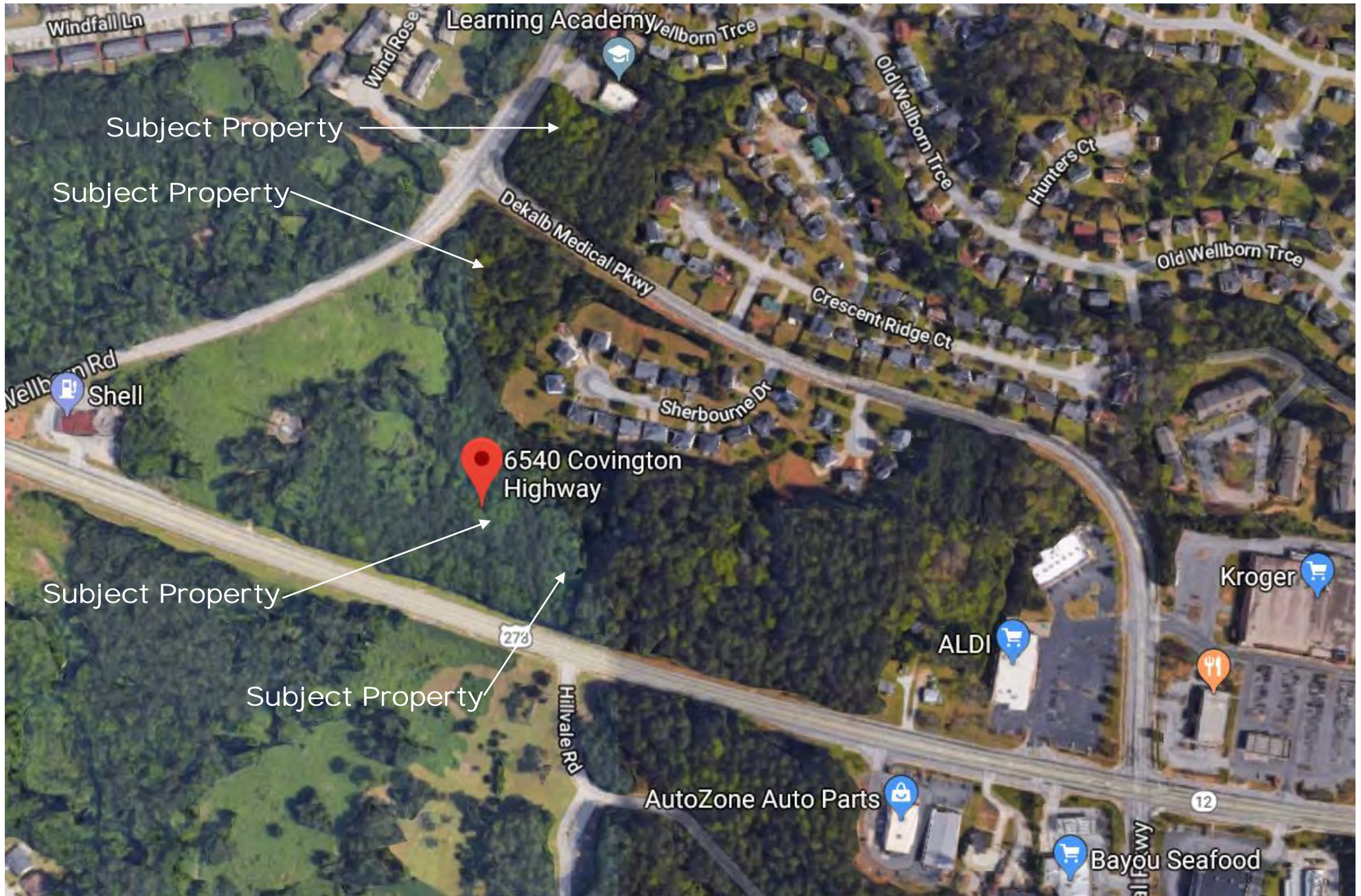
Eastern Red Cedar

24 HOUR CONTACT:
DEAN COWART
770-368-0465













N. 5 Z-19-1243508

Proposed Building Rendering





View of subject properties from Covington Highway



View of subject property at Wellborn Road



View at Wellborn Road and DeKalb Medical Parkway