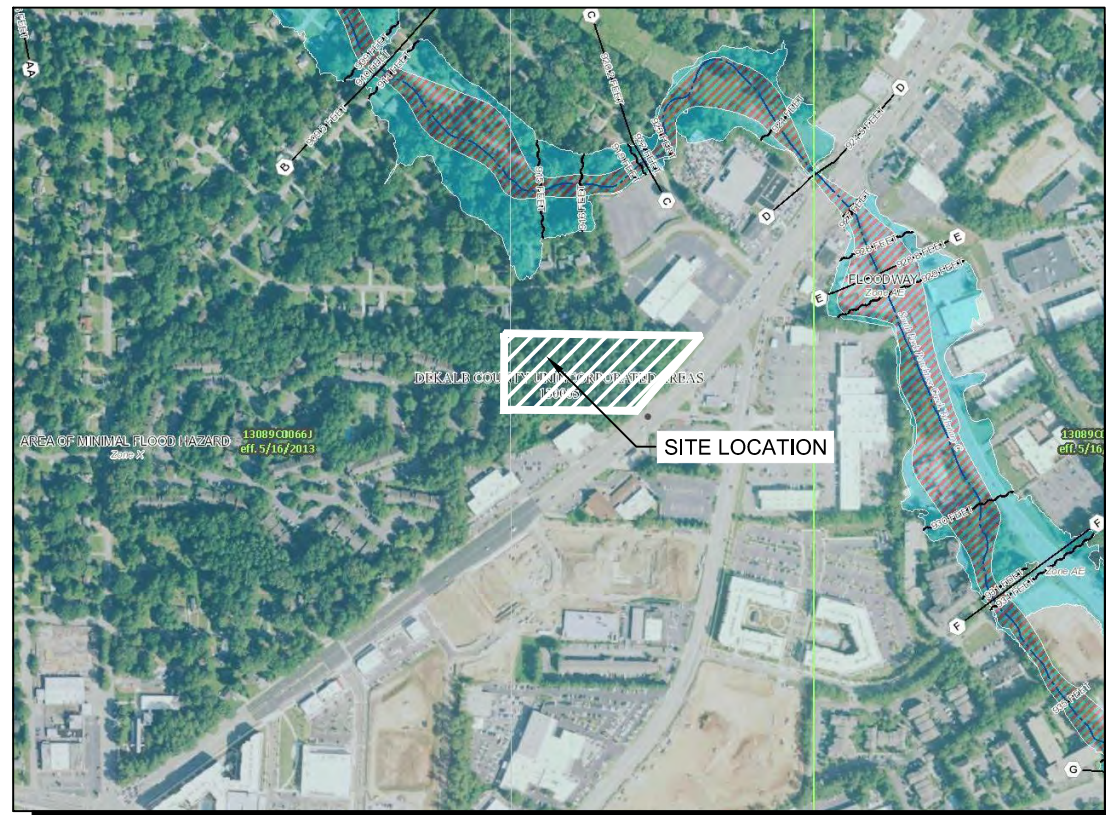


SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

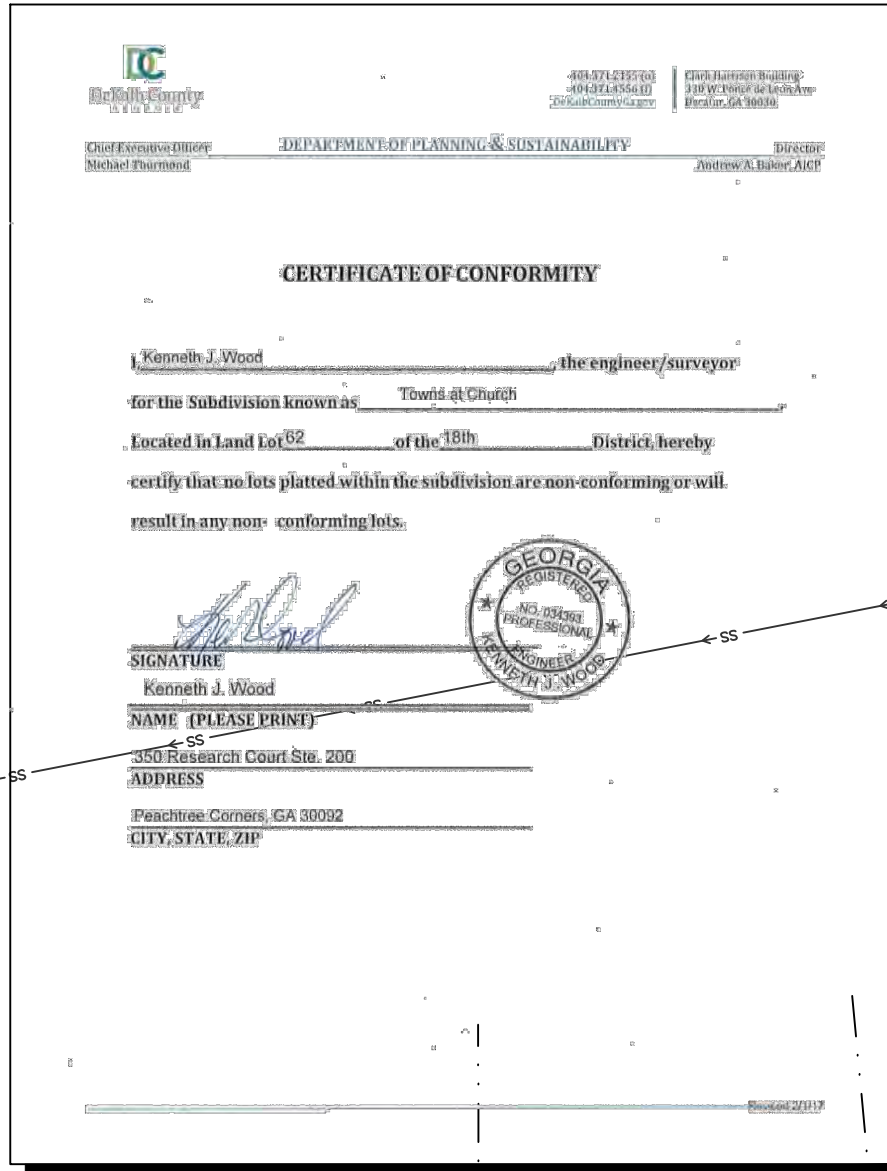
SITE DATA:	
SITE AREA	4.401 +/- ACRES
ZONING	
EXISTING ZONING	MR-2
ZONING JURISDICTION	DEKALB COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	4.401 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK (ARTERIAL STREET/LOCAL)	10 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	10 FEET (REQUIRED)/ 15 FEET (PROVIDED)
TRANSITIONAL BUFFER REQUIRED	NONE; 30' TREE SAVE AREA PROVIDED ADJ. TO R ZONE
DEVELOPMENT STANDARDS	
16' X 38' REAR LOADED TOWNHOME	55 UNITS
TOTAL TOWNHOMES PROVIDED	55 UNITS
TOTAL SITE DENSITY PROVIDED	12.49 UPA
MAX. SITE DENSITY ALLOWED	12-24 UPA W/ POSSIBLE DENSITY BONUSES
MIN. BLDG. HEATED SF	1,000 SF
MAX. BLDG. HEIGHT	3 STORIES OR 45 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED (15% OF TOTAL SITE AREA)	0.675 ACRES (29,403 SF)
OPEN SPACE PROVIDED	1.30 ACRES (57,007 SF / 29.7 % OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. RESIDENTIAL PARKING SPACES REQUIRED (1.5 SPACES/UNIT)	83 SPACES
MAX. RESIDENTIAL PARKING REQUIRED (3 SPACES/UNIT)	165 SPACES
MIN. GUEST PARKING REQUIRED (0.25 SPACES/UNIT)	14 SPACES
RESIDENT PARKING PROVIDED (2 SPACES/UNIT)	110 SPACES
GUEST PARKING PROVIDED	14 SPACES
TOTAL PARKING PROVIDED	124 SPACES

EXISTING TREE SURVEY

SEE ZONING SHEET FOR EXISTING TREE SURVEY CHART

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



SOILS INFORMATION

THE EXISTING SOILS ON SITE CONSIST OF:
C/C - CECIL-URBAN LAND COMPLEX, 2-10% SLOPES
T/ - TOCCOA SANDY LOAM, 0-2% SLOPES, FREQUENTLY FLOODED

NOTES:

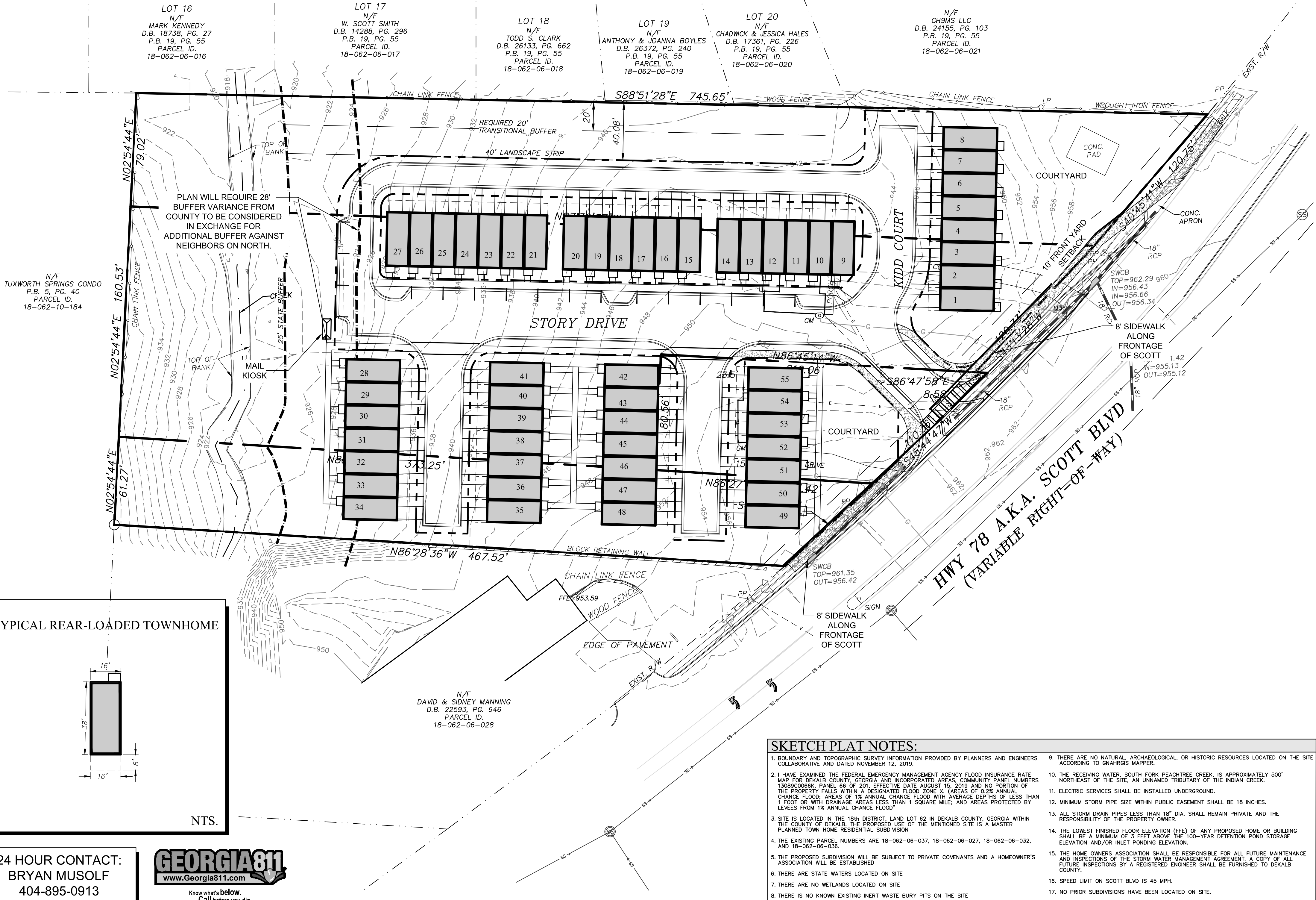
1. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT
2. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D. AND CORPS OF ENGINEERS.
3. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEM. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND DEVELOPMENT PERMIT IS OBTAINED.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
5. PROPOSED PUBLIC ROADS WILL INCLUDE STORM WATER PIPES, SANITARY, WATER PIPES, AND INFRASTRUCTURE.
6. THERE ARE NO ZONING CONDITIONS ON THE PROPERTY.
7. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE PROPOSED LOCATION OF FIRE HYDRANTS AND FIRE APPARATUS ACCESS ROADS. NO CONSTRUCTION SHALL BEGIN UNTIL THE LAND DEVELOPMENT PERMIT HAS BEEN APPROVED AND OBTAINED.
8. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LDP SUBMITTAL

PRIVATE STREET CONDITIONS:

1. ALL APPROVED CONDITIONS SHALL BE NOTED ON THE SKETCH PLAT AND FINAL PLAT.
2. THE FINAL PLAT SHALL HAVE THE INDIVIDUAL UNITS AS DEPICTED ON SKETCH PLAT IN GENERAL LAYOUT ADDRESSED PER THE DEKALB COUNTY GIS DEPARTMENT AND PLATTED AS TAX PARCELS.
3. THE MINIMUM GROSS UNIT SIZE SHALL BE STATED ON PLAT AND THE TAX PARCEL DIMENSIONS NOTED.
4. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF ACCESS DRIVES/INTERNAL STREETS, UTILITIES, AND STORM MANAGEMENT FACILITIES WITHIN COMMON AREAS AND TO PROVIDE A DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS ADDRESSING MAINTENANCE RESPONSIBILITY.
5. PRIVATE STREETS SHALL BE NOTED AS SUCH AND SHALL MAINTAIN A MINIMUM OF 24 FEET OF PAVEMENT WIDTH FROM BACK OF CURB TO BACK OF CURB AND SHALL BE CONSTRUCTED TO THE SAME PAVING MATERIAL SPECIFICATION REQUIRED FOR PUBLIC STREETS SUBJECT TO DEKALB COUNTY APPROVAL.
6. ALL EASEMENTS SHALL BE PROVIDED SUBJECT TO THE REQUIREMENTS OF DEKALB COUNTY.
7. DRIVEWAYS SERVING INDIVIDUAL UNITS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM FACE OF GARAGE TO BACK OF SIDEWALKS.
8. INDIVIDUAL WATER METERS SHALL BE PROVIDED TO EACH FEE SIMPLE LOT PER THE REQUIREMENTS OF THE DEKALB COUNTY WATERSEWER DEPARTMENT. PROVIDE NECESSARY SEWER EASEMENTS. SEWER MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPMENT.
9. ONLY THE BUILDING FOOTPRINT SHALL BE CONSIDERED AS A LOT. ALL OTHER AREAS SHALL BE CONSIDERED COMMON AREA.
10. VEHICLES MAY NOT PARK IN ALLEYS DURING WEEKDAYS.
11. ALL RESIDENCES SHALL HAVE HOUSE NUMBERS ON THE ALLEY SIDE OF THE RESIDENCE.
12. ALLEY ADDRESSED TO BE ASSIGNED OFF ALLEYS
13. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.

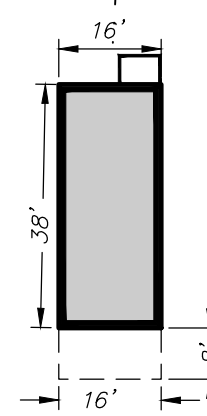
UTILITY NOTES:

1. WATER MAIN TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 46' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28'-20' EASEMENT ON ALLEYS, AND 20-FOOT WATER EASEMENT FOR ACCESS AND MAINTENANCE (PROVIDED FOR DEKALB COUNTY).
2. SANITARY SEWER SYSTEM (SEWER PROVIDED BY DEKALB COUNTY) TO BE PUBLIC 8-INCH DIP LINE WITHIN A 46' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28'-20' EASEMENT ON ALLEYS, AND 20-FOOT SANITARY SEWER EASEMENT FOR ACCESS AND MAINTENANCE.
3. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
4. SANITARY SEWER MAIN SHALL BE 8" DIP @ 1% (MIN) WITH 4' COVER.
5. EACH TOWN HOME WILL HAVE SEPARATE SANITARY SEWER LATERAL.
6. EACH TOWN HOME WILL HAVE SEPARATE 3/4" WATER METER.
7. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.



N/F
TUXWORTH SPRINGS CONDO
P.B. 5, PG. 40
PARCEL ID.
18-062-10-184

TYPICAL REAR-LOADED TOWNHOME



NTS.

24 HOUR CONTACT:
BRYAN MUSOLF
404-895-0913



SKETCH PLAT NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY PLANNERS AND ENGINEERS COLLABORATIVE AND DATED NOVEMBER 12, 2019.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 1308000066, PANEL 66 OF 201, EFFECTIVE DATE AUGUST 15, 2019 AND NO PORTION OF THE PROPERTY FALLS WITHIN A DESIGNATED FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)
3. SITE IS LOCATED IN THE 18TH DISTRICT, LAND LOT 62 IN DEKALB COUNTY, GEORGIA WITHIN THE COUNTY OF DEKALB. THE PROPOSED USE OF THE MENTIONED SITE IS A MASTER PLANNED TOWN HOME RESIDENTIAL SUBDIVISION
4. THE EXISTING PARCEL NUMBERS ARE 18-062-06-037, 18-062-06-027, 18-062-06-032, AND 18-062-06-036
5. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED
6. THERE ARE STATE WATERS LOCATED ON SITE
7. THERE ARE NO WETLANDS LOCATED ON SITE
8. THERE IS NO KNOWN EXISTING INERT WASTE BURY PITS ON THE SITE
9. THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE ACCORDING TO GNARHGS MAPPER.
10. THE RECEIVING WATER, SOUTH FORK PEACHTREE CREEK, IS APPROXIMATELY 500' NORTHEAST OF THE SITE, AN UNNAMED TRIBUTARY OF THE INDIAN CREEK.
11. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.
12. MINIMUM STORM PIPE SIZE WITHIN PUBLIC EASEMENT SHALL BE 18 INCHES.
13. ALL STORM DRAIN PIPES LESS THAN 18" DIA. SHALL REMAIN PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
14. THE LOWEST FINISHED FLOOR ELEVATION (FFE) OF ANY PROPOSED HOME OR BUILDING SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR DETENTION POND STORAGE ELEVATION AND/OR INLET PONDING ELEVATION.
15. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND INSPECTIONS OF THE STORM WATER MANAGEMENT AGREEMENT. A COPY OF ALL FUTURE INSPECTIONS BY A REGISTERED ENGINEER SHALL BE FURNISHED TO DEKALB COUNTY.
16. SPEED LIMIT ON SCOTT BLVD IS 45 MPH.
17. NO PRIOR SUBDIVISIONS HAVE BEEN LOCATED ON SITE.
18. NO VARIANCES ARE REQUIRED.

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	2/28/2020	PEC	ROUNDTABLE COMNTS
-2	3/30/2020	PEC	NEW SITE PLAN
-3	4/30/2020	PEC	NEW SITE PLAN
-4	5/8/2020	PEC	NEW SITE PLAN
-5	8/25/2020	PEC	Neighbor Comments

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SKETCH PLAT



SCALE: 1" = 40'
DATE: MAY 8, 2020
PROJECT: 19232.00

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



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2021



S4

SHEET

TOWNS AT CHURCH

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR
INLINE COMMUNITIES

48 ATLANTA STREET
MARIETTA, GA 30060
CONTACT: 404-867-9279

"WE PROVIDE SOLUTIONS"

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