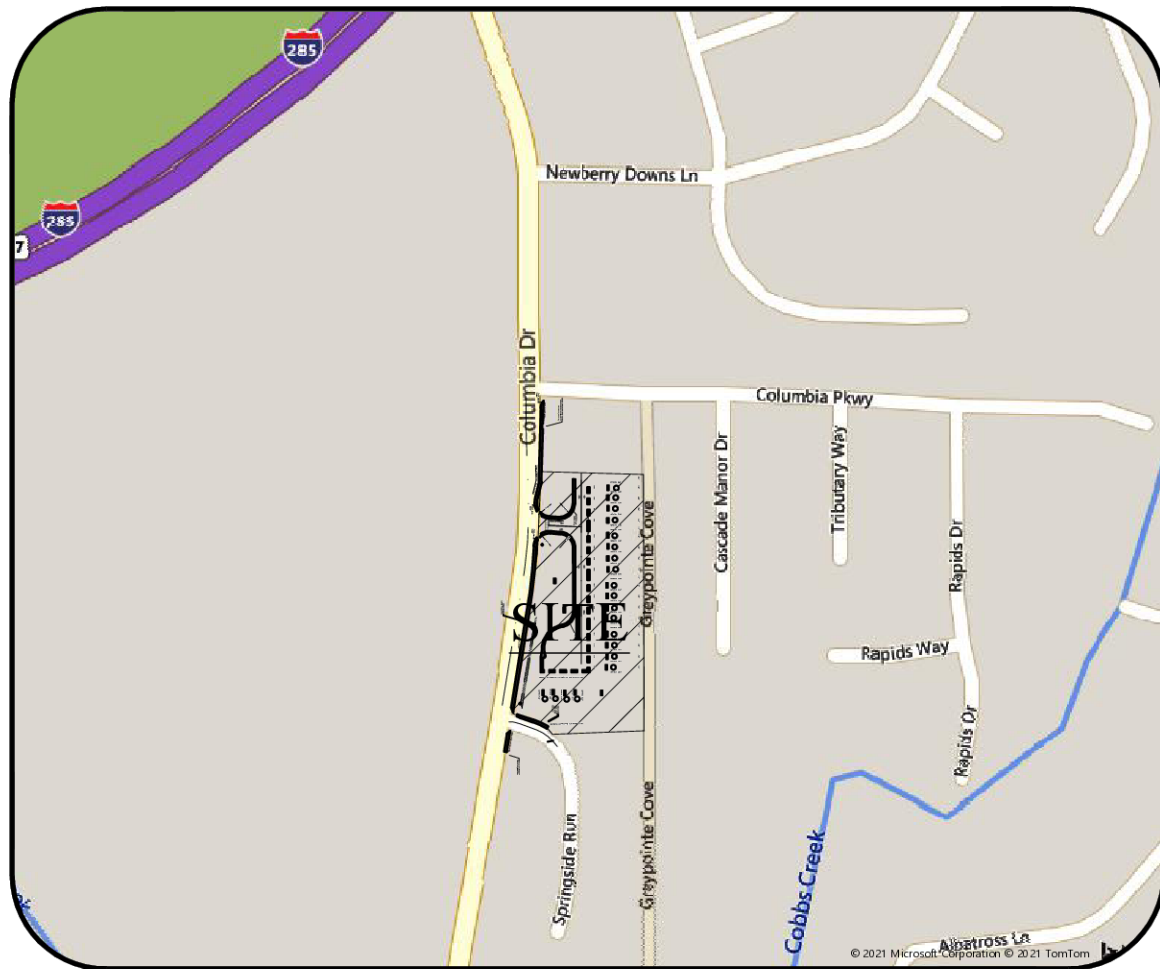




Vicinity Map(NTS)

FLOOD HAZARD STATEMENT

THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF DEKALB COUNTY AS SHOWN ON PANEL #1509C01341, EFFECTIVE ON 05/16/2013.

UTILITIES

SANITARY SEWER

PUBLIC SEWER PROVIDED BY DEKALB COUNTY. SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ON SPRING SIDE RUN. NO SEPTIC SERVICE PROVIDED ON THIS PROJECT.

WATER SERVICE

1. PUBLIC WATER SERVICE PROVIDED BY DEKALB COUNTY.
2. WATER SERVICE IS ADEQUATE FOR PROPOSED PROJECT.
3. DEKALB COUNTY WATER AND SEWER DEPARTMENT APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.

ELECTRICAL SERVICE

ALL ELECTRICAL SERVICES WILL BE UNDERGROUND.

STREET LIGHT

FIXTURES AND ILLUMINATION SHALL COMPLY WITH DEKALB COUNTY STANDARDS.

FIRE MARSHALL NOTE:

TWO-HOUR SEPARATION/FIRE PROTECTION REQUIRED FOR ALL BUILDING STRUCTURES.

ADDRESS CHART

LOT #	ADDRESS
1	2970 VISTA RUN
2	2972 VISTA RUN
3	2974 VISTA RUN
4	2976 VISTA RUN
5	2980 VISTA RUN
6	2982 VISTA RUN
7	2984 VISTA RUN
8	2986 VISTA RUN
9	2990 VISTA RUN
10	2992 VISTA RUN
11	2994 VISTA RUN
12	2996 VISTA RUN
13	3000 VISTA RUN
14	3002 VISTA RUN
15	3004 VISTA RUN
16	3006 VISTA RUN
17	3014 VISTA RUN
18	3012 VISTA RUN
19	3010 VISTA RUN
20	3008 VISTA RUN

TREE LEGEND AND SCHEDULE									
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	UNITS	TOTAL UNITS	%	
⊙	12	Acer buergerianum	Trident Maple	3" CAL	20' O.C.	0.5	6.0	16%	
⊙	2	Acer rubrum 'October Glory'	October Glory Red Maple	3" CAL	20' O.C.	0.5	1.0	3%	
⊙	14	Ilex opaca	American Holly	3" CAL	12' O.C.	0.5	7.0	18%	
⊙	5	Quercus nuttallii	Nuttall Oak	3" CAL	AS SHOWN	0.5	2.5	8%	
⊙	13	Quercus phellos	Willow Oak	3" CAL	30' O.C.	0.5	6.5	21%	
⊙	17	Thuja occidentalis 'Emerald'	Emerald Arborvitae	3" CAL	10' O.C.	0.5	8.5	22%	
⊙	3	Thuja x 'Green Giant'	Green Giant Arborvitae	3" CAL	30' O.C.	0.5	1.5	5%	
⊙	10	Ulmus alata	Winged Elm	3" CAL	20' O.C.	0.5	5.0	13%	
TOTALS							38.0	UNITS	

POST-CONSTRUCTION IMPERVIOUS AREA	
AREA	Sq. Ft.
LOT AREA	125,583
PROPOSED HOUSES	22,000
PROPOSED DRIVE/WALK	9,257
PROPOSED SIDEWALK	4,063
PROPOSED ROAD	18,060
TOTAL COVERAGE	54,080
	43%

FIRE AND RESCUE SERVICE NOTES

THE WATER SUPPLY FOR THE PROPOSED DEVELOPMENT SHALL BE TESTED IN A MANNER THAT WILL VERIFY THAT IT IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW. THE FIRE CODE OFFICIAL SHALL BE NOTIFIED PRIOR TO THE WATER SUPPLY TEST. WATER SUPPLY TESTS SHALL BE WITNESSED BY THE FIRE CODE OFFICIAL OR APPROVED DOCUMENTATION OF THE TEST SHALL BE PROVIDED TO THE FIRE CODE OFFICIAL PRIOR TO FINAL APPROVAL OF THE WATER SUPPLY SYSTEM. (IFC 507.4 AND NFPA 24 SECTIONS 5.1.2 AND 5.2)

THE FIRE-FLOW CALCULATION AREA SHALL BE THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS, AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF A BUILDING, EXCEPT AS MODIFIED IN SECTION B104.3. 2018 IFC SECTIONS B104.12 (SEE ALSO SECTION B105).

"NO PARKING - FIRE LANE" SIGNS APPROVED BY THE DEKALB COUNTY FMO SHALL BE LOCATED AT THE ENTRANCE TO THE DEVELOPMENT AND AT INTERVALS OF 50-FEET ALONG THE PRIVATE DRIVES FOR EMERGENCY VEHICLES AND FIRE APPARATUS ACCESS PER IFC SECTIONS 503.3 AND D103.6

CONSTRUCTION EXIT

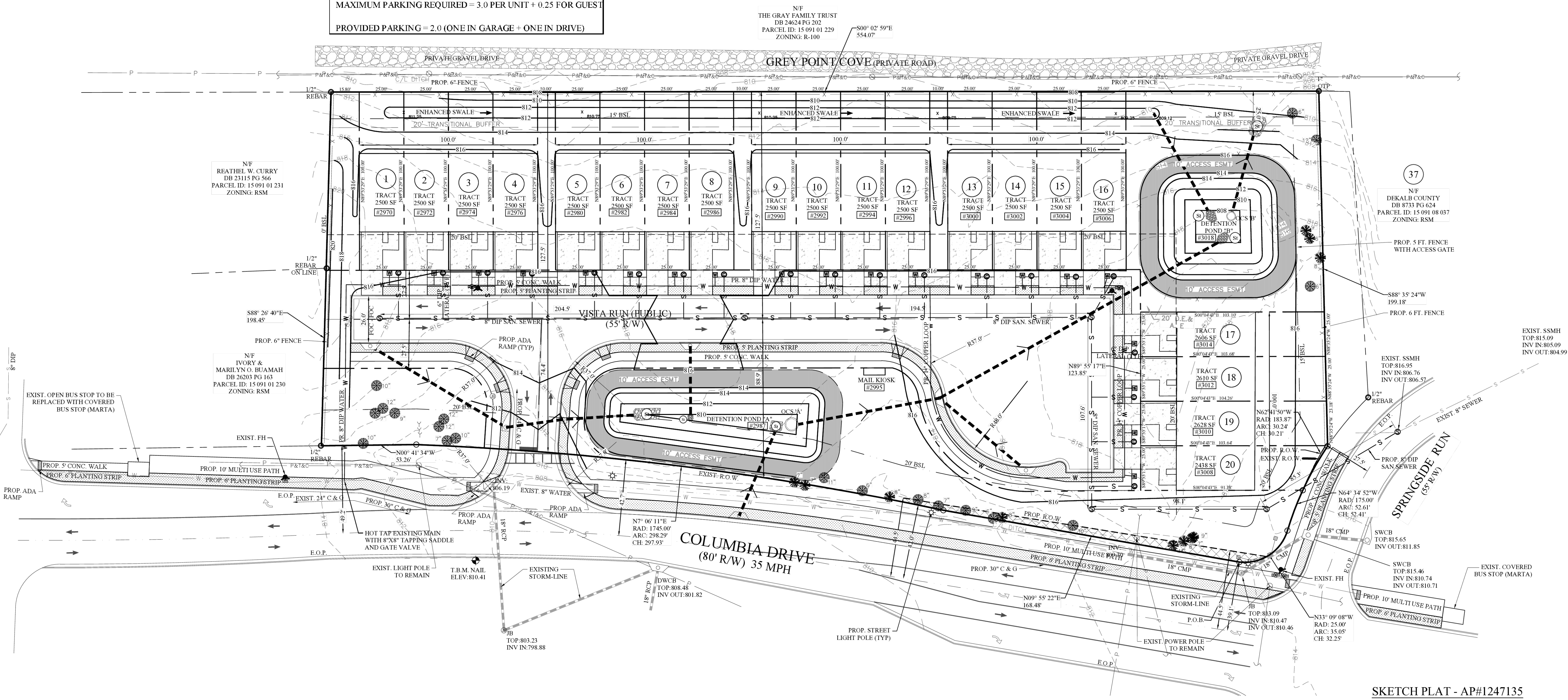
LAT. 33.69812,
LONG. -84.25148

NOTE:

1. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
2. RECORDED OFFSITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
3. A 75 FOOT 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. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
6. THE CLOSEST RECEIVING WATERS IS COBBS CREEK, AND IS 1-420 FEET FROM PROPERTY.
7. THERE ARE NO KNOWN BURY PITS ON THE PROPERTY.
8. THE PROPOSED DEVELOPMENT WILL BE SUBJECT TO PRIVATE COVENANTS AND AN HOA WILL BE ESTABLISHED.
9. HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF A PRIVATE STREET "VISTA RUN", STORM WATER INFRASTRUCTURES AND COMMON AREAS.
10. PERMIT FOR STREET LIGHTS ALONG PUBLIC FRONTAGE REQUIRED PRIOR TO APPROVAL OF LAND DISTURBANCE PERMIT.
11. THERE ARE NO ZONING CONDITIONS ON THE PROPERTY.
12. THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE.
13. DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREET BY EMERGENCY AND LAW ENFORCEMENT VEHICLE AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
14. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE UPSTREAM DRAINAGE AREA AND SHALL BE DESIGNED TO PREVENT INCREASE IN DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER QUALITY MANAGEMENT FACILITIES SHALL BE ADEQUATE AS REQUIRED BY THE DEKALB COUNTY CODES. DEKALB COUNTY MAY REQUIRE THE USE OF CONTROL METHODS SUCH AS RETENTION OR DETENTION, AND OR THE CONSTRUCTION OF OFFSITE DRAINAGE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENTS.

DeKalb County PLANNING AND SUSTAINABILITY Approved Site Plan	
Case#	1247135
Hearing Date	10/24/2024
* ROOF HEIGHT	25.00 (MIN)
This plan is unofficial until ratified by the Board of Commissioners.	
Site plans referenced in the conditions of zoning are conceptual only unless specific aspects of the site plan or the site plan itself are shown as a separate drawing. The conditions of zoning shall not be construed to constitute a contract or warranty of any kind, and shall not be used to create a contract or warranty of any kind.	
5' GRASS STRIP	
5' SIDEWALK	
R.O.W.	

TYPICAL UNIT



SKETCH PLAT - AP#1247135

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR OR NAMING SAID PERSON.

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TOTAL AREA: 2.883 ACRES / 125,583 SQUARE FEET

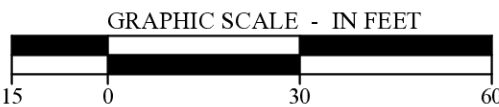
BOUNDARY REFERENCE: DB 11589, PG 503

FIELDWORK PERFORMED ON 2/11/2021

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 248,624 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET



LEGEND:

- PROPERTY CORNER
- R/W MONUMENT
- FIRE HYDRANT
- CLEAN OUT
- GAS METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- SIGN
- POWER METER
- POWER BOX
- GUY WIRE
- A/C UNIT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GAS METER
- WATER VALVE
- POWER POLE
- JUNCTION BOX
- RIGHT WING CATCH BASIN
- LEFT WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- HEADWALL
- BUILDING SETBACK LINE
- DRAINAGE FLOW ARROW
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- CONTOUR ELEVATION
- W - WATER LINE
- P - OVERHEAD UTILITY LINE
- S - SANITARY SEWER LINE
- C - GAS LINE
- CL - CABLE LINE
- T - TELEPHONE LINE
- F - FENCE LINE
- L - LIMITS OF DISTURBANCE
- SF - SILT FENCE
- TP - TREE PROTECTION FENCE
- FW - FLOW WELL LINE
- N/F - NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BOC BACK OF CURB
- FACE OF CURB
- POC POINT OF COMMENCEMENT
- NAD NORTH AMERICAN DATUM
 NAVD NORTH AMERICAN VERTICAL DATUM | CMP CORRUGATED METAL PIPE | RCP REINFORCED CONCRETE PIPE | DIP DUCTILE IRON PIPE | UTILITY MARKERS | WATER | GAS | TELECOMMUNICATION |


BOUNDARY zone, inc.

SURVEYORS, ENGINEERS AND LAND PLANNERS

800 SATELLITE BLVD., SUWANEE, GA 30024

770-371-6773

PROVIDING SERVICES FOR: METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA

SKETCH PLAT

PREPARED FOR

UNIVERSAL CONSTRUCTION COMPANY OF GEORGIA, INC.,

LAND LOT 91, 15TH DISTRICT

3701 COLUMBIA DRIVE

DECATUR, GEORGIA 30034

DATE 2/6/2021



PROJECT 23027.02

SHEET 3 OF 4