VICINITY MAP
1"=400'

NOTICE OF PUBLIC MEETING ON THE PROPOSED SKETCH PLAT MAY BE SENT TO:
FOCALPOINT ENGINEERING, INC.
1254 BEAVER RUIN ROAD, SUITE 100
NORCROSS, GEORGIA 30093
(770) 931-5920
(770) 931-5903 (FAX)
CONTACT: JASON SHEPHERD

TOTAL TRACT AREA = 15.34 ACRES
ZONING R-100 (CSO)

SKETCH PLAT
SCALE: 1" = 60'

FLOOD MAP
NTS

PROPOSED CONDITIONS FOR THE SKETCH PLAT APPROVAL AND DEVELOPMENT OF THE PROPERTY AT 3571 BRIARCLIFF ROAD

Submitted by: Columbia Decatur Equity Investment, LLC ("Developer")
All Property Owners on Briarlyn Court and
All Property Owners On Lively Trail ("Neighbors")

Sketch Plat Application: #

Date: October 12, 2005

1. Developer shall extend the walking trails within the green space area to provide pedestrian access to both Briarlyn Court and Lively Trail. Developer shall use it's best efforts to secure pedestrian easements such that pedestrian access to Greenglade Road from the green space area may be achieved.

2. Developer shall provide copies of any and all hydrological studies submitted to DeKalb County by an independent engineer mutually agreed to by the signatories hereto. Said independent engineer shall be paid for by the Developer and shall review the hydrological studies for methodology and compliance with industry standards. Said independent engineer shall communicate any concerns regarding the studies to Developer's engineer and best efforts will be made to reasonably address any mutual concerns. Developer further agrees to oversize alternatives proposed by the undersigned neighbors to the type and location of storm water management facilities proposed for the Subject Development and to have his engineer meet with the independent engineer and the neighborhood representatives to discuss and review alternatives. Where reasonable and acceptable to both DeKalb County and the neighborhood signatories below, the Developer shall revise its storm water management plans accordingly. As builts for the storm water management facilities and devices shall be submitted and certified by the Developer's engineer to the independent engineer simultaneously with submission thereof to the County. Prior to the recording of a final plat for the development the independent engineer shall review the as builts and provide a letter of approval to the neighborhood signatories and the Developer stating that the certified as built conditions meet or exceed the approved design intent and function. The independent engineer shall not unreasonably withhold such approval. Should a dispute arise as to whether the facilities and/or devices should be approved as contemplated herein, the parties agree to utilize their best efforts to resolve such dispute informally. However, unless resolution is attained within thirty (30) days after the submission of the as built certification to the independent engineer, the certification of the Developer's engineer shall stand as approved by the independent engineer.

3. Prior to groundbreaking, Developer shall survey and mark with yellow tape a boundary that will be the boundary for the green space to be preserved in perpetuity as a conservation area. Except where necessary for the installation of utilities or storm water management devices and facilities, during the Development phase no tree of 8 inches DBH or greater shall be removed from the marked area unless a tree is dead, diseased, or poses an imminent threat to property. Prior to groundbreaking, Developer will erect orange construction fencing outside the entire length of the green space boundary and will maintain the fencing in good condition until each lot has received a Certificate of Occupancy by lot. This green space area may not be encroached upon by any structure, permanent or temporary, above/on ground or underground, with the exception of retention/detention ponds or utility devices, which are expressly permitted to encroach as needed into this green space area. Subsequent to complete build out, no tree greater than 8 inches DBH, with the exception of dead or diseased trees, or trees which pose an imminent peril to property, may be removed from any designated green space area.

4. With the exception of the chain link fence required for the detention/retention pond, no permanent fence shall be chain link. Upon the issuance of a Certificate of Occupancy by lot, individual property owners may choose to erect fences or walls. However, no fences or walls may be erected within designated green space areas (with the exception of required detention/retention pond fencing) or around the perimeter of the green space.

5. There shall be a mandatory membership homeowners' association, which shall own and be responsible for maintaining, inter alia, the front entrance, the detention/retention pond, and any other undedicated storm water management or water quality facilities or devices, and the green space including the walking trails.

6. No construction (indoor or outdoor), earth-moving, tree-cutting or removal, maintenance, or landscaping shall occur: earlier than 7 a.m. nor later than 6 p.m., Monday through Friday; earlier than 10 a.m. nor later than 5 p.m. on Saturdays, not at all on Sundays or on New Year's Day, memorial Day, July 4th, Labor Day, Thanksgiving Day or Christmas Day. No loud playing of radios, TVs, or stereo equipment shall be permitted at any time during the life of the Development. Notwithstanding the foregoing, non-noise producing interior activity may occur outside of these hours.

7. Developer shall grade the lots in the Development as much as reasonably possible such that the front yards slope towards the proposed internal streets, thereby maximizing the capturing of storm water runoff in the street and/or the storm water system therein.

8. Developer shall require the design of all homes within the Development to include a gutter and downspout arrangement that captures all front roof storm water and directs it to the street.

9. Should above ground detention ultimately be located where indicated on the Sketch Plat, Developer agrees to plant heavy evergreen vegetation on the east side of Briarlyn Court and the south side of Briarcliff Road adjacent to the detention/retention pond to screen the pond from view of Briarlyn Court residents, as much as reasonably possible.

LOT NUMBER	LOT AREA	AREA INSIDE 75' BUFFER	AREA OUTSIDE 75' BUFFER/POND	LOT WIDTH
1	10,759	0	10,759	70.00'
2	10,519	0	10,519	85.00'
3	10,607	0	10,607	65.00'
4	11,371	0	11,371	65.00'
5	10,996	0	10,996	65.00'
6	8,625	0	8,625	70.00'
7	8,625	0	8,625	70.00'
8	8,818	0	8,818	70.00'
9	10,912	0	10,912	70.00'
10	12,527	0	12,527	65.00'
11	10,286	0	10,286	65.00'
12	11,964	0	11,964	72.00'
13	14,037	0	14,037	75.00'*
14	13,143	0	13,143	75.00'*
15	12,491	0	12,491	75.00'*
16	10,239	0	10,239	75.00'*
17	10,972	0	10,972	121.00'
18	11,915	0	11,915	90.00'
19	12,101	0	12,101	103.00'
20	13,113	0	13,113	70.00'*
21	8,623	0	8,623	75.00'*
22	9,976	0	9,976	70.00'
23	10,123	0	10,123	70.00'
24	9,478	0	9,478	65.00'
25	8,558	0	8,558	63.00'
26	8,087	0	8,087	63.00'
27	8,993	0	8,993	63.00'
28	8,050	0	8,050	75.00'
29	9,169	0	9,169	90.00'

* - LOT WIDTH MEASURED AT THE BUILDING LINE
** - 100 YEAR POND AREA BASED ON SKETCH PLAT DESIGN. AREA TO BE FINALIZED AFTER HYDROLOGICAL STUDY IS COMPLETE

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS 26th DAY OF Oct 2005

for: BY: (BY DIR.)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

GENERAL NOTES:

1. EXISTING OVERALL PARCELS AREA
TRACT 1: PARCEL: 18-0194-02-037
AREA: 15.342 ACRES
2. PROPOSED AREA (TRACT 1): 15.19 ACRES (AFTER DEDICATION)
ZONING: R-100 CSO (SINGLE FAMILY RESIDENTIAL)
NUMBER OF LOTS: 29 LOTS
DENSITY: 1.91 LOTS/ACRE
REQUIRED GREEN SPACE (20%): 3.04 ACRES
PROVIDED GREEN SPACE: 4.69 ACRES
3. THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP # 13089C0058H, EFFECTIVE DATE: MAY 7, 2001.
4. UTILITIES: WATER - DEKALB COUNTY
SEWER - GRAVITY - DEKALB COUNTY
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - BELL SOUTH
POWER - GEORGIA POWER
5. 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.
6. THERE ARE NO KNOWN EXISTING OR PROPOSED BURY PITS LOCATED ON SITE.
7. ELECTRICAL SERVICE TO BE UNDERGROUND.
8. THE SIGHT DISTANCE FOR THIS PROPERTY EXCEEDS 200 FEET IN THE SOUTH AND NORTH DIRECTION ALONG BRIARCLIFF ROAD PER CODE SEC. 14-198.
9. R-100 CSO (SINGLE FAMILY RESIDENTIAL DISTRICT) REQUIREMENTS
MINIMUM LOT WIDTH:
ALL LOTS SHALL HAVE A WIDTH OF AT LEAST SIXTY (60) FEET AS MEASURED AT THE REQUIRED FRONT YARD BUILDING SETBACK LINE.
MINIMUM LOT AREA: EIGHT THOUSAND (8,000) SQUARE FEET.
MINIMUM YARD ADJACENT TO PUBLIC STREET:
FROM MAJOR THOROUGHFARES: FIFTY (50) FEET.
FROM MINOR THOROUGHFARES: FORTY (40) FEET.
FROM COLLECTOR STREETS: THIRTY-FIVE (35) FEET.
FROM OTHER STREETS: TWENTY (20) FEET.
INTERIOR SIDE YARD SETBACKS: SEVEN AND ONE-HALF (7 1/2) FEET.
REAR YARD: TWENTY (20) FEET.
MAXIMUM HEIGHT OF STRUCTURES: 35 FEET
MINIMUM FLOOR AREA: 1,600 S.F.
MAXIMUM LOT COVERAGE: 35 PERCENT
MINIMUM PARKING: 4 SPACES
10. 4' HIGH FENCE AND STORM WATER QUALITY WILL BE PROVIDE IF NECESSARY UPON COMPLETION OF CONSTRUCTION DOCUMENTS AND HYDROLOGICAL STUDY.
11. THIS SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED.
12. NEAREST RECEIVING WATERS, UNNAMED TRIBUTARY OF SOUTH FORK PEACHTREE CREEK, IS 620' FEET FROM PROPOSED SUBDIVISION.
13. ALL NATURAL FEATURES ARE SHOWN ON A TREE SURVEY.
14. STREEET LIGHTS WILL BE REQUIRED FOR THIS SUBDIVISION.
15. 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. THERE ARE NO KNOWN STATE WATERS AND WETLANDS WITHIN THIS DEVELOPMENT.
16. SIDEWALKS ARE PROPOSED FOR THIS DEVELOPMENT.
17. THIS PROPERTY IS NOT LOCATED WITHIN A HISTORICAL DISTRICT. ALL STRUCTURES ON THIS PROPERTY TO BE REMOVED.
18. ALL ADJACENT PROPERTIES CURRENTLY HAVE ACCESS TO COUNTY UTILITIES, THEREFORE EXTENSION OF WATER AND SEWER SERVICES NOT NECESSARY.
19. EXISTING STRUCTURE SERVED BY SEPTIC TANK. OWNER AND/OR DEVELOPER MUST REMOVE SEPTIC TANK FROM SITE.
20. CENTER CUL-DE-SAC ISLAND SHALL HAVE 6" MOUNTABLE CURB.

LOCATION MAP

SOIL SERIES

CuC : CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
PuE : PACOLET-URBAN LAND COMPLEX, 10 TO 25 PERCENT SLOPES

ENGINEER

FOCALPOINT ENGINEERING, INC.
1254 BEAVER RUIN ROAD SUITE 100
NORCROSS, GEORGIA 30093
(770) 931-5920
(770) 931-5903 (FAX)
CONTACT: ALEX NASH
(770) 527-3450

GEORGIA
No. 024411
PROFESSIONAL ENGINEER
10-17-05
CHARLES A. NASH

GRAPHIC SCALE
60 0 60 120 180
1 INCH = 60 FEET

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/19/05	MKG	PLANNING COMMISSION COMMENTS

Land Planning and Development
FocalPoint engineering
1254 Beaver Ruin Road Suite 100
Norcross, Georgia 30093
ph. 770.931.5920
fax. 770.931.5903
email@focalpt.net

OAKGROVE PRESERVE S/D
3571 BRIARCLIFF ROAD
LAND LOT 194 16th DISTRICT
DEKALB COUNTY, GEORGIA

DATE	DRAWN	CHECKED
7/20/05	JTS	CAN

SCALE: 1"=60'

SHEET TITLE
CONSERVATION SKETCH PLAT

PROJECT NUMBER
RC-04-002

C-1
DRAWING NUMBER
SHEET 1 OF 1