



DeKalb County Department of Planning & Sustainability

178 Sams Street, Decatur, GA 30030 - (404) 371-2155

[Planning and Sustainability | DeKalb County GA](#)

Planning Commission Sketch Plat Hearing Date: February 26, 2025 @ 6:00 P.M

STAFF ANALYSIS

Case No.: P-Plat #1247227 (1445-57 Lavista Road) **Agenda #** N2
Commission District: 2 **Super District:** 6

Location/Address: 1445, 1451, and 1457 Lavista Road

Parcel ID(s): 18 108 02 088, 18 108 02 087, 18 108 02 086

Request: Minor subdivision to construct up to four (4) single-family detached dwellings.

Property Owner(s): Lavista Properties Development, LLC

Applicant/Agent: Robert Barclift (Barclift Consulting, LLC)

Acreage: 2.05 acres

Existing Land Use: Single-family dwelling(s)

SUBJECT PROPERTY & ZONING HISTORY

The subject properties are each improved with single-family detached dwellings. The properties are located in the R-75 (Residential Medium Lot-75) Zoning District; there is no record of the properties being subject to a rezoning or other public hearing process.

PROJECT DESCRIPTION

The applicant, Robert Barclift, proposes a minor subdivision of the properties to construct up to four (4) single-family detached dwellings. *Minor subdivisions* are subject to fewer and less stringent requirements than *major subdivisions* as defined in Section 9.1.3. of the *Zoning Ordinance*. Stormwater detention will be provided individually on the proposed lots, as is typical of infill developments. Access to the proposed dwellings will be provided via two (2) shared driveways, one fewer than currently existing. A six (6)-foot-wide sidewalk and a total of ten (10) feet of landscaping will be provided along the properties’ frontage on Lavista Road, meeting the requirements of Section 5.4.3.

Sec. 14-96. - Standards for approval of Sketch Plats; approved Preliminary Plats.

(a) The Planning Commission shall not approve a Sketch Plat unless it is found that:

1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;

Water service is to be provided by DeKalb County.

2) If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;

Sewer service is to be provided by DeKalb County.

3) Adequate areas have been allocated within a subdivision to meet the regulations in this chapter for the long-term collection, management, and treatment of stormwater;

Stormwater detention is to be provided on individual lots, as is typical of infill lots, meeting Land Development requirements.

4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;

The subject property is not located within or adjacent to any of the above features.

5) No platting of lots within the subdivision will create any non-conforming lots or increase the non-conformity of existing non-conforming lots on property within or adjacent to the subdivision;

Newly created lots are in compliance with applicable lot standards in the R-75 Zoning District.

6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;

Yes.

7) The proposed subdivision meets all the requirements of this chapter, [Chapter 27](#), the official comprehensive plan, the official thoroughfare map, and all other standards and regulations adopted by all boards, commissions, agencies, and officials of DeKalb County and all other applicable laws from other, relevant jurisdictions;

Yes.

8) A properly issued certificate of appropriateness, when the subdivision or portions thereof lie within a designated historic area that required such a certificate as may be required by state law or this Code; and

Not applicable.

9) Lot lines have been laid out so as to minimize crossing municipal or county boundaries;

All proposed lots are located in the unincorporated area of DeKalb County.

10) All requirements of [section 14-89](#) and [section 14-90](#) have been fulfilled.

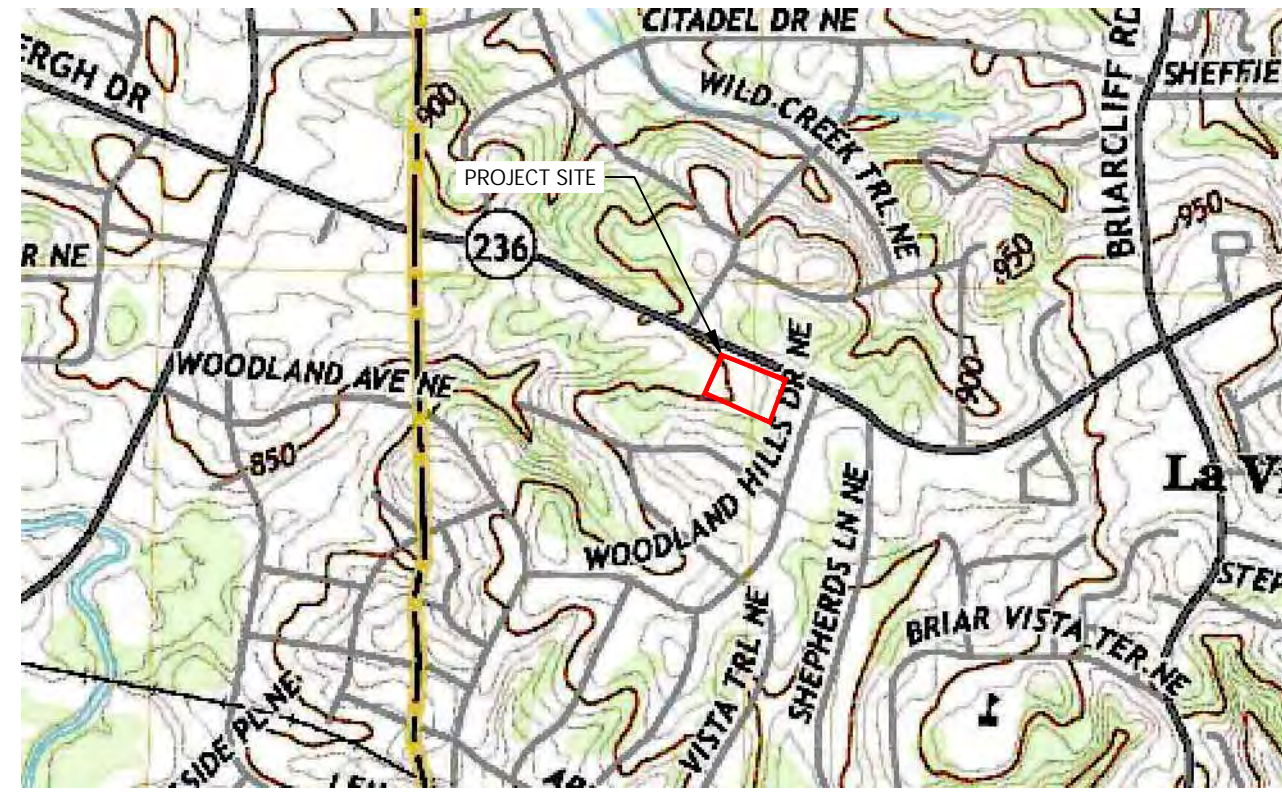
Yes.

STAFF RECOMMENDATION: *Approval*

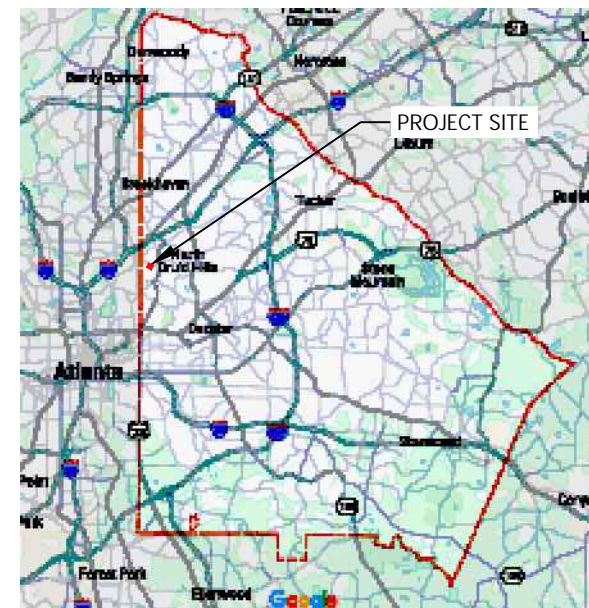
The proposal is consistent with the goals of the *DeKalb County 2050 Unified Plan* and is in compliance with all developmental standards of the *Zoning Ordinance*. All other regulatory reviews have been completed and approved (or conditionally approved). Therefore, the Planning and Sustainability Department recommends *Approval* of the submitted Sketch Plat application.

1445-1457 LAVISTA ROAD

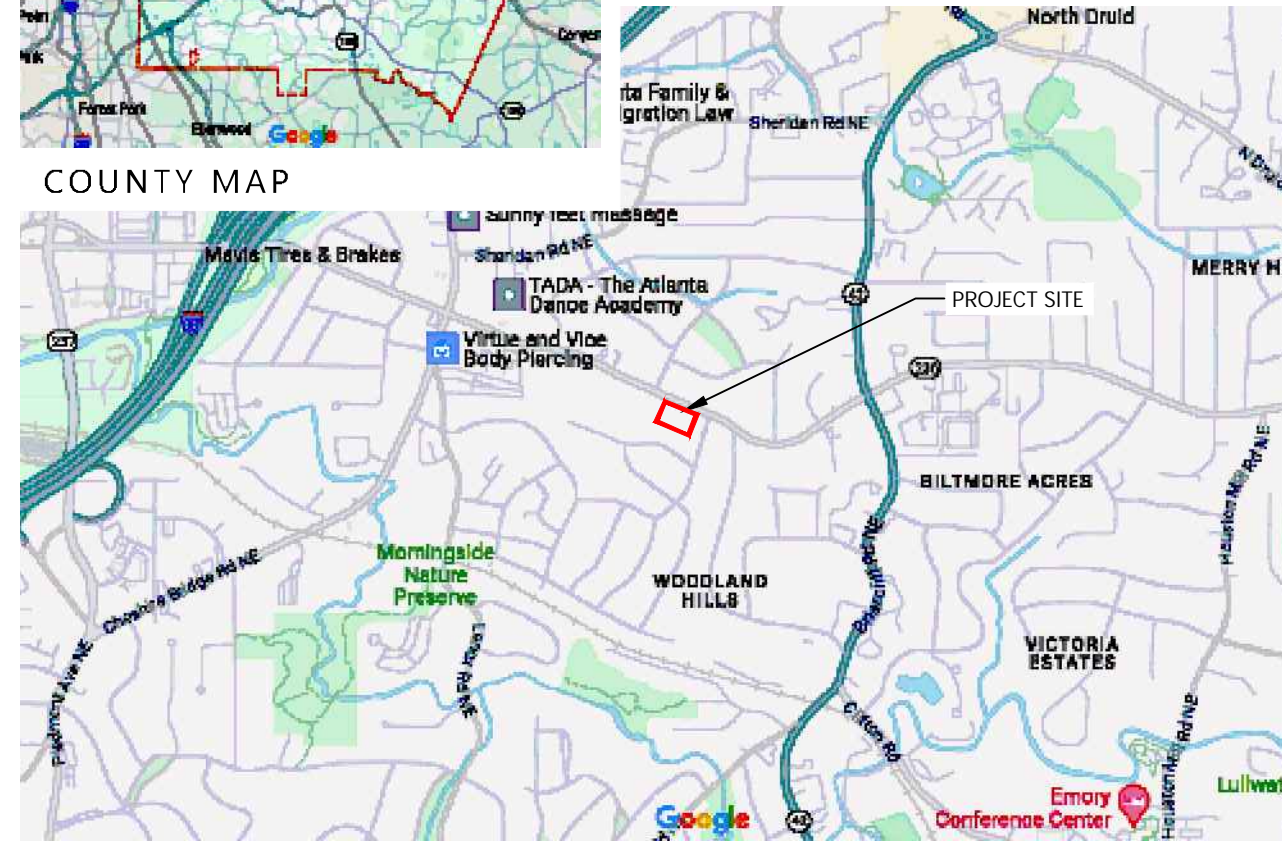
SKETCH PLAT - AP# 1247227



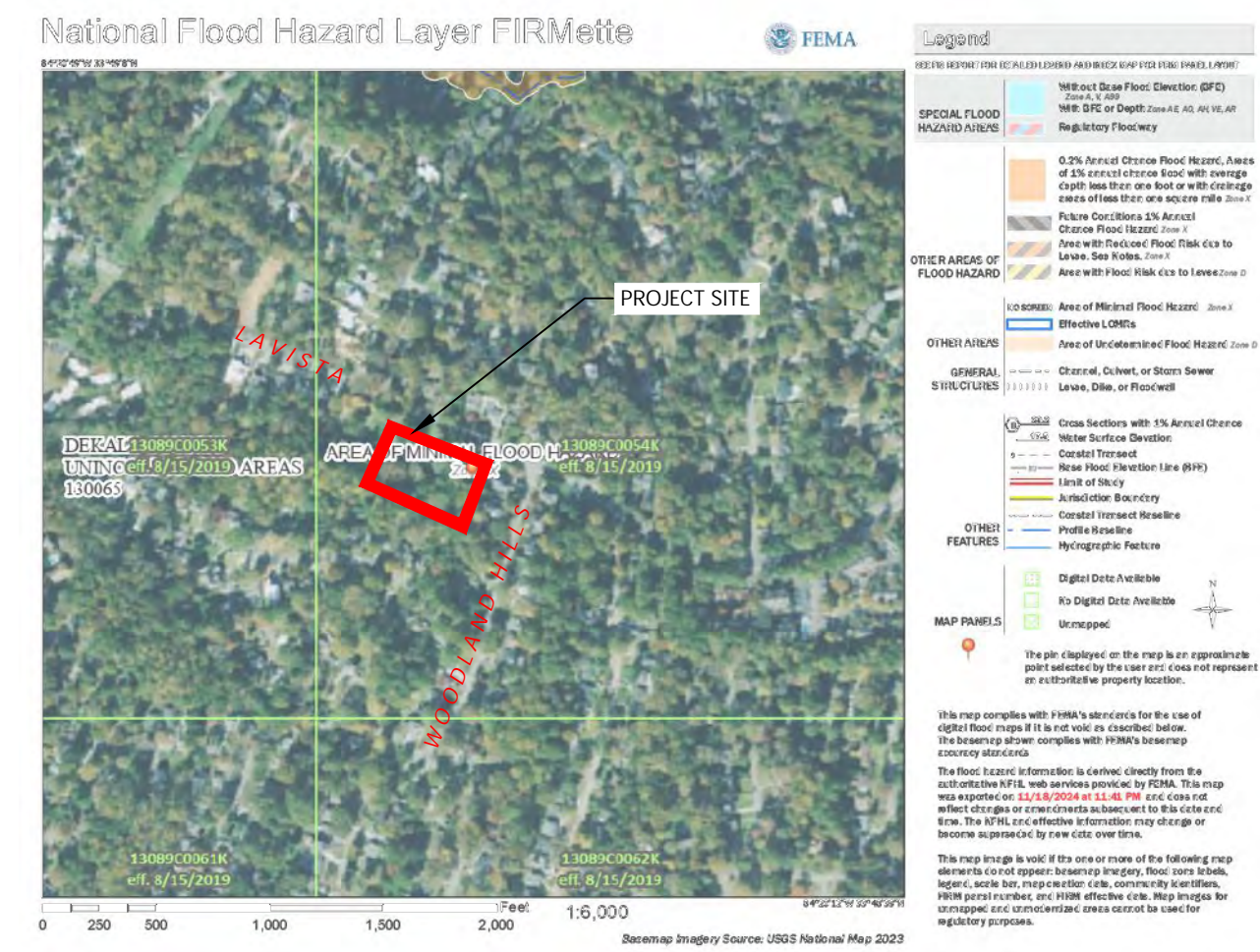
USGS QUAD MAP
NOT TO SCALE



COUNTY MAP



LOCATION MAP
NOT TO SCALE



FEMA FIRM PANEL
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13089C0054K DATED 8/15/2019.



PROJECT INFO

ADDRESS
1445 LAVISTA ROAD NE (18 108 02 088),
1451 LAVISTA ROAD NE (18 108 02 087), &
1457 LAVISTA ROAD NE (18 108 02 086)
ATLANTA, GA 30324

LOCATION
DEKALB COUNTY
LAND LOT 108, 18th DISTRICT

JURISDICTION
UNINCORPORATED DEKALB COUNTY

ZONING
R-75

SITE AREA
2.06 AC

IMPERVIOUS AREA
0.46 AC (22.3%)

PROJECT CONTACTS

CIVIL ENGINEER
BARCLIFT CONSULTING
ROBERT BARCLIFT, PE
ROBERT@BARCLIFTCONSULTING.COM
404.771.0920
1227 WYLIE STREET SOUTHEAST
ATLANTA, GA 30317

OWNER
LAVISTA PROPERTIES DEVELOPMENT LLC
PETER SONG
SONG416@AOL.COM
1825 DEERBROOK RUN DRIVE
LAWRENCEVILLE, GA 30043-5180

DEVELOPER
ATLANTA PROPERTIES BUCKHEAD, LLC
LANKEY SAIBU
LANKEYSAIBU@GMAIL.COM
470.553.9344
4062 PEACHTREE ROAD, SUITE A 508
ATLANTA, GA 30319

SURVEY
GUNNIN LAND SURVEYING
ZAC WEISEL
ZWEISEL@GUNNINSURVEY.COM
470.977.3006
141 RAILROAD STREET, SUITE 116
CANTON, GA 30114

PROJECT REFERENCES BLOCK

COMBINATION AP # FORTHCOMING (NOT YET APPLIED FOR)
DEMOLITION AP # FORTHCOMING (NOT YET APPLIED FOR)
LDP AP # FORTHCOMING (NOT YET APPLIED FOR)
*THE ABOVE LIST INCLUDES ANTICIPATED REVIEWS. NOT ALL MAY REQUIRED AND/OR ANTIPODARY MAY BE NECESSARY.

EXISTING PARCEL SUMMARY TABLE

| ADDRESS | PARCEL ID | ACREAGE |
|----------------------|---------------|---------|
| 1445 LAVISTA ROAD NE | 18 108 02 088 | 0.687 |
| 1451 LAVISTA ROAD NE | 18 108 02 087 | 0.688 |
| 1457 LAVISTA ROAD NE | 18 108 02 086 | 0.689 |

SHEET INDEX

| REVISION | SHEET | TITLE |
|----------|--------|---|
| A B C | SP0 | COVER SHEET |
| | 1 OF 1 | BOUNDARY AND TOPOGRAPHIC SURVEY (BY OTHERS) |
| A | SP1 | TREE SURVEY |
| A | SP2 | EXISTING CONDITIONS PLAN |
| A | SP3 | DEMOLITION PLAN |
| A C | SP4 | SKETCH PLAT SITE PLAN |

PROJECT SUMMARY / SCOPE OF WORK

THESE PLANS HAVE BEEN PREPARED TO PERMIT THE COMBINATION* AND SUBDIVISION OF THREE EXISTING SINGLE FAMILY PARCELS (REFERRED TO AS LOT 4, 5, AND 6 ON THE EXISTING CONDITIONS PLAN). THE THREE CURRENT PARCELS WILL BE SUBDIVIDED INTO FOUR NEW SINGLE FAMILY LOTS ALONG THE EXISTING LAVISTA ROAD FRONTAGE. THERE ARE NO NEW PROPOSED STREETS, HOWEVER, 5' OF RIGHT OF WAY WILL BE DEDICATED ALONG THE LAVISTA FRONTAGE. LAVISTA IS A STATE ROUTE (SR 236). AN ADMINISTRATIVE VARIANCE WILL BE REQUESTED TO 1) WAIVE THE REQUIREMENT FOR A 4' BIKE LANE (THEREBY REDUCING SIDEWALK WIDTH TO 6') AND 2) TO WAIVE THE STREETScape LIGHT POLE REQUIREMENTS.

* A COMBINATION PLAT IS NOT REQUIRED DURING THE SKETCH PLAT PHASE. THEREFORE, THE COMBINATION HAS NOT BEEN APPLIED FOR AND THERE IS NO ASSOCIATED A/P NUMBER YET.

PROJECT NOTES

1. DEVELOPER CONTACT INFO PROVIDED UNDER PROJECT CONTACTS, THIS SHEET
2. THIS DEVELOPMENT CONSISTS OF 4 PROPOSED SINGLE FAMILY LOTS
3. WATER AND SEWER SERVICE WILL BE PROVIDED BY DEKALB COUNTY
4. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT (NOT APPLICABLE TO THIS DEVELOPMENT)
5. 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 EPD (NOT APPLICABLE TO THIS DEVELOPMENT)
6. 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
7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS

REVISION SUMMARY

REVISION A - 11/27/2024
ADDRESS COUNTY COMMENTS

REVISION B - 1/16/2025
ADDRESS COUNTY COMMENTS

REVISION C - 1/24/2025
ADDRESS COUNTY COMMENTS (REDUCE SIDEWALK TO ILLUSTRATE VARIANCE REQUEST)

APPROVAL BLOCK

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY ON THIS _____ DAY OF 20____,

BY: PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Interim Director
Cedric Hudson

CERTIFICATE OF CONFORMITY

Only digital copies will be accepted.
Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

I, Robert Bardiff, PE, the engineer/surveyor

for the subdivision known as 1445 - 1457 LaVista Road

located in Land Lot 108 of the 18th District, hereby

certify that no lots platted within the subdivision are non-conforming or will result in

any non-conforming lots.

R-Bardiff

Signature

Robert Bardiff, PE

Name (Please Print)

1227 Wylie Street SE

Address

Atlanta, GA 30317

City

State

Zip

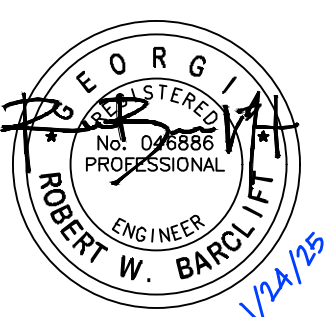
BARCLIFT CONSULTING
Civil Engineering | Site Planning

404.771.0920
robert@barcliftconsulting.com
barcliftconsulting.com

LAVISTA
PROPERTIES
DEVELOPMENT, LLC

COVER SHEET

1445 - 1457 LAVISTA ROAD
1445, 1451, & 1457 LAVISTA ROAD | DEKALB COUNTY
PARCEL ID: 18 108 02 088, 18 108 02 087, & 18 108 02 086



GSWCC LEVEL II # 89269
January 24, 2025

SP0

Sheet Number

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 12,575. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 264,629.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SRX3X ROBOTIC TOTAL STATION.
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.
ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN.

ALL IRON PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

*PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

BUILDING LINES SHOWN PER PLAT BOOK 18, PG. 55.

BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.L.R.M. DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 13089C 0054-H, DATED MAY 7, 2001. THIS SITE FALLS WITHIN ZONE "X".

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS.

THE UNDERGROUND UTILITIES WERE ONLY MARKED FOR A PORTION OF THIS SITE AND ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY
SUITE 178
PEACHTREE CITY, GEORGIA 30269
TEL. (404)312.6912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

REFERENCES:

- 1. PB 18, PG. 55
- 2. PB 195, PG. 1

DATE OF FIELD WORK:
11/06/2019

RESERVED FOR PLAT FILING

THIS SURVEY IS THE BASE INFORMATION USED TO CREATE THE EXISTING CONDITIONS PLAN (SHEET SP2) AND HAS BEEN INCORPORATED INTO THIS SET FOR REFERENCE. LAND DEVELOPMENT REQUESTED THE SURVEYOR'S CERTIFICATE WHICH IS PROVIDED ON THIS SHEET. HOWEVER, WE RECOGNIZE THAT THE FORMAT OF THIS SURVEY DIFFERS FROM GIS REQUIREMENTS, AND THEREFORE REQUEST THAT GIS REVIEW EXCLUSIVELY THE EXISTING CONDITIONS (SHEET SP2).

SYMBOL LEGEND

| | |
|------|--------------------------------|
| IPF | 1/2" REBAR FOUND |
| OPS | 1/2" REBAR SET |
| 26 | RIGHT-OF-WAY MONUMENT FOUND |
| 42 | ADJOINING LOT NUMBER |
| 26 | LOT NUMBER |
| 15 | LAND LOT NUMBER |
| AC | AIR CONDITIONING UNIT |
| BM | BENCHMARK |
| CP | HANDICAP PARKING SPOT |
| MANH | SIGN |
| MANH | MANHOLE - UNKNOWN TYPE |
| MANH | CABLE TV BOX |
| MANH | CABLE TV MANHOLE |
| MANH | CABLE TV PEDESTAL |
| MANH | ELECTRIC BOX |
| MANH | ELECTRIC MANHOLE |
| MANH | ELECTRIC METER |
| MANH | ELECTRIC PEDESTAL |
| MANH | GUY WIRE AND ANCHOR |
| MANH | GUY POLE |
| MANH | LIGHT POLE (LP) |
| MANH | POWER POLE (PP) |
| MANH | SERVICE POLE |
| MANH | HIGH VOLTAGE POWER POLE (HVPP) |
| MANH | TRANSFORMER |
| MANH | GAS MANHOLE |
| MANH | GAS VALVE |
| MANH | GAS METER |
| MANH | SANITARY SEWER CLEAN OUT |
| MANH | SANITARY SEWER MANHOLE |
| MANH | STORM SEWER CLEAN OUT |
| MANH | DOUBLE WING CATCH BASIN |
| MANH | SINGLE WING CATCH BASIN |
| MANH | CURB INLET |
| MANH | DROP INLET |
| MANH | FLARED END SECTION |
| MANH | HEADWALL |
| MANH | JUNCTION BOX |
| MANH | WEIR INLET |
| MANH | YARD INLET |
| MANH | TELEPHONE BOX |
| MANH | TELEPHONE MANHOLE |
| MANH | TELEPHONE PEDESTAL |
| MANH | PEDESTRIAN SIGNAL POLE |
| MANH | TRAFFIC SIGNAL BOX |
| MANH | TRAFFIC SIGNAL POLE |
| MANH | FIRE DEPARTMENT CONNECTION |
| MANH | FIRE HYDRANT |
| MANH | IRRIGATION CONTROL VALVE |
| MANH | POST INDICATOR VALVE |
| MANH | WATER MANHOLE |
| MANH | WATER METER |
| MANH | WATER VALVE |
| MANH | WATER VAULT |
| MANH | TREE |

ABBREVIATIONS

| | |
|----------|--------------------------------|
| A.E. | ACCESS EASEMENT |
| BC | BACK OF CURB |
| BM | BENCHMARK |
| B.S.L. | BUILDING SETBACK LINE |
| C&G | CURB AND GUTTER |
| C.L. | CENTERLINE |
| C.L.F. | CHAIN LINK FENCE |
| CMF | CONCRETE MONUMENT FOUND |
| DB | DEED BOOK |
| DE | DRAINAGE EASEMENT |
| EX. | EXISTING |
| EP | EDGE OF PAVEMENT |
| FENCE | FENCE |
| L.L.L. | LAND LOT LINE |
| OTP | OPEN TOP PIPE |
| PB | PLAT BOOK |
| PG. | PAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PROP. | PROPOSED |
| R/W | RIGHT OF WAY |
| RSW | SANITARY SEWER |
| S.S.E. | SANITARY SEWER EASEMENT |
| P.L. | PROPERTY LINE |
| S.S.M.H. | SANITARY SEWER MANHOLE |
| U.E. | UTILITY EASEMENT |
| DI | DROP INLET |
| DWCB | DOUBLE WING CATCH BASIN |
| FES | FLARED END SECTION |
| HW | HEADWALL |
| JB | JUNCTION BOX |
| OCS | OUTLET CONTROL STRUCTURE |
| SWCB | SINGLE WING CATCH BASIN |
| W | WEIR INLET |
| YI | YARD INLET |
| CMF | CORRUGATED METAL PIPE |
| DIP | DUCTILE IRON PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| VCP | VITRIFIED CLAY PIPE |

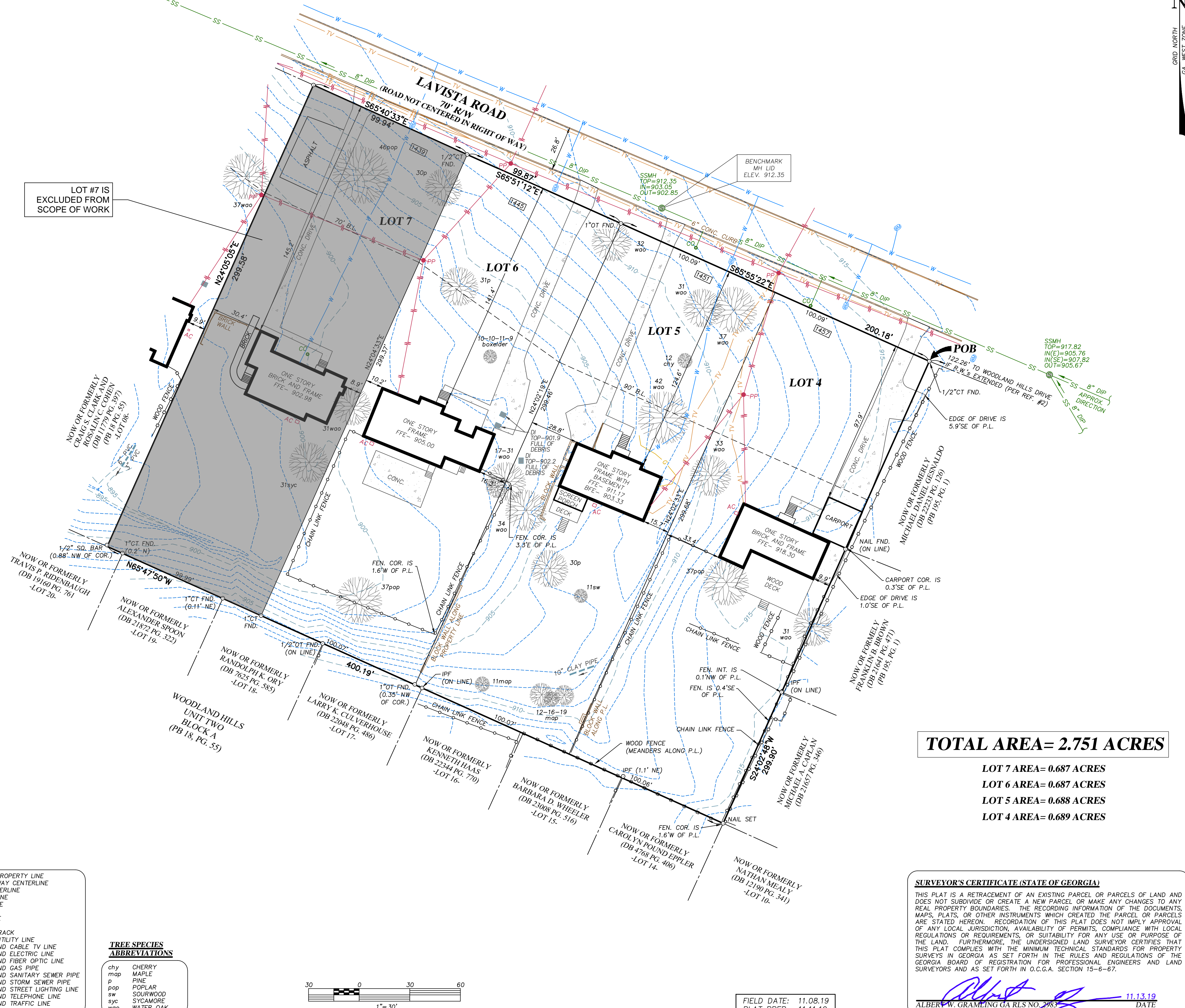
LINE TYPE LEGEND

| | |
|-----|----------------------------------|
| --- | ADJOINING PROPERTY LINE |
| --- | RIGHT-OF-WAY CENTERLINE |
| --- | CREEK CENTERLINE |
| --- | LAND LOT LINE |
| --- | METAL FENCE |
| --- | WIRE FENCE |
| --- | WOOD FENCE |
| --- | QUARDRAIL |
| --- | RAILROAD TRACK |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND CABLE TV LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND FIBER OPTIC LINE |
| --- | UNDERGROUND GAS PIPE |
| --- | UNDERGROUND SANITARY SEWER PIPE |
| --- | UNDERGROUND STORM SEWER PIPE |
| --- | UNDERGROUND STREET LIGHTING LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | UNDERGROUND TRAFFIC LINE |
| --- | UNDERGROUND WATER PIPE |

TREE SPECIES ABBREVIATIONS

| | |
|-----|-----------|
| chy | CHERRY |
| map | MAPLE |
| p | PINE |
| pop | POPLAR |
| sw | SOURWOOD |
| swc | SYCAMORE |
| wao | WATER OAK |

LOT #7 IS EXCLUDED FROM SCOPE OF WORK



TOTAL AREA= 2.751 ACRES

- LOT 7 AREA= 0.687 ACRES
- LOT 6 AREA= 0.687 ACRES
- LOT 5 AREA= 0.688 ACRES
- LOT 4 AREA= 0.689 ACRES

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)
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.
ALBERT W. GRAMLING GA RLS NO. 2983 DATE 11.13.19

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
LAVISTA PROPERTIES DEVELOPMENT, L.L.C.
(BEING LOTS 4-7, WOODLAND HILLS UNIT TWO, BLOCK "A")
LOCATED IN LAND LOT 108 18th DISTRICT, DEKALB COUNTY, GEORGIA
NOVEMBER 11, 2019 1"=30'

REVISION

| | |
|-------|--|
| DATE: | |
|-------|--|

DRAWN BY: KJW
CHECKED BY: AWG

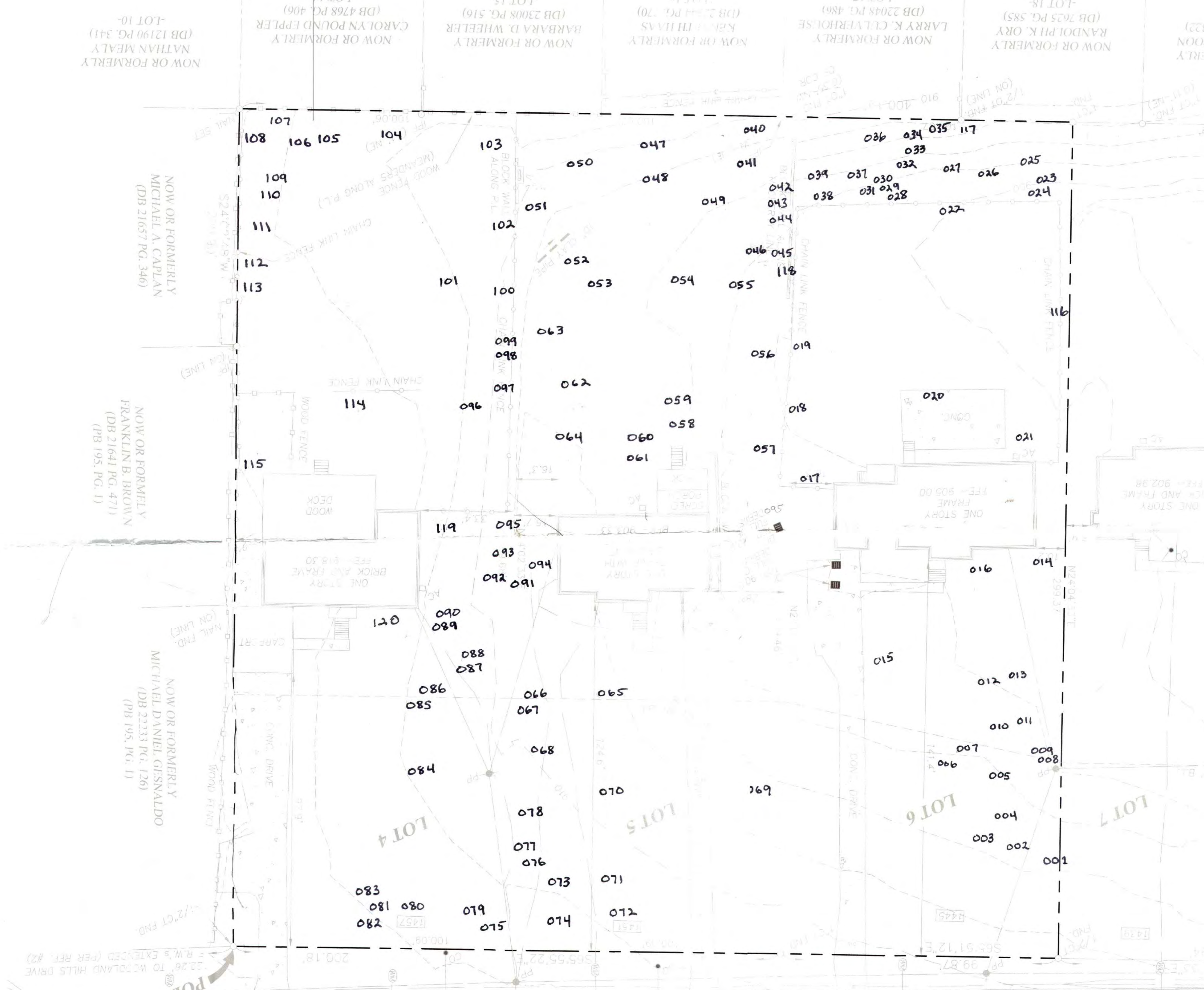
PROJECT NO. 13012

| | |
|-------|----|
| SHEET | OF |
| 1 | 1 |

107 Mountain Road, Suite 108 Canton, GA 30115
www.gunninland.com License No. 58 001025

NOTE - ORIENTATION OF PLAN IS FLIPPED RELATIVE TO THE OTHER PLAN SHEETS IN THIS SET

← 20.00 ft →



| TREE INVENTORY | | | | | |
|----------------|--|---------------------------|-----------|--|--------|
| SITE DATE | ADDRESS | SPECIES (dbh) | CONDITION | NOTES/LOCATION | DBH(1) |
| 8/12/2024 | 1445, 1451, 1457 LaVista Road, Atlanta 30324 | | | | |
| 001 | 1445 | Loblolly pine (32)(5) | F | In wooded area on the front right side of property; tree may not actually be on property | N |
| 002 | 1445 | Japanese privet (6) | F | In wooded area to right | N |
| 003 | 1445 | Tulip poplar (14) | G | In wooded area to right | N |
| 004 | 1445 | Southern magnolia (6) | G | In wooded area to right | N |
| 005 | 1445 | Southern magnolia (6) | F | In wooded area to right | N |
| 006 | 1445 | Mimosa (14) | F | In wooded area to right | N |
| 007 | 1445 | Loblolly pine (35)(5) | G | In wooded area to right | N |
| 008 | 1445 | Southern magnolia (17) | F | In wooded area to right | N |
| 009 | 1445 | Southern magnolia (15) | F | In wooded area to right | N |
| 010 | 1445 | Box elder (10) | P | In wooded area to right | Y |
| 011 | 1445 | Box elder (20) | P | In wooded area to right | Y |
| 012 | 1445 | Southern magnolia (26) | G | In wooded area to right | N |
| 013 | 1445 | Southern magnolia (14) | F | In wooded area to right | N |
| 014 | 1445 | Southern magnolia (13) | F | In wooded area to right | N |
| 015 | 1445 | Sugar maple (17)(5) | P | Specimen tree | Y |
| 016 | 1445 | Southern magnolia (5) | F | Not to house in front | N |
| 017 | 1445 | Sugar maple (60)(5) | P | Back left corner of house; high risk of failure due to extensive decay; hazard tree | Y |
| 018 | 1445 | Mimosa (6) | P | Back yard (invasive species) | Y |
| 019 | 1445 | Mimosa (9) | F | Back yard (invasive species) | N |
| 020 | 1445 | Mulberry (22) | F | Back yard | N |
| 021 | 1445 | Sweetgum (32)(5) | G | Back yard | N |
| 022 | 1445 | Tulip poplar (34)(5) | F | Back yard; dead center leader, decay, bry covered, removal recommended | Y |
| 023 | 1445 | Tulip poplar (11) | F | Back yard (behind fence, may not be on property) | N |
| 024 | 1445 | Tulip poplar (28) | F | Back yard | N |
| 025 | 1445 | Tulip poplar (27) | F | Back yard | N |
| 026 | 1445 | Sweetgum (14) | F | Back yard | N |
| 027 | 1445 | Tulip poplar (8) | G | Back yard | N |
| 028 | 1445 | Tulip poplar (21) | F | Back yard | N |
| 029 | 1445 | Loblolly pine (26) | F | Back yard | N |
| 030 | 1445 | Tulip poplar (14) | F | Back yard | N |
| 031 | 1445 | Tulip poplar (6) | F | Back yard | N |
| 032 | 1445 | Tulip poplar (9) | F | Back yard | N |
| 033 | 1445 | Loblolly pine (10) | D | Back yard; dead tree, removal recommended | Y |
| 034 | 1445 | Loblolly pine (18) | F | Back yard | N |
| 035 | 1445 | Tulip poplar (19) | G | Back yard; at back of property (according to survey flagging) | N |
| 036 | 1445 | Tulip poplar (20) | G | Back yard | N |
| 037 | 1445 | Tulip poplar (22) | G | Back yard | N |
| 038 | 1445 | Loblolly pine (17) | F | Back yard | N |
| 039 | 1445 | Box elder (10) | F | Back yard | N |
| 040 | 1451 | Loblolly pine (17) | F | Back yard; back of lot in the right corner | N |
| 041 | 1451 | Loblolly pine (15) | F | Back yard | N |
| 042 | 1451 | American beech (9) | G | Back yard | N |
| 043 | 1451 | American beech (8) | G | Back yard | N |
| 044 | 1451 | Loblolly pine (17) | G | Back yard | N |
| 045 | 1451 | Crape myrtle (12) | G | Back yard | N |
| 046 | 1451 | Tulip poplar (13) | G | Back yard | N |
| 047 | 1451 | Loblolly pine (20) | G | Back yard; back of lot at property line, center | N |
| 048 | 1451 | Box elder (11) | G | Back yard | N |
| 049 | 1451 | Loblolly pine (27) | G | Back yard | N |
| 050 | 1451 | Red maple (22) | P | Back yard; decay in trunk, removal recommended | Y |
| 051 | 1451 | Tulip poplar (28) | F | Back yard; minor decay in trunk | N |
| 052 | 1451 | Southern magnolia (16) | G | Back yard | N |
| 053 | 1451 | Tulip poplar (11) | G | Back yard | N |
| 054 | 1451 | Southern magnolia (17) | G | Back yard | N |
| 055 | 1451 | Tulip poplar (27) | G | Back yard | N |
| 056 | 1451 | Crape myrtle (17) | G | Back yard | N |
| 057 | 1451 | Box elder (28)(5) | P | Back yard; decay in leaders with fungus and dead limbs; removal recommended | Y |
| 058 | 1451 | Loblolly pine (32)(5) | P | Back yard; deformity in trunk with decay; near house; removal recommended | Y |
| 059 | 1451 | Loblolly pine (42)(5) | G | Back yard | N |
| 060 | 1451 | Southern magnolia (27) | G | Back yard | N |
| 061 | 1451 | Southern magnolia (5) | F | Back yard | N |
| 062 | 1451 | Black gum (14) | F | Back yard | N |
| 063 | 1451 | Southern magnolia (12) | G | Back yard | N |
| 064 | 1451 | Southern magnolia (16)(5) | G | Back yard | N |
| 065 | 1451 | Water oak (53)(5) | F | Front yard; center approximately 30 feet from house | N |
| 066 | 1451 | Dogwood (4) | F | Front yard | N |
| 067 | 1451 | Dogwood (5) | F | Front yard | N |
| 068 | 1451 | Southern magnolia (7) | F | Front yard | N |
| 069 | 1451 | Southern magnolia (51)(5) | G | Front yard; right of driveway; numerous outlying suckers all part of the same tree | N |
| 070 | 1451 | Southern magnolia (8) | G | Front yard | N |
| 071 | 1451 | Water oak (40)(8) | F | Front yard; stem unbalanced | N |
| 072 | 1451 | Water oak (11) | F | Front yard; poor form, 40 feet from road | N |
| 073 | 1451 | Water oak (47)(5) | G | Front yard | N |
| 074 | 1451 | Southern magnolia (8) | G | Front yard | N |
| 075 | 1451 | Dogwood (23)(5) | F | Front yard; understory tree is considered specimen at 50 inch dbh and above | N |
| 076 | 1451 | Tulip poplar (6) | F | Front yard | N |
| 077 | 1451 | Tulip poplar (8) | G | Front yard | N |
| 078 | 1451 | Tulip poplar (19) | G | Front yard | N |
| 079 | 1457 | Loblolly pine (20) | F | Front yard | N |
| 080 | 1457 | Loblolly pine (25) | F | Front yard; in group of four trees near road | N |
| 081 | 1457 | Loblolly pine (26) | G | Front yard; in group of four trees near road | N |
| 082 | 1457 | Sweetgum (20) | G | Front yard; in group of four trees near road | N |
| 083 | 1457 | Loblolly pine (25) | G | Front yard; in group of four trees near road | N |
| 084 | 1457 | Southern magnolia (34)(5) | G | Front yard; near or at right property boundary | N |
| 085 | 1457 | Tulip poplar (9) | G | Front yard; right side in bamboo thicket | N |
| 086 | 1457 | Loblolly pine (25) | G | Front yard; right side in bamboo thicket | N |
| 087 | 1457 | Red oak (34)(5) | G | Front yard; right side in bamboo thicket | N |
| 088 | 1457 | White ash (11) | F | Front yard; right side in bamboo thicket | N |
| 089 | 1457 | Box elder (7) | F | Front yard; right side in bamboo thicket | N |
| 090 | 1457 | Box elder (5) | F | Front yard; right side in bamboo thicket | N |
| 091 | 1457 | Black cherry (8) | G | Front yard; right side in bamboo thicket | N |
| 092 | 1457 | Loblolly pine (24) | G | Front yard; right side in bamboo thicket | N |
| 093 | 1457 | Red maple (13) | G | Front yard; right side in bamboo thicket | N |
| 094 | 1457 | Dogwood (8) | F | Front yard; right side in bamboo thicket | N |
| 095 | 1457 | Loblolly pine (31)(5) | F | Front yard; right side in bamboo thicket; somewhat poor form | N |
| 096 | 1457 | Loblolly pine (30)(5) | G | Back yard to right of house | N |
| 097 | 1457 | Loblolly pine (27) | F | Back yard to right of house | N |
| 098 | 1457 | Box elder (12) | F | Back yard to right of house | N |
| 099 | 1457 | Box elder (14) | P | Back yard to right of house; decay in trunk, removal recommended | Y |
| 100 | 1457 | Tulip poplar (35)(5) | G | Back yard, right side | N |
| 101 | 1457 | Mimosa (5) | F | Back yard; right side (invasive species) | N |
| 102 | 1457 | Box elder (17) | P | Back yard; right side; poor condition, decay in trunk, removal recommended | Y |
| 103 | 1457 | Mulberry (8) | F | Back yard, right side corner | N |
| 104 | 1457 | Box elder (29) | P | Back yard at back fence; decay in trunk, frass at base; removal recommended | Y |
| 105 | 1457 | Red oak (24) | G | Back yard, left corner, healthy but with strong lean > 10 degrees | N |
| 106 | 1457 | Loblolly pine (17) | F | Back yard, left corner | N |
| 107 | 1457 | Loblolly pine (30)(5) | G | Back yard, left corner | N |
| 108 | 1457 | Loblolly pine (28) | G | Back yard, left corner | N |
| 109 | 1457 | Loblolly pine (29) | G | Back yard, left corner | N |
| 110 | 1457 | Mulberry (6) | G | Back yard, left corner | N |
| 111 | 1457 | Tulip poplar (12) | G | Back yard, left side at fence | N |
| 112 | 1457 | Loblolly pine (25) | G | Back yard, left side at fence | N |
| 113 | 1457 | Black cherry (21) | F | Back yard, left side between fences | N |
| 114 | 1457 | Silver maple (17) | P | Back yard and corner 50 feet from house; decay in trunk, broken top, dead limbs; remove | Y |
| 115 | 1457 | Water oak (52)(5) | G | Between fences on left side near deck; may be on boundary/shared tree | N |
| 116 | 1457 | Hackberry (9) | G | Along right side fence in back yard | N |
| 117 | 1457 | Beech (8) | G | Far back property line at fence | N |
| 118 | 1451 | Magnolia (11) | G | At back yard, right side fence | N |
| 119 | 1457 | Loblolly pine (29) | G | To right of house in bamboo thicket | N |
| 120 | 1457 | Cherry laurel (9) | G | In front of house to right of front steps | N |

TREE INVENTORY AND LOCATION SKETCH PREPARED BY:
 DAVE BUTLER
 THE TREE BUTLER
 ISA CERTIFIED ARBORIST #SO-6236A
 SHEET 1 OF 1



← 20.00 ft →

NOTES: 1. Property lines for all three properties are not clearly marked. Determination of tree location and property boundaries is based on photos (if existing) and other features that may or may not delineate actual property boundaries.
 2. S = specimen tree according to DeKalb County code (2.10 inch dbh)
 3. F = unhealthy (1 = good, 2 = fair, 3 = poor, 4 = dead)
 4. DBH = dead, diseased, dormant. Removal is recommended if yes is noted (yellow highlighting)

EXISTING CONDITIONS NOTES

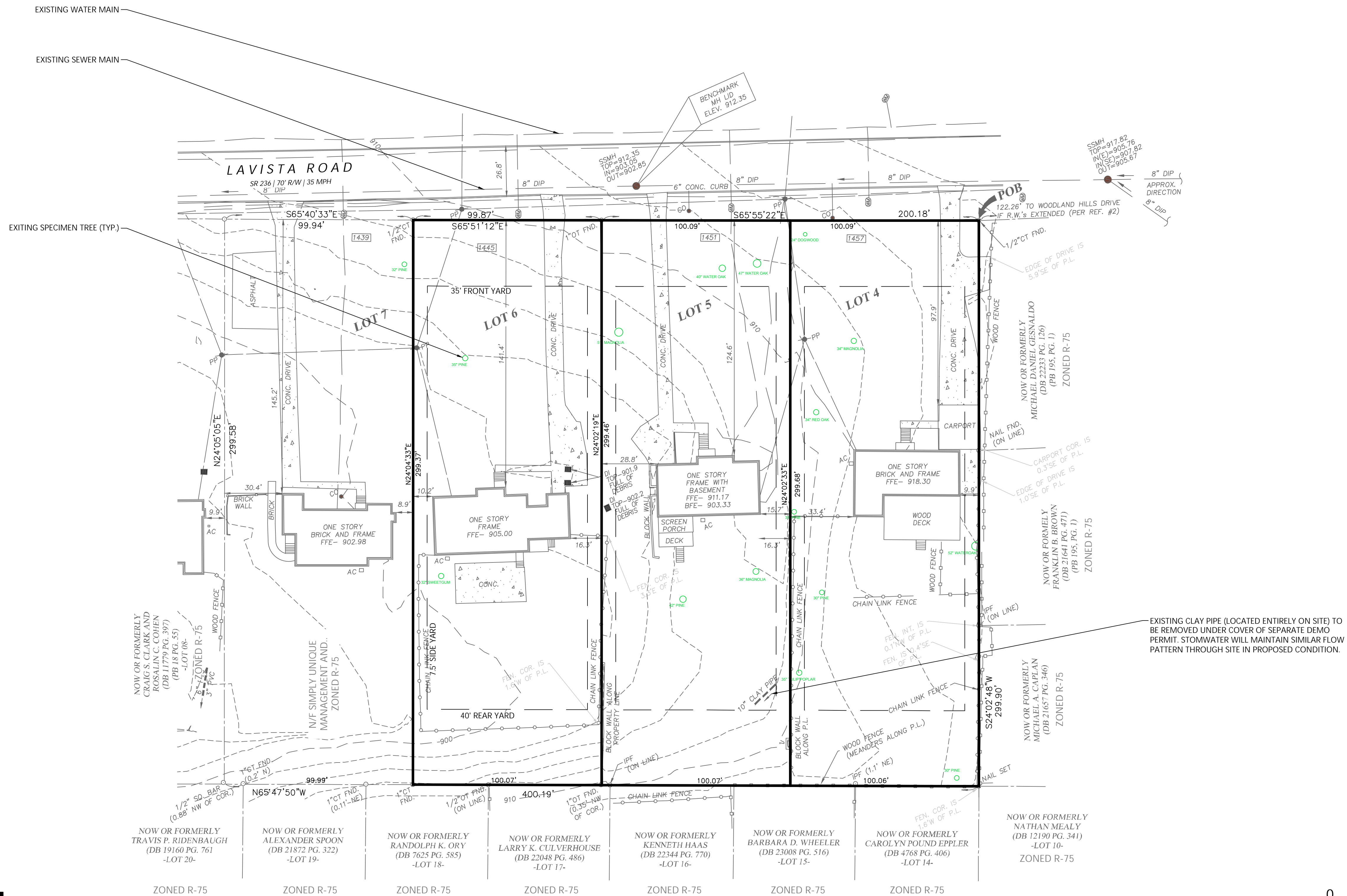
EXISTING CONDITIONS SHOWN HEREON ARE SOURCED FROM AN ELECTRONIC SURVEY FILE PROVIDED BY GUNNIN LAND SURVEYING GEORGIA LICENSE #1033, DATED 12/08/22.

SURVEY ACKNOWLEDGEMENT

IN MY OPINION, THIS EXISTING CONDITIONS PLAN, DRAWN BY ME OR UNDER MY SUPERVISION WAS MADE FROM ACTUAL SURVEY (A BOUNDARY AND TOPOGRAPHIC SURVEY FOR LAVISTA PROPERTIES DEVELOPMENT, LLC BY GUNNIN LAND SURVEYING, DATED NOVEMBER 11, 2019) AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

BY: *R. Barclift*
 DATE: 11/27/2024

ROBERT W. BARCLIFT
 GEORGIA PROFESSIONAL ENGINEER 46886

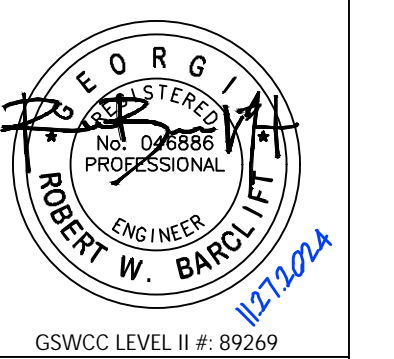


EXISTING CLAY PIPE (LOCATED ENTIRELY ON SITE) TO BE REMOVED UNDER COVER OF SEPARATE DEMO PERMIT. STORMWATER WILL MAINTAIN SIMILAR FLOW PATTERN THROUGH SITE IN PROPOSED CONDITION.

BARCLIFT CONSULTING
 Civil Engineering | Site Planning
 404.771.0920
 robert@barcliftconsulting.com
 barcliftconsulting.com

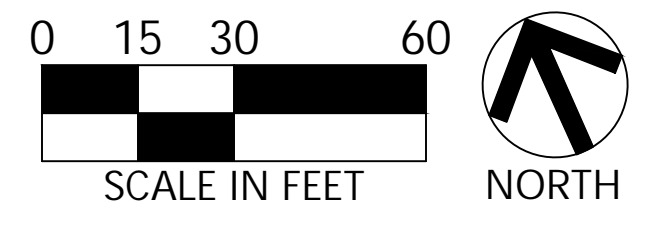
LAVISTA
 PROPERTIES
 DEVELOPMENT, LLC

EXISTING CONDITIONS PLAN
 1445 - 1457 LAVISTA ROAD
 1445, 1451, & 1457 LAVISTA ROAD | DEKALB COUNTY
 PARCEL ID: 18 108 02 088, 18 108 02 087, & 18 108 02 086



GSWCC LEVEL II # 89269
 November 27, 2024

SP2
 Sheet Number

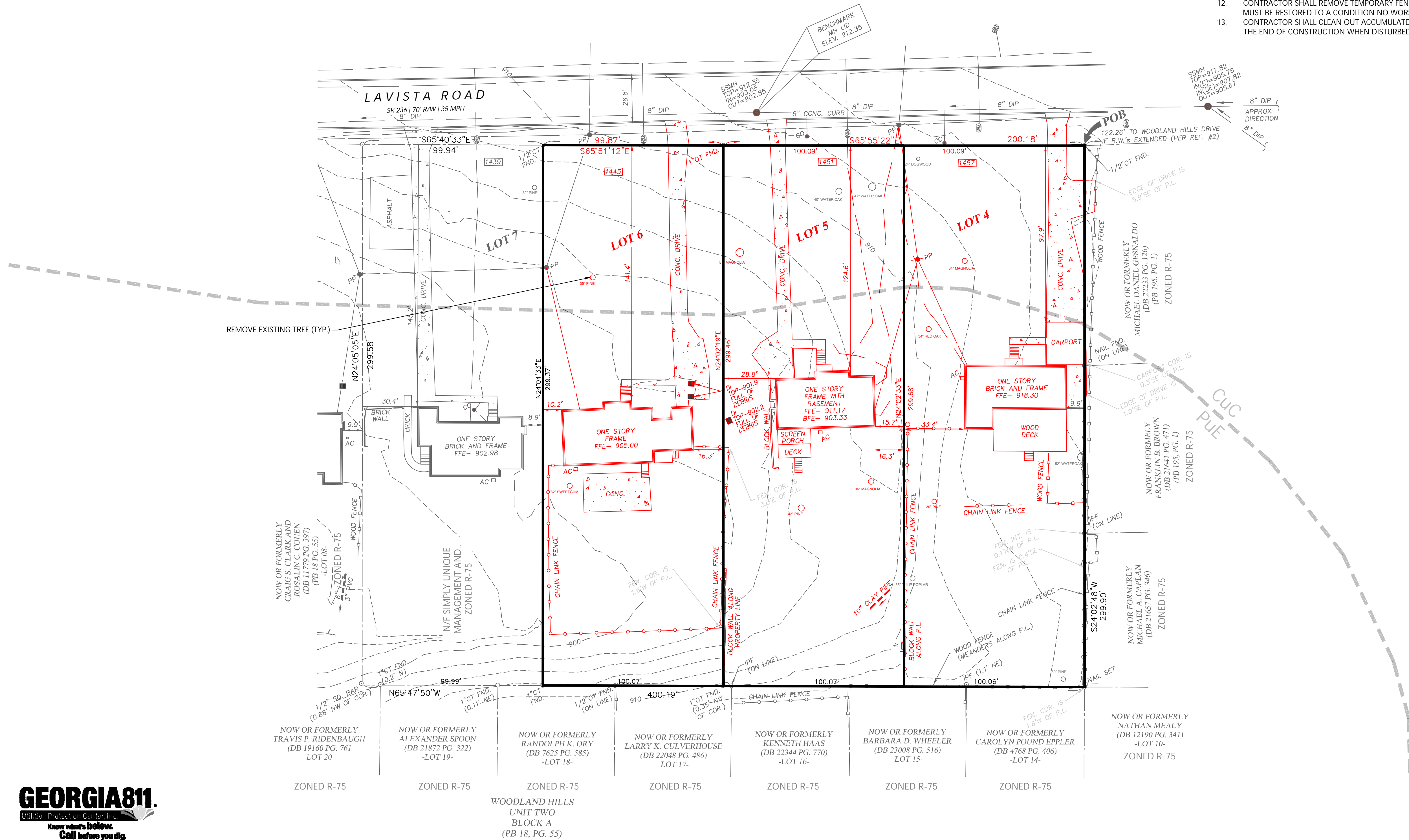


HYDROLOGIC SOILS GROUP LEGEND

| Map unit symbol | Map unit name | Rating |
|-----------------------------|---|--------|
| CuC | Cecil-Urban land complex, 2 to 10 percent slopes | B |
| PuE | Pacolet-Urban land complex, 10 to 25 percent slopes | B |
| Totals for Area of Interest | | |

DEMOLITION NOTES

- OBJECTS SHOWN IN RED ON THIS SHEET ARE TO BE REMOVED.
- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
- CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
- TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE.
- CONSTRUCTION FENCING OR SILT FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON EXISTING STREETS UNLESS CLOSURE PERMIT IS OBTAINED.
- CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR TO DETERMINE UPSTREAM SIDE OF ANY SEWER OR STORM DRAIN TO BE REMOVED/ABANDONED. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY SEWER OR STORM INFRASTRUCTURE EXISTS THAT REQUIRES RE-CONNECTION TO PROPOSED INFRASTRUCTURE TO REMAIN FUNCTIONAL. (WHERE RE-CONNECTION IS NOT ALREADY INDICATED WITHIN THESE DRAWINGS.)
- THE CONTRACTOR SHALL MAINTAIN STORM DRAINAGE DURING CONSTRUCTION. STORM DRAIN DIVERSION METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IMPLEMENTED IN ACCORDANCE WITH ANY STATE OR LOCAL REGULATIONS.
- CONTRACTOR SHALL PROTECT SURROUNDING BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE IMPACTS WITH OWNER.
- NO GRADED SLOPE SHALL EXCEED 2H:1V.
- CONTRACTOR SHALL REMOVE TEMPORARY FENCING AT THE END OF CONSTRUCTION AND THE SITE MUST BE RESTORED TO A CONDITION NO WORSE THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM STRUCTURES AND PIPES ON SITE AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

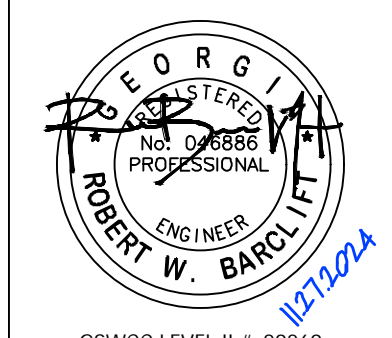


BARCLIFT CONSULTING
Civil Engineering | Site Planning

LAVISTA PROPERTIES DEVELOPMENT, LLC

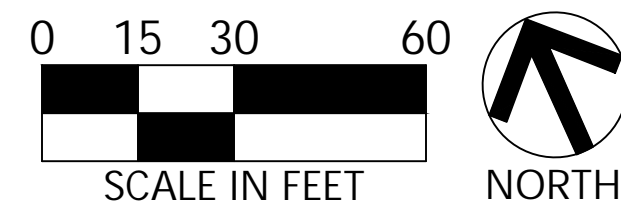
DEMOLITION PLAN
1445 - 1457 LAVISTA ROAD
1445, 1451, & 1457 LAVISTA ROAD | DEKALB COUNTY
PARCEL ID: 18 108 02 088, 18 108 02 087, & 18 108 02 086

Sheet Title



November 27, 2024

SP3
Sheet Number



Prepared By: robert@barcliftconsulting.com

Project: LAVISTA PROPERTIES DEVELOPMENT, LLC

Prepared for: DEMOLITION PLAN

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

SKETCH PLAT APPLICATION

Application Fee: \$300 plus \$10 per lot created.

Only digital copies will be accepted.

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

Project Name 1445 - 1457 Lavista Road
Project Address 1445, 1451 & 1457 Lavista Road NE
Parcel ID Number(s) 18 108 02 088, 18 108 02 087, 18 108 02 086
Proposed Use Single Family Residential

Date(s) of Pre-Application Meeting(s) _____

Site Acreage 2.06 Acre(s) **No. of Lots** 4 **No. of Units** N/A

Public Sewer (Y/N?) Y **Septic (Y/N?)** N

Property Owner LAVISTA PROPERTIES DEVELOPMENT LLC & PETER SONG **Phone** 678.464.3089

Address 1825 DEERBROOK RUN DRIVE

City LAWRENCVILLE, GA 30042 **State** _____ **Zip** _____

Agent Authorized to Receive All Notifications ROBERT BARCLIFT

Address 1227 WYLIE STREET SE **Phone** 404.771.0920

City ATLANTA **State** GA **Zip** 30317

Developer _____ **Phone** 470.552.9344

Address ATLANTA PROPERTIES BUCKHEAD, LLC

City ATLANTA **State** GA **Zip** 30319

Engineer/Architect ROBERT BARCLIFT **Phone** 404.771.0920

Address 1227 WYLIE STREET SE


City ATLANTA **State** GA **Zip** 30317

Applicant _____

Company Name BARCLIFT CONSULTING, LLC (ROBERT BARCLIFT) **Phone** 404.771.0920

Address 1227 WYLIE STREET SE

City ATLANTA **State** GA **Zip** 30317

SIGNATURE OF APPLICANT  **Date** 8/29/2024



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

SKETCH PLAT APPLICATION AUTHORIZATION

Only digital copies will be accepted.

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

To whom it may concern:

I/We, Peter Song

being owner(s) of the property described below or attached, hereby delegate authority to:

Robert Barclift

to file an application in my/our behalf.

List of all Parcel ID Number(s): _____

18 108 02 088, 18 108 02 087, 18 108 02 086

[Signature]
Notary Public
[Signature] 9/10/2024
Notary Public



[Signature]
Owner
[Signature]
Owner
~~Owner~~
~~Owner~~
~~Owner~~

~~Notary Public~~
~~Notary Public~~
~~Notary Public~~

All applications for Sketch Plats must be submitted by the owner of the affected property or the authorized agent of the owner. Such authorization shall be notarized and attached to the application.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

CERTIFICATE OF CONFORMITY

Only digital copies will be accepted.

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

I, Robert Barclift, PE, the engineer/surveyor
for the subdivision known as 1445 - 1457 LaVista Road,
located in Land Lot 108 of the 18th District, hereby
certify that no lots platted within the subdivision are non-conforming or will result in
any non-conforming lots.



Signature

Robert Barclift, PE

Name (Please Print)

1227 Wylie Street SE

Address

Atlanta, GA 30317

City

State

Zip

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

SKETCH PLAT REVIEW CHECKLIST

Date: _____

Project Name: _____

Zoning District: _____

Map Reference or Parcel Numbers: _____

Associated Rezoning or Other Application Numbers:

SKETCH PLAT SUBMITAL REQUIREMENTS

[14-87 - Conference with County Officials](#)

Before filing the sketch plat for a subdivision for review and approval, the applicant shall meet with the planning [staff] to discuss the procedure for approval of a subdivision plat and the requirements as to general layout of streets, reservations of open space, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services, including schools. The planning [staff] may advise the applicant, when appropriate, to discuss the proposed subdivision with those officials who must eventually approve those aspects of the subdivision plat coming within their jurisdiction. This conference will allow early evaluation of the applicant's intentions and coordination with the comprehensive plan and the zoning ordinance. This conference will also allow county officials to discuss with the applicant the necessary regulations that will properly accomplish the project.

Please contact plansustain@dekalbcountyga.gov or awchappell@dekalbcountyga.gov with questions.

14-89 - Required information

The following **existing conditions** shall be shown on a sketch plat:

_____ (1) *Boundary lines*. Perimeter boundary of the overall tract, bearings and distances, referred the legal point of beginning;

_____ (2) *Streets on or adjacent to tract*. Name, right-of-way width, and location of streets on and adjacent to the tract, and any existing railroad, sidewalk, trail, or bike lane;

_____ (3) *Contour data*. Topographic contour data at no more than two-foot elevation intervals. The source of this data shall be written on the plat. Existing contour data from the DeKalb County Geographic Information System Department may be used where available;

_____ (4) *Tree survey*. A tree survey in compliance with [section 14-39](#) or tree sample calculations where allowed by the county arborist which may be submitted as a separate plan;

_____ (5) *Historic resources*. Any building, structure, site or district identified as historic by the DeKalb County Historic Preservation Commission, the DeKalb County Historic Resources Survey, the comprehensive plan, by listing on the Georgia or National Register of Historic Places, or by listing as a National Historic Landmark.

_____ (6) *Natural features on tract*. Other conditions on the tract such as stream buffers, state waters, cemeteries, wetlands, existing structures, intermediate regional floodplain boundary (where available), rock outcroppings, and archeological resources;

_____ (7) *Soils*. Location of soils as shown on Soil Survey of DeKalb County, Georgia by the United States Department of Agriculture;

_____ (8) *Geographical data*. Numerical and graphic scales, north arrow, land lot and district numbers and lines, city and county names and limit lines;

_____ (9) *Prior subdivisions*. Name and reference of any formerly recorded subdivision crossing any of the land shown on the plat;

_____ (10) *Zoning district*. Show zoning district, case number and conditions of zoning; **For zoning conditions associated with any rezoning of the subject property, include conditions and submitted site plan with the rezoning on a separate sheet.**

_____ (11) *Permits*. Show any special administrative permit number, special land use permit number, or board of appeals case number and conditions;

_____ (12) *Variances*. Show any variance approvals;

_____ (13) *Septic tanks*. Show existing septic tank and drain field location or note absence;

_____ (14) *Sewers*. Show size and location of sanitary sewer main(s) available;

_____ (15) *Sewer easements*. Show a sanitary sewer easement with a minimum width of fifteen (15) feet of for all county maintained lines not within county right-of-way, unless otherwise required by water and sewer department;

DEPARTMENT OF PLANNING & SUSTAINABILITY

- _____ (16) *Water mains*. Show size and location of water main(s) and fire hydrants;
- _____ (17) *Water main easements*. Show a water main easement with a minimum width of fifteen (15) feet for all county maintained lines not within right-of-way;
- _____ (18) *IRF*. Show on plan whether FEMA or county benchmark used to establish IRF also identify location of Benchmark;
- _____ (19) *Wetlands*. Provide wetlands determination from U.S. Army corps of engineers;
- _____ (20) *Receiving waters*. Provide distance to and name of receiving waters;
- _____ (21) *Certificate of conformity*. Certification by the applicant that no lots platted are non-conforming or will result in any non-conforming lots.
- _____ (22) *Bury pits*. Show location of any existing inert waste bury pits.
- _____ (23) *Seal*. All sheets of plats must be sealed by a professional engineer, architect, surveyor, or landscape architect currently registered in the state of Georgia;

14-90 - Depiction of proposed physical layout

The following **proposed features** shall be shown on the sketch plat:

- _____ (1) *Title*. The title under which the proposed subdivision is to be recorded, if known, with the name of the property owner(s) and designers and the date of the plat;
- _____ (2) *Street names*. The name of all proposed streets.
- _____ (3) *Rights-of-way*. Street rights-of-way and widths indicated, including any necessary right-of-way required for improvements as shown on the thoroughfare plan;
- _____ (4) *Sidewalks*. All proposed sidewalk and bike lane locations; **Show width of proposed improvements, including landscape strips.**
- _____ (5) *Lots*. Lot lines, lot numbers, block letters, and the total number of proposed lots within the development;
- _____ (6) *Dedications*. Sites, if any, to be dedicated or reserved for common areas, public parks, open space, schools, playgrounds, multi-use trails, or other public uses, together with the purpose and the conditions or limitations of these dedications, if any;
- _____ (7) *Yards*. Minimum building setback lines as required under the yard requirements of zoning ordinance. **Setback lines shall be provided for ALL proposed lots.**
- _____ (8) *Zoning conditions*. All conditions of zoning and proposed deed restrictions shall be recited on the sketch plat; **For zoning conditions associated with any rezoning of the subject property, include conditions and submitted site plan with the rezoning on a separate sheet.**
- _____ (9) *Corner lots*. Show that corner lots shall have an extra width of not less than fifteen (15) feet more than required for interior lots for the zoning district within which they are located;

- _____ (10) *Transitional buffers*. Show transitional buffers, if any and any required screening fencing;
- _____ (11) *BMPs*. Show conceptual location of storm water management and water quality BMP facilities on sketch plat;
- _____ (12) *IRF*. Show proposed IRF contour, spot elevation (if available) and source;
- _____ (13) *Covenants*. Indicate whether the proposed subdivision will be subject to private covenants and whether a homeowner's association will be established;
- _____ (14) *Sewer easements*. Show a sanitary sewer easement with a minimum width of fifteen (15) feet for all county maintained lines not within county right-of-way;
- _____ (15) *Water main easements*. Show a water main easement with a minimum width of fifteen (15) feet for all county maintained lines not within right-of-way;
- _____ (16) *Fire hydrants*. Show new fire hydrant(s) and eight-inch fireline(s); and
- _____ (17) *Fencing*. Show any required fencing around detention ponds, if required.
- _____ (18) *Electrical service*. Show whether electrical service will be above ground or underground.

14-91 - Additional information to be filed with the sketch plat

- _____ (1) *Owner consent*. The property owner must consent in writing to the proposed development in a consent affidavit provided by the planning director with the application;
- _____ (2) *Taxes*. Provide statement from tax commissioner certifying that all ad valorem taxes on the property have been paid;
- _____ (3) *Location*. A small map of DeKalb County depicting the subdivision location within the county;
- _____ (4) *Vicinity map*. Vicinity map at a scale of four hundred (400) feet to one (1) inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within five hundred (500) feet of the tract show zoning districts of adjoining property;
- _____ (5) *Adjacent properties*. Names of adjoining property owners and the zoning classification of adjacent properties. **Include Zoning of adjacent properties.**
- _____ (6) *Engineer*. Name, address and phone of developer and engineer on plat.

14-92 - Scale

Sketch plats shall be prepared at an appropriate scale of not more than one hundred (100) feet to one (1) inch. Maximum sheet size shall be twenty-four (24) inches by thirty-six (36) inches.

14-96 (c)

After review of the sketch plat and related comments, and where, in the judgment of the planning commission, the sketch plat conforms to all of the requirements of this chapter and Chapter 27 of this Code, all conditions of zoning, and any other applicable county regulations or law, the planning commission chairman shall approve said sketch plat. The following wording for approval shall be shown on the sketch plat:

This sketch plat has been submitted to and approved by the planning commission of DeKalb County, on this _____ day of _____.
 By: _____ (By Dir.)
 Planning Commission Chairman
 DeKalb County, Georgia

DEPARTMENT OF PLANNING & SUSTAINABILITY

**PLEASE ACKNOWLEDGE THAT THE FOLLOWING ITEMS HAVE BEEN ADDRESSED:
See individual code sections for details on requirements**

- [14-166. - Adequate public facilities](#)
- 14-167. - Conservation of natural resources.
- 14-181. - Generally.
- 14-182. - Arrangement where not shown on thoroughfare plan.
- 14-183. - Minor streets/minor arterials.
- 14-184. - Thoroughfare plan.
- 14-185. - Subdivisions bordering on or containing arterial streets, railroad right-of-way or limited-access highway right-of-way.
- 14-186. - Reserve strips.
- 14-187: Street intersection spacing.
- 14-188: Intersections – right angle.
- 14-189: Property line to be curved or mitered.
- 14-190: Street classification and right-of-way width.
- 14-191: Improvements, right-of-way dedication.
- 14-191 (e): Board of Commissioners waiver of right-of-way, road improvements.
- 14-192: Half streets.
- 14-193: Temporary dead-end streets.
- 14-194: Permanent dead-end street; cul-de-sac required.
 - (a) Cul-de-sac required.
 - (b) Minimum radius; provide a landscaped island.
- 14-195: Alleys.
- 14-196: Street grades.
- 14-197: Minimal horizontal curve radius.
- 14-198: Minimum sight distance.
- 14-199: Design of intersections.
- 14-200: Access management.
- 14-200 (e): Number of access points.
- 14-200 (j): Deceleration

- _____ 14-201: Planting Strips
- _____ 14-217: Permission for easement dedication required.
- _____ 14-218: Floodplain easements – on-site.
- _____ 14-219: Drainage easements – off-site.
- _____ 14-220: Pedestrian and bicycle easements and paths.
- _____ 14-236: Length, width, and shape of blocks.
- _____ 14-237: Desirable maximum and minimum block length.
- _____ 14-238: Mid-block easements and pedestrian paths.
- _____ 14-256: Lot compliance with zoning ordinance.
- _____ 14-257: Corner lots.
- _____ 14-258: Frontage.
- _____ 14-259: Through lots and reverse frontage lots prohibited.
- _____ 14-260: Side lot lines
- _____ 14-275: Open space required; purposes.
- _____ 14-276: Restrictions on open space.
- _____ 14-277: Dedication of parks, open space, recreation areas, and conservation easements.
- _____ 14-286: Reservation of sites for civic use.
- _____ 14-351(e): Dry sewer waiver.
- _____ 14-356: Comments, recommendations to be marked on preliminary plat.
- _____ 14-379(d): Contour intervals.
- _____ 14-383: Sidewalks and bicycle lanes.
- _____ 14-384: Parking on public right-of-way.
- _____ 14-385: Underground utilities.
- _____ 14-386: Street lights.
- _____ 14-396: Septic tank data.
- _____ 14-397: Contour intervals.
- _____ 14-398: Soil analysis.
- _____ 14-399: Analysis.
- _____ 14-404: Board of Health recommendations.
- _____ 14-405: Impoundment permit.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ADDITIONAL REQUIRED PLAT REVIEW ITEMS

_____ Show developer's name, address, and phone number.

_____ Show number of lots / units in development.

_____ Who will provide water service?

_____ Who will provide sewer service?

_____ Add note: Recorded off-site sewer easement required prior to issuance of development permit.

_____ Add note: 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.

_____ Add note: 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.

_____ Add note: The owner of the property is responsible for compliance with the Corps of Engineers requirements regarding wetlands