DeKalb County Government Services Center
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Planning Commission (Sketch Plat) Hearing Date: August 26, 2026

STAFF ANALYSIS

CASE NO.:	P-Plat #1247962	**Agenda** # N1
Address:	7480 Rock Chapel Road Lithonia, GA 30058	**Commission District:** 5 **Super District:** 7
Parcel ID(s):	16-195-01-004	
Request:	Major subdivision of approximately 75 acres to construct a mixed-use development including 219 single-family attached dwellings.	
Property Owner(s):	Landlife Llc	
Applicant/Agent:	Hybrass Properties, LLC c/o Battle Law, P.C.	
Acreage:	Approx. 75 acres	
Existing Land Use:	Vacant	
Existing Zoning:	MU-4/MU-1	
Adjacent Zoning:	**North:** MU-1 **East:** R-85, RSM **South:** MU-4, MU-1 **West:** City of Stonecrest, M	
Character Area	Neighborhood Center (NC)	
Comprehensive Plan:	_X_ **Consistent** ____ **Inconsistent**	

SUBJECT PROPERTY & ZONING HISTORY

This application is related to P-Plat #1244787, which was approved by the Planning Commission on November 15, 2023, with the authorization to subdivide approximately 77.08 acres to construct a mixed-use development including 234 single-family attached dwellings. At the time of this proposal, twelve (12) dwellings have since been platted on the property formerly designated as 1726 Rock Chapel Road (Parcel ID #16-195-01-007). The subject property in its current form is the result of an approved lot combination of 7480 Rock Chapel Road (Parcel ID #16-195-01-004), which comprised approximately 44.63 acres; and 1688 Rock Chapel Road (Parcel ID #16-195-01-002), which comprised approximately 30.77 acres. The former address and Parcel ID were retained for the newly combined property.

The subject property has been subject to multiple public hearings and other administrative decisions. A comprehensive timeline of these is provided below:

CZ-92069 (1992): The property was originally part of a much larger parcel or grouping of parcels - comprising over 1,128 acres - that was/were conditionally rezoned from the M (Light Industrial), R-85 (Residential Medium-Lot 85), and R-100 (Residential Medium Lot-75) zoning districts to the M-2 (Heavy Industrial), O-I (Office-Institutional), OD (Office-Distribution), R-85, and R-100 zoning districts.

CZ-07-12945 (2007): At this time, the property was part of an assemblage of three (3) parcels (Parcel ID[s]: 16-195-01-001, 16-197-03-012 & 16-220-01-001)- totaling approximately 263.75 acres - that were conditionally rezoned from the O-I, OD, R-85, and M zoning districts to the OCR, PC-1, and R-85 zoning districts to allow for a mixed-use development including retail, senior housing, multifamily dwellings, and single-family attached and detached dwellings. The proposed development, then referred to as **"Maristone",** showed the western half as OCR and the eastern half as PC-1. The 2015

Zoning Ordinance rewrite abolished these zoning districts and replaced them with MU-4 (Mixed-Use High Density) and MU-1 (Mixed-Use Low Density), respectively.

P-Plat #22264 – Rock Chapel Road Phase 1 (2018): A Sketch Plat application for a major subdivision of approximately 39.49 acres to create 140 single-family attached lots was approved by the Planning Commission on June 13, 2018.

LDP #1243300 – Creekside Village Phase 1 (2019-2020): A Land Development/Disturbance Permit (LDP) based off of the approved P-Plat #22264 was approved internally by County Staff on April 2, 2020. By this time, the development was referred to by its current name **"Creekside Village"**. Phase 1 has since been platted and developed with single-family attached (townhome) dwellings (Final Plat #1244532, #1244974, #1245661, #1247182, #1247183).

CZ-21-1244384 (2021): A major modification of conditions pursuant to CZ-07-12945 was approved by the Board of Commissioners to eliminate a requirement to include senior housing/apartments.

P-Plat #1244787 - Creekside Village Phase 2 (2021-2023): A Sketch Plat application for a subdivision of approximately 77.08 acres to construct a mixed-use development (including 234 single-family attached dwellings) was approved by the Planning Commission on November 15, 2023. The approved Preliminary Plat included the subject property and the property formerly designated as 1726 Rock Chapel Road (Parcel ID #16-195-01-007). Two subsequent LDP's were submitted which together would comprise Phase 2 of "Creekside Village".

Lot Combination #1247184 (2025): A lot combination of 7480 Rock Chapel Road (Parcel ID #16-195-01-004) and 1688 Rock Chapel Road (Parcel ID #16-195-01-002) was approved internally by County Staff on February 1, 2025, resulting in the current configuration of the subject property (which retained the address and Parcel ID of the former).

LDP #1246884 – Creekside Village Phase 2A (2024-2025): An LDP to develop the subject property with 222 lots was approved internally by County Staff on February 14, 2025, based off of P-Plat #1247787.

LDP #1247077 – Creekside Village Phase 2B (2024-2025): An LDP to develop 1726 Rock Chapel Road (Parcel ID #16-195-01-007) was approved internally by County Staff on November 3, 2025, based off of P-Plat #1244787. A Final Plat for Phase 2B has since been approved and the twelve (12) proposed lots have since been platted (Final Plat #1247864).

PROJECT DESCRIPTION

Due to physical conditions near the center of the development site, the applicant submitted several revisions to approved LDP #1246884 on November 5, 2025.

Per Section 14-99 of the *Land Development Code*:

> **"If the approved sketch plat, which becomes the preliminary plat, is amended or altered by the applicant, without an approved variance, after approval as a sketch plat, then the applicant shall be required to re-submit the revised preliminary plat as a new sketch plat and begin anew the application process contained in Part B (Sketch Plat) of this division (Plat Approval Procedure)."**

Approved P-Plat #1244787 originally provided for a center access point off of Rock Chapel Road designated as "Belgrove Drive", which, following its intersection with the proposed "Barlow Road", turns south before ending in a cul-de-sac. The proposed "Sonoma Street" would branch-off from Barlow Road and run in an easterly direction before terminating at the proposed "Talbot Way", which would run north-south and serve as the frontage for numerous lots in the eastern half of the development site. Existing physical conditions have resulted in the deletion of Belgrove Drive, and the plans instead route Sonoma Street directly west to Rock Chapel Road. A total of 219 lots are proposed, or 231 when combined with the 12 lots

platted per Final Plat #1247864 (down from the approved 234 lots per P-Plat #1244787). Combined, a total of 371 units are proposed to be provided across Phases 1 and 2.

The relocation of lots from the now-deleted extension of Belgrove Drive are provided along Sonoma Street and its intersections with Barlow Road and Talbot Way. The proposal slightly reduces the total amount of open space but increases the amount of open space that is to function as a tree save area/remain undisturbed (see sheet 10).

Sheets 20-24 provide an updated and more detailed landscaping plan, showing the location of street trees along all internal blocks in addition to those proposed along Rock Chapel Road (required per Section 5.4.3. of the *Zoning Ordinance*). One of the proposed stormwater detention facilities (in the northeast portion of the development site) has been altered in size and shape (and has been moved to the left side of the northern cul-de-sac of Talbot Way), but the remainder of the development site – including the proposed non-residential areas- has largely remained unchanged.

As with P-Plat #1244787, the proposal does not call for the creation of outparcels for the non-residential areas, which may trigger a subsequent Sketch Plat submittal in the future.

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 ponds are provided near lots 245-250, 251-261, 319-324, 369-374, and at the southern cul-de-sac of Talbot Way.

4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;
State waters, floodplains, and wetlands are present in the center of the development site. The areas of disturbance around these areas have remained essentially unchanged from P-Plat #1244787.

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 MU-4 and MU-1 zoning districts.

6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;
Rock Chapel Road is part of State Route 124 and as such, all road improvements along this Right-of-Way (ROW) require GDOT approval.

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.

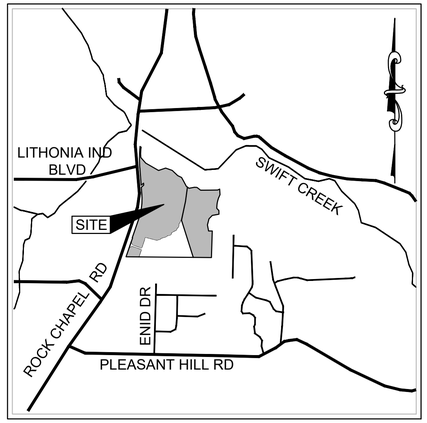
SKETCH PLAT
FOR
CREEKSIDE VILLAGE
PHASE 2

LAND LOTS 188, 189, 196, 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA
PARCEL ID #16-195-01-004

SKETCH PLAT PHASE 2 - AP# 1247962

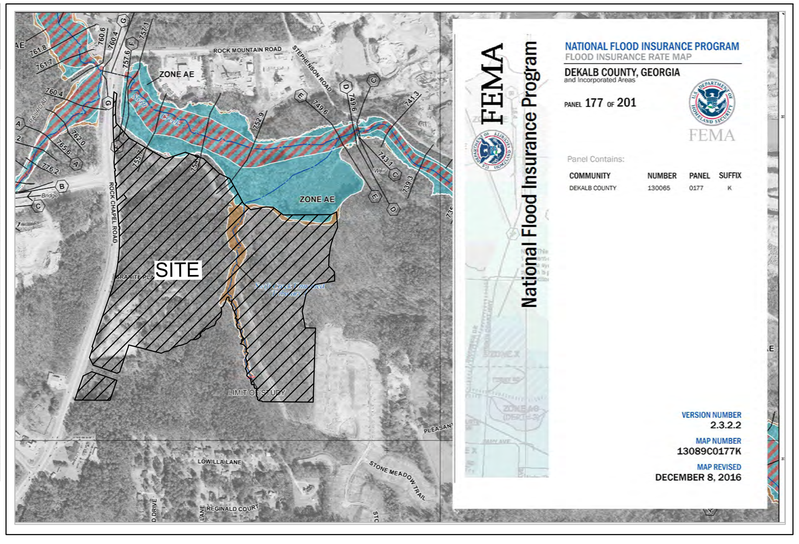
(REVISION OF APPROVED CREEKSIDE PHASE 2 SKETCH PLAT - AP# 1244787)
(PREVIOUSLY PARCEL ID#s 16-195-01-002, 16-195-01-004, 16-195-01-007

OWNER (16-195-01-002):	OWNER (16-195-01-004 & 16-195-01-007):	DEVELOPER:	24 HOUR CONTACT:	SURVEYOR:	ENGINEER:
HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY, PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262	LANDLIFE, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262	HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY, PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262	BILL GOODWIN PHONE: (770) 652-6963	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET No.	SHEET TITLE
001	COVER SHEET
002A	DRI DECISION LETTER
002B	DRI DECISION SITE PLAN
003A	ZONING CONDITIONS
003B	ZONING CONDITIONS - WETLAND MAP
004	FIRE FLOW TEST DATA
005	SPECIMEN TREE SURVEY
006	STORMWATER DESIGN
007A	EXISTING CONDITIONS PLAN (2023)
007B	EXISTING CONDITIONS PLAN (2026)
007C	EXISTING CONDITIONS - PHASE 2B (2026)
008	DEMO PLAN
009	OVERALL DEVELOPMENT PLAN
010	OPEN SPACE PLAN
011	SITE PLAN 1
012	SITE PLAN 2
013	SITE PLAN 3
014	SITE PLAN 4
015	SITE PLAN 5
016	PLAN AND PROFILES
017	PLAN AND PROFILES
018	PLAN AND PROFILES
019	PLAN AND PROFILES
020	PLAN AND PROFILES



FEMA FLOOD MAP
N.T.S.

DEVELOPMENT DATA

1. DEVELOPER
HYBRASS PROPERTIES, LLC
6350 LAKE OCONEE PKWY,
PMB 110-51
GREENSBORO, GA 30642
PHONE: (770) 658-8027
24 HOUR CONTACT:
BILL GOODWIN
PHONE: (770) 652-6963

2. ENGINEER
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

3. SOURCE OF DATA
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

BOUNDARY SURVEY PERFORMED BY:
FALCON DESIGN CONSULTANTS, LLC
DATED: AUGUST 23, 2010

TOPOGRAPHIC INFORMATION:
OBTAINED FROM DEKALB CO. GIS

4. SITE LOCATION DATA
EAST SIDE OF ROCK CHAPEL ROAD, NORTH OF KNOLL HOLLOW ROAD TO INTERSECTION WITH LITHONIA INDUSTRIAL BLVD

THERE ARE WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE

5. FLOOD ZONE DATA
A PORTION OF THE PARCEL SHOWN HEREIN DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER F.I.R.M. PANEL 13089C0177K, EFFECTIVE DATE DECEMBER 8, 2016.

LOCATED IN SWIFT CREEK WATERSHED

6. PROPERTY ADDRESS (16-195-01-002)
1688 ROCK CHAPEL ROAD, LITHONIA, GA 30058
PROPERTY ADDRESS (16-195-01-004)
7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058
PROPERTY ADDRESS (16-195-01-007)
1726 ROCK CHAPEL ROAD, LITHONIA, GA 30058

7. SITE REQUIREMENTS

OVERALL DEVELOPMENT (PH 1 & PH 2)			101.40 ACRES
EXIST. PHASE 1/1A DEVELOPMENT			24.83 ACRES
EXIST. PHASE 1/1A NUMBER OF UNITS			140 UNITS
PHASE 2 DEVELOPMENT			76.57 ACRES
PHASE 2 NUMBER OF UNITS			231 UNITS
PH 2 PARCEL 1 DENSITY MU-4 (134 DU/44.63 AC)			3.0 DU/AC
PH 2 PARCEL 2 DENSITY MU-1 (85 DU/30.26 AC)			2.8 DU/AC
PH 2 PARCEL 3 DENSITY MU-4 (12 DU/1.68 AC)			7.1 DU/AC
PHASE 2 MIN. LOT SIZE			3,250 S.F.
PHASE 2 MIN. LOT WIDTH			25 FT.
PHASE 2 MIN. HOUSE SIZE			1,600 S.F.
PHASE 2 OPEN SPACE			29.91 ACRES
BUILDING SETBACKS:	MU-1	MU-4	PROPOSED
MIN./MAX FRONT YARD	10'/20'	0'	10'
MIN. INTERIOR SIDE YARD	N/A	0'	0'
MIN./MAX SIDE CORNER YARD	10'/20'	5'	15'
MIN. REAR YARD	20'	10'	20'

8. ZONING: MU-1 & MU-4

9. OPEN SPACE REQUIREMENTS:
29.91 ACRES OF OPEN SPACE /
76.57 ACRES IN DEVELOPEMENT =
39.06% OPEN SPACE

NOTES:
1. NO KNOWN SIGNIFICANT HISTORIC OR ARCHEOLOGICAL FEATURES, GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL EXIST ON THE SITE.
2. ALL EXISTING STRUCTURES, FENCES, AND DRIVEWAYS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
3. CONTOUR INTERVAL = 2 FT.
4. RECEIVING WATERS: SWIFT CREEK TRIBUTARY - LOCATED APPROX. 160 FEET FROM GRADING.
5. HOA AND COVENANTS SHALL BE FILED WITH COUNTY PRIOR TO FINAL PLAT APPROVAL.
6. SEPTIC TANK AND DRAIN FIELD LOCATION ARE ABSENT FROM SITE.
7. ALL PROPOSED STREETS ARE PUBLIC.
8. SEE SHEET 6.0 FOR STORMWATER MANAGEMENT OUTLINE FOR PROJECT. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SCOPE OF WORK:
THE SITE AREA IS MOSTLY UNDEVELOPED OTHER THAN AREA PREVIOUSLY DEVELOPED IN PHASE1/1A, WITH VARIED DENSITY OF TREES AND VEGETATION. PHASE 2 OF CREEKSIDE VILLAGE TOWNHOMES IS A MIXED-USE DEVELOPMENT FOR THE CREATION OF 231 RESIDENTIAL TOWNHOMES AND 2 COMMERCIAL AREAS, THAT SPAN ACROSS THREE PARENT PARCELS, 16 195 01 002, 004, AND 007. DURING THE LDP STAGE, PHASE 2 IS SPLIT INTO TWO PHASES, KNOWN AS PHASE 2A AND PHASE 2B. PHASE 2A REGARDS LOTS 141-190, 203-347, AND 351-374, ON PARCEL 16 195 01 004 (FOLLOWING THE COMBINATION WITH PARCEL 16 195 01 002). PHASE 2B REGARDS LOTS 191-202, ON PARCEL 16 195 01 007, WHICH AS OF THIS SKETCH PLAT, HAS ALREADY BEEN APPROVED AND MAPPED PER THE CREEKSIDE PHASE 2B FINAL PLAT. THERE ARE NO CELL TOWERS PROPOSED AS PART OF THIS DEVELOPMENT. MAXIMUM TOWNHOME BUILDING HEIGHT IS 30'.

REVISION NARRATIVE:
THIS PHASE 2 SKETCH PLAT IS REPLACING THE ORIGINAL PHASE 2 SKETCH PLAT, AP# 1244787, WHICH WAS BATCH STAMPED WITH THE COUNTY'S APPROVAL ON 11/17/2023. THIS SKETCH PLAT REVISION IS NECESSARY DUE TO THE ABUNDANCE OF ROCK IN THE LOCATION OF BELGROVE DRIVE AND UNITS 235 - 252 AS SHOWN ON THE PREVIOUS APPROVED SKETCH PLAT. FOR THIS REVISION, BELGROVE DRIVE HAS BEEN REMOVED STARTING AT THE INTERSECTION WITH BARLOW ROAD ALONG WITH 18 TOTAL UNITS, AND SONOMA STREET HAS BEEN REALIGNED TO THE INTERSECTION WITH BARLOW ROAD. A TOTAL OF 15 UNITS HAVE BEEN ADDED BACK BY ADDING UNITS IN VARIOUS LOCATIONS ALONG BARLOW ROAD, SONOMA STREET AND TALBOT WAY. UNITS 348-350 HAVE BEEN REMOVED PERMANENTLY, BRINGING THE TOTAL NUMBER OF UNITS IN PHASE 2 TO 231. THE REVISIONS ALSO INCLUDE A 1.36 ACRE INCREASE IN OPEN SPACE, WITH COMMERCIAL AREA #1 AND COMMERCIAL AREA #2 REMAINING UNCHANGED. UPDATED THE ORIGINAL SCOPE OF WORK STATEMENT TO INCLUDE WHAT OCCURED AFTER THE ORIGINAL SKETCH PLAT'S APPROVAL.

REFERENCE(S):

PHASE 1 SKETCH PLAT - AP#22264
PHASE 1/1A COMBINATION - AP# 1243715
PHASE 1 LDP - AP#1243300
PHASE 1 FINAL PLAT - AP#1244532
PHASE 1A FINAL PLAT - AP#1244974
PHASE 1 FINAL PLAT, REVISION #1 - AP#1245661
PHASE 1 FINAL PLAT, REVISION #2 - AP#1247182
PHASE 1A FINAL PLAT, REVISION #1 - AP#1247183
PHASE 2 SKETCH PLAT - AP# 1244787
PHASE 2A COMBINATION - AP#1247184
PHASE 2A LDP - AP#1246884
PHASE 2A LDP - REV #1 - AP#1246884 REV #1
PHASE 2B LDP - AP#1247077
PHASE 2B FINAL PLAT - AP#1247864

NOTES:
1. CERTIFICATION OF CONFORMITY: NO LOTS PLATTED ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.
2. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT
3. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA 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. WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY.
8. A PORTION OF REZONING Z-07-12945 APPROVED 9/25/2007.
9. TOTAL NUMBER OF LOTS: 234
10. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP.
11. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.
12. DUE TO THE POTENTIAL OF AUTOMATED TRUCK SERVICE IN THE AREA. NO PARKING SIGNS WILL BE POSTED THROUGHOUT THE PROPERTY PROHIBITING PARKING ON THE ROADWAY MONDAY THRU FRIDAY BETWEEN 7AM TO 7PM.
13. THERE ARE NO KNOWN BURY PITS ON SITE.
14. ALL UTILITIES, INCLUDING ELECTRIC SERVICE, SHALL BE PLACED UNDERGROUND.
15. STREETLIGHTS SHALL BE PROVIDED. (CONTACT HERMAN FOWLER @ HEFOWLER@DEKALBCOUNTYGA.GOV)

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

FIRE SAFETY NOTES:
1. THE DEVELOPMENT INCLUDES SINGLE FAMILY ATTACHED TOWNHOME UNITS AND TWO COMMERCIAL AREAS FOR FUTURE DEVELOPMENT. NONE OF THE PROPOSED TOWNHOME UNITS ARE SPRINKLED.
2. ALL STREETS WITHIN THE PROPOSED DEVEOPMENT ARE PUBLIC MEETING DEKALB COUNTY STANDARDS. THERE ARE NO FIRE LANES PROPOSED. ALL STREETS WILL HAVE NO PARKING SIGNS THROUGOUT THE DEVELOPMENT AS SHOWN ON THESE SITE PLANS.
3. FIRE FLOW TEST RESULTS ARE SHOWN ON SHEET 004.

CIVIL ENGINEERING
COA NO. PER 004798
LAND SURVEYING
COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7106

www.fdc-llc.com

COVER SHEET
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	
DATE	
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	

811
Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	2/21/26
SCALE:	N/A
PROJ NUMBER:	100.002
DRAWN BY:	CAM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAL PAUL HAYS
6/23/26

GSWCC# 0000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
001

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NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Chrisiian Schoen, GRTA
Kirk Fjelstul, GRTA

To: Dekalb County
(via electronic mail and certified mail) Rebecca Endress
Hybrass
6350 Lake Oconee Parkway, Suite 110
Greensboro, GA 30642

From: Jannine Miller, GRTA Executive Director

Copy: Zane Grennell, DCA
(via electronic mail) Brittany Giles, SRTA/GRTA
Graham Foster, SRTA/GRTA
Rachel Bowdler, SRTA/GRTA
Donald Shockey, ARC
Megan Wilson, GDOT District 7
Landon Perry, GDOT District 7
Patrece Keeler, DeKalb County
Aprell L. King, DeKalb County
Lance Washington, DeKalb County
Pearley J. Skipper Jr., DeKalb County
Josh Pruitt, NV5 Traffic Engineers
Rebecca Endress, Hybrass, Developer
Michele Battle, Battle Law, Attorney
John Palmer, Falcon Design, Site Designers

Date: October 14th, 2025

RE: Notice of Decision for **DRI 4478 Creekside Village Mixed Use Development**

Notice of Decision for Request for Non-Expedited Review of DRI 4478 Creekside Village Mixed Use Development

The purpose of this notice is to inform Rebecca Endress (the Applicant) and Dekalb County (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 4478 Creekside Village Mixed Use Development (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package on 8/5/2025. The review package includes: the site development plan (Site Plan) dated 5/15/2025 titled "DRI Site Plan for Creekside Village" prepared by Falcon Design Consultants, the Transportation Study dated 7/10/2025 prepared by Falcon Design Consultants, LLC received by GRTA on 8/5/2025, and the DCA Initial and Additional forms filed on 6/10/2025 and 8/1/2025.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures.*

Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities
- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide sidewalk connectivity along site frontage on Pleasant Hill Rd.
- Provide ADA compliant crosswalk connectivity at site entrances in coordination with local DOT.
- Provide ADA compliant crosswalks at intersections internal to the site.

General Georgia Department of Transportation (GDOT) Conditions
- GDOT reserves the right to set driveway/access points based on compliance with GDOT standards, safety analysis, neighboring conflicts, and any other circumstance needing consideration on all state routes.
- Any access to GDOT right of way will be determined at the time of permitting when submitted with a design.
- GDOT will determine what access is allowable based on the design in accordance with the most current copy of the GDOT Driveway/Encroachment Manual. This includes construction of right turn deceleration lane(s), left turn lane(s), all sight distance requirements, etc.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Internal Gas Station Site Access
- The internal access point serving the gas station shall be coordinated with DeKalb County to confirm the final access configuration. Consistent with the approved site plan, outbound left-turn movements from this access are prohibited. Inbound left-turn movements are permitted: however, due to the proximity to adjacent intersections and internal driveways, further traffic analysis is required to evaluate capacity constraints, queuing, and turn-lane spacing. Any improvements or modifications identified through this analysis shall be implemented by the developer in coordination with DeKalb County.

SR 124/Rock Chapel Road and Lithonia Industrial Boulevard/Site Drive North
- Install a separate left-turn lane, through lane, and right-turn lane on Site Drive North
- Install a northbound right-turn deceleration lane per GDOT standards
- Re-stripe the existing southbound U-turn lane on SR 124 to shared left/U-turn lane
- Re-stripe the outside left-turn lane on Lithonia Industrial Boulevard to shared left/through lane
- Install signal phasing as appropriate by GDOT standards/approval

SR 124/Rock Chapel Road and Site Drive South
- Install a northbound right-turn deceleration lane per GDOT standards
- Install a right-in/right-out (RIRO) configuration with yield control per GDOT standards

Pleasant Hill Road and Providence Point Drive/Site Drive East
- Install a westbound right-turn deceleration lane per DeKalb County standards
- Install an eastbound left-turn lane per DeKalb County Standards
- Install a single-lane approach and departure lane on Site Drive East
- Install a stop sign control
- Explore possible pedestrian infrastructure (cross walk) at site access point intersecting with Providence Point Dr and Pleasant Hill Rd.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions of Approval to GRTA Notice of Decision" set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures,* a "Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI."

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities
- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide sidewalk connectivity along site frontage on Pleasant Hill Rd.
- Provide ADA compliant crosswalk connectivity at site entrances in coordination with local DOT.
- Provide ADA compliant crosswalks at intersections internal to the site.

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SR 124/Rock Chapel Road and Lithonia Industrial Boulevard/Site Drive North

- Install a separate left-turn lane, through lane, and right-turn lane on Site Drive North
- Install a northbound right-turn deceleration lane per GDOT standards
- Re-stripe the existing southbound U-turn lane on SR 124 to shared left/U-turn lane
- Re-stripe the outside left-turn lane on Lithonia Industrial Boulevard to shared left/through lane
- Install signal phasing as appropriate by GDOT standards/approval

SR 124/Rock Chapel Road and Site Drive South
- Install a northbound right-turn deceleration lane per GDOT standards
- Install a right-in/right-out (RIRO) configuration with yield control per GDOT standards

Pleasant Hill Road and Providence Point Drive/Site Drive East
- Install a westbound right-turn deceleration lane per DeKalb County standards
- Install an eastbound left-turn lane per DeKalb County Standards
- Install a single-lane approach and departure lane on Site Drive East
- Install a stop sign control
- Explore possible pedestrian infrastructure (cross walk) at site access point intersecting with Providence Point Dr and Pleasant Hill Rd.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

SR 124/Rock Chapel Road from Pleasant Hill Road to Lithonia Industrial Boulevard
- Widen the northbound corridor to three through lanes and adjust signal timing accordingly

SR 124/Rock Chapel Road and Knoll Hollow Road
- Install a Restricted Crossing U-Turn intersection configuration

Pleasant Hill Road and Humphries Road/Norris Lake Drive
- Install a single-lane roundabout

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LAND SURVEYING COA NO. LSF 000993
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DRI DECISION LETTER
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	

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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	2/21/26
SCALE:	N/A
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SAMPAUL HAYES
6/23/26

GSWCC# 0000058941
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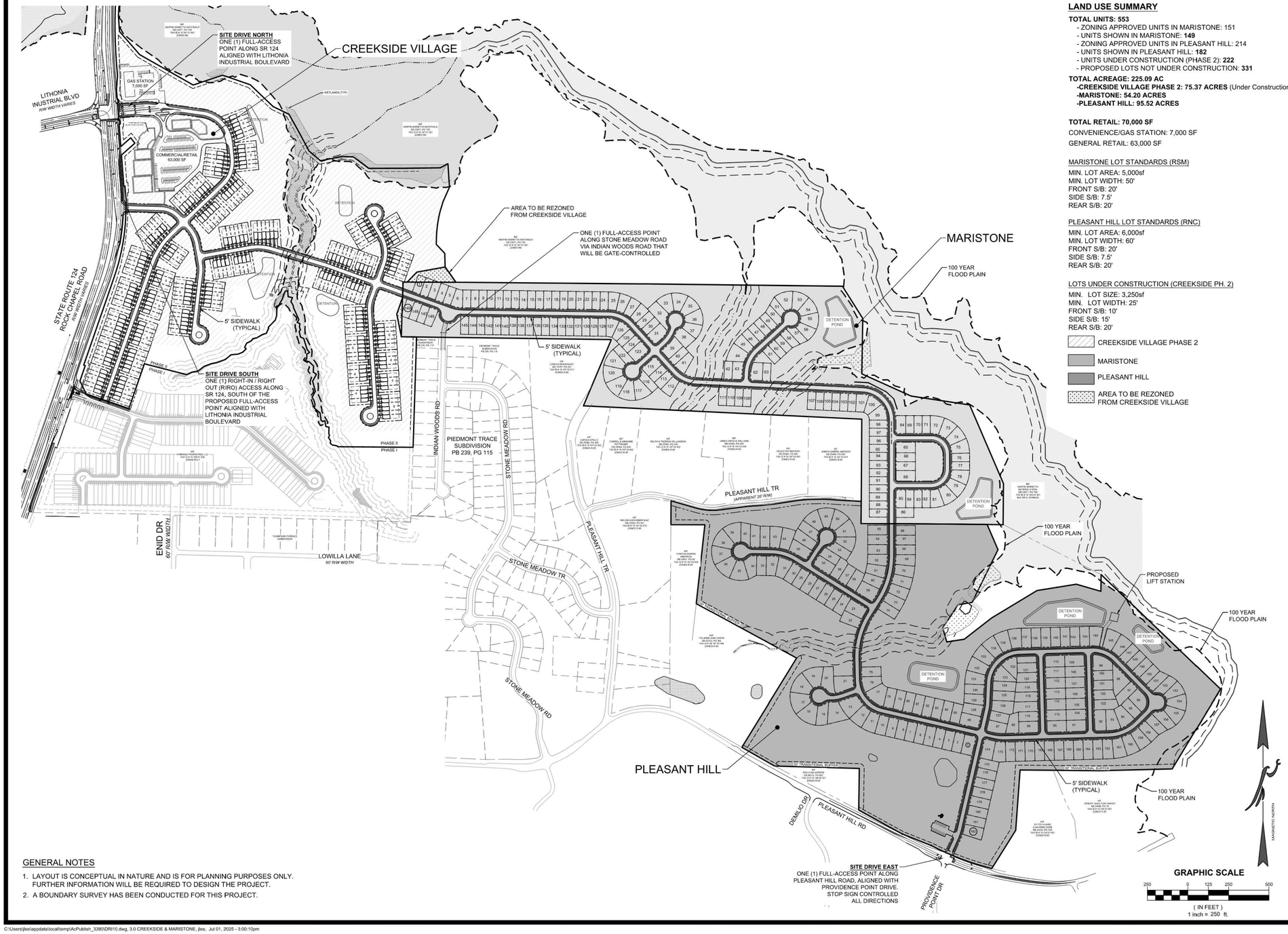

LAND USE SUMMARY

TOTAL UNITS: 553
- ZONING APPROVED UNITS IN MARISTONE: 151
- UNITS SHOWN IN MARISTONE: **149**
- ZONING APPROVED UNITS IN PLEASANT HILL: 214
- UNITS SHOWN IN PLEASANT HILL: **182**
- UNITS UNDER CONSTRUCTION (PHASE 2): **222**
- PROPOSED LOTS NOT UNDER CONSTRUCTION: **331**

TOTAL ACREAGE: 225.09 AC
-CREEKSIDE VILLAGE PHASE 2: 75.37 ACRES (Under Construction)
-MARISTONE: 54.20 ACRES
-PLEASANT HILL: 95.52 ACRES

TOTAL RETAIL: 70,000 SF

CONVENIENCE/GAS STATION: 7,000 SF

GENERAL RETAIL: 63,000 SF

MARISTONE LOT STANDARDS (RSM)

MIN. LOT AREA: 5,000sf
MIN. LOT WIDTH: 50'
FRONT S/B: 20'
SIDE S/B: 7.5'
REAR S/B: 20'

PLEASANT HILL LOT STANDARDS (RNC)

MIN. LOT AREA: 6,000sf
MIN. LOT WIDTH: 60'
FRONT S/B: 20'
SIDE S/B: 7.5'
REAR S/B: 20'

LOTS UNDER CONSTRUCTION (CREEKSIDE PH. 2)

MIN. LOT SIZE: 3,250sf
MIN. LOT WIDTH: 25'
FRONT S/B: 10'
SIDE S/B: 15'
REAR S/B: 20'

CREEKSIDE VILLAGE PHASE 2
MARISTONE
PLEASANT HILL
AREA TO BE REZONED FROM CREEKSIDE VILLAGE

GENERAL NOTES

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.

C:\Users\jlee\appdata\local\temp\AcPublish_3380\DRI10.dwg, 3.0 CREEKSIDE & MARISTONE, jlee, Jul 01, 2025 - 3:00:10pm

SHEET NUMBER
3.0

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COVER SHEET
FOR
CREEKSIDE VILLAGE
DRI #4478
LOCATED IN:
LAND LOTS 188, 189, 196, 197 16th DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	
DATE	
1. 6/10/25	REVISED TITLE AND STREAM BUFFERS
2. 7/01/25	REVISED SITE, DRIVEWAY LABELS
3.	
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PROJ NUMBER:	100.002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

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DRI DECISION SITE PLAN
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	
DATE	
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
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PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER Sanpaul Hayer 6/23/26

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A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\ENG00 CREEKSIDE PHASE 2 - CND.dwg, 002B DRI (2), SHayes, Jun 23, 2026 - 1:44:28pm

Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:
COMMISSION DISTRICT(S): 5 & 7
Application of LandLife LLC c/o Battle Law, P.C. for a request to modify the conditions of zoning pertaining to CZ-07-12945 in the MU-1 (Mixed Use- 1) and MU-4 (Mixed Use - 4) zoning district to eliminate the zoning condition requiring senior apartments, 1688 Rock Chapel Road.
PETITION NO: N3. CZ-21-1244384 2020-1534

PROPOSED USE: Mixed townhome and commercial development.

LOCATION: 1688 Rock Chapel Road, Lithonia, GA 30058

PARCEL NO. : 16-195-01-002; 16-195-01-004; 16-195-01-006; 16-195-01-007

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:
Application of LandLife LLC c/o Battle Law, P.C. for a request to modify the conditions of zoning pertaining to CZ-07-12945 in the MU-1 (Mixed Use- 1) and MU-4 (Mixed Use - 4) zoning district to eliminate the zoning condition requiring senior apartments. The property is located on the east side of Rock Chapel Road, approximately 170 feet south of Rock Mountain Road, at 1688, 1708, 748, and 1756 Rock Chapel Road in Lithonia, Georgia. The property has approximately 2,575 feet of frontage along the east side of Rock Chapel Road and contains 116.45 acres.

RECOMMENDATION:
COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposal to eliminate the requirement for senior apartment units and single-family residential units is intended to enable the property owner to develop the property in a manner that is consistent with the current housing market, with housing products that are suitable given the property's location. Regarding the senior housing component: Housing Policy No. 6 of the 2035 Comprehensive Plan regarding senior housing states: "Encourage housing for the elderly that is well planned, soundly financed, and located within a pedestrian friendly, residential community." While the proposed development would provide pedestrian amenities and would create a residential community, it would lack the network of social services, institutions, recreational facilities, and amenities that combine to create an "aging in place" community. These elements are important to help those senior citizens who do not feel comfortable driving on major roadways from becoming isolated or overly dependent on fee-for-service providers. Section 4.2.46(G) of the *Zoning Ordinance* (Senior Housing) describes the services and amenities that are required in an environment that is suitable for seniors, including "proximity and pedestrian access to retail services and public amenities" and "transportation alternatives". While the proposed development would have a retail component, there is no guarantee that the tenants who would eventually occupy the retail building would provide basic goods and services that would enable the seniors to avoid driving or relying on the provision of private driver services. The fact that the property has remained undeveloped since zoning approval in 2007 suggests low market interest in developing it as currently zoned. The modification of the zoning proposal may spur interest in developing the property. Therefore, the Department of Planning and Sustainability recommends "Approval, with conditions".

PLANNING COMMISSION VOTE: Approval with Conditions 8-1-0. G. McCoy moved, E. Patton seconded for Approval with conditions, as per the Staff recommendation. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-2-0.

RECOMMENDED CONDITIONS

Z-21-1244384

Major Modification of Zoning Conditions

General

1. Developer shall construct improvements as required by Georgia DOT and/or Department of Engineering based upon final configuration of site plan.
2. The developer shall comply with the County development standards in existence at the time of LDP application submittal.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Commercial

1. Where crosswalks occur through paved parking areas and drives, visually distinct paving material shall be used to accommodate pedestrian safety as well as aesthetics throughout the development.
2. Principal building entrances shall utilize architectural details such as canopies, overhangs, awnings, recesses, projections, arcades, corniced parapets, peaked roof forms, arches, display windows, moldings or tile work, integral planters or wing walls that incorporate landscaped areas, or sitting areas.
3. The largest continuous space for one tenant shall be limited to no more than Seventy-Five Thousand (75,000) square feet.
4. There shall be designated bicycle parking easily accessible from pedestrian connections, residential areas, non-residential areas, as well as park areas.
5. Garbage dumpster pickup shall be between 6:00 a.m. and 9:00 p.m., Monday through Saturday.
6. The following uses shall be prohibited on the property:
   (a) Late-night establishments.
   (b) Hotels or Motels.
   (c) Theaters.
   (d) Electronic game playing centers.
   (e) Adult entertainment centers.
   (f) Adult novelty stores.
   (g) Pawn shops.
   (h) Pool halls.
   (i) Tattoo parlors.
7. The following uses are expressly allowed on the property:
   a. No more than one gas station with convenience store;
   b. Schools;
   c. Day care for all ages;
   d. No more than one grocery store;
8. All commercial building facades visible shall consist of brick, stone, or glass. Stucco and painted dimensioned wood or cement material, such as hardi-plank, may be used as accent material only, not to exceed 20% of surface area. Remainder of exterior may consist of brick, precast concrete, split block, stone, stucco, or glass. Exterior building material shall not be of aluminum or vinyl siding, or corrugated steel.
9. No Commercial deliveries will occur between the hours of 9:00 p.m. and 7:00 a.m.

Residential

1. A common area/community park shall be located within a reasonable walking distance of all residential units.
2. Covenants to restrict rentals to no more than Fifteen Percent (15%).
3. Covenants and Homeowners Association for detached homes and townhomes shall be filed with the County prior to final plat approval.
4. A notice will be provided to potential buyers and at closing or execution of leases describing the proximity of an active rock quarry to the north of the Project, indicating that periodic blasting does occur, similar to the following:

   ATTENTION: Tenant/Homeowner is advised that this property is located adjacent to an active quarry. This quarry produces graded stone in various sizes, as well as concrete and masonry sand, gravel, and slag aggregates. The aggregate materials are quarried by drilling and/or blasting of rock, then extracting the material. All of the operation is required to take place within the limits and tolerances prescribed by the State of Georgia and federal guidelines. The quarry maintains that it manages an active environmental program designed to monitor and manage environmental matters to minimize impact to adjacent property owners and the surrounding community. Please consider these facts before you decide to rent/purchase.

Attached

1. Minimum heated square feet of 1,600.
2. Minimum of two car garage.
3. Active amenity with pool, two tennis courts, pavilion style club house, and tot lot.
4. Fifty townhomes shall have a full bedroom and full bath on main level.
5. A maximum of 375 units will be allowed and shall not be affected or reduced in number by a reduction in the number of detached homes.

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ZONING CONDITIONS
FOR
CREEKSIDE VILLAGE PHASE 2 TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
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DATE:	2/21/26
SCALE:	N/A
PROJ NUMBER:	100.002
DRAWN BY:	CAM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER PAUL HAYES
6/23/26

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DeKalb County Georgia

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: January 5, 2021 5:30 P.M.
Board of Commissioners Hearing Date: January 5, 2021, 5:30 P.M.

STAFF ANALYSIS

Case No.:	CZ-21-1244384	**Agenda #:** N. 3	
Location/Address:	1688, 1708, 1756, and 7480 Rock Chapel Road	**Commission District:** 5 **Super District:** 7	
Parcel ID(s):	16-195-01-002, -004, -006, -047		
Request:	Modify the conditions of zoning pursuant to CZ-07-12945 in the MU-1 (Mixed Use- 1) and MU-4 (Mixed Use – 4) zoning district to eliminate the zoning condition requiring senior apartments, single-family residential units, and stacked flats above the commercial component.		
Property Owner(s):	Hybrass Properties, LLC, Landlife, LLC, and Marlstone Investment Properties		
Applicant/Agent:	Landlife, LLC c/o Battle Law, PC		
Acreage:	116.45 acres		
Existing Land Use:	Undeveloped, wooded		
Surrounding Properties:	To the north and northeast: undeveloped, wooded (mixed zoning); to the east, southeast, and south: single-family residential (zoned R-85); to the southwest, west, and northwest: undeveloped; rock and gravel quarries (City of Stonecrest).		
Comprehensive Plan:	**Town Center, Suburban**	**Consistent** X	**Inconsistent**

Proposed Density: 3.22 units/acre	**Existing Proposed Density:** 6.79 units/acre
Proposed Units/Building Square Ft.: 375 units, 123,791 s.f. retail	**Existing Proposed Units/Building Square Feet:** 791 units, 123,791 s.f. retail

Zoning History:

In September 2007, the Board of Commissioners rezoned the subject property from OI (Office Institutional), OD (Office Distribution), R-85 (Single-Family Residential-85), and M (Light Industrial) to OCR (Office Commercial Residential), PC-1 (Planned Community-1), and R-85 (Single-Family Residential-85). These zoning classifications were changed to MU-1 and MU-4 during the 2015 zoning ordinance update. The proposed development included 791 residential units consisting of 140 townhome units, 264 senior apartment units, 275 single-family detached units, 112 units above commercial, and up to 123,000 square feet of retail. The Board of Commissioners approved the proposal with conditions for each type of land use.

SITE and PROJECT ANALYSIS

The subject property is a 116.45-acre tract with frontage on Rock Chapel Road, a six-lane major thoroughfare. The property is undeveloped and wooded. A single-family residential subdivision is located to the southeast. A rock quarry is located on the adjoining property to the northeast, and another rock quarry is located across Rock Chapel Road, to the west. The Stonecrest Mall is located approximately 10 miles to the south. The Emory Hillandale Hospital is located approximately 11.4 miles to the southwest.

The applicant proposes to eliminate the senior apartment units as well as the single-family residential units. The number of townhomes would be increased to 375 units, and the commercial component would be reduced to one multi-tenant building. The conditions related to the senior apartment units and single-family residential units would be deleted, as shown in the marked-up conditions, which follow the staff recommendation. In addition, the applicant proposes to delete or modify the conditions related to the parking ratio of commercial uses and exterior lighting, as shown in the marked-up conditions. In addition, the applicant proposes to revise the conditions regarding single-family attached homes, as follows:

- **Fifty townhomes shall have a** full bedroom and full bath on main level.
- A maximum of ~~One Hundred Forty-Three units,~~ 375 units will be allowed and shall not be affected or reduced in number by a reduction in the number of detached homes.

LAND USE AND ZONING ANALYSIS
Section 27-832 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

Development of only townhomes is consistent with the Town Center land use designation of the property, as it would result in a more compact residential form than single-family detached.

Housing Policy No. 6 of the 2035 Comprehensive Plan regarding senior housing states: "Encourage housing for the elderly that is well planned, soundly financed, and located within a pedestrian friendly, residential community." While the proposed development would provide pedestrian amenities and would create a residential community, it would lack the network of social services, institutions, recreational facilities, and amenities that combine to create an "aging in place" community. These elements are important to help those senior citizens who do not feel comfortable driving on major roadways from becoming isolated or overly dependent on fee-for-service providers. Section 4.2.46(G) of the *Zoning Ordinance* (Senior Housing) describes the services and amenities that are required in an environment that is suitable for seniors: "A senior housing facility shall only be approved after consideration of the use permit criteria, found in Article 7 and after consideration of the following: 1. Proximity and pedestrian access to retail services and public amenities. 2. Transportation alternatives. 5. Site and building design that encourages social interaction. 6. Building design that meets Easy Living standards." In addition, the list of submittal requirements for a senior housing application includes the requirement for a description of "Proximity to services such as health care, shopping, recreation, and transit" (Section 4.2.46(i)). While the proposed development would have a retail component, there is no guarantee that the tenants who would eventually occupy the retail building would provide basic goods and services that would enable ~~the~~ seniors to avoid driving or obtaining private driver services.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The proposal to eliminate the requirement for senior apartment units and single-family detached units in a mixed use development is intended to enable the property owner to develop the property in a manner that is consistent with the current housing market, with housing products that are suitable given the property's location. The concern about whether the location next to a rock quarry is suitable for senior housing was vetted during the 2007 development review process, and resulted in the adoption of a condition that states: "The Project Applicant and/or subsequent Builder(s) or Owners of the Senior Living Units shall utilize sound deadening building materials to lessen the adverse impacts of outside noise on those seniors living in the residential units, subject to approval of the Development Division of the Planning and Development Department."

The proposal to delete the conditions related to parking and exterior lighting will not significantly affect the development. The 2015 zoning ordinance has satisfactory standards regarding parking and exterior lighting.

The proposal to delete the condition regarding stacked flats is appropriate.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The zoning proposal under consideration in this analysis does not involve a change in the zoning classification of the property. The zoning classifications that were approved in 2007 appear to have reasonable economic use.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

Elimination of the senior housing apartment building would not adversely affect the use or usability of adjacent or nearby property.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

The fact that the property has remained undeveloped since zoning approval in 2007 suggests low market interest in developing it as currently zoned. The modification of the zoning proposal may spur interest in developing the property.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: Elimination of senior housing units would not have an overall effect on the impact of the proposed development on transportation facilities, utilities, or schools. There might be a net reduction of trips to and from the development, resulting from the elimination of senior units from the number of total residential units.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

There has been no indication that the zoning proposal will have adverse impacts on the environment or surrounding natural resources beyond those that are typical when a wooded property is redeveloped.

STAFF RECOMMENDATION:

The proposal to eliminate the requirement for senior apartment units and single-family residential units is intended to enable the property owner to develop the property in a manner that is consistent with the current housing market, with housing products that are suitable given the property's location. Regarding the senior housing component: Housing Policy No. 6 of the 2035 Comprehensive Plan regarding senior housing states: "Encourage housing for the elderly that is well planned, soundly financed, and located within a pedestrian friendly, residential community." While the proposed development would provide pedestrian amenities and would create a residential community, it would lack the network of social services, institutions, recreational facilities, and amenities that combine to create an "aging in place" community. These elements are important to help those senior citizens who do not feel comfortable driving on major roadways from becoming isolated or overly dependent on fee-for-service providers.

Section 4.2.46(G) of the *Zoning Ordinance* (Senior Housing) describes the services and amenities that are required in an environment that is suitable for seniors, including "proximity and pedestrian access to retail services and public amenities" and "transportation alternatives". While the proposed development would have a retail component, there is no guarantee that the tenants who would eventually occupy the retail building would provide basic goods and services that would enable the seniors to avoid driving or relying on the provision of private driver services. The fact that the property has remained undeveloped since zoning approval in 2007 suggests low market interest in developing it as currently zoned. The modification of the zoning proposal may spur interest in developing the property. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

Marked-Up Proposed Conditions – for Final Recommended Conditions (clean copy) see below.

General

1. Developer shall construct improvements as required by Georgia DOT and/or Department of Engineering based upon final configuration of site plan.
2. ~~Developer shall have eighteen (18) months from the date of zoning approval to apply for the initial land disturbance permit (LDP) based upon those County development standards existing at the time of rezoning. If no LDP is issued within eighteen (18) months after rezoning approval, unless otherwise permitted by law,~~ T**T**he developer shall comply with the County development standards in existence at the time of LDP application submittal.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Commercial

1. Where crosswalks occur through paved parking areas and drives, visually distinct paving material shall be used to accommodate pedestrian safety as well as aesthetics throughout the development.
2. Principal building entrances shall utilize architectural details such as canopies, overhangs, awnings, recesses, projections, arcades, corniced parapets, peaked roof forms, arches, display

A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\ENG00 CREEKSIDE PHASE 2 - CND.dwg, 003A-ZONING, SHayes, Jun 23, 2026 - 1:44:29pm

windows, moldings or tile work, integral planters or wing walls that incorporate landscaped areas, or sitting areas.

3. The largest continuous space for one tenant shall be limited to no more than Seventy-Five Thousand (75,000) square feet.
4. There shall be designated bicycle parking easily accessible from pedestrian connections, residential areas, non-residential areas, as well as park areas.
5. ~~Parking shall be calculated at 1/000 square foot ratio for all commercial uses.~~
6. ~~Exterior lighting fixtures shall be no closer than 5 feet of the perimeter of a parking lot.~~
7. Garbage dumpster pickup shall be between 6:00 a.m. and 9:00 p.m., Monday through Saturday.
8. The following uses shall be prohibited on the property:
   ~~(a) Bars, Lounges or night clubs provided this shall not preclude a restaurant such as but not limited to Applebee's from having a bar.~~ No late-night establishments.
   (b) Hotels or Motels.
   (c) Theaters.
   (d) Electronic game playing centers.
   (e) Adult entertainment centers.
   (f) Adult novelty stores.
   (g) Pawn shops,
   (h) Pool halls.
   (i) Tattoo parlors.
9. The following uses are expressly allowed on the property:
   (a) No more than one gas station with convenience store;
   (b) Schools;
   (c) Day care for all ages;
   (d) No more than one grocery store;
10. ~~Stock flats at condominiums above retail with a minimum of Eight Hundred (800) square feet of heated space and two parking spaces per unit.~~
11. All commercial building facades visible shall consist of brick, stone, or glass. Stucco and painted dimensioned wood or cement material, such as hardi plank, may be used as accent material only, not to exceed 20% of surface area. Remainder of exterior may consist of brick, precast concrete, split block, stone, stucco, or glass. Exterior building material shall not be of aluminum or vinyl siding, or corrugated steel.
12. No Commercial deliveries will occur between the hours of 9:00 p.m. and 7:00 a.m.

Residential

1. A common area/community park shall be located within a reasonable walking distance of all residential units.
2. Covenants to restrict rentals to no more than Fifteen Percent (15%)..
3. Covenants and Homeowners Association for detached homes and townhomes shall be filed with the County prior to final plat approval.
4. A notice will be provided to potential buyers and at closing or execution of leases describing the proximity of an active rock quarry to the North of the Project, indicating that period blasting does occur, similar to the following:

   ATTENTION: Tenant/Homeowner is advised that this property is located adjacent to an active quarry operated by ~~Enlarge North America~~. This quarry produces graded stone in various sizes, as well as concrete and masonry sand, gravel, and slag aggregates. The aggregate materials are quarried by drilling and/or blasting of rock, then extracting the material. All of the operation is required to take place within the limits and

tolerances prescribed by the State of Georgia and federal guidelines. ~~Enlarge North America~~ maintains that it manages an active environmental program designed to monitor and manage environmental matters to minimize impact to adjacent property owners and the surrounding community. Please consider these facts before you decide to rent/purchase.

~~Detached~~

~~1. The detached homes shall be limited to no more than Two Hundred Seventy Five (275) homes.~~
~~2. A minimum of Fifty Feet (50') at the building line for a minimum of half of the units and minimum of Seventy (70') at the building line for the balance of the units.~~
~~3. Fifteen percent (15%) of units to have basements with brick, rock, pre-cast cement, stucco on three sides up to the water table.~~
~~4. Minimum heated square feet of: 1,400 square feet at 10%; 1,700 square feet at 20%; 1,850 square feet at 50%; and 2,000 square feet at 25%.~~
~~5. Active amenity with pool, four tennis courts, pavilion style club house, and tot lot.~~
~~6. A minimum of two car garage.~~
~~7. A model home with Three (3) sides of brick, rock or stucco covering a minimum of Eighty Percent (80%) of the front and Two(2) sides, along with Three (3) and Four (4) sides in the same percentage offered as a upgrade will be required.~~

Attached

1. Minimum heated square feet of 1,600.
2. Minimum of two car garage.
3. Active amenity with pool, two tennis courts, pavilion style club house, and tot lot.
4. Fifty townhomes shall have a ~~f~~Full bedroom and full bath on main level.
5. A maximum of ~~One Hundred Forty (140)~~ 375 units will be allowed and shall not be affected or reduced in number by a reduction in the number of detached homes.

~~Active Adult~~

~~1. Deed restricted to 55 years and older per Fair Housing Act standards.~~
~~2. Minimum heated square feet of 600.~~
~~3. Active amenity.~~

Final Recommended Conditions

General

1. Developer shall construct improvements as required by Georgia DOT and/or Department of Engineering based upon final configuration of site plan.
2. The developer shall comply with the County development standards in existence at the time of LDP application submittal.
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program designed to monitor and manage environmental matters to minimize impact to adjacent property owners and the surrounding community. Please consider these facts before you decide to rent/purchase.

Attached

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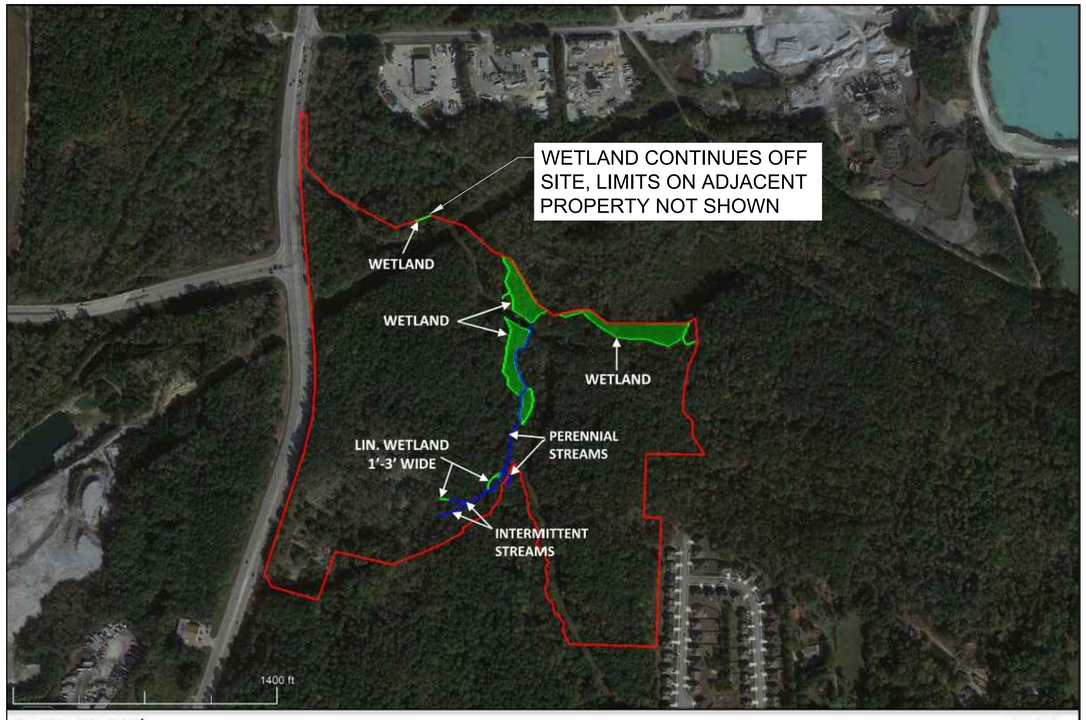
2. Minimum of two car garage.
3. Active amenity with pool, two tennis courts, pavilion style club house, and tot lot.
4. Fifty townhomes shall have a full bedroom and full bath on main level.
5. A maximum of 375 units will be allowed and shall not be affected or reduced in number by a reduction in the number of detached homes.

ATTACHMENTS:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plans
6. Land Use Map
7. Zoning Map
8. Aerial View
9. Site Photos

WETLANDS MAP



AERIAL PHOTO W/ AQUATIC RESOURCE LOCATIONS

PREPARED FOR:
FALCON DESIGN CONSULTANTS

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS
ROCK CHAPEL ROAD
DEKALB COUNTY, GEORGIA

EXHIBIT 3
PREPARED 12/8/2020 BY:
NELSON ENVIRONMENTAL, INC.
www.NelsonEnvironmental.us PH:404/862-1665

CIVIL ENGINEERING COA NO. PER 004798
LAND SURVEYING COA NO. LSF 000993
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ZONING CONDITIONS - WETLAND MAP
FOR
CREEKSIDE VILLAGE PHASE 2 TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS		
DATE		
1. 5/12/26	REVISED PER REVIEW COMMENTS	
2. 6/23/26	REVISED PER COUNTY COMMENTS	
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DRAWN BY:	CAM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAN PAUL HAYES
6/23/26

GSWCC# 0000058941

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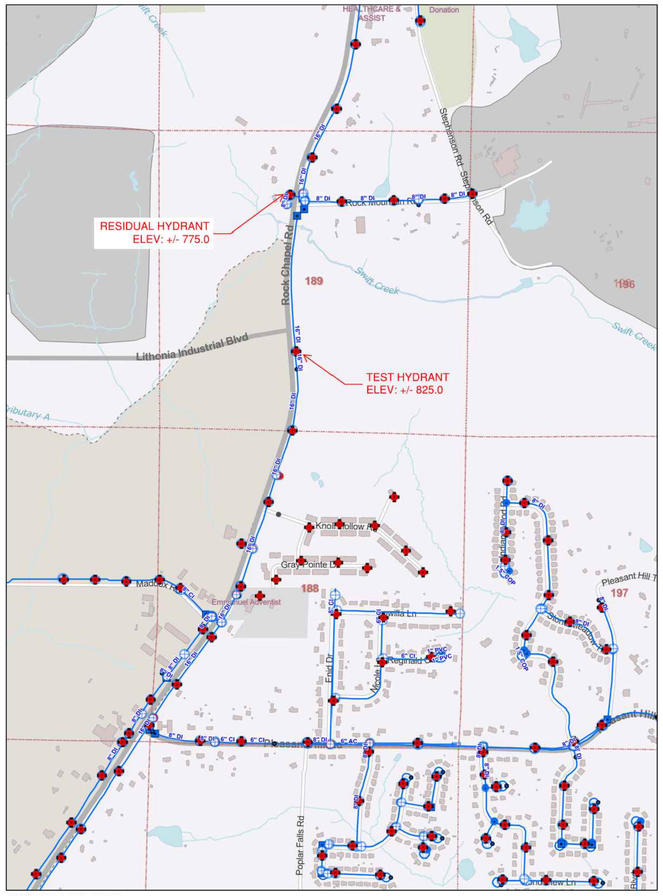
Creekside Village Phase 2



GEORGIA HYDRANT SERVICES, INC.
2404 Lance Ct.
LOGANVILLE, GA. 30052
(770) 466-6033

FLOW TEST REPORT

Customer Environmental Instrumentation & Calibration

Location Lithonia Ind Blvd @ Hwy 124 Date: 2.11.2026

Test Made by Cody Johnson Time 9:45 AM.

Representatives of Georgia Hydrant Services, Inc.

Witness Gerald Walker

State Purpose of Test Customer Request

Consumption Rate during Test 3450 gal. (Estimate)

If Pumps Affect Test, Indicate Pumps Operating N/A

Flow Hydrants A1 A2 A3

Size Nozzle 2.5"

Pitot Reading 105 Total gpm 1725

Static B 165 psi Residual B 135 psi.

Projected Results: at 20 psi Residual 4038 gpm:

Remarks: 1999 U.S. Pipe M94 5.25"". Coefficient 0.9. Hydrant was tested 2.11.2026

Indicate B Hydrant X . Sprinkler . Other (identify) .

HAZEN-WILLIAMS CHART

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FIRE FLOW TEST DATA
FOR
CREEKSIDE VILLAGE PHASE 2 TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
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PROFESSIONAL ENGINEER
PAUL HAYES
6/23/26

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ARBORIST REPORT FOR:

Rock Chapel Rd. aka Creekside Ph. 2
Dekalb County, Georgia

Prepared For:

Falcon Engineering - LDP Submittal
Visual Inspection only

Prepared by:
T.J. Schell, LLC
Landscape Architects
And Certified Arborists
2985 Gordy Parkway, Suite 422
Marietta, GA 30066
Cell 770-361-2319

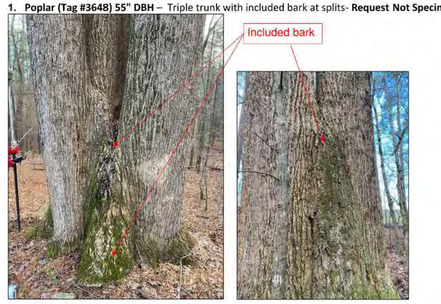
Teresa H. Eldredge, RLA, ISA
Certified Arborist
ISA SO-5442A

March 3, 2022
Please note:

Specimen Tree Sizes – Dekalb Co.

30" – Hardwood
30" - Pine

1. **Poplar (Tag #3648) 55" DBH** – Triple trunk with included bark at splits- **Request Not Specimen**

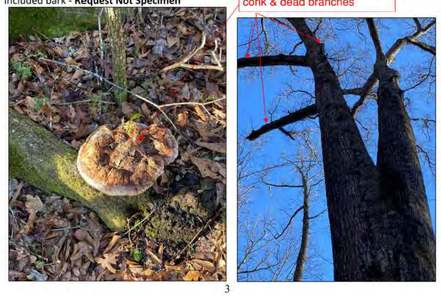


2. **Red Oak (Tag #3649) 42" DBH** – +4 large dead branches, multiple cavities with active decay - **Request Not Specimen**

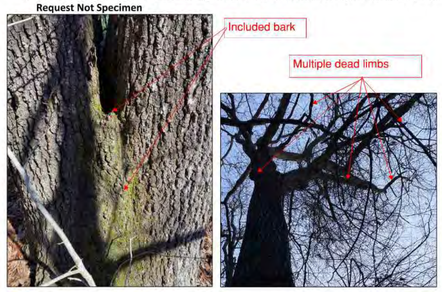
3. **White Oak (Tag #3650) 40" DBH** – Good Condition

4. **Red Oak (Tag #3651) 30" DBH** – Good Condition
5. **Water Oak (Tag #3652) 39" DBH** – conks at base indicating internal decay, 30% canopy dieback, included bark - **Request Not Specimen**

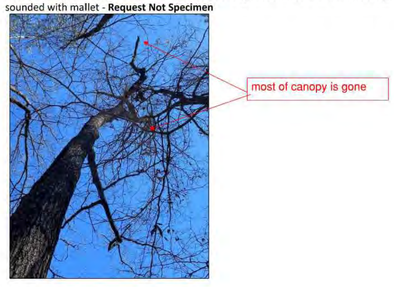
6. **Water Oak (Tag #3653) 39" DBH** – conk and cavity at base with active decay, 2 large dead limbs, included bark - **Request Not Specimen**



7. **Poplar (Previous Tag #129) 56" DBH** – Fair to Good Condition
8. **Red Oak (Tag #3654) 34" DBH** – 5 large dead limbs with active decay, co-dominant, included bark - **Request Not Specimen**



9. **Red Oak (Tag #3655) 30" DBH** – cavity at base, 5 large dead limbs with active decay, rings hollow when sounded with mallet - **Request Not Specimen**



10. **Red Oak (Tag #3656) 24+23" DBH** – co-dominant - included bark at split – structurally deficient - **Request Not Specimen**

11. **Red Oak (Tag #3657) 19+19" DBH** – cavity at base, co-dominant - included bark at split – structurally deficient - **Request Not Specimen**

12. **Red Oak (Tag #3658) 38" Below Split** – Included bark at split, 4 large dead limbs with active decay, - **Request Not Specimen**

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SPECIMEN TREE SURVEY
FOR
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REVISED BY:	

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PROFESSIONAL
ENGINEER
SAN PAUL HAYES
6/29/26

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"CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE"
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June 19, 2023

Planning & Sustainability Department
DeKalb County Government
330 West Ponce de Leon Ave, 2nd floor.
Decatur, GA 30030

RE: Runoff Reduction Infeasibility (RRI) for Creekside Village, Phase 2
1688, 1726, and 7480 Rock Chapel Road
Parcels # 1619501002, 1619501007, and 1619501004
Dekalb County, GA

Dear Sir or Madam:

Falcon Design Consultants has previously submitted a sketch plat for Phase 2 of the Creekside Village project, a 234-unit townhome residential development. The site is located on a 77.08-acre tract, southeast of the intersection of Rock Chapel Road (i.e. State Route 214) and Lithonia Industrial Boulevard in Land Lots 188, 189, 196, and 197 of the 16th District of Dekalb County, Georgia.

We have concluded that it is largely impractical to provide runoff reduction measures that rely on infiltration (e.g. bioretention areas or enhanced dry swales without formal, constructed underdrain systems) or on evapotranspiration and reuse (e.g. rainwater harvesting, green roofs). This conclusion is based upon the following factors:

- A significant portion of the site is unable to be developed, due to floodplain, wetlands, and stream buffers associated with Swift Creek and its tributaries.
- Most of the site has high groundwater, shallow rock, or has soils with poor infiltration rates (i.e. less than 0.5 inch per hour), as evidenced by geotechnical testing. The few locations that appear to have favorable soil conditions for infiltration are relatively isolated and of indefinite size.
- Topography, required utility clearances, and drainage area limitations prevent a substantial transfer of stormwater from unfavorable portions of the site to those with better soils.
- The proposed townhomes, driveways, patios, walkways, roadways, required open spaces, and stormwater management facilities leave very little room – both horizontally and vertically – to provide infiltration measures along with their required setbacks.
- The proposed townhomes are not conducive to the incorporation of evaporation and reuse measures, and providing such would not meaningfully benefit downstream properties or aquatic resources.

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For these reasons, we respectfully request that runoff reduction requirements be waived entirely for Phase 2 of the Creekside Village project, with the exception of drainage basins A1 and A4. These drainage basins appear to have favorable soils at their downstream extents (i.e. near testing locations 103 and 111, respectively), and are currently proposed to have infiltration basins to provide 100% of their required runoff reduction volumes. Since actual field conditions may vary from our testing results, we additionally request some flexibility in dimensional, material, and performance standards to allow us to provide as much runoff reduction volume as is practicable in these two drainage basins.

These requests are made with the understanding that Dekalb County may choose to modify or waive runoff reduction requirements when appropriate, in general accordance with GSMM guidelines. As required, any shortfalls in providing the required runoff reduction volume will be offset with "conventional" water quality treatment.

We appreciate your consideration of this submittal and will be glad to discuss further if necessary.

Sincerely,

Todd A. Cosby, PE
Falcon Design Consultants, LLC

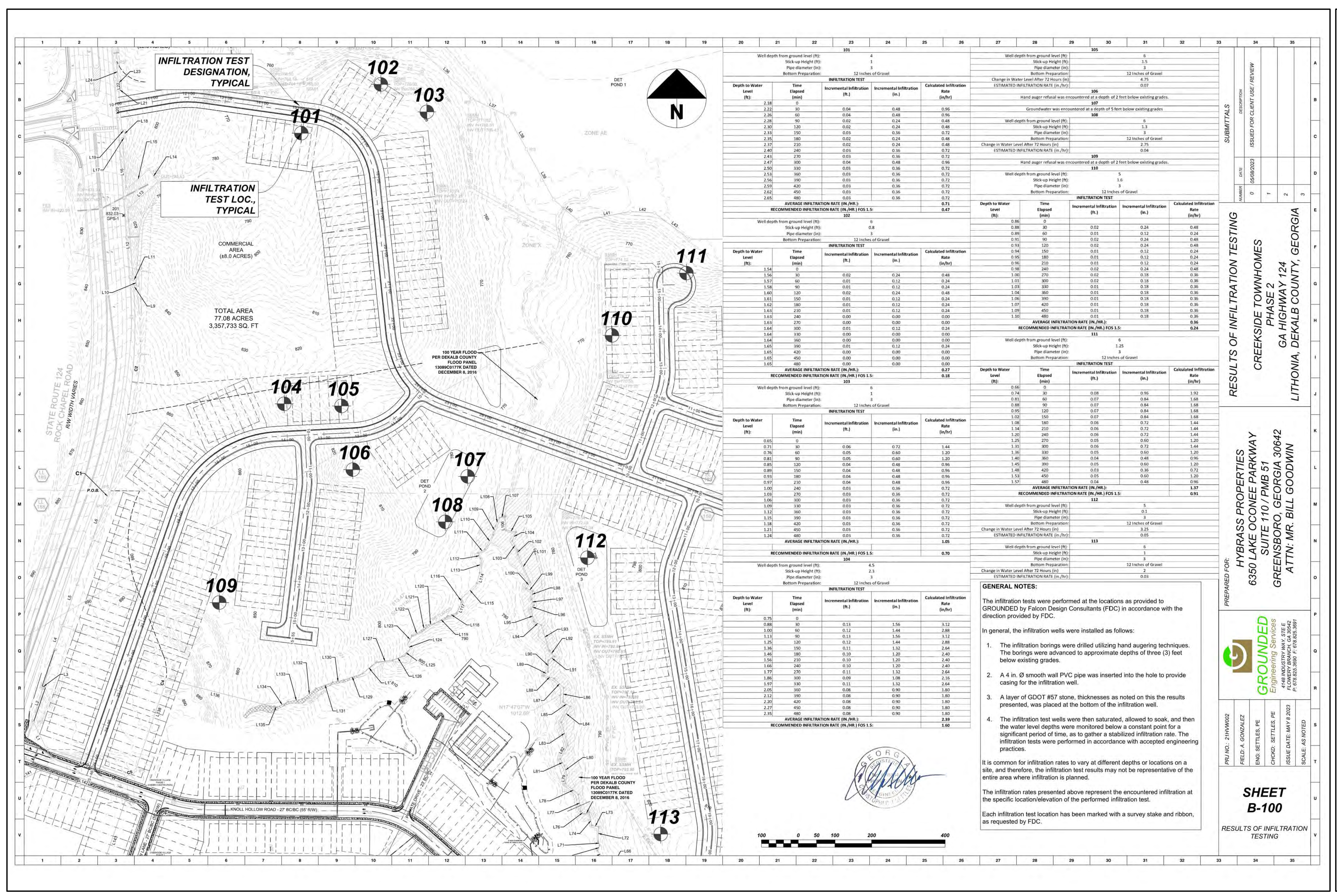
Attachments: Infiltration Testing Data
Infiltration Testing Data with Drainage Basin Overlay

STOCKBRIDGE OFFICE: 235 Corporate Center Dr., Suite 200, Stockbridge, GA 30281 / Phone: 770.389.8666
CUMMING OFFICE: 500 Pirkle Ferry Road, Suite C, Cumming, GA 30040 / Phone: 678.807.7100
NEWNAN OFFICE: 40 Greenway Circle, Suite A, Newnan, GA 30265 / Phone: 770.755.7978

FUTURE COMMERCIAL AREA (BASIN A2) DEVELOPMENT NOTE:

THE STORMWATER MANAGEMENT DESIGN FOR CREEKSIDE VILLAGE, PHASE 2, HAS ACCOUNTED FOR FUTURE DEVELOPMENT WITHIN SUBBASIN A2. SPECIFICALLY, A TOTAL IMPERVIOUS AREA OF 6.85 ACRES (I.E. AN ADDITIONAL 5.56 ACRES) MAY BE CONSTRUCTED WITHIN SUBBASIN A2, WITHOUT ANY MODIFICATION OR INSTALLATION OF ADDITIONAL STORM SEWER SYSTEMS, WATER QUALITY TREATMENT MEASURES, OR DETENTION PONDS. FUTURE DEVELOPMENT WILL BE PERMITTED SEPARATELY.

FOR BACKGROUND, THIS IMPERVIOUS ACREAGE WAS BASED ON THE CONCEPT PLAN FOR THOSE AREAS (SHOWN IN GRAY ON THE EXHIBIT BELOW), PLUS AN ADDITIONAL 20-PERCENT (20%) CONTINGENCY. AT THE TIME, THE FUTURE CONDITION OF SUBBASIN A2 WAS ESTIMATED TO HAVE A TOTAL AREA OF 10.4417 ACRES, TOTAL IMPERVIOUS AREA OF 6.8526 ACRES, AND A CURVE NUMBER OF 85.5.



101

Well depth from ground level (ft): 4
Stick-up Height (ft): 1
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel

INFILTRATION TEST

Depth to Water Level (ft):	Time Elapsed (min)	Incremental Infiltration (ft.)	Incremental Infiltration (in.)	Calculated Infiltration Rate (in/hr)
2.18	0			
2.22	30	0.04	0.48	0.96
2.26	60	0.04	0.48	0.96
2.28	90	0.02	0.24	0.48
2.30	120	0.02	0.24	0.48
2.33	150	0.03	0.36	0.72
2.35	180	0.02	0.24	0.48
2.37	210	0.02	0.24	0.48
2.40	240	0.03	0.36	0.72
2.43	270	0.03	0.36	0.72
2.47	300	0.04	0.48	0.96
2.50	330	0.03	0.36	0.72
2.53	360	0.03	0.36	0.72
2.56	390	0.03	0.36	0.72
2.59	420	0.03	0.36	0.72
2.62	450	0.03	0.36	0.72
2.65	480	0.03	0.36	0.72
AVERAGE INFILTRATION RATE (IN./HR.):				0.71
RECOMMENDED INFILTRATION RATE (IN./HR.) FOS 1.5:				0.47

102

Well depth from ground level (ft): 6
Stick-up Height (ft): 0.8
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel

INFILTRATION TEST

Depth to Water Level (ft):	Time Elapsed (min)	Incremental Infiltration (ft.)	Incremental Infiltration (in.)	Calculated Infiltration Rate (in/hr)
1.54	0			
1.56	30	0.02	0.24	0.48
1.57	60	0.01	0.12	0.24
1.58	90	0.01	0.12	0.24
1.60	120	0.02	0.24	0.48
1.61	150	0.01	0.12	0.24
1.62	180	0.01	0.12	0.24
1.63	210	0.01	0.12	0.24
1.63	240	0.00	0.00	0.00
1.63	270	0.00	0.00	0.00
1.64	300	0.01	0.12	0.24
1.64	330	0.00	0.00	0.00
1.64	360	0.00	0.00	0.00
1.65	390	0.01	0.12	0.24
1.65	420	0.00	0.00	0.00
1.65	450	0.00	0.00	0.00
1.65	480	0.00	0.00	0.00
AVERAGE INFILTRATION RATE (IN./HR.):				0.27
RECOMMENDED INFILTRATION RATE (IN./HR.) FOS 1.5:				0.18

103

Well depth from ground level (ft): 6
Stick-up Height (ft): 1
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel

INFILTRATION TEST

Depth to Water Level (ft):	Time Elapsed (min)	Incremental Infiltration (ft.)	Incremental Infiltration (in.)	Calculated Infiltration Rate (in/hr)
0.65	0			
0.71	30	0.06	0.72	1.44
0.76	60	0.05	0.60	1.20
0.81	90	0.05	0.60	1.20
0.85	120	0.04	0.48	0.96
0.89	150	0.04	0.48	0.96
0.93	180	0.04	0.48	0.96
0.97	210	0.04	0.48	0.96
1.00	240	0.03	0.36	0.72
1.03	270	0.03	0.36	0.72
1.06	300	0.03	0.36	0.72
1.09	330	0.03	0.36	0.72
1.12	360	0.03	0.36	0.72
1.15	390	0.03	0.36	0.72
1.18	420	0.03	0.36	0.72
1.21	450	0.03	0.36	0.72
1.24	480	0.03	0.36	0.72
AVERAGE INFILTRATION RATE (IN./HR.):				1.05
RECOMMENDED INFILTRATION RATE (IN./HR.) FOS 1.5:				0.70

104

Well depth from ground level (ft): 4.5
Stick-up Height (ft): 2.3
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel

INFILTRATION TEST

Depth to Water Level (ft):	Time Elapsed (min)	Incremental Infiltration (ft.)	Incremental Infiltration (in.)	Calculated Infiltration Rate (in/hr)
0.75	0			
0.88	30	0.13	1.56	3.12
1.00	60	0.12	1.44	2.88
1.13	90	0.13	1.56	3.12
1.25	120	0.12	1.44	2.88
1.36	150	0.11	1.32	2.64
1.46	180	0.10	1.20	2.40
1.56	210	0.10	1.20	2.40
1.66	240	0.10	1.20	2.40
1.77	270	0.11	1.32	2.64
1.86	300	0.09	1.08	2.16
1.97	330	0.11	1.32	2.64
2.05	360	0.08	0.90	1.80
2.12	390	0.08	0.90	1.80
2.20	420	0.08	0.90	1.80
2.27	450	0.08	0.90	1.80
2.35	480	0.08	0.90	1.80
AVERAGE INFILTRATION RATE (IN./HR.):				2.39
RECOMMENDED INFILTRATION RATE (IN./HR.) FOS 1.5:				1.60

105

Well depth from ground level (ft): 6
Stick-up Height (ft): 1.5
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel
Change in Water Level After 72 Hours (in): 4.75
ESTIMATED INFILTRATION RATE (in./hr): 0.07

106

Hand auger refusal was encountered at a depth of 2 feet below existing grades.

107

Groundwater was encountered at a depth of 5 feet below existing grades

108

Well depth from ground level (ft): 6
Stick-up Height (ft): 1.3
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel
Change in Water Level After 72 Hours (in): 2.75
ESTIMATED INFILTRATION RATE (in./hr): 0.04

109

Hand auger refusal was encountered at a depth of 2 feet below existing grades.

110

Well depth from ground level (ft): 5
Stick-up Height (ft): 1.6
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel

INFILTRATION TEST

Depth to Water Level (ft):	Time Elapsed (min)	Incremental Infiltration (ft.)	Incremental Infiltration (in.)	Calculated Infiltration Rate (in/hr)
0.86	0			
0.88	30	0.02	0.24	0.48
0.89	60	0.01	0.12	0.24
0.91	90	0.02	0.24	0.48
0.93	120	0.02	0.24	0.48
0.94	150	0.01	0.12	0.24
0.95	180	0.01	0.12	0.24
0.96	210	0.01	0.12	0.24
0.98	240	0.02	0.24	0.48
1.00	270	0.02	0.18	0.36
1.01	300	0.02	0.18	0.36
1.03	330	0.01	0.18	0.36
1.04	360	0.01	0.18	0.36
1.06	390	0.01	0.18	0.36
1.07	420	0.01	0.18	0.36
1.09	450	0.01	0.18	0.36
1.10	480	0.01	0.18	0.36
AVERAGE INFILTRATION RATE (IN./HR.):				0.36
RECOMMENDED INFILTRATION RATE (IN./HR.) FOS 1.5:				0.24

111

Well depth from ground level (ft): 6
Stick-up Height (ft): 1.25
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel

INFILTRATION TEST

Depth to Water Level (ft):	Time Elapsed (min)	Incremental Infiltration (ft.)	Incremental Infiltration (in.)	Calculated Infiltration Rate (in/hr)
0.66	0			
0.74	30	0.08	0.96	1.92
0.81	60	0.07	0.84	1.68
0.88	90	0.07	0.84	1.68
0.95	120	0.07	0.84	1.68
1.02	150	0.07	0.84	1.68
1.08	180	0.06	0.72	1.44
1.14	210	0.06	0.72	1.44
1.20	240	0.06	0.72	1.44
1.25	270	0.05	0.60	1.20
1.31	300	0.06	0.72	1.44
1.36	330	0.05	0.60	1.20
1.40	360	0.04	0.48	0.96
1.45	390	0.05	0.60	1.20
1.48	420	0.03	0.36	0.72
1.53	450	0.05	0.60	1.20
1.57	480	0.04	0.48	0.96
AVERAGE INFILTRATION RATE (IN./HR.):				1.37
RECOMMENDED INFILTRATION RATE (IN./HR.) FOS 1.5:				0.91

112

Well depth from ground level (ft): 5
Stick-up Height (ft): 0.1
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel
Change in Water Level After 72 Hours (in): 3.25
ESTIMATED INFILTRATION RATE (in./hr): 0.05

113

Well depth from ground level (ft): 6
Stick-up Height (ft): 1
Pipe diameter (in): 3
Bottom Preparation: 12 Inches of Gravel
Change in Water Level After 72 Hours (in): 2
ESTIMATED INFILTRATION RATE (in./hr): 0.03

GENERAL NOTES:

The infiltration tests were performed at the locations as provided to GROUNDED by Falcon Design Consultants (FDC) in accordance with the direction provided by FDC.

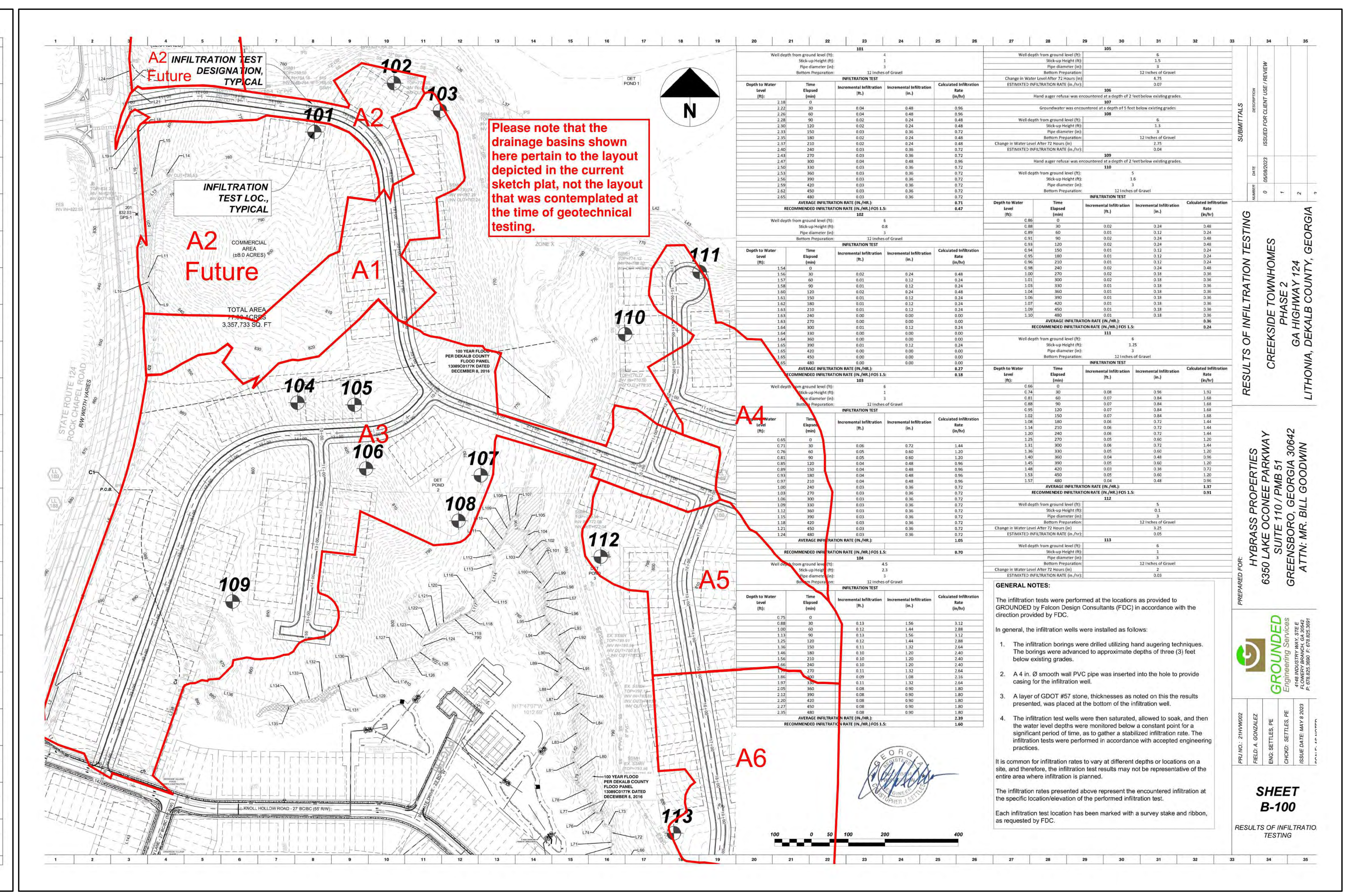
In general, the infiltration wells were installed as follows:

1. The infiltration borings were drilled utilizing hand augering techniques. The borings were advanced to approximate depths of three (3) feet below existing grades.
2. A 4 in. Ø smooth wall PVC pipe was inserted into the hole to provide casing for the infiltration well.
3. A layer of GDOT #57 stone, thicknesses as noted on this the results presented, was placed at the bottom of the infiltration well.
4. The infiltration test wells were then saturated, allowed to soak, and then the water level depths were monitored below a constant point for a significant period of time, as to gather a stabilized infiltration rate. The infiltration tests were performed in accordance with accepted engineering practices.

It is common for infiltration rates to vary at different depths or locations on a site, and therefore, the infiltration test results may not be representative of the entire area where infiltration is planned.

The infiltration rates presented above represent the encountered infiltration at the specific location/elevation of the performed infiltration test.

Each infiltration test location has been marked with a survey stake and ribbon, as requested by FDC.



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LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

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Ph. (678) 807-7100

www.fdc-llc.com

STORMWATER DESIGN
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS

DATE	
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	

811
Know what's below.
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UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	2/21/26
SCALE:	N/A
PROJ NUMBER:	100.002
DRAWN BY:	CAM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAN PAUL HAYES
6/23/26

GSWCC# 0000058941

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SHEET NUMBER

006

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BOUNDARY LINE TABLE		
Line #	Length	Direction
L1	88.39	N25° 55' 42.64"W
L2	100.35	N19° 04' 17.36"E
L3	9.84	N70° 55' 42.64"W
L4	522.21	N19° 04' 17.36"E
L5	6.88	N89° 54' 47.71"E
L6	20.73	N3° 52' 26.27"W
L7	6.99	S83° 51' 41.91"W
L8	193.28	N4° 21' 48.64"W
L9	110.53	N48° 45' 59.36"E
L10	42.10	N37° 10' 07.43"W
L11	82.02	S48° 45' 59.36"W
L12	139.01	N4° 21' 48.64"W
L13	7.60	N81° 18' 03.17"E
L14	19.70	N3° 24' 15.77"W
L15	7.91	S87° 59' 29.09"W
L16	111.34	N4° 21' 48.64"W
L17	7.70	N82° 52' 34.75"E
L18	20.18	N5° 57' 10.54"W
L19	7.16	S80° 33' 05.67"W
L20	62.51	N4° 21' 48.64"W
L21	87.28	N4° 18' 27.36"E
L22	31.82	S56° 40' 25.64"E
L23	61.59	S7° 02' 47.36"W
L24	107.02	S3° 38' 54.36"W
L25	99.69	S3° 44' 55.64"E
L26	190.95	S41° 09' 00.64"E

BOUNDARY LINE TABLE		
Line #	Length	Direction
L27	171.48	S60° 24' 36.64"E
L28	208.29	S60° 24' 36.64"E
L29	191.01	N71° 26' 06.36"E
L30	179.58	S70° 42' 04.64"E
L31	195.53	S46° 23' 17.64"E
L32	109.45	S64° 01' 02.64"E
L33	103.56	S29° 10' 41.64"E
L34	155.54	S28° 19' 31.64"E
L35	37.82	S49° 32' 46.64"E
L36	54.26	S49° 32' 46.64"E
L37	141.04	N78° 52' 52.36"E
L38	66.08	S86° 39' 59.64"E
L39	118.18	S53° 03' 59.64"E
L40	230.74	N89° 43' 46.36"E
L41	210.87	N89° 16' 13.36"E
L42	53.79	N62° 49' 01.36"E
L43	144.55	S3° 49' 46.64"E
L44	97.98	S23° 52' 26.36"W
L45	64.28	S17° 09' 25.36"W
L46	34.85	S13° 03' 17.36"W
L47	29.45	S10° 23' 40.36"W
L48	17.84	S8° 26' 17.36"W
L49	46.45	S5° 46' 40.36"W
L50	26.30	S2° 46' 03.36"W
L51	47.50	S1° 40' 46.36"W
L52	76.66	S43° 03' 54.64"E

BOUNDARY LINE TABLE		
Line #	Length	Direction
L53	84.04	S1° 28' 23.64"E
L54	43.46	S35° 37' 47.64"E
L55	72.51	S34° 51' 11.64"E
L56	326.65	N89° 41' 21.53"W
L57	338.82	S1° 49' 07.09"W
L58	94.49	S89° 10' 40.86"E
L59	682.64	S1° 49' 03.02"W
L60	466.05	N89° 31' 56.00"W
L61	8.07	N41° 36' 13.75"W
L62	27.89	N81° 21' 00.31"W
L63	16.22	N51° 07' 31.68"W
L64	17.42	N3° 44' 24.94"E
L65	22.65	N34° 46' 00.80"W
L66	15.49	N24° 46' 14.41"E
L67	11.34	N23° 45' 22.61"W
L68	39.75	N1° 48' 27.69"E
L69	19.45	N78° 16' 23.64"W
L70	36.58	N9° 55' 57.79"W
L71	15.10	S73° 40' 26.71"W
L72	11.18	N52° 34' 20.91"W
L73	46.25	N7° 58' 21.51"W
L74	46.81	N49° 38' 51.31"W
L75	22.41	N11° 40' 24.11"E
L76	26.97	N14° 59' 32.08"W
L77	20.96	N32° 00' 38.23"W
L78	43.08	N27° 48' 51.43"E

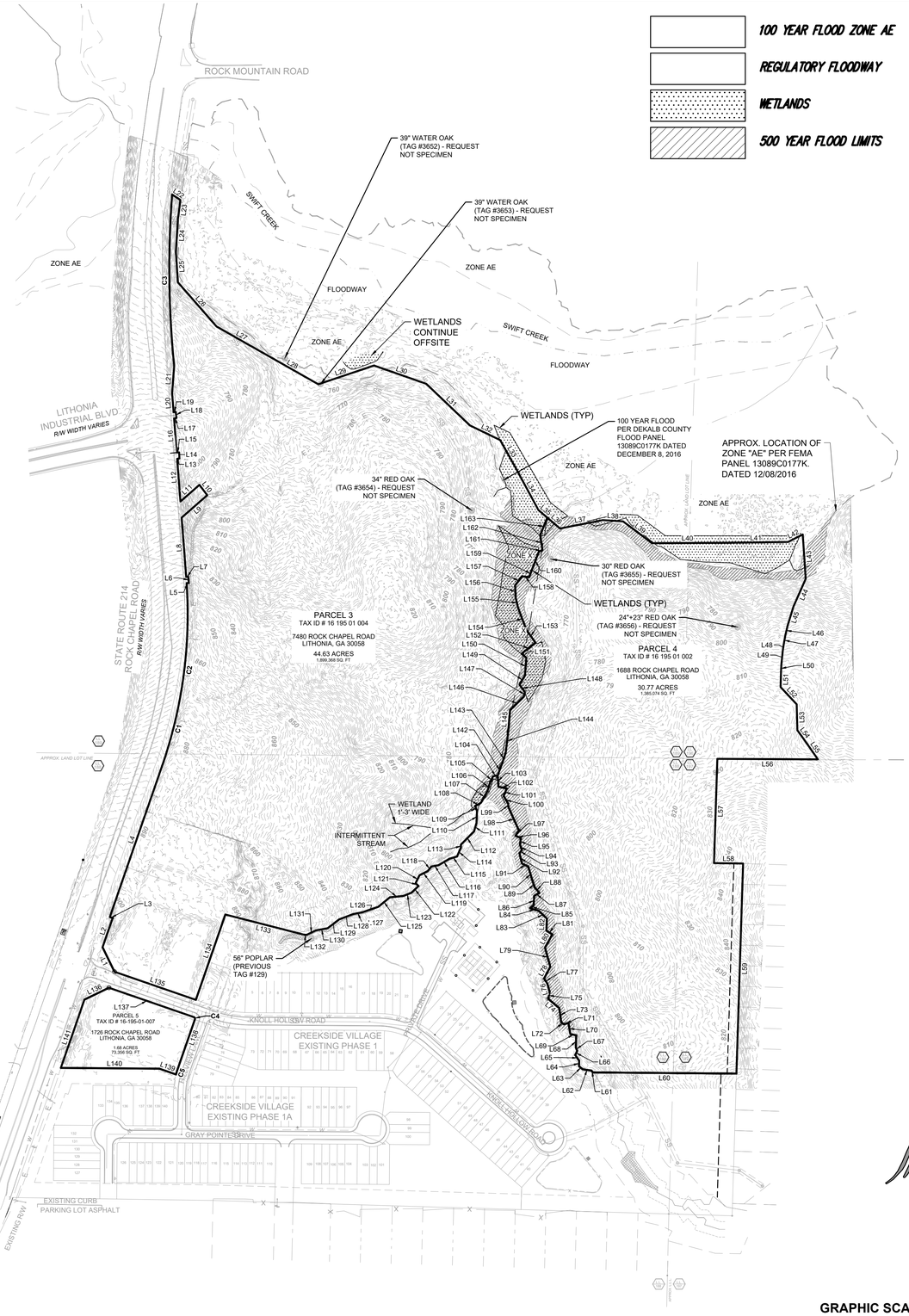
BOUNDARY LINE TABLE		
Line #	Length	Direction
L79	64.50	N15° 19' 24.36"W
L80	49.00	N29° 11' 29.19"E
L81	23.15	N56° 50' 57.04"W
L82	38.33	N2° 21' 01.78"E
L83	36.73	N45° 25' 54.97"W
L84	29.07	N73° 23' 21.51"W
L85	14.95	N48° 58' 53.28"E
L86	30.05	N2° 55' 43.20"E
L87	19.52	N57° 12' 40.71"E
L88	21.88	N40° 49' 33.01"W
L89	18.51	N19° 12' 43.98"W
L90	53.82	N17° 03' 12.38"W
L91	21.91	N64° 45' 45.84"W
L92	34.86	N13° 41' 18.35"W
L93	12.91	N37° 12' 09.21"E
L94	18.16	N19° 14' 10.08"W
L95	22.07	N7° 14' 06.72"E
L96	18.87	N67° 54' 50.63"W
L97	20.27	N32° 40' 13.91"E
L98	82.82	N24° 06' 57.20"W
L99	11.38	N3° 49' 42.12"W
L100	28.99	N30° 20' 45.95"W
L101	26.76	N21° 34' 34.39"E
L102	27.41	N79° 22' 28.36"W
L103	36.79	N4° 03' 45.54"W
L104	15.28	S80° 50' 10.65"W

BOUNDARY LINE TABLE		
Line #	Length	Direction
L105	25.65	S24° 51' 41.34"W
L106	24.48	S15° 35' 23.76"W
L107	45.32	S29° 07' 33.76"W
L108	21.86	S61° 27' 12.37"W
L109	16.01	S24° 45' 25.74"E
L110	39.53	S2° 15' 20.77"W
L111	29.18	S16° 15' 48.34"W
L112	60.90	S44° 36' 09.79"W
L113	9.20	S2° 18' 00.64"E
L114	31.56	S23° 42' 52.07"W
L115	25.17	S72° 53' 50.78"W
L116	42.25	S59° 48' 18.60"W
L117	22.87	S80° 05' 49.47"W
L118	19.49	S38° 42' 41.60"W
L119	29.67	S63° 41' 31.24"W
L120	28.83	S25° 51' 47.82"W
L121	13.29	S45° 22' 16.15"E
L122	31.45	S46° 48' 51.66"W
L123	28.35	S67° 54' 58.80"W
L124	44.26	S84° 20' 46.24"W
L125	48.56	S50° 36' 09.27"W
L126	54.80	S70° 57' 50.60"W
L127	29.73	S78° 59' 10.93"W
L128	49.34	S69° 19' 50.62"W
L129	47.20	S52° 28' 34.46"W
L130	38.50	S79° 50' 59.36"W

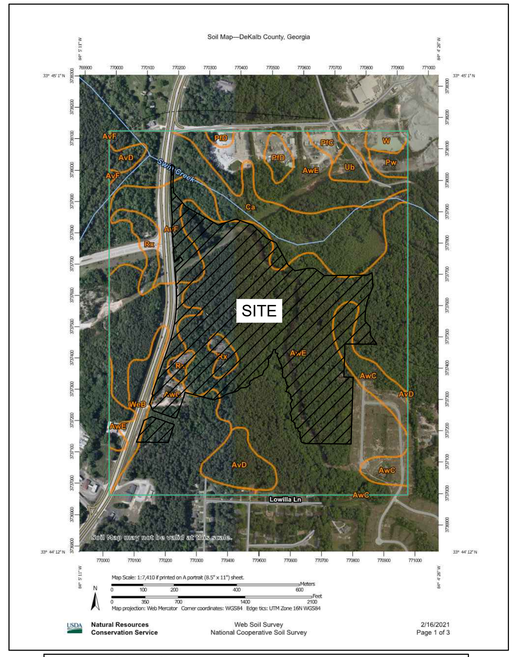
BOUNDARY LINE TABLE		
Line #	Length	Direction
L131	33.03	S63° 57' 45.30"W
L132	8.20	N88° 05' 40.28"W
L133	264.47	N75° 36' 22.36"W
L134	293.29	N19° 04' 17.36"E
L135	279.55	S70° 55' 42.64"E
L136	88.39	N64° 04' 17.36"E
L137	291.30	S70° 55' 32.57"E
L138	169.87	N19° 05' 19.68"E
L139	57.20	S70° 54' 40.32"E
L140	319.98	S89° 32' 56.64"E
L141	234.69	N19° 04' 13.37"E
L142	37.84	N20° 18' 44.09"E
L143	41.01	N18° 39' 17.43"E
L144	76.19	N6° 40' 01.20"E
L145	63.17	N4° 57' 38.81"E
L146	62.73	N45° 39' 38.53"E
L147	14.63	N10° 44' 24.99"E
L148	29.70	N35° 12' 48.42"W
L149	35.21	N30° 21' 03.30"E
L150	56.79	N4° 32' 40.58"E
L151	20.69	N48° 53' 41.26"W
L152	57.43	N51° 47' 42.22"E
L153	50.46	N35° 39' 42.26"W
L154	78.00	N20° 31' 20.51"W
L155	31.47	N13° 18' 39.52"W
L156	42.02	N2° 38' 19.06"W

BOUNDARY LINE TABLE		
Line #	Length	Direction
L157	36.45	N37° 09' 09.96"E
L158	23.37	S82° 36' 36.76"E
L159	25.85	N20° 39' 39.72"E
L160	63.27	N20° 57' 29.91"E
L161	12.68	N68° 30' 08.41"E
L162	48.42	N9° 05' 02.19"W
L163	62.09	N21° 55' 52.60"E

CURVE BOUNDARY TABLE				
Curve #	Arc Length	Radius	Chord	Length
C1	561.95'	1498.01'	N6° 51' 14"E	558.66'
C2	561.95'	1498.01'	N6° 51' 14"E	558.66'
C3	558.34'	3208.43'	N0° 40' 40"W	557.64'
C4	9.42'	6.00'	N25° 54' 40"W	8.49'
C5	18.71'	252.50'	N16° 57' 58"E	18.71'



SOILS INFORMATION:
SOURCE: USDA WEB SOIL SURVEY



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AvD	Ashlar sandy loam, very rocky, 6 to 15 percent slopes	9.0	3.3%
AvF	Ashlar sandy loam, very rocky, 15 to 45 percent slopes	17.6	6.4%
AwC	Ashlar-Wedowee complex, 2 to 10 percent slopes	50.2	18.2%
AwE	Ashlar-Wedowee complex, 10 to 25 percent slopes	138.4	50.3%
Ca	Cartecay silt loam, frequently flooded	33.4	12.1%
PtC	Pacolet sandy loam, 2 to 10 percent slopes	1.7	0.6%
PtD	Pacolet sandy loam, 10 to 15 percent slopes	3.3	1.2%
Pw	Pits, quarries	2.3	0.8%
Rx	Rock outcrop	7.3	2.6%
Ub	Udorthents, 2 to 10 percent slopes	2.6	0.9%
W	Water	2.0	0.7%
WeB	Wedowee sandy loam, 2 to 6 percent slopes	7.5	2.7%
Totals for Area of Interest		275.4	100.0%

NOTES:
1. NO KNOWN SIGNIFICANT HISTORIC OR ARCHEOLOGICAL FEATURES, GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL EXIST ON THIS SITE.
2. ALL EXISTING STRUCTURES, FENCES, AND DRIVEWAYS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
3. CONTOUR INTERVAL = 2 FT.
4. RECEIVING WATERS: SWIFT CREEK TRIBUTARY- LOCATED APPROX. 160 FEET FROM GRADING.
5. HOA AND COVENANTS SHALL BE FILED WITH THE COUNTY PRIOR TO FINAL PLAT APPROVAL.
6. SEPTIC TANK AND DRAINFIELD LOCATION ARE ABSENT FROM SITE.

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℄	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		
EOP	EDGE OF PAVEMENT		FLOOD PLAIN (ZONE X)
FH	FIRE HYDRANT		

GRID NORTH

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING COA NO. PER 004780
LAND SURVEYING COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING
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EXISTING CONDITIONS PLAN (2023)
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	

811 Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	7/27/22
SCALE:	1" = 200'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER PAUL HALL
6/23/26

GSWCC# 0000058941
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SHEET NUMBER
007A

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BOUNDARY LINE TABLE		
Line #	Length	Direction
L1	88.39	N25° 55' 42.64"W
L2	100.35	N19° 04' 17.36"E
L3	9.84	N70° 55' 42.64"W
L4	522.21	N19° 04' 17.36"E
L5	6.88	N89° 54' 47.71"E
L6	20.73	N3° 52' 26.27"W
L7	6.99	S83° 51' 41.91"W
L8	193.28	N4° 21' 48.64"W
L9	110.53	N48° 45' 59.36"E
L10	42.10	N37° 10' 07.43"W
L11	82.02	S48° 45' 59.36"W
L12	139.01	N4° 21' 48.64"W
L13	7.60	N81° 18' 03.17"E
L14	19.70	N3° 24' 15.77"W
L15	7.91	S87° 59' 29.09"W
L16	111.34	N4° 21' 48.64"W
L17	7.70	N82° 52' 34.75"E
L18	20.18	N5° 57' 10.54"W
L19	7.16	S80° 33' 05.67"W
L20	62.51	N4° 21' 48.64"W
L21	87.28	N4° 18' 27.36"E
L22	31.82	S56° 40' 25.64"E
L23	61.59	S7° 02' 47.36"W
L24	107.02	S3° 38' 54.36"W
L25	99.69	S3° 44' 55.64"E
L26	190.95	S41° 09' 00.64"E

BOUNDARY LINE TABLE		
Line #	Length	Direction
L27	171.48	S60° 24' 36.64"E
L28	208.29	S60° 24' 36.64"E
L29	191.01	N71° 26' 06.36"E
L30	179.58	S70° 42' 04.64"E
L31	195.53	S46° 23' 17.64"E
L32	109.45	S64° 01' 02.64"E
L33	103.56	S29° 10' 41.64"E
L34	155.54	S28° 19' 31.64"E
L35	37.82	S49° 32' 46.64"E
L36	54.26	S49° 32' 46.64"E
L37	141.04	N78° 52' 52.36"E
L38	66.08	S86° 39' 59.64"E
L39	118.18	S53° 03' 59.64"E
L40	230.74	N89° 43' 46.36"E
L41	210.87	N89° 16' 13.36"E
L42	53.79	N62° 49' 01.36"E
L43	144.55	S3° 49' 46.64"E
L44	97.98	S23° 52' 26.36"W
L45	64.28	S17° 09' 25.36"W
L46	34.85	S13° 03' 17.36"W
L47	29.45	S10° 23' 40.36"W
L48	17.84	S8° 26' 17.36"W
L49	46.45	S5° 46' 40.36"W
L50	26.30	S2° 46' 03.36"W
L51	47.50	S1° 40' 46.36"W
L52	76.66	S43° 03' 54.64"E

BOUNDARY LINE TABLE		
Line #	Length	Direction
L53	84.04	S1° 28' 23.64"E
L54	178.37	S79° 40' 57.27"W
L55	123.41	S43° 45' 29.41"W
L56	67.63	S1° 46' 07.20"W
L57	108.91	S19° 09' 08.97"W
L58	142.92	S11° 18' 13.51"E
L59	94.49	S89° 10' 40.86"E
L60	682.64	S1° 49' 03.02"W
L61	466.05	N89° 31' 56.00"W
L62	8.07	N41° 36' 13.75"W
L63	27.89	N81° 21' 00.31"W
L64	16.22	N51° 07' 31.68"W
L65	17.42	N3° 44' 24.94"E
L66	22.65	N34° 46' 00.80"W
L67	15.49	N24° 46' 14.41"E
L68	11.34	N23° 45' 22.61"W
L69	39.75	N1° 48' 27.69"E
L70	19.45	N78° 16' 23.64"W
L71	36.58	N9° 55' 57.79"W
L72	15.10	S73° 40' 26.71"W
L73	11.18	N52° 34' 20.91"W
L74	46.25	N7° 58' 21.51"W
L75	46.81	N49° 38' 51.31"W
L76	22.41	N11° 40' 24.11"E
L77	26.97	N14° 59' 32.08"W
L78	20.96	N32° 00' 38.23"W

BOUNDARY LINE TABLE		
Line #	Length	Direction
L79	43.08	N27° 48' 51.43"E
L80	64.50	N15° 19' 24.36"W
L81	49.00	N29° 11' 29.19"E
L82	23.15	N56° 50' 57.04"W
L83	38.33	N2° 21' 01.78"E
L84	36.73	N45° 25' 54.97"W
L85	29.07	N73° 23' 21.51"W
L86	14.95	N48° 58' 53.28"E
L87	30.05	N2° 55' 43.20"E
L88	19.52	N57° 12' 40.71"E
L89	21.88	N40° 49' 33.01"W
L90	18.51	N19° 12' 43.98"W
L91	53.82	N17° 03' 12.38"W
L92	21.91	N64° 45' 45.84"W
L93	34.86	N13° 41' 18.35"W
L94	12.91	N37° 12' 09.21"E
L95	18.16	N19° 14' 10.08"W
L96	22.07	N7° 14' 06.72"E
L97	18.87	N67° 54' 50.63"W
L98	20.27	N32° 40' 13.91"E
L99	82.82	N24° 06' 57.20"W
L100	11.38	N3° 49' 42.12"W
L101	28.99	N30° 20' 45.95"W
L102	26.76	N21° 34' 34.39"E
L103	27.41	N79° 22' 28.36"W
L104	36.79	N4° 03' 45.54"W

BOUNDARY LINE TABLE		
Line #	Length	Direction
L105	15.28	S80° 50' 10.65"W
L106	25.65	S24° 51' 41.34"W
L107	24.48	S15° 35' 23.76"W
L108	45.32	S29° 07' 33.76"W
L109	21.86	S61° 27' 12.37"W
L110	16.01	S24° 45' 25.74"E
L111	39.53	S2° 15' 20.77"W
L112	29.18	S16° 15' 48.34"W
L113	60.90	S44° 36' 09.79"W
L114	9.20	S2° 18' 00.64"E
L115	31.56	S23° 42' 52.07"W
L116	25.17	S72° 53' 50.78"W
L117	42.25	S59° 48' 18.60"W
L118	22.87	S80° 05' 49.47"W
L119	19.49	S38° 42' 41.60"W
L120	29.67	S63° 41' 31.24"W
L121	28.83	S25° 51' 47.82"W
L122	13.29	S45° 22' 16.15"E
L123	31.45	S46° 48' 51.66"W
L124	28.35	S67° 54' 58.80"W
L125	44.26	S84° 20' 46.24"W
L126	48.56	S50° 36' 09.27"W
L127	54.80	S70° 57' 50.60"W
L128	29.73	S78° 59' 10.93"W
L129	49.34	S69° 19' 50.62"W
L130	47.20	S52° 28' 34.46"W

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L139	169.87	N19° 05' 19.68"E
L140	57.20	S70° 54' 40.32"E
L141	319.98	S89° 32' 56.64"E
L142	234.69	N19° 04' 13.37"E

CURVE BOUNDARY TABLE				
Curve #	Arc Length	Radius	Chord	Length
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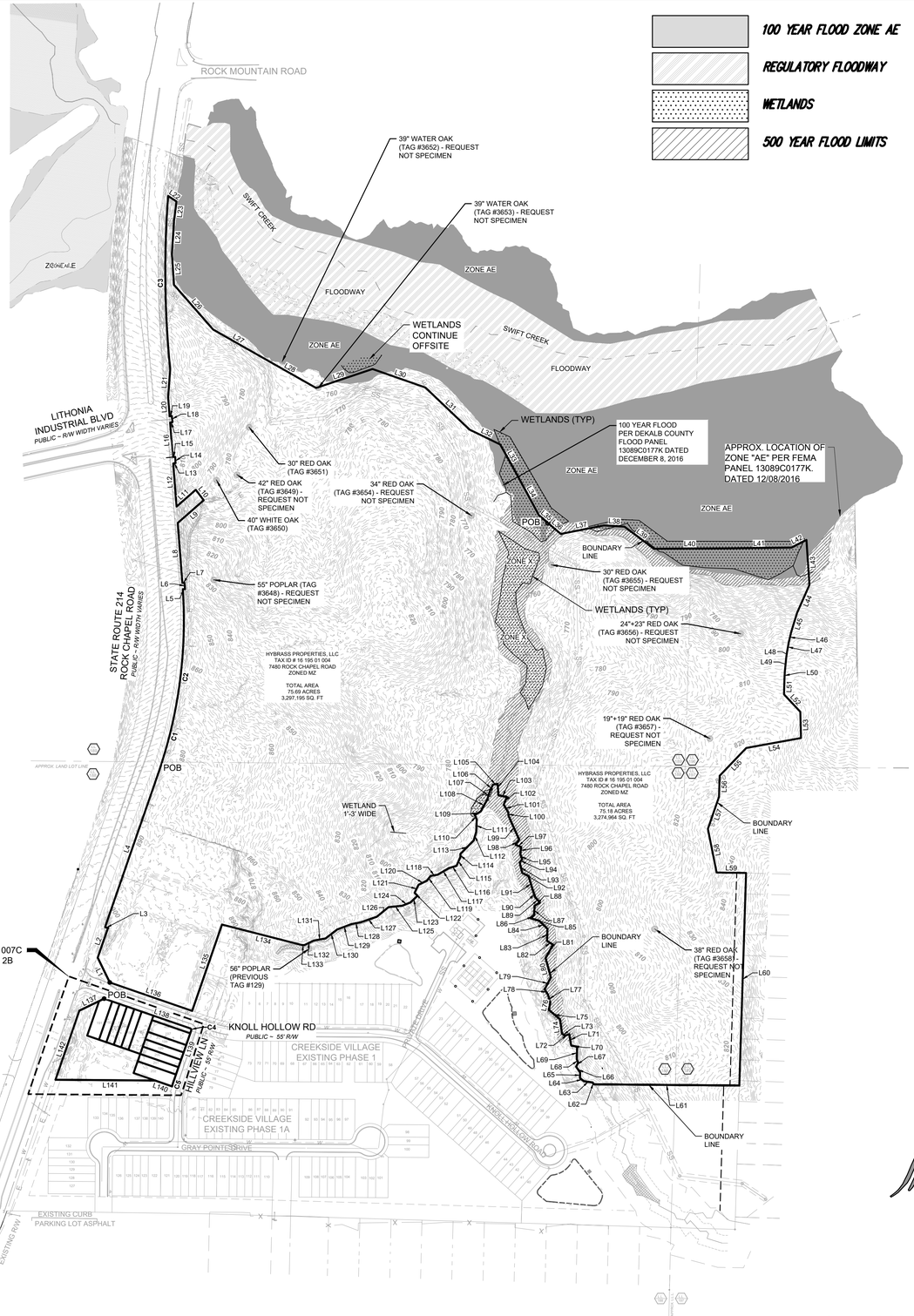
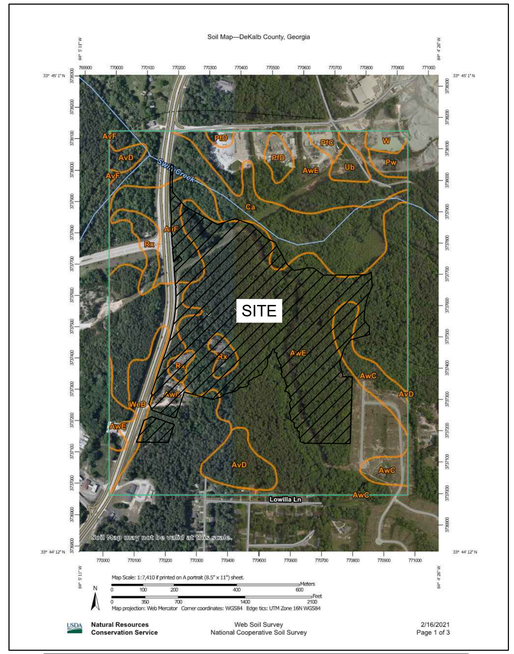


SOILS INFORMATION:
SOURCE: USDA WEB SOIL SURVEY



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AvD	Ashlar sandy loam, very rocky, 6 to 15 percent slopes	9.0	3.3%
AvF	Ashlar sandy loam, very rocky, 15 to 45 percent slopes	17.6	6.4%
AwC	Ashlar-Wedowee complex, 2 to 10 percent slopes	50.2	18.2%
AwE	Ashlar-Wedowee complex, 10 to 25 percent slopes	138.4	50.3%
Ca	Carbecay silt loam, frequently flooded	33.4	12.1%
PtC	Pacolet sandy loam, 2 to 10 percent slopes	1.7	0.6%
PtD	Pacolet sandy loam, 10 to 15 percent slopes	3.3	1.2%
Pw	Pits, quarries	2.3	0.8%
Rx	Rock outcrop	7.3	2.6%
Ub	Udorthents, 2 to 10 percent slopes	2.6	0.9%
W	Water	2.0	0.7%
WeB	Wedowee sandy loam, 2 to 6 percent slopes	7.5	2.7%
Totals for Area of Interest		**275.4**	**100.0%**

NOTES:
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3. CONTOUR INTERVAL = 2 FT.
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LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
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FH	FIRE HYDRANT		

GRID NORTH

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING – COA NO. PER 004790
LAND SURVEYING – COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
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EXISTING CONDITIONS PLAN (2026)
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	2/21/26
SCALE:	1" = 200'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAL PAUL HAYES
6/23/26

GSWCC# 0000058941

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SHEET NUMBER
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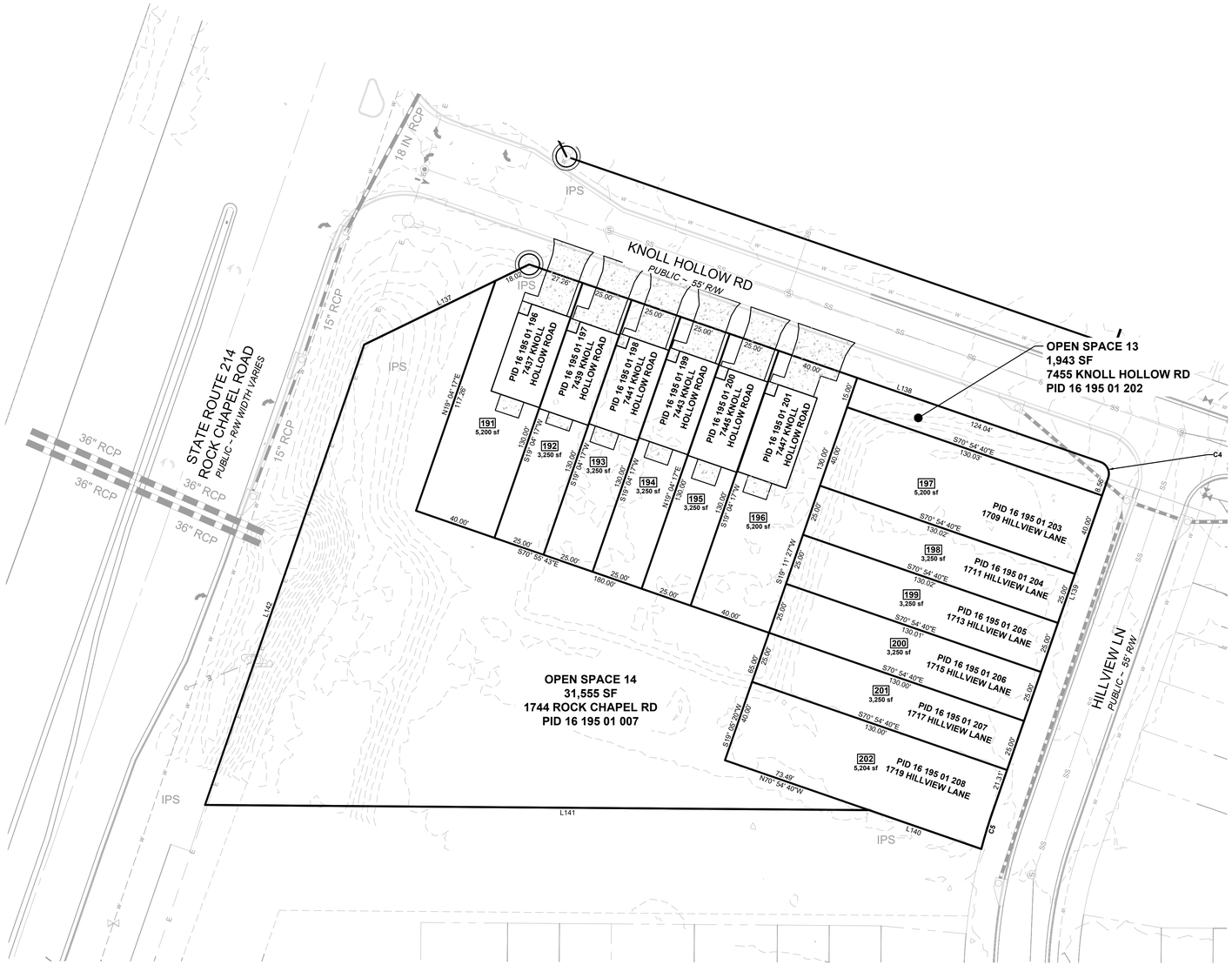
CURVE BOUNDARY TABLE				
Curve #	Arc Length	Radius	Chord	Length
C1	561.95'	1498.01'	N6° 51' 14"E	558.66'
C2	561.95'	1498.01'	N6° 51' 14"E	558.66'
C3	558.34'	3208.43'	N0° 40' 40"W	557.64'
C4	9.42'	6.00'	N25° 54' 40"W	8.49'
C5	18.71'	252.50'	N16° 57' 58"E	18.71'



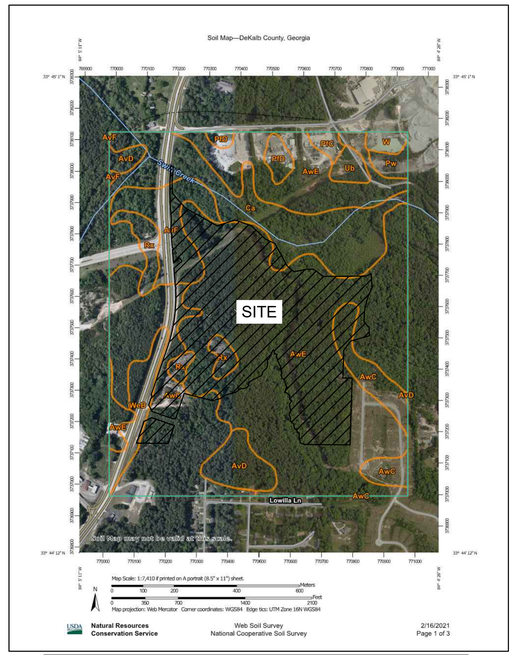
GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

SOILS INFORMATION:
SOURCE: USDA WEB SOIL SURVEY



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AvD	Ashlar sandy loam, very rocky, 6 to 15 percent slopes	9.0	3.3%
AvF	Ashlar sandy loam, very rocky, 15 to 45 percent slopes	17.6	6.4%
AwC	Ashlar-Wedowee complex, 2 to 10 percent slopes	50.2	18.2%
AwE	Ashlar-Wedowee complex, 10 to 25 percent slopes	138.4	50.3%
Ca	Cartecay silt loam, frequently flooded	33.4	12.1%
PfC	Pacolet sandy loam, 2 to 10 percent slopes	1.7	0.6%
PfD	Pacolet sandy loam, 10 to 15 percent slopes	3.3	1.2%
Pw	Pits, quarries	2.3	0.8%
Rx	Rock outcrop	7.3	2.6%
Ub	Udorthents, 2 to 10 percent slopes	2.6	0.9%
W	Water	2.0	0.7%
WeB	Wedowee sandy loam, 2 to 6 percent slopes	7.5	2.7%
Totals for Area of Interest		275.4	100.0%

NOTES:
1. NO KNOWN SIGNIFICANT HISTORIC OR ARCHEOLOGICAL FEATURES, GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL EXIST ON THIS SITE.
2. ALL EXISTING STRUCTURES, FENCES, AND DRIVEWAYS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
3. CONTOUR INTERVAL = 2 FT.
4. RECEIVING WATERS: SWIFT CREEK TRIBUTARY- LOCATED APPROX. 160 FEET FROM GRADING.
5. HOA AND COVENANTS SHALL BE FILED WITH THE COUNTY PRIOR TO FINAL PLAT APPROVAL.
6. SEPTIC TANK AND DRAINFIELD LOCATION ARE ABSENT FROM SITE.

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE	⊙	IRON PIN FOUND
C&G	CURB & GUTTER	○	IRON PIN SET
R/W	RIGHT OF WAY	◉	CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℄	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		FLOOD PLAIN (ZONE X)
EOP	EDGE OF PAVEMENT		
FH	FIRE HYDRANT		

CIVIL ENGINEERING COA NO. PER 004790
LAND SURVEYING COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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Ph. (678) 807-7106

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EXISTING CONDITIONS - PHASE 2B (2026)
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	
DATE	
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	2/21/26
SCALE:	1" = 200'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAL PAUL HALL

6/23/26

GSWCC# 0000058941

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SHEET NUMBER

007C

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BOUNDARY LINE TABLE		
Line #	Length	Direction
L1	88.39	N25° 55' 42.64"W
L2	100.35	N19° 04' 17.36"E
L3	9.84	N70° 55' 42.64"W
L4	522.21	N19° 04' 17.36"E
L5	6.88	N89° 54' 47.71"E
L6	20.73	N3° 52' 26.27"W
L7	6.99	S83° 51' 41.91"W
L8	193.28	N4° 21' 48.64"W
L9	110.53	N48° 45' 59.36"E
L10	42.10	N37° 10' 07.43"W
L11	82.02	S48° 45' 59.36"W
L12	139.01	N4° 21' 48.64"W
L13	7.60	N81° 18' 03.17"E
L14	19.70	N3° 24' 15.77"W
L15	7.91	S87° 59' 29.09"W
L16	111.34	N4° 21' 48.64"W
L17	7.70	N82° 52' 34.75"E
L18	20.18	N5° 57' 10.54"W
L19	7.16	S80° 33' 05.67"W
L20	62.51	N4° 21' 48.64"W
L21	87.28	N4° 18' 27.36"E
L22	31.82	S56° 40' 25.64"E
L23	61.59	S7° 02' 47.36"W
L24	107.02	S3° 38' 54.36"W
L25	99.69	S3° 44' 55.64"E
L26	190.95	S41° 09' 00.64"E

BOUNDARY LINE TABLE		
Line #	Length	Direction
L27	171.48	S60° 24' 36.64"E
L28	208.29	S60° 24' 36.64"E
L29	191.01	N71° 26' 06.36"E
L30	179.58	S70° 42' 04.64"E
L31	195.53	S46° 23' 17.64"E
L32	109.45	S64° 01' 02.64"E
L33	103.56	S29° 10' 41.64"E
L34	155.54	S28° 19' 31.64"E
L35	37.82	S49° 32' 46.64"E
L36	54.26	S49° 32' 46.64"E
L37	141.04	N78° 52' 52.36"E
L38	66.08	S86° 39' 59.64"E
L39	118.18	S53° 03' 59.64"E
L40	230.74	N89° 43' 46.36"E
L41	210.87	N89° 16' 13.36"E
L42	53.79	N62° 49' 01.36"E
L43	144.55	S3° 49' 46.64"E
L44	97.98	S23° 52' 26.36"W
L45	64.28	S17° 09' 25.36"W
L46	34.85	S13° 03' 17.36"W
L47	29.45	S10° 23' 40.36"W
L48	17.84	S8° 26' 17.36"W
L49	46.45	S5° 46' 40.36"W
L50	26.30	S2° 46' 03.36"W
L51	47.50	S1° 40' 46.36"W
L52	76.66	S43° 03' 54.64"E

BOUNDARY LINE TABLE		
Line #	Length	Direction
L53	84.04	S1° 28' 23.64"E
L54	178.37	S79° 40' 57.27"W
L55	123.41	S43° 45' 29.41"W
L56	67.63	S1° 46' 07.20"W
L57	108.91	S19° 09' 08.97"W
L58	142.92	S11° 18' 13.51"E
L59	94.49	S89° 10' 40.86"E
L60	682.64	S1° 49' 03.02"W
L61	466.05	N89° 31' 56.00"W
L62	8.07	N41° 36' 13.75"W
L63	27.89	N81° 21' 00.31"W
L64	16.22	N51° 07' 31.68"W
L65	17.42	N3° 44' 24.94"E
L66	22.65	N34° 46' 00.80"W
L67	15.49	N24° 46' 14.41"E
L68	11.34	N23° 45' 22.61"W
L69	39.75	N1° 48' 27.69"E
L70	19.45	N78° 16' 23.64"W
L71	36.58	N9° 55' 57.79"W
L72	15.10	S73° 40' 26.71"W
L73	11.18	N52° 34' 20.91"W
L74	46.25	N7° 58' 21.51"W
L75	46.81	N49° 38' 51.31"W
L76	22.41	N11° 40' 24.11"E
L77	26.97	N14° 59' 32.08"W
L78	20.96	N32° 00' 38.23"W

BOUNDARY LINE TABLE		
Line #	Length	Direction
L79	43.08	N27° 48' 51.43"E
L80	64.50	N15° 19' 24.36"W
L81	49.00	N29° 11' 29.19"E
L82	23.15	N56° 50' 57.04"W
L83	38.33	N2° 21' 01.78"E
L84	36.73	N45° 25' 54.97"W
L85	29.07	N73° 23' 21.51"W
L86	14.95	N48° 58' 53.28"E
L87	30.05	N2° 55' 43.20"E
L88	19.52	N57° 12' 40.71"E
L89	21.88	N40° 49' 33.01"W
L90	18.51	N19° 12' 43.98"W
L91	53.82	N17° 03' 12.38"W
L92	21.91	N64° 45' 45.84"W
L93	34.86	N13° 41' 18.35"W
L94	12.91	N37° 12' 09.21"E
L95	18.16	N19° 14' 10.08"W
L96	22.07	N7° 14' 06.72"E
L97	18.87	N67° 54' 50.63"W
L98	20.27	N32° 40' 13.91"E
L99	82.82	N24° 06' 57.20"W
L100	11.38	N3° 49' 42.12"W
L101	28.99	N30° 20' 45.95"W
L102	26.76	N21° 34' 34.39"E
L103	27.41	N79° 22' 28.36"W
L104	36.79	N4° 03' 45.54"W

BOUNDARY LINE TABLE		
Line #	Length	Direction
L105	15.28	S80° 50' 10.65"W
L106	25.65	S24° 51' 41.34"W
L107	24.48	S15° 35' 23.76"W
L108	45.32	S29° 07' 33.76"W
L109	21.86	S61° 27' 12.37"W
L110	16.01	S24° 45' 25.74"E
L111	39.53	S2° 15' 20.77"W
L112	29.18	S16° 15' 48.34"W
L113	60.90	S44° 36' 09.79"W
L114	9.20	S2° 18' 00.64"E
L115	31.56	S23° 42' 52.07"W
L116	25.17	S72° 53' 50.78"W
L117	42.25	S59° 48' 18.60"W
L118	22.87	S80° 05' 49.47"W
L119	19.49	S38° 42' 41.60"W
L120	29.67	S63° 41' 31.24"W
L121	28.83	S25° 51' 47.82"W
L122	13.29	S45° 22' 16.15"E
L123	31.45	S46° 48' 51.66"W
L124	28.35	S67° 54' 58.80"W
L125	44.26	S84° 20' 46.24"W
L126	48.56	S50° 36' 09.27"W
L127	54.80	S70° 57' 50.60"W
L128	29.73	S78° 59' 10.93"W
L129	49.34	S69° 19' 50.62"W
L130	47.20	S52° 28' 34.46"W

BOUNDARY LINE TABLE		
Line #	Length	Direction
L131	38.50	S79° 50' 59.36"W
L132	33.03	S63° 57' 45.30"W
L133	8.20	N88° 05' 40.28"W
L134	264.47	N75° 36' 22.36"W
L135	293.29	N19° 04' 17.36"E
L136	279.55	S70° 55' 42.64"E
L137	88.39	N64° 04' 17.36"E
L138	291.30	S70° 55' 32.57"E
L139	169.87	N19° 05' 19.68"E
L140	57.20	S70° 54' 40.32"E
L141	319.98	S89° 32' 56.64"E
L142	234.69	N19° 04' 13.37"E

CURVE BOUNDARY TABLE				
Curve #	Arc Length	Radius	Chord	Length
C1	561.95'	1498.01'	N6° 51' 14"E	558.66'
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C5	18.71'	252.50'	N16° 57' 58"E	18.71'

DEMOLITION NOTES:

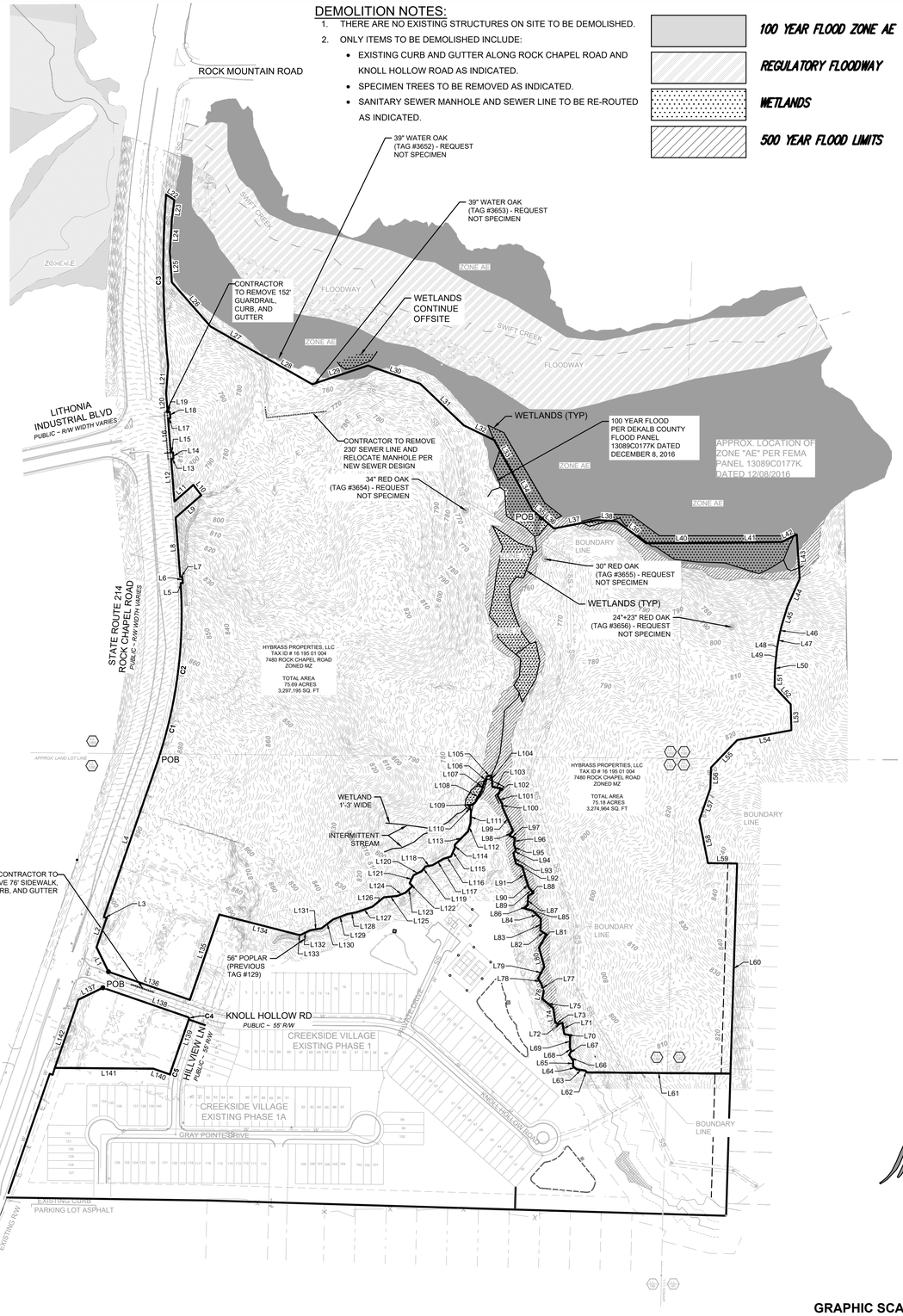
1. THERE ARE NO EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
2. ONLY ITEMS TO BE DEMOLISHED INCLUDE:
   - EXISTING CURB AND GUTTER ALONG ROCK CHAPEL ROAD AND KNOLL HOLLOW ROAD AS INDICATED.
   - SPECIMEN TREES TO BE REMOVED AS INDICATED.
   - SANITARY SEWER MANHOLE AND SEWER LINE TO BE RE-ROUTED AS INDICATED.

100 YEAR FLOOD ZONE AE

REGULATORY FLOODWAY

WETLANDS

500 YEAR FLOOD LIMITS



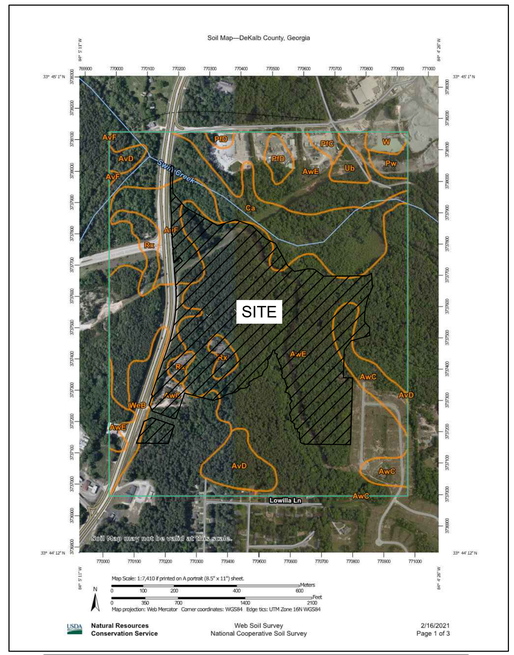
GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

SOILS INFORMATION:

SOURCE: USDA WEB SOIL SURVEY



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Totals for Area of Interest		**275.4**	**100.0%**

NOTES:

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LEGEND

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www.fdc-llc.com

DEMO PLAN
FOR
CREEKSIDE VILLAGE PHASE 2 TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	
DATE	
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REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER PAUL HAYES
Paul Hayes 6/23/26

GSWCC# 0000058941

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SHEET NUMBER

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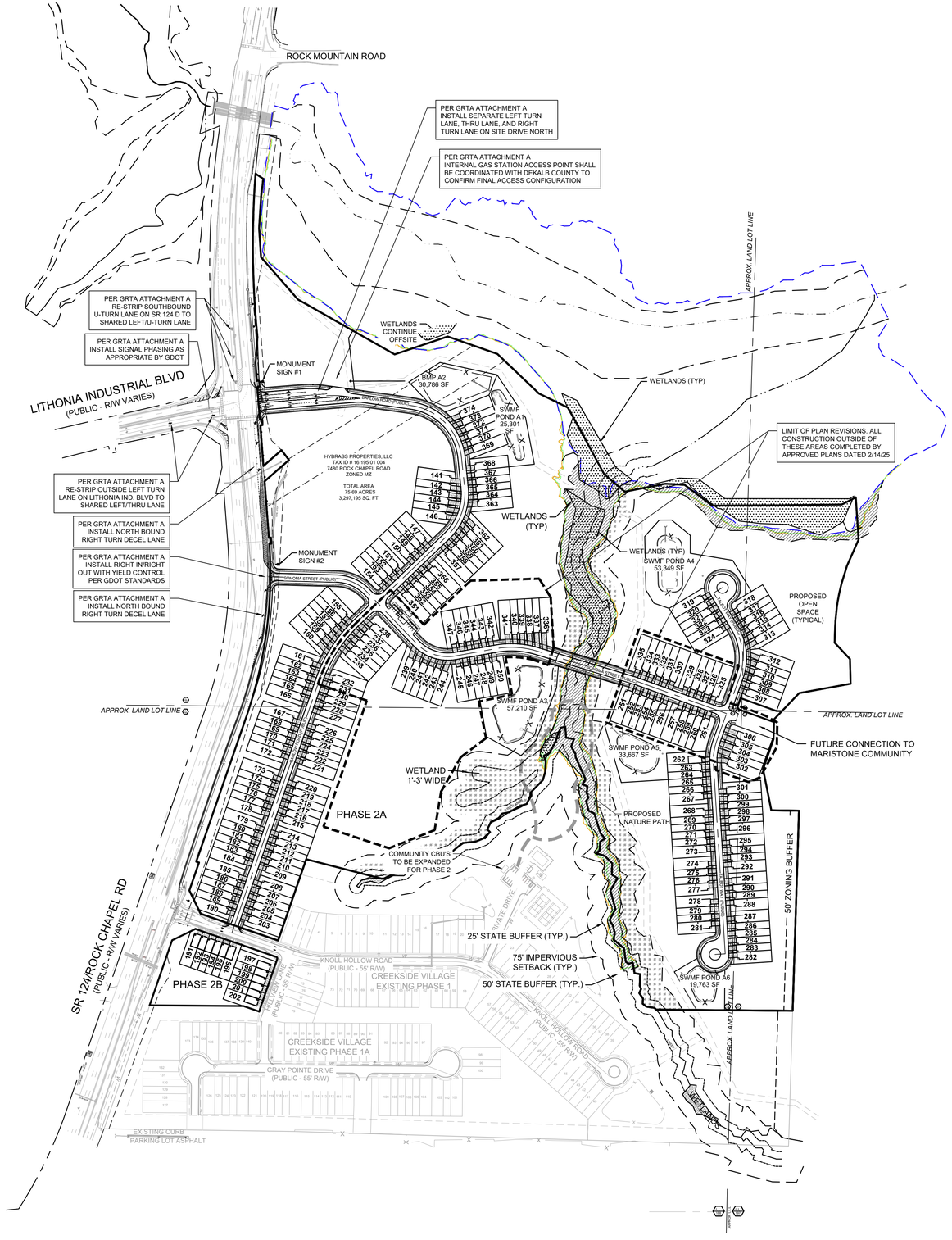

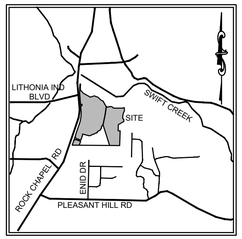

VICINITY MAP
NOT TO SCALE

LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
WEIR INLET		
JUNCTION BOX		
SANITARY SEWER MANHOLE		
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		
100 YEAR FEMA LOOD LIMITS		
100 YR FUTURE FLOOD		
100 YR EXISTING FLOOD		
WETLANDS		
FLOODPLAIN		

NOTES:
ALL PROPOSED IMPROVEMENTS SHOWN WITHIN STATE ROUTE 124 (AKA ROCK CHAPEL ROAD) RIGHT-OF-WAY ARE SUBJECT TO THE APPROVAL OF THE GEORGIA DEPARTMENT OF TRANSPORTATION.

REFER TO SHEET 002A & 002B FOR GRTA DRI DECISION LETTER

LOT TABLE

PHASE	# LOTS
EXISTING PHASE 1	73
EXISTING PHASE 1A	67
PROPOSED PHASE 2A	219
PROPOSED PHASE 2B	12
TOTAL	371

GRID NORTH

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PER 004798
LAND SURVEYING
COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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Ph. (678) 807-7100

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OVERALL DEVELOPMENT PLAN
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below.
Call before you dig.
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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	2/21/26
SCALE:	1" = 200'
PROJ NUMBER:	100.002
DRAWN BY:	CAM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER STEPHEN PAUL HAYES
6/23/26

GSWCC# 0000058941
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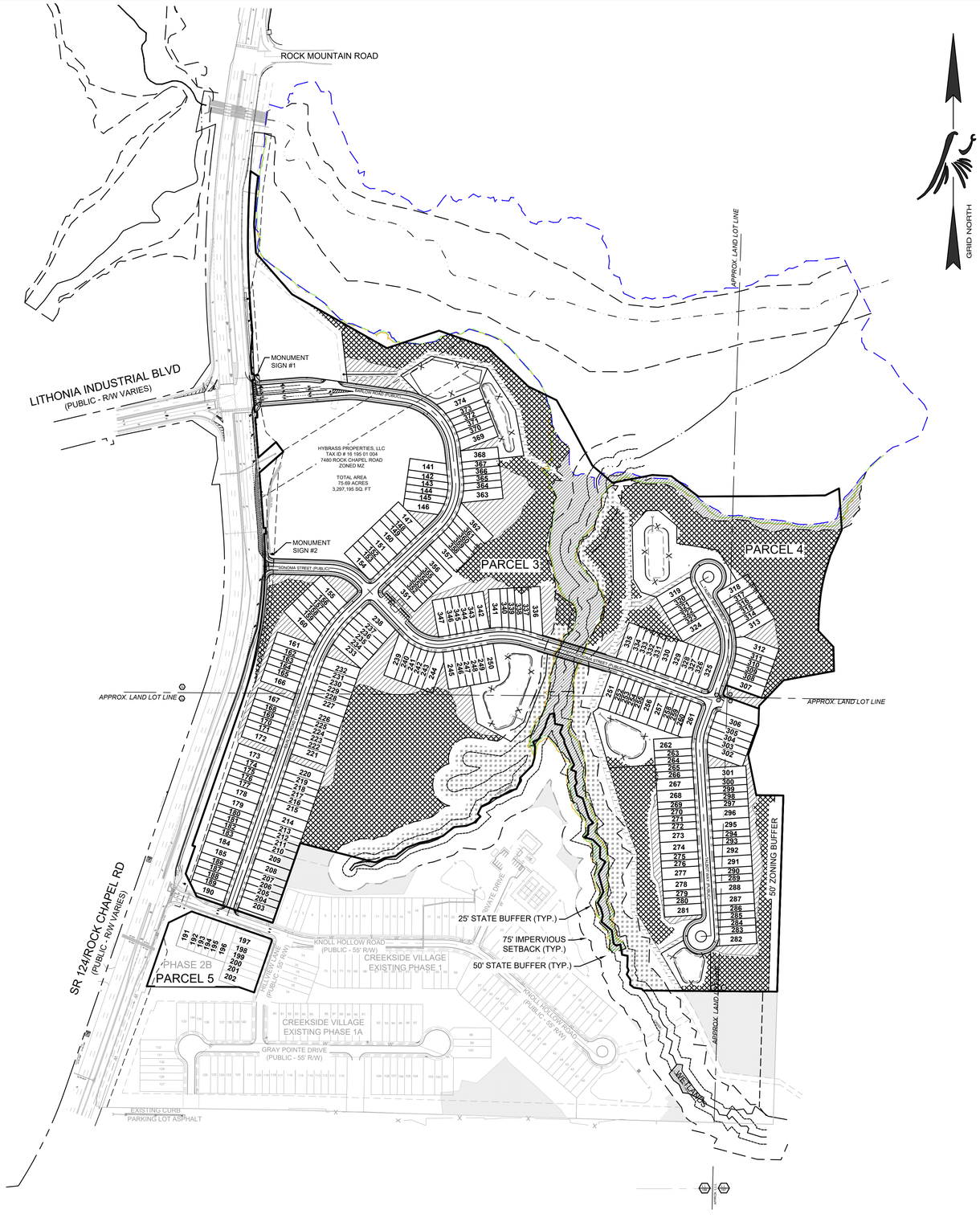

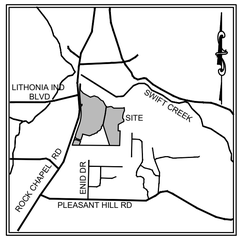

VICINITY MAP
NOT TO SCALE

PARCEL 3 OPEN SPACE	
	ACRES
UNDISTURBED OPEN SPACE/TREE SAVE AREA	9.11
BUFFER	1.52
FLOOD	1.52
UTILITY ESMT	0.49
DEVELOPED OPEN SPACE	2.89
TOTAL OPEN SPACE	15.53
TOTAL SITE ACREAGE	44.63
OPEN SPACE PERCENTAGE	34.80%

PARCEL 4 OPEN SPACE	
	ACRES
UNDISTURBED OPEN SPACE/TREE SAVE AREA	7.65
BUFFER	1.68
FLOOD	1.84
UTILITY ESMT	0.89
DEVELOPED OPEN SPACE	1.63
TOTAL OPEN SPACE	13.68
TOTAL SITE ACREAGE	30.77
OPEN SPACE PERCENTAGE	44.45%

PARCEL 5 OPEN SPACE	
	ACRES
UNDISTURBED OPEN SPACE/TREE SAVE AREA	0.70
BUFFER	0.00
FLOOD	0.00
UTILITY ESMT	0.00
DEVELOPED OPEN SPACE	0.00
TOTAL OPEN SPACE	0.70
TOTAL SITE ACREAGE	1.68
OPEN SPACE PERCENTAGE	41.67%

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
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COA NO. LSF 000993
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OPEN SPACE PLAN
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS		
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DRAWN BY:	CAM
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REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER
SEAL
SEAN PAUL HAYES
6/23/26

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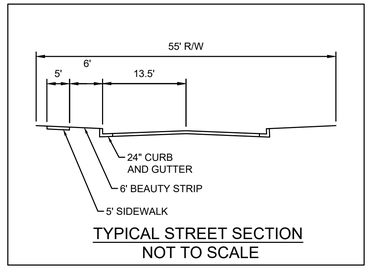
STREETSCAPE NOTE:
STREET TREES AND LIGHTING FOR ROCK CHAPEL RD SHOWN ON SHEETS 011, 012 & 015. STREET LIGHTING SHOWN ON THIS SHEET. INTERIOR STREETSCAPE TREES ARE SHOWN ON THE PLAN AND PROFILE SHEETS (016 - 020) FOR SITE PLAN CLARITY.

PROPERTY LINE TABLE

Line #	Direction	Length
L600	S39° 52' 18"E	30.59
L601	S33° 59' 09"W	22.04

PROPERTY LINE CURVE TABLE

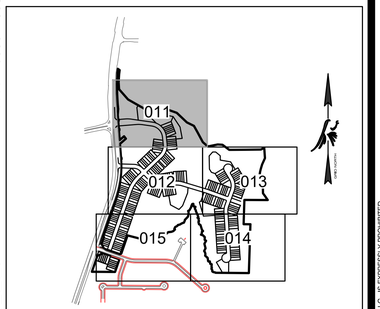
Curve #	Arc Length	Radius	Chord	Length
C5	43.88'	227.50'	N45° 17' 18"W	43.81'
C6	25.93'	227.50'	N36° 29' 52"W	25.92'
C7	25.31'	227.50'	N30° 02' 43"W	25.30'
C8	25.04'	227.50'	N23° 42' 18"W	25.02'
C9	25.07'	227.50'	N17° 23' 44"W	25.06'
C10	33.20'	227.50'	N10° 03' 27"W	33.17'
C500	65.99'	300.00'	N88° 17' 42"W	65.86'
C501	65.99'	300.00'	N88° 17' 42"W	65.86'
C502	54.01'	227.50'	N75° 11' 31"W	53.88'
C503	69.79'	227.50'	N59° 36' 08"W	69.52'
C504	229.16'	172.50'	N43° 56' 05"W	212.68'

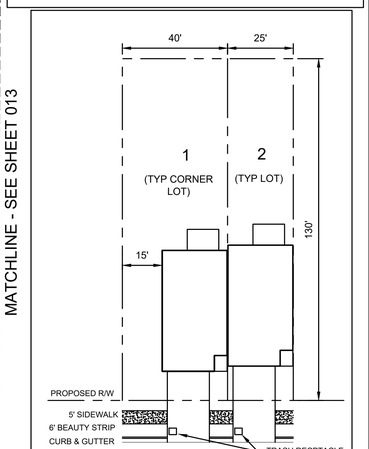


TYPICAL STREET SECTION
NOT TO SCALE

LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE	-X- -X-	-X- -X-
FIRE HYDRANT		
WATER VALVE		
WATER METER	M	W
WEIR INLET	WI	WI
JUNCTION BOX	JB	JB
SANITARY SEWER MANHOLE	S	S
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		
100 YEAR FEMA LOOD LIMITS		
100 YR FUTURE FLOOD		
100 YR EXISTING FLOOD		
WETLANDS		
FLOODPLAIN		





NOTE:
ALL PROPOSED LOTS WILL FOLLOW THE TYPICAL LOT LAYOUT INFORMATION, INCLUDING DIMENSIONS SHOWN ABOVE, UNLESS OTHERWISE LABELLED ON THE PLAN.

TYPICAL LOT LAYOUT
NOT TO SCALE

NOTE:
DUE TO THE POTENTIAL OF AUTOMATED TRUCK SERVICE IN THE AREA. NO PARKING SIGNS WILL BE POSTED THROUGHOUT THE PROPERTY PROHIBITING PARKING ON THE ROADWAY MONDAY THRU FRIDAY BETWEEN 7AM TO 7PM

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

MATCHLINE - SEE SHEET 013

MATCHLINE - SEE SHEET 012

GRID NORTH

CIVIL ENGINEERING
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LAND SURVEYING
COA NO. LSF 000993
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SITE PLAN 1
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	
DATE	
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DATE:	2/21/26
SCALE:	
PROJ NUMBER:	100.002
DRAWN BY:	CAM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER PAUL HAYES
6/23/26

GSWCC# 0000058941

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A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\STE00 CREEKSIDE PHASE 2 Sketch Plat.dwg, SHayes, Tue, Jun 23, 2026 - 1:48pm

MATCHLINE - SEE SHEET 011

MATCHLINE - SEE SHEET 013

MATCHLINE - SEE SHEET 015

COMMERCIAL AREA 2
265,954 SF

N/F
HYBRASS PROPERTIES
DB 21564, PG 697
TAX ID # 16 195 01 004
ZONED MZ

PREVIOUS PROPERTY BOUNDARY LINE TO BE REMOVED AT R/W DEDICATION

REQ'D R/W TO BE DEDICATED TO GDOT

MONUMENT SIGN #2

REQ'D R/W
4,998 SF

STATE ROUTE 214
ROCK CHAPEL ROAD
PUBLIC - R/W WIDTH VARIES

SONOMA STREET (55' R/W - PUBLIC)

OPEN SPACE 9
5,411 SF

OPEN SPACE 6
65,660 SF

OPEN SPACE 3
3,132 SF

OPEN SPACE 1
532,298 SF

OPEN SPACE 5
3,096 SF

OPEN SPACE 7
571,694 SF

BARLOW ROAD (55' R/W - PUBLIC)

PHASE 2A

LIMITS OF DISTURBANCE

PROPOSED 6' MULTI-USE PATH

PROPOSED NO PARKING SIGN

PROPOSED 5' SIDEWALK TYP.

6" DIP WATER MAIN (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

398' TO NEXT FH

309' TO NEXT FH

327' TO NEXT FH

397' TO NEXT FH

368' TO NEXT FH

383' TO NEXT FH

POB

PROPOSED STREET-LEVEL PEDESTRIAN LIGHTING (TYP)

LIMIT OF PLAN REVISIONS. ALL CONSTRUCTION OUTSIDE OF THESE AREAS COMPLETED BY APPROVED PLANS DATED 2/14/25

SWMP POND A3
57,210 SF
MICROPOOL EXTENDED DETENTION
PERM POOL ELEV. = 772.00

POND SCREENING
100-YR ELEVATION: 776.75'

DETENTION POND FENCE

APPROX. LAND LOT LINE

WETLAND
1'-3' WIDE

75' IMPERVIOUS SETBACK (TYP.)

50' STREAM BUFFER (TYP.)

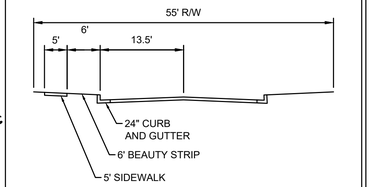
25' STATE BUFFER (TYP.)

INTERMITTENT STREAM

PROPOSED NATURE PATH

RETAINING WALL (BY OTHERS)

PROPOSED NO PARKING SIGN



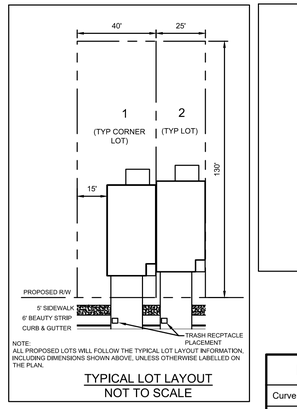
TYPICAL STREET SECTION
NOT TO SCALE

STREETSCAPE NOTE:
STREET TREES AND LIGHTING FOR ROCK CHAPEL RD SHOWN ON SHEETS 011, 012 & 015. STREET LIGHTING SHOWN ON THIS SHEET. INTERIOR STREETSCAPE TREES ARE SHOWN ON THE PLAN AND PROFILE SHEETS (016 - 020) FOR SITE PLAN CLARITY.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
WEIR INLET		
JUNCTION BOX		
SANITARY SEWER MANHOLE		
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		
100 YEAR FEMA LOOD LIMITS		
100 YR FUTURE FLOOD		
100 YR EXISTING FLOOD		
WETLANDS		
FLOODPLAIN		



NOTE:
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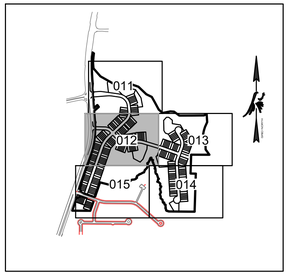
TYPICAL LOT LAYOUT
NOT TO SCALE



PROPERTY LINE TABLE

Line #	Direction	Length
L603	N43° 44' 38"W	11.16

PROPERTY LINE CURVE TABLE

Curve #	Arc Length	Radius	Chord	Length
C516	43.78'	65.00'	S64° 00' 44"E	42.96'
C517	29.17'	177.50'	S48° 27' 09"E	29.14'
C519	25.60'	177.50'	S57° 17' 36"E	25.58'
C520	25.08'	177.50'	S65° 28' 26"E	25.06'
C521	25.08'	177.50'	S73° 34' 15"E	25.06'
C522	25.60'	177.50'	S81° 45' 05"E	25.58'
C523	26.84'	177.50'	N89° 47' 07"E	26.81'
C524	19.40'	272.50'	N81° 49' 55"E	19.40'
C525	108.96'	272.50'	S84° 40' 25"E	108.24'
C526	17.40'	327.50'	N74° 44' 26"W	17.40'
C527	25.86'	327.50'	N78° 31' 30"W	25.85'
C528	25.41'	327.50'	N83° 00' 37"W	25.41'
C529	25.14'	327.50'	N87° 25' 55"W	25.13'
C530	40.03'	327.50'	S86° 52' 04"W	40.00'
C532	23.14'	122.50'	S85° 12' 14"W	23.11'
C540	17.35'	327.50'	S81° 18' 36"W	17.35'
C581	17.28'	11.00'	S1° 15' 22"W	15.56'

PROPERTY LINE CURVE TABLE

Curve #	Arc Length	Radius	Chord	Length
C11	19.55'	227.50'	N3° 24' 51"W	19.55'
C12	9.98'	172.50'	S4° 13' 08"E	9.98'
C13	25.27'	227.50'	N2° 13' 46"E	25.25'
C14	25.17'	172.50'	S1° 37' 10"W	25.15'
C15	41.79'	227.50'	N10° 40' 24"E	41.73'
C16	25.04'	172.50'	S9° 57' 31"W	25.02'
C17	25.44'	172.50'	S18° 20' 30"W	25.42'
C18	44.12'	227.50'	N21° 29' 28"E	44.05'
C19	43.20'	172.50'	S29° 44' 27"W	43.08'
C20	26.01'	227.50'	N30° 19' 22"E	26.00'
C21	25.36'	227.50'	N36° 47' 30"E	25.34'
C22	24.90'	227.50'	N43° 07' 13"E	24.89'
C23	24.52'	527.50'	S44° 55' 27"W	24.52'
C24	25.06'	527.50'	S42° 13' 52"W	25.06'
C25	25.18'	527.50'	S39° 30' 09"W	25.17'
C26	5.26'	453.76'	S45° 58' 03"W	5.26'
C27	25.35'	527.50'	S36° 45' 31"W	25.35'
C28	25.03'	453.76'	S44° 03' 19"W	25.03'
C29	25.59'	527.50'	S33° 59' 32"W	25.58'
C30	24.83'	472.50'	S41° 03' 42"W	24.83'
C31	25.04'	472.50'	S38° 02' 16"W	25.04'
C32	40.33'	472.50'	N34° 04' 27"E	40.32'
C33	41.60'	527.50'	S30° 20' 35"W	41.59'
C34	49.17'	472.50'	S28° 38' 52"W	49.15'
C35	40.12'	472.50'	S23° 14' 04"W	40.11'
C37	40.26'	527.50'	S25° 31' 21"W	40.25'
C39	25.03'	527.50'	S21° 58' 34"W	25.03'
C41	14.23'	527.50'	S19° 50' 39"W	14.23'
C43	12.95'	472.50'	S20° 01' 02"W	12.95'
C534	17.28'	11.00'	N1° 15' 22"E	15.56'
C535	95.42'	122.50'	N66° 03' 35"W	93.03'
C536	31.23'	20.00'	S46° 53' 40"W	28.15'
C537	383.60'	1300.00'	S10° 37' 05"W	382.21'

CIVIL ENGINEERING
COA NO. PEF 002756
LAND SURVEYING
COA NO. LSF 000959
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

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SITE PLAN 2
FOR
CREEKSIDE VILLAGE PHASE 2A
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	DATE
1. REVISED PER REVIEW COMMENTS	5/12/26
2. REVISED PER COUNTY COMMENTS	6/23/26
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811
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1 (800) 282-7411 / TROUTFOOT GEORGIA
GA 811-811

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REVISED BY:	

GEORGIA REGISTERED ENGINEER
No. 033637
PROFESSIONAL
PAUL HAYES
6/23/26

GSWCC# 0000058941
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A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\STE00 CREEKSIDE PHASE 2 Sketch Plat.dwg, SHayes, Tue, Jun 23, 2026 - 1:49pm

STREETSCAPE NOTE:
STREET TREES AND LIGHTING FOR ROCK CHAPEL RD SHOWN ON SHEETS 011, 012 & 015. STREET LIGHTING SHOWN ON THIS SHEET. INTERIOR STREETSCAPE TREES ARE SHOWN ON THE PLAN AND PROFILE SHEETS (016 - 020) FOR SITE PLAN CLARITY.

LEGEND

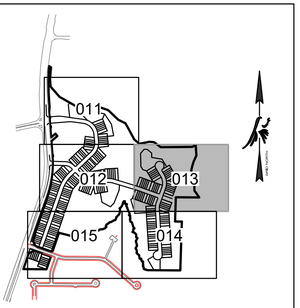
	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE	-X-X-	-X-X-
FIRE HYDRANT		
WATER VALVE		
WATER METER	W	W
WEIR INLET	WI	WI
JUNCTION BOX	JB	JB
SANITARY SEWER MANHOLE	S	S
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		
100 YEAR FEMA LOOD LIMITS		
100 YR FUTURE FLOOD		
100 YR EXISTING FLOOD		
WETLANDS		
FLOODPLAIN		

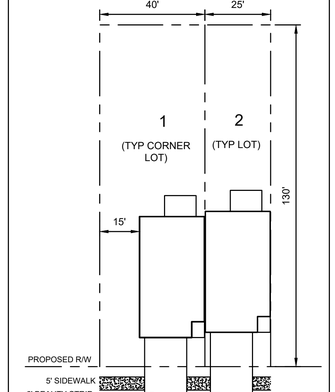
PROPERTY LINE CURVE TABLE

Curve #	Arc Length	Radius	Chord	Length
C45	27.49'	172.50'	S15° 13' 38"W	27.46'
C46	13.75'	227.50'	N29° 13' 44"W	13.75'
C47	24.62'	227.50'	N24° 23' 46"W	24.61'
C48	23.77'	227.50'	N18° 18' 06"W	23.76'
C49	32.71'	227.50'	N11° 11' 18"W	32.69'
C50	33.54'	227.50'	N2° 50' 42"W	33.51'
C51	23.19'	227.50'	N4° 17' 58"E	23.18'
C52	24.13'	227.50'	N10° 15' 29"E	24.12'
C53	25.06'	227.50'	N16° 27' 05"E	25.04'
C54	0.74'	227.50'	N19° 41' 57"E	0.74'
C55	40.34'	227.50'	S3° 17' 34"W	40.29'
C56	7.01'	227.50'	S2° 40' 12"E	7.01'
C542	116.25'	172.50'	N8° 38' 40"W	114.07'
C544	8.77'	172.50'	N29° 30' 19"W	8.76'
C545	17.28'	11.00'	N64° 47' 31"E	15.56'
C546	1.71'	327.50'	N70° 21' 28"W	1.71'
C547	15.49'	327.50'	N71° 51' 46"W	15.49'
C548	11.41'	272.50'	S72° 01' 09"E	11.41'
C550	17.28'	11.00'	S25° 12' 29"E	15.56'
C551	45.34'	227.50'	S14° 04' 56"W	45.27'
C554	25.56'	172.50'	N0° 41' 28"E	25.53'
C555	25.46'	172.50'	N9° 09' 49"E	25.44'
C556	19.27'	172.50'	N16° 35' 31"E	19.26'
C605	2.91'	272.50'	S70° 30' 50"E	2.91'

PROPERTY LINE TABLE

Line #	Direction	Length
L605	N82° 46' 49"W	5.59
L606	N88° 37' 16"W	12.28
L607	N82° 55' 52"E	28.65
L608	S74° 41' 30"W	8.76
L609	S68° 42' 11"W	3.28
L610	N86° 48' 59"E	8.14





NOTE:
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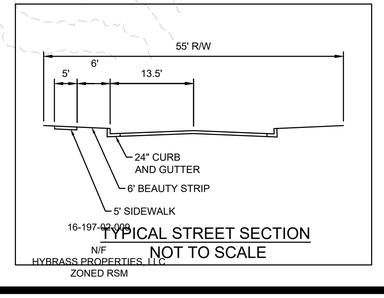
TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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SITE PLAN 3
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	DATE
1. REVISED PER REVIEW COMMENTS	5/12/26
2. REVISED PER COUNTY COMMENTS	6/23/26
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REVIEWED BY:	SPH
REVISED BY:	

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SPAUL HAYES
6/23/26

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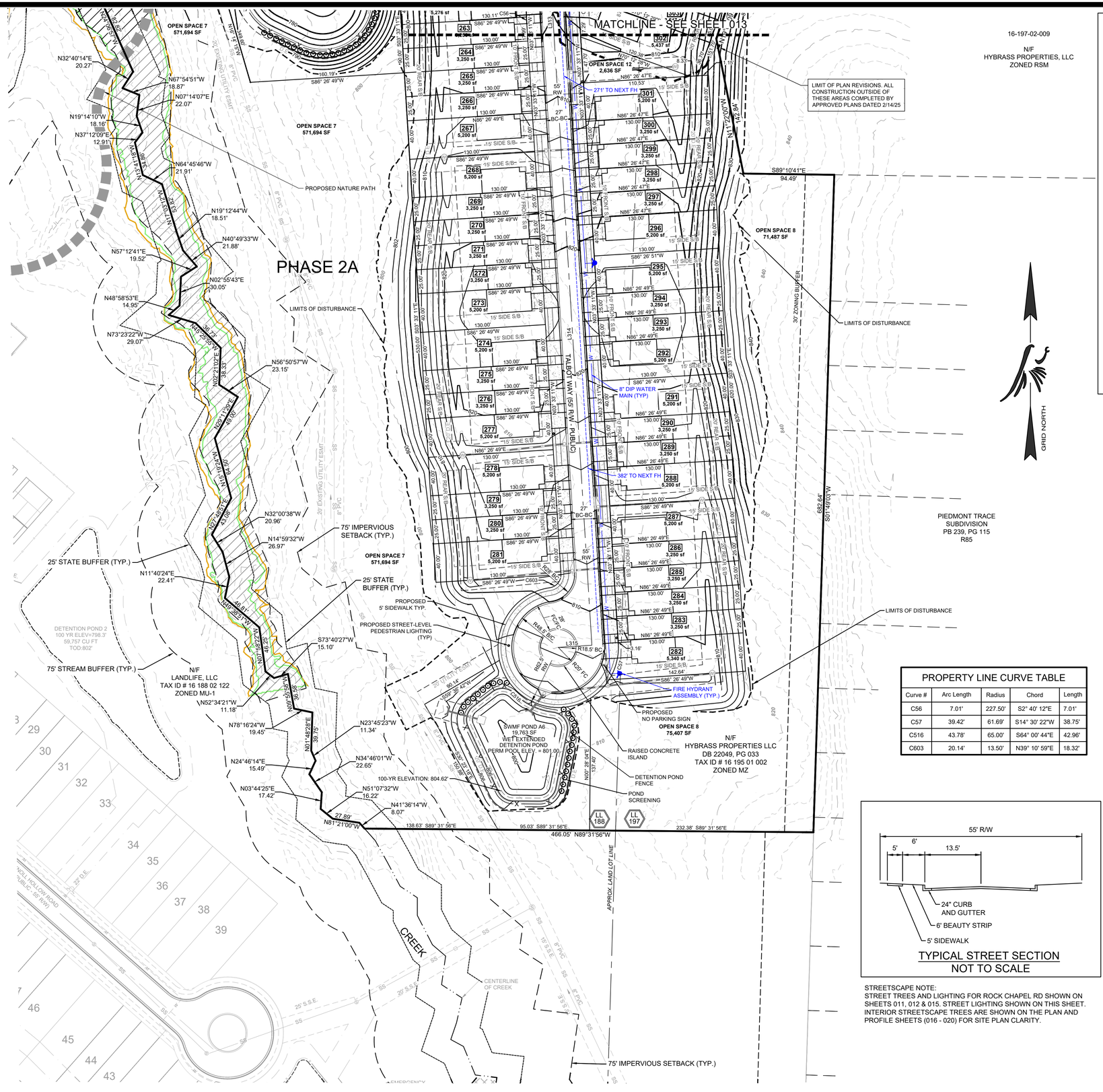
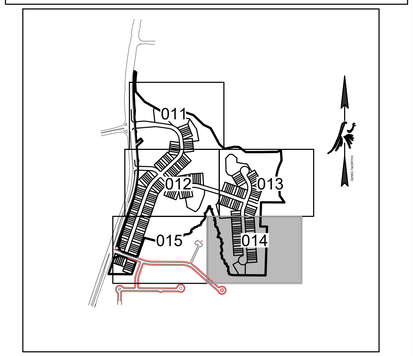


LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER	M	M
WEIR INLET	W	W
JUNCTION BOX	JB	JB
SANITARY SEWER MANHOLE	S	S
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		
100 YEAR FEMA LOOD LIMITS		
100 YR FUTURE FLOOD		
100 YR EXISTING FLOOD		
WETLANDS		
FLOODPLAIN		

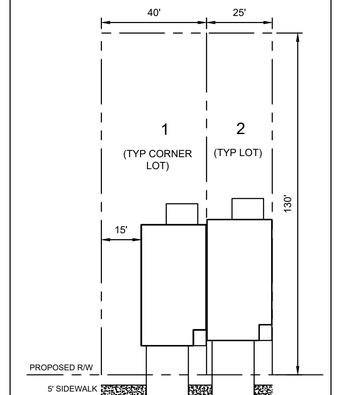


PROPERTY LINE CURVE TABLE

Curve #	Arc Length	Radius	Chord	Length
C56	7.01'	227.50'	S2° 40' 12"E	7.01'
C57	39.42'	61.69'	S14° 30' 22"W	38.75'
C516	43.78'	65.00'	S64° 00' 44"E	42.96'
C603	20.14'	13.50'	N39° 10' 59"E	18.32'

TYPICAL STREET SECTION
NOT TO SCALE

STREETSCAPE NOTE:
STREET TREES AND LIGHTING FOR ROCK CHAPEL RD SHOWN ON SHEETS 011, 012 & 015. STREET LIGHTING SHOWN ON THIS SHEET. INTERIOR STREETSCAPE TREES ARE SHOWN ON THE PLAN AND PROFILE SHEETS (016 - 020) FOR SITE PLAN CLARITY.



NOTE:
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TYPICAL LOT LAYOUT
NOT TO SCALE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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SITE PLAN 4
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	DATE
1. REVISED PER REVIEW COMMENTS	5/12/26
2. REVISED PER COUNTY COMMENTS	6/23/26
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PROJ NUMBER:	100.002
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REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED
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SEAL OF ENGINEER
PAUL HAYES
6/23/26

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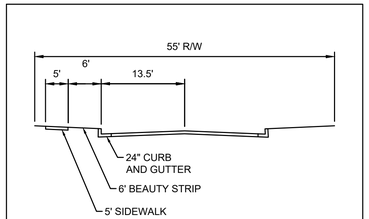
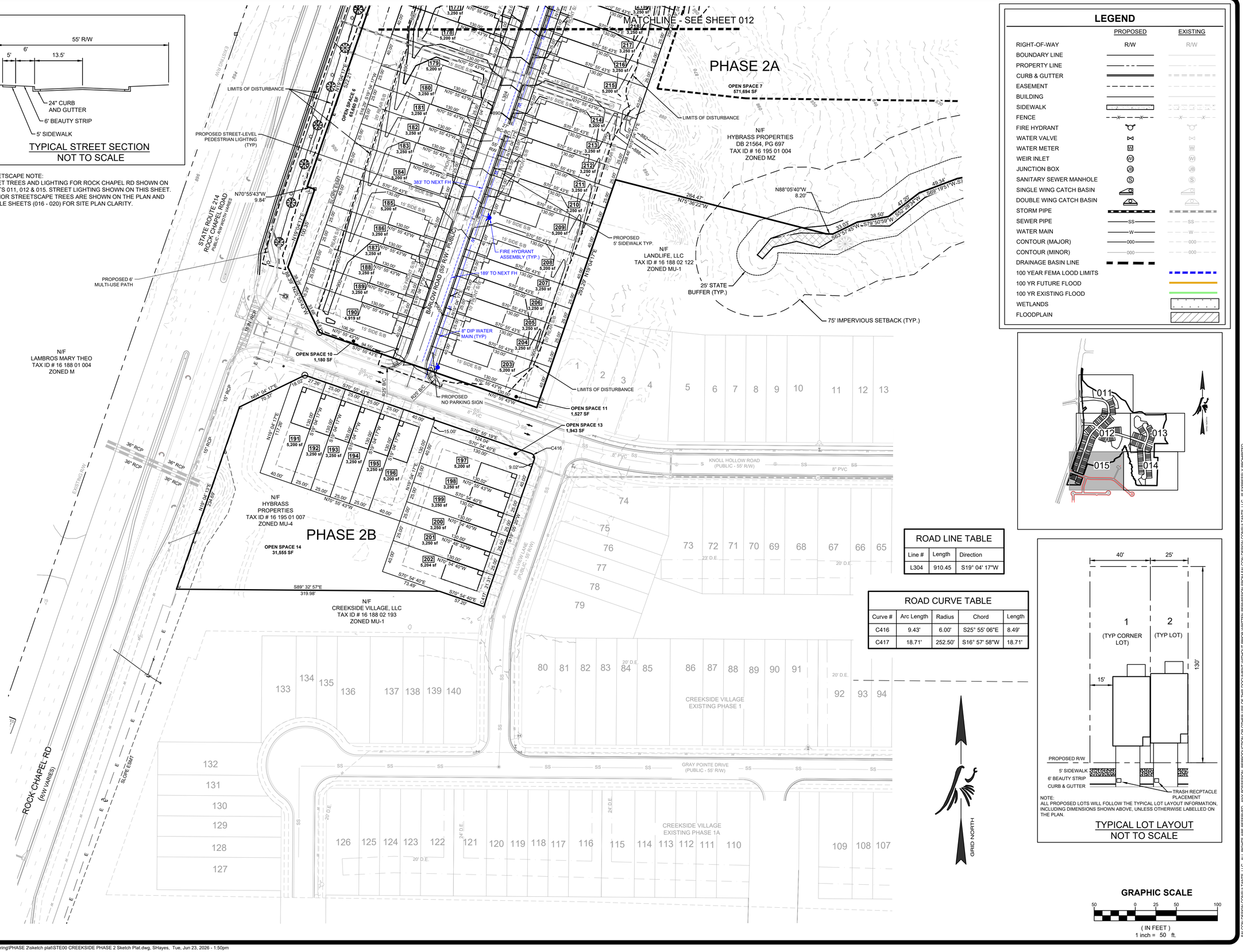


TYPICAL STREET SECTION
NOT TO SCALE

STREETSCAPE NOTE:
STREET TREES AND LIGHTING FOR ROCK CHAPEL RD SHOWN ON SHEETS 011, 012 & 015. STREET LIGHTING SHOWN ON THIS SHEET. INTERIOR STREETSCAPE TREES ARE SHOWN ON THE PLAN AND PROFILE SHEETS (016 - 020) FOR SITE PLAN CLARITY.



LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER	M	M
WEIR INLET	W	W
JUNCTION BOX	JB	JB
SANITARY SEWER MANHOLE	S	S
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		
100 YEAR FEMA LOOD LIMITS		
100 YR FUTURE FLOOD		
100 YR EXISTING FLOOD		
WETLANDS		
FLOODPLAIN		

ROAD LINE TABLE

Line #	Length	Direction
L304	910.45	S19° 04' 17"W

ROAD CURVE TABLE

Curve #	Arc Length	Radius	Chord	Length
C416	9.43'	6.00'	S25° 55' 06"E	8.49'
C417	18.71'	252.50'	S16° 57' 58"W	18.71'

NOTE:
ALL PROPOSED LOTS WILL FOLLOW THE TYPICAL LOT LAYOUT INFORMATION, INCLUDING DIMENSIONS SHOWN ABOVE, UNLESS OTHERWISE LABELLED ON THE PLAN.

TYPICAL LOT LAYOUT
NOT TO SCALE

GRID NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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CON NO. LSF 000993
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SITE PLAN 5
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	DATE
1. REVISED PER REVIEW COMMENTS	5/12/26
2. REVISED PER COUNTY COMMENTS	6/23/26
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REVIEWED BY:	SPH
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PROFESSIONAL
ENGINEER
PAUL HAYES
6/23/26

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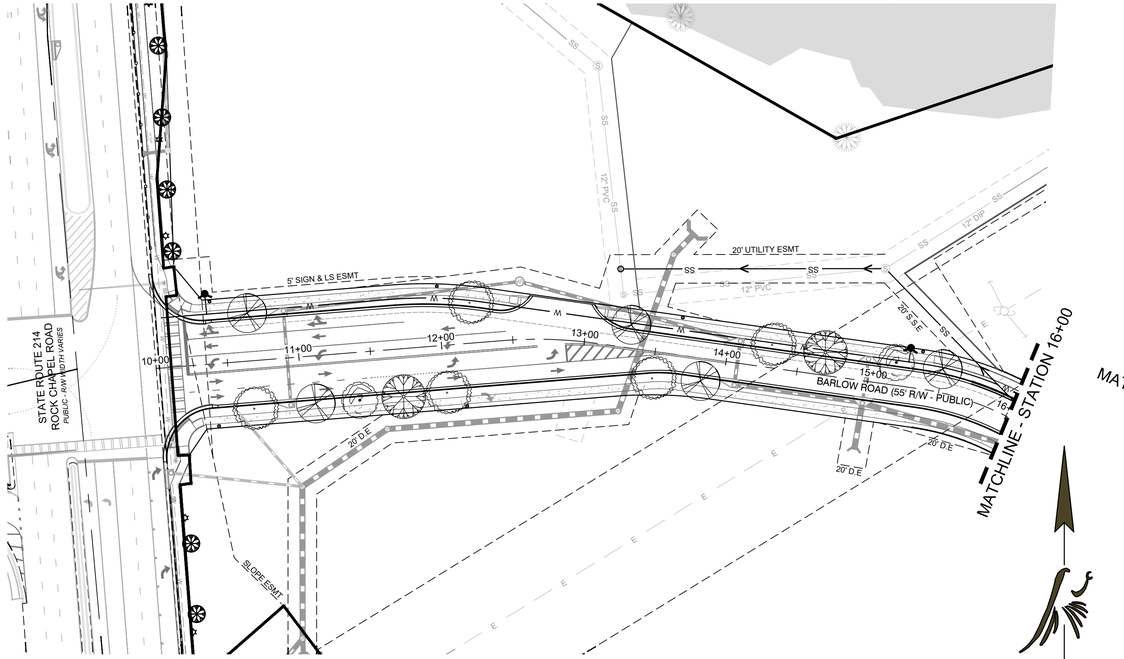

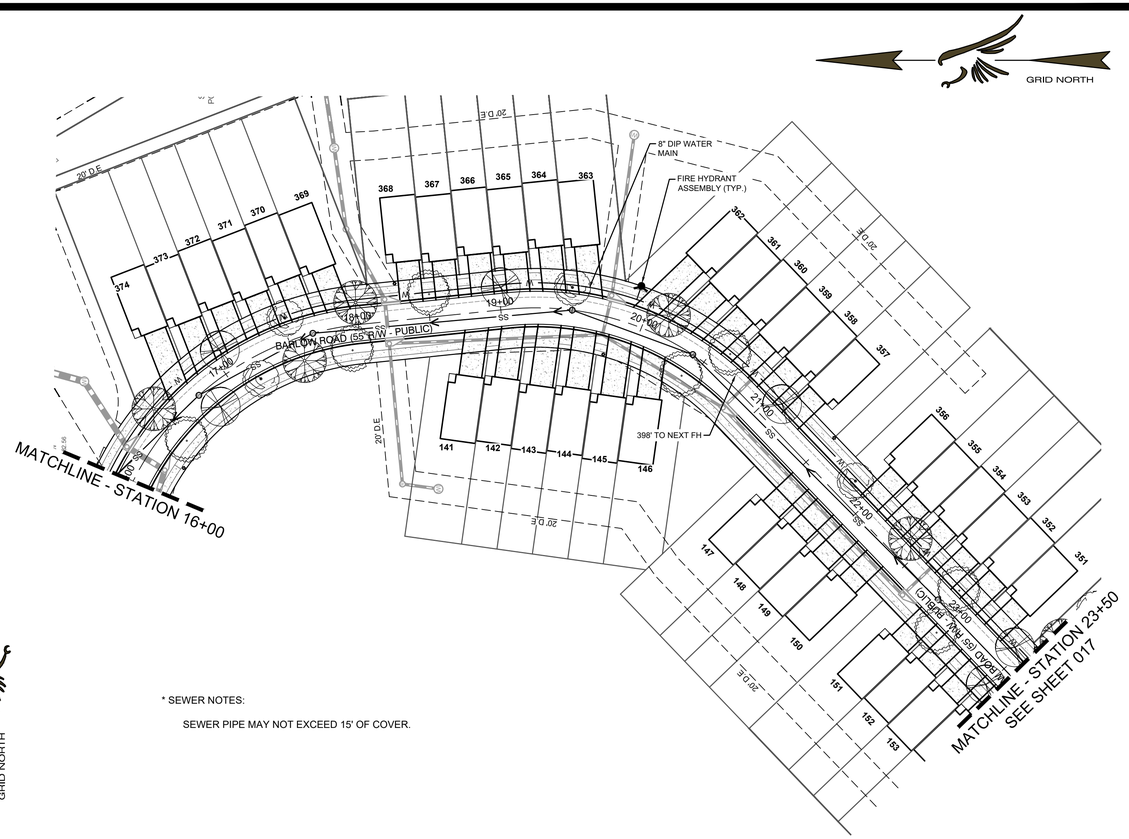

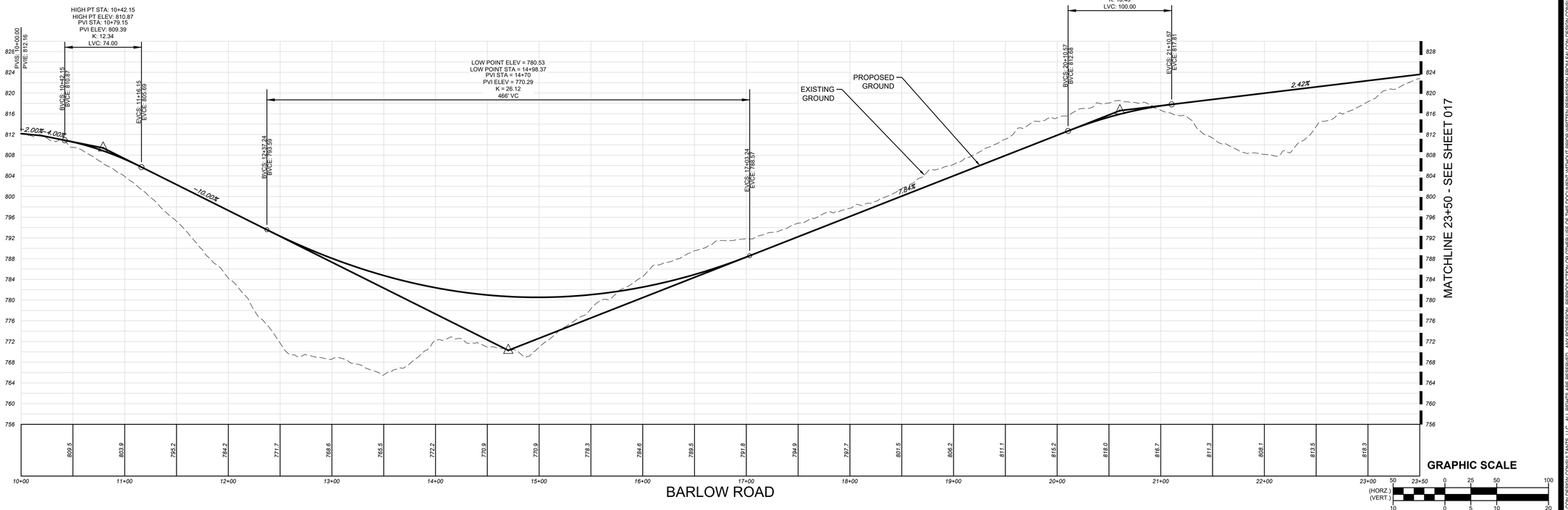

* SEWER NOTES:

SEWER PIPE MAY NOT EXCEED 15' OF COVER.

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PLAN AND PROFILES
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 168, 169, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
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6/23/26

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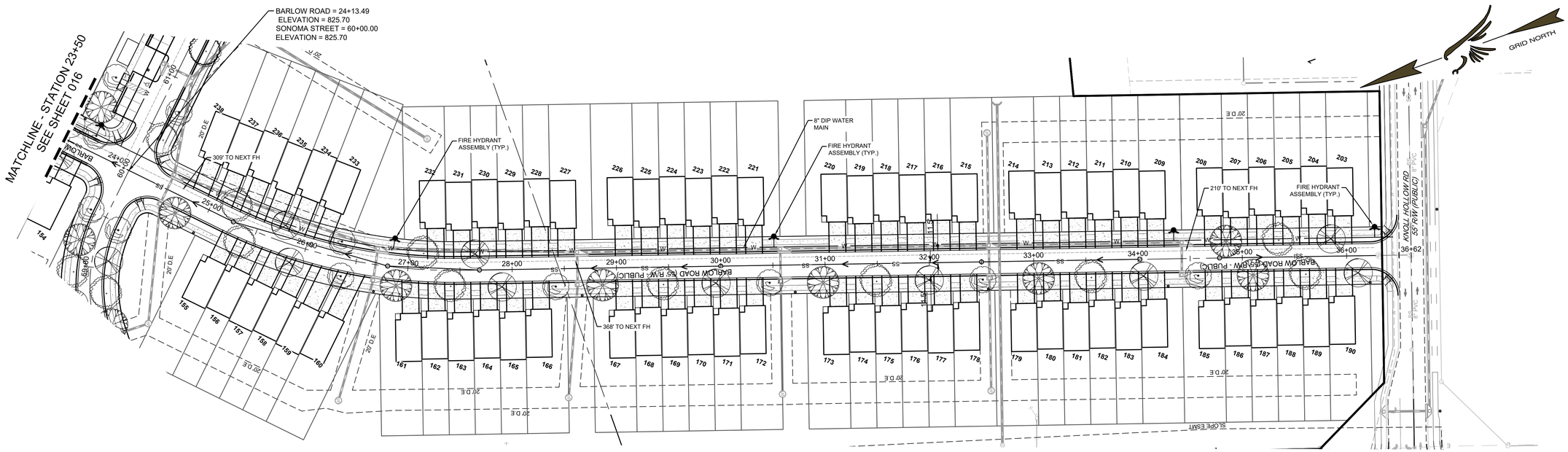

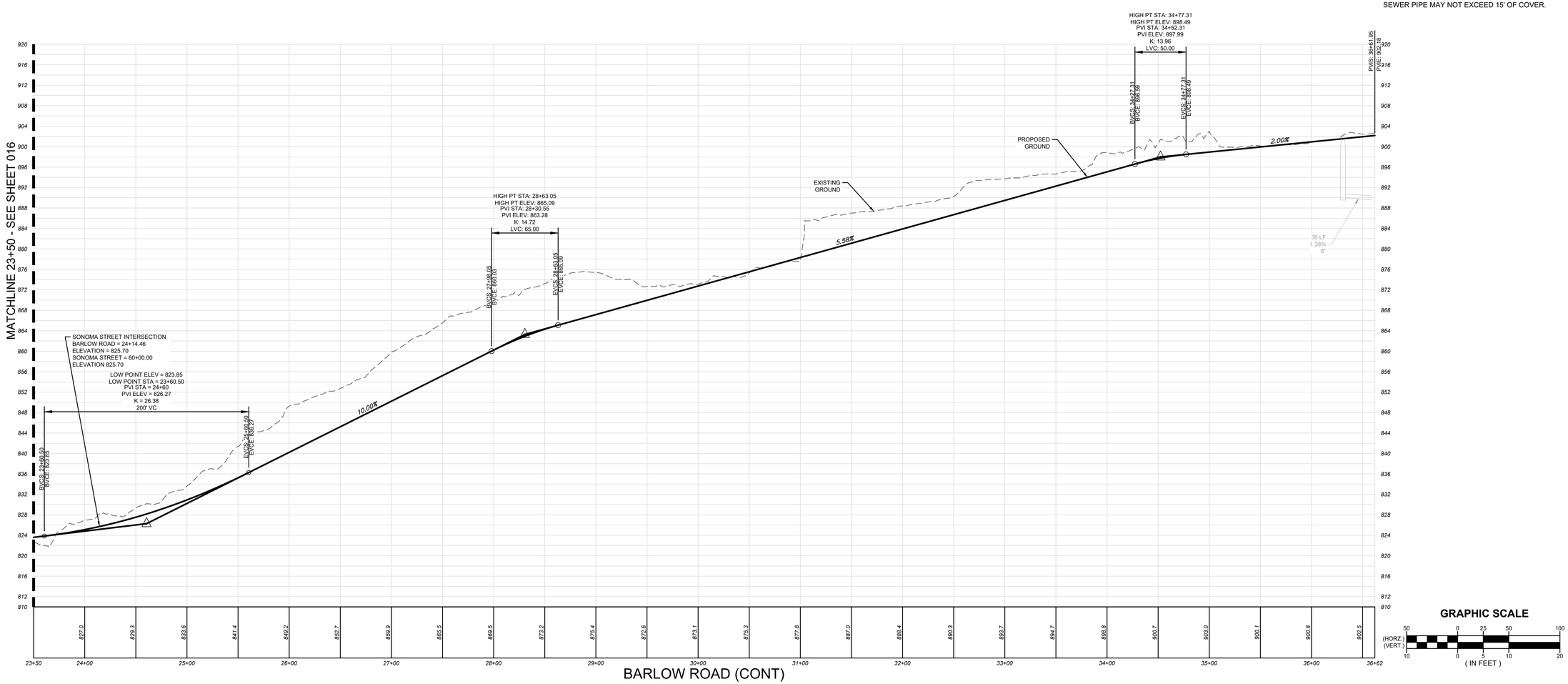

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PLAN AND PROFILES
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 168, 169, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
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REVIEWED BY:	SPH
REVISED BY:	

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6/23/26

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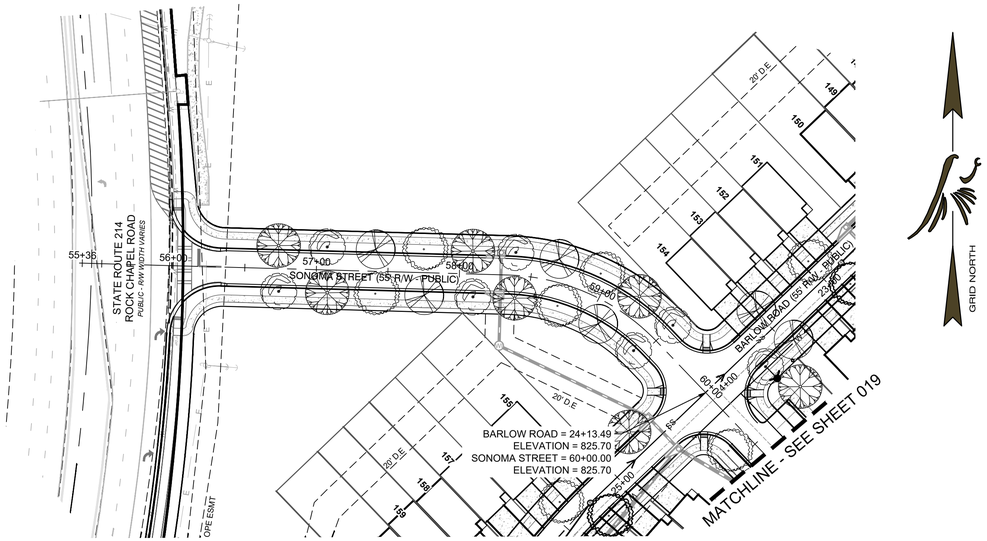

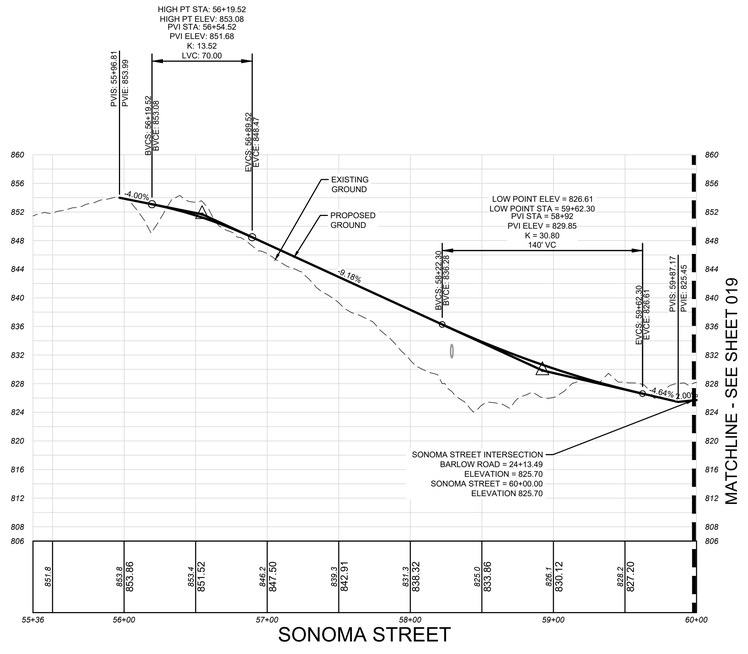

GRAPHIC SCALE

(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)

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PLAN AND PROFILES
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 168, 169, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS		
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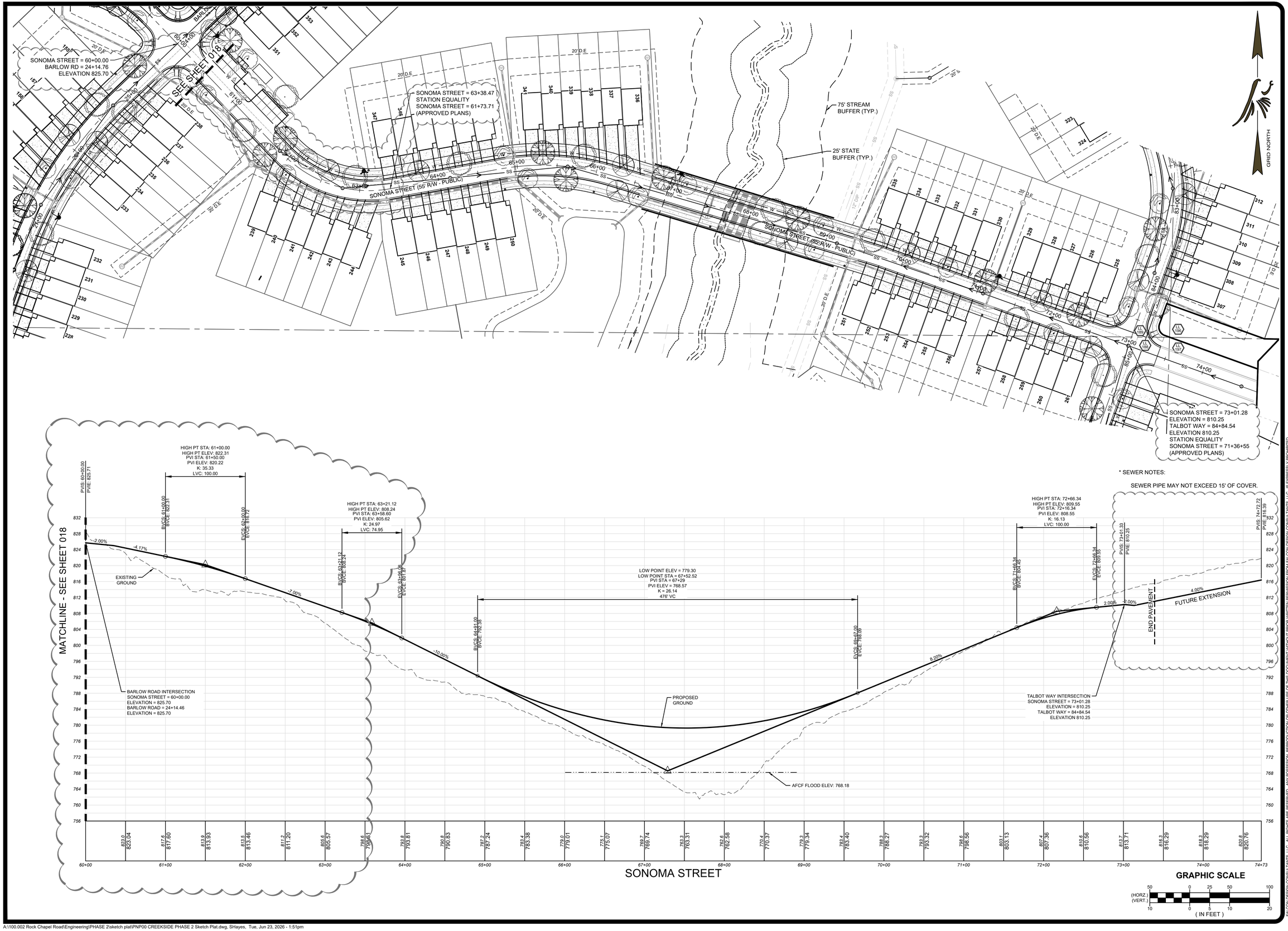

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LAND SURVEYING
COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
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www.fdc-llc.com

PLAN AND PROFILES FOR CREEKSIDE VILLAGE PHASE 2A TOWNHOMES

LOCATED IN:

LAND LOTS 168, 169, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 5/12/26	REVISED PER REVIEW COMMENTS
2. 6/23/26	REVISED PER COUNTY COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	

811
Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	2/21/26
SCALE:	1" = 50'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED
No. 033637
PROFESSIONAL
ENGINEER
SIN PAUL HAYES
6/23/26

GSWCC# 0000058941

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A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\PNP00 CREEKSIDE PHASE 2 Sketch Plat.dwg, SHayes, Tue, Jun 23, 2026 - 1:51pm

GRID NORTH

SONOMA STREET = 73+01.28
ELEVATION = 810.25
TALBOT WAY = 84+84.54
ELEVATION 810.25

TALBOT WAY (55' R/W - PUBLIC)

HIGH PT STA: 84+33.92
HIGH PT ELEV: 809.46
PVI STA: 84+23.68
PVI ELEV: 809.25
K: 12.99
LVC: 20.47

HIGH PT STA: 84+84.86
HIGH PT ELEV: 810.25
PVI STA: 84+84.53
PVI ELEV: 810.50
K: 12.08
LVC: 49.00

LOW POINT ELEV = 807.95
LOW POINT STA = 86+38.22
PVI STA = 87+19
PVI ELEV = 805.80
K = 26.12
267' VC

HIGH PT STA: 89+63.45
HIGH PT ELEV: 821.79
PVI STA: 89+38.52
PVI ELEV: 823.81
K: 12.03
LVC: 148.00

PVCS: 80+17.92
PVIE: 794.10

BVCS: 84+13.45
BVCE: 808.88

EVCS: 84+13.92
EVCE: 809.46

BVCS: 84+60.03
BVCE: 810.00

EVCS: 85+09.03
EVCE: 810.01

BVCS: 85+85.97
BVCE: 808.47

EVCS: 88+52.97
EVCE: 816.76

BVCS: 88+64.52
BVCE: 817.03

EVCS: 90+13.52
EVCE: 820.79

PVCS: 92+73.37
PVIE: 808.91

PVCS: 93+44.91
PVIE: 807.72

4.72%
3.63%
2.05%
-2.00%
8.22%
-4.08%
-3.34%

EXISTING GROUND

PROPOSED GROUND

SONOMA STREET INTERSECTION
SONOMA STREET = 73+01.28
ELEVATION = 810.25
TALBOT WAY = 84+84.54
ELEVATION 810.25

80+00	81+00	82+00	83+00	84+00	85+00	86+00	87+00	88+00	89+00	90+00	91+00	92+00	93+00	93+63
797.3	796.3	796.6	797.8	801.1	806.1	808.7	806.9	810.9	814.3	813.2	812.2	813.3	812.0	812.4	815.8	821.1	824.6	824.0	822.2	817.9	815.7	814.7	816.8	819.3	812.7	810.1
795.61	797.50	799.32	801.13	802.95	804.76	806.58	808.39	809.79	810.16	809.19	808.23	807.97	808.68	810.34	812.96	816.53	820.12	821.72	821.24	819.26	817.22	815.19	813.15	811.11	809.22	

TALBOT WAY

GRAPHIC SCALE

(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)

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PLAN AND PROFILES
FOR
CREEKSIDE VILLAGE PHASE 2A TOWNHOMES
LOCATED IN:
LAND LOTS 168, 169, 196 & 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

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A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\PNP00 CREEKSIDE PHASE 2 Sketch Plat.dwg, SHayes, Tue, Jun 23, 2026 - 1:51pm

DeKalb County GEORGIA
404-371-2155 (o)
www.dekalbcountyga.gov/planning

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRELIMINARY 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: Creekside Village Phase 2

Project Address: 7480 Rock Chapel Road, Lithonia, GA 30058

Parcel ID Number(s): 16-195-01-002, 16-195-01-004, 16-195-01-007

Proposed Use: Townhomes

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

Site Acreage: 77.08 **No. of Lots:** _____ **No. of Units:** 231 **Public Sewer? Yes** X **No** ___ **Septic? Yes** ___ **No** ___

Property Owner(s): Hybrass Properties, LLC

Address: [redacted]

Owner Phone No: [redacted] **Owner Email:**

Agent Authorized to Receive All Notifications: Battle Law, P.C.

Agent Address: [redacted]

Agent Phone No: [redacted] **Agent Email:** [redacted]

Developer: Hybrass Properties, LLC

Developer Address: [redacted]

Developer Phone No: [redacted] **Developer Email:**

Engineer/Architect: Falcon Design Consultants, LLC

Engineer/Architect Address: [redacted]

Engineer/Architect Phone No: [redacted] **Engineer/Architect Email:** [redacted]

Applicant: Hybrass Properties, LLC

Applicant Address: [redacted]

Applicant Phone No: [redacted] **Applicant Email:** [redacted]

Applicant Signature

01/05/26
Date

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRELIMINARY PLAT APPLICATION AUTHORIZATION

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

To whom it may concern:

I/We: Hybrass Properties, LLC

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

Battle Law, P.C.

to file an application in my/our behalf.

List of all Parcel ID Number(s): 16-195-01-002, 16-195-01-004, 16-195-01-007

Notary Public — **Owner**

SARAH SHIRK
NOTARY PUBLIC
My Commission Expires
12-07-2027
MONROE COUNTY, GEORGIA

Notary Public — **Owner**

Notary Public — **Owner**

Notary Public — **Owner**

All applications for Preliminary 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.

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

CERTIFICATE OF CONFORMITY

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

I/We: Sean Paul Hayes, P.E.
(Engineer/Surveyor)

for the subdivision known as: Creekside Village Phase 2A

located in Land Lot 188, 189, 196 & 197 of the 16th District, hereby certify that no lots platted within the subdivision are non-conforming or will result in any non-conforming lots.

Sean Paul Hayes
Signature

Sean Paul Hayes
Printed Name

Address: [redacted] City: [redacted] State [redacted] Zip: [redacted]

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRELIMINARY PLAT REVIEW CHECKLIST

Date: 1/12/26

Project Name: Creekside Village Phase 2A

Zoning District: MU-1 & MU-4 (Updated to MZ)

Map Reference or Parcel Numbers: 16-195-01-002, 16-195-01-004, 16-195-01-007

Associated Rezoning or Other Application Numbers: AP# 1243300 (Phase 1) AP# 1246884 (Phase 2A LDP)

CZ-21-1244384

PRELIMINARY PLAT SUBMITAL REQUIREMENTS

14-87 - Conference with County Officials

Before filing the preliminary plat for a subdivision for review and approval, the applicant shall meet with a member of 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 preliminary plat:

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

Y 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;

Y 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 (GIS) Department may be used where available;

Y 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;

Y 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.

Y 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;

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

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

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

Y 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.**

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

Y 12) *Variances.* Show any variance approvals;

N/A 13) *Septic tanks.* Show existing septic tank and drain field location or note absence;

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

Y 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.

Y 16) *Water mains.* Show size and location of water main(s) and fire hydrants;

Y 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;

Y 18) *IRF.* Show on plan whether FEMA or county benchmark used to establish IRF also identify location of Benchmark;

Y 19) *Wetlands.* Provide wetlands determination from U.S. Army Corps of Engineers;

Y 20) *Receiving waters.* Provide distance to and name of receiving waters;

Y 21) *Certificate of conformity.* Certification by the applicant that no lots platted are non-conforming or will result in any non-conforming lots.

Y 22) *Bury pits.* Show location of any existing inert waste bury pits.

Y 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:

Y 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;

Y 2) *Street names.* The name of all proposed streets.

Y 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;

Y 4) *Sidewalks.* All proposed sidewalk and bike lane locations; **Show width of proposed improvements, including landscape strips.**

Y 5) *Lots.* Lot lines, lot numbers, block letters, and the total number of proposed lots within the development;

Y 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;

Y 7) *Yards.* Minimum building setback lines as required under the yard requirements of zoning ordinance. **Setback lines shall be provided for ALL proposed lots.**

Y 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.**

Y 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;

Y 10) *Transitional buffers.* Show transitional buffers, if any and any required screening fencing;

Y 11) *BMPs.* Show conceptual location of storm water management and water quality BMP facilities on sketch plat;

Y 12) *IRF.* Show proposed IRF contour, spot elevation (if available) and source;

Y 13) *Covenants.* Indicate whether the proposed subdivision will be subject to private covenants and whether a homeowner's association will be established;

Y 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;

Y 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;

Y 16) *Fire hydrants.* Show new fire hydrant(s) and eight-inch fire line(s); and;

Y 17) *Fencing.* Show any required fencing around detention ponds, if required;

Y 18) *Electrical service.* Show whether electrical service will be above ground or underground.

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

Y *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;

Y 2) *Taxes.* Provide statement from tax commissioner certifying that all ad valorem taxes on the property have been paid;

Y 3) *Location.* A small map of DeKalb County depicting the subdivision location within the County;

Y 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;

Y 5) *Adjacent properties.* Names of adjoining property owners and the zoning classification of adjacent properties. **Include Zoning of adjacent properties.**

Y 6) *Engineer.* Name, address and phone of developer and engineer on plat.

14-92 - Scale:

Y Preliminary 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):

YY12TH After review of the preliminary plat and related comments, and where, in the judgment of the Planning Commission, the preliminary 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 Chair shall approve said preliminary plat. The following wording for approval shall be shown on the preliminary plat:

This preliminary plat has been submitted to and approved by the Planning Commission of DeKalb County, on

12th day of January, 20 26

By: _____ Planning Commission Chair, DeKalb County, Georgia

PLEASE ACKNOWLEDGE THAT THE FOLLOWING ITEMS HAVE BEEN ADDRESSED:

(See individual code sections for details on requirements.)

____ 14-166. - Adequate public facilities:

Y 14-167. - Conservation of natural resources.

Y 14-181. - Generally.

Y 14-182. - Arrangement where not shown on thoroughfare plan.

Y 14-183. - Minor streets/minor arterials.

Y 14-184. - Thoroughfare plan.

Y 14-185. - Subdivisions bordering on or containing arterial streets, railroad right-of-way or limited-access highway right-of-way.

Y 14-186. - Reserve strips.

Y 14-187: Street intersection spacing.

Y 14-188: Intersections – right angle.

Y 14-189: Property line to be curved or mitered.

Y 14-190: Street classification and right-of-way width.

Y 14-191: Improvements, right-of-way dedication.

Y 14-191 (e): Board of Commissioners waiver of right-of-way, road improvements.

Y 14-192: Half streets.

Y 14-193: Temporary dead-end streets.

Y 14-194: Permanent dead-end street; cul-de-sac required.

Y (a) Cul-de-sac required.

Y (b) Minimum radius; provide a landscaped island.

N/A 14-195: Alleys.

Y 14-196: Street grades.

Y 14-197: Minimal horizontal curve radius.

Y 14-198: Minimum sight distance.

Y 14-199: Design of intersections.

Y 14-200: Access management.

Y 14-200 (e): Number of access points.

Y 14-200 (j): Deceleration

Y 14-201: Planting Strips

Y 14-217: Permission for easement dedication required.

Y 14-218: Floodplain easements – on-site.

Y 14-219: Drainage easements – off-site.

Y 14-220: Pedestrian and bicycle easements and paths.

Y 14-236: Length, width, and shape of blocks.

Y 14-237: Desirable maximum and minimum block length.

Y 14-238: Mid-block easements and pedestrian paths.

Y 14-256: Lot compliance with zoning ordinance.

Y 14-257: Corner lots.

Y 14-258: Frontage.

Y 14-259: Through lots and reverse frontage lots prohibited.

Y 14-260: Side lot lines.

Y 14-275: Open space required; purposes.

Y 14-276: Restrictions on open space.

Y 14-277: Dedication of parks, open space, recreation areas, and conservation easements.

N/A 14-286: Reservation of sites for civic use.

N/A 14-351(e): Dry sewer waiver.

N/A 14-356: Comments, recommendations to be marked on preliminary plat.

Y 14-379(d): Contour intervals.

Y 14-383: Sidewalks and bicycle lanes.

Y 14-384: Parking on public right-of-way.

Y 14-385: Underground utilities.

Y 14-386: Street lights.

N/A 14-396: Septic tank data.

Y 14-397: Contour intervals.

Y 14-398: Soil analysis.

Y 14-399: Analysis.

N/A 14-404: Board of Health recommendations.

N/A 14-405: Impoundment permit.

ADDITIONAL REQUIRED PLAT REVIEW ITEMS:

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

Y Show number of lots / units in development.

Y Who will provide water service?

Y Who will provide sewer service?

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

Y 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.

Y Add note: Preliminary 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.

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

Y Add note: All applications must show a $0 Tax Bill.

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

November 17, 2023

Sarah Shirk
Hybrass Properties

RE: **Creekside Village (Phase 2)**
Sketch Plat #1244787
7480 Rock Chapel Road, 1726 Rock Chapel Road, 1688 Rock Chapel Road
Lithonia, GA 30058

This letter is to inform you that the above-referenced Sketch Plat was **APPROVED** by the DeKalb County Planning Commission on **November 15, 2023.**

Please be aware of the following condition(s) that are part of the **CONDITIONAL APPROVAL** by Planning Staff:

Per Section 5.4.7. of the Zoning Ordinance, retaining walls for all development under a land disturbance permit adjacent to any residential district or use shall have a maximum height of six (6) feet. Walls on the plans appear to exceed this. Tiered walls up to twelve (12) feet are permitted without a ZBA variance. Grading changes/changes to wall heights in LDP stage to ensure compliance with this section will not be considered by Planning to be a substantial deviation from the approved sketch plat site plan (provided that said change does not increase the number of lots).

Planning has administratively approved the applicant's request to reduce the width of the proposed path along Rock Chapel Road from ten (10) feet to six (6) feet as per submitted plans. Staff prefers the placement of trees and the landscape strip from the back of sidewalk to provide better screening and a buffer for pedestrians, but this is not required. Street trees shall be provided on all local streets where possible (between the back of curb and sidewalk), meeting the requirements of Section 5.4.3. (C)(7).

Enclosed is a copy of the signed/approved Sketch Plat for your records. Compliance with the approved Sketch Plat as well as other development standards per Chapter 14 of the DeKalb County Development Code will be addressed as a part of the Land Development application process. After the lots are platted and recorded during the Final Plat process, you may proceed to apply for individual building permits for the proposed dwelling units.

For any questions, feel free to contact me at awchappell@dekalbcountyga.gov **or** at (470)-618-2642.

Sincerely,

Adam Chappell

Adam W. Chappell
Senior Planner

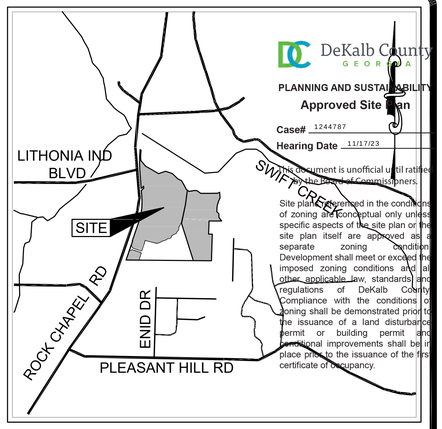
ASSIGNED ADDRESS:
SEE SHEET 002
FOR PROJECT ADDRESSING

SKETCH PLAT
FOR
CREEKSIDE VILLAGE PHASE 2

LAND LOTS 188, 189, 196, 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

AP# 1244787
(REF: CREEKSIDE PH 1 LDP-AP# 1243300)
PARCEL ID# 16-195-01-002, 16-195-01-004, 16-195-01-007

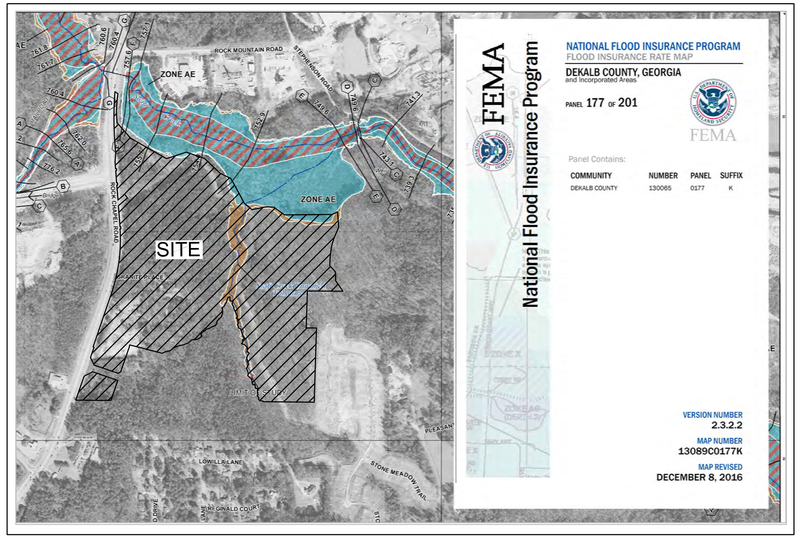
OWNER:	DEVELOPER:	24 HOUR CONTACT:	SURVEYOR:	ENGINEER:
HYBRASS PROPERTIES, LLC 988 E FREEWAY DR SUITE A CONYERS, GA 30094 PHONE: (770) 679-4262	HYBRASS PROPERTIES, LLC 988 E FREEWAY DR SUITE A CONYERS, GA 30094 PHONE: (770) 679-4262	BILL GOODWIN PHONE: (770) 652-6963	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666



VICINITY MAP
NOT TO SCALE

SHEET INDEX

Sheet Number	SHEET TITLE
001	COVER SHEET
002	ADDRESSING PLAN
003	ZONING CONDITIONS
004	ZONING CONDITIONS & WETLAND MAP
005	SPECIMEN TREE SURVEY
006	STORMWATER DESIGN
007	EXISTING CONDITIONS PLAN
008	DEMO PLAN
009	OVERALL DEVELOPMENT PLAN
010	OPEN SPACE PLAN
011	SITE PLAN 1
012	SITE PLAN 2
013	SITE PLAN 3
014	SITE PLAN 4
015	SITE PLAN 5
016	PLAN AND PROFILES
017	PLAN AND PROFILES
018	PLAN AND PROFILES
019	PLAN AND PROFILES
020	PLAN AND PROFILES



FEMA FLOOD MAP
N.T.S.

NOTES:
1. CERTIFICATION OF CONFORMITY: NO LOTS PLATTED ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.
2. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT
3. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA 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. WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY.
8. A PORTION OF REZONING Z-07-12945 APPROVED 9/25/2007.
9. TOTAL NUMBER OF LOTS: 234
10. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING ALL NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.
11. THERE ARE NO KNOWN BURY PITS ON SITE.
12. ALL UTILITIES, INCLUDING ELECTRIC SERVICE, SHALL BE PLACED UNDERGROUND.
13. STREETLIGHTS SHALL BE PROVIDED. (CONTACT HERMAN FOWLER @ HEFOWLER@DEKALBCOUNTYGA.GOV)

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

DEVELOPMENT DATA

1. OWNER / DEVELOPER
HYBRASS PROPERTIES, LLC
988 E FREEWAY DR SUITE A
CONYERS, GA 30094
PHONE: (770) 658-8027

24 HOUR CONTACT:
BILL GOODWIN
PHONE: (770) 652-6963

2. ENGINEER
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

3. SOURCE OF DATA
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

BOUNDARY SURVEY PERFORMED BY:
FALCON DESIGN CONSULTANTS, LLC
DATED: AUGUST 23, 2010

TOPOGRAPHIC INFORMATION:
OBTAINED FROM DEKALB CO. GIS

4. SITE LOCATION DATA
EAST SIDE OF ROCK CHAPEL ROAD, NORTH OF KNOLL HOLLOW ROAD TO INTERSECTION WITH LITHONIA INDUSTRIAL BLVD

THERE ARE WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE

5. FLOOD ZONE DATA
A PORTION OF THE PARCEL SHOWN HEREIN DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER F.I.R.M. PANEL 13089C0177K, EFFECTIVE DATE DECEMBER 8, 2016.

LOCATED IN SWIFT CREEK WATERSHED

6. PROPERTY ADDRESS
7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058

7. SITE REQUIREMENTS

OVERALL DEVELOPMENT (PH 1 & PH 2)			101.91 ACRES
EXIST. PHASE 1/1A DEVELOPMENT			24.83 ACRES
EXIST. PHASE 1/1A NUMBER OF UNITS			140 UNITS
PHASE 2 DEVELOPMENT			77.08 ACRES
PHASE 2 NUMBER OF UNITS			234 UNITS
PH 2 PARCEL 1 DENSITY MU-4 (146 DU/44.63 AC)			3.3 DU/AC
PH 2 PARCEL 2 DENSITY MU-1 (76 DU/30.77 AC)			2.5 DU/AC
PH 2 PARCEL 3 DENSITY MU-4 (12 DU/1.68 AC)			7.1 DU/AC
PHASE 2 MIN. LOT SIZE			3,250 S.F.
PHASE 2 MIN. LOT WIDTH			25 FT.
PHASE 2 MIN. HOUSE SIZE			1,600 S.F.
PHASE 2 OPEN SPACE			30.89 ACRES
BUILDING SETBACKS:	MU-1	MU-4	PROPOSED
MIN./MAX FRONT YARD	10'/20'	0'	10'
MIN. INTERIOR SIDE YARD	N/A	0'	0'
MIN./MAX SIDE CORNER YARD	10'/20'	5'	15'
MIN. REAR YARD	20'	10'	20'

8. ZONING: MU-1 & MU-4

9. OPEN SPACE REQUIREMENTS:
30.89 ACRES OF OPEN SPACE /
77.08 ACRES IN DEVELOPEMENT =
40.08% OPEN SPACE

SCOPE OF WORK:
THE SITE AREA IS MOSTLY UNDEVELOPED OTHER THAN AREA PREVIOUSLY DEVELOPED IN PHASE 1/1A, WITH VARIED DENSITY OF TREES AND VEGETATION. PROPOSED SITE CONDITIONS ARE A 234 UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT AND A FUTURE AREA PLANNED FOR COMMERCIAL DEVELOPMENT.

NOTES:
1. NO KNOWN SIGNIFICANT HISTORIC OR ARCHEOLOGICAL FEATURES, GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL EXIST ON THE SITE.
2. ALL EXISTING STRUCTURES, FENCES, AND DRIVEWAYS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
3. CONTOUR INTERVAL = 2 FT.
4. RECEIVING WATERS: SWIFT CREEK TRIBUTARY - LOCATED APPROX. 160 FEET FROM GRADING.
5. HOA AND COVENANTS SHALL BE FILED WITH COUNTY PRIOR TO FINAL PLAT APPROVAL.
6. SEPTIC TANK AND DRAIN FIELD LOCATION ARE ABSENT FROM SITE.
7. ALL PROPOSED STREETS ARE PUBLIC.
8. SEE SHEET 6.0 FOR STORMWATER MANAGEMENT OUTLINE FOR PROJECT.

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CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
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Ph. (678) 807-7100
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COVER SHEET
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 1/27/23	REVISED PER COUNTY COMMENTS
2. 7/3/23	REVISED PER COUNTY COMMENTS
3. 8/21/23	REVISED PER COUNTY COMMENTS
4. 9/13/23	REVISED PER COUNTY AND GIS COMMENTS
5. 10/18/23	REVISED PER DEKALB PLANNING COMMENTS
6.	
7.	
8.	

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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	7/27/22
SCALE:	N/A
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED
No. 033637
PROFESSIONAL
ENGINEER
SEAN PAUL HAYES
10/18/23

GSWCC# 0000058941
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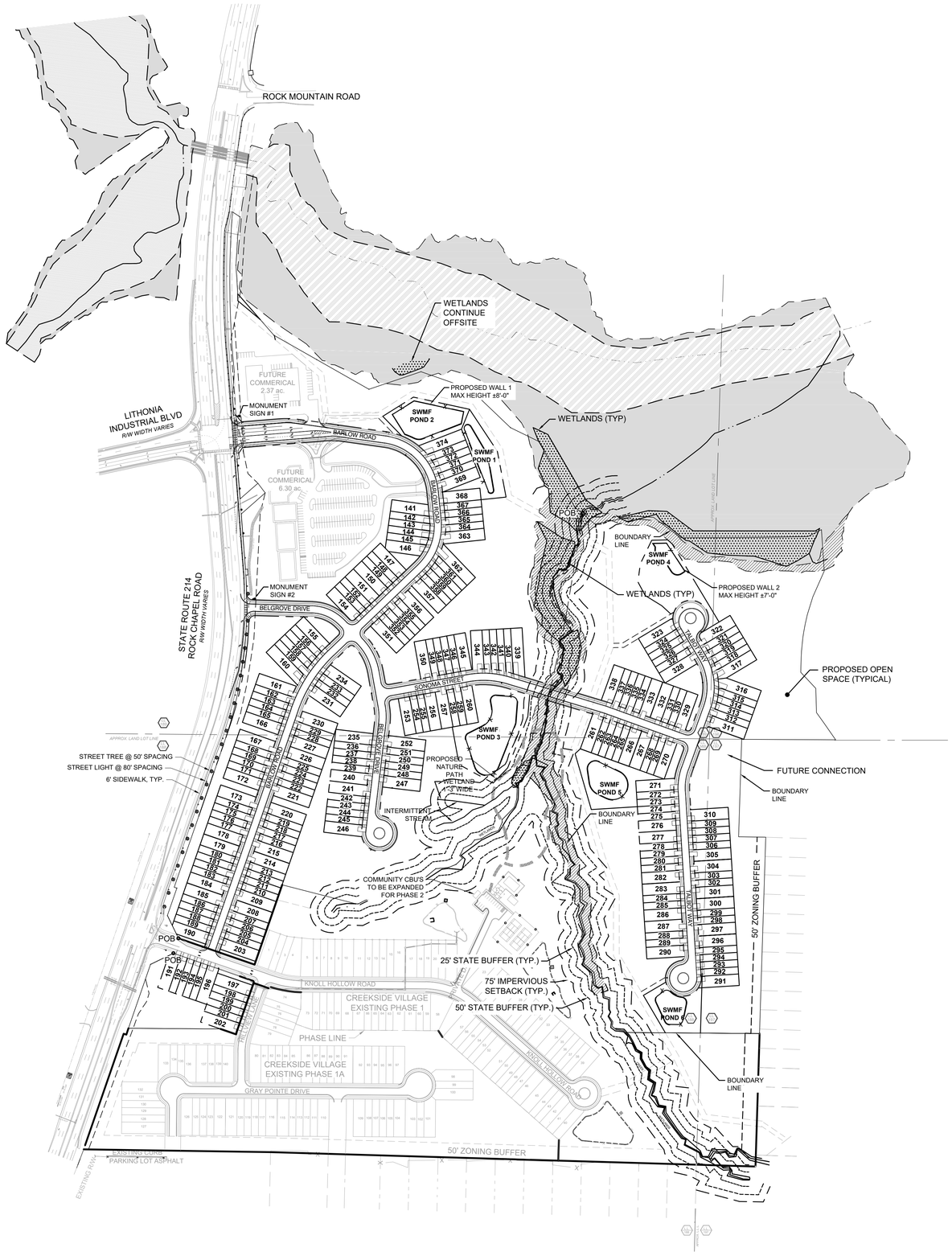

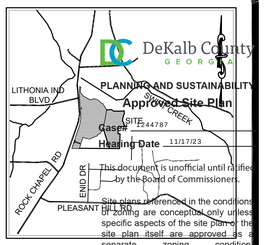

VICINITY MAP
NOT TO SCALE

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Site plans referenced in the conditions of zoning are conceptual, only unless specific aspects of the site plan or the site plan itself are approved as a variance, zoning condition or stipulation.

Development shall meet or exceed the requirements of zoning conditions and all other applicable law, standards and regulations of DeKalb County. Compliance with the conditions of zoning shall be demonstrated prior to the issuance of a land disturbance permit or building permit and conditional improvements shall be in place prior to the issuance of the first certificate of occupancy.

NOTE:
ALL PROPOSED IMPROVEMENTS SHOWN WITHIN STATE ROUTE 214 (AKA ROCK CHAPEL ROAD) RIGHT-OF-WAY ARE SUBJECT TO THE APPROVAL OF THE GEORGIA DEPARTMENT OF TRANSPORTATION.

LOT TABLE	
PHASE	# OF UNITS
EXISTING PH 1	73
EXISTING PH 1A	67
PROPOSED PH 2	234
TOTAL	374

GRID NORTH

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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COA NO. PER 004798
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

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CUMMING, GEORGIA 30040
Ph. (678) 807-7100

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OVERALL DEVELOPMENT PLAN FOR CREEKSIDE VILLAGE PHASE 2 TOWNHOMES

LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

811
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OR DIAL 811

DATE	REVISIONS
1. 1/27/23	REVISED PER COUNTY COMMENTS
2. 7/3/23	REVISED PER COUNTY COMMENTS
3. 8/21/23	REVISED PER COUNTY COMMENTS
4. 9/13/23	REVISED PER COUNTY AND GIS COMMENTS
5. 10/16/23	REVISED PER DEKALB PLANNING COMMENTS
6.	
7.	
8.	

DATE:	7/27/22
SCALE:	1" = 200'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED
No. 033637
PROFESSIONAL ENGINEER
SEAN PAUL HAYES
10/18/23

GSWCC# 0000058941

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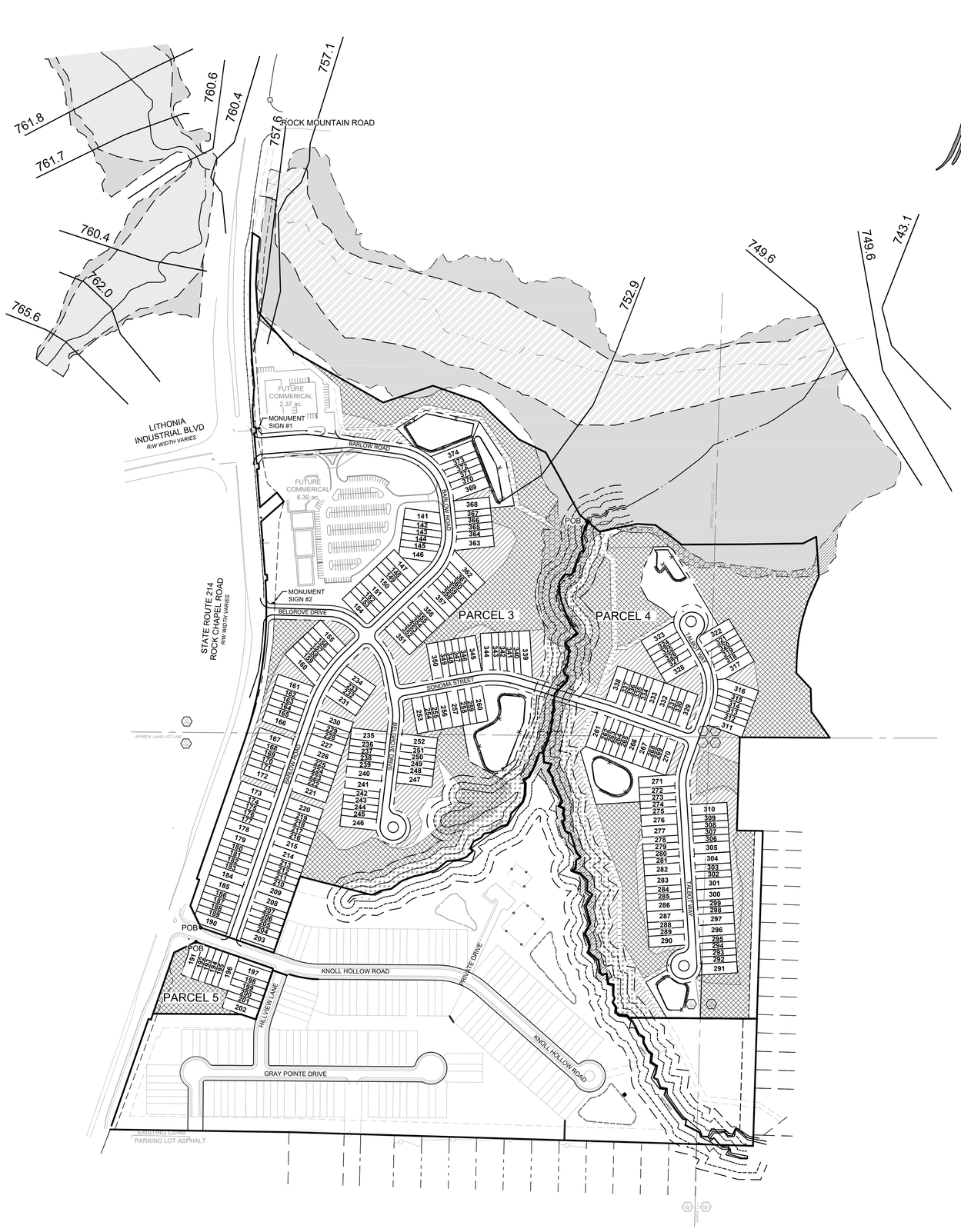

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PARCEL 3 OPEN SPACE	
	ACRES
UNDISTURBED OPEN SPACE/TREE SAVE AREA	8.10
BUFFER	1.52
FLOOD	1.52
UTILITY ESMT	0.49
DEVELOPED OPEN SPACE	4.25
TOTAL OPEN SPACE	15.87
TOTAL SITE ACREAGE	44.63
OPEN SPACE PERCENTAGE	35.57%

PARCEL 4 OPEN SPACE	
	ACRES
UNDISTURBED OPEN SPACE/TREE SAVE AREA	7.43
BUFFER	1.68
FLOOD	1.84
UTILITY ESMT	0.89
DEVELOPED OPEN SPACE	2.49
TOTAL OPEN SPACE	14.32
TOTAL SITE ACREAGE	30.77
OPEN SPACE PERCENTAGE	46.54%

PARCEL 5 OPEN SPACE	
	ACRES
UNDISTURBED OPEN SPACE/TREE SAVE AREA	0.70
BUFFER	0.00
FLOOD	0.00
UTILITY ESMT	0.00
DEVELOPED OPEN SPACE	0.00
TOTAL OPEN SPACE	0.70
TOTAL SITE ACREAGE	1.68
OPEN SPACE PERCENTAGE	41.67%

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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LANDSCAPE ARCHITECT
LAND PLANNING
COA NO. PER 004798
COA NO. LSF 000995

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OPEN SPACE PLAN
FOR
CREEKSIDE VILLAGE PHASE 2 TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 1/27/23	REVISED PER COUNTY COMMENTS
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3. 8/21/23	REVISED PER COUNTY COMMENTS
4. 9/13/23	REVISED PER COUNTY AND GIS COMMENTS
5. 10/16/23	REVISED PER DEKALB PLANNING COMMENTS
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QM: EAN, 4-51

DATE:	7/27/22
SCALE:	1" = 200'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAN PAUL HAYES
10/18/23

GSWCC# 0000058941

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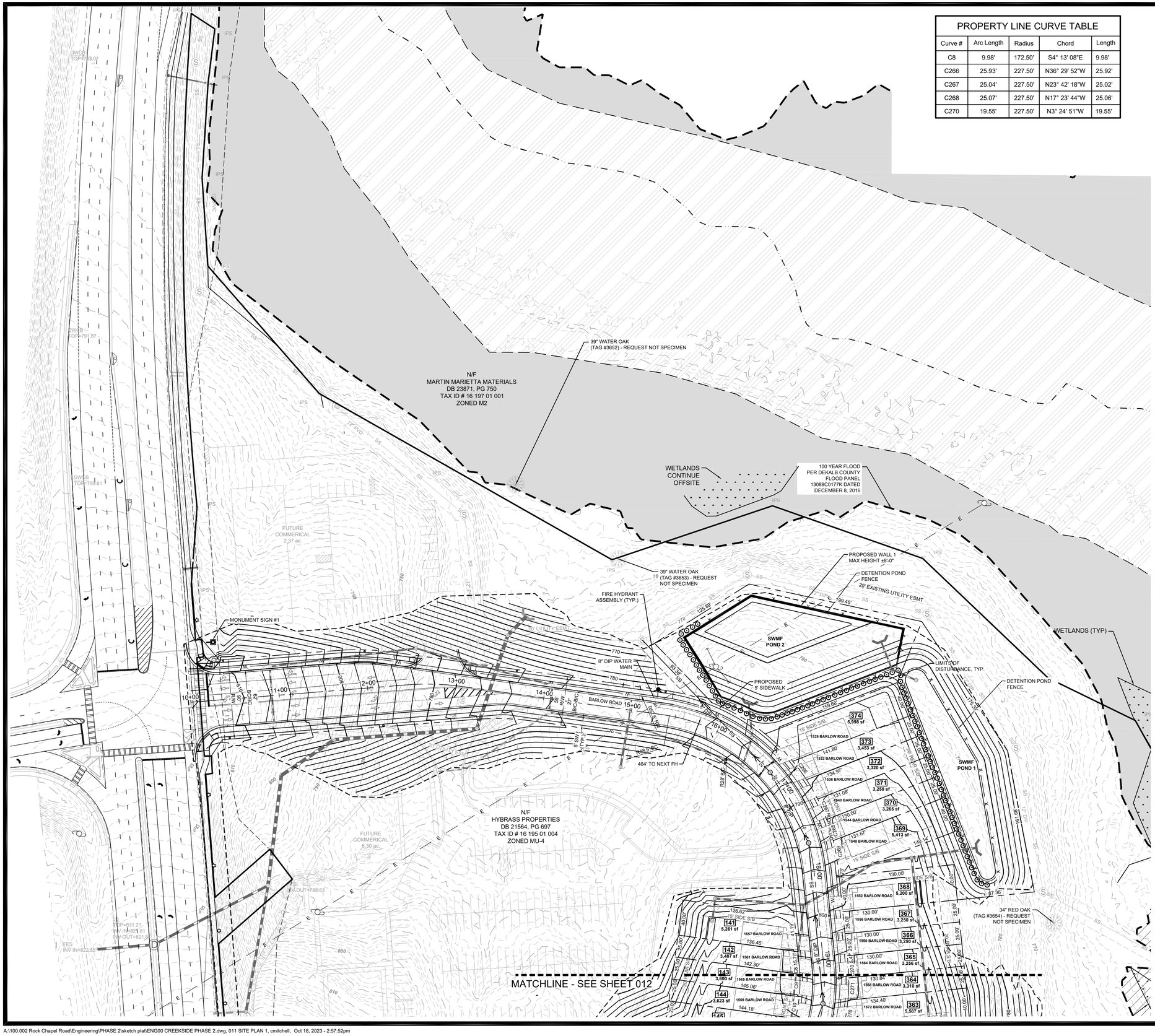
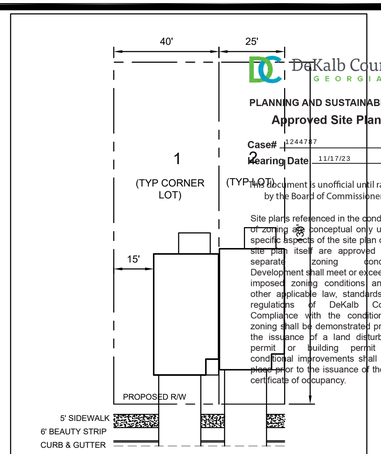
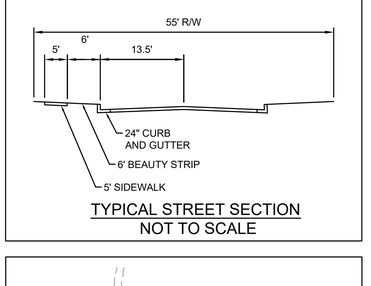
PROPERTY LINE CURVE TABLE				
Curve #	Arc Length	Radius	Chord	Length
C8	9.98'	172.50'	S4° 13' 08"E	9.98'
C266	25.93'	227.50'	N36° 29' 52"W	25.92'
C267	25.04'	227.50'	N23° 42' 18"W	25.02'
C268	25.07'	227.50'	N17° 23' 44"W	25.06'
C270	19.55'	227.50'	N3° 24' 51"W	19.55'





NOTE:
ALL PROPOSED LOTS WILL FOLLOW THE TYPICAL LOT LAYOUT INFORMATION, INCLUDING DIMENSIONS SHOWN ABOVE, UNLESS OTHERWISE LABELLED ON THE PLAN.

TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL STREET SECTION
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DeKalb County
GEORGIA

PLANNING AND SUSTAINABILITY
Approved Site Plan

Case# L244787
Hearing Date 11/17/23

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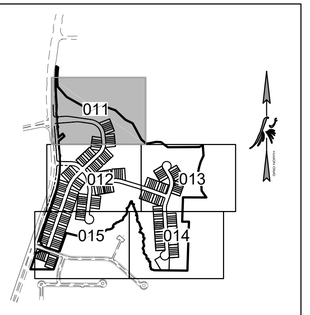

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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SITE PLAN 1
FOR
CREEKSIDE VILLAGE PHASE 2 TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	
DATE	
1. 1/27/23	REVISED PER COUNTY COMMENTS
2. 7/3/23	REVISED PER COUNTY COMMENTS
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DATE:	7/27/22
SCALE:	1" = 50'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED
No. 033637
PROFESSIONAL
ENGINEER
SEAN PAUL HAYES
10/19/23

GSWCC# 0000058941
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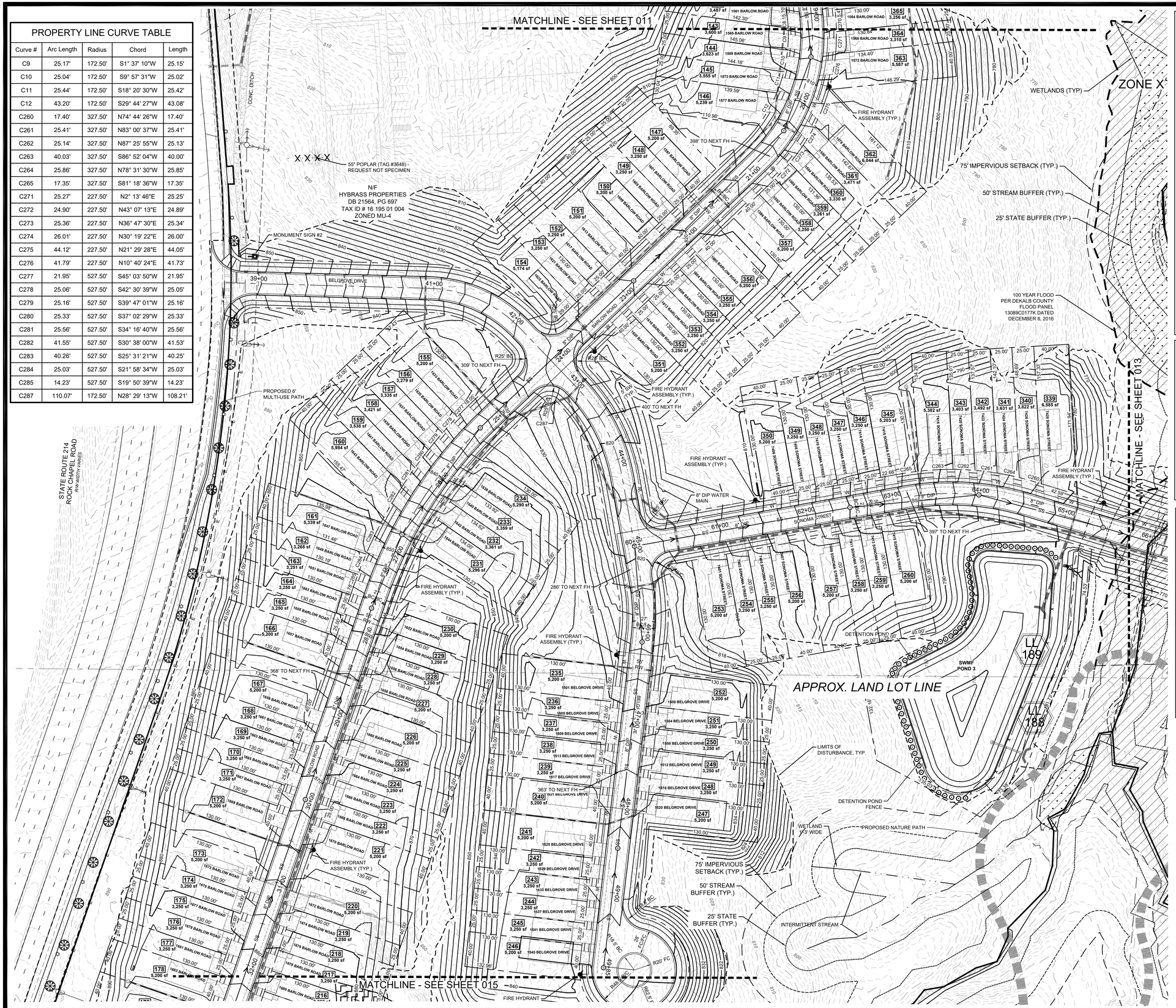
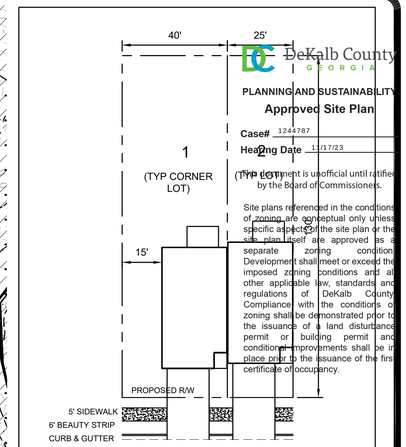
A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\ENG00 CREEKSIDE PHASE 2.dwg, 011 SITE PLAN 1, cmitchell, Oct 18, 2023 - 2:57:52pm

PROPERTY LINE CURVE TABLE

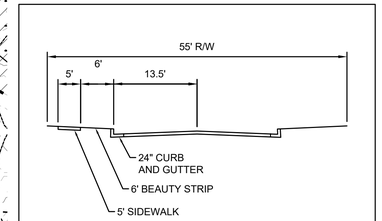
Curve #	Arc Length	Radius	Chord	Length
C9	25.17'	172.50'	S1° 37' 10"W	25.15'
C10	25.04'	172.50'	S9° 57' 31"W	25.02'
C11	25.44'	172.50'	S18° 20' 30"W	25.42'
C12	43.20'	172.50'	S29° 44' 27"W	43.08'
C260	17.40'	327.50'	N74° 44' 26"W	17.40'
C261	25.41'	327.50'	N83° 00' 37"W	25.41'
C262	25.14'	327.50'	N87° 25' 55"W	25.13'
C263	40.03'	327.50'	S86° 52' 04"W	40.00'
C264	25.86'	327.50'	N78° 31' 30"W	25.85'
C265	17.35'	327.50'	S81° 18' 36"W	17.35'
C271	25.27'	227.50'	N2° 13' 46"E	25.25'
C272	24.90'	227.50'	N43° 07' 13"E	24.89'
C273	25.36'	227.50'	N36° 47' 30"E	25.34'
C274	26.01'	227.50'	N30° 19' 22"E	26.00'
C275	44.12'	227.50'	N21° 29' 28"E	44.05'
C276	41.79'	227.50'	N10° 40' 24"E	41.73'
C277	21.95'	527.50'	S45° 03' 50"W	21.95'
C278	25.06'	527.50'	S42° 30' 39"W	25.05'
C279	25.16'	527.50'	S39° 47' 01"W	25.16'
C280	25.33'	527.50'	S37° 02' 29"W	25.33'
C281	25.56'	527.50'	S34° 16' 40"W	25.56'
C282	41.55'	527.50'	S30° 38' 00"W	41.53'
C283	40.26'	527.50'	S25° 31' 21"W	40.25'
C284	25.03'	527.50'	S21° 58' 34"W	25.03'
C285	14.23'	527.50'	S19° 50' 39"W	14.23'
C287	110.07'	172.50'	N28° 29' 13"W	108.21'



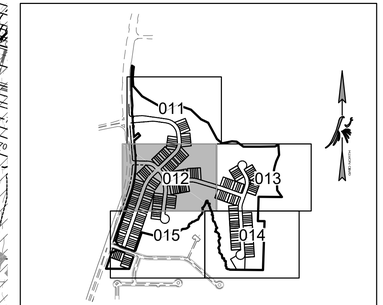


NOTE:
ALL PROPOSED LOTS WILL FOLLOW THE TYPICAL LOT LAYOUT INFORMATION, INCLUDING DIMENSIONS SHOWN ABOVE, UNLESS OTHERWISE LABELLED ON THE PLAN.

TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

CIVIL ENGINEERING
CON NO. PER 004798
CONSTRUCTION MANAGEMENT
LAND SURVEYING
CON NO. LSF 000995
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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CUMMING, GEORGIA 30040
Ph. (678) 807-7106

www.fdc-llc.com

SITE PLAN 2
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	DATE
1. REVISED PER COUNTY COMMENTS	1/27/23
2. REVISED PER COUNTY COMMENTS	7/3/23
3. REVISED PER COUNTY COMMENTS	8/21/23
4. REVISED PER COUNTY AND GIS COMMENTS	9/13/23
5. REVISED PER DEKALB PLANNING COMMENTS	10/18/23
6.	
7.	
8.	

Know what's below.
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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	7/27/22
SCALE:	1" = 50'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAN PAUL HAYES
10/18/23

GSWCC# 0000058941

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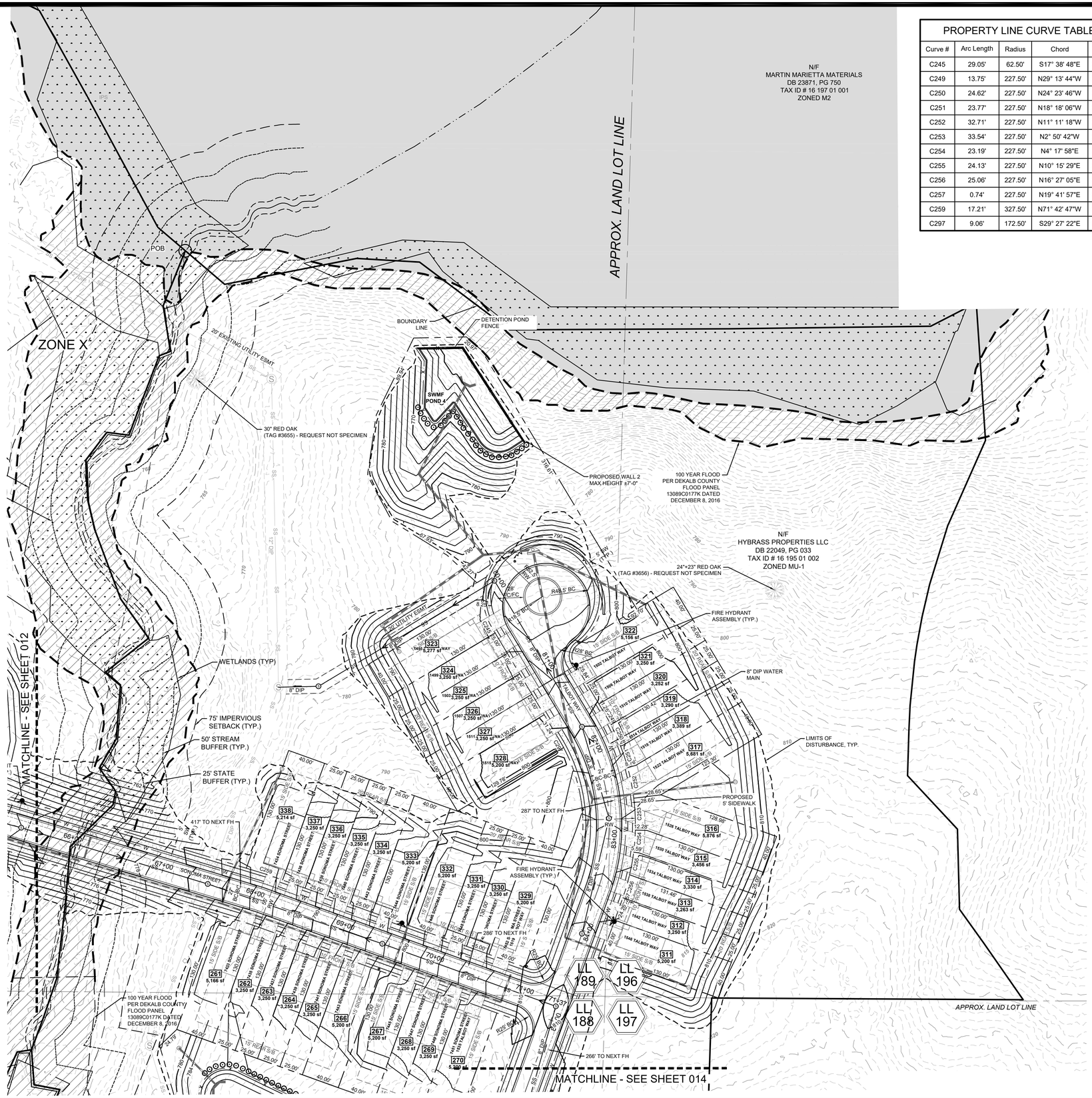
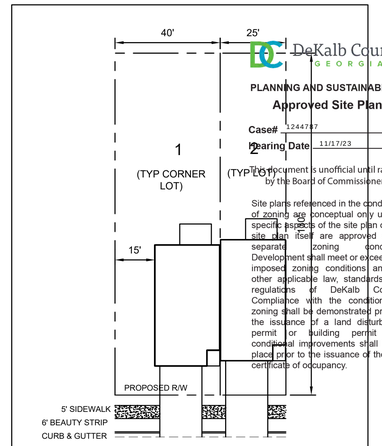
A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\ENG00 CREEKSIDE PHASE 2.dwg, 012 SITE PLAN 2, cmitchell, Oct 18, 2023 - 2:58:26pm



PROPERTY LINE CURVE TABLE

Curve #	Arc Length	Radius	Chord	Length
C245	29.05'	62.50'	S17° 38' 48"E	28.79'
C249	13.75'	227.50'	N29° 13' 44"W	13.75'
C250	24.62'	227.50'	N24° 23' 46"W	24.61'
C251	23.77'	227.50'	N18° 18' 06"W	23.76'
C252	32.71'	227.50'	N11° 11' 18"W	32.69'
C253	33.54'	227.50'	N2° 50' 42"W	33.51'
C254	23.19'	227.50'	N4° 17' 58"E	23.18'
C255	24.13'	227.50'	N10° 15' 29"E	24.12'
C256	25.06'	227.50'	N16° 27' 05"E	25.04'
C257	0.74'	227.50'	N19° 41' 57"E	0.74'
C259	17.21'	327.50'	N71° 42' 47"W	17.21'
C297	9.06'	172.50'	S29° 27' 22"E	9.06'



NOTE:
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TYPICAL LOT LAYOUT
NOT TO SCALE

DeKalb County GEORGIA
PLANNING AND SUSTAINABILITY
Approved Site Plan
Case# 1244787
Hearing Date 11/17/23
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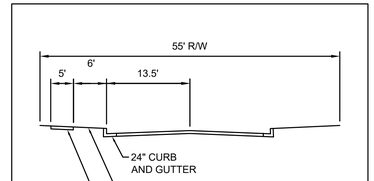
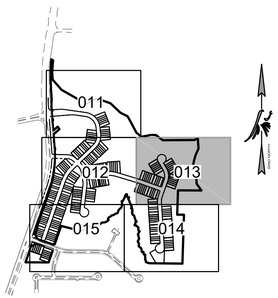


TYPICAL STREET SECTION
NOT TO SCALE



GRID NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

CIVIL ENGINEERING
COA NO. PER 004798
CONSTRUCTION MANAGEMENT
LAND SURVEYING
COA NO. LSF 000995
LANDSCAPE ARCHITECT
LAND PLANNING

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CUMMING, GEORGIA 30040
Ph. (678) 807-7100

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SITE PLAN 3 FOR CREEKSIDE VILLAGE PHASE 2 TOWNHOMES

LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS		
DATE		
1. 1/27/23	REVISED PER COUNTY COMMENTS	
2. 7/3/23	REVISED PER COUNTY COMMENTS	
3. 8/21/23	REVISED PER COUNTY COMMENTS	
4. 9/13/23	REVISED PER COUNTY AND GIS COMMENTS	
5. 10/16/23	REVISED PER DEKALB P. ANNING COMMENTS	
6.		
7.		

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OR DIAL 811

DATE:	7/27/22
SCALE:	1" = 50'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED
No. 033637
PROFESSIONAL
ENGINEER
SEAN PAUL HAYES
10/18/23

GSWCC# 0000058941
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MATCHLINE - SEE SHEET 013

PROPERTY LINE CURVE TABLE				
Curve #	Arc Length	Radius	Chord	Length
C187	147.28'	62.48'	N79° 58' 28"W	115.47'

N/F
LINDA B SCOTT
DB 4994, PG 006
TAX ID # 16 197 02 009
ZONED MU-1

N/F
LANDLIFE, LLC
TAX ID # 16 188 02 122
ZONED MU-1

N/F
LYONS GATE GROUP LLC
DB 22049, PG 033
TAX ID # 16 195 01 002
ZONED MU-1

PIEDMONT TRACE
SUBDIVISION
PB 239, PG 115
R85

13089C0177K DATED DECEMBER 8, 2016

DETENTION POND FENCE

BOUNDARY LINE

SWMF POND 5

SWMF POND 6

PROPOSED NATURE PATH

PROPOSED 5' SIDEWALK

LIMITS OF DISTURBANCE, TYP.

FIRE HYDRANT ASSEMBLY (TYP.)

266' TO NEXT FH

271' TO NEXT FH

382' TO NEXT FH

20' EXISTING UTILITY ESMT.

26' EXISTING UTILITY ESMT.

100 YEAR FLOOD PER DEKALB COUNTY FLOOD PANEL 13089C0177K DATED DECEMBER 8, 2016

75' IMPERVIOUS SETBACK (TYP.)

25' STATE BUFFER (TYP.)

30' ZONING BUFFER

100 YR. ELEV. 798.30

APPROX. LAND LOT LINE

121.95'

BOUNDARY LINE

DETENTION POND FENCE

FIRE HYDRANT ASSEMBLY (TYP.)

8" DIP WATER MAIN

TALBOTT WAY STA. 81+00

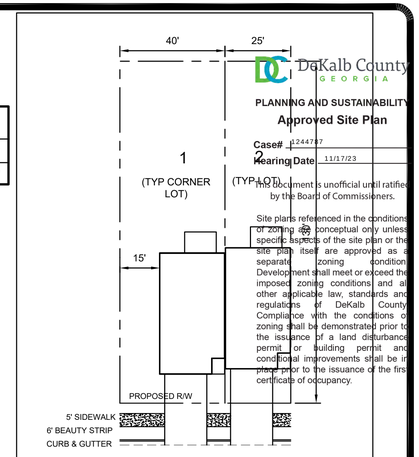
TALBOTT WAY STA. 87+00

TALBOTT WAY STA. 92+00

TALBOTT WAY STA. 97+00

TALBOTT WAY STA. 90+00

LOT	ADDRESS	SQ FT
266		5,200 sf
267		5,200 sf
268		3,250 sf
269		3,250 sf
270		5,200 sf
271	1539 TALBOT WAY	5,276 sf
272	1543 TALBOT WAY	3,250 sf
273	1547 TALBOT WAY	3,250 sf
274	1551 TALBOT WAY	3,250 sf
275	1555 TALBOT WAY	3,250 sf
276	1559 TALBOT WAY	5,200 sf
277	1563 TALBOT WAY	5,200 sf
278	1567 TALBOT WAY	3,250 sf
279	1571 TALBOT WAY	3,250 sf
280	1575 TALBOT WAY	3,250 sf
281	1579 TALBOT WAY	3,250 sf
282	1583 TALBOT WAY	5,200 sf
283	1587 TALBOT WAY	5,200 sf
284	1591 TALBOT WAY	3,250 sf
285	1595 TALBOT WAY	3,250 sf
286	1599 TALBOT WAY	5,200 sf
287	1603 TALBOT WAY	5,200 sf
288	1607 TALBOT WAY	3,250 sf
289	1611 TALBOT WAY	3,250 sf
290	1615 TALBOT WAY	5,200 sf
291	1630 TALBOT WAY	5,340 sf
292	1626 TALBOT WAY	3,250 sf
293	1622 TALBOT WAY	3,250 sf
294	1618 TALBOT WAY	3,250 sf
295	1614 TALBOT WAY	3,250 sf
296	1610 TALBOT WAY	5,200 sf
297	1606 TALBOT WAY	5,200 sf
298	1602 TALBOT WAY	3,250 sf
299	1598 TALBOT WAY	3,250 sf
300	1594 TALBOT WAY	5,200 sf
301		5,200 sf
302	1586 TALBOT WAY	3,250 sf
303	1582 TALBOT WAY	3,250 sf
304	1578 TALBOT WAY	5,200 sf
305	1574 TALBOT WAY	
306	1570 TALBOT WAY	3,250 sf
307	1566 TALBOT WAY	3,250 sf
308	1562 TALBOT WAY	3,250 sf
309	1558 TALBOT WAY	3,250 sf
310	1554 TALBOT WAY	5,200 sf



NOTE:
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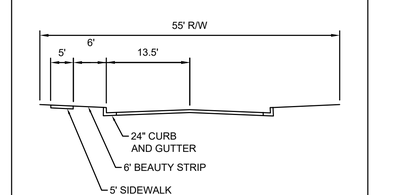
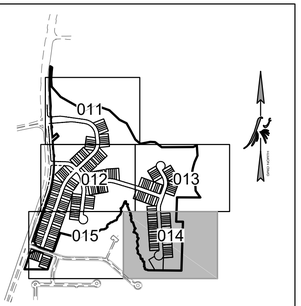
TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE



GRID NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

DeKalb County GEORGIA
PLANNING AND SUSTAINABILITY
Approved Site Plan
Case# L2244787
Hearing Date 11/17/23
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CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING
COA NO. PEF 004798
COA NO. LSF 000995
FALCON DESIGN CONSULTANTS
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CUMMING, GEORGIA 30040
Ph. (678) 807-7106
www.fdc-llc.com

SITE PLAN 4
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS	DATE
1. REVISED PER COUNTY COMMENTS	1/27/23
2. REVISED PER COUNTY COMMENTS	7/3/23
3. REVISED PER COUNTY COMMENTS	8/21/23
4. REVISED PER COUNTY AND GIS COMMENTS	9/15/23
5. REVISED PER DEKALB PLANNING COMMENTS	10/16/23
6.	
7.	
8.	

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(1800) 282-7411 1800-DIGGRUT GEORGIA
QA Date 811

DATE:	7/27/22
SCALE:	1" = 50'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED
No. 033637
PROFESSIONAL
ENGINEER
SEAN PAUL HAYES
10/18/23

GSWCC# 0000058941

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A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\ENG00 CREEKSIDE PHASE 2.dwg, 014 SITE PLAN 4, cmitchell, Oct 18, 2023 - 2:59:27pm

PROPERTY LINE CURVE TABLE				
Curve #	Arc Length	Radius	Chord	Length
C286	18.71'	252.50'	S16° 57' 58"W	18.71'

MATCHLINE - SEE SHEET 012

ROCK CHAPEL RD (R/W VARIES)

PROPOSED 6' MULTI-USE PATH

PROPOSED 5' SIDEWALK

LIMITS OF DISTURBANCE, TYP.

FIRE HYDRANT ASSEMBLY (TYP.)

210' TO NEXT FH

8" DIP WATER MAIN

BOUNDARY LINE

25' STATE BUFFER (TYP.)

56" POPLAR (PREVIOUS TAG #129)

75' IMPERVIOUS SETBACK (TYP.)

N/F LANDLIFE, LLC TAX ID # 16 188 02 122 ZONED MU-1

N/F LAMBROS MARY THEO TAX ID # 16 188 01 004 ZONED M

POB

TIE INTO 8" DIP WATER MAIN

KNOLL HOLLOW ROAD

1645 BELGROVE DRIVE

FIRE HYDRANT ASSEMBLY (TYP.)

N/F HYBRASS PROPERTIES, LLC DB 20502, PG 443 TAX ID # 16 195 01 007 ZONED MU-4

N/F CREEKSIDE VILLAGE, LLC TAX ID # 16 188 02 193 ZONED MU-1

BOUNDARY LINE

CREEKSIDE VILLAGE EXISTING PHASE 1

CREEKSIDE VILLAGE EXISTING PHASE 1A

GRAY POINTE DRIVE

OPEN SPACE

55' A.E.

60' EMERGENCY ACCESS T-OF-WAY

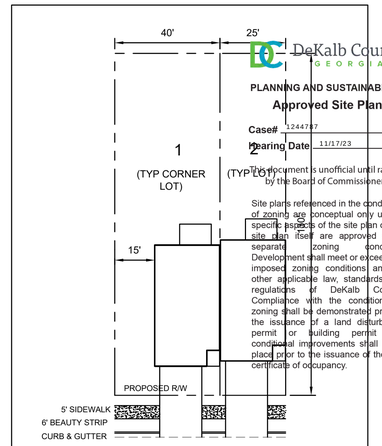
24 IN CMP

13 IN RCP

36" RCP

6' SIDEWALK

EXISTING R/W



NOTE:
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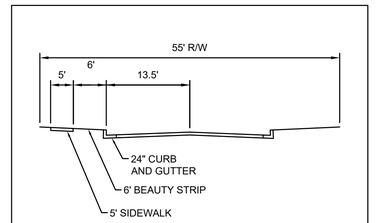
TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL STREET SECTION
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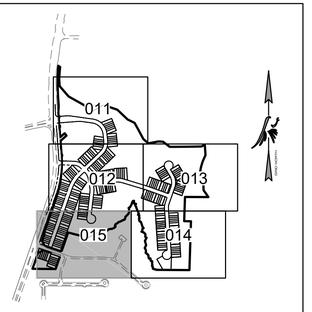

DeKalb County GEORGIA

PLANNING AND SUSTAINABILITY
Approved Site Plan

Case# 1244787

Hearing Date 11/17/23

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CIVIL ENGINEERING
CON NO. PER 004798
CONSTRUCTION MANAGEMENT
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CON NO. LSF 000995
LANDSCAPE ARCHITECT
LAND PLANNING

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CUMMING, GEORGIA 30040
Ph. (678) 807-7100

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SITE PLAN 5
FOR
CREEKSIDE VILLAGE PHASE 2
TOWNHOMES
LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS		
DATE		
1. 1/27/23	REVISED PER COUNTY COMMENTS	
2. 7/3/23	REVISED PER COUNTY COMMENTS	
3. 8/21/23	REVISED PER COUNTY COMMENTS	
4. 9/13/23	REVISED PER COUNTY AND GIS COMMENTS	
5. 10/16/23	REVISED PER DEKALB PLANNING COMMENTS	
6.		
7.		
8.		

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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

DATE:	7/27/22
SCALE:	1" = 50'
PROJ NUMBER:	100.002
DRAWN BY:	CM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAN PAUL HAYES
10/18/23

GSWCC# 0000058941

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GRID NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SHEET NUMBER
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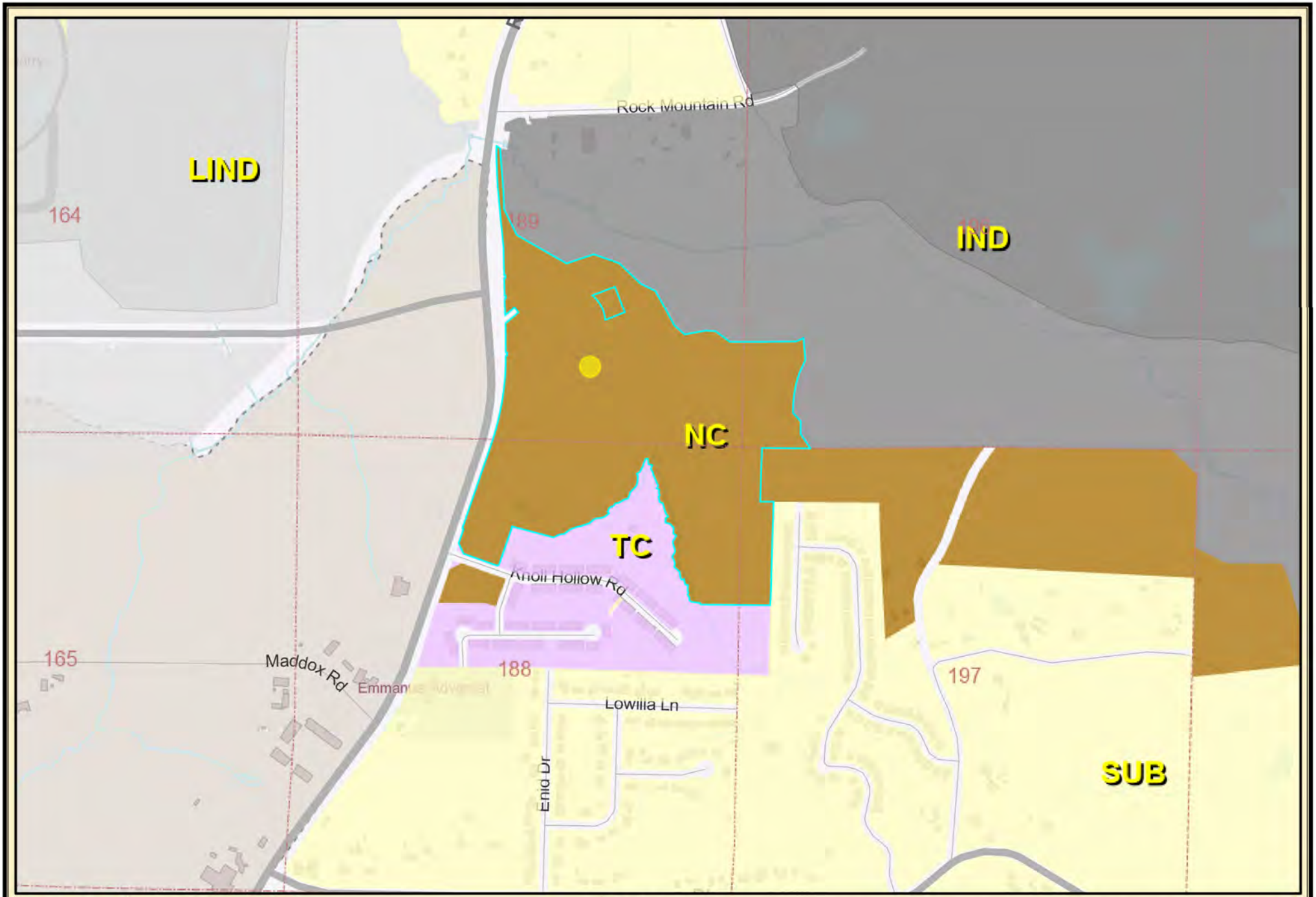
A:\100.002 Rock Chapel Road\Engineering\PHASE 2\sketch plat\ENG00 CREEKSIDE PHASE 2.dwg, 015 SITE PLAN 5, cmitchell, Oct 18, 2023 - 2:59:57pm



Land Use Map

0 0.05 0.1 0.2 0.3 0.4 mi

Date Printed: 8/18/2026

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DeKalb County GIS Disclaimer

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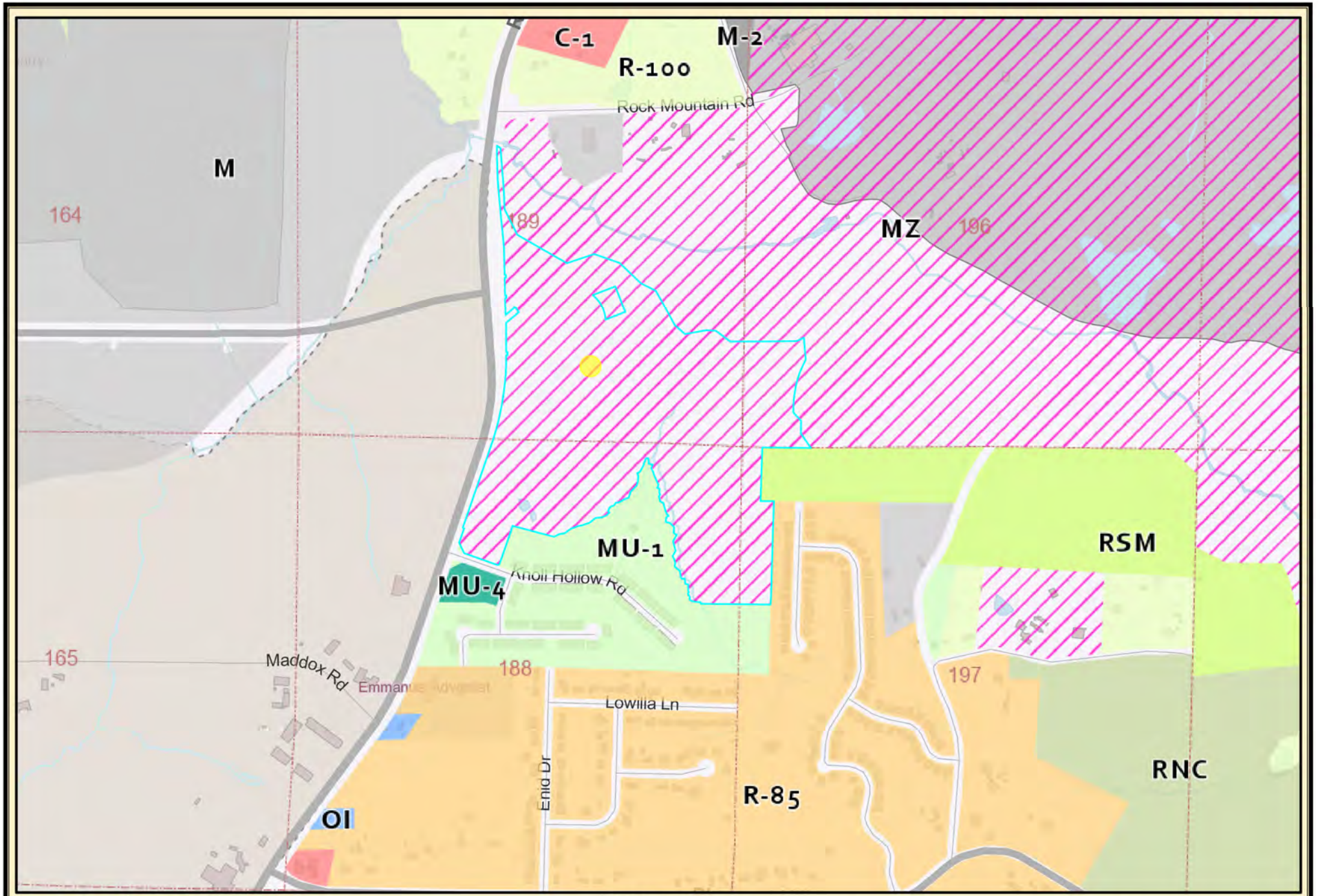

Zoning Map

0 0.05 0.1 0.2 0.3 0.4 mi

Date Printed: 8/18/2026

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Aerial Photo

0 0.05 0.1 0.2 0.3 0.4 mi

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SKETCH PLAT

DeKalb County
GEORGIA

SP
SKETCH PLAT

A change is being proposed for this site

Case Number: **N1.P-Plat #1247962**
Project Name: **Creekside Village Phase 2**
Existing Zoning: MU-4/MU-1
Site Location: **7480 Rock Chapel Road**

Purpose: Major subdivision of approximately 75 acres to construct a mixed-use development including 219 single-family attached (townhome) dwellings. This application is related to P-Plat #1244787, approved on 11/15/2023.

CONTACT US
404.371.2155
www.dekalbcountyga.gov/planning-and-sustainability/planning

Planning Commission Sketch Plat Meeting
Date: 08/26/2026 **Time:** 6:00pm
Zoom ID: https://dekalbcountyga.zoom.us/s/87468073122
Phone: (888)-270-9936
Code: 691303

CONCRET
WASHOUT

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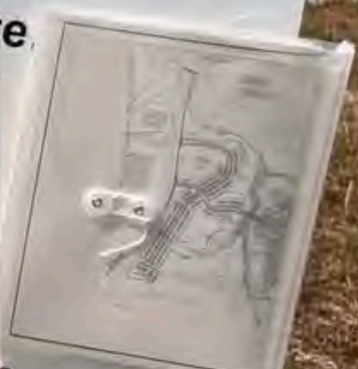

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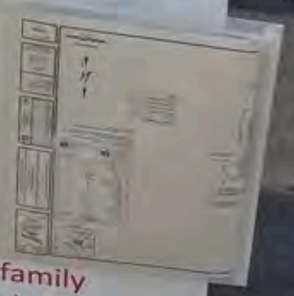

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WRONG WAY

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