

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 2 and 6

Application of Chad Jacobs to rezone property from O-I (Office-Institutional) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a single-family attached (townhome) development, at 729 Old Briarcliff Road.

PETITION NO: N7-2026-1106 Z-26-1248177

PROPOSED USE: Townhome development.

LOCATION: 729 Old Briarcliff Road, Atlanta, GA 30306

PARCEL NO. : 18 057 05 035

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Chad Jacobs to rezone property from O-I (Office-Institutional) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a single-family attached (townhome) development.

RECOMMENDATION:

COMMUNITY COUNCIL: (August 2026) Approval with a condition.

PLANNING COMMISSION: (September 1, 2026) Approval with Conditions.

PLANNING STAFF: (09.24.2026 BOC) Approval with Conditions..

STAFF ANALYSIS: The O-I zoning district primarily allows nonresidential uses associated with offices or institutions (public/private schools and universities for example); the property to the immediate south and east at 1551 Briarcliff Road is also zoned O-I and is used as a television broadcasting studio. The O-I zoning district does permit certain residential uses - multifamily dwellings in particular are permitted by right. The property is located in a Traditional Neighborhood (TN) character area per the *DeKalb County 2050 Unified Plan*, which aims “to preserve the style and appeal of older traditional neighborhood communities. The characteristics include higher pedestrian orientation, sidewalks, and more grid-like street patterns. They have on-street parking, small, regular lots, and buildings closer to the front property line” (*DeKalb County 2050 Unified Plan*, page 39). Regarding new development, the TN character area encourages “new well-designed, small-scale infill multi-family residences and other innovative housing types to increase housing choice, income diversity, and limited neighborhood density” (page 39). The existing lack of pedestrian infrastructure along Old Briarcliff Road does raise some concerns. In spite of its classification as a local street, Old Briarcliff Road appears to function more as a collector or arterial road between Briarcliff Road and Clifton Road to the northeast. While a sidewalk was originally proposed along the property’s frontage (which are the minimum requirements for a development requiring an LDP), a large of portion of Old Briarcliff Road extending from its intersection on Briarcliff Road north to the Michael Kaminski Intramural Park (owned by Emory University) does not contain any. The portion of Briarcliff Road (a minor arterial and a state route) from Fox Lane to the south to the bridge crossing the South Fork of Peachtree Creek to the north is one of the few sections of Briarcliff Road that does not contain sidewalks on either side of the ROW. Furthermore, existing topographic conditions and a channelized T-intersection make the intersection of Briarcliff Road and Old Briarcliff Road potentially hazardous for pedestrians. Two (2) ROW

improvement projects have been proposed for Briarcliff Road in the vicinity of the development site, however. The replacement of the bridge spanning the South Fork of Peachtree Creek is currently in the construction phase of GDOT Project #0013991; sidewalks on both sides of ROW are proposed south of the bridge extension just short of Briarcliff Road's intersection with Old Briarcliff Road. In addition, the DeKalb County Department of Public Works has preliminarily approved plans (#3021688) to extend sidewalks on Briarcliff Road starting at this point southbound past its intersection with Briar Hills Drive; the plans notably provide a sidewalk extension *only* on the western/southbound side of Briarcliff Road, however. Primary concerns raised by participants at Community Council and at Planning Commission meetings have been in regard to the potential amount of disturbance that may take place on-site. The applicant has been amenable to limiting disturbance and preserving greenspace, as well as potentially providing additional sidewalks beyond the property's frontage to address connectivity issues. Additional concerns revolving around potential runoff into adjacent water features appear to be the result of a lack of adequate stormwater infrastructure in existing developments along the Briarcliff Road corridor; many older and established subdivisions lack basic curb-and gutter systems, for example. Newer developments are subject to more modern and stricter infrastructure requirements, which would likely limit additional runoff to Peachtree Creek to the north or Peavine Creek to the east. From a strict land use perspective, the proposal represents an adequate transition in building form and density comparable to surrounding developments and evokes a layout and building form that is encouraged by the TN character area (Sections 7.3.5. (A) and (B)). The number and orientation of units is a downsizing of originally approved LDP plans and would likely have little to no impact to adjacent properties (Sections 7.3.5. (D) and (F)). The potential lack of space for certain infrastructure raised by other departments could be a cause for concern, but this is something that can only be confirmed for compliance at the permitting stage. This and the lack of existing pedestrian infrastructure (Section 7.3.5. (G)) are the key elements keeping the proposal from fully meeting the criteria of Section 7.3.5. of the *Zoning Ordinance*, the applicant has been amenable, however, to providing additional infrastructure that goes beyond the minimum requirements. Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that this application be granted ***"Approval, with the attached conditions"***.

PLANNING COMMISSION VOTE: (September 1, 2026) Approval with Conditions 5-1-1. Commissioner Costello moved, Commissioner Osler seconded for approval with six (6) conditions, per Staff recommendation with an amendment to condition #6 that the HOA be required to specify in their covenant that it will follow condition #6. Commissioner West opposed; Commissioner Cooper abstained; Commissioner Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (August 2026) Approval (11-0-0) with the following condition: The remaining, undeveloped portion of the parcel be dedicated to a permanent conservation or tree preservation easement.

Z-26-1248177 (2026-1106)
Recommended Conditions_09.24.2026 BOC
729 Old Briarcliff Road

1. The subject property shall be developed with up to but no more than 14 single-family attached (either fee simple or condominium) dwelling units in general conformance with the site plan titled “The Flats at Old Briarcliff” and dated May 08, 2024. The site plan is conceptual, however - to allow for flexibility in design after taking existing conditions into account - subject to approval by the Director of Planning and Sustainability or their designee.
2. The developer agrees to install a sidewalk meeting the minimum requirements of Section 5.4.3. of the *Zoning Ordinance* along the entire development site frontage on Old Briarcliff Road and beyond terminating south at the intersection with Briarcliff Road, subject to approval by the Department of Public Works and the Director of Planning and Sustainability or their designee.
3. Dwelling units with frontage on Old Briarcliff Road shall be set back at a distance no greater than 20 feet from the front property line along Old Briarcliff Road.
4. Units with frontages on Old Briarcliff Road shall provide pedestrian paths/walkways that extend from each units’ entrances to the sidewalk to be provided on Old Briarcliff Road.
5. Units shall be constructed in general conformance to the materials/tones shown in attached renderings submitted by the applicant, subject to approval by the Historic Preservation Commission (HPC) and the Director of Planning and Sustainability or their designee.
6. A minimum of 40 percent of the development site shall be left undisturbed in perpetuity.

Planning Commission Hearing Date: September 1, 2026
Board of Commissioners Hearing Date: September 24, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1248177	File ID #: 2026-1106
Address:	729 Old Briarcliff Road, Atlanta, GA 30306	Commission Districts: 2 and 6
Parcel ID(s):	18 057 05 035	
Request:	Rezone property from OI (Office-Institutional) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a single-family attached (townhome) development.	
Property Owner(s):	Mh Old Briarcliff Llc	
Applicant/Agent:	Chad Jacobs	
Acreage:	Approx. 2.13 acres	
Existing Land Use:	Vacant	
Adjacent Zoning:	North: OI, R-75 South: OI East: OI West: R-75	
Comprehensive Plan:	Consistent X Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

BACKGROUND

The applicant, Chad Jacobs, requests a rezoning of the subject property from the OI (Office-Institutional) zoning district to the MR-1 (Medium Density Residential-1) zoning district to allow for a single-family attached (townhome) development.

The subject property is currently undeveloped. In 2022, Staff approved a Land Development/Disturbance Permit (LDP) for a multifamily development consisting of 24 units located across two (2) proposed three (3)-story structures. Although this LDP was approved, no work appears to have ever taken place and said LDP has since expired. The new request to rezone to MR-1 represents a reduction in the intensity of the use in question (single-family attached versus multifamily dwellings) as well as the overall density (14 units, or 6.57 units per acre, compared with the original proposal of 24 units, or 11.27 units per acre).

The applicant has provided two potential (2) renderings of the units engaging Old Briarcliff Road; one shows front-facing entrances, and another shows rear porches with the primary entrances facing internally. Two-car garages would all face internally towards the development and away from the public Right-of-Way (ROW). At the time of this analysis, the units are proposed to be fee-simple, but condominiums are also possible.

The site appears to be heavily forested, and state waters traverse the southern portion of the property. The property is also located within the Druid Hills Historic District, which requires a Certificate of Appropriateness (COA) from the Historic Preservation Commission (HPC) prior to any approval of a permit application.

STAFF ANALYSIS

The OI zoning district primarily allows nonresidential uses associated with offices or institutions (public/private schools and universities for example); the property to the immediate south and east at 1551 Briarcliff Road is also zoned OI and is used as a television broadcasting studio. The OI zoning district does permit certain residential uses - multifamily dwellings in particular are permitted by-right.

The property is located in a Traditional Neighborhood (TN) character area per the *DeKalb County 2050 Unified Plan*, which aims “to preserve the style and appeal of older traditional neighborhood communities... The characteristics include higher pedestrian orientation, sidewalks, and more grid-like street patterns. They have on-street parking, small, regular lots, and buildings closer to the front property line” (*DeKalb County 2050 Unified Plan*, page 39). Regarding new development, the TN character area encourages “new well-designed, small-scale infill multi-family residences and other innovative housing types to increase housing choice, income diversity, and limited neighborhood density” (page 39).

The existing lack of pedestrian infrastructure along Old Briarcliff Road does raise some concerns. In spite of its classification as a local street, Old Briarcliff Road appears to function more as a collector or arterial road between Briarcliff Road and Clifton Road to the northeast. While a sidewalk was originally proposed along the property’s frontage (which are the minimum requirements for a development requiring an LDP), a large of portion of Old Briarcliff Road extending from its intersection on Briarcliff Road north to the Michael Kaminski Intramural Park (owned by Emory University) does not contain any. The portion of Briarcliff Road (a minor arterial and a state route) from Fox Lane to the south to the bridge crossing the South Fork of Peachtree Creek to the north is one of the few sections of Briarcliff Road that does not contain sidewalks on either side of the ROW. Furthermore, existing topographic conditions and a channelized T-intersection make the intersection of Briarcliff Road and Old Briarcliff Road potentially hazardous for pedestrians.

Two (2) ROW improvement projects have been proposed for Briarcliff Road in the vicinity of the development site, however. The replacement of the bridge spanning the South Fork of Peachtree Creek is currently in the construction phase of GDOT Project #0013991; sidewalks on both sides of ROW are proposed south of the bridge extension just short of Briarcliff Road’s intersection with Old Briarcliff Road. In addition, the DeKalb County Department of Public Works has preliminarily approved plans (#3021688) to extend sidewalks on Briarcliff Road starting at this point southbound past its intersection with Briar Hills Drive; the plans notably provide a sidewalk extension **only** on the western/southbound side of Briarcliff Road, however.

Primary concerns raised by participants at Community Council and at Planning Commission meetings have been in regard to the potential amount of disturbance that may take place on-site. The applicant has been amenable to limiting disturbance and preserving greenspace, as well as potentially providing additional sidewalks beyond the property’s frontage to address connectivity issues. Additional concerns revolving around potential runoff into adjacent water features appear to be the result of a lack of adequate stormwater infrastructure in existing developments along the Briarcliff Road corridor; many older and established subdivisions lack basic curb-and-gutter systems, for example. Newer developments are subject to more modern and stricter infrastructure requirements, which would likely limit additional runoff to Peachtree Creek to the north or Peavine Creek to the east.

FINDINGS OF FACT

The following findings address each of the applicable standards and factors under Section 27-7.3.5. of the DeKalb County *Zoning Ordinance* governing review of proposed rezoning applications.

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.**
The proposal for fewer units and specifically the proposal for conventional attached units preserves the style and appeal of established developments while increasing housing diversity. The units are proposed to more closely engage the Old Briarcliff Road frontage and the proposal evokes a design that is more urbanist and pedestrian-oriented, which the TN character area encourages. The proposal would likely conform more with the goals and intent of the character area compared to what is currently allowed by-right.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
The property is in close proximity to the Briarcliff Road corridor, which contains a notable diversity of existing housing stock from single-family detached dwellings (consisting primarily of mid-century ranch and split-level houses) to single-family attached townhouses and multifamily dwellings, the latter of which could already be permitted by-right without a rezoning request under the current OI zoning.
- The use and layout of the proposal are compatible with existing uses and would have little to no impact on adjacent or neighboring properties. The number of units proposed is well short of the minimum required for a traffic study and there appears to be ample space for the preservation of existing greenspace and the avoidance of state waters.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The current OI zoning designation would primarily allow for a wider variety of nonresidential uses (except for multifamily dwellings). These uses could be developed on the property by-right without a public hearing, but would likely be less in conformance with the intent of the *DeKalb County 2050 Unified Plan* and could potentially be less compatible with existing development patterns.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
Little to no impact is expected to adjacent properties, barring construction activities associated with disturbance on the site. The proposed dwelling units would have less of an impact on surrounding properties compared to the previously approved by-right LDP.
- 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.**
Both GDOT and Public Works projects are currently underway to improve the Briarcliff Road ROW in proximity to the development site. Sidewalks are planned to extend south from the new bridge over the South Fork of Peachtree Creek; however, the sidewalk along the eastern side of the ROW will terminate short of the intersection with Old Briarcliff Road.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**
The subject property is located in the Druid Hills Historic District. Any new construction may require a Certificate of Appropriateness (COA) granted by the Historic Preservation Commission (HPC). The applicant has been in correspondence with Staff and is aware of this requirement. At the time of this analysis, there do not appear to be any historic structures or resources present on the subject property.

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.

Land Development has provided comments that raise potential doubts as to whether or not the site may be able to fit required stormwater management systems without some degree of disturbance, and noted that traditional detention/retention ponds are not possible. Compliance with the *Land Development Code* would be determined at the Sketch Plat and/or LDP phase of permitting, however.

The proposed use would not likely cause any significant traffic impacts to surrounding developments. The number of units is well short of the necessary needed to require a traffic study, and there is no significant burden that would be placed on County schools.

The lack of existing pedestrian infrastructure is another concern, due to the lack of sidewalks along frontages adjacent to the subject property. The intersection of Briarcliff Road with Old Briarcliff may be particularly hazardous to pedestrians. The proposal would potentially provide for sidewalks to connect to Briarcliff Road, but there appear to be steep slopes that could prevent a full connection. The potential provision of additional sidewalks to connect to this intersection, if said provision is feasible, may be disproportionate to the size and scope of the proposal as a whole.

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

State waters traverse the southern portion of the development site, which call for a 75-foot undisturbed buffer; a variance from the Land Development division would be required to intrude into the first 25 feet of this buffer. Further intrusion would require state approval. At the time of this analysis, there does not appear to be any proposed disturbance in this buffer.

Community members have raised concerns about the potential for the proposal to affect nearby State waters features, such as Peachtree Creek to the north and Peavine Creek to the east. Site inspections of the subject property and nearby developments have revealed that many existing developments lack modern stormwater detention facilities and may be responsible for many existing or potential adverse impacts. Newer developments are subject to stricter infrastructure requirements (per the *Land Development Code*) and may actually help to mitigate some of these concerns.

The property is heavily forested, and the proposal would need to meet all minimum requirements of the *Tree Ordinance* at the permitting stage.

RECOMMENDATION

From a strict land use perspective, the proposal represents an adequate transition in building form and density comparable to surrounding developments and evokes a layout and building form that is encouraged by the TN character area (Sections 7.3.5. (A) and (B)). The number and orientation of units is a downsizing of originally-approved LDP plans and would likely have little to no impact to adjacent properties (Sections 7.3.5. (D) and (F)).

The potential lack of space for certain infrastructure raised by other departments could be a cause for concern, but this is something that can only be confirmed for compliance at the permitting stage. This and the lack of existing pedestrian infrastructure (Section 7.3.5. (G)) are the key elements keeping the proposal from fully meeting the criteria of Section 7.3.5. of the *Zoning Ordinance*; the applicant has been amenable, however, to providing additional infrastructure that goes beyond the minimum requirements. *Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation*

of the Planning & Sustainability Department that application **Z-26-1248177** be granted **APPROVAL WITH** the following **CONDITIONS**:

CONDITIONS

1. The subject property shall be developed with up to but no more than 14 single-family attached (either fee-simple or condominium) dwelling units in general conformance with the site plan titled “The Flats at Old Briarcliff” and dated May 08, 2024. The site plan is conceptual, however - to allow for flexibility in design after taking existing conditions in account - subject to approval by the Director of Planning and Sustainability or their designee.
2. The developer agrees to install a sidewalk meeting the minimum requirements of Section 5.4.3. of the *Zoning Ordinance* along the entire development site frontage on Old Briarcliff Road and beyond terminating south at the intersection with Briarcliff Road, subject to approval by the Department of Public Works and the Director of Planning and Sustainability or their designee.
3. Dwelling units with frontage on Old Briarcliff Road shall be set back at a distance no greater than 20 feet from the front property line along Old Briarcliff Road.
4. Units with frontages on Old Briarcliff Road shall provide pedestrian paths/walkways that extend from each units’ entrances to the sidewalk to be provided on Old Briarcliff Road.
5. Units shall be constructed in general conformance to the materials/tones shown in attached renderings submitted by the applicant, subject to approval by the Historic Preservation Commission (HPC) and the Director of Planning and Sustainability or their designee.
6. A minimum of 40 percent of the development site shall be left undisturbed in perpetuity.

From: [Beth Ganga](#)
To: [Chappell, Adam W](#)
Cc: [Spears, Michelle L](#); [Holly M. Smith](#)
Subject: Fw: Please Oppose Planning Commission Agenda Item N7 for Z-26-1248177
Date: Tuesday, September 1, 2026 1:07:41 PM
Attachments: [Outlook-jgobkcoa.png](#)
[Outlook-4jgqvypj.png](#)

Hi Adam,

We received the message below regarding the proposed townhome development on Old Briarcliff. Please see the concern highlighted in yellow regarding the public notice for this rezoning application and the allegation that it was posted in a way that made it less visible to surrounding neighbors.

Can you provide some background on how notice was provided for this application, whether all applicable public notice requirements were met, and any other information that would help us respond to this concern?

Thanks,

Beth

Beth Ganga (she/her)

Policy and Planning Director

DeKalb County Government | District 2 Board of Commissioners | Michelle Long Spears

Manuel J. Maloof Center | 1300 Commerce Drive Decatur | GA 30030

Email: aeganga@dekalbcountyga.gov

Office: 404-371-3054

Mobile: 404-922-8324

D2 Constituent Text Line: 470-722-1654



From: Marti Breen [REDACTED]
Sent: Tuesday, September 1, 2026 9:02 AM
To: Spears, Michelle L <mlspears@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>
Cc: Beth Ganga <aeganga@dekalbcountyga.gov>; Holly M. Smith <hmsmith@dekalbcountyga.gov>
Subject: Please Oppose Planning Commission Agenda Item N7 for Z-26-1248177

Herbert Taylor Park within DeKalb County District 2 and is already subject to extreme runoff from South Fork Peachtree Creek. The above item seeks to develop land along Peavine Creek in a portion of the county that is currently a highly prized forest. Development of this property, even with the conditions the Planning Commission staff includes as an attachment

(there are actually 2 attachments listed on the agenda, but the second applies to the zoning item above rather than this application, perhaps indicating the attention to detail that the staff gives these zoning applications?) do not adequately address control of run off anticipated from the proposed buildings/parking areas. Nor does the request address the impact of the development upon traffic, utilities, and other infrastructure. For all these reasons we respectfully request that you oppose this rezoning request.

This development was strongly opposed and led to the creation of a group to do so 10 years ago. This particular rezoning has been deliberately posted so as to make it less visible for neighbors therefore negating the opportunity for neighbors to comment, a move that calls into question the integrity of the process. I hope you will act accordingly,

Marti Breen

Co-Chair, Friends of Herbert Taylor Park



DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments September 2026****N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:**

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:

Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

N4. SLUP-26-1248176 (2026-1101) 4850 Redan Road:

Redan Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5. Z-26-1248179 (2026-1102) 3970 Norman Road:

Norman Road is classified as a collector road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane or a 10-foot multi-use path. It requires pedestrian scale streetlights.

N6. SLUP-26-1248182 (2026-1103) 4717 East Anderson Road:

East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N7. Z-26-1248177 (2026-1106) 729 Old Briarcliff Road:

Old Briarcliff Road is classified as local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8. SLUP-26-1248186 (2026-1107) 3887 Kirksford Road:

Kingsford Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N9. SLUP-26-1248172 (2026-1108) 4110 Glenwood Road, Ste. A:

Glenwood Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



7/30/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

7/30/2026

N1-2026-1098

TA-26-1248180

Amendment

- Text amendment. See general comments

N2-2026-1099

LP-26-1248188

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments

N3-2026-1100

Z-26-1248190

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments.

N4-2026-1101

SLUP-26-1248176

4850 Redan Road, Stone Mountain, GA 30088

- SLUP. See general comments.

N5-2026-1102

Z-26-1248179

3970 Norman Road, Stone Mountain, GA 30083

- Child daycare center. DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N6-2026-1103

SLUP-26-1248182

4717 East Anderson Road, Stone Mountain, GA 30083

- SLUP. See general comments.

7/30/2026

N7-2026-1104

SLUP-26-1248184

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N8-2026-1105

SLUP-26-1248185

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N9-2026-1106

Z-26-1248177

729 Old Briarcliff Road, Atlanta, GA 30306

- See general comments.

N10-2026-1107

SLUP-26-1248186

3887 Kirksford Drive, Decatur, Ga 30035

- SLUP. Child daycare facility. See general comments.

N11-2026-1108

SLUP-26-1248172

4110 Glenwood Road, Suite A, Decatur, GA 30032

- SLUP. See general comments.

Development Review Comments

Submitted to: DeKalb County **Case #:** Z-26-1248177
Parcel #: 18 057 05 035

Name of Development: MH Old Briarcliff LLC
Location: 729 Old Briarcliff Road Atlanta, GA, 30306

Description: Proposed development 14 Townhomes.

Impact of Development: When fully constructed, this development would be expected to generate 3 students: 1 at Fernbank Elementary School, 0 at Druid Hills Middle School, 0 at Druid Hills High School, 0 at other DCSD schools, and 2 at private school. The development will not impact area schools.

Current Condition of Schools	Fernbank Elementary School	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	984	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct 2025)	905	1,025	1,447			
Seats Available	79	145	-52			
Utilization (%)	92.0%	87.6%	103.7%			
New students from development	1	0	0	0	2	3

New Enrollment	906	1,025	1,447
New Seats Available	78	145	-52
New Utilization	92.1%	87.6%	103.7%

Calculation Details

Inputs	Unit Type	TH	Proposed Units	14
--------	-----------	----	----------------	----

		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.0252	0.0024	0.0634	0.0281
	Middle	0.0114	0.0033	0.0368	0.0114
	High	0.0122	0.0014	0.0221	0.0155
	Total	0.0488	0.0071	0.1223	0.0550
Units x Yield Rates	Elementary	0.35	0.03	0.89	1.27
	Middle	0.16	0.05	0.52	0.73
	High	0.17	0.02	0.31	0.50
	Total	0.68	0.10	1.72	2.50
New Students from Development (rounded result)	Elementary	1	0	1	2
	Middle	0	0	1	1
	High	0	0	0	0
	Total	1	0	2	3

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

CASE #: Z-26-1248177 (2026-1106)

ADDRESS/PARCEL ID: 729 Old Briarcliff Road; 18 057 05 035

- **Transportation/Access/Row:** Right of way improvement will be needed. Minimum will be curb, gutter

landscape strip and side walks. If gutter spread is more than half the travel lane catch basins and storm pipes will be required.

- **Stormwater Management:** Have concerns about if site will be able to fit the required stormwater management system. Runoff

reduction will be required for water quality. Runoff reduction must be separate from the detention system. This site is very small so it will

be limited on what to use for detention. Traditional Ponds (wet or micro) will not be an option.

- **Flood Hazard Area/Wetlands:** N/A

- **Landscaping/Tree Preservation:**

- **Tributary Buffer:** There is a state water running through the site. Stormwater management system cannot encroach on buffer.

That includes easement areas, level spreader or outlet protection.

- **Fire Safety:**

Lia C Fabian

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgheraite@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

CASE #: Z-26-1248177 (2026-1106)

ADDRESS/PARCEL: 729 Old Briarcliff Road; 18 057 05 035

Drainage Basin: Peavine Creek

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No reported impact of flood,
erosion and sedimentation on property under existing zoning.

Required detention facility(s): Yes

COMMENTS: Approval of the rezoning application for a single-family attached (townhome) development
will necessitate improvements to roads and drainage infrastructures to support the proposed development.

Compliance with Chapter 14 and 22.5 of DeKalb County code of Ordinance will be required.

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT
akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

CASE #: Z-26-1248177 (2026-1106)

ADDRESS: 729 Old Briarcliff Road; 18 057 05 035

WATER

Size of existing water main: 8" and 12" DIP adequate: ☐ inadequate: ☐

Distance of property to nearest main: 250' Size of line required, if inadequate: _____

SEWER

Outfall Servicing Project: Peavine Creek

Is sewer adjacent to property? Yes ☐ No ☒ If no, distance to the nearest line: 300'

Water Treatment Facility: To ATL

Sewage Capacity: 36 (MGPD) Current Flow: 40 (MGPD)

COMMENTS: Approval of the rezoning application for a single-family attached (townhome) development

Yola Lewis

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

CASE #: Z-26-1248177 (2026-1106)

ADDRESS/PARCEL: 729 Old Briarcliff Road; 18 057 05 035

ADJACENT ROADWAY(S):

CLASSIFICATION:

Capacity (TPD):

Capacity (TPD):

Latest Count (TPD):

Latest Count (TPD):

Hourly Capacity (VPH):

Hourly Capacity (VPH):

Peak Hour Volume (VPH):

Peak Hour Volume (VPH):

Existing number of traffic lanes:

Existing number of traffic lanes:

Proposed number of traffic lanes:

Proposed number of traffic lanes:

Proposed right-of-way width:

Proposed right-of-way width:

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: No traffic Engineering concerns were observed at this time

R. Landell

Signature

REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: MH Old Briarcliff LLCSubject Property Address: 729 Old Briarcliff RoadCity: Atlanta State: GA Zip: 30345Parcel ID Number(s): 18 057 05 035Acreage: 2.2 Commission District(s): 2 Super District: 6Existing Zoning District(s): OI Proposed Zoning District(s): MR-1Existing Land Use Designation(s): TN Proposed Land Use Designation(s): N/A (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.



Owner



Agent

Signature: Date: 6/8/2026

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

REZONE APPLICATION FEES:

RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2	\$750.00

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**



May 18, 2026

RE: Proposed Rezoning at 729 Old Briarcliff Road, Atlanta, GA 30306

Dear Property Owner:

We would like to invite you to join our Teams Video Meeting on Wednesday, June 3, 2026 from 6:00pm – 7:00pm to discuss a proposed rezoning for property located at 729 Old Briarcliff Road. Minerva is seeking to rezone the subject property from OI, Office Institutional to MR-1, Medium Density Residential to allow for the development of 14 townhouse units.

There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to participate, but would like to learn more, please contact me at the information found below my signature.

Register in advance for this meeting via the QR code or the Tinyurl link found below:



<https://tinyurl.com/OldBriarcliff>

After registering, you will receive a confirmation email containing information about joining the meeting. Be aware to check that the confirmation email has not been sent to your spam folder.

Please contact me if you have any questions regarding the meeting.

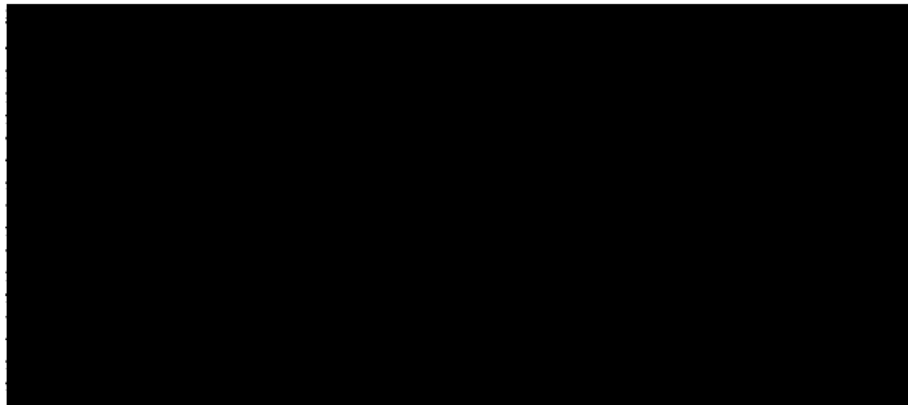
Sincerely,

A handwritten signature in blue ink, appearing to read "C. Jacobs".

Chad Jacobs
Director, Land Entitlements



From: Chad Jacobs
To:
Bcc:



Subject: Community Meeting for Proposed Rezoning at 729 Old Briarcliff Road, Atlanta, GA
Date: Tuesday, May 19, 2026 2:30:00 PM
Attachments: [image001.png](#)

Good afternoon!

I would like to invite you to join our Teams Video Meeting on Wednesday, June 3, 2026 from 6:00pm – 7:00pm to discuss a proposed rezoning for property located at 729 Old Briarcliff Road. Minerva is seeking to rezone the subject property from OI, Office Institutional to MR-1, Medium Density Residential to allow for the development of 14 townhouse units.

As part of the rezoning process, we must conduct a community meeting with surrounding property owners and neighborhood associations which will be conducted via Teams before submittal of our application to Dekalb County.

Register in advance for this meeting via the QR code or the Teams Registration link found below:



<https://events.teams.microsoft.com/event/723cb315-ec76-4337-bb79-d1a439b45b7b@768e11f9-a7f1-45a0-90ef-6c41f47695ff>

After registering, you will receive a confirmation email containing information about joining the meeting. Be aware to check that the confirmation email has not been sent to your spam folder.

There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to participate but would like to learn more or have any questions regarding the meeting, please contact me at the information found below my signature.

Thanks,

Chad Jacobs | Director, Land Entitlements

Minerva USA

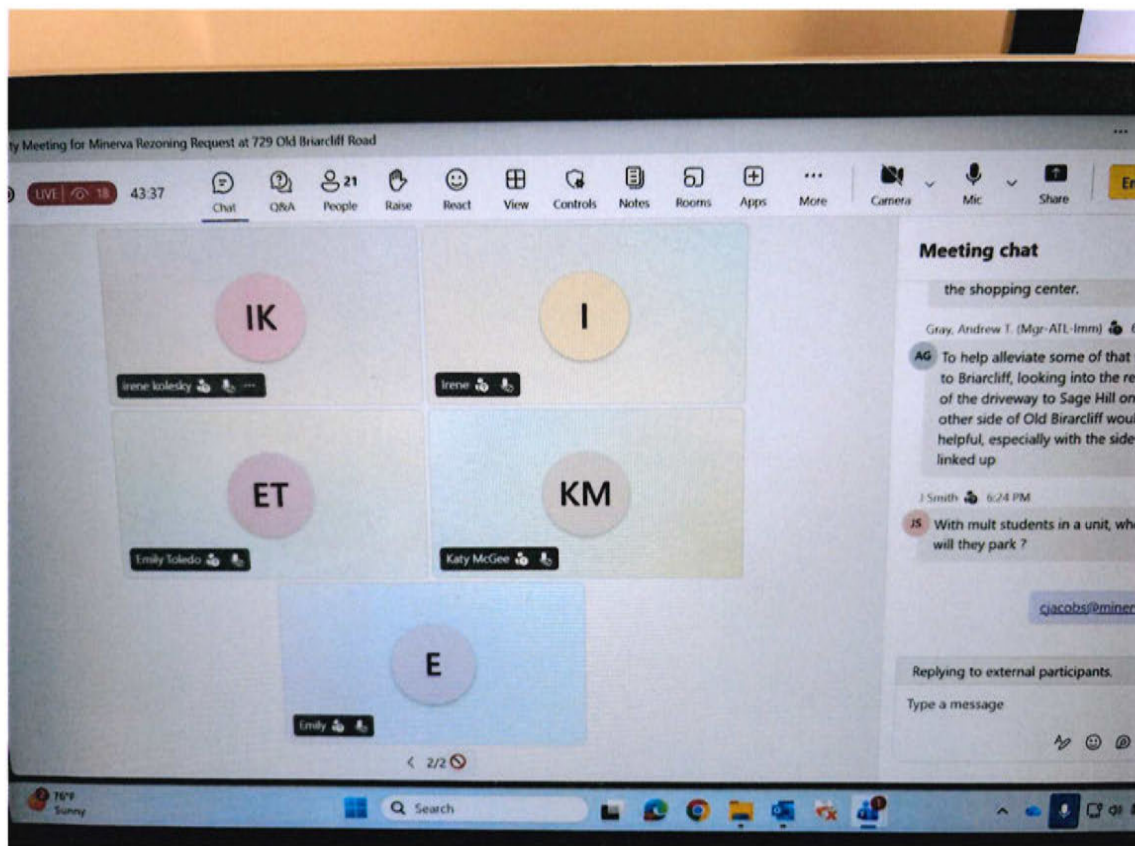
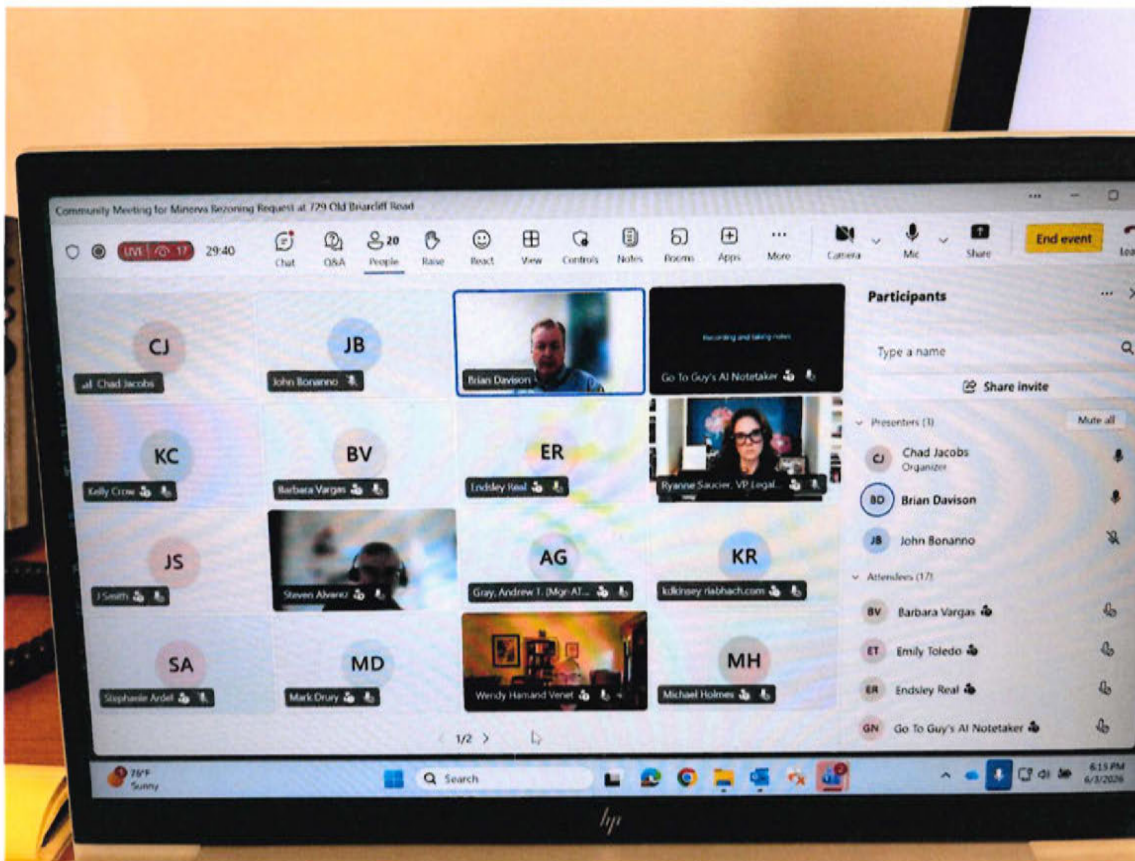
2292 Henderson Mill Road, Atlanta, GA 30345

Main 678.808.8000

Direct 678.808.8002



729 Old Briarcliff Road Zoning – Community Meeting via Teams





June 12, 2026

Dekalb County Planning & Sustainability
Director of Planning & Sustainability
C/O Juliana Njoku
178 Sams Street
Decatur, GA 30030

RE: Proposal to Rezone 2.2± Acres at 729 Old Briarcliff Road

Dear Ms. Njoku,

We appreciate the County's consideration of our proposal to rezone 2.2± acres on Old Briarcliff Road from OI (Office-Institutional) to MR-1 (Medium Density Residential) for the development of 14 townhome units.

Under the current OI zoning, the subject property was approved for the development of two structures consisting of 24 condominium units and associated parking. While the approved condominium project would be a great addition to the area, we feel that the 14 townhomes will be a much better fit for the property. The homes will be three stories in height with ground level private garages accessed internally while along Old Briarcliff Road, the units will present as two stories. Successful rezoning of the property for townhomes will reduce the overall density and impact to sensitive steep slopes while also leaving approximately 1.3 acres undeveloped and permanently preserved.

We believe that our proposal to rezone to MR-1 for townhomes is consistent with the Dekalb County 2050 Unified Comprehensive Plan for Traditional Neighborhoods and with the design concepts of the Druid Hills Historic District.

We look forward to working with the County and the surrounding community to create a high-quality development that will complement the existing neighborhoods and further Dekalb County's housing goals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chad Jacobs", written in a cursive style.

Chad Jacobs
Director, Land Entitlements

Impact Analysis

A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes. The subject property is located within the Traditional Neighborhood Character Area. Traditional Neighborhood lists townhomes as a preferred use with a recommended density up to 12 dwelling units per acre. Our proposal for 14 townhomes on 2.2 acres provides a density of 6.4 units per acre, well below the recommended density maximum. Traditional Neighborhood also lists MR-1 (our proposed zoning category) as a permitted zoning district.

B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes. Adjacent and east of the subject property is Fox News television broadcasting studio. South of the property is Sophia, a multi-story stacked flats and townhome community. Also nearby are single family residential subdivisions, 2 story condominiums, an apartment complex, the Center for Disease Control, and Emory University.

C. Does the subject property have a reasonable economic use as currently zoned?

Yes, but the request to downzone the property to a less intense use will create less development impact to the property (less units, lower buildings, and less traffic) and will permanently preserve more undeveloped land.

D. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?

No. This is the last undeveloped tract along Old Briarcliff Road which is surrounded by residential uses and the Fox 5 Television Station.

E. Are there 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 site is currently approved to develop a 24-unit four-story condominium project consisting of two buildings and associated parking. The proposed downzoning and reduction of units to 14 townhomes will help to reduce building footprint and permanently preserve more open space, with less traffic generated.

F. Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources?

No. The development will complement existing historic buildings and districts. An archaeological study has been performed on the site and did not note any resources eligible for the National Register of Historic Places.

G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. Decreasing the development from 24 to 14 units will help lessen impacts to traffic, schools, and utilities.

H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. Successful rezoning will reduce impact to the environment from the currently approved plan by decreasing the building footprint and impacts to sensitive slopes. The updated plan will also provide a greater tree save area, and permanently preserve more open space.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: X _____ *

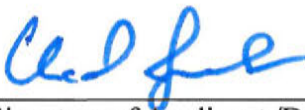
***Notary seal not needed if answer is "No".**

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

 6/8/2026
Signature of Applicant /Date

Check one: Owner ☒ Agent ☐

Expiration Date/ Seal

ID	DBH	Common Name	Specimen	Notes
T104	42"	TULIPTREE	YES	FAIR CONDITION
T121	33"	RED OAK	YES	FAIR CONDITION
T136	36"	TULIPTREE	YES	FAIR CONDITION
T144	36"	TULIPTREE	YES	GOOD CONDITION
T151	40"	TULIPTREE	YES	FAIR CONDITION
T193	33"	TULIPTREE	YES	FAIR CONDITION
T201	42"	TULIPTREE	YES	FAIR CONDITION, OFF SITE

SURVEY LEGAL DESCRIPTION

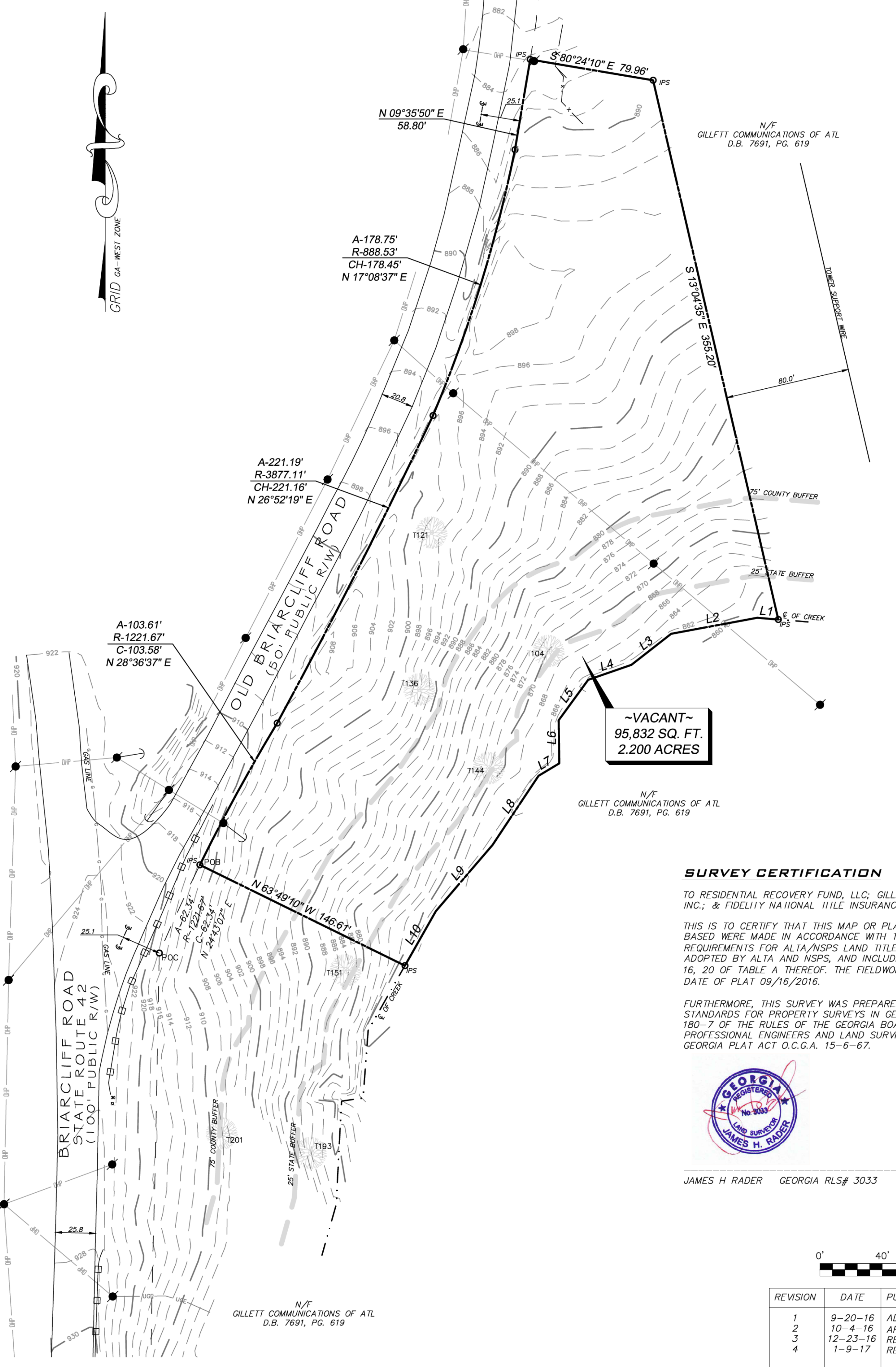
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57, DISTRICT 18, DEKALB COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF STATE ROUTE 42, A.K.A., BRIARCLIFF ROAD (100' R/W) AND THE SOUTHEASTERLY RIGHT OF WAY OF OLD BRIARCLIFF ROAD (50' R/W); THENCE TRAVELING ALONG THE SOUTHEASTERLY RIGHT OF WAY OF OLD BRIARCLIFF ROAD ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 62.34 FEET AND A RADIUS OF 1221.67 FEET, BEING SUBTENDED BY A CHORD OF NORTH 24 DEGREES 43 MINUTES 07 SECONDS EAST A DISTANCE OF 62.34 FEET TO THE POINT OF BEGINNING;

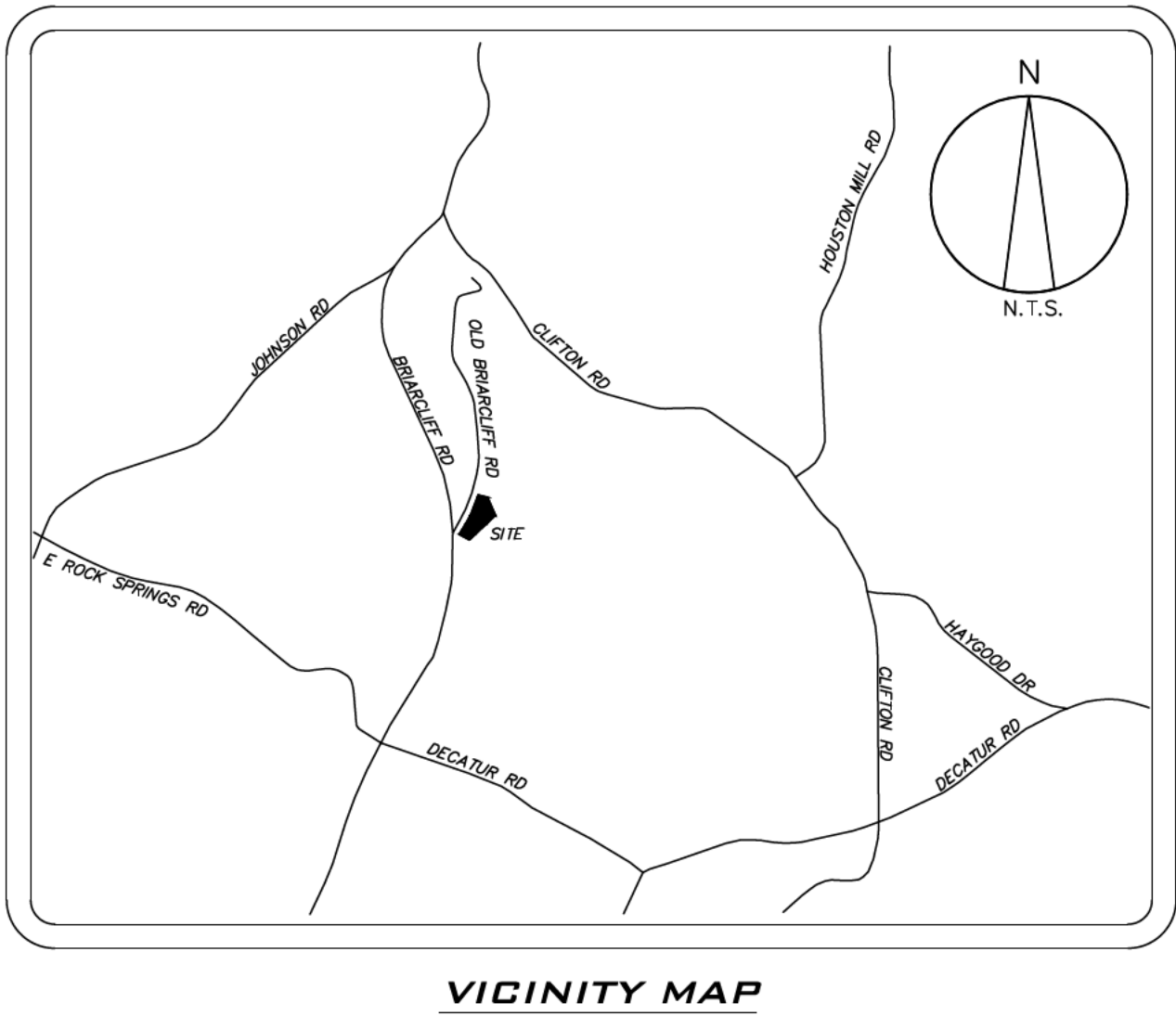
THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY OF OLD BRIARCLIFF ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 165.95 FEET AND A RADIUS OF 1221.67 FEET, BEING SUBTENDED BY A CHORD OF NORTH 27 DEGREES 08 MINUTES 54 SECONDS EAST A DISTANCE OF 165.93 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 221.19 FEET AND A RADIUS OF 3877.11 FEET, BEING SUBTENDED BY A CHORD OF NORTH 26 DEGREES 52 MINUTES 19 SECONDS EAST A DISTANCE OF 221.16 FEET TO A POINT; THENCE WITH A COMPOUND CURVE TO THE LEFT WITH AN ARC LENGTH OF 178.75 FEET AND A RADIUS OF 888.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 17 DEGREES 08 MINUTES 37 SECONDS EAST A DISTANCE OF 178.45 FEET TO A POINT; THENCE NORTH 09 DEGREES 35 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 58.80 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING THE PROPERTY NOW OR FORMERLY OF GILLETT COMMUNICATIONS OF ATLANTA, INC. SOUTH 80 DEGREES 24 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 79.96 FEET TO A 1/2" REBAR SET; THENCE CONTINUING ALONG THE PROPERTY NOW OR FORMERLY OF GILLETT COMMUNICATIONS OF ATLANTA, INC. SOUTH 13 DEGREES 04 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 355.20 FEET TO THE CENTERLINE OF A CREEK; THENCE FOLLOWING THE CENTERLINE OF SAID CREEK FOR THE FOLLOWING TEN (10) COURSES AND DISTANCES: NORTH 85 DEGREES 26 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 13.60 FEET TO A POINT; THENCE SOUTH 79 DEGREES 29 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 56.11 FEET TO A POINT; THENCE SOUTH 52 DEGREES 00 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 32.39 FEET TO A POINT; THENCE SOUTH 70 DEGREES 59 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 29.37 FEET TO A POINT; THENCE SOUTH 36 DEGREES 06 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 32.12 FEET TO A POINT; THENCE SOUTH 00 DEGREES 50 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 27.68 FEET TO A POINT; THENCE SOUTH 59 DEGREES 03 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 15.56 FEET TO A POINT; THENCE SOUTH 33 DEGREES 36 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 53.34 FEET TO A POINT; THENCE SOUTH 40 DEGREES 36 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 55.78 FEET TO A POINT; THENCE SOUTH 29 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 40.27 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID CREEK NORTH 63 DEGREES 49 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 146.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2,200 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED SEPTEMBER 16, 2016, LAST REVISED JANUARY 9, 2017.

LEGEND			
—	PROPERTY LINE	RCP	REINFORCED CONCRETE PIPE
---	LAND LOT LINE	SSM	SANITARY SEWER MANHOLE
■	CONCRETE MONUMENT FOUND	SCO	SEWER CLEANOUT
●	IRON PIN SET	GR	GREASE TRAP
○	IRON PIN FOUND	DR	DUCTILE IRON PIPE
○	GRAVED-TOP PIPE	PVC	POLYVINYL CHLORIDE PIPE
○	OPEN-TOP PIPE	PP	POWER POLE
○	RIGHT-OF-WAY	LP	LIGHT POLE
○	OUTLET CONTROL STRUCTURE	PT	POWER (TRANSFORMER) BOX
○	CURB INLET	UT	UNDERGROUND TELEPHONE LINE
○	DROP INLET	UT	UNDERGROUND TELEPHONE LINE
○	YARD INLET	UT	UNDERGROUND TELEPHONE LINE
○	DOUBLE-WING CATCH BASIN	UT	UNDERGROUND TELEPHONE LINE
○	SINGLE-WING CATCH BASIN	UT	UNDERGROUND TELEPHONE LINE
○	HEADWALL	UT	UNDERGROUND TELEPHONE LINE
○	JUNCTION BOX	UT	UNDERGROUND TELEPHONE LINE
○	STORM DRAINAGE PIPE	UT	UNDERGROUND TELEPHONE LINE
○	CORRUGATED METAL PIPE	UT	UNDERGROUND TELEPHONE LINE
○	CORRUGATED PLASTIC PIPE	UT	UNDERGROUND TELEPHONE LINE



LINE	BEARING	DISTANCE
L1	N 85°26'03" W	13.60'
L2	S 79°29'36" W	56.11'
L3	S 52°00'08" W	32.39'
L4	S 70°59'32" W	29.37'
L5	S 36°06'56" W	32.12'
L6	S 00°50'25" E	27.68'
L7	S 59°03'02" W	15.56'
L8	S 33°36'13" W	53.34'
L9	S 40°36'29" W	55.78'
L10	S 29°35'51" W	40.27'



SURVEY NOTES

1. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 16-0331vc, DATED SEPTEMBER 13, 2016.

2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.

3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE RELATIVE POSITIONAL PRECISION IS LESS THAN 0.07 FEET PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 222,249 FEET.

5. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.

6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

7. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0062d, EFFECTIVE DATE OF MAY 16, 2013.

8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.

9. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

10. NUMBER OF MARKED PARKING SPACES: 0 INCLUDING 0 HANDICAP

11. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.

12. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.

13. WHERE TITLE LINES ARE DEFINED BY A BODY OF WATER, THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SAID BOUNDARY LINE MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

14. VERTICAL DATUM: NAVD 88. CONTOUR INTERVAL: 2 FT.

15. TREE DATA PER BAKER LAND DESIGN - 10/04/2016

SURVEY CERTIFICATION

TO RESIDENTIAL RECOVERY FUND, LLC; GILLETT COMMUNICATIONS OF ATLANTA, INC.; & FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 13, 14, 16, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9/9/2016. DATE OF PLAT 09/16/2016.

FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

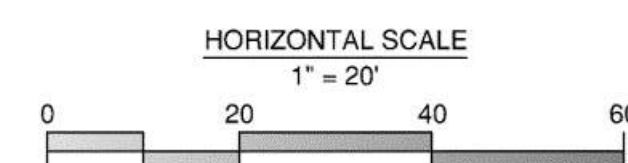


JAMES H RADER GEORGIA RLS# 3033



REVISION	DATE	PURPOSE
1	9-20-16	ADDRESS COMMENTS
2	10-4-16	ARBORIST'S TREE CHART
3	12-23-16	REVISE PROPERTY LINES
4	1-9-17	REVISE PROPERTY LINES

ALTA/NSPS LAND TITLE SURVEY			
LandPro SURVEYING AND MAPPING 305 CREEKSTONE RIDGE WOODSTOCK, GA 30188 TELE: 404-386-2170 AUTHORIZATION NO. LSF000838 WWW.LANDPROSURVEYING.COM INFO@LANDPROSURVEYING.COM COPYRIGHT 2016			
RESIDENTIAL RECOVERY FUND, LLC; GILLETT COMMUNICATIONS OF ATLANTA, INC.; & FIDELITY NATIONAL TITLE INSURANCE COMPANY CURRENT OWNER: GILLETT COMMUNICATIONS OF ATLANTA, INC.			
LAND LOT 57 DISTRICT 18 DEKALB COUNTY, GA			
SCALE	DATE	PROJECT NO.	SHEET
1" = 40'	09/16/16	20161208	1 OF 1







DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Chad Jacobs Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 2 & 6

Property Address: 729 Old Briarcliff Road, Atlanta 30306

Tax Parcel ID: 18 057 05 035 Acreage: 2.13

Existing Use: Vacant Land Proposed Use: single - family development.

Supplemental Regs: N/A Overlay District: Druid Hills Historic District

☒ Rezoning: Existing Zoning: O-I Proposed Zoning: MR-1

DRI: N/A Square Footage/Number of Units: Approx 14

Rezoning Request: Develop 14 townhomes

☐ Land Use Plan Amendment - Existing Land Use: TN Proposed Land Use: _____ Consistent ☐ Inconsistent ☐

Land Use Amendment Request: N/A

☐ Special Land Use Permit Article Number(s) 27- N/A

Special Land Use Request(s): N/A

☐ Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.11.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (In-Person)

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): X

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: Variances may be sought. The site plan appeared in conceptual phases that may be altered.

Comments: The site is uniquely situated in that there is no existing development pattern on either side of the subject site.

Units may mesh in with the existing neighborhood across Old Briarcliff; proposed units are brick.

Applicant should be aware of Historic District Design and Architectural Standards in order to receive a COA.

Units along Briarcliff should face Old Briarcliff Road and have rear loading garages. Not all units shall face interior to site in

order to engage the street. There is no existing sidewalk, Applicant should review Streetscaping standards in Section 5.4.3., Parking

and landscaping in Section 5.4.4 and 5.4.5. Applicant was encouraged to have facades facing the street even with no adjacent development

to avoid continued suburban development in a traditional neighborhood where most residences face the street.

Furthermore, Staff and the Applicant discussed addressing "stub streets" and further instead further connectivity.

Planner: Andrea Folgherait, Sr. Planner

Date: April 13, 2026

THE FLATS AT OLD BRIARCLIFF LAND DEVELOPMENT PLANS MH OLD BRIARCLIFF, LLC

729 OLD BRIARCLIFF ROAD, NE

TAX ID: 18 057 05 035

LAND LOT 57

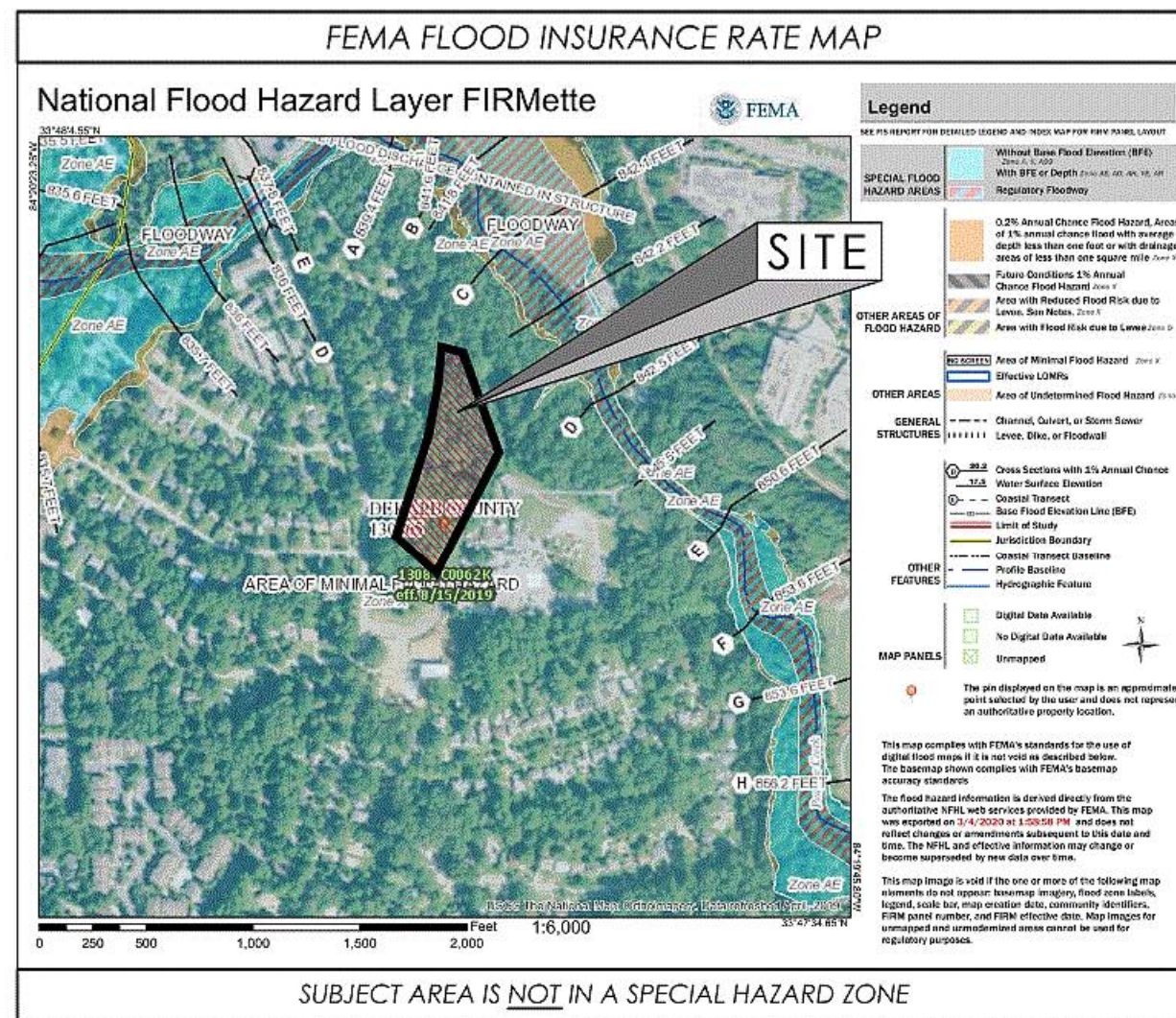
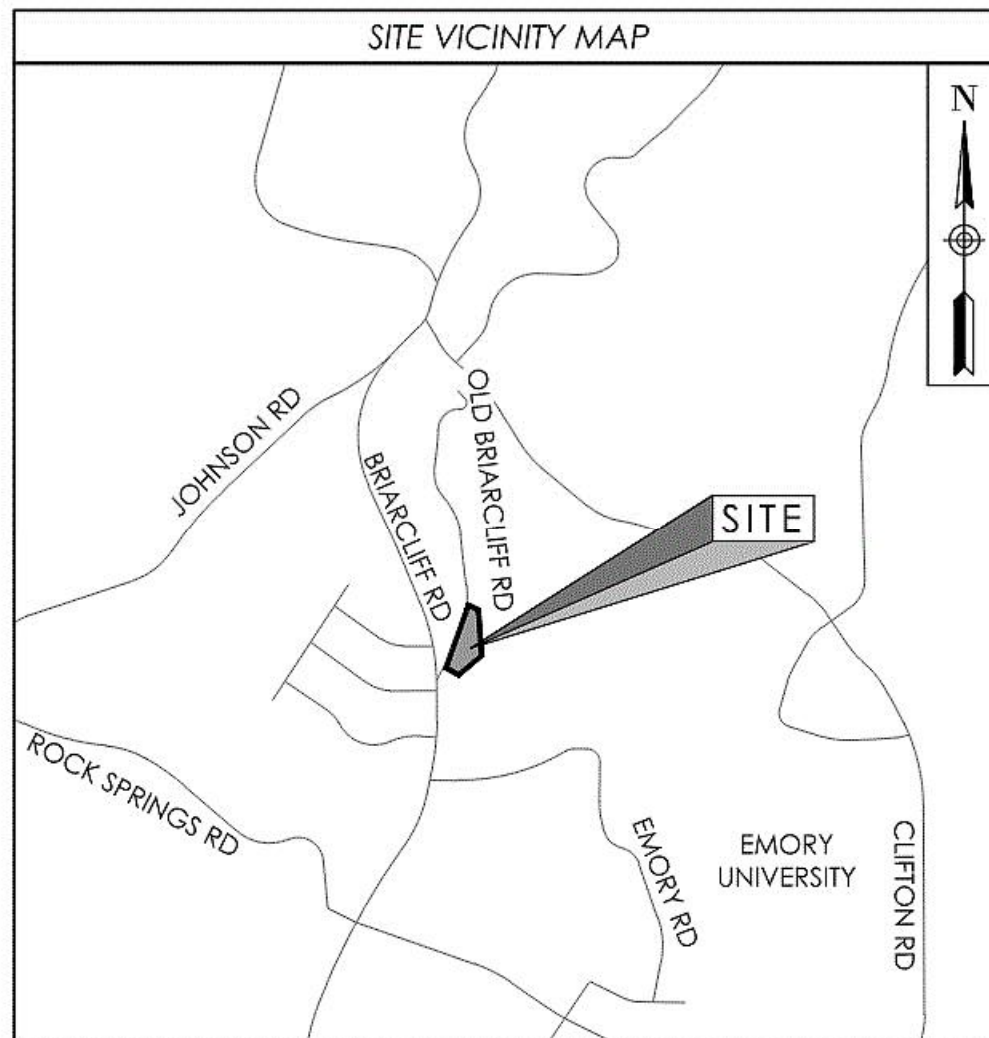
18th DISTRICT

DEKALB COUNTY, GA

AP# 1243394

NARRATIVE: THE CURRENT SITE IS AN UNDEVELOPED URBAN TRACT. THE PROPOSED DEVELOPMENT WILL CONSIST OF CONSTRUCTING TWO NEW CONDOMINIUM BUILDINGS INCLUDING THE NECESSARY PARKING AREAS AND UTILITIES. THE DEVELOPMENT WILL HAVE GRADING, DRAINAGE, UTILITY, AND PAVING WORK.

SITE ADDRESS:
729 OLD BRIARCLIFF ROAD, NE
LAND LOT 57, 18TH DISTRICT
DEKALB COUNTY, GEORGIA



SITE INFORMATION	
1. TAX PARCEL: 18 057 05 035	
2. AP#: 1243394	
3. CURRENT OWNER: MH OLD BRIARCLIFF, LLC 2292 HENDERSON MILL ROAD ATLANTA GA 30345	
4. DEVELOPER INFORMATION: MH OLD BRIARCLIFF, LLC 2292 HENDERSON MILL ROAD ATLANTA, GA 30345	
5. PROPOSED USE: RESIDENTIAL CONDOMINIUMS	
6. PROPERTY ADDRESS: 729 OLD BRIARCLIFF ROAD, NE ATLANTA, GA 30345	
7. ZONING DISTRICT: O-1	
8. TOTAL TRACT SIZE: 2.2 ACRES	
9. DISTURBED AREA: 1.7 ACRES	
10. PROPOSED UNITS: 24 UNITS	
11. EXISTING LOT COVERAGE: 0.00 ACRES	
12. PROPOSED IMPERVIOUS AREA: 0.83 ACRES	
13. PROPOSED % IMPERVIOUS AREA: 37.7%	
14. VARIANCES: SIDEWALK VARIANCE; STREAM BUFFER VARIANCE	
15. PARKING INFORMATION: 49 GARAGE SPACES & 7 GROUND LEVEL SPACES	
16. BURY PITS: NONE EXISTING OR PROPOSED	
17. TREE SURVEY: SEE SHEET C2.0 & LANDSCAPE PLANS	
18. WETLANDS: NONE	
19. COVENANTS: PENDING, NOT CURRENTLY AVAILABLE	
20. PROJECT RECEIVING WATERS: PEAVINE CREEK	
21. TOTAL LOT FRONTAGE: 562.35 FEET	

GENERAL NOTES	
• THE INSTALLATION OF EROSION SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.	
• EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.	
• ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR	
• ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.	
• LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.	
• ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.	
• ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.	
• ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.	
• A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.	
• A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.	
• DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.	
• WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.	
• ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).	
• NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.	
• WORK HOURS AND CONSTRUCTION DELIVERIES ARE: MONDAY-FRIDAY 7:00 AM - 7:00 PM SATURDAY 8:00 AM - 5:00 PM	
• I, <u>Thomas C. O'Barr</u> , CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.	

LIST OF ABBREVIATIONS			
ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BLDG.	BUILDING	NS	NAIL SET
BSL	BUILDING SETBACK LINE	N.T.S.	NOT TO SCALE
B/C	BACK OF CURB	OC	ON CENTER
CMF	CONCRETE MONUMENT FOUND	OHC	OVERHEAD CABLE
CMP	CORRUGATED METAL PIPE	OHP	OVERHEAD POWER
C.O.	CLEAN OUT	OHT	OVERHEAD TELEPHONE
CONC.	CONCRETE	P/L	PROPERTY LINE
DI	DUCTILE IRON	R	RADIUS
DIA.	DIAMETER	RFB	REBAR FOUND
D.E.	DRAINAGE EASEMENT	RBS	REBAR SET
D.S.	DOWNSPOUT	RCP	REINFORCED CONCRETE PIPE
EL	ELBOW	REQD	REQUIRED
ELEV	ELEVATION	REV	REVISION
EXT.	EXTERIOR	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	RWMF	RIGHT-OF-WAY MONUMENT FOUND
ETP	EXISTING TOP OF PAVEMENT ELEV.	SES	SAFETY END SECTION
FDC	FIRE DEPARTMENT CONNECTION	SF	SQUARE FEET
FES	FLARED END SECTION	SPECS	SPECIFICATIONS
FF	FINISHED FLOOR	SAN	SANITARY SEWER
FG	FINISHED GRADE	SS	SANITARY SEWER
FM	FORCE MAIN	SSE	SANITARY SEWER EASEMENT
FO	FIBER OPTIC	SSMH	SANITARY SEWER MANHOLE
FOC	FACE OF CURB	STD	STANDARD
FT	FEET	STO	STORM
GAB	GRADED AGGREGATE BASE	TBC	TOP OF BACK OF CURB
HC	HANDICAP	TC	TOP OF CURB
HW	HEADWALL	TEL	TELEPHONE
IE	INVERT ELEVATION	THR EL	THROAT ELEVATION
INCL	INCLUDING	TP	TOP OF GRAVE
INT.	INTERIOR	TG	TOP OF PAVEMENT
IPF	IRON PIPE FOUND	TS	TOP OF SIDEWALK
IPS	IRON PIPE SET	TYP	TYPICAL
LF	LINEAR FEET	UGC	UNDERGROUND CABLE
MH	MANHOLE	UGP	UNDERGROUND POWER
NF	NAIL FOUND	UGT	UNDERGROUND TELEPHONE
NS	NAIL SET	WTR	WATER

CONSERVATION AREA NOTE:	
ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY OF THE AFFECTED PARTIES	

BUILDING 1 ADDRESS CHART		BUILDING 2 ADDRESS CHART	
UNIT 1110	1340 FIREFLY DRIVE	UNIT 2110	1350 FIREFLY DRIVE
UNIT 1111	1340 FIREFLY DRIVE	UNIT 2111	1350 FIREFLY DRIVE
UNIT 1112	1340 FIREFLY DRIVE	UNIT 2210	1350 FIREFLY DRIVE
UNIT 1113	1340 FIREFLY DRIVE	UNIT 2211	1350 FIREFLY DRIVE
UNIT 1114	1340 FIREFLY DRIVE	UNIT 2310	1350 FIREFLY DRIVE
UNIT 1115	1340 FIREFLY DRIVE	UNIT 2311	1350 FIREFLY DRIVE
UNIT 1210	1340 FIREFLY DRIVE	SITE ADDRESS CHART	
UNIT 1211	1340 FIREFLY DRIVE	MAIL KIOSK	1339 FIREFLY DRIVE
UNIT 1212	1340 FIREFLY DRIVE	RETAINING WALL A	1352 FIREFLY DRIVE
UNIT 1213	1340 FIREFLY DRIVE	RETAINING WALL B	1348 FIREFLY DRIVE
UNIT 1214	1340 FIREFLY DRIVE	RETAINING WALL C	1356 FIREFLY DRIVE
UNIT 1215	1340 FIREFLY DRIVE	RETAINING WALL D	1342 FIREFLY DRIVE
UNIT 1310	1340 FIREFLY DRIVE	UNDERGROUND DETENTION SYSTEM 1	1346 FIREFLY DRIVE
UNIT 1311	1340 FIREFLY DRIVE	UNDERGROUND DETENTION SYSTEM 2	1336 FIREFLY DRIVE
UNIT 1312	1340 FIREFLY DRIVE		
UNIT 1313	1340 FIREFLY DRIVE		
UNIT 1314	1340 FIREFLY DRIVE		
UNIT 1315	1340 FIREFLY DRIVE		

REQUIRED PERMITS	
LAND DISTURBANCE PERMIT - ISSUED BY DEKALB COUNTY	

SANITATION NOTE	
1. TRASH SERVICE WILL BE PROVIDED BY A PRIVATE COMPANY. TRASH COLLECTION WILL BE INSIDE THE PROPOSED BUILDINGS.	
2. SEWER CAPACITY EVALUATION REQUIRED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT.	

FIRE NOTE	
• THE BUILDINGS ARE SPRINKLERED. FIRE LINE IS REQUIRED.	
• THE MAXIMUM ALLOWABLE STREET GRADES SHALL BE 7% GRADE.	

UTILITY PROVIDERS	
SANITARY SEWER:	DEKALB COUNTY
WATER:	DEKALB COUNTY

GIS NOTE	
DEKALB COUNTY GIS REQUIRES THAT ALL COMBINATION AND RE-PARCEL MAP CHANGES HAVE THE SAME EXACT OWNERSHIP AS PER DEKALB TAX RECORDS.	

GEOTECHNICAL NOTE:	
1. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT PERFORMED FOR THE SITE. IF A GEOTECHNICAL REPORT WAS NOT PREPARED THE CONTRACTOR IS TO PERFORM HIS OR HER OWN ANALYSIS OF THE SOIL CONDITIONS AT THE PROJECT SITE OR LOCATIONS.	
2. MAXWELL-REDDICK AND ASSOCIATES, INC. DOES NOT WARRANT OR IMPLY ANY WARRANTIES AS TO THE SUITABILITY OF THE SOIL CONDITIONS AT THE PROJECT SITE.	

NOTE TO CONTRACTOR:	
1. A LAND DISTURBING ACTIVITY PERMIT MUST BE OBTAINED PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.	
2. ALL UTILITIES SHALL BE LOCATED AND A DIGGING TICKET SHALL BE OBTAINED PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.	
3. IF ANY WETLANDS EXIST OR ARE FOUND TO EXIST ON THE SITE, NO DISTURBANCES SHALL OCCUR WITHIN THESE WETLANDS UNTIL THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS.	
4. IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY PRIOR TO CONSTRUCTING SAID INCONSISTENT ENTITIES. IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE SAME, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO BE REDONE OR REINCURRED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT AND WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID ERRORS, DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME.	

PROPOSED UTILITY INFRASTRUCTURE			
SANITARY SEWER		WATER	
STRUCTURE	QUANTITY	STRUCTURE	QUANTITY
M.H.	4	# F.H.	1
SIZE/MATERIAL	TOTAL LENGTH	SIZE/MATERIAL	TOTAL LENGTH
8" PVC SDR 26	404 LF	8" DOMESTIC DIP	1,074 LF
8" DIP CL. 350	143 LF	6" DIP FIRE SERVICE	160 LF
		2" COPPER FIRE SERVICE	129 LF

PROJECT DIRECTORY	
OWNER:	MH OLD BRIARCLIFF, LLC 2292 HENDERSON MILL ROAD ATLANTA, GA 30345 CONTACT: JIMMY BOBO PHONE: 678.808.8000
DEVELOPER:	MH OLD BRIARCLIFF, LLC 2292 HENDERSON MILL ROAD ATLANTA, GA 30345 CONTACT: JIMMY BOBO PHONE: 678.808.8000
ENGINEER:	THOMAS C. O'BARR, P.E. MAXWELL-REDDICK AND ASSOCIATES, INC 11605 HAYNES BRIDGE RD, SUITE 475 ALPHARETTA, GA 30009 PHONE: 404.693.1618
SURVEYOR:	JAMES H. RADER, RLS LANDPRO SURVEYING AND MAPPING 305 CREEKSTONE RIDGE WOODSTOCK, GA 30188 PHONE: 404.386.2170

CALL BEFORE YOU DIG	
COLOR CODES FOR UTILITY LOCATION	THREE WORKING DAYS BEFORE YOU DIG GEORGIA CALL
RED ELECTRIC	
YELLOW GAS-OIL	
ORANGE TELEPHONE/CATV	
BLUE WATER	
GREEN SEWER	
IF YOU DIG GEORGIA	Utilities Protection Center, Inc.
CALL US FIRST!	1-800-282-7411
1-800-282-7411	It's The Law!
Utilities Protection Center, Inc.	

ELECTRONIC STAMP:	
	APPROVED
AP 1243394	
DATE 06/02/22	
This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.	
The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits, presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.	
Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.	
A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County.	

DWM INSPECTOR(S):

J. LOVE: (678)794-8144
D. TUCKER: (404)732-6411

ENGINEER'S CERTIFICATION STATEMENT

"WITH MY INITIALS AT THE LINE ABOVE AND MY SEAL AND SIGNATURE BELOW, I, THOMAS C. O'BARR A PROFESSIONAL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT LICENSED IN THE STATE OF GEORGIA, HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED AND ATTACHED SUBMITTAL PLANS FOR A LAND DISTURBANCE PERMIT. IN MY OPINION THESE SUBMITTAL PLANS MEET ALL APPLICABLE REGULATIONS AND ORDINANCES OF DEKALB COUNTY, DEKALB COUNTY AND OTHER AFFECTED PARTIES MAY RELY ON THIS CERTIFICATION.

SIGNED: Thomas C. O'Barr GEORGIA REGISTRATION#: 32726

24 HOUR CONTACT

JIMMY BOBO
404.403.9101
EMAIL: JBBOBO@MINERVA-USA.COM

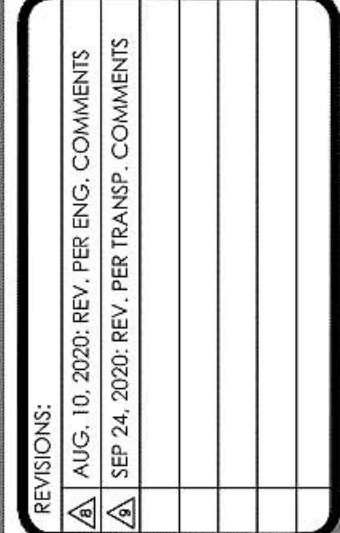
LAND DISTURBANCE FEES

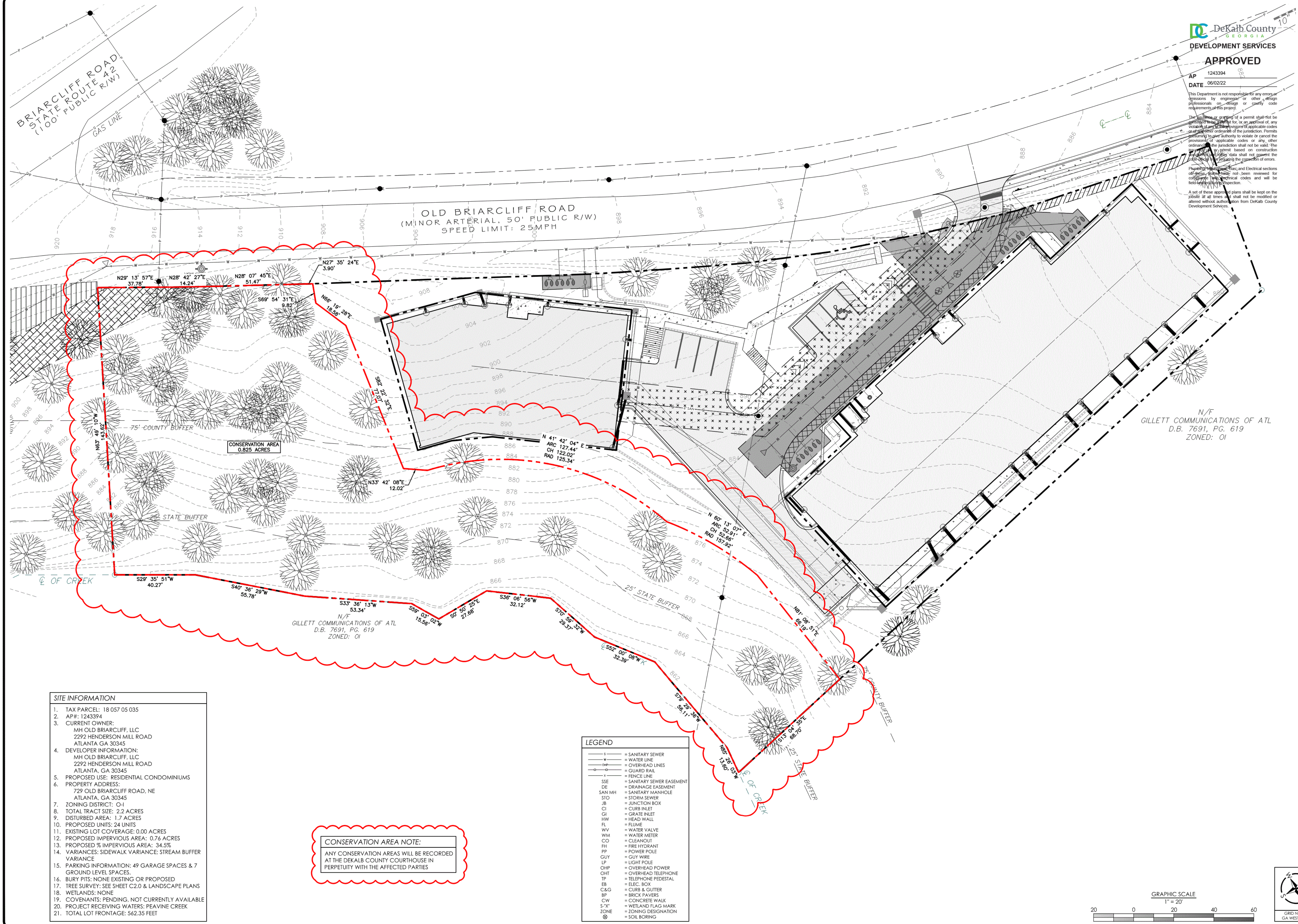
DEKALB COUNTY: \$40 / DISTURBED ACRE
• 1.7 ACRES x \$40/AC = **\$68.00**
EPD: \$40 / DISTURBED ACRE
• 1.7 ACRES x \$40/AC = **\$68.00**

DEKALB COUNTY NOTES:

- 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
- DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.

SCHEDULE OF DRAWINGS		
DWG. NO.	DESCRIPTION	SHT. NO.
C1.0	COVER SHEET	1
C1.1	SUPPLEMENTARY DOCUMENTATION - 1	2
C1.2	SUPPLEMENTARY DOCUMENTATION - 2	3
C2.0	SITE SURVEY	4
C2.1	DEMOLITION PLAN	5
C3.0	SITE LAYOUT PLAN	6
C3.1	CONSERVATION AREA PLAN	7
C4.0	INITIAL SOIL EROSION CONTROL PLAN	8
C4.1	INTERMEDIATE SOIL EROSION CONTROL PLAN	9
C4.2	FINAL SOIL EROSION CONTROL PLAN	10
C4.3	SOIL EROSION CONTROL NOTES	11
C4.4	NPDES PLAN	12
C4.5	SOIL EROSION CONTROL DETAILS - 1	13
C4.6	SOIL EROSION CONTROL DETAILS - 2	14
C5.0	PROPOSED GRADING PLAN	15
C5.1	DRIVEWAY PLAN	16
C6.0	STORM DRAINAGE PLAN	17
C6.1	STORM PLAN AND PROFILE - 1	18
C6.2	STORM PLAN AND PROFILE - 2	19
C6.3	STORM PLAN AND PROFILE - 3	20
C6.4	STORM PLAN AND PROFILE - 4	21
C6.5	STORM PLAN AND PROFILE - 5	22
C6.6	STORM PLAN AND PROFILE - 6	23
C7.0	SANITARY SEWER PLAN	24
C8.0	WATER DISTRIBUTION PLAN	25
C9.0	GDOT DETAILS	26
C9.1	PAVING, GRADING, AND DRAINAGE DETAILS - 1	27
C9.2	PAVING, GRADING, AND DRAINAGE DETAILS - 2	28
C9.3	DUMPSITER PAD DETAIL	29
C9.4	SANITARY SEWER DETAILS - 1	30
C9.5	SANITARY SEWER DETAILS - 2	31
C9.6	WATER DETAILS - 1	32
C9.7	WATER DETAILS - 2	33
C9.8	UNDERGROUND DETENTION DETAILS	34
C9.9	UGD OCS DETAILS	35
LS1	TREE PROTECTION AND REPLACEMENT PLAN - 1	36
LS2	TREE PROTECTION AND REPLACEMENT PLAN - 2	37
LS3	TREE PROTECTION AND REPLACEMENT PLAN - 3	38
RT1	RETAINING WALL PLAN - 1	39
RT2	RETAINING WALL PLAN - 2	40
RT3	RETAINING WALL PLAN - 3	41
RT4	RETAINING WALL PLAN - 4	42





DeKalb County
GEORGIA
DEVELOPMENT SERVICES

APPROVED

AP 1243394
DATE 06/02/22

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or survey code requirements unless project.

The issuance or approval of a permit shall not be construed as a warranty for, or approval of, any violation of any applicable codes or any other ordinance of the jurisdiction. Permits are issued on the basis of the information provided by the applicant. The jurisdiction shall not be liable for any damages or costs incurred by the applicant or any third party as a result of the issuance or approval of a permit based on construction data that shall not be used for any other purpose without the express written consent of the jurisdiction.

Plumbing, Mechanical and Electrical sections of these plans shall not be modified or altered without authorization from DeKalb County Development Services.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.



ENGINEERING &
LAND SURVEYING
40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912) 489-7112 OFFICE
(912) 489-7125 FAX
11605 HAYNES BRIDGE RD
SUITE 475
ALPHARETTA, GA 30009
(404) 493-1418 OFFICE
www.moxred.com

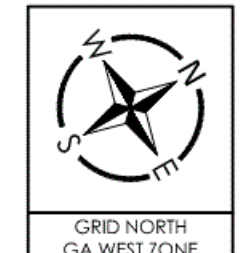
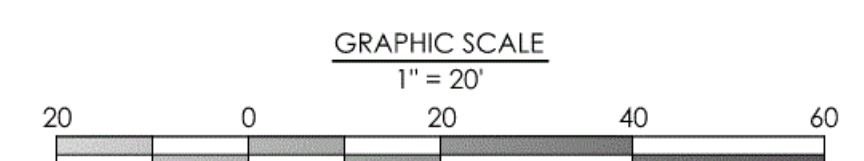
NOT TO CONSTRUCTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR SURVEY DATA AND ACTUAL FIELD CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING SAID DISCREPANCIES. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF ANY DISCREPANCIES AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY CONSTRUCTION STAKES AND FOR REPORTING THE SAME TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCIES OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME. WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID DISCREPANCIES. COPYRIGHT © 2022 BY MAXWELL-REDDICK AND ASSOCIATES ALL RIGHTS RESERVED.

REVISIONS:
DEC. 13, 2019: REV. PER REVIEW COMMENTS
JAN. 22, 2020: REV. PER DCDWA COMMENTS
JAN. 30, 2020: REV. PER REVIEW COMMENTS
FEB. 7, 2020: REV. PER GE COMMENTS
FEB. 12, 2020: REV. PER GA COMMENTS
MAY 6, 2020: REV. PER ENG. COMMENTS

- SITE INFORMATION**
- TAX PARCEL: 18 057 05 035
 - AP#: 1243394
 - CURRENT OWNER:
MH OLD BRIARCLIFF, LLC
2292 HENDERSON MILL ROAD
ATLANTA GA 30345
 - DEVELOPER INFORMATION:
MH OLD BRIARCLIFF, LLC
2292 HENDERSON MILL ROAD
ATLANTA, GA 30345
 - PROPOSED USE: RESIDENTIAL CONDOMINIUMS
 - PROPERTY ADDRESS:
729 OLD BRIARCLIFF ROAD, NE
ATLANTA, GA 30345
 - ZONING DISTRICT: O-I
 - TOTAL TRACT SIZE: 2.2 ACRES
 - DISTURBED AREA: 1.7 ACRES
 - PROPOSED UNITS: 24 UNITS
 - EXISTING LOT COVERAGE: 0.00 ACRES
 - PROPOSED IMPERVIOUS AREA: 0.76 ACRES
 - PROPOSED % IMPERVIOUS AREA: 34.5%
 - VARIANCES: SIDEWALK VARIANCE: STREAM BUFFER VARIANCE
 - PARKING INFORMATION: 49 GARAGE SPACES & 7 GROUND LEVEL SPACES.
 - BURY PITS: NONE EXISTING OR PROPOSED
 - TREE SURVEY: SEE SHEET C2.0 & LANDSCAPE PLANS
 - WETLANDS: NONE
 - COVENANTS: PENDING, NOT CURRENTLY AVAILABLE
 - PROJECT RECEIVING WATERS: PEAVINE CREEK
 - TOTAL LOT FRONTAGE: 562.35 FEET

CONSERVATION AREA NOTE:
ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PARTIES

LEGEND	
S	= SANITARY SEWER
W	= WATER LINE
OP	= OVERHEAD LINES
O	= GUARD RAIL
X	= FENCE LINE
SSE	= SANITARY SEWER EASEMENT
DE	= DRAINAGE EASEMENT
SAN MH	= SANITARY MANHOLE
STO	= STORM SEWER
JB	= JUNCTION BOX
CI	= CURB INLET
GI	= GRATE INLET
HW	= HEAD WALL
FL	= FLUME
WV	= WATER VALVE
WM	= WATER METER
CO	= CLEANOUT
FH	= FIRE HYDRANT
PP	= POWER POLE
GUY	= GUY WIRE
LHP	= LIGHT POLE
OHP	= OVERHEAD POWER
OHT	= OVERHEAD TELEPHONE
TP	= TELEPHONE PEDESTAL
EB	= ELEC. BOX
C&G	= CURB & GUTTER
BP	= BRICK PAVERS
CW	= CONCRETE WALK
S-X	= WETLAND FLAG-MARK
ZONE	= ZONING DESIGNATION
⊗	= SOIL BORING

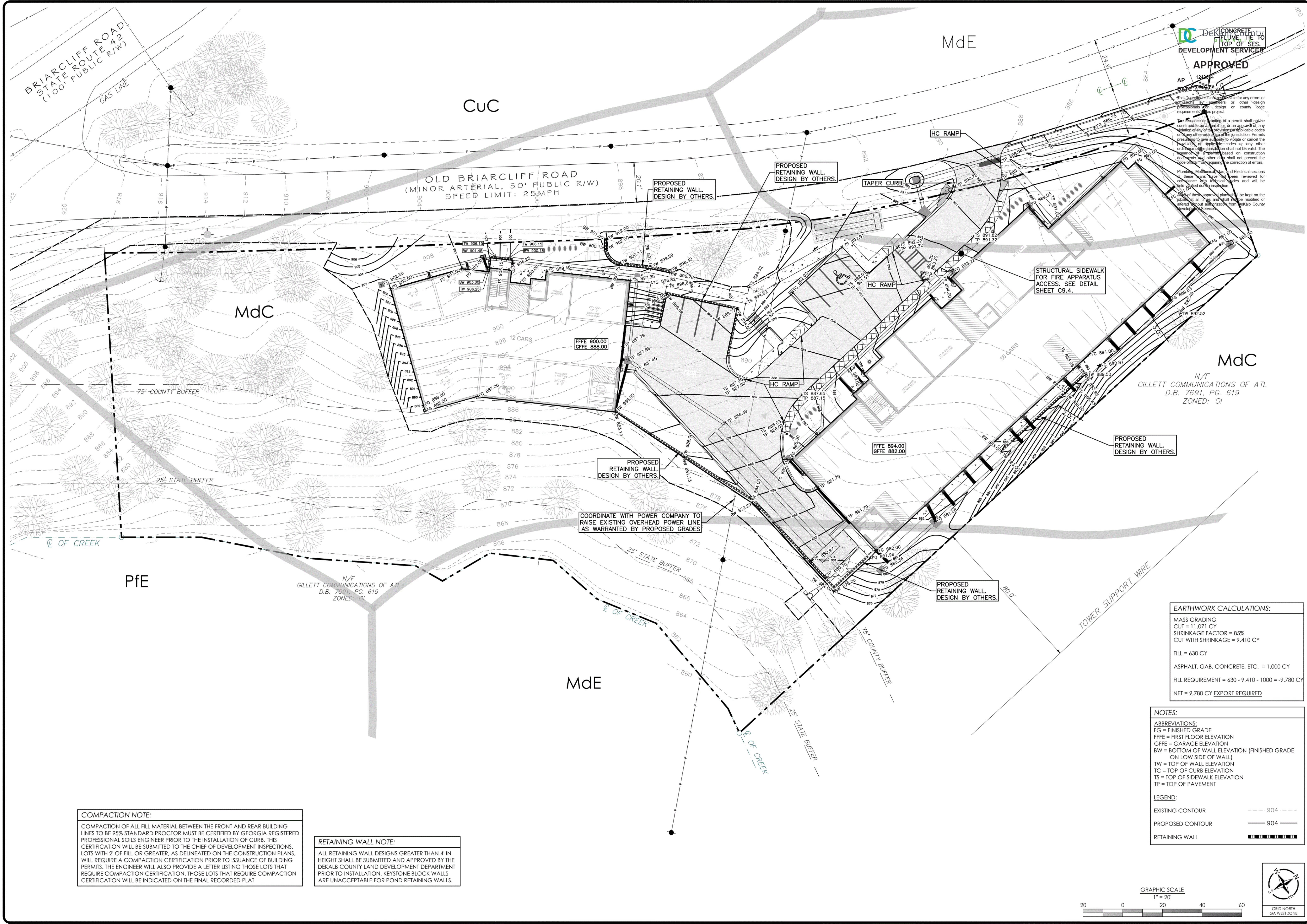


THE FLATS AT OLD BRIARCLIFF
OWNER: MH OLD BRIARCLIFF, LLC
APPLICANT: MH OLD BRIARCLIFF, LLC
CONTACT: JIMMY BOBO, PROJECT MANAGER, (678) 808-8000

CONSERVATION AREA PLAN

DESIGNED: TCO
DRAWN BY: EAM
CHECKED: TCO
DATE: JULY 2, 2019
JOB NO.: 2017-010
SCALE: AS SHOWN

DRAWING NUMBER
C3.1
SHEET NUMBER 7



COMPACTION NOTE:

COMPACTION OF ALL FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES TO BE 95% STANDARD PROCTOR MUST BE CERTIFIED BY GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF CURB. THIS CERTIFICATION WILL BE SUBMITTED TO THE CHIEF OF DEVELOPMENT INSPECTIONS. LOTS WITH 2' OF FILL OR GREATER, AS DELINEATED ON THE CONSTRUCTION PLANS, WILL REQUIRE A COMPACTION CERTIFICATION PRIOR TO ISSUANCE OF BUILDING PERMITS. THE ENGINEER WILL ALSO PROVIDE A LETTER LISTING THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION. THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAN.

RETAINING WALL NOTE:

ALL RETAINING WALL DESIGNS GREATER THAN 4' IN HEIGHT SHALL BE SUBMITTED AND APPROVED BY THE DEKALB COUNTY LAND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION. KEYSTONE BLOCK WALLS ARE UNACCEPTABLE FOR POND RETAINING WALLS.

EARTHWORK CALCULATIONS:

MASS GRADING
CUT = 11,071 CY
SHRINKAGE FACTOR = 85%
CUT WITH SHRINKAGE = 9,410 CY

FILL = 630 CY

ASPHALT, GAB, CONCRETE, ETC. = 1,000 CY

FILL REQUIREMENT = 630 - 9,410 - 1000 = -9,780 CY

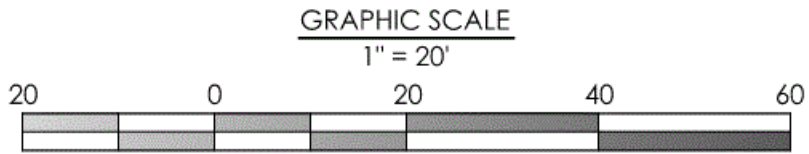
NET = 9,780 CY EXPORT REQUIRED

NOTES:

ABBREVIATIONS:
FG = FINISHED GRADE
FFFE = FIRST FLOOR ELEVATION
GFFE = GARAGE ELEVATION
BW = BOTTOM OF WALL ELEVATION (FINISHED GRADE ON LOW SIDE OF WALL)
TW = TOP OF WALL ELEVATION
TC = TOP OF CURB ELEVATION
TS = TOP OF SIDEWALK ELEVATION
TP = TOP OF PAVEMENT

LEGEND:

EXISTING CONTOUR --- 904 ---
PROPOSED CONTOUR — 904 —
RETAINING WALL [Symbol]



GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 3778
THOMAS C. O'BARR
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERT. #0000008760

811
Call before you dig
Call 800-4-A-DAWG

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912) 489-7112 OFFICE
(912) 489-7125 FAX
11605 HAYNES BRIDGE RD
SUITE 475
ALPHARETTA, GA 30009
(404) 693-1418 OFFICE
www.mxrred.com

ENGINEERING & LAND SURVEYING
40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912) 489-7112 OFFICE
(912) 489-7125 FAX
11605 HAYNES BRIDGE RD
SUITE 475
ALPHARETTA, GA 30009
(404) 693-1418 OFFICE
www.mxrred.com

NOT TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL FIELD CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING SUCH DISCREPANCIES. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF ANY DISCREPANCIES PRIOR TO THE DATE OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK OR DEFENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT SUCH DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME. COPYRIGHT © 2020 BY MAXWELL-REDDICK AND ASSOCIATES ALL RIGHTS RESERVED.

REVISIONS:
DEC. 13, 2019: REV. PER REVIEW COMMENTS
JAN. 22, 2020: REV. PER DCDWM COMMENTS
JAN. 30, 2020: REV. PER REVIEW COMMENTS
FEB. 7, 2020: REV. PER GE COMMENTS
FEB. 12, 2020: REV. PER GE COMMENTS
MAR. 6, 2020: REV. PER ENG. COMMENTS

THE FLATS AT OLD BRIARCLIFF
OWNER: MH OLD BRIARCLIFF, LLC
APPLICANT: MH OLD BRIARCLIFF, LLC
CONTACT: JIMMY BOBO, PROJECT MANAGER, (678) 808-8000

PROPOSED GRADING PLAN

DESIGNED: TCO
DRAWN BY: EAM
CHECKED: TCO
DATE: JULY 2, 2019
JOB NO.: 2017-010
SCALE: AS SHOWN

DRAWING NUMBER
C5.0
SHEET NUMBER 15

APP. 1243394

DATE: 9/25/2018

FILE: P.I.# 0013991
DeKalb County / GDOT District 7 - Metro Atlanta

FROM: *for Keith Pacey*
Brent Story, State Design Policy Engineer

TO: SEE DISTRIBUTION

SUBJECT: APPROVED CONCEPT REPORT

Attached is the approved Concept Report for the above subject project.

Attachment

Distribution:

Hiral Patel, Director of Engineering
Joe Carpenter, Director of P3
Albert Shelby, Director of Program Delivery
Darryl VanMeter, Assistant Director of P3/State Innovative Delivery Administrator
Kim Nesbitt, Program Delivery Administrator
Bobby Hilliard, Program Control Administrator
Paul Tanner, State Transportation Planning Administrator
Eric Duff, State Environmental Administrator
Bill DuVall, State Bridge Engineer
Andrew Heath, State Traffic Engineer
Angela Robinson, Financial Management Administrator
Erik Rohde, State Project Review Engineer
Monica Flournoy, State Materials Engineer
Patrick Allen, State Utilities Engineer
Eric Conklin, State Transportation Data Administrator
Attn: Systems & Classification Branch
Benny Walden, Statewide Location Bureau Chief
Ed David Adams, State Safety Program Manager
Kathy Zahul, District Engineer
Paul DeNard, District Preconstruction Engineer
Shun Pringle, District Utilities Manager
Kenneth Wicks, Project Manager
BOARD MEMBER - 5th Congressional District

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
LIMITED SCOPE PROJECT CONCEPT REPORT**

Project Type: <u>Bridge Replacement</u>	P.I. Number: <u>0013991</u>
GDOT District: <u>7</u>	County: <u>DeKalb</u>
Federal Route Number: <u>N/A</u>	State Route Number: <u>42</u>
Project Number: _____	N/A

This Project proposes to replace the bridge on SR 42 @ S. Fork Peachtree Creek.

Submitted for approval:

<u>Benjamin F. Rabe III</u> Consultant Designer (Volkert, Inc.)	5/8/2018 Date
<u>Hamberly W. Nesbitt</u>	5/17/18 Date

State Program Delivery Administrator <u>[Signature]</u> <u>SHP</u>	Date
GDOT Project Manager	5/17/2018 Date

Recommendation for approval:

State Environmental Administrator <u>ERIC DUFF*/EKP</u>	5/21/2018 Date
FOR State Traffic Engineer <u>CHRISTINA BARRY*/EKP</u>	6/9/2018 Date
State Bridge Engineer <u>BILL DUVALL*/EKP</u>	7/17/2018 Date
FOR District Engineer <u>SCOTT LEE*/EKP</u>	6/6/2018 Date

- ☒ MPO Area: This project is consistent with the MPO adopted Regional Transportation Plan (RTP)/Long Range Transportation Plan (LRTP).
- ☐ Rural Area: This project is consistent with the goals outlined in the Statewide Transportation Plan (SWTP) and/or is included in the State Transportation Improvement Program (STIP).

State Transportation Planning Administrator <u>CINDY VON DYKE*/EKP</u>	6/4/2018 Date
---	------------------

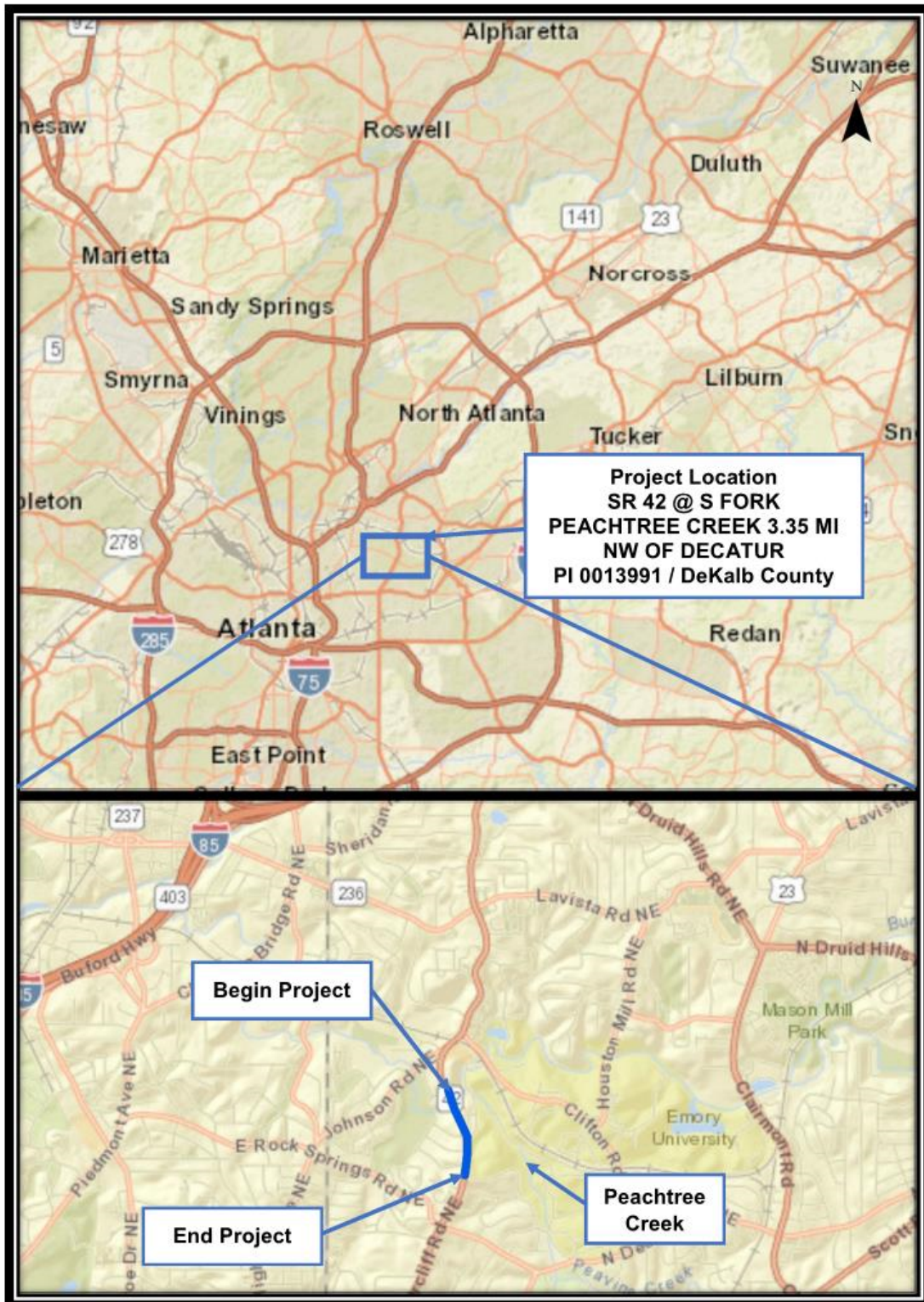
Approval:

Concur: <u>Hugh Rital</u> GDOT Director of Engineering	8/06/18 Date
---	-----------------

Approve: <u>Margaret B. Pirkle</u> GDOT Chief Engineer	9/10/18 Date
---	-----------------

** - RECOMMENDATION ON FILE*

PROJECT LOCATION MAP



PI 0013991 / DeKalb County
SR 42 @ S. Fork Peachtree Creek Bridge Replacement

PLANNING & BACKGROUND DATA

Project Justification Statement: The bridge on SR 42 (Briarcliff Road) over South Fork Peachtree Creek, Structure ID 089-0027-0, was built in 1939. This bridge consists of five (5) spans of steel beams on concrete caps with concrete columns. A structural analysis of this bridge shows that it has a low reserve capacity in the substructure. This bridge was designed using an H-15 vehicle, which is below current design standards. The overall condition of this bridge would be classified as satisfactory. The deck is in satisfactory condition with minor cracking on the underside of the deck and minor abrasion on the topside. The superstructure is in good condition. The substructure is in satisfactory condition with moderate cracking in the concrete caps. This bridge is classified as having an unknown foundation and there are signs of scour at the intermediate bents. Due to the age of the structure, the structural analysis of the bridge, and the unknown foundation of the substructure, replacement of this 78-year-old bridge is recommended. (Justification Statement was provided by Office of Bridge Design.).

Existing conditions: This section of SR 42 (Briarcliff Road) is located in DeKalb County. The bridge structure, ID 089-0027-0, carries SR 42 over South Fork Peachtree Creek. The existing structure is a 232-foot bridge, which consists of five steel spans resting on concrete caps with concrete columns. The typical section on the bridge consists of two lanes with a bridge roadway width of 39.8 ft. and a bridge deck out-to-out width of 52.5 ft. The approach roadway typical section consists of two 12-foot lanes and 6-foot paved shoulders.

Other projects in the area: None

MPO: Atlanta TMA

TIP #: DK-442

Congressional District(s): 5

Federal Oversight: ☐PoDI ☒Exempt ☐State Funded ☐Other

Projected Traffic: AADT 24 HR T: 4.5%
Current Year (2018): 13792 Open Year (2023): 14200 Design Year (2043): 16025
Traffic Projections Performed by: Volkert, Inc.
Date approved by the GDOT Office of Planning: Pending

Functional Classification (Mainline): Urban Minor Arterial Street

Complete Streets - Bicycle, Pedestrian, and/or Transit Standards Warrants:

Warrants met: ☐None ☒Bicycle ☒Pedestrian ☐Transit
Pedestrian – Warrant #1 and #2
Bicycle – Warrant #2

Pavement Evaluation and Recommendations

Initial Pavement Evaluation Summary Report Required? ☒No ☐Yes
Initial Pavement Type Selection Report Required? ☒No ☐Yes
Feasible Pavement Alternatives: ☒HMA ☐PCC ☐HMA & PCC

DESIGN AND STRUCTURAL

Description of Proposed Project: The project proposes to replace the bridge on SR 42 over South Fork Peachtree Creek in DeKalb County, located 3.35 miles northwest of Decatur. The total length of the project is approximately 1720 ft. with the project termini located 860 ft. south of the existing bridge abutment and 620 ft. north of the existing bridge abutment. The proposed structure is a 240-foot long by 67.67-foot wide bridge over South Fork Peachtree Creek utilizing staged construction.

Major Structures:

Structure ID	Existing	Proposed
ID 089-0027-0 Along S.R. 42 @ S. Fork Peachtree Creek	S.R. 42 consists of Structure ID 089-0027-0, which is a bridge consisting of five spans of steel beams on concrete caps with concrete columns. The bridge deck width is 52.5 ft. and the bridge roadway curb to curb width is 39.8 ft. The total length of the bridge is 232 ft.	The proposed structure is approximately 240-ft long by 67.67 ft. wide, which is asymmetrical about the existing centerline. This includes a 12-foot travel lane and a 4-foot bike lane on each side. The structure consists of a 18.83-foot shoulder on the east side and a 3.42-foot shoulder on the west side of the structure.

Accelerated Bridge Construction (ABC) techniques anticipated: ☒ No ☐ Yes
Accelerated Bridge Construction techniques are not recommended for this project. An on-site detour is anticipated for this project limiting the impact to the traveling public. Therefore, the increased cost for ABC is not justified.

Mainline Design Features: SR 42 @ S. FORK PEACHTREE CREEK

Feature	Existing	Policy	Proposed
Typical Section			
- Number of Lanes	2		2
- Lane Width(s)	12 ft.	11 – 12 ft.	12 ft.
- Median Width & Type	N/A	N/A	N/A
- Border Area Width	10 ft.	10 – 16 ft.	10 – 16 ft
- Outside Shoulder Width*	2 ft. Paved	8 ft./ 2 ft. Paved	N/A
- Outside Shoulder Slope	Unknown	N/A	N/A
- Inside Shoulder Width	N/A	N/A	N/A
- Sidewalks	5 ft.	5 ft.	5 ft.
- Auxiliary Lanes	RT Turn		RT Turn
- Bike Accommodations	4 ft.	4 – 5 ft.	4 ft.
Posted Speed	35 mph		35 mph
Design Speed	35 mph	35 mph	35 mph
Minimum Horizontal Curve Radius	900 ft.	371	900 ft.
Maximum Superelevation Rate	Unknown	4%	3.2%
Maximum Grade	Unknown	7%	7%
Access Control	By Permit	By Permit	By Permit
Design Vehicle	WB-67		WB-67
Pavement Type	HMA		HMA

* The existing roadway typical section predominately consists of rural shoulders.

Is the project located on a NHS roadway? ☒ No ☐ Yes

Design Exceptions/Design Variances to GDOT and/or FHWA Controlling Criteria anticipated: None

Design Variances to GDOT Standard Criteria anticipated: None

Lighting required: ☒ No ☐ Yes
Street lights may need to be relocated with utility poles.

Off-site Detours Anticipated: ☒ No ☐ Undetermined ☐ Yes

Transportation Management Plan [TMP] Required: ☐ No ☒ Yes

If Yes: Project classified as: ☒ Non-Significant

TMP Components Anticipated: ☒ TTC

INTERCHANGES AND INTERSECTIONS

Major Interchanges/Intersections: None

Intersection Control Evaluation (ICE) Required: ☒ No ☐ Yes

Roundabout Peer Review Required: ☒ No ☐ Yes ☐ Completed – Date:

UTILITY AND PROPERTY

Railroad Involvement: None

Utility Involvements:

Georgia Power (Electric Distribution)
AT&T Communication (Telecommunication)
DeKalb County Water (Water)
DeKalb County Sewer (Sanitary Sewer)
Comcast (Cable TV)
Southern Company Gas (Old AGL) (Natural Gas)

SUE Required: ☐ No ☒ Yes

Public Interest Determination Policy and Procedure recommended? ☐ No ☒ Yes

Right-of-Way: Existing width: 100ft. Proposed width: 120ft.
Required Right-of-Way anticipated: ☐ None ☒ Yes ☐ Undetermined
Easements anticipated: ☐ None ☒ Temporary ☐ Permanent ☐ Utility ☐ Other

Anticipated total number of impacted parcels: 15
Displacements anticipated: Businesses: 0
Residences: 0
Other: 0
Total Displacements: 0

Impacts to USACE property anticipated? ☒ No ☐ Yes ☐ Undetermined

CONTEXT SENSITIVE SOLUTIONS

Issues of Concern: None

Context Sensitive Solutions Proposed: None

ENVIRONMENTAL AND PERMITS

Anticipated Environmental Document:

NEPA: ☐ PCE ☒ CE ☐ EA-FONSI
GEPA: ☐ Type A ☐ Type B ☐ None

Level of Environmental Analysis:

- ☒ The environmental considerations noted below are based on preliminary desktop or screening level environmental analysis and are subject to revision after the completion of resource identification, delineation, and agency concurrence.
- ☐ The environmental considerations noted below are based on the completion of resource identification, delineation, and agency concurrence.

Water Quality Requirements:

MS4 Compliance – Is the project located in an MS4 area? ☐ No ☒ Yes

Is Non-MS4 water quality mitigation anticipated? ☒ No ☐ Yes

Environmental Permits, Variances, Commitments, and Coordination anticipated: The proposed project would require a Section 404 Permit and Buffer Variance if construction were to impact Peachtree Creek and its buffer.

Air Quality:

Is the project located in an Ozone Non-attainment area? ☐ No ☒ Yes
Carbon Monoxide hotspot analysis required? ☒ No ☐ Yes

NEPA/GEPA Comments & Information:

NEPA: The anticipated environmental document for the proposed project is a Categorical Exclusion. Should the project require a transportation use from a nearby Section 4(f) resource, a Section 4(f) Evaluation would be required.

Ecology: An Ecology report has not been prepared. Early Coordination with the Georgia Department of Natural Resources indicated five species occurring within a three-mile radius. The US Fish and Wildlife Service replied with two species of concern. A field survey is currently underway. A Section 404 permit could be required if the Creek is affected by the replacement of the proposed bridge.

History: A History report has not yet been prepared. A desktop survey identified no properties greater than fifty years of age within the project area. A field survey will be needed to determine if there are additional historic resources along the project corridor.

Archaeology: An Archaeology report has not yet been prepared. A desktop survey did not identify any previously recorded archaeological sites or cemeteries in the project area. A field survey will determine if additional archaeological resources exist along the project corridor.

Noise: Noise studies have not been prepared. A Type III assessment is anticipated. However, a Type I assessment would be required if the bridge alignment is significantly altered vertically or horizontally.

Public Involvement: Early coordination letters have been sent to local, state, and federal stakeholders during the concept phase. Though there will not be an off-site detour, a public information open house is anticipated, per request of GDOT District 7 Office.

COORDINATION, ACTIVITIES, RESPONSIBILITIES, AND COSTS

Is Federal Aviation Administration (FAA) coordination anticipated? ☒ No ☐ Yes

Project Meetings:

Monthly Team Meeting January 3, 2018
Monthly Team Meeting March 7, 2018
Concept Team Meeting May 2, 2018

County: DeKalb

Other coordination to date: Early coordination letters have been sent to the local government, EMS, and school board.

Project Activity	Party Responsible for Performing Task(s)
Concept Development	Volkert, Inc.
Design	Volkert, Inc.
Right-of-Way Acquisition	GDOT
Utility Coordination (Preconstruction)	GDOT
Utility Relocation (Construction)	Utility Owners
Letting to Contract	GDOT
Construction Supervision	GDOT
Providing Material Pits	Contractor
Providing Detours	Contractor
Environmental Studies, Documents, & Permits	Atkins \ Volkert, Inc.
Environmental Mitigation	Atkins \ Volkert, Inc.
Construction Inspection & Materials Testing	GDOT

Project Cost Estimate and Funding Responsibilities:

	PE Activities		ROW**	Reimbursable Utilities	CST*	Total Cost
	PE Funding	Section 404 Mitigation				
Funded By	State / Federal	State / Federal	State / Federal	State / Federal	State / Federal	
\$ Amount	\$500,000	\$54,000	TBD	\$160,000	\$5,190,477	\$5,904,477
Date of Estimate	11/30/2016	8/31/2018	Requested	4/25/2018	6/13/2018	

*CST Cost includes: Construction, Engineering and Inspection, Contingencies and Liquid AC Cost Adjustment.

** Right of Way costs were requested from GDOT on 4/4/2018.

ALTERNATIVES DISCUSSION

Preferred Alternative: Staged Construction – Shift the traffic on SR 42 to the east of the existing bridge and remove the west side section. Construct the west side of the new bridge and shift the traffic on the newly constructed section. While the traffic is on the new section, construct the remaining section of the proposed bridge.			
Estimated Property Impacts:	15	Estimated Total Cost:	\$5,904,477
Estimated ROW Cost:	TBD	Estimated CST Time:	24 Months
Rationale: This alternative was determined to be feasible because of the high traffic volumes and the length of the detour. To minimize the impact to traffic on SR 42, staged construction is proposed as the preferred alternative.			

No-Build Alternative: No proposed improvements within project limits.			
Estimated Property Impacts:	0	Estimated Total Cost:	0
Estimated ROW Cost:	0	Estimated CST Time:	0
Rationale: This alternative was not selected as it does not address the structural integrity issues of the existing bridge as described in the project justification statement.			

Alternative 1: Replace the existing bridge at the current location using an off-site detour.			
Estimated Property Impacts:	15	Estimated Total Cost:	\$5,088,330
Estimated ROW Cost:	TBD	Estimated CST Time:	18 Months
Rationale: This alternative was not selected because of high traffic volumes on this route and the detour length. The proposed detour would redirect the traffic on State Route 42 to US Route 78 eastbound, then US Route 23 northbound and State Route 236 westbound and back on State Route 42 for the total length of 7.8 miles. The detour will add 4.6 miles and 12 minutes to the normal route length and travel time.			

Additional Comments/ Information: None

LIST OF ATTACHMENTS/SUPPORTING DATA

1. Concept Layout
2. Typical section
3. Cost Estimate
4. Utility Cost Estimate
5. Concept Utility Report
6. Traffic Memo
7. Crash Summary
8. MS4 Reports
9. Detour Map
10. Bridge Inventory Report
11. Concept Team Meeting Minutes



10/23/2015
GPLN

SCALE IN FEET
0 100 200 400

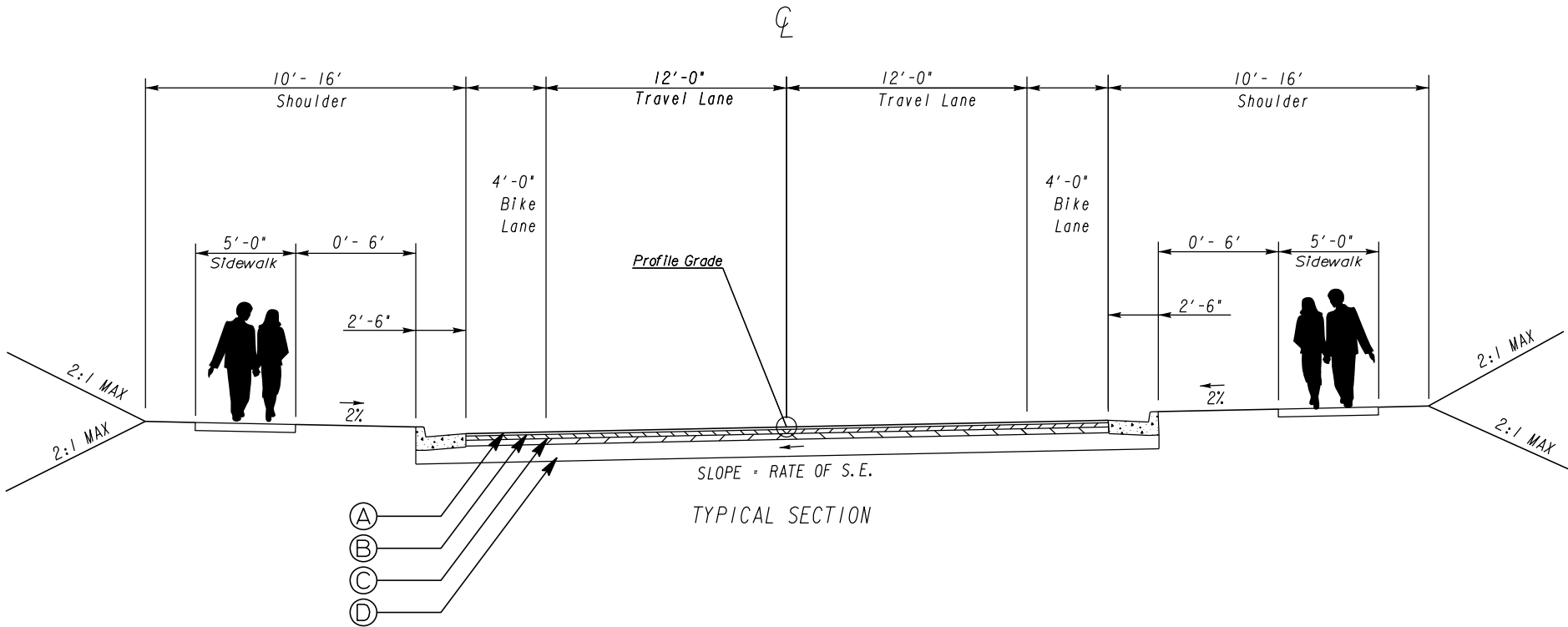
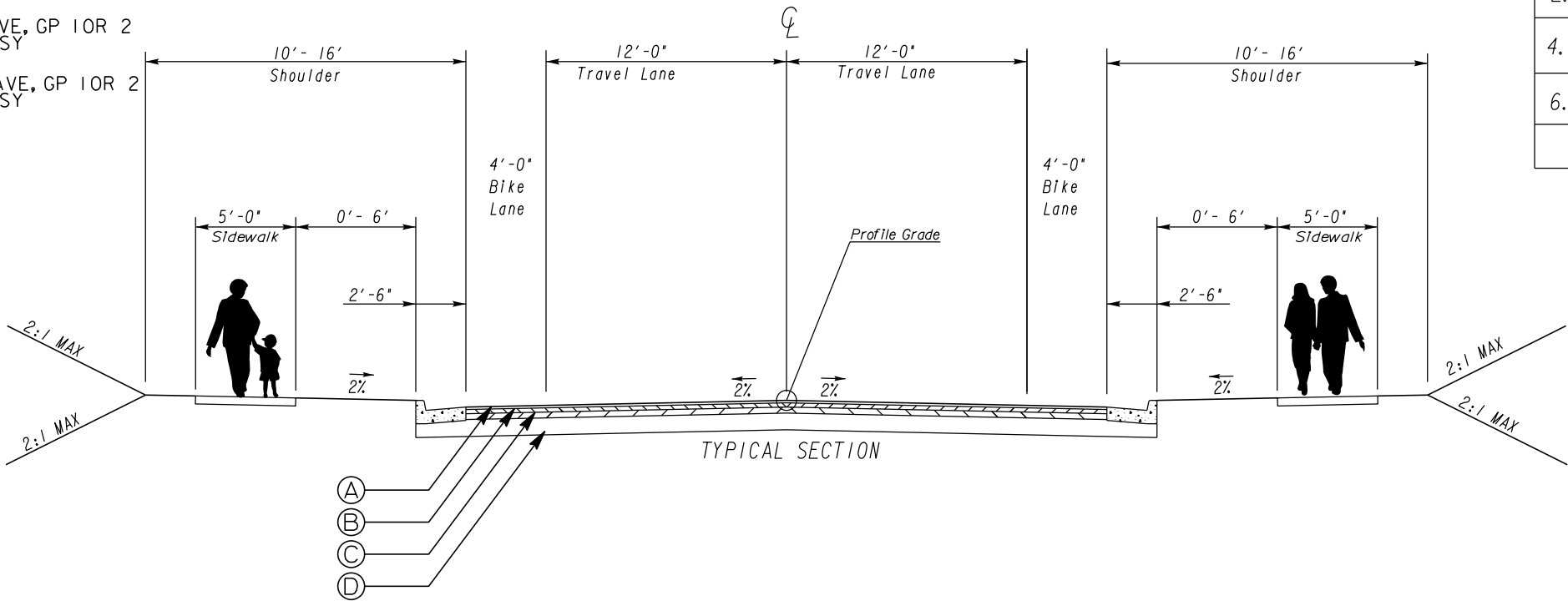
REVISION DATES		

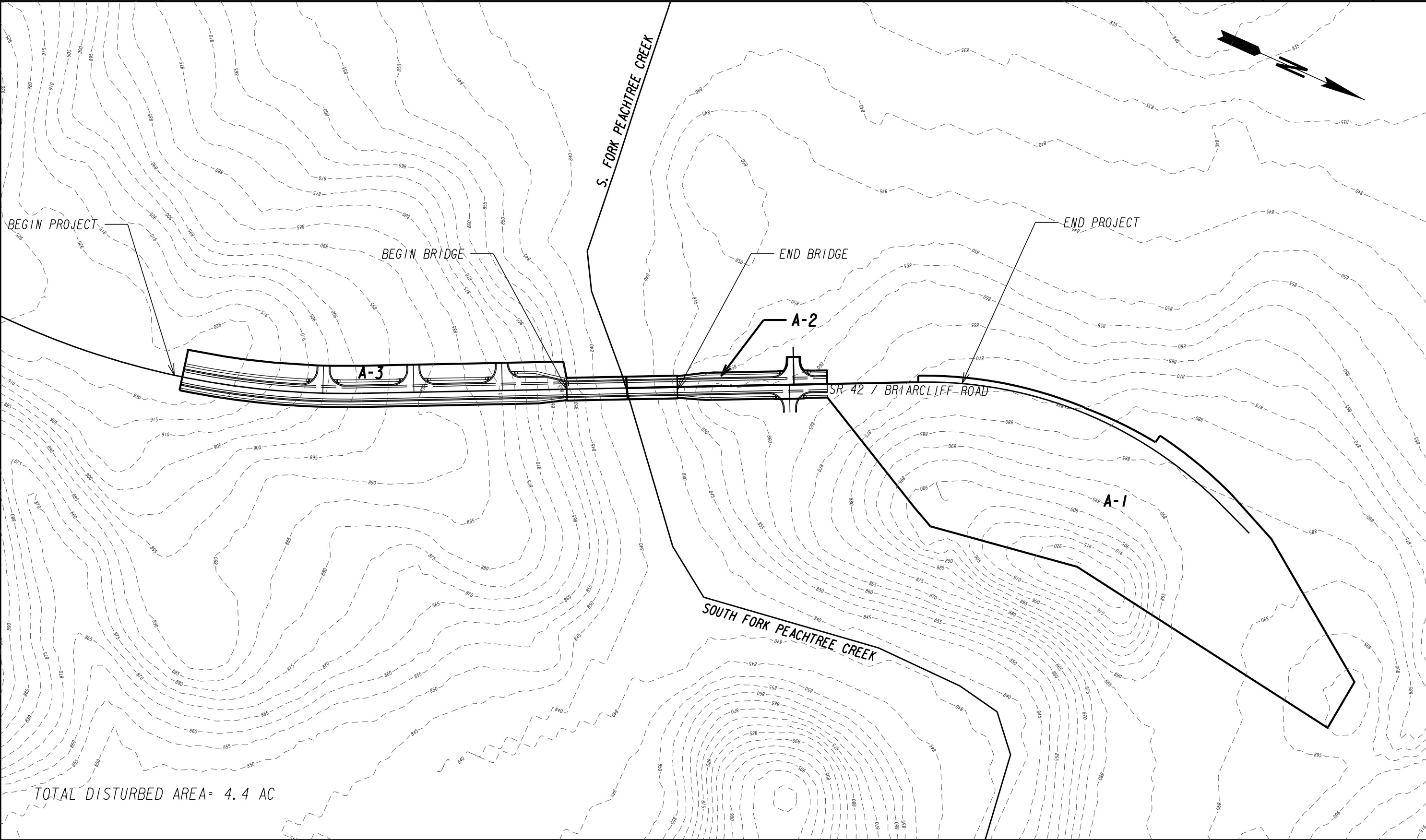
CONCEPT LAYOUT			
SR 42 @ S FORK PEACHTREE CREEK			
PREFERRED ALT: REPLACE IN-PLACE UTILIZING STAGED CONSTRUCTION			
CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.
12-0000

- Ⓐ RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2
INCL BITUM MATL & H LIME, 165 LBS/SY
- Ⓑ RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2
INCL BITUM MATL & H LIME, 220 LBS/SY
- Ⓒ RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2
INCL BITUM MATL & H LIME, 330 LBS/SY
- Ⓓ GRADED AGGREGATE BASE, 12 IN

S.E. RATE	shoulder slope
2.0% OR 3.0%	4.0%
4.0% OR 5.0%	2.0%
6.0% OR 7.0%	1.0%
8.0 % +	0.0%





10/23/2015
GPLN

VOLKERT

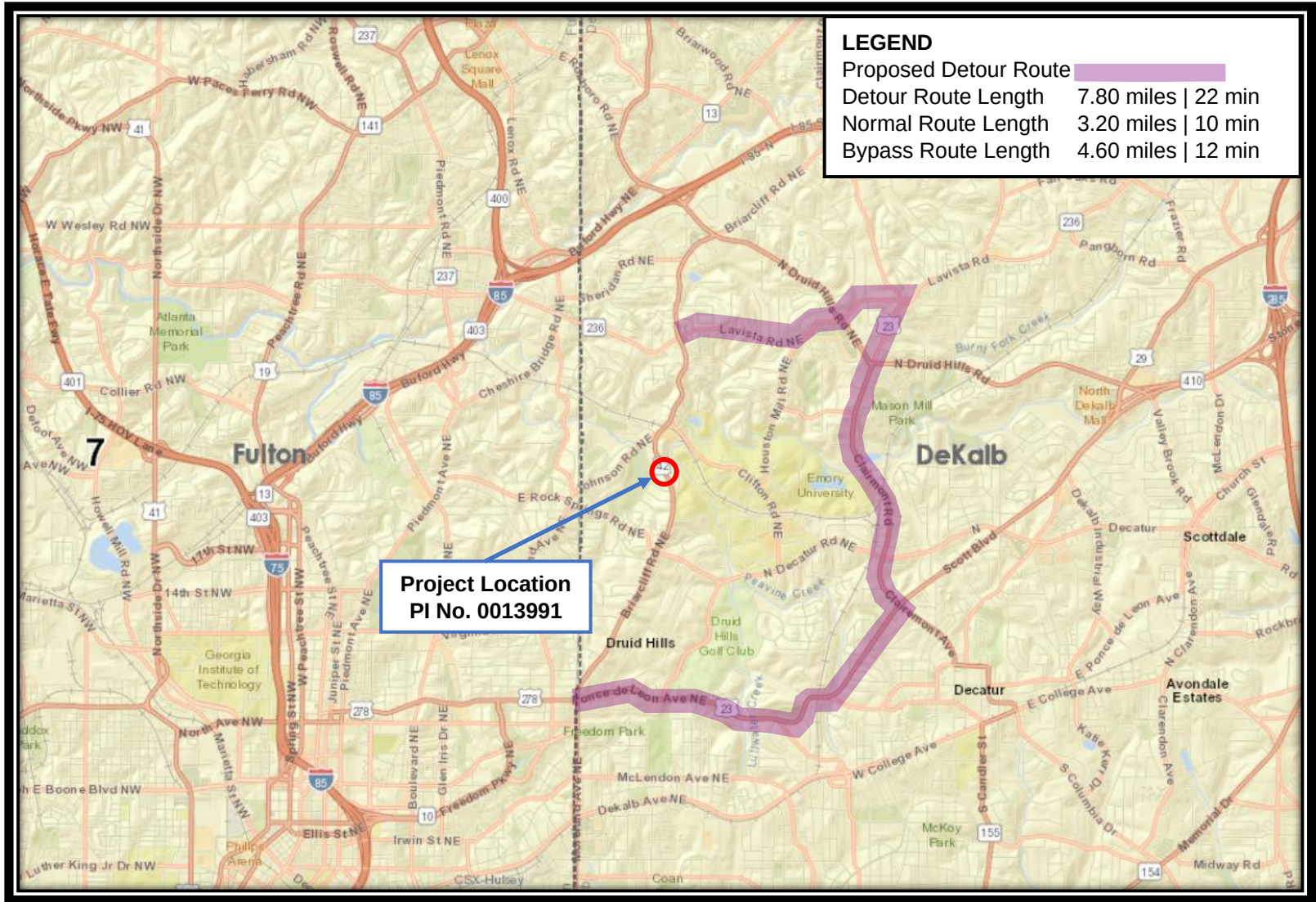
SCALE IN FEET
0 100 200 400

REVISION DATES		

DRAINAGE AREA MAP CONCEPT			
SR 42 @ S FORK PEACHTREE CREEK			
CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.
12-0000

PROJECT DETOUR MAP





PLAN AND PROFILE OF PROPOSED BRIARCLIFF ROAD SIDEWALK

DEKALB COUNTY

NOTE :
ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO " STATE HIGHWAY DEPARTMENT OF GEORGIA ", " STATE HIGHWAY DEPARTMENT ", " GEORGIA STATE HIGHWAY DEPARTMENT ", " HIGHWAY DEPARTMENT ", OR " DEPARTMENT " WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND DETAILS BOOK AND ATTACHED APPLICABLE REVISIONS. THE CONSTRUCTION STANDARDS AND DETAILS BOOK IS AVAILABLE AT: <http://mydocs.dot.ga.gov/info/gdotpubs/ConstructionStandardsAndDetails/Forms/AllItems.aspx> ANY REVISIONS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THE CONSTRUCTION STANDARDS AND DETAILS BOOK WHICH THEY REVISE OR IN WHICH THERE IS A CONFLICT.

THIS PROJECT HAS BEEN PREPARED
USING THE HORIZONTAL GEORGIA
COORDINATE SYSTEM OF 1984 (NAD
1983)/94 WEST ZONE, AND THE NORTH
AMERICAN VERTICAL DATUM (NAVD)
OF 1988.

LIMIT OF CONSTRUCTION
DE10 STA 9+90.00
N 1380753.33
E 2245197.79

LIMIT OF CONSTRUCTION
 DE20 STA 19+97.21
 N 1381173.52
 E 2245210.84

LIMIT OF CONSTRUCTION
 DE30 STA 29+90.80
 N 1381581.82
 E 2245169.07

END OF PROJECT
STA 118+00.00
N 1382323.67
E 2244948.24

BEGIN CONSTRUCTION
DE100
STA 99+75.00
N 1380556.84
E 2245219.76

INTERSECTION
DE100 BRIAR CLIFF ROAD
STA 101+72.43
DE10 POPLAR GROVE DRIVE
STA 10+40.29
N 1380751.94
E 2245248.05
INTERSECTION ANGLE 90°

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

COUNTY No.: 089

P.I. No.: N/A

MILES

NET LENGTH OF ROADWAY	0.386
NET LENGTH OF BRIDGES	0.000
NET LENGTH OF PROJECT	0.386
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF PROJECT	0.386

SCALE IN FEET

0 150 300 600



**Design & Consultancy
for natural and
built assets**

DESIGN

APPROVED BY:

DIRECTOR OF PUBLIC WORKS, DEKALB COUNTY

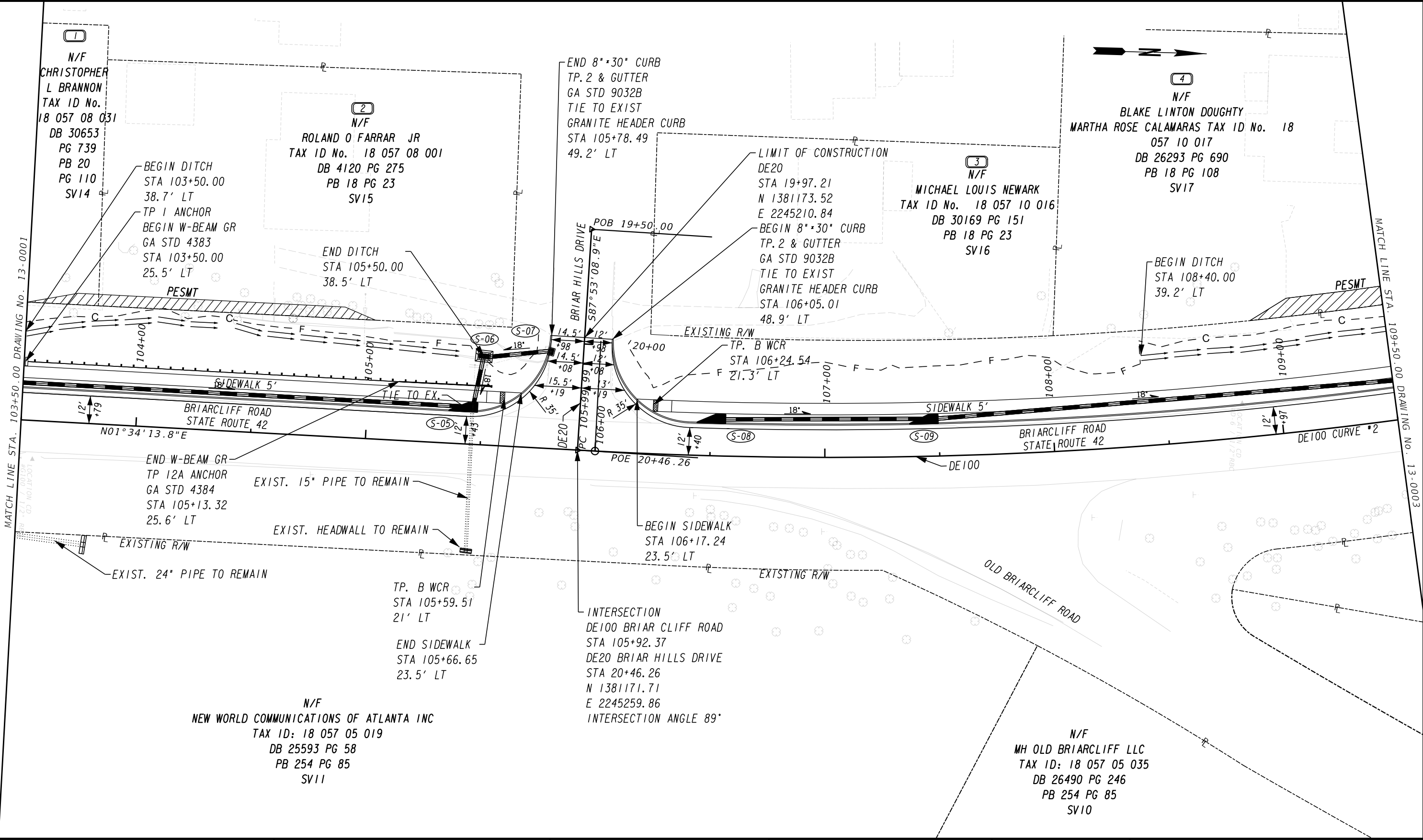
[illegible]

DRAWING No.

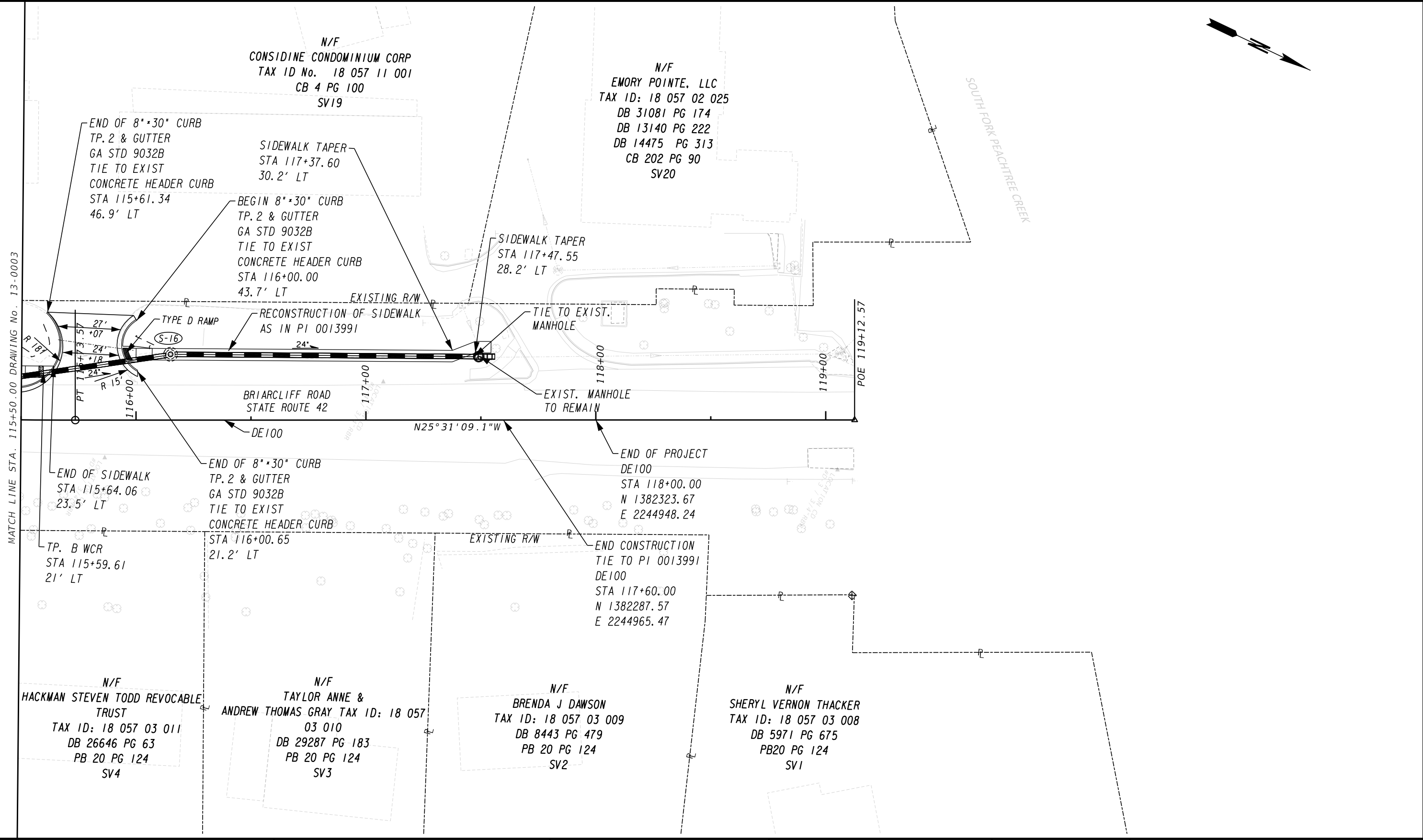
01-0001

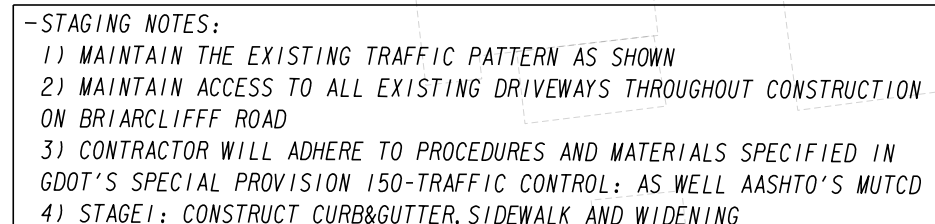


PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES	-----E-----	BEGIN LIMIT OF ACCESS.....BLA	  Design & Consultancy for natural and built assets	REVISION DATES			CONSTRUCTION PLAN			
	---G---F---	END LIMIT OF ACCESS.....ELA					BRIARCLIFF ROAD SIDEWALK			
		EXISTING LIMIT OF ACCESS								
		REQ'D LIMIT OF ACCESS								
		EXISTING LIMIT OF ACCESS & R/W								
		REQ'D LIMIT OF ACCESS & R/W								
		ORANGE BARRIER FENCE								
		ESA - ENV. SENSITIVE AREA								











DeKalb County
GEORGIA



ARCADIS

Design & Consultancy
for natural and
built assets

SCALE IN FEET



REVISION DATES			CONSTRUCTION STAGING PLAN STAGE 1 BRIARCLIFF ROAD SIDEWALK				
			CHECKED:		DATE:		DRAWING No. 19-0001
			BACKCHECKED:		DATE:		
			CORRECTED:		DATE:		
			VERIFIED:		DATE:		





DeKalb County

GEORGIA



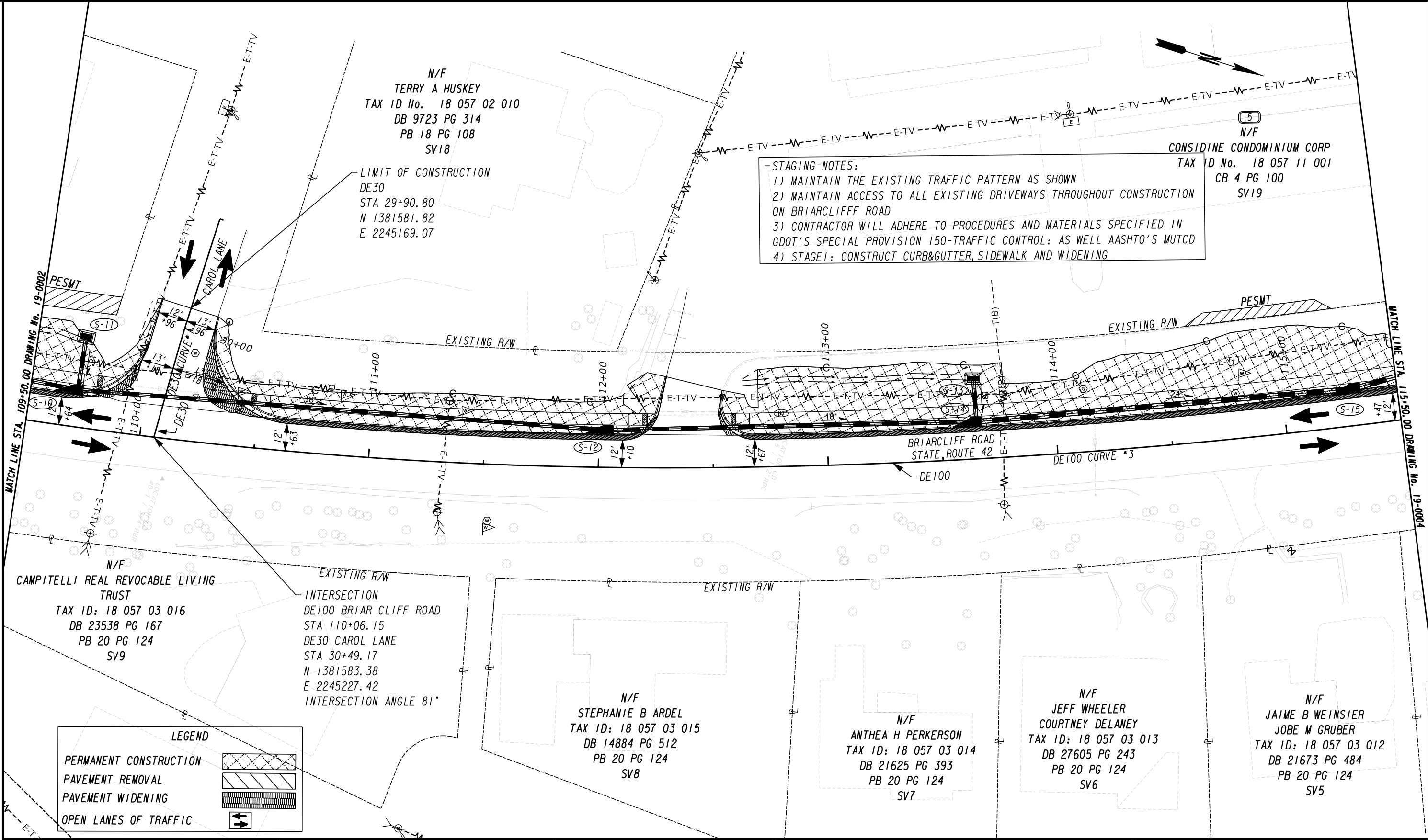
ARCADIS

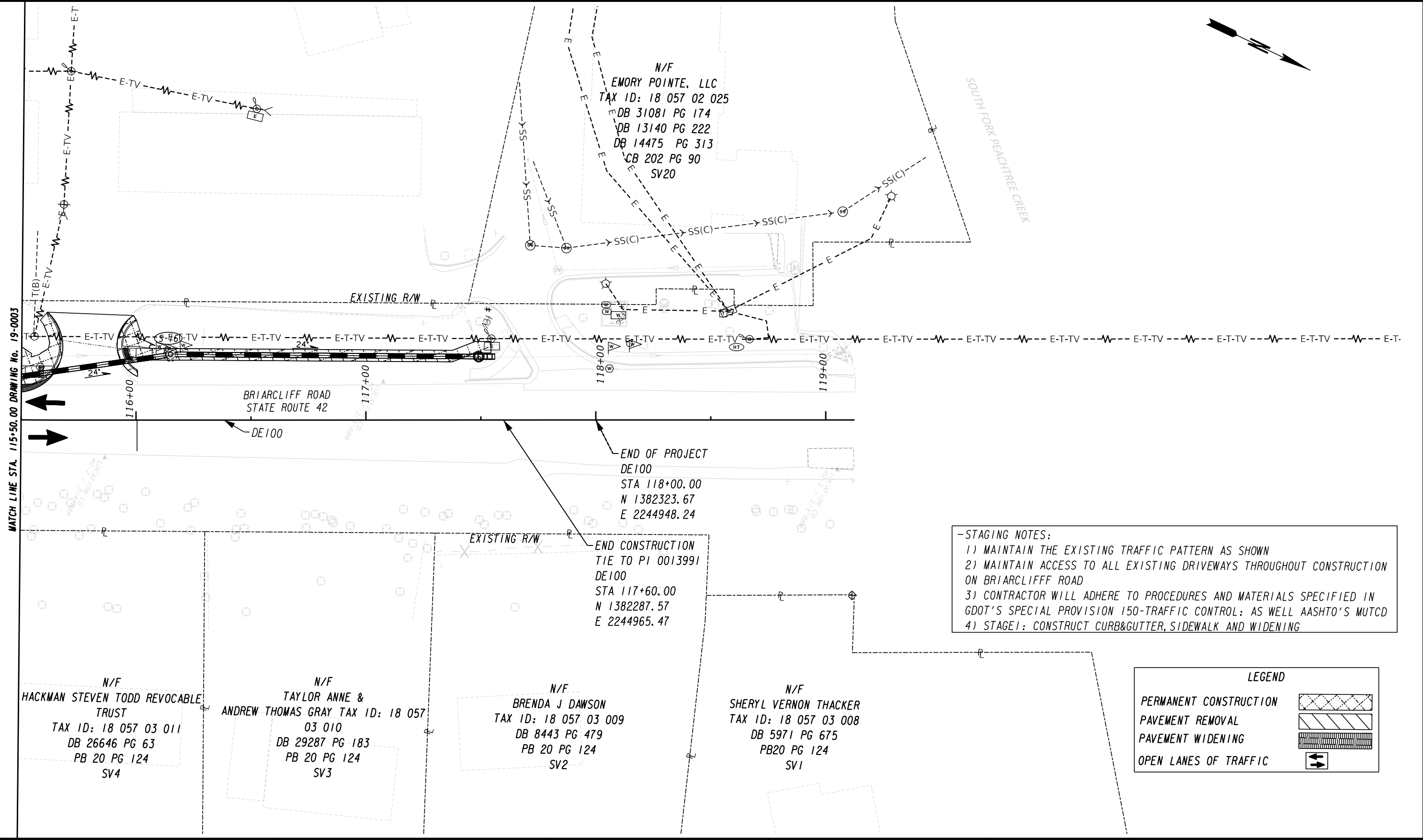
Design & Consultants
for natural and
built assets

SCALE IN FEET



REVISION DATES			CONSTRUCTION STAGING PLAN STAGE 1 BRIARCLIFF ROAD SIDEWALK				
			CHECKED:		DATE:		DRAWING No. 19-0002
			BACKCHECKED:		DATE:		
			CORRECTED:		DATE:		
			VERIFIED:		DATE:		





-STAGING NOTES:
1) MAINTAIN THE EXISTING TRAFFIC PATTERN AS SHOWN
2) MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS THROUGHOUT CONSTRUCTION ON BRIARCLIFF ROAD
3) CONTRACTOR WILL ADHERE TO PROCEDURES AND MATERIALS SPECIFIED IN GDOT'S SPECIAL PROVISION 150-TRAFFIC CONTROL: AS WELL AASHTO'S MUTCD
4) STAGE I: CONSTRUCT CURB&GUTTER, SIDEWALK AND WIDENING

LEGEND

PERMANENT CONSTRUCTION

PAVEMENT REMOVAL

PAVEMENT WIDENING

OPEN LANES OF TRAFFIC

PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

EXISTING LIMIT OF ACCESS

REQ'D LIMIT OF ACCESS

EXISTING LIMIT OF ACCESS & R/W

REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

Design & Consultancy
for natural and
built assets

SCALE IN FEET

REVISION DATES

CONSTRUCTION STAGING PLAN

STAGE I

BRIARCLIFF ROAD SIDEWALK

CHECKED: _____ DATE: _____

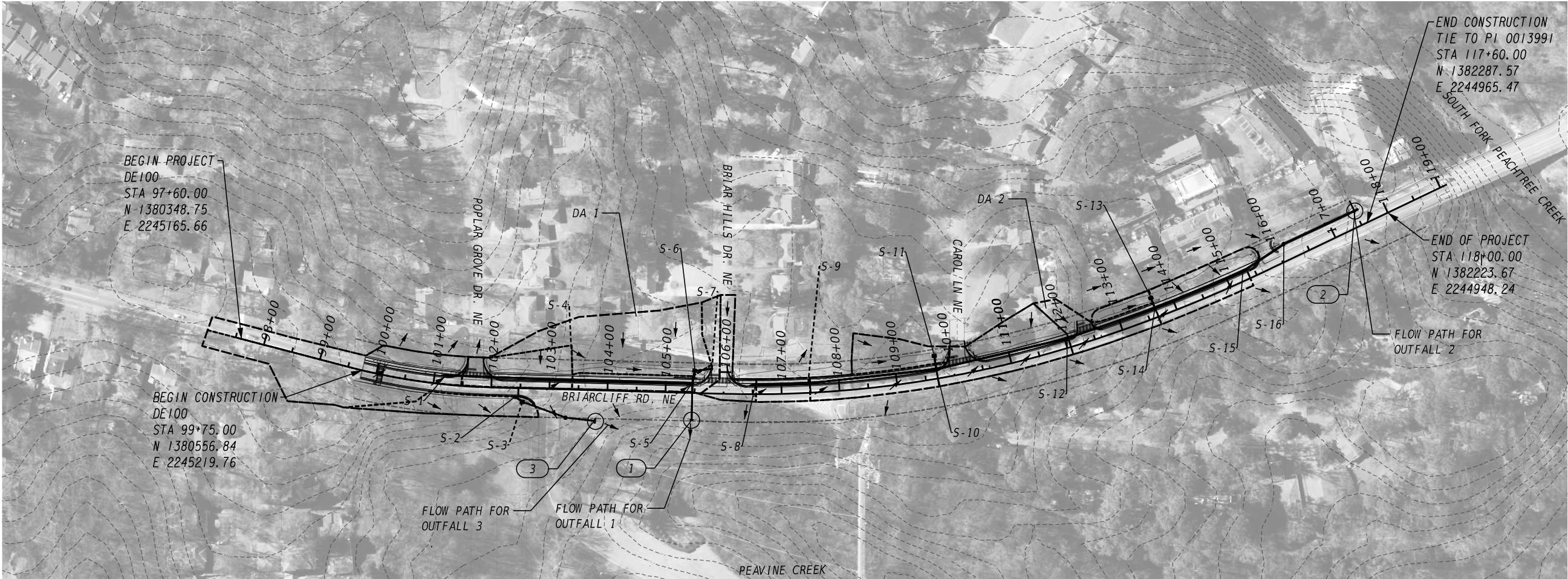
BACKCHECKED: _____ DATE: _____

CORRECTED: _____ DATE: _____

VERIFIED: _____ DATE: _____

DRAWING No.:
19-0004

STRUCTURE NO.	STRUCTURE TYPE	ALIGNMENT	STATION	OFFSET	BASIN AREA (AC)	DISTURBED AREA (AC)	C (POST-DEVELOPED RUNOFF COEFF.)	10-YR DOWNSTREAM PIPE OUTLET VELOCITY (FT/S)	10-YR DESIGN FLOW (CFS)	50-YR DESIGN FLOW (CFS)	CALCULATED GUTTER SPREAD (FT)	RECEIVING WATERS
S-01	1033D	DE100	101+21	13.5 LT	0.35	0.12	0.73	8.05	1.59	1.90	6.20	PEAVINE CREEK
S-02	1033D	DE100	102+44	15.0 RT	0.51	0.04	0.65	13.45	1.84	2.18	6.77	PEAVINE CREEK
S-03	D-4	DE100	102+53	24.5 RT	0.19	0.01	0.40	11.65	0.59	0.80	N/A	PEAVINE CREEK
S-04	1033D	DE100	103+42	12.5 LT	0.25	0.06	0.63	8.59	1.16	1.42	5.16	PEAVINE CREEK
S-05	1033D	DE100	105+46	12.0 LT	0.13	0.08	0.76	12.89	0.78	1.05	4.97	PEAVINE CREEK
S-06	D-4	DE100	105+50	37.0 LT	0.65	0.08	0.57	1.92	2.89	3.89	N/A	PEAVINE CREEK
S-07	1019A	DE100	105+79	40.0 LT	0.11	0.03	0.79	0.30	0.53	0.64	N/A	PEAVINE CREEK
S-08	1033D	DE100	106+54	12.5 LT	0.15	0.03	0.85	4.69	0.97	1.30	5.99	SOUTH FORK PEACHTREE CREEK
S-09	1033D	DE100	107+47	13.5 LT	0.09	0.06	0.86	5.07	0.57	0.77	7.17	SOUTH FORK PEACHTREE CREEK
S-10	1033D	DE100	109+71	13.5 LT	0.20	0.09	0.86	8.40	1.29	1.59	5.77	SOUTH FORK PEACHTREE CREEK
S-11	D-4	DE100	109+71	39.0 LT	0.19	0.07	0.40	0.33	0.52	0.70	N/A	SOUTH FORK PEACHTREE CREEK
S-12	1033D	DE100	112+04	13.5 LT	0.39	0.07	0.70	11.28	1.67	1.99	6.42	SOUTH FORK PEACHTREE CREEK
S-13	D-4	DE100	113+65	35.0 LT	0.05	0.04	0.40	0.11	0.17	0.23	N/A	SOUTH FORK PEACHTREE CREEK
S-14	1033D	DE100	113+65	14.0 LT	0.21	0.05	0.76	11.10	1.14	1.40	5.09	SOUTH FORK PEACHTREE CREEK
S-15	1033D	DE100	115+32	12.0 LT	0.27	0.13	0.68	3.30	1.29	1.56	5.48	SOUTH FORK PEACHTREE CREEK
S-16	1011A	DE100	116+15	28.5 LT	-	-	-	11.26	6.76	8.53	N/A	SOUTH FORK PEACHTREE CREEK



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

-----#-----

-----G-----F-----

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

EXISTING LIMIT OF ACCESS

REQ'D LIMIT OF ACCESS

EXISTING LIMIT OF ACCESS & R/W

REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

DeKalb County

GEORGIA

ARCADIS

Design & Consultancy for natural and built assets

SCALE IN FEET

0

100

200

400

REVISION DATES

DRAINAGE AREA MAP

BRIARCLIFF ROAD SIDEWALK

CHECKED:

BACKCHECKED:

CORRECTED:

VERIFIED:

DATE:

DATE:

DATE:

DATE:

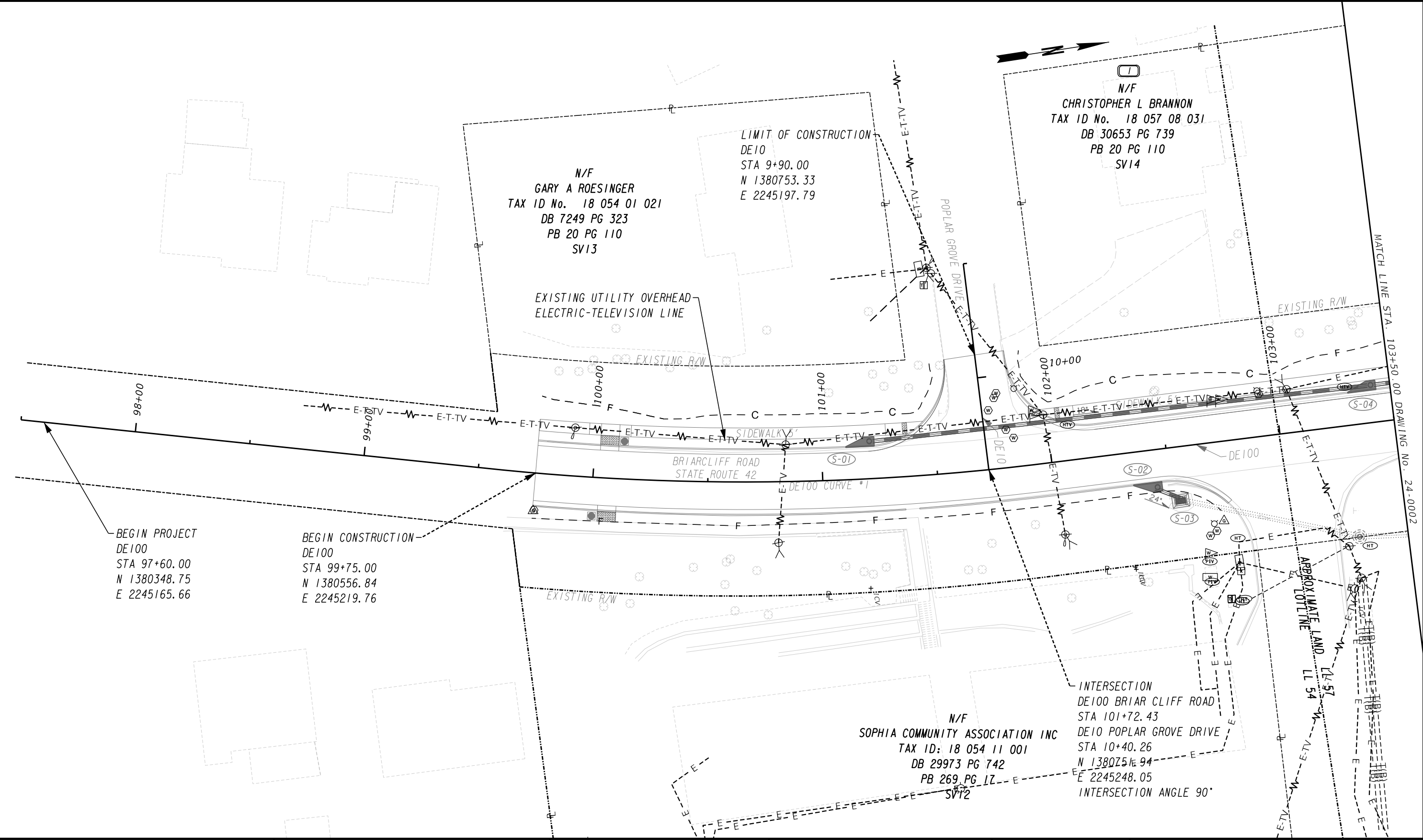
DRAWING No.:

21-0001

GPLN-CE
11/05/2025

1

Untitled-4



BEGIN PROJECT
DE100
STA 97+60.00
N 1380348.75
E 2245165.66

BEGIN CONSTRUCTION
DE100
STA 99+75.00
N 1380556.84
E 2245219.76

LIMIT OF CONSTRUCTION
DE10
STA 9+90.00
N 1380753.33
E 2245197.79

N/F
CHRISTOPHER L BRANNON
TAX ID No. 18 057 08 031
DB 30653 PG 739
PB 20 PG 110
SV14

N/F
GARY A ROESINGER
TAX ID No. 18 054 01 021
DB 7249 PG 323
PB 20 PG 110
SV13

N/F
SOPHIA COMMUNITY ASSOCIATION INC
TAX ID: 18 054 11 001
DB 29973 PG 742
PB 269 PG 12
SV72

INTERSECTION
DE100 BRIAR CLIFF ROAD
STA 101+72.43
DE10 POPLAR GROVE DRIVE
STA 10+40.26
N 1380251.94
E 2245248.05
INTERSECTION ANGLE 90°

PROPERTY AND EXISTING R/W LINE	---	BEGIN LIMIT OF ACCESS.....BLA	---
REQUIRED R/W LINE	---	END LIMIT OF ACCESS.....ELA	---
CONSTRUCTION LIMITS	---	EXISTING LIMIT OF ACCESS	---
EASEMENT FOR CONSTR	---	REQ'D LIMIT OF ACCESS	---
& MAINTENANCE OF SLOPES	---	EXISTING LIMIT OF ACCESS & R/W	---
EASEMENT FOR CONSTR OF SLOPES	---	REQ'D LIMIT OF ACCESS & R/W	---
EASEMENT FOR CONSTR OF DRIVES	---	ORANGE BARRIER FENCE	---
	---	ESA - ENV. SENSITIVE AREA	---

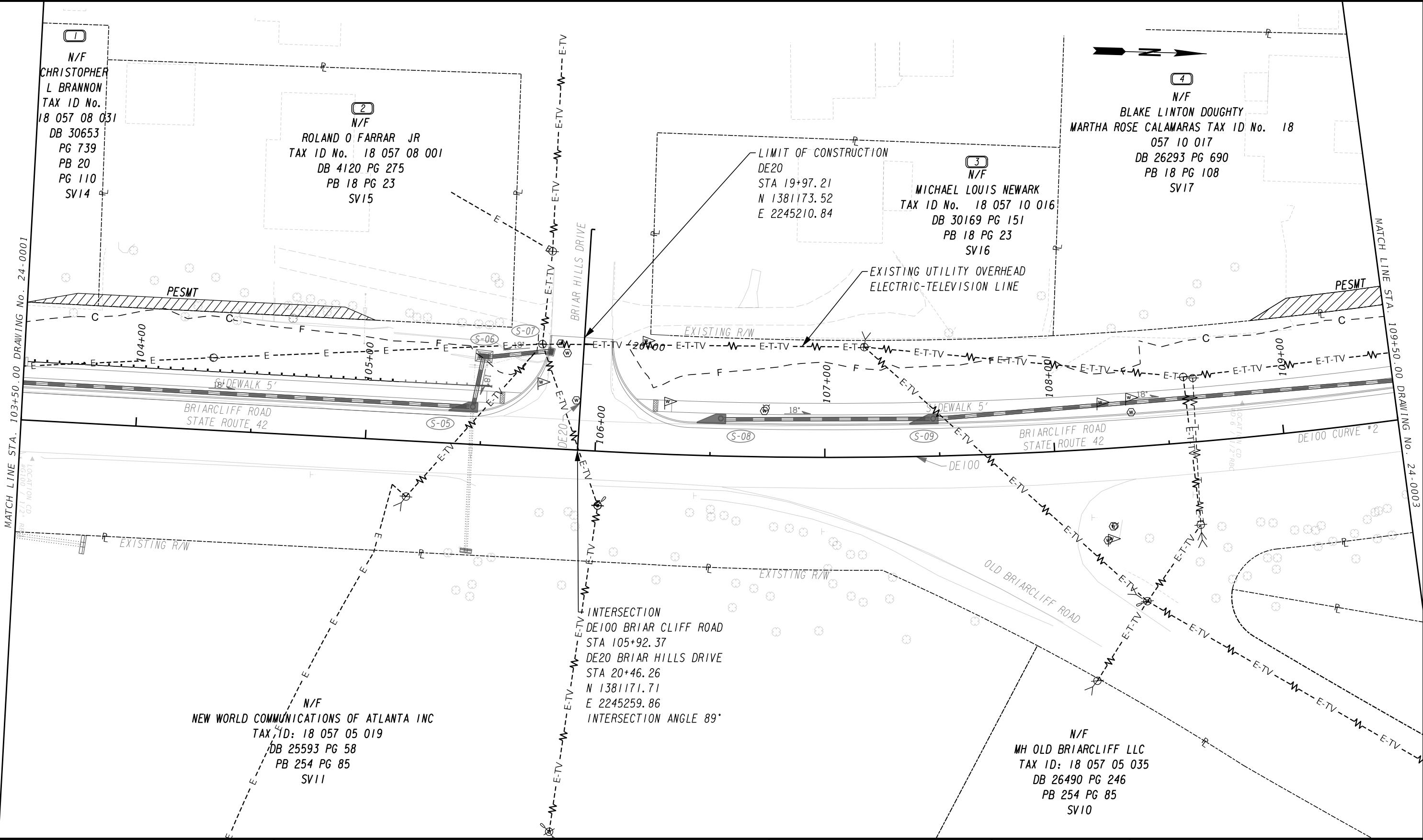
Design & Consultancy
for natural and
built assets

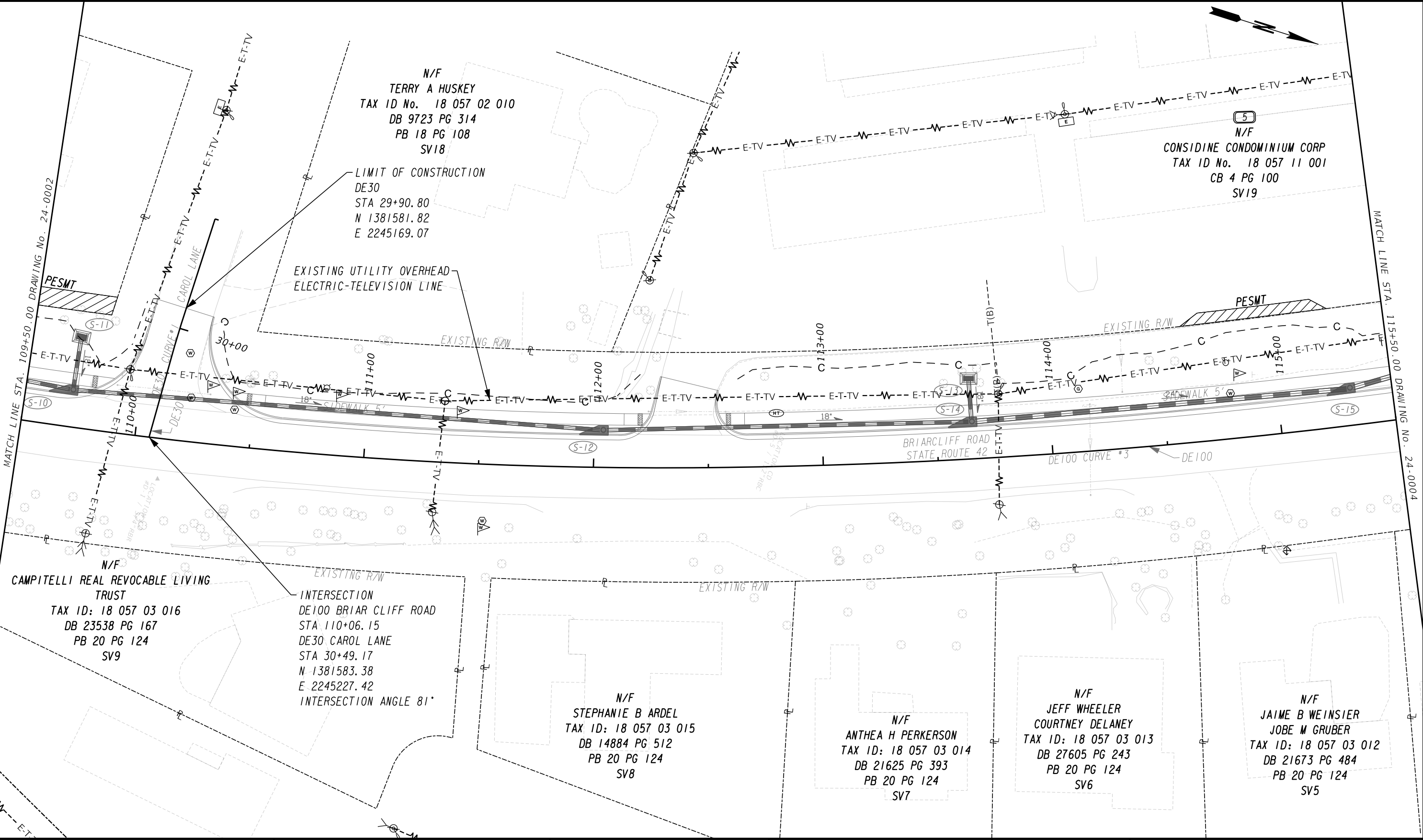
SCALE IN FEET

REVISION DATES			

UTILITY PLANS			
BRIARCLIFF ROAD SIDEWALK			
CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.
24-0001





PROPERTY AND EXISTING R/W LINE

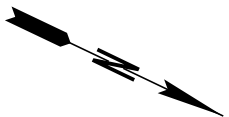
REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

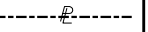
EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES



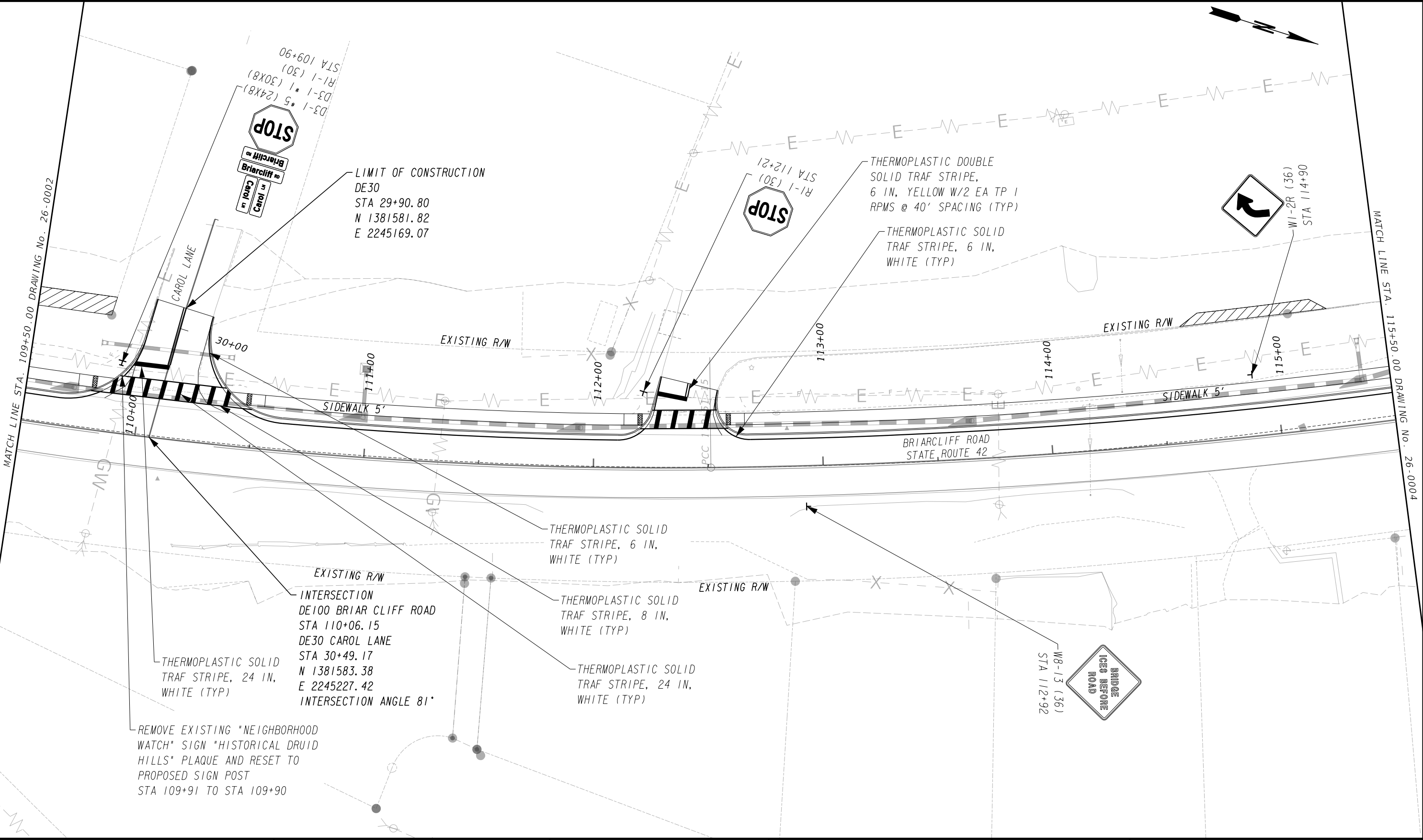
UTILITY PLANS			
BRIARCLIFF ROAD SIDEWALK			
CHECKED:		DATE:	DRAWING No. 24-0004
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	



PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES		BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA EXISTING LIMIT OF ACCESS REQ'D LIMIT OF ACCESS EXISTING LIMIT OF ACCESS & R/W REQ'D LIMIT OF ACCESS & R/W ORANGE BARRIER FENCE ESA - ENV. SENSITIVE AREA	 DeKalb County GEORGIA	 Design & Consultancy for natural and built assets		REVISION DATES			SIGNING & MARKING PLANS BRIARCLIFF ROAD SIDEWALK		
						0 20 40 80	[] [] [] [] [] [] []	[] [] [] [] [] [] []	CHECKED: [] BACKCHECKED: [] CORRECTED: [] VERIFIED: []	DATE: [] DATE: [] DATE: [] DATE: []	DRAWING No.: 26-0001



PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES	-----P-----	BEGIN LIMIT OF ACCESS.....BLA	 DeKalb County GEORGIA	 Design & Consultancy for natural and built assets	REVISION DATES			SIGNING & MARKING PLANS				
	-----G-----F-----	END LIMIT OF ACCESS.....ELA						BRIARCLIFF ROAD SIDEWALK				
	-----OO-----	EXISTING LIMIT OF ACCESS										
	-----OOO-----	REQ'D LIMIT OF ACCESS										
	-----HH-----	EXISTING LIMIT OF ACCESS & R/W										
	-----HHH-----	REQ'D LIMIT OF ACCESS & R/W										
	-----●-----●-----●-----	ORANGE BARRIER FENCE										
-----▽-----▽-----▽-----	ESA - ENV. SENSITIVE AREA											
				SCALE IN FEET								
				0 20 40 80				CHECKED:		DATE:		DRAWING No.
								BACKCHECKED:		DATE:		26-0002
								CORRECTED:		DATE:		
								VERIFIED:		DATE:		



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

EXISTING LIMIT OF ACCESS

REQ'D LIMIT OF ACCESS

EXISTING LIMIT OF ACCESS & R/W

REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

DeKalb County
GEORGIA

ARCADIS
Design & Consultancy
for natural and
built assets

SCALE IN FEET

0

20

40

80

REVISION DATES

SIGNING & MARKING PLANS

BRIARCLIFF ROAD SIDEWALK

CHECKED:

BACKCHECKED:

CORRECTED:

VERIFIED:

DATE:

DATE:

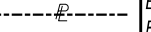
DATE:

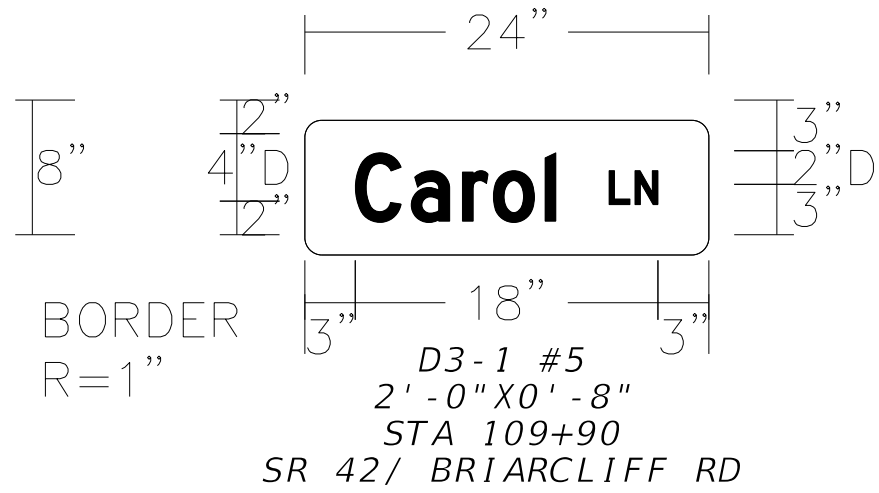
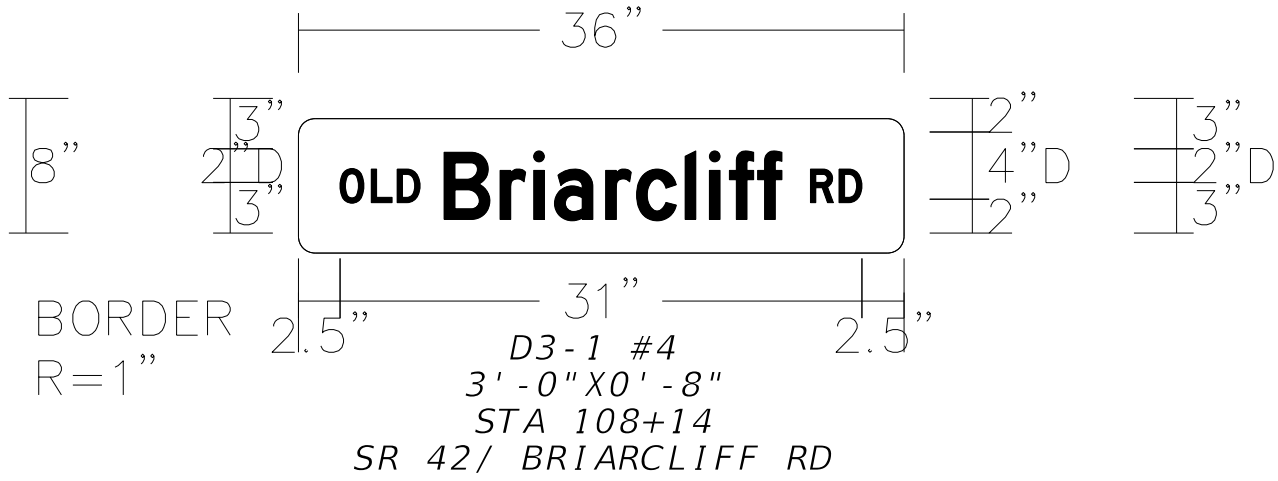
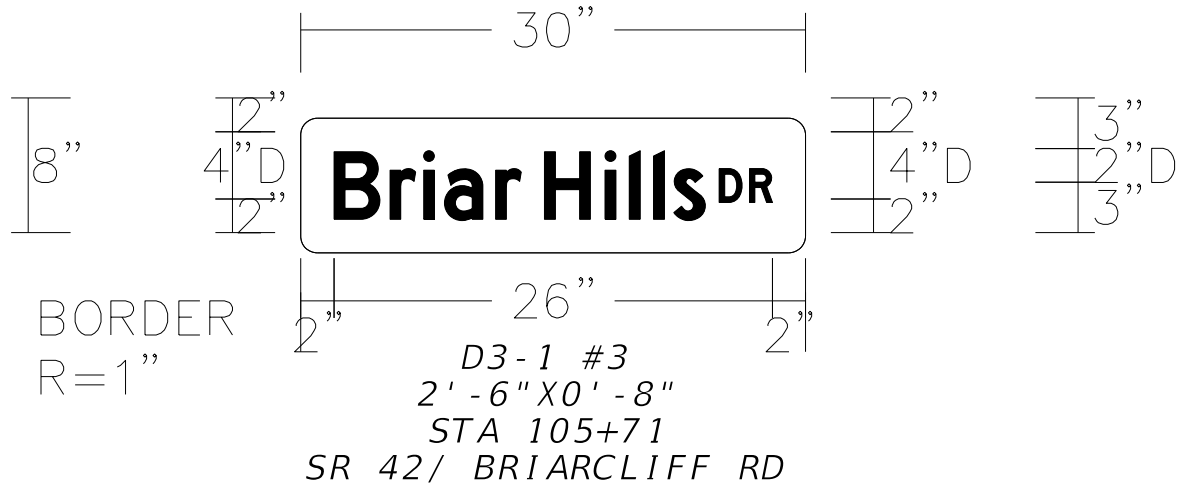
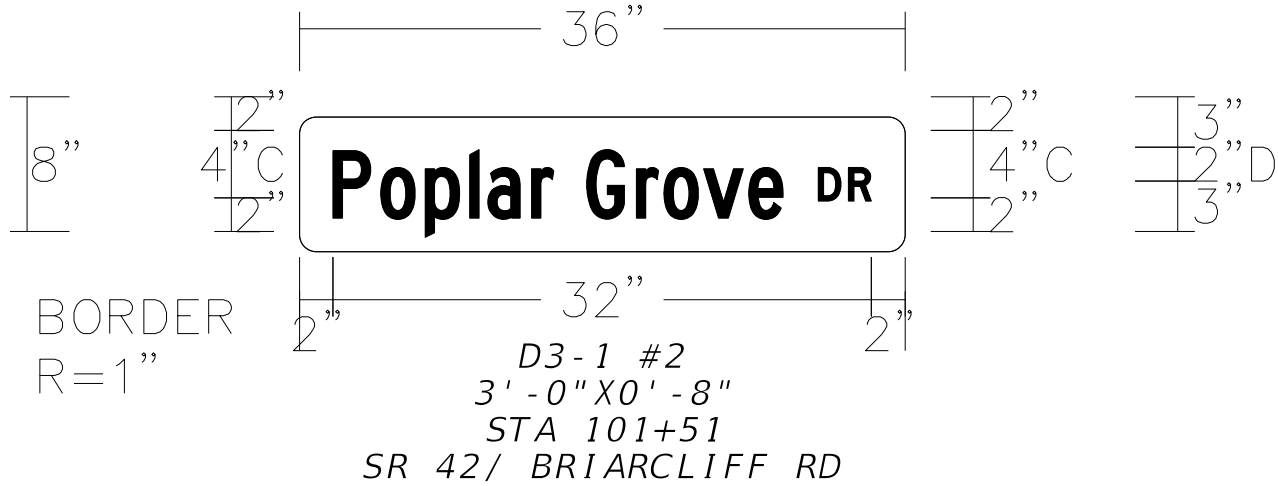
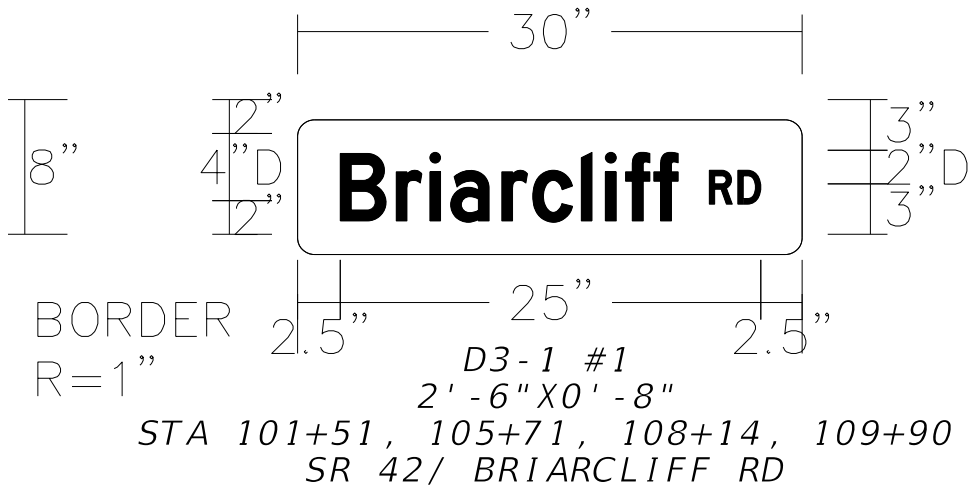
DATE:

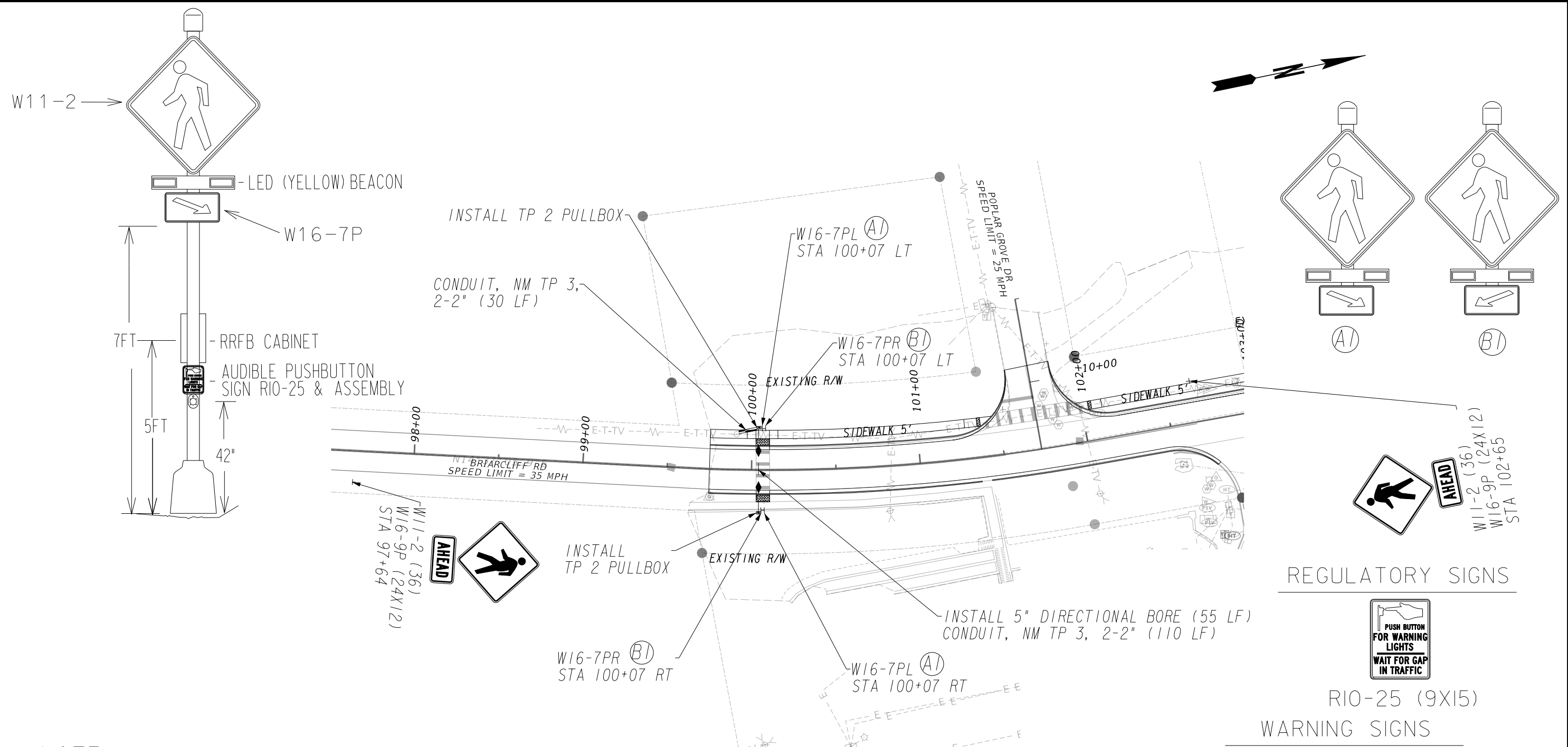
DRAWING No.

26-0003



PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES		BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA EXISTING LIMIT OF ACCESS REQ'D LIMIT OF ACCESS EXISTING LIMIT OF ACCESS & R/W REQ'D LIMIT OF ACCESS & R/W ORANGE BARRIER FENCE ESA - ENV. SENSITIVE AREA			 Design & Consultancy for natural and built assets	REVISION DATES		SIGNING & MARKING PLANS BRIARCLIFF ROAD SIDEWALK	
						SCALE IN FEET 		CHECKED: _____ DATE: _____ BACKCHECKED: _____ DATE: _____ CORRECTED: _____ DATE: _____ VERIFIED: _____ DATE: _____	DRAWING No. 26-0004





NOTE:
TYPE II (VERY HIGH INTENSITY)
FLUORESCENT YELLOW REFLECTIVE SHEETING
SHALL BE USED FOR ALL WARNING SIGNS.

FIELD ADJUST PUSH BUTTON ASSEMBLY PER
CROSSWALK LOCATION.

REGULATORY SIGNS

R10-25 (9X15)

WARNING SIGNS

W11-2 (36)

W16-7PL (24X12)

W16-7PR (24X12)

W16-9P (24X12)

SIGNAL LEGEND		DETECTION LEGEND		GDOT Georgia Department of Transportation	ARCADIS Design & Consultancy for natural and built assets	REVISION DATES			SIGNAL PLANS BRIARCLIFF ROAD SIDEWALK			
	PROPOSED SIGNAL HEAD		PROPOSED 4-SECTION SIGNAL HEAD									
	EXISTING SIGNAL HEAD		PROPOSED 5-SECTION (CLUSTER) SIGNAL HEAD									
	RELOCATED SIGNAL HEAD		PROPOSED VIDEO DETECTION CAMERA									
			PROPOSED MAGNETOMETER									
			PROPOSED RADAR									

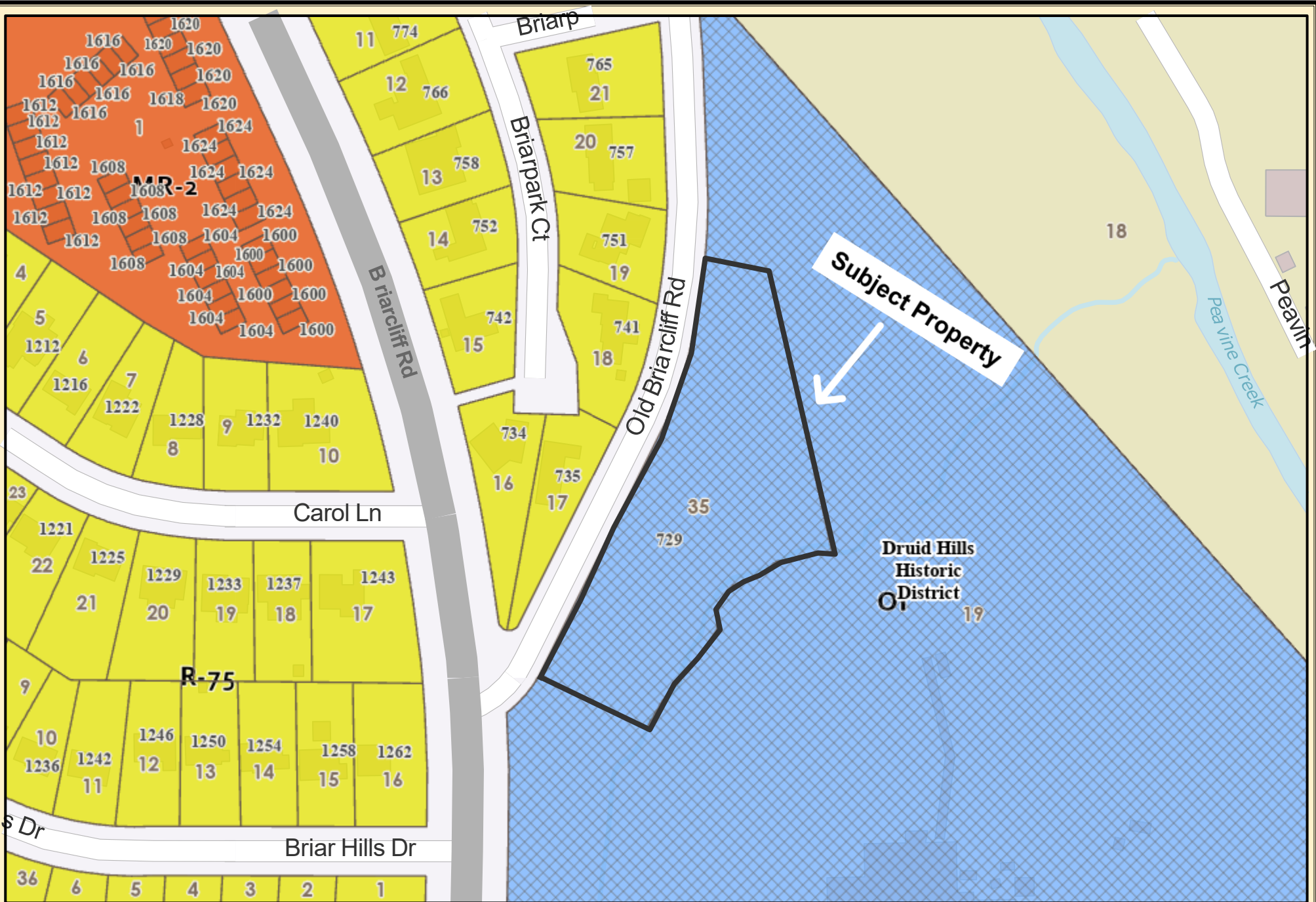
SCALE IN FEET
0 30 60 120

CHECKED:		DATE:		DRAWING No.: 27-0001
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		
VERIFIED:		DATE:		

LIST OF MATERIALS	UNIT	QUANTITY
-----	-----	-----
15' PEDESTAL POLE WITH BREAKAWAY BASE (BLACK POWDER COAT FINISH) AND FOUNDATION	EA	2
PEDESTRIAN PUSHBUTTON STATION W BUTTON AND SIGN	EA	2
I. R10-25 - 9"X15"		
II. AUDIBLEPUSHBUTTON ASSEMBLY - TYPE B PUSHBUTTON		
RECTANGULAR RAPIS FLASHING BAR	EA	4
CONTROLLER CABINET WITH WIRELESS SUBSYSTEM	EA	2
AC POWER SYSTEM	EA	2
MOUNTING HARDWARE	EA	2
CONDUIT, NONMETAL, TP 3, 2 IN	LF	140
PULL BOX, TP 2	EA	2
W11-2 SIGN - 36X36 - FLOURESCENT YELLOW, TP 11 REFLECTIVE SHEETING	EA	4
W16-7PL - 24X12 - FLOURESCENT YELLOW, TP 11 REFLECTIVE SHEETING	EA	2
W16-7PR - 24X12 - FLOURESCENT YELLOW, TP 11 REFLECTIVE SHEETING	EA	2
MISCELLANEOUS MATERIALS NEEDED TO COMPLETE INSTALLATION	LUMP	LUMP

PAY ITEMS FOR RRFB INSTALLATION			
PAY ITEM	DESCRIPTION	UNITS	QUANTITY
636-1045	HIGHWAY SIGNS, TP 2 MATL, REFL SHEETING, TP 11	SF	22
636-2080	GALV STEEL POSTS, TP 8	LF	32
647-1030	RRFB INSTALLATION NO. 1	LS	1
682-9950	DIRECTIONAL BORE - 5 IN	LF	55

NOTE: QUANTITIES ARE FOR INFORMATION ONLY. THE CONTRACTOR SHOULD FIELD VERIFY PRIOR TO ORDERING MATERIALS.



ArcGIS Web Map

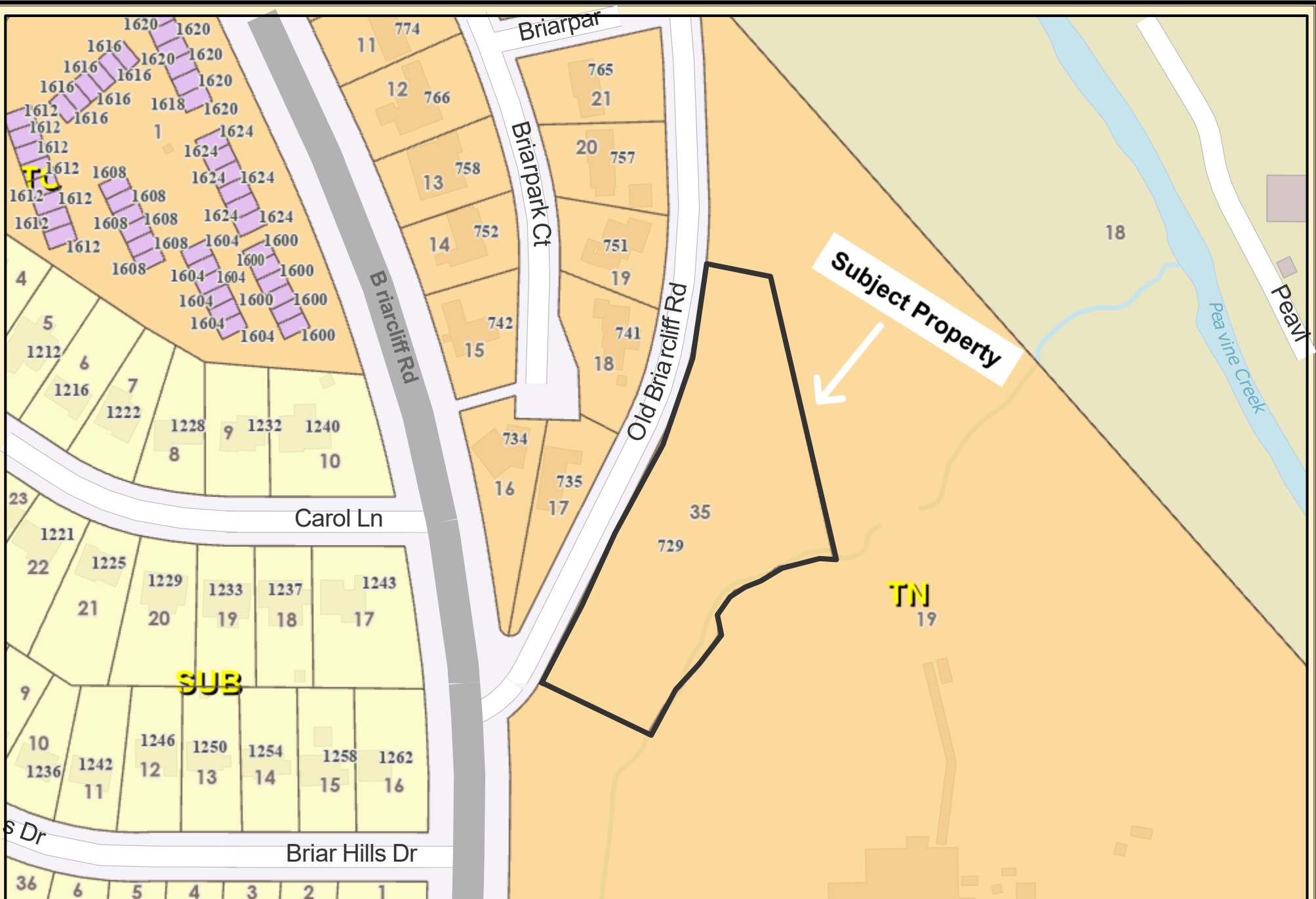
0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 7/1/2026

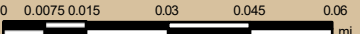


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



ArcGIS Web Map

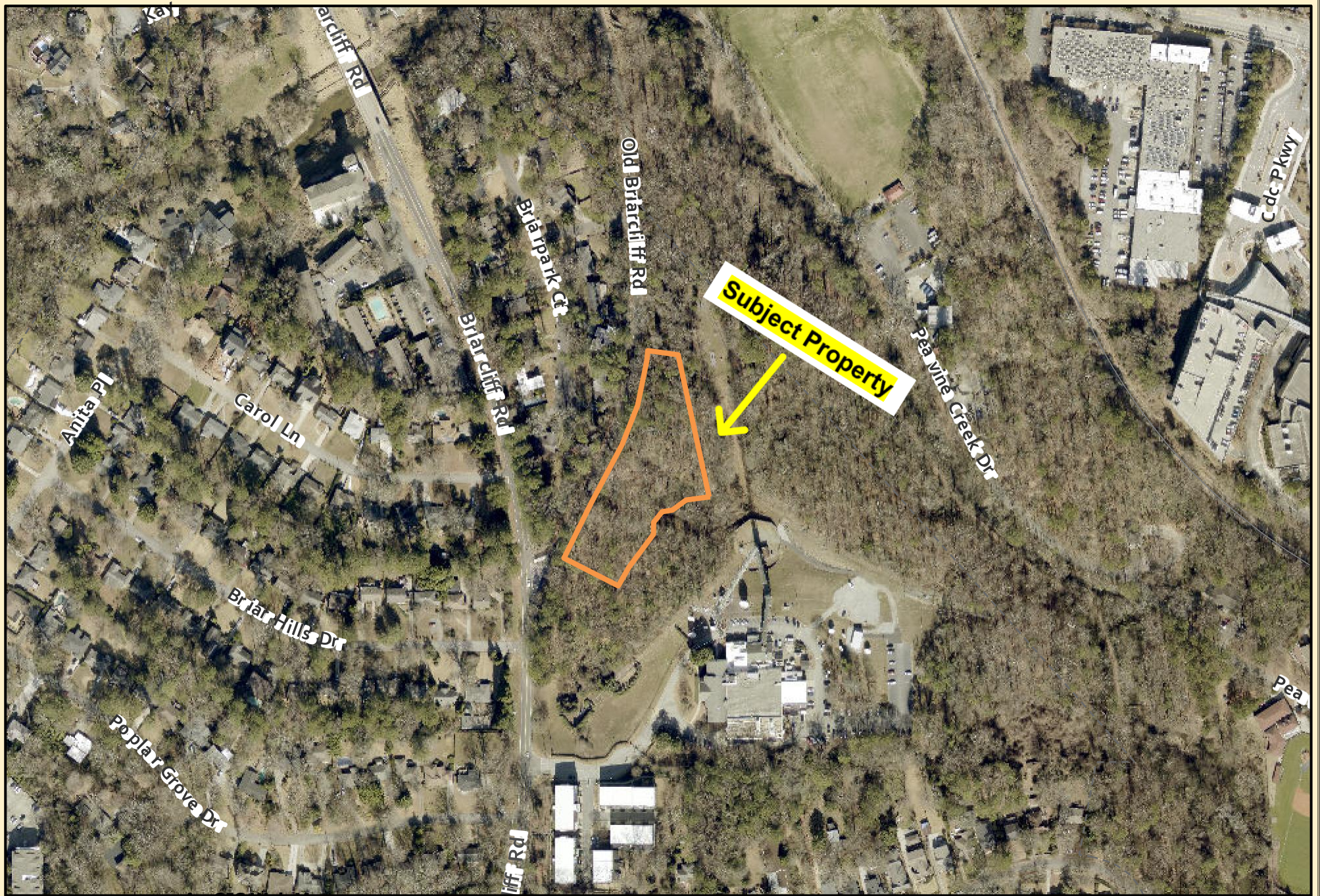


Date Printed: 7/1/2026



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



ArcGIS Web Map



0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 7/1/2026



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.