

SITE PLAN NOTES:

- THIS PROJECT IS LOCATED IN LAND LOT 219, 15th DISTRICT, DEKALB COUNTY, GEORGIA
- THE AREA OF THE SITE TOTALS 10.978 ACRES. BOUNDARY INFORMATION IS BASED ON GROUND RUN BOUNDARY SURVEY BY K-SURVEYS, INC DATED 8/18/19 TOPOGRAPHIC INFORMATION TAKEN FROM GROUND RUN TOPO BENCHMARK INFORMATION: TBM-TOP OF EX CATCH BASIN AT SWALLOW LANE; ELEVATION: 989.66'
- EXISTING ZONING: MU-1
- APPLICANT/DEVELOPER:
QUALITY INTERNATIONAL CORPORATION
3703 COVINGTON HIGHWAY
DECATUR, GA 30032
ATTN: MS. DAVITA CAMP
(678) 458-8351
- THIS PROPERTY IS NOT GRAPHICALLY WITHIN A FLOOD ZONE AS PER FIRM COMMUNITY PANEL NO. 13089C0088J DATED MAY 16, 2013 DEKALB COUNTY, GEORGIA.
- WATER PROVIDED FOR THIS PROJECT BY DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT SANITARY SEWER PROVIDED FOR THIS PROJECT BY DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT
- STORMWATER MANAGEMENT (INCLUDING WATER QUALITY) PROVIDED FOR THIS SITE BY ON-SITE MASTER DETENTION
- THE PROPERTY IS CURRENTLY VEGETATED WITH NATIVE TREES

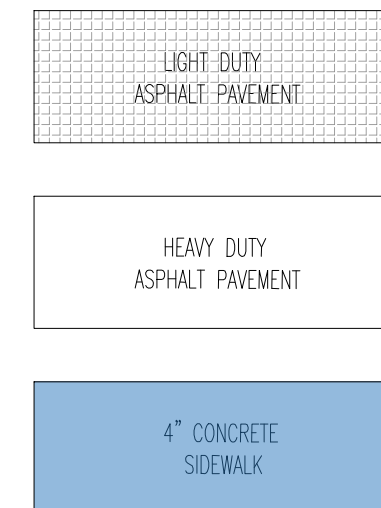
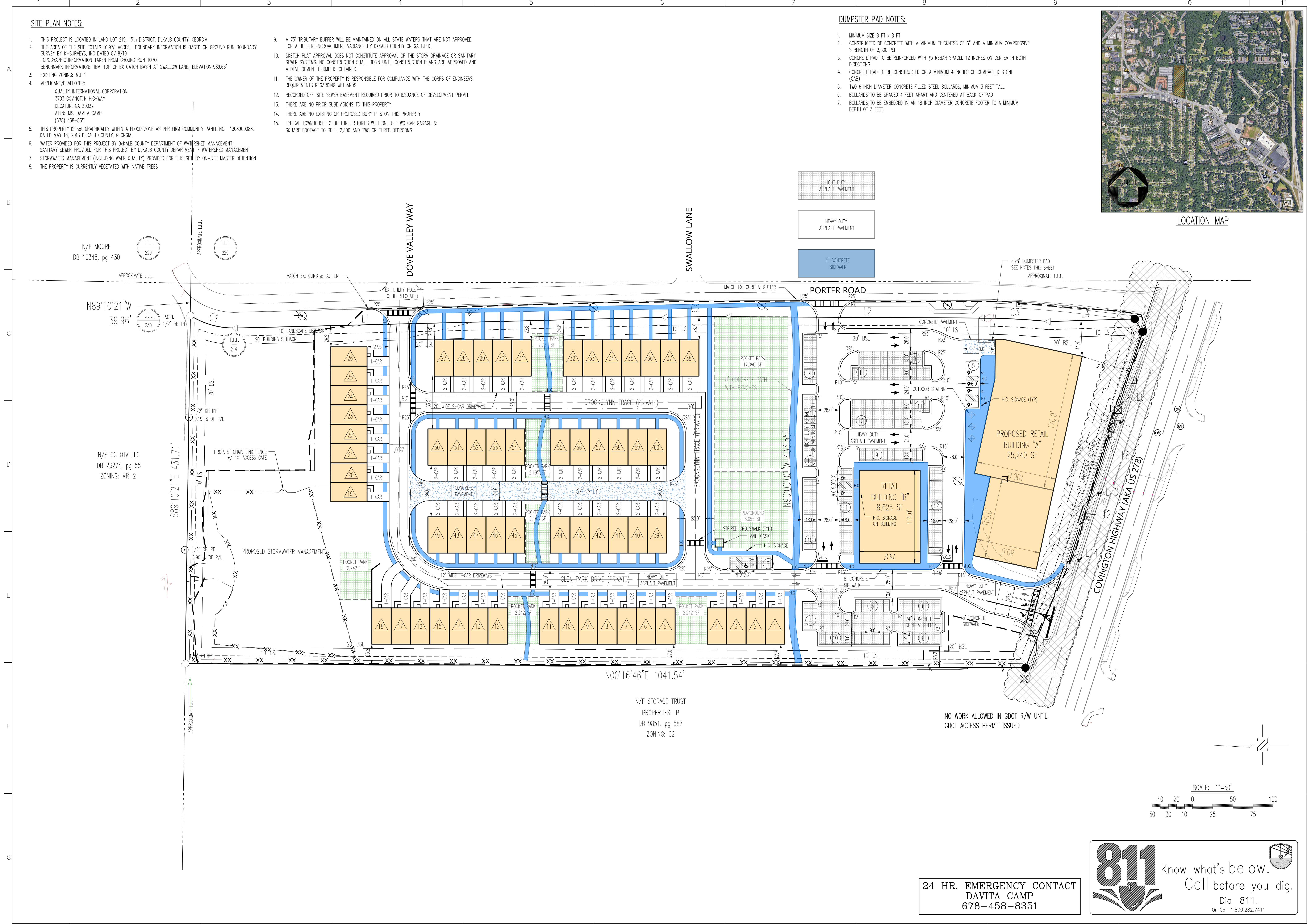
- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA E.P.D.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS
- RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT
- THERE ARE NO PRIOR SUBDIVISIONS TO THIS PROPERTY
- THERE ARE NO EXISTING OR PROPOSED BURY PITS ON THIS PROPERTY
- TYPICAL TOWNHOUSE TO BE THREE STORES WITH ONE OF TWO CAR GARAGE & SQUARE FOOTAGE TO BE ± 2,800 AND TWO OR THREE BEDROOMS.

DUMPSTER PAD NOTES:

- MINIMUM SIZE 8 FT x 8 FT
- CONSTRUCTED OF CONCRETE WITH A MINIMUM THICKNESS OF 6" AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI
- CONCRETE PAD TO BE REINFORCED WITH #5 REBAR SPACED 12 INCHES ON CENTER IN BOTH DIRECTIONS
- CONCRETE PAD TO BE CONSTRUCTED ON A MINIMUM 4 INCHES OF COMPACTED STONE (C&B)
- TWO 6 INCH DIAMETER CONCRETE FILLED STEEL BOLLARDS, MINIMUM 3 FEET TALL
- BOLLARDS TO BE SPACED 4 FEET APART AND CENTERED AT BACK OF PAD
- BOLLARDS TO BE EMBEDDED IN AN 18 INCH DIAMETER CONCRETE FOOTER TO A MINIMUM DEPTH OF 3 FEET.

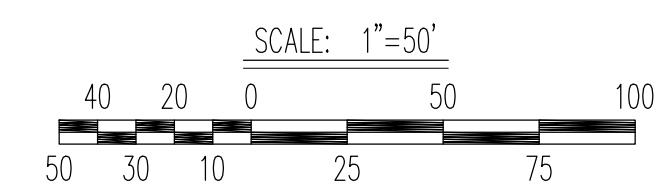


LOCATION MAP



8'x8' DUMPSTER PAD
SEE NOTES THIS SHEET
APPROXIMATE L.L.L.L.

NO WORK ALLOWED IN GDOT R/W UNTIL
GDOT ACCESS PERMIT ISSUED



811 Know what's below.
Call before you dig.
Dial 811.
Or Call 1.800.282.7411

24 HR. EMERGENCY CONTACT
DAVITA CAMP
678-458-8351

REVISIONS

1	12/7/19	DEKALB COUNTY LDP SUBMITTAL
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SEAL:



PROJECT TITLE
BROOKGLEN MIXED-USE
3770 COVINGTON HWY
COVINGTON HIGHWAY @ PORTER ROAD
LL 219, 15TH DISTRICT, DEKALB COUNTY, GEORGIA

CSC Design, Inc
135 P. Rickman Dr
Suite 100
Canton, GA 30115
(770) 345-2579

SHEET TITLE
SITE PLAN

DATE:	12/9/19
JOB:	19-003
DRW:	MCZ
CHK:	MCZ
SHEET NUMBER	C-004