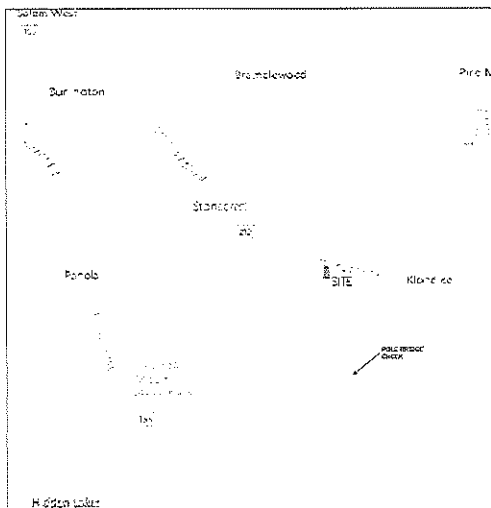
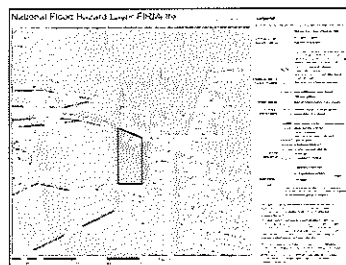




Vicinity Map
SCALE: N.T.S.



FEMA Flood Map
SCALE: N.T.S.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP # 13089C0169J DATED MAY 16, 2016, THIS SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE



811 NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING
http://www.georgia811.com



LAND DEVELOPMENT PLANS FOR THE ENCLAVE AT ARABIA MOUNTAIN SINGLE-FAMILY RESIDENTIAL SUBDIVISION

6301 BROWNS MILL RD
STONECREST, GA 30058
DeKalb County, Georgia
Parcel ID: 16 081 02 004

Zoning: R100 (Arabia Mountain Overlay District)

Revision 2: November 14, 2022

CITY OF STONECREST FILE #: LD22-000006

DEKALB COUNTY AP #3114072

GDOT FILE #: A-089-007764-7

This plan has been submitted to, and accepted by the Planning & Zoning Department for the City of Stonecrest. Design and construction shall be in accordance with all applicable codes and ordinances, including but not limited to the Georgia State Code, the City of Stonecrest Code, and the Georgia Department of Transportation Code.

Director, Department of Planning & Zoning

PROJECT SUMMARY
THE PROPERTY IS PRESENTLY UNDEVELOPED WITH A STATIONED WOODS AND IS CURRENTLY BEING DEVELOPED FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE SITE IS LOCATED IN THE ARABIA MOUNTAIN OVERLAY DISTRICT, CITY OF STONECREST, DEKALB COUNTY, GEORGIA. THE SITE IS ADJACENT TO THE ARABIA MOUNTAIN OVERLAY DISTRICT, CITY OF STONECREST, DEKALB COUNTY, GEORGIA.

LANDSCAPE ARCHITECTURE
THE ARCHITECTURE OF THE SITE IS IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, LANDSCAPE ARCHITECTURE ORDINANCE. THE ARCHITECTURE OF THE SITE IS IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, LANDSCAPE ARCHITECTURE ORDINANCE.

DATE: 11/14/2022

STANDARD
THE ARCHITECTURE OF THE SITE IS IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, LANDSCAPE ARCHITECTURE ORDINANCE. THE ARCHITECTURE OF THE SITE IS IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, LANDSCAPE ARCHITECTURE ORDINANCE.

REPORT TYPE/INFORMATION	DESCRIPTION
ADDITIONAL	6301 BROWNS MILL RD, STONECREST, GA 30058
PARCEL ID	16 081 02 004
QUANTITY ZONING	R100
LOT SIZE	6.07 AC
STATE ROAD	GA-512
POSTED SPEED LIMIT	40 MPH

DESCRIPTION	REQUIREMENT
LOT AREA	6.07 AC (10,000 SF ON PERIPHERY)
LOT WIDTH	70 FT (30 FT AT CUL-DE-SAC)
LOT COVERAGE	30%
MINIMUM LOT AREA	1,000 SF
MINIMUM LOT WIDTH	20 FT (NOT SPECIFIED, USE FRONT SETBACK)
MINIMUM LOT DEPTH	20 FT (NOT SPECIFIED, USE FRONT SETBACK)
MINIMUM LOT AREA	1,000 SF (NOT SPECIFIED, USE FRONT SETBACK)
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STONECREST MAP

DESCRIPTION	REQUIREMENT
MINIMUM STREET CENTERLINE OFFSET	10 FT
INTERSECTION ANGLE	90 DEGREE (NOT LESS THAN 75 DEGREE)
MINIMUM RIGHT-OF-WAY WIDTH	30 FT (LOCAL STREET)
MINIMUM LENGTH OF CUL-DE-SAC STREET	1,000 FT
MINIMUM FLOW RADIUS AT CUL-DE-SAC	10 FT
MINIMUM STREET GRADE	1%
MINIMUM STREET GRADE	1%
MINIMUM LENGTH OF 1% GRADE	200 FT
MINIMUM HORIZONTAL RADIUS	200 FT
MINIMUM SITE DISTANCE	200 FT
DECELERATION LANE - TAPER	60 FT (45 MPH)
DECELERATION LANE - SETBACK LENGTH	100 FT (45 MPH)
MINIMUM SIDEWALK WIDTH	5 FT
MINIMUM LANDSCAPE STRIP WIDTH	5 FT
ROADWAY PAVEMENT SECTION	1" (10,000)
UNDER TOPPING	1" (10,000)

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THESE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.

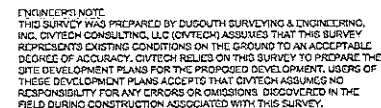
COVER SHEET

CivTech Consulting, LLC
2302 PARKLASE DR, N.E., SUITE 400
LITHONIA, GA 30058
TEL: 770-740-7400
FAX: 770-740-7401

THE ENCLAVE AT ARABIA MOUNTAIN
6301 BROWNS MILL RD
LITHONIA, GA 30038

ISSUED FOR PRELIMINARY PLAN

C-100



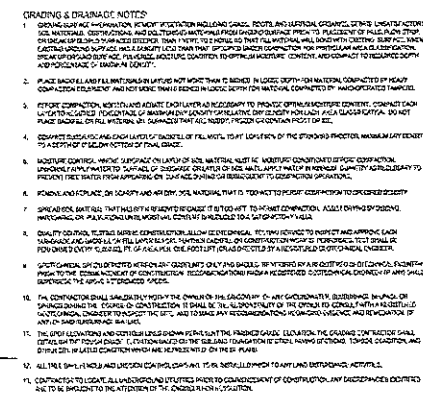
ENGINEER
OFT/TECH CONSULTING, LLC
CONTACT: SAMUEL MCINTOSH, P.E.
2302 PARKWAY DR., N.E., SUITE 620
ATLANTA, GA 30341
TEL: 770-766-4599
EMAIL: smcintosh@ofttechconsulting.com

EXISTING CONDITIONS PLAN

[illegible]

ISSUED FOR PRELIMINARY PLAT

ISSUED FOR CONSTRUCTION



THE ENCLAVE AT ARABIA MOUNTAIN
6301 BROWNS MILL RD
STONECREST, GA 30038



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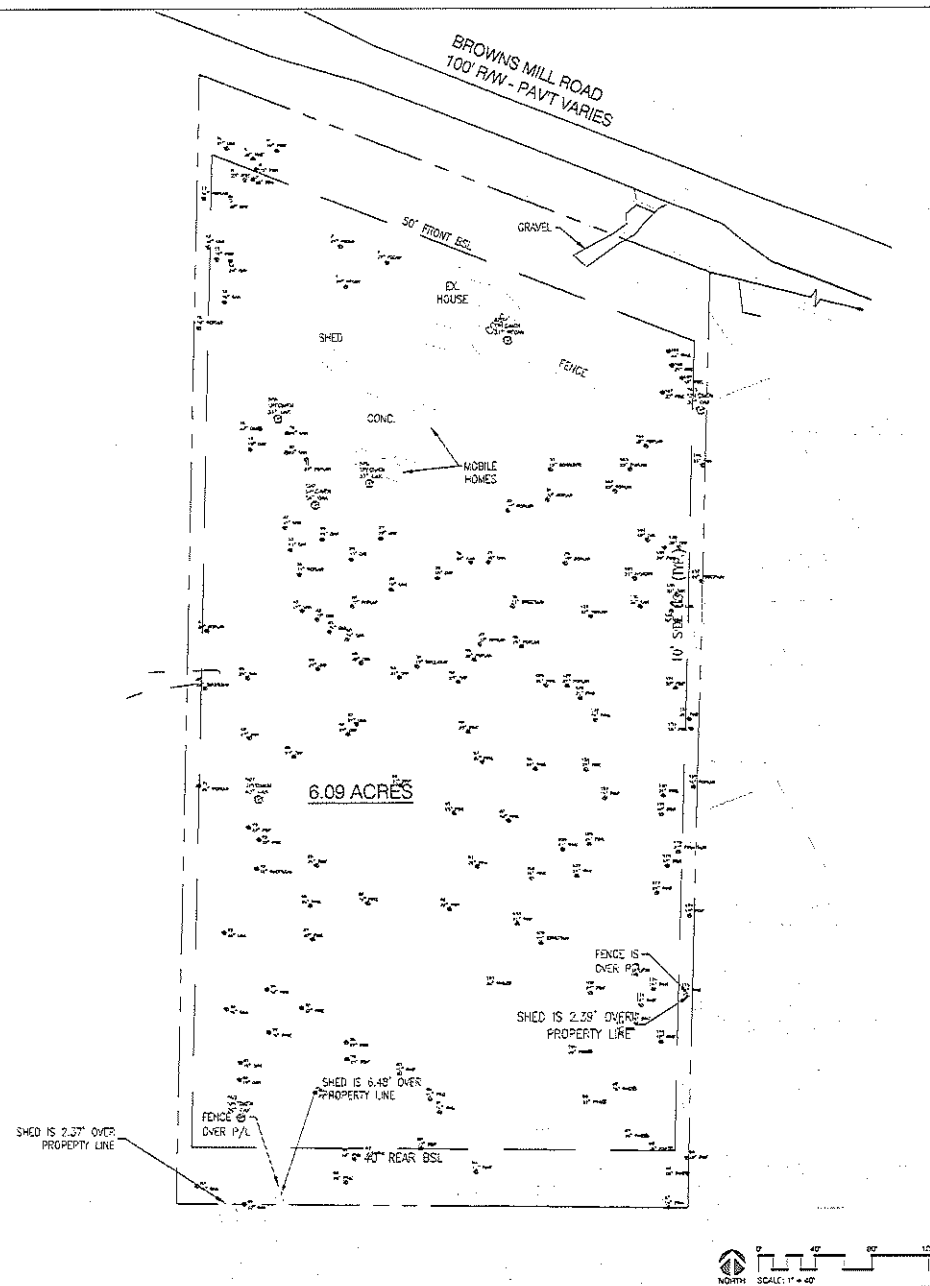
C-210

PROPERTY TREE ASSESSMENT

NO.	DATE	ASSESSOR	ASSESSMENT
1	7/7/2022	CHRIS HUGHES	EXISTING TREE LOCATION DATA AND ASSESSMENT PROVIDED BY CHRIS HUGHES (ASCA #CA 9493, ISA SQ-5374) AT BROOKWOOD TREE CONSULTING, INC.

TREE ASSESSMENT

NO.	DATE	ASSESSOR	ASSESSMENT
1	7/7/2022	CHRIS HUGHES	EXISTING TREE LOCATION DATA AND ASSESSMENT PROVIDED BY CHRIS HUGHES (ASCA #CA 9493, ISA SQ-5374) AT BROOKWOOD TREE CONSULTING, INC.



- NOTES**
1. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY DUSOUTH SURVEYING & ENGINEERING, INC.
 2. EXISTING TREE LOCATION DATA AND ASSESSMENT PROVIDED BY CHRIS HUGHES (ASCA #CA 9493, ISA SQ-5374) AT BROOKWOOD TREE CONSULTING, INC.

P.O. BOX 70540
ROSWELL, GA 30076
770.452.1160
WWW.DUSOUTHLANDSCAPE.COM



REVISIONS

NO.	DATE	REVISION

PROJECT TITLE

BROWNS MILL ROAD
6301 BROWNS MILL ROAD
CITY OF STONECRESS
81ST LAND LOT
DEKALB COUNTY, GEORGIA

PREPARED FOR:

3112 MAIN ST
SUITE 208
DULUTH, GA
31604-2008

SHEET TITLE

EXISTING TREE
SURVEY

DATE

JULY 7, 2022

SHEET NUMBER

T.01