RECEIVED
06-05-18

RZ-18-004 / SLUP 18-004

PRE-APPLICATION FORM
LAND USE PETITIONS AND VARIANCE PETITIONS

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es) procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (770) 224-0200. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: Invictus Development — Phone: 813-267-8457

Applicant E-mail: Rcavaleri@invictusdev.com — Fax: _____

Representative Name: Arcuther Bright — Phone: 813-448-7868

Representative E-mail: _____ — Fax: _____

Site Address: 6169 Hillvale Rd Stonecrest, GA — Parcel Size: 9.062

Tax Parcel #: 16 064 04 023 — City Council District: _____

Existing Zoning and Case Number: R-100 — Proposed Zoning: MR-1

Comprehensive Plan Character Area Map Designation: _____

Application Type: ☒ Rezoning ☒ Special Land Use Permit ☐ Variance ☐ Special Exception

Variance Type: ☐ Administrative ☐ Zoning Board of Appeals ☐ Stream Buffer

Overlay District: ☐ I-20 ☐ Stonecrest

Additional Studies: ☒ Trip Generation Report ☐ Traffic Impact Study
☐ Development of Regional Impact Review ☒ Environmental Impact Review

Proposal Description: SENIOR Housing 104 units

Applicant Signature: _____ Date: 6-5-18

Planner Signature: _____ Date: 6-5-18

RECEIVED
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Amendment Application

RZ-18-6004

Owner Information

Owner's Name: Robert Baste			
Owner's Address: 6169 Hillvale Rd. Stonecrest GA 30058			
Phone:	**Fax:**	**Email:**	
Property Address: 6169 Hillvale Rd.		**Parcel Size:** 9.06	
Parcel ID: 16 104 04 003			
Current Zoning Classification: R100			
Requested Zoning Classification: MDR/PUD			

Property Information

Name: Invictis Development Inc.	
Address: 2002 N. Lois Avenue. Suite 260 Tampa Fl 33609	
Phone: 813 448 7868	**Fax:**
Cell: 813 267 8457	**Email:** rcavalieri@invictusdev.com

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements?

☐ Yes ☒ No

Questionnaire

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

Yes, the property use is consistent with other residential uses on adjoining parcels.

2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?

No, the 9 acre property is zoned as single family, this application would raise that to MDR and provide the highest and best use.

3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No, the property use requested is similar to the adjoining properties.

4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

No, there are no changing conditions that might cause the disapproval of the zoning proposal

5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

No, as there are no historic buildings, sites districts or archeological resources on the site.

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

No, Existing infrastructure and utilities are in place for this project, as this is a age restricted elderly deal, no impact will be felt on schools.

THE CITY OF STONECREST GEORGIA

Affidavit

To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: Richard Cavalieri - Invictus Development, LLC

Applicant's Signature: [signature] Date: 6/5/18

Notary

Sworn to and subscribed before me this 5 Day of June 20 18

Notary Public: [signature] Amanda Batista

Signature: [signature]

My Commission Expires: 4/20/2021

AMANDA BATISTA NOTARY My Comm. Expires April 20, 2021 No. GG 96378 PUBLIC STATE OF FLORIDA

Fee

☑ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ | Payment: ☐ Cash ☐ Check ☐ CC | Date:

☐ Approved ☐ Approved with Conditions ☐ Denied | Date:

***One sign is required per street frontage and/or every 500 feet of street frontage**

AMANDA BATISTA NOTARY My Comm. Expires April 20, 2021 No. GG 96378 PUBLIC STATE OF FLORIDA

Zoning Map Amendments Criteria Letter

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
Response – The zoning proposal is in conformity with the policy and intent of the comprehensive plan, the rezoning request is consistent with neighboring properties and does not invite un-desirable traits to the neighborhood.

b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
Response – The zoning change requested is consistent with the neighboring properties, 2 of the neighboring properties have the same zoning additionally all buffer and setback requirements are met to ensure the project fits into the neighborhood with minimal disruption.

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Response – Currently the 9 acres of land are zoned as a single family home. This zoning change would allow the density to raise and provide homes for 109 seniors.

d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
Response – The zoning change requested is consistent with the neighboring properties, and this change will not adversely affect the existing uses.

e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
Response – There are no changing conditions that would affect the approval or disapproval of the zoning proposal. However, there is a marked shortage of mixed-income housing for seniors in the immediate area.

f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
Response – The zoning change will not adversely affect historic buildings, sites, districts or archaeological resources.

g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
Response – As this is a senior project, there will be no impact on schools. The applicant has also secured a sewer capacity letter from DeKalb county and has approached the water department to start the review process. The current capacity of Covington Hwy is more then sufficient for a senior project.

Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner

Signature: [signature] Date:

Address: 2002 N. Lois Ave Suite 260 City, State: Tampa, FL Zip: 33607

Phone: 813 448 7868

Sworn to and subscribed before me this 4th day of June, 2018

Notary Public: Steven Lorenzo

NOTARY PUBLIC STATE OF FLORIDA
Steven Lorenzo
State of Florida
My Commission Expires 10/01/2021
Commission No. GG 146973

Attorney / Agent

Signature: [signature] Date: 6/4/2018

Address: 214 S. Hyde Park Ave. City, State: Tampa, FL Zip: 33606

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

INVICTUS
DEVELOPMENT

June 1, 2018

Christopher Wheeler
City Planner
City of Stonecrest
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Dear Mr Wheeler,

Please allow this letter and the attached application to serve as our letter of intent to seek a rezoning for the 9.06 Acres located at 6169 Hillvale Rd. Stonecrest GA, 30058.

Invictus Development will be seeking this permit for the construction of a 109-unit Multi-income Independent Senior Apartment complex. The project will be restricted to tenants that are 55 year of age and older. It will be comprised of 1 and 2 bedroom units housed in 3 residential buildings and a community building for amenities that serve this demographic. The amenities will include, a community room, fitness center and an outdoor gathering area among others.

We look forward to meeting with you over the coming months to move our application along and secure the requested zoning so we can be a long term member of your community and serve the residents of Stonecrest GA.

Regards

Richard Cavalieri

Westwood Center, 2002 N. Lois Avenue
Suite 260, Tampa, Florida 33607
O: 813-448-7868 | invictusdev.com

Public Participation Program Part 1

A full list of property owners within 500 feet of the subject property will be provided to the applicant by Christopher Wheeler at the City Planning and Zoning office. Once this is received the attached letter will be personalized and sent out to all the affected property owners.

(*Date*)

Name
Address
City, State Zip

Dear Property Owner:

Please be advised that a formal application has been submitted to the City of Stonecrest seeking approval of a Special Land Use Permit for the following described property:

6169 Hillvale Rd. Stonecrest, GA 30058

The petitioner is asking the County to approve this application to allow development of Independent Living Senior Apartments on the described property.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. The Neighborhood Information Meeting will be held on July, 12 2018 at Full Gospel Church God in Christian 6794 Covington Highway, Lithonia GA 30058.

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact me.

Sincerely,

Richard Cavalieri
Invictus Development Inc

Westwood Center, 2002 N. Lois Avenue
Suite 260, Tampa, Florida 33607
O: 813-448-7868 | invictusdev.com

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INVICTUS
DEVELOPMENT

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Sincerely,

Richard Cavalieri
Invictus Development Inc

Westwood Center, 2002 N. Lois Avenue
Suite 260, Tampa, Florida 33607
O: 813-448-7868 | invictusdev.com

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a) Wetlands

- U.S. Fish and Wildlife Service, National Wetlands Inventory (http://wetlands.fws.gov/downloads.htm)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

Response: *There are no visible signs of wetlands on the property.*

b) Floodplain

- Federal Emergency Management Agency (http://www.fema.org)

Response: *The portion of the site we will be developing is Zone X. A small portion of the site is Zone D, undermined, this area will not be developed.*

c) Streams/stream buffers

- Field observation and verification

Response: *There are no streams/buffers on this property.*

d) Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Response: *Field observation, and topo show some areas of high elevation change, but not to this degree. A topo survey is included in this application.*

e) Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Response: *There are many trees of varying size scattered throughout the site. A field run survey will be performed to determine exact location and size. A preliminary Arborist report is attached.*

f) Wildlife Species (including fish)

- United State Fish and Wildlife Service

- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

Response: *There are the standard varieties of wildlife expected on a single family residential lot. No significant impact will be made to these resources.*

g) Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field Observation and verification

Response: *None exist based on Field Observation and known history as told by property owner.*

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a) Protection of environmentally sensitive areas, i.e., floodplain slopes exceeding 25 percent, river corridors. ***Response:*** *There are no floodplain slopes or river corridors on this property.*

b) Protection of water quality. ***Response:*** *Water Quality measures will be implemented and adhered to the Georgia Stormwater Manag-ement Manual.*

c) Minimization of negative impacts on existing infrastructure. ***Response:*** *All existing structures will be removed and replaced with proposed larger structures and paved areas.*

d) Minimization of archeological/historically significant areas. ***Response:*** *None exist based on observation.*

e) Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses. ***Response:*** *None exist on this property.*

f) Creation and preservation of green space and open space. ***Response:*** *It is intended to preserve a great deal of the property to natural settings and proposed green space/landscaping.*

g) Protection of citizens from the negative impacts of noise and lighting. ***Response:*** *It is the owners intention to adhere to the City of Stonecrest Noise and Lighting ordinances for this project proposed as an independent living senior apartment complex.*

h) Protection of parks and recreational green space. ***Response:*** *none exist on this property.*

i) Minimization of impacts to wildlife habitats. ***Response:*** *Impacts to existing wildlife are expected with this development and will try to be kept to a minimum by leaving a large portion of the property undeveloped.*

1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily	A.M Peak			P.M. Peak		
		Total	In	Out	Total	In	Out	Total
~~General Office (710)~~	~~50,000 Gross Square Feet~~	~~782~~	~~95~~	~~13~~	~~108~~	~~23~~	~~112~~	~~135~~
~~Townhouse (230)~~	~~200 Units~~	~~1,157~~	~~15~~	~~75~~	~~90~~	~~71~~	~~35~~	~~106~~
TOTAL		1,939	110	88	198	94	147	241
SENIOR APARTMENT 109 UNITS		125	25	20	45	25	35	60

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.

3. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/ Var	Minimum Size for 100 Peak Hour Trips
Residential				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
Retail				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy -no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy -w/drive-thru	881	1000 sf	9.91	10 ksf
Services				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
Institutional				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
Office				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
Lodging				
Hotel	310	Rooms	0.6	166 Rooms

DeKalb County School District
Development Review Comments

Analysis Date: 6/5/2018

Submitted to: City of Stonecrest

Case #:
Parcel #: 16 104 04 003

Name of Development: 6169 Hillvale Road
Location: Near Covington Hwy and Hillvale Rd

Description: Affordable, Age-Restricted Senior Housing with 109 units

Impact of Development: Because the housing would be age restricted, no impact on school capacity is expected.

Current Condition of Schools	Stoneview ES	Lithonia MS	Lithonia HS	Other DCSD Schools	Private Schools	Total
Capacity	663	1,188	1,416			
Portables	8	0	0			
Enrollment (Fcst. Oct. 2018)	849	1,138	1,409			
Seats Available	-186	50	7			
Utilization (%)	128.1%	95.8%	99.5%			
New students from development	0	0	0	0	0	0
New Enrollment	849	1,138	1,409			
New Seats Available	-186	50	7			
New Utilization	128.1%	95.8%	99.5%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.000000	0.000000	0.000000	0.000000
Middle	0.000000	0.000000	0.000000	0.000000
High	0.000000	0.000000	0.000000	0.000000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Student Calculations

Proposed Units	109
Unit Type	MF
Cluster	Lithonia

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.00	0.00	0.00	0.00
Middle	0.00	0.00	0.00	0.00
High	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Stoneview ES	0	0	0	0
Lithonia MS	0	0	0	0
Lithonia HS	0	0	0	0
Total	**0**	**0**	**0**	**0**

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY FOR:

INVICTUS DEVELOPMENT, LLC

6169 HILLVALE ROAD
LAND LOT 104 16th DISTRICT
DEKALB COUNTY, GEORGIA
CITY OF STONECREST
EXISTING ZONING: R-100
PIN: 16 104 04 003

CITY OF STONECREST - R-100

CURRENT ZONING
CITY OF STONECREST R-100
FRONT SETBACK= 50' FROM BASE ROAD RIGHT-OF-WAY
35' FROM COLLECTOR STREETS
SIDE SETBACK= 10'
REAR SETBACK= 10'
MINIMUM LOT SIZE: 15,000 sq.ft.
MINIMUM LOT WIDTH: 80 ft.
MAXIMUM BUILDING COVERAGE: 35%
MINIMUM FLOOR AREA: 1,800 sq.ft.
MAX BUILDING HEIGHT: 35'

LEGEND:

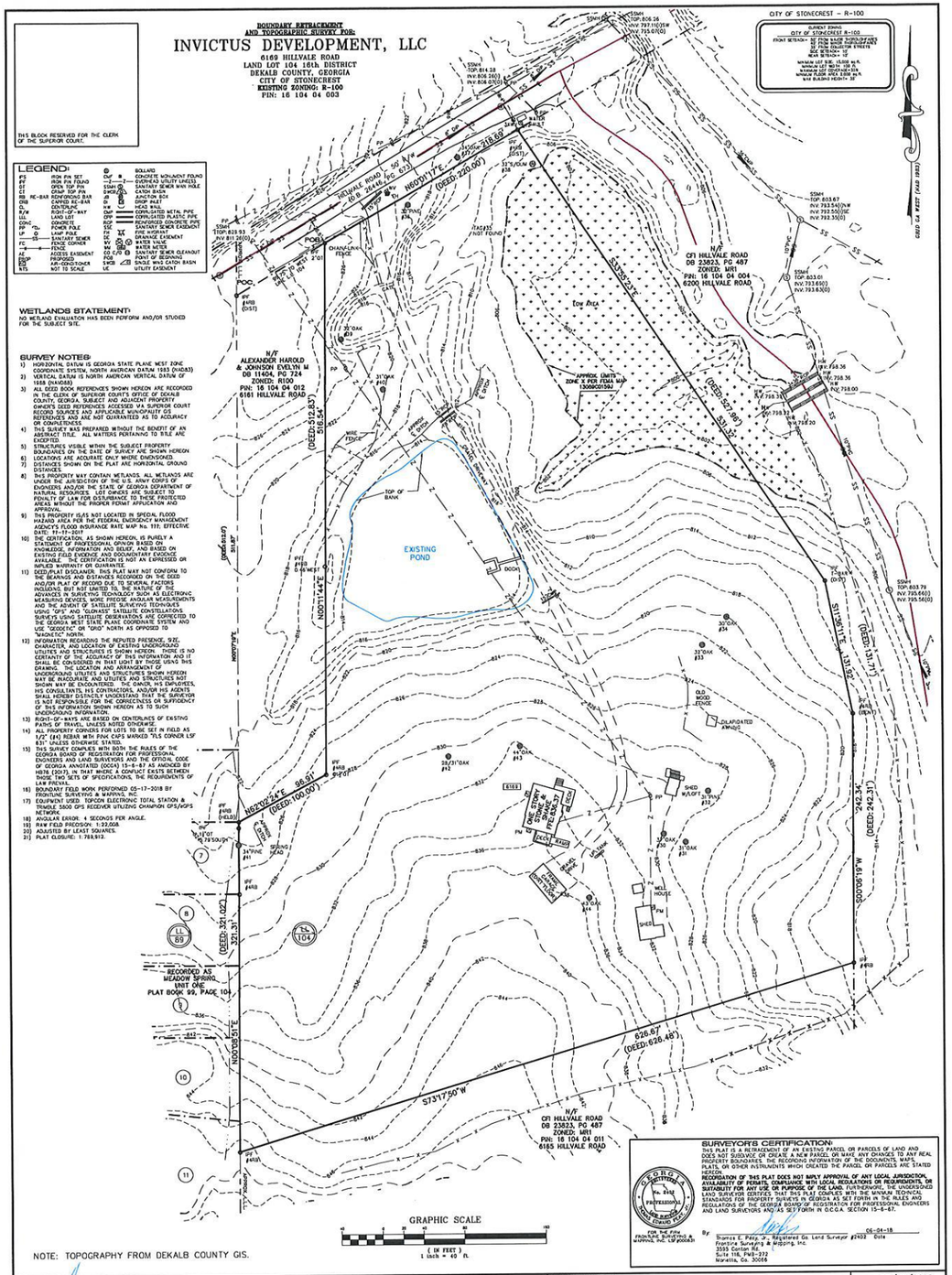
#'S	IRON PIN SET	⊙	BOLLARD
#'S	IRON PIN FOUND	○	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIPE	—o/h—	OVERHEAD UTILITY LINE(S)
RT	CRIMP TOP PIPE	SSMH	SANITARY SEWER MAN HOLE
RB	RE-BAR REINFORCING BAR	SSCO	SANITARY SEWER CLEANOUT
CMB	CAPPED RE-BAR	JB	JUNCTION BOX
○	DENTELIGHT	DI	DROP INLET
R/W	RIGHT-OF-WAY	HH	HEAD WALL
L/L	LAND LOT	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
LP	LAMP POLE	SSE	SANITARY SEWER EASEMENT
TP	TELEPHONE PEDESTAL	DE	DRAINAGE EASEMENT
	SANITARY SEWER	WV	WATER VALVE
FC	FENCE CORNER	WM	WATER METER
	FENCE	SSCO	SANITARY SEWER CLEANOUT
AE	ACCESS EASEMENT	CO F/D	TOP OF CLEANOUT
BSL	BUILDING SETBACK LINE		FINISH GRADE
AC/CO	AIR-CONDITIONER	CB	CATCH BASIN
NTS	NOT TO SCALE	UE	UTILITY EASEMENT

WETLANDS STATEMENT:

NO WETLAND EVALUATION HAS BEEN PERFORM AND/OR STUDIED FOR THE SUBJECT SITE.

SURVEY NOTES:

1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DEKALB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON
6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED
7) DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
8) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
9) THIS PROPERTY IS/IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 111, EFFECTIVE DATE:
10) CERTIFICATION AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
11) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECITED IN THE DEED AND/OR OTHER PLATS OF RECORD DUE TO SEVERAL FACTORS, INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INCOMPLETE AND IN ERROR. OTHER UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 831" UNLESS OTHERWISE STATED.
15) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB216 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
16) BOUNDARY FIELD WORK PERFORMED 05-17-2018 BY FRONTLINE SURVEYING & MAPPING, INC.
17) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE R8 GNSS GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
18) ANGULAR ERROR: 4 SECONDS PER ANGLE.
19) RAW FIELD PRECISION: 1:32,008
20) ADJUSTED BY LEAST SQUARES.
21) PLAT CLOSURE: 1:788,912.



NOTE: TOPOGRAPHY FROM DEKALB COUNTY GIS.

SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA Ga. #3262 PROFESSIONAL LAND SURVEYOR SEAL

By _____ 06-04-18
Thomas E. Potts, Jr., Registered Ga. Land Surveyor #3262 Date
Frontline Surveying & Mapping, Inc.
3595 Canton Rd
Suite 116, PMB 272
Marietta, Ga. 30066

GEORGIA Ga. #3262 PROFESSIONAL LAND SURVEYOR SEAL
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF000831

JOB # 65259

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 23,000+ FEET, AN ANGULAR ERROR OF 04" SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 788,912 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT IS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.
*** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805
www.frontlinesurveying.com

RETRACEMENT SURVEY FOR
INVICTUS DEVELOPMENT, LLC

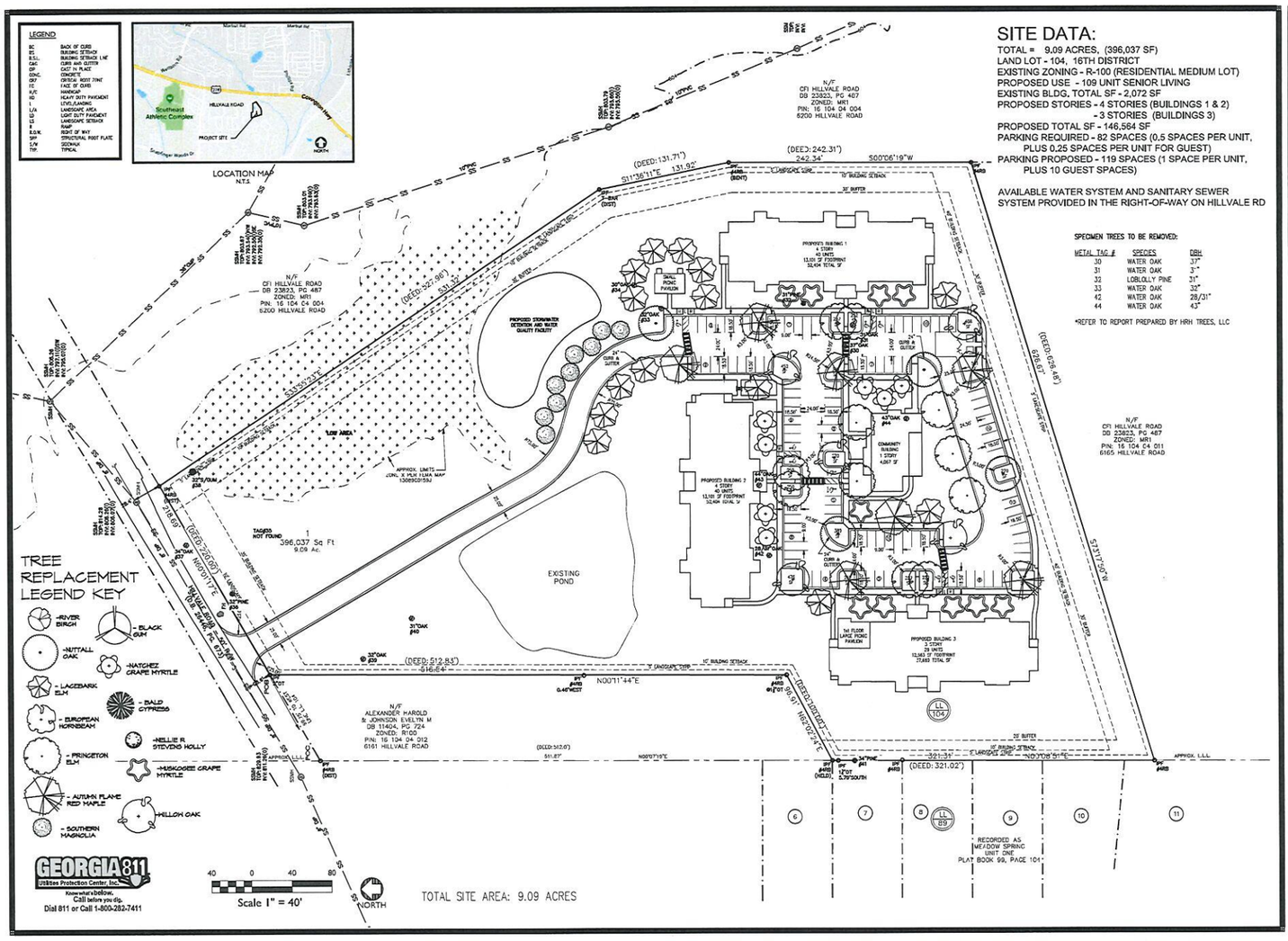
DATE 05/17/2018
SCALE 1" =

LAND LOT 104 16th DISTRICT SECTION DEKALB COUNTY, GEORGIA
LOT BLOCK UNIT
SUBDIVISION PHASE
PB ____ PG ____
DB 25548 PG 823

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID 13089C0159J EFFECTIVE DATE: 5/16/2013

REVISION	BY:	DATE:
SHOW MAJOR CONTOURS	TLA	5/31/18
ADD TWO TREES	TLA	6/04/18
ADD INVERTS	TLA	6/04/18

T:\21350\Survey_Drawing 2018\53350.dwg, 18A 6169 HILLVALE RD, 6/4/2018 10:13:52 AM, CAD-123



SITE DATA:

TOTAL = 9.09 ACRES, (396,037 SF)
LAND LOT - 104, 16TH DISTRICT
EXISTING ZONING - R-100 (RESIDENTIAL MEDIUM LOT)
PROPOSED USE - 109 UNIT SENIOR LIVING
EXISTING BLDG, TOTAL SF - 2,072 SF
PROPOSED STORIES - 4 STORIES (BUILDINGS 1 & 2)
- 3 STORIES (BUILDINGS 3)
PROPOSED TOTAL SF - 146,564 SF
PARKING REQUIRED - 82 SPACES (0.5 SPACES PER UNIT, PLUS 0.25 SPACES PER UNIT FOR GUEST)
PARKING PROPOSED - 119 SPACES (1 SPACE PER UNIT, PLUS 10 GUEST SPACES)

AVAILABLE WATER SYSTEM AND SANITARY SEWER SYSTEM PROVIDED IN THE RIGHT-OF-WAY ON HILLVALE RD

SPECIMEN TREES TO BE REMOVED:

METAL TAG #	SPECIES	DBH
30	WATER OAK	37"
31	WATER OAK	3"
32	LOBLOLLY PINE	31"
33	WATER OAK	32"
42	WATER OAK	28/31"
44	WATER OAK	43"

*REFER TO REPORT PREPARED BY HRH TREES, LLC

A:EC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Waters Springs Circle
Roswell • Georgia • 30075
(770)641-1962 • www.aec-ad.com

SITE LAYOUT PLAN

HILLVALE
SENIOR LIVING
STONECREST, GEORGIA
LAND LOT 104, 16th DISTRICT

NO.	REVISIONS	DATE

PROJECT NO: 18-418
CIVIL DRAWN BY: KDH
CIVIL DESIGNED BY: KDH
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE: 4-1-18

SHEET
C4.0

Exhibit A

Legal Description

All that certain tract or parcel of land lying and being in Land Lot 104 of the 16th District of DeKalb County, Georgia, being improved real property containing 9.062 acres, and being more particularly shown on the plat of survey by Ricky C. Busbee, G.R.L.S. 2497, and from said plat being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin (found) located at the intersecton at the line dividing Land Lot 89 and 104 and the Southeasterly right of way of Hilldale Road (a 50 foot right of way); thence continuing in a Northeasterly direction with the aforesaid Southeasterly right of way of Hilldale Road 100 feet to an iron pin (found) TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING in a Northeasterly direction with the Southeasterly right of way of Hilldale Road North 58 degrees 18 minues 11 seconds East 220.00 feet to an iron pin (found); thence leaving the aforesaid right of way South 35 degrees 49 minutes 52 seconds East 527.96 feet to an iron pin (placed); thence South 13 degrees 44 minutes 45 seconds East 131.71 feet to an iron pin (placed); thence South 02 degrees 05 minutes 59 seconds East 242.31 feet to an iron pin (found); thence South 71 degrees 08 minutes 42 seconds West 626.48 feet to an iron pin (found) located on the line dividing Land Lot 89 and 104; thence with the aforesaid Land Lot line North 02 degrees 00 minutes 12 seconds West 321.02 feet to an iron pin (found); thence leaving said Land Lot line North 59 degrees 07 minutes 10 seconds East 100.00 feet to an iron pin (placed); thence North 02 degrees 00 minutes 12 seconds West 512.83 feet to the TRUE POINT OF BEGINNING.

DeKalb County
GEORGIA

770.621.7200 (o)
770.621.7271 (f)
DeKalbCountyga.gov

Watershed Management
1580 Roadhaven Drive
Stone Mountain, GA 30083

LETTER SHOWING SEWER CAPACITY

April 23, 2018

Attention: Brad Riffel
AEC, Inc.
50 Warm Springs Cir.
Roswell, GA 30075

Re: 6169 Hillvale Rd
16th Dist, LL 104
Stonecrest Corners
Polebridge

Dear Mr. Riffel:

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location. In response to the inquiry, DWM staff confirms that sanitary sewer capacity may be available for the subject property at this time. **After evaluating your capacity request, it has been determined based on the criteria set forth in DWM's Interim Sanitary Sewer Capacity Evaluation Program dated February 9, 2018 that DWM's wastewater collection, transmission, and treatment system has adequate capacity to receive the wastewater flow contribution from your sewer service connection as documented in your sewer capacity request. As such, approval to proceed with the project is granted with regards to sanitary sewer capacity.**

Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the provided anticipated capacity needs associated with the project.

In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV – "Sewers and Sewerage Disposal". Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at mlotts@dekalbcountyga.gov.

Sincerely,

Zachary L. Williams
Executive Assistant/Chief Operating Officer

Darren Eastall
Program Administrator-Consent Decree

Chief Executive Officer
Michael Thurmond

Board of Commissioners

District 1
Nancy Jester

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Stephen Bradshaw

District 5
Mereda Davis Johnson

District 6
Kathie Gannon

District 7
Gregory Adams Sr.

DeKalb County
GEORGIA

DEKALB COUNTY, GEORGIA
DEPARTMENT OF WATERSHED MANAGEMENT
CAPACITY ANALYSIS

Stonecrest Corners

Request Date: 10/10/2017

Request Closing Date: 4/17/2018

1	Property Name and Address			6169 Hillvale Rd.	
2	Sewershed/Basin			Polebridge	
3	Proposed Property Tie-In Manhole ID			16-104-s066	
4	Net Prop. Daily Ave. Flow from Property			27,840 GPD	
	Net Prop. Peak Flow from Property			111,360 GPD	
5	Downstream historical SSOs with incomplete remedial actions to prevent reoccurrence?				No
6	Downstream gravity sewer capacity available per 6a-6c below?				Yes
	a	Hydraulic Model Capacity Check	Model predicted dry weather flow less than 85% of the pipe capacity or 80% of the pipe diameter for all downstream gravity pipes?	Yes*	
			Model predicted max month average daily flow (MMADF) flow less than 100% of the pipe capacity for all downstream gravity pipes?	Yes	
	b	Model Network Anomaly	If 6a = No, are model results due to gravity sewer model network anomalies (reverse-grade pipes, flat-grade pipes, etc)?	NA	
			Is capacity determined by reviewer to be available for gravity pipes with network anomalies (reverse-grade, flat-grade pipes, etc.)?	NA	
			Is capacity determination documentation provided?	NA	
	c	Capacity Request Flow Monitoring	Is capacity request flow monitoring data available and analyzed?	NA	
			Is capacity determined by reviewer to be available based upon analysis of flow monitoring data?	NA	
			Is capacity determination documentation provided?	NA	
7	All downstream lift station firm capacities greater than model predicted flow for MMADF scenario?				NA
8	Downstream treatment facility hydraulic capacity greater than model predicted flow for MMADF scenario?				Yes
9	Downstream intergovernmental connection capacity greater than model predicted flow for MMADF scenario?				NA
10	*Comments: In this profile there are positive sloped flat pipes (less than minimum design slopes) that are indicating full pipe capacity less than 85% during dry weather. In such cases, engineering judgement has been used to determine adequate capacity exists for the flow rates calculated by the model, which includes 0.8 d/D open channel flow. The maximum d/D that the flow path of this capacity request is 0.57.				
11			Hydraulic Modeler Initial	SM/PBB	

By signing below, this certifies, based on sound engineering judgement, that capacity is available having considered appropriate factors necessary to make that determination including sanitary flow contributions from site specific sources, use of the County's hydraulic model as certified by CH2M Hill, flow data, and historical data, which are all incorporated into the County's Interim Capacity Program and SOPs as authorized by DeKalb County government on March 12, 2018.

Name: MICHELLE L. (JACKAM) OTTS, PE
Title: ENGINEER PRINCIPAL
Date: 04/20/18

M L Jackam Otts, PE

SENT 10/10/17

SEWER CAPACITY EVALUATION REQUEST

Department of Watershed Management

Project Information:

Project Address:	6169 HILLVALE RD LITHONIA GA 30058 (City, State, Zip Code)	Project Name:	STONECREST CORNERS
		Type of Development:	PRIVATE (Private or Government)
Intended Tie-In Manhole:	16-104-5066	Land Lot and Parcel ID:	16 104 04 003
Total Peak Flow Requesting:	111360 GPD (Calculated Peak Flow - Existing Peak Flow)	County District:	DISTRICT 5

Developer's Information:

Company's Name:	INVICTUS DEV. LLC	Address:	2002 N LOIS AVE SUITE 260
Contact Name:	RICHARD CAULIERI	City, State, Zip Code:	TAMPA FL 33607
Phone Number:	813-448-7868	Email Address:	rcaulieri@invictus.com

* SEND APPROVAL LETTER

Engineering Firm's Information:

Company's Name:	AEC INC.	Address:	50 WARM SPRINGS CIR.
Contact Name:	BRAD RIFFEL	City, State, Zip Code:	Roswell GA 30075
Phone Number:	678-990-2393	Email Address:	bdr@aecatl.com

Please include the following items in your submittal package:

- [x] Proposed Peak Daily Flow Calculation based on attached guidelines *(See Append*
  - [ ] Existing Developments
  - [x] New Conditions
- [x] Separate detailed calculation sheet signed by the owner or owner's representative for each project *(See Appendix B*
- [ ] Estimate of anticipated peak hour flow and instantaneous peak hour flow for each industrial, commercial, and mixed-use project, and for each residential project that is over four stories in height
- [x] Geographical Information System (GIS) map clearly showing the proposed site (s) surrounds areas and utilities
- [ ] Proposed utility plan, if available

Name:	MARK VAN DE WATER	Date:	10-10-17
Signed:		Seal:	GEORGIA No. 27118 PROFESSIONAL Mark Van De Water

(By Professional Engineer)

Capacity Evaluation Request will not be accepted until form is fully completed and all supplemental information is attached. Once Package has been reviewed and accepted by our internal staff, a letter will be completed within 60 days.

Internal Use Only

Date Capacity Request Reviewed and Accepted:		Received By:	
		Signed:	

6169 Hillvale Road, Lithonia GA 30058

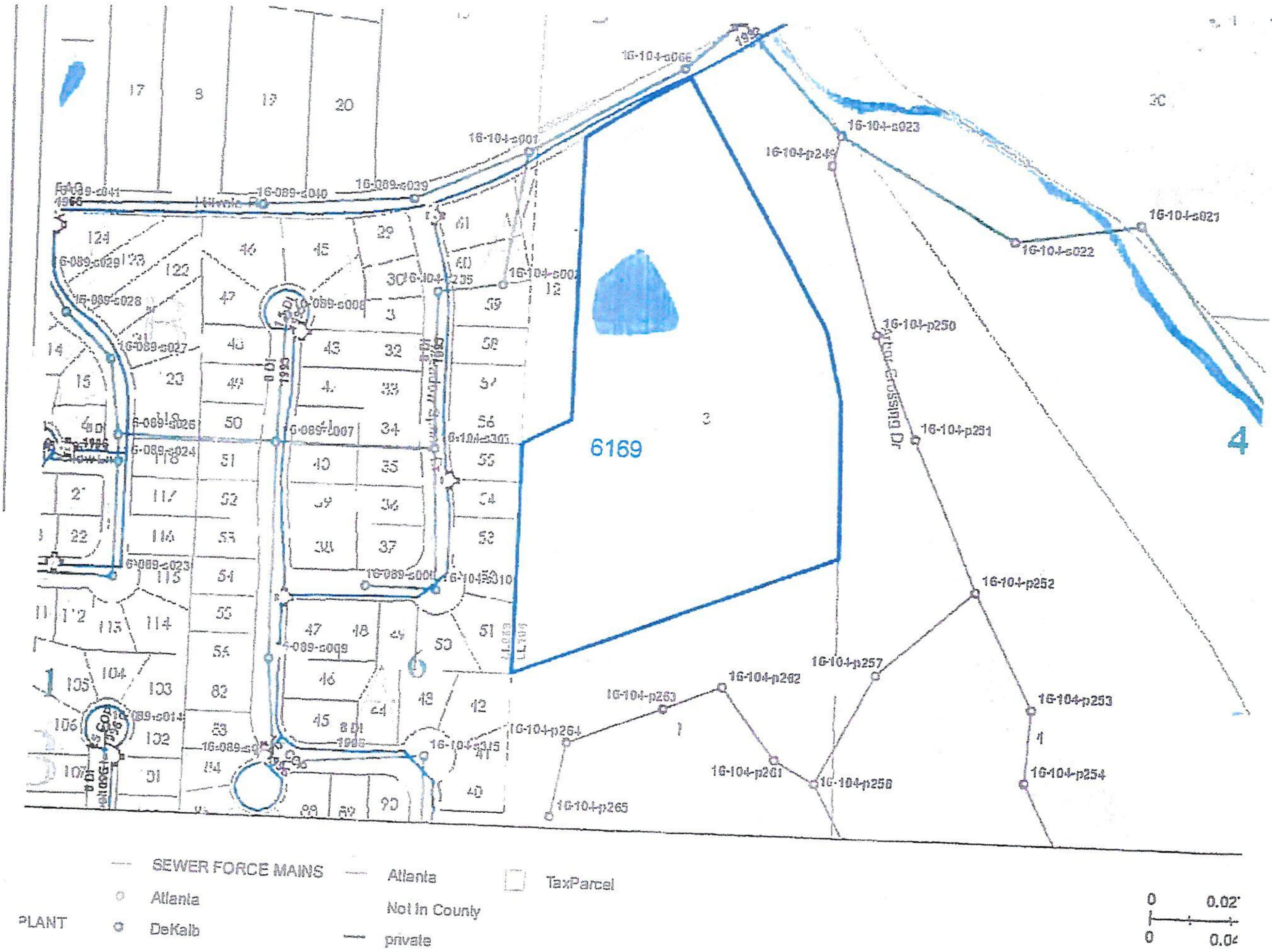
Sewer GPD Calculation

Residence Multi-Family per unit

240
X 4
960
X 116 independent senior housing units
111,360

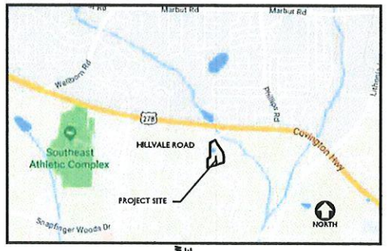
Arthur D Bright

October 10, 2017
404-271-1216


6169
Arbor Crossing Dr
16-104-s066
16-104-s001
16-104-s023
16-104-s022
16-104-s021
16-104-p250
16-104-p251
16-104-p252
16-104-p253
16-104-p254
16-104-p257
16-104-p262
16-104-p263
16-104-p264
16-104-p265
16-104-p261
16-104-p256
16-089-s040
16-089-s039
16-089-s028
16-089-s027
SEWER FORCE MAINS
Atlanta
DeKalb
PLANT
Atlanta
Not In County
private
TaxParcel

LEGEND

BC	BACK OF CURB
BS	BUILDING SETBACK
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
CRZ	CRITICAL ROOT ZONE
FC	FACE OF CURB
H/C	HANDICAP
HD	HEAVY DUTY PAVEMENT
L	LEVEL/LANDING
L/A	LANDSCAPE AREA
LD	LIGHT DUTY PAVEMENT
LS	LANDSCAPE SETBACK
R	RAMP
R.O.W.	RIGHT OF WAY
SRP	STRUCTURAL ROOT PLATE
S/W	SIDEWALK
TYP.	TYPICAL



LOCATION MAP

SITE DATA:

TOTAL = 9.09 ACRES, (396,037 SF)
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33	WATER OAK	32"
42	WATER OAK	28/31"
44	WATER OAK	43"

*REFER TO REPORT PREPARED BY HRH TREES, LLC

N/F
CFI HILLVALE ROAD
DB 23823, PG 487
ZONED: MR1
PIN: 16 104 04 004
6200 HILLVALE ROAD

N/F
CFI HILLVALE ROAD
DB 23823, PG 487
ZONED: MR1
PIN: 16 104 04 011
6165 HILLVALE ROAD

N/F
ALEXANDER HAROLD
& JOHNSON EVELYN M
DB 11404, PG 724
ZONED: R100
PIN: 16 104 04 012
6161 HILLVALE ROAD

PROPOSED BUILDING 1
4 STORY
40 UNITS
13,101 SF FOOTPRINT
52,404 TOTAL SF

PROPOSED BUILDING 2
4 STORY
40 UNITS
13,101 SF FOOTPRINT
52,404 TOTAL SF

PROPOSED BUILDING 3
3 STORY
29 UNITS
12,583 SF FOOTPRINT
37,689 TOTAL SF

1st FLOOR LARGE PICNIC PAVILION

SMALL PICNIC PAVILION

COMMUNITY BUILDING
1 STORY
4,067 SF

PROPOSED STORMWATER DETENTION AND WATER QUALITY FACILITY

EXISTING POND

LOW AREA

APPROX. LIMITS ZONE X PER FEMA MAP 13089C0159J

1
396,037 Sq Ft
9.09 Ac.

TAG#35 NOT FOUND

RECORDED AS MEADOW SPRING UNIT ONE PLAT BOOK 99, PAGE 104

(DEED: 242.31')
242.34' S00°06'19"W

(DEED: 131.71')
S11°36'11"E 131.92'

(DEED: 527.96')
531.32' S33°55'23"E

(DEED: 626.48')
626.67' S73°47'50"W

(DEED: 512.83')
516.54' N00°11'44"E

(DEED: 220.00')
218.69' N00°01'17"E

(DEED: 512.0')
511.87' N00°07'19"E

(DEED: 100.00')
98.91' N62°02'24"E

321.31' (DEED: 321.02') N00°08'51"E

10' BUILDING SETBACK
5' LANDSCAPE STRIP
30' BUFFER
45' BUILDING SETBACK
20' BUFFER
25.00' BUFFER
10' LANDSCAPE STRIP
35' BUILDING SETBACK

HILLVALE ROAD (O.R. 2646, PG 673) 50' R/W

APPROX. L.L.L.

POB
POC

IPF #4RB (DIST)
IPF #4RB (BENT)
IPF 1" BAR (DIST)
IPF #4RB 0.46' WEST
IPF #4RB (HELD)
IPF 1"OT 5.79' SOUTH
IPF #4RB

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.
Dial 811 or Call 1-800-282-7411

40 0 40 80
Scale 1" = 40'

NORTH

TOTAL SITE AREA: 9.09 ACRES

AEC
Civil Engineering · Water Resources
Land Planning · Property Services
Landscape Architecture · Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

SITE LAYOUT PLAN

HILLVALE SENIOR LIVING

STONECREST, GEORGIA
LAND LOT 104, 16th DISTRICT

NO.	REVISIONS	DATE

COPYRIGHT AEC, INC.

PROJECT NO.: 18-4131
CIVIL DRAWN BY: MDA
CIVIL DESIGNED BY: BDR
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - 6-1-18

SHEET
C4.0

M:\2018 JOBS\18-4131 HILLVALE SENIOR LIVING\CIVIL\18-4131 SITE_00.dwg 6/4/2018 1:46:46 PM, mdo, 1:1

FOUR STORY BUILDING - BUILDINGS 1 & 2 (40 UNIT ELDERLY BUILDING)

SCALE: 1/8" = 1'-0"

THREE STORY BUILDING - BUILDING 3 (29 UNIT ELDERLY BUILDING)

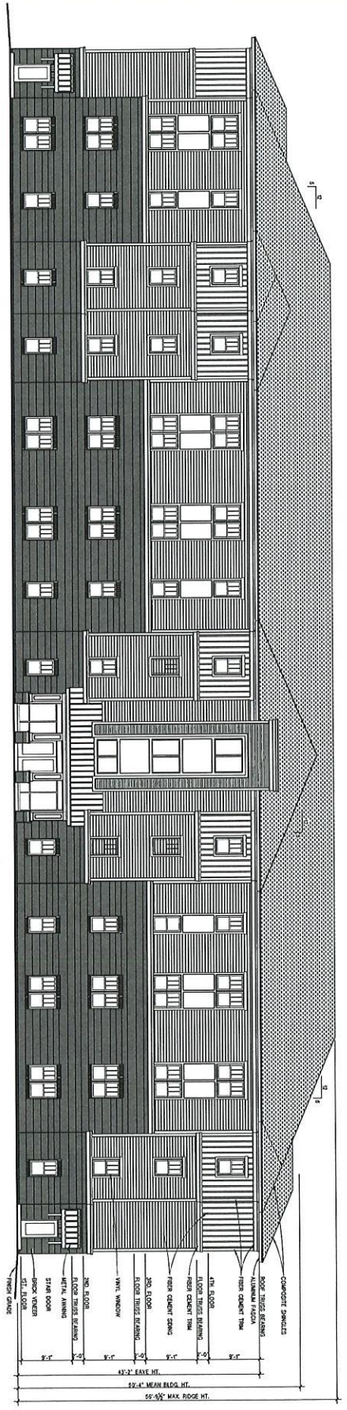
SCALE: 1/8" = 1'-0"

COMMUNITY BUILDING ELEVATION

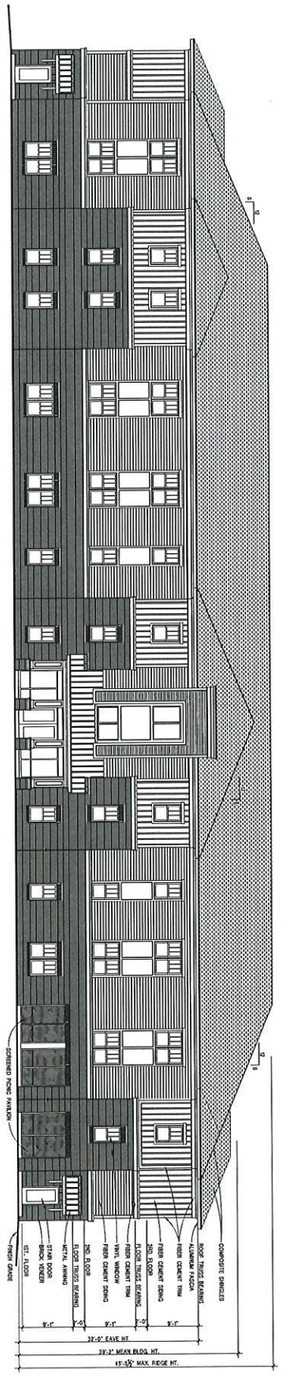
SCALE: 1/8" = 1'-0"

Jun 01, 2018 - 11:52am

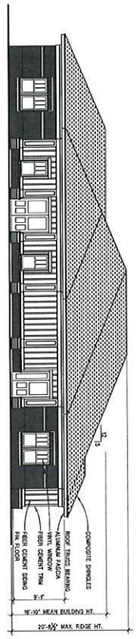
FOUR STORY BUILDING - BUILDINGS 1 & 2 (40 UNIT ELDERLY BUILDING)



THREE STORY BUILDING - BUILDING 3 (29 UNIT ELDERLY BUILDING)



COMMUNITY BUILDING ELEVATION



Sheet Title: PROPOSED BUILDING ELEVATIONS

Sheet No: 1

Sequence 1 of 1

Project No: 18-301
Date: 06-01-18
Revised: -

STATE OF GEORGIA — Cheryl L. McKean — REGISTERED ARCHITECT

Hillvale Senior Living

Stonecrest, Georgia

McKEAN & ASSOCIATES ARCHITECTS LLC
MONTGOMERY ALABAMA

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

May 20, 2018

Thomas Peay, III
Frontline Surveying and Mapping, Inc.
3595 Canton Road, Suite 116
Marietta, GA 30066

RE: Tree Report for 6169 Hillvale Road, Stonecrest, GA

Dear Mr. Peay:

Thank you for asking HRH Trees, LLC to help with your arborist needs for the site at 6169 Hillvale Road in the new city of Stonecrest, Georgia. In accordance with your request, I have prepared this arborist report with information on the specimen trees on site.

Fifteen specimen sized trees were flagged and numbered with metal tags and pink flagging tape. Specimen trees are overstory trees 30" DBH (Diameter at Breast Height) or greater and understory trees 10" DBH or greater.

If you have any questions or need more information, please do not hesitate to contact me.

Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)

heidi@hrhtrees.com
404-444-5824

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

REPORT
6169 Hillvale Road, Stonecrest, GA

Overview:
The property for this report is at 6169 Hillvale Road in Stonecrest, Georgia. The lot size is approximately 9.09 acres according to the site survey. The site visit was conducted on May 14, 2018. All 15 Specimen Trees were tagged with metal tags #30-44.

Observations:
All observations were made from the ground. No invasive tests or aerial inspections were performed. No underground inspections were undertaken. The diameter was measured at breast height, 4½ feet above the ground (DBH).

Specimen Trees on site:

Metal Tag #	Species	DBH	Condition
30	Water Oak	37″	Good to Fair - mature, few minor dead limbs
31	Water Oak	31″	Good
32	Loblolly Pine	31″	Good – minor low dead limbs
33	Water Oak	32″	Fair – 3 main low dead limbs
34	Water Oak	30″	Poor – 6+ dead limbs
35	Sweetgum	32″	Poor – 1 dead trunk and decay fungi present
36	Loblolly Pine	32″	Good
37	Red Oak	34″	Poor – trunk injury, 5 dead main limbs
38	Yellow-poplar	32″	Fair – co-dominant trunks with included bark
39	Red Oak	32″	Good
40	Red Oak	31″	Good - 1 dead limb
41	Loblolly Pine	34″	Fair – large Fusiform rust canker
42	Water Oak	28/31″	Good to Fair – co-dominant trunks
43	Water Oak	44″	Poor – decay and damage present, crown dieback
44	Water Oak	43″	Good

Good Condition = Exceeds 10-15 year life expectancy, pending natural disasters (weather, insect or disease), with minimum dead limbs, no decay or weaknesses found.

Comments and Recommendations:
Those trees with less than "Fair" condition would not meet specimen tree quality characteristics. Therefore should not be included in recompense calculations and should be removed regardless of impact or disturbance. Those in "Good" condition should be protected if possible and those in "Fair" condition could be protected or removed depending on proposed structures or areas that may be in close proximity to failing limbs or trunks.

Pre-Construction:

- Make sure the tree protection fencing (TPF) is installed properly. The TPF should be placed as far away from the trunk of the trees as possible, preferable at the drip line (end of canopy) or beyond. Use hay/straw bales when needed.
- Remove any trees marked for destruction. (Keeping in mind to protect surrounding trees.)

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

During Construction:

- Do not allow any machinery or heavy object beyond the TPF for any reason.
- Use wood chips/mulch to protect the critical root zone (CRZ) under or near the canopy of the trees. A layer of mulch up to 12" deep can be used initially. Be cautious not to pile the mulch up the trunks of the trees.
- When grading near and around existing trees, do not change the grade by more than 6 inches within the CRZ. Most of the roots are within the top 12-24 inches of soil and can easily be damaged by the removal or addition of soil.
- If any roots are damaged or exposed, make clean cuts and cover the exposed roots with soil or mulch so they do not dry out and can seal.

Post-Construction:

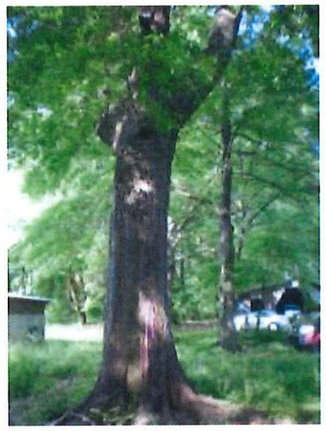
- Spread out any mulch that was placed underneath the trees to a depth of 2-3 inches. Make sure the bases of the trees are visible and mulch is not piled up the sides of the trunks.
- Continue to protect the trees from post-construction activities. (i.e. taking TPF and silt fencing down, trenching for irrigation or other projects, lawn mowers, etc.).
- A root invigoration treatment may be necessary for any tree with impact in the critical root zone over 20%.

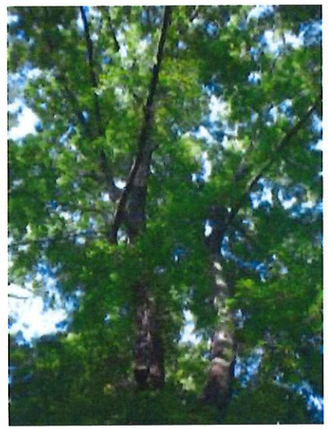
Please note that every tree will fail. No arborist can state if, when, where or how a tree will fail. I certify that all the statements in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. All recommendations made in this report are the sole responsibility of the contractor to address, thus assuming any risk associated with not performing such recommendations.

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Pictures
6169 Hillvale Rd

Tree Tag#30





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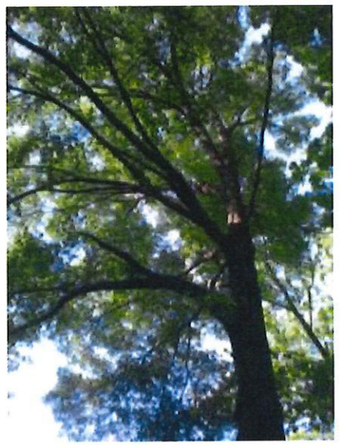

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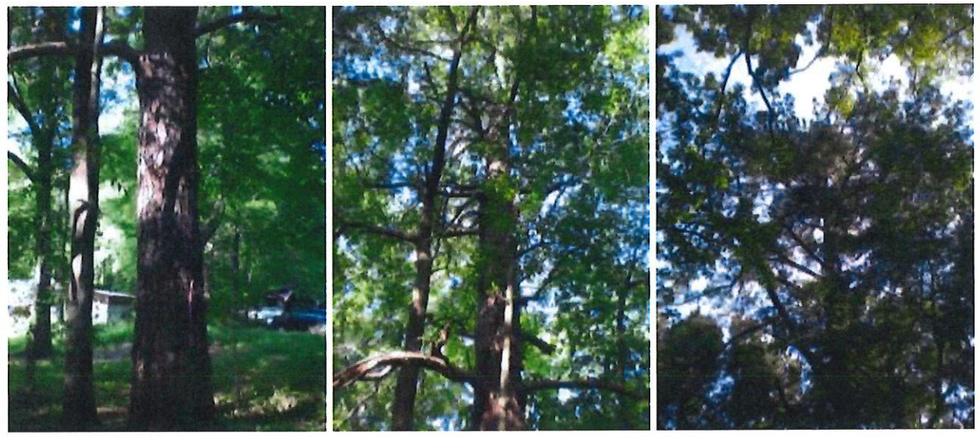
Tree Tag#32



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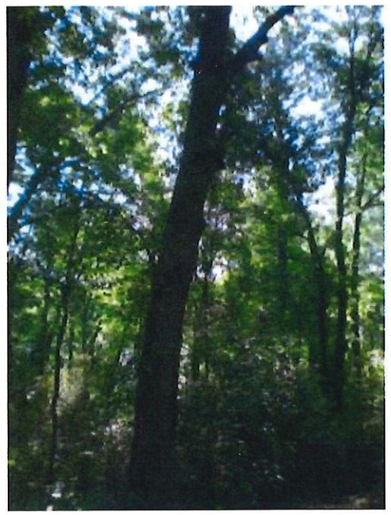

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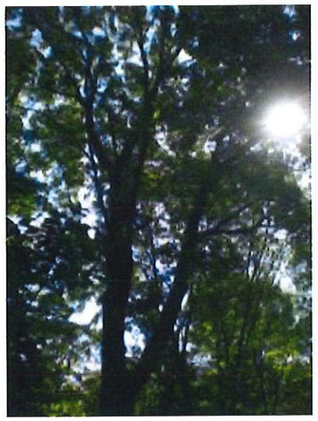
Tree Tag#34



Tree Tag#35

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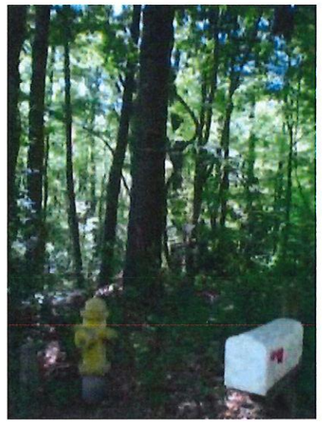
404-444-5824 heidi@hrhtrees.com

Tree Tag#36



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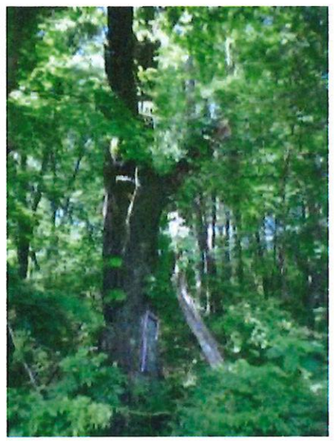

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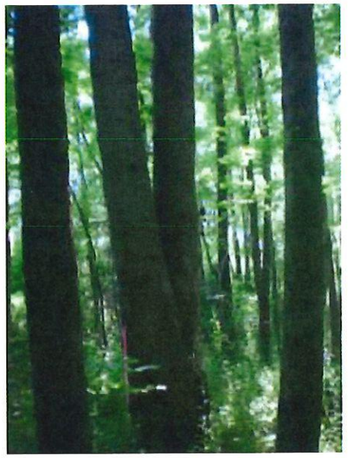
Tree Tag#38



Tree Tag#39

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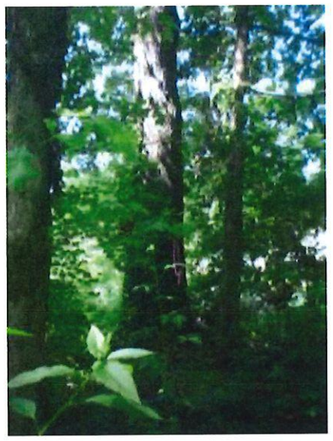
Tree Tag#40



Tree Tag#41

HRH Trees, LLC
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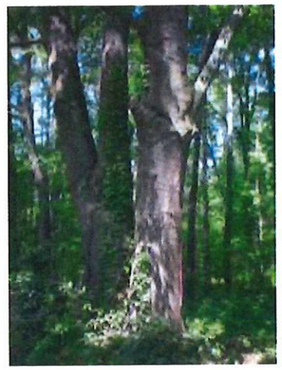
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Tree Tag#42



Tree Tag#43

Tree Tag#44

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY FOR:

INVICTUS DEVELOPMENT, LLC

6169 HILLVALE ROAD
LAND LOT 104 16th DISTRICT
DEKALB COUNTY, GEORGIA
CITY OF STONECREST
EXISTING ZONING: R-100
PIN: 16 104 04 003

CITY OF STONECREST - R-100

CURRENT ZONING
CITY OF STONECREST R-100
FRONT SETBACK= 50' FROM R.O.W. (THOROUGHFARE)
40' FROM R.O.W. (COLLECTOR)
30' FROM COLLECTOR STREETS
SIDE SETBACK= 15'
REAR SETBACK= 40'
MINIMUM LOT SIZE: 15,000 sq.ft.
MINIMUM LOT WIDTH: 100 ft.
MAXIMUM LOT COVERAGE=35%
MINIMUM HEATED FLOOR AREA=1,800 sq.ft.
MAX BUILDING HEIGHT= 35

LEGEND:

#3	IRON PIN SET	⊙	BOLLARD
#5	IRON PIN FOUND	CMF ■	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIPE	—E—	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIPE	SSMH Ⓢ	SANITARY SEWER MAN HOLE
RB	RE-BAR	DI	CATCH BASIN
RB-RM	RE-BAR W/ROPED TAG	CB	CATCH IN SW
CRB	CAPPED RE-BAR	DI	DROP INLET
℄	CENTERLINE	HW	HEAD WALL
R/W	RIGHT-OF-WAY	CMP	CORRUGATED METAL PIPE
PL	PROPERTY LINE	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	RCCP	REINFORCED CONCRETE PIPE
PP -*D-	POWER POLE	SSE	SANITARY SEWER EASEMENT
LP	LAMP POLE	FH	FIRE HYDRANT
SS	SANITARY SEWER	DE	DRAINAGE EASEMENT
FC	FENCE CORNER	WV	WATER VALVE
	FENCE LINE	WM	WATER METER
AE	ACCESS EASEMENT	CO C/O	SANITARY SEWER CLEANOUT
PROP	PROPOSED	POB	POINT OF BEGINNING
AC	AIR-CONDITIONER	SWCB	SINGLE WAY CATCH BASIN
N/S	NOT TO SCALE	UE	UTILITY EASEMENT

WETLANDS STATEMENT:

NO WETLAND EVALUATION HAS BEEN PERFORM AND/OR STUDIED FOR THE SUBJECT SITE.

SURVEY NOTES:

1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
2) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DEKALB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCE'S AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN OPINION OF TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON
5) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
6) DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
7) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. ALL STATE WATERS ARE SUBJECT TO BUFFER AND SEAM FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
8) THIS PROPERTY IS/IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 111, EFFECTIVE DATE: 11-11-2019
9) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
10) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE USE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
11) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE, AND/OR THERE MAY BE OTHERS NOT SHOWN. THE CONTRACTOR, HIS EMPLOYEES, AND CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS, SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
12) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
13) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 831" UNLESS OTHERWISE STATED.
14) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB78 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
15) BOUNDARY FIELD WORK PERFORMED 05-17-2018 BY FRONTLINE SURVEYING & MAPPING, INC.
16) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/VRS NETWORK
17) ANGULAR ERROR: 4 SECONDS PER ANGLE.
18) RAW FIELD PRECISION: 1:32,058.
19) ADJUSTED BY LEAST SQUARES.
20) PLAT CLOSURE: 1:789,912.

N/F
ALEXANDER HAROLD & JOHNSON EVELYN M
DB 11404, PG 724
ZONED: R100
PIN: 16 104 04 012
6161 HILLVALE ROAD

N/F
CFI HILLVALE ROAD
DB 23823, PG 487
ZONED: MR1
PIN: 16 104 04 004
6200 HILLVALE ROAD

N/F
CFI HILLVALE ROAD
DB 23823, PG 487
ZONED: MR1
PIN: 16 104 04 011
6185 HILLVALE ROAD

EXISTING POND

RECORDED AS MEADOW SPRING, UNIT ONE PLAT BOOK 99, PAGE 101

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NOTE: TOPOGRAPHY FROM DEKALB COUNTY GIS.

SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECREATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR USE OR PURPOSE. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3242 PROFESSIONAL LAND SURVEYOR

By _____ 06-06-18
Thomas E. Petty, Jr., Registered Ga. Land Surveyor #3402 Date
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 116, Pmb-272
Marietta, Ga. 30066

GEORGIA REGISTERED No. 3242 PROFESSIONAL LAND SURVEYOR
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF000831

JOB # 65259

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 26008 FEET, AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 789,912 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

RETRACEMENT SURVEY FOR
INVICTUS DEVELOPMENT, LLC

DATE 05/17/2018
SCALE 1" =

LAND LOT 104 | 16th DISTRICT | SECTION | DEKALB COUNTY, GEORGIA
LOT | BLOCK | UNIT
SUBDIVISION | PHASE
PB ___ PG ___
DB 25166, PG 623

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THIS REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID 13089C0156J EFFECTIVE DATE: 5/16/2013

REVISION	BY	DATE
SHOW MAJOR CONTOURS	TLA	5/31/18
ADD TWO TREES	TLA	6/04/18
ADD INVERTS	TLA	6/04/18

I:\PROJECTS\Survey\2-Drawing\2018\05253.dwg, 11X17 6169 HILLVALE RD, 6/4/2018 1:31:52 AM, CAD-123