



AX 18-0001

Application for Annexation

One (5) original paper copies and a digital copy the completed application and all other required items must be submitted to the of the Community Development Department. All information to be presented to the Planning Commission and City Council should be assembled. This application will not be processed any items are missing or if the appropriate fee does not accompany it.

- Completed application forms signed by 100% of the land owners and/or electors (in the case of existing residential property owners) residing in the area to be annexed and by owners of not less than 100% of the total land area, by acreage. The application contains a "Contiguity Statement" which must be signed by an engineer or surveyor
- Current land survey by a registered surveyor that includes a legal description and lists acreage to be annexed.
- Utility Availability Letters – A letter by the service providers must be obtained, Watershed (water and sewer availability) and Dekalb County Board of Education (discussing impact the development will have on schools in the area).
- Attach names and addresses of owners of all property within 250 feet of the subject property. Once an application has been accepted for presentation the applicant must also demonstrate that all property owners within 250 feet of the subject property have been notified of the Public Hearings.
- Application Fee of \$350.00 per parcel* - You will be billed any additional amount spent on advertising. It is necessary for this fee to be paid prior to any meeting dates.

* Fee maybe reduced (\$275.00) if property is split by the city boundaries.

Petitioner will be notified by Mail/Email of the scheduled Public Hearing for which his/her application will be considered.



GENERAL INFORMATION

Date: 6/5/18

Applicant/ Owner Name Halpern Enterprises, c/o Battle Law, P.C. Email mlb@battlelawpc.com

Phone # wk (404) 601-7616 cell# _____

Address One West Court Square, Suite 750, Decatur, GA 30030

Location and address if available of the subject property
6024 Covington Highway, portion of Parcel ID: 16 039 04 034

The size/acreage of the subject property 11.63 acres

The proposed land use category of the subject property upon annexation

NC, Neighborhood Center

Present Dekalb County Zoning Classification(s) MU-5 & C-1 General Commercial w/ conditions:
CZ-17-21274, CZ-12-17693, CZ-12-17692, CZ-06-1745, CZ-98055, CZ-98054

Desired City of Stonecrest Zoning Classification(s) MU-5

List the number of houses, if any on property being submitted None

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Stonecrest, Georgia, and the description of such territory is as follows:

[Insert complete description of land to be annexed.]

Applicant Signature: 

Date 6/5/18



We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Stonecrest, Georgia, and extend the city boundaries to include the same.

LAND OWNERS

Name (Print)	Address (Print)	Signature	Date (Print)
1 Halpern Enterprises, Inc.	5200 ROSWELL RD NE A ATLANTA GA 30342		
2			
3			
4			
5			
6			
7			
8			
9			
10			



CONTIGUITY STATEMENT

Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:

(1) At least one-eighth of the aggregate external boundary or 50 feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary or would directly about the municipal boundary if it were not otherwise separated, in whole or in part, from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state or by the definite width of (A) any street or street right-of-way, (B) any creek or river, or (C) any right-of-way of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;

(2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and

(3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, William C. Wohlford, Jr., a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the City of Stonecrest lying in land lot(s) 39 of the 16th district, Dekalb County, has a contiguous boundary of 1,307 feet with the existing City limits of the City of Stonecrest, which is at least one-eighth aggregate of the total property to be annexed.

This the 5th day of June, 2018

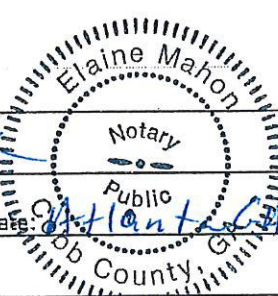
William C. Wohlford
Signature

2577
Georgia Registered Surveyor #



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Signature: <i>[Signature]</i>		Date: <i>5/24/18</i>	
	Address: 5200 ROSWELL RD NE A		City, State: ATLANTA GA Zip: 30342	
	Phone: <i>770-451-0318</i>			
	Sworn to and subscribed before me this <i>24th</i> day of <i>May</i> , 20 <i>18</i>			
Property Owner (If Applicable)	Notary Public: <i>Elaine Mahon</i>			
	Signature: <i>[Signature]</i>			Date: <i>5/24/18</i>
	Address: <i>5200 Roswell Rd</i>			City, State: <i>Atlanta, GA</i> Zip: <i>30342</i>
	Phone: <i>770-451-0318</i>			
Property Owner (If Applicable)	Sworn to and subscribed before me this <i>24</i> day of <i>May</i> , 20 <i>18</i>			
	Notary Public:			
	Signature:		Date:	
	Address:		City, State: Zip:	
Property Owner (If Applicable)	Phone:			
	Sworn to and subscribed before me this _____ day of _____, 20 _____			
	Notary Public:			



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes No

Applicant / Owner	Signature: <i>[Handwritten Signature]</i>
	Address: <i>5200 Roswell Road, Atlanta GA 30342</i>
	Date: <i>May 24, 2018</i>

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

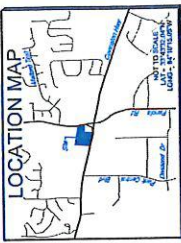
Professional Land Surveying, Inc.
 10000 Peachtree Dunwoody Road, Suite 100
 Atlanta, Georgia 30338
 Phone No. (404) 412-1222
 Fax No. (404) 412-1222
 E-Mail: info@terra-mark.com
 Website: www.terra-mark.com

TerraMark
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 10000 Peachtree Dunwoody Road, Suite 100
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Page No.	Sheet No.	Block	Lot	Area	Volume	Page
1	1					

LOT DIVISION PLAT
 FOR
 HALPERN ENTERPRISES, INC.
 (COVINGTON-PANOLA TRACT)
 DEKALB COUNTY, GEORGIA
 LOCATED IN
 LAND LOT 39, 16TH DISTRICT

SHEET NO.
 1
 COVINGTON TRACT 17



SPECIAL NOTES

1. CONVEYANCE AND DEEDS ARE MADE TO BE ENTIRE AS SET FORTH IN THE TITLE BLOCK OF THIS INSTRUMENT. THE GENERAL INTENT OF THIS INSTRUMENT IS TO CONVEY TO THE GRANTEE THE ENTIRE INTEREST OF THE GRANTOR IN THE PROPERTY DESCRIBED HEREIN, INCLUDING ALL RIGHTS AND INTERESTS THEREIN, AND TO WARRANT THE TITLE TO THE PROPERTY DESCRIBED HEREIN TO THE GRANTEE.
2. SURVEY AND ENVIRONMENTAL CONSIDERATIONS: THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES, INCLUDING BUT NOT LIMITED TO, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE DEPARTMENT OF TRANSPORTATION, AND THE DEPARTMENT OF AGRICULTURE AND FORESTRY, AND FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT OWNERS AND NEIGHBORS.
3. PURCHASE TO TAKE EFFECT: THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES, INCLUDING BUT NOT LIMITED TO, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE DEPARTMENT OF TRANSPORTATION, AND THE DEPARTMENT OF AGRICULTURE AND FORESTRY, AND FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT OWNERS AND NEIGHBORS.

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT:

THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES, INCLUDING BUT NOT LIMITED TO, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE DEPARTMENT OF TRANSPORTATION, AND THE DEPARTMENT OF AGRICULTURE AND FORESTRY, AND FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT OWNERS AND NEIGHBORS.

PLAT APPROVAL

THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES, INCLUDING BUT NOT LIMITED TO, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE DEPARTMENT OF TRANSPORTATION, AND THE DEPARTMENT OF AGRICULTURE AND FORESTRY, AND FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT OWNERS AND NEIGHBORS.

OWNER'S ACKNOWLEDGEMENT

I, the undersigned, do hereby acknowledge that I am the owner of the property described in this instrument, and that I have executed this instrument voluntarily and without any duress, fraud, or coercion, and that I have read and understand the contents of this instrument, and that I have signed this instrument as my free and voluntary act and deed.

CERTIFICATE OF CONFORMITY

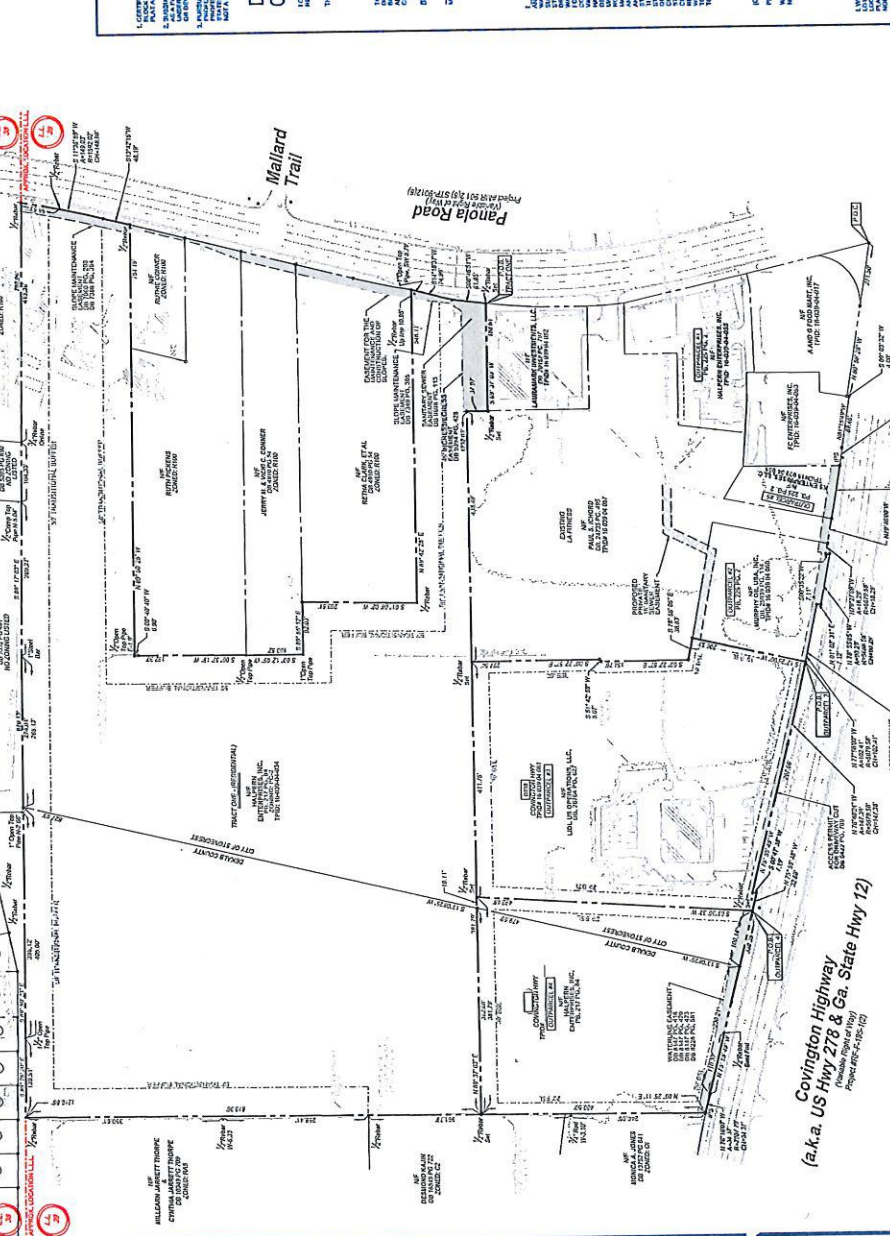
I, the undersigned, do hereby certify that this instrument conforms to the requirements of the Georgia Code, and that I have read and understand the contents of this instrument, and that I have signed this instrument as my free and voluntary act and deed.

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I am a duly licensed professional land surveyor in the State of Georgia, and that I have personally supervised the survey and preparation of this instrument, and that I have read and understand the contents of this instrument, and that I have signed this instrument as my free and voluntary act and deed.

OWNER

HALPERN ENTERPRISES, INC.
 10000 Peachtree Dunwoody Road, Suite 100
 Atlanta, Georgia 30338



LEGEND

- 1. BOUNDARY (DOTTED LINE)
- 2. EASEMENT (DASHED LINE)
- 3. EASEMENT (DASHED LINE)
- 4. EASEMENT (DASHED LINE)
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- 16. EASEMENT (DASHED LINE)
- 17. EASEMENT (DASHED LINE)
- 18. EASEMENT (DASHED LINE)
- 19. EASEMENT (DASHED LINE)
- 20. EASEMENT (DASHED LINE)

AREA TABLE

TRACT ONE (RESIDENTIAL)	888,926 Sq. Ft.	OR	20.4299 Ac. (PC-3)
TRACT TWO (RESIDENTIAL) <td>234,960 Sq. Ft.</td> <td>OR</td> <td>5.3939 Ac. (I-20 OVERLAY DIST)</td>	234,960 Sq. Ft.	OR	5.3939 Ac. (I-20 OVERLAY DIST)
TRACT THREE	164,733 Sq. Ft.	OR	3.7818 Ac. (I-20 OVERLAY DIST)
TRACT FOUR	1,289,619 Sq. Ft.	OR	29.6056 Ac.
TOTAL			

THIS PLAT SUPERSEDES LOT DIVISION
 PLAT RECORDED IN PG. 265 PG. 20

SURVEY NOTES

1. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES, INCLUDING BUT NOT LIMITED TO, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE DEPARTMENT OF TRANSPORTATION, AND THE DEPARTMENT OF AGRICULTURE AND FORESTRY, AND FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT OWNERS AND NEIGHBORS.

CITY AND COUNTY NOTES

1. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES, INCLUDING BUT NOT LIMITED TO, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE DEPARTMENT OF TRANSPORTATION, AND THE DEPARTMENT OF AGRICULTURE AND FORESTRY, AND FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT OWNERS AND NEIGHBORS.

REFERENCE MATERIAL

1. DEKALB COUNTY ZONING ORDINANCE
2. DEKALB COUNTY SUBDIVISION ORDINANCE
3. DEKALB COUNTY PLATTING ORDINANCE
4. DEKALB COUNTY EASEMENT ORDINANCE
5. DEKALB COUNTY EASEMENT ORDINANCE
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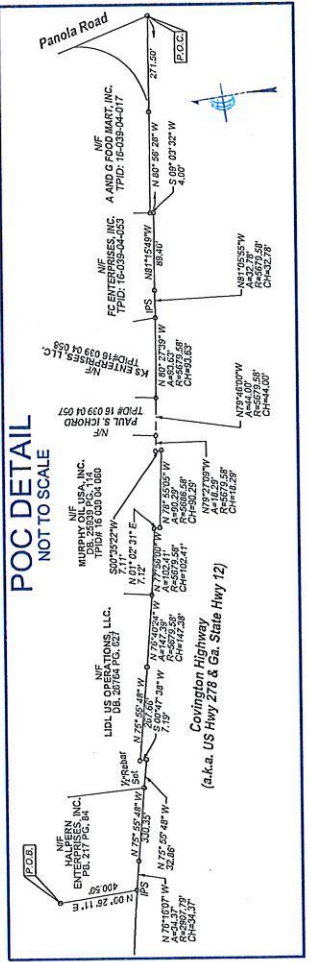
ANNEXATION PLAT
 FOR
 HAL FERN ENTERPRISES, INC.
 (COVINGTON-PANOLA TRACT)
 LOCATED IN
 LAND LOT 39, 18TH DISTRICT
 DEKALB COUNTY, GEORGIA

Professional Land Surveying, Inc.
 1330 Betty Fry Road
 Marietta, Georgia 30067
 Phone No. (770) 421-1821
 Fax No. (770) 421-0522
 Email: info@terra-mark.com

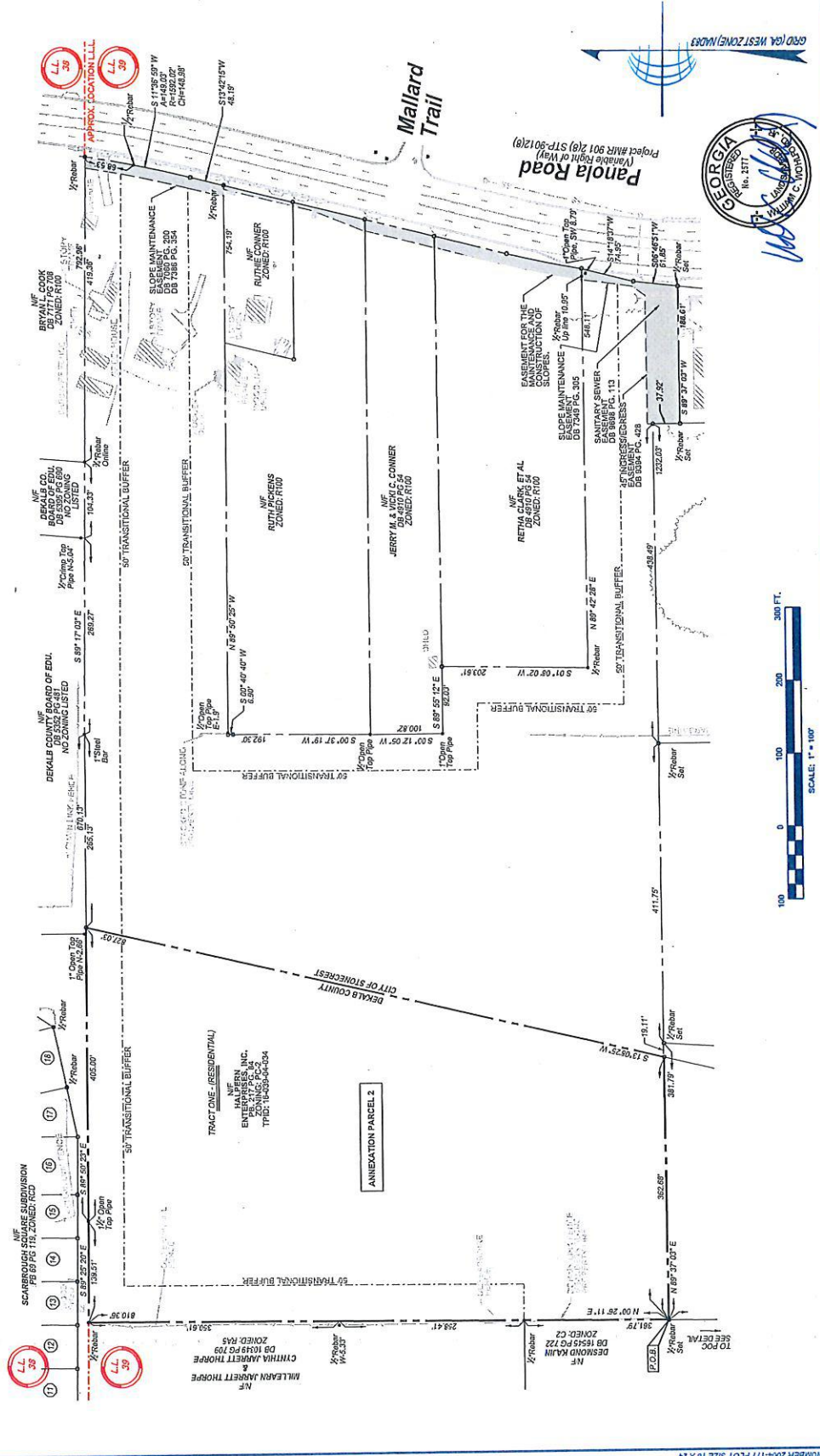
No.	Survey	Area	Acres
1	2004-177	1.17	1.17
2	2004-177	1.17	1.17
3	2004-177	1.17	1.17
4	2004-177	1.17	1.17
5	2004-177	1.17	1.17
6	2004-177	1.17	1.17
7	2004-177	1.17	1.17
8	2004-177	1.17	1.17
9	2004-177	1.17	1.17
10	2004-177	1.17	1.17

LEGEND

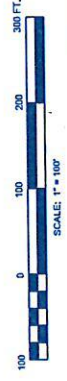
- CURB AND GUTTER (C&G)
- FENCE
- STORM DRAIN LINE
- SANITARY SEWER
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- SS MANHOLE (MM)
- CLEAN OUT (CO)
- POWER POLE WITH LIGHT
- ADDRESS BOX
- TREELINE



THIS IS FOR THE RECORD OF THE CLERK OF THE SUPERIOR COURT.



Project: ANNEXATION PLAT FOR HAL FERN ENTERPRISES, INC. (COVINGTON-PANOLA TRACT) LOCATED IN LAND LOT 39, 18TH DISTRICT DEKALB COUNTY, GEORGIA



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 39, 16th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the intersection of the Westerly Right of Way Line of Panola Road (variable width right of way) as per GDOT Right of Way Plans – Project No. MR 901 2(8) STP-9012(8) and the Northerly Right of Way Line of Covington Highway, a.k.a. US Highway 278 (variable width right of way) as per GDOT Right of Way Plans – Project No. RF-F-195-1(2); thence, leaving said point and running with the said line of Covington Highway, North 80° 56' 28" West, 271.50 feet; thence, South 09° 03' 32" West, 4.00 feet; thence, North 81° 15' 49" West, 89.46 feet; thence, 32.78 feet along the arc of a curve deflecting to the right, having a radius of 5,679.58 feet and a chord bearing and distance of North 81° 05' 55" West, 32.78 feet; thence, 155.92 feet along the arc of a curve deflecting to the right, having a radius of 5,679.58 feet and a chord bearing and distance of North 80° 08' 48" West, 155.92 feet; thence, South 00° 35' 22" West, 7.11 feet; thence, 90.26 feet along the arc of a curve deflecting to the right, having a radius of 5,686.58 feet and a chord bearing and distance of North 78° 55' 05" West, 90.26 feet; thence, North 01° 02' 26" East, 7.12 feet; thence, 249.80 feet along the arc of a curve deflecting to the right, having a radius of 5,679.58 feet and a chord bearing and distance of North 77° 11' 24" West, 249.78 feet; thence, North 75° 55' 48" West, 267.66 feet; thence, South 00° 47' 38" West, 7.19 feet; thence, North 75° 55' 48" West, 363.21 feet; thence, 34.37 feet along the arc of a curve deflecting to the left, having a radius of 2,907.79 feet and a chord bearing and distance of North 76° 16' 07" West, 34.37 feet; thence, leaving the aforesaid line of Covington Highway and running, North 00° 26' 11" East, 400.50 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing in the previous direction

1. North 00° 26' 11" East, 810.36 feet to a ½ inch rebar found on the North Line of aforesaid Land Lot 39; thence, running with the said line of Land Lot 39
2. South 89° 25' 20" East, 139.51 feet to a ½ inch open top pipe found; thence,
3. South 89° 50' 23" East, 405.00 feet +/- to the line of the City of Stonecrest, Georgia; thence, running with the said line between the City of Stonecrest and DeKalb County
4. Southwest, 827.03 feet +/- to a point on the proposed line between the commercial and residential property; thence, running with the said line
5. South 89° 37' 03" West, 280.17 feet +/- to the Point of Beginning, containing 8.41 Acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 39, 16th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the intersection of the Westerly Right of Way Line of Panola Road (variable width right of way) as per GDOT Right of Way Plans – Project No. MR 901 2(8) STP-9012(8) and the Northerly Right of Way Line of Covington Highway, a.k.a. US Highway 278 (variable width right of way) as per GDOT Right of Way Plans – Project No. RF-F-195-1(2); thence, leaving said point and running with the said line of Covington Highway, North 80° 56' 28" West, 271.50 feet; thence, South 09° 03' 32" West, 4.00 feet; thence, North 81° 15' 49" West, 89.46 feet; thence, 32.78 feet along the arc of a curve deflecting to the right, having a radius of 5,679.58 feet and a chord bearing and distance of North 81° 05' 55" West, 32.78 feet; thence, 155.92 feet along the arc of a curve deflecting to the right, having a radius of 5,679.58 feet and a chord bearing and distance of North 80° 08' 48" West, 155.92 feet; thence, South 00° 35' 22" West, 7.11 feet; thence, 90.26 feet along the arc of a curve deflecting to the right, having a radius of 5,686.58 feet and a chord bearing and distance of North 78° 55' 05" West, 90.26 feet; thence, North 01° 02' 26" East, 7.12 feet; thence, 249.80 feet along the arc of a curve deflecting to the right, having a radius of 5,679.58 feet and a chord bearing and distance of North 77° 11' 24" West, 249.78 feet; thence, North 75° 55' 48" West, 267.66 feet; thence, South 00° 47' 38" West, 7.19 feet; thence, North 75° 55' 48" West, 133.00 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing in the previous direction

1. North 75° 55' 48" West, 363.21 feet; thence,
2. 34.37 feet along the arc of a curve deflecting to the left, having a radius of 2,907.79 feet and a chord bearing and distance of North 76° 16' 07" West, 34.37 feet; thence, leaving the aforesaid line of Covington Highway and running,
3. North 00° 26' 11" East, 400.50 feet to a point on the proposed line between the commercial and residential property; thence, running with the said line
4. North 89° 37' 03" East, 362.68 feet +/- to the line of the City of Stonecrest, Georgia; thence, running with the said line between the City of Stonecrest and DeKalb County
5. Southwest, 479.59 feet +/- to the Point of Beginning, containing 3.12 Acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.



SEWER CAPACITY EVALUATION REQUEST

Department of Watershed Management

Project Information:

Project Address:	6024 COVINGTON HIGHWAY DECATUR GA 30035 <i>(City, State, Zip Code)</i>	Project Name:	Covington Highway and Panola Road
Intended Tie-In Manhole:	16-039-s035	Type of Development:	Private <i>(Private or Government)</i>
Total Peak Flow Requesting:	153,600 <i>(Calculated Peak Flow - Existing Flow)</i>	Land Lot and Parcel ID:	LL 039, Parcel ID 16 039 04 034
	GPI	County District:	16th

Developer's Information:

Company's Name:	Rocklyn Homes	Address:	3505 Koger Blvd, Suite 275
Contact Name:	Tim Jenkins	City, State, Zip Code:	Duluth, GA 30096
Phone Number:	404-424-6723	Email Address:	tjenkins@rocklynhomes.com

Engineering Firm's Information:

Company's Name:	Civil Engineering Consults INC	Address:	4994 Lower Roswell Rd suite 17
Contact Name:	Andrew Lovejoy	City, State, Zip Code:	Marietta, GA 30068
Phone Number:	404-717-5809	Email Address:	andy@cec.engineering

Please include the following items in your submittal package:

- Proposed Peak Daily Flow Calculation based on attached guidelines *(See Appendix A)*
- Existing Developments New Conditions
- 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
- Geographical Information System (GIS) map clearly showing the proposed site (s) surrounds areas, and utilities
- Proposed utility plan, if available

Name:	Andrew Lovejoy	Date:	04/16/2018
Signed:		Seal:	

Capacity Evaluation Request will not be accepted until form is fully completed and all supplemental information is attached. Once Capacity Request 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:

Appendix - B

Table 1: Sanitary Flow Contributions from Site Specific Sources

CONTRIBUTOR	UNIT	Design Average Daily Flow (gpd)
Residence, single family	per residence	240
Residence, multiple family (including apartments)	per unit	240
Commercial/Mercantile Building	per 1,000 square feet	75
Industrial/Warehouse (not including food service)	per 1,000 square feet	75
Offices (not including food service)	per 1,000 square feet	175
Shopping Center (not including food service)	per 1,000 square feet	100
Restaurant/Coffee Shop/Fast Food/ Bar/Tavern	per 1,000 square feet	1,650
Amusement/Recreation/Arcade	per 1,000 square feet	200
Barber Shop/Beauty Salon	per customer station	333
Caterer	per 1,000 square feet	3,300
Church (not including food service or day schools)	per 1,000 square feet	65
Coin Laundries	per machine	400
Commercial Laundries	per machine	640
Hospitals	per bed	200
Nursing Home	per bed	125
Motel/Hotel	per room	100
Police/Fire Station - w/ residents	per bed	125
Police/Fire Station - w/o food service	per 1,000 square feet	175
School - w/ kitchen	per 1,000 square feet	200
School - w/ cafeteria	per 1,000 square feet	250
School - w/ cafeteria and gym	per 1,000 square feet	400
Service Station	per fuel pump unit	120
Theater/Museum/Auditorium	per 1,000 square feet	65
Other facility not listed:	Subject to Approval by the County	

gpd = gallons per day

Total

NOTE: Design peak flow rates shall be calculated by multiplying the total design average daily flow rate determined per the table above by a peaking factor of 4.0.

May-17

Sewer Calculation for Covington Highway and Panola Road

The proposed subdivision consists of one hundred and sixty (160) 3-bedroom townhomes. The average daily flow using DeKalb County's requirement of 240 gpd/unit is as follows:

$$\textit{Average Daily Flow} = 160 \textit{ unit} \times 240 \frac{\textit{gpd}}{\textit{unit}} = 38,400 \textit{ gpd}$$

Using the Peak Factor of 4, the peak flow is calculated as follows:

$$\textit{Peak Flow} = \textit{ADF} \times \textit{PF} = 38,400 \textit{ gpd} \times 4.0 = 153,600 \textit{ gpd}$$

CONCRETE

FORESITE
group

Forest City, Inc.
3740 Dunwoody Ct.
Atlanta, GA 30341
Phone: 404.393.1944
Fax: 404.393.1944

HAIPERN
ENTERPRISES, INC.

SHOPPING CENTER DEVELOPMENT
LEASING - COMMERCIAL DEVELOPMENT
1000 HUNTERS HILL ROAD
ATLANTA, GA 30339
WWW.HAIPERN.COM
770.610.8100

CONTACT: MATT LIPKOWITZ

COMINGTON HWY & PANOLA ROAD
RENTAL, DEKALB COUNTY, GA 30294

PROJECT:

SEAL:

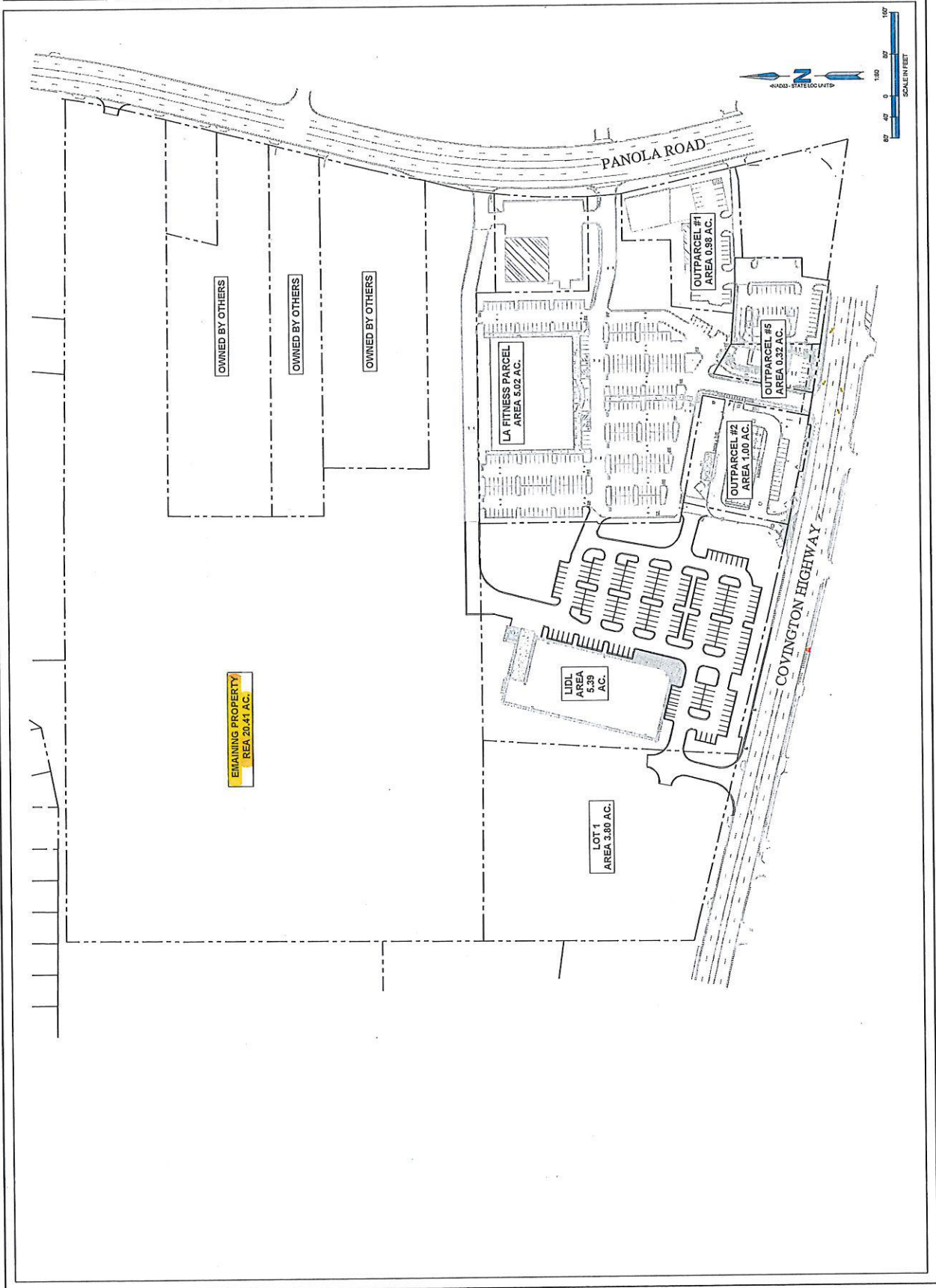
REVISIONS

DATE	DESCRIPTION
07/20/2017	01
07/20/2017	02
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07/20/2017	100

PROJECT MANAGER: _____
DRAWN BY: _____
DATE: 2017-08-01
SCALE: 1/8" = 1'-0"

PROPERTY EXHIBIT

SHEET NUMBER: 1 OF 1
DATE: 08/01/2017
JOB FILE NUMBER: 064.024



**DeKalb County School District
Development Review Comments**

Analysis Date: 3/22/2018

Submitted to: City of Stonecrest/Battle Law PC

Case #:
Parcel #: 16 039 04 034

Name of Development: 6024 Covington Hwy
Location: Near Covington Hwy and Panola Road

Description: New townhome community proposed for vacant lot near Covington Hwy and Panola Road with 160 units

Impact of Development: When fully constructed, this development would be expected to generate 72 students: 16 at Murphey Candler ES, 12 at Miller Grove MS, 14 at Miller Grove HS, 27 at other DCSD schools and 3 in private schools. Based on the enrollment forecast for October 2018, Panola Way Es and Miller Grove HS and MS have capacity for additional students. Although Miller Grove HS is forecasted to be close to capacity in October 2018, the long-term forecast has declining enrollment. Therefore, capacity should be available for new development.

	Panola Way	Miller Grove	Miller Grove	Other	Private	Total
Current Condition of Schools	ES	MS	HS	DCSD	Schools	
Capacity	955	1,127	1,388			
Portables	0	0	0			
Enrollment (Fcst. Oct. 2018)	894	898	1,354			
Seats Available	61	229	34			
Utilization (%)	93.6%	79.7%	97.6%			
New students from development	16	12	14	27	3	72

New Enrollment	910	910	1,368
New Seats Available	45	217	20
New Utilization	95.3%	80.7%	98.6%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.103070	0.108207	0.005198	0.211276
Middle	0.073146	0.022085	0.004660	0.095231
High	0.084586	0.036043	0.004123	0.120629
Total	0.2608	0.1663	0.0140	0.4271
Student Calculations				
Proposed Units	160			
Unit Type	TH			
Cluster	Miller Grove			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	16.49	17.31	0.83	34.63
Middle	11.70	3.53	0.75	15.98
High	13.53	5.77	0.66	19.96
Total	41.72	26.61	2.24	70.57
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Panola Way ES	16	17	1	34
Miller Grove MS	12	4	1	17
Miller Grove HS	14	6	1	21
Total	42	27	3	72

CARTEL PROPERTIES II LLC	340 E PACES FERRY RD NE	ATLANTA, GA	30305
A AND G FOOD MART INC	6114 COVINGTON HWY	DECATUR, GA	30035
HATCO LLC	2272 PARK CENTRAL	DECATUR, GA	30035
CONNOR VICKIE L	277 RIVER LAKE DR	EATONTON, GA	31024
6087 COVINGTON HIGHWAY LLC	5854 GOSHEN SPRINGS RD	NORCROSS, GA	30071
CONNOR VICKIE L	277 RIVER LAKE DR	EATONTON, GA	31024
NWP COVINGTON LLC	4585 E PICKARD	MOUNT PLEASANT, MI	48858
DS AND SS PROPERTIES INC	6099 COVINGTON HWY	DECATUR, GA	30035
SOTO LUIS R	6025 COVINGTON HWY	DECATUR, GA	30035
JACKSON EARL	6063 COVINGTON HWY	DECATUR, GA	30035
LAURMARK INVESTMENTS LLC	4413 BLACK STALLION DR NE	ROSWELL, GA	30075
FC ENTERPRISES INC	2199 GLENMORE LN	SNELLVILLE, GA	30078
PICKENS RUTH	12961 HIGHWAY 142	NEWBORN, GA	30056
PICKENS DAVID F MRS	755 PICKLESIMER MTN	MORGANTON, GA	30058
DEKALB BOARD OF EDUCATION	1701 MOUNTAIN INDUSTRIAL BLVD	STONE MOUNTAIN, GA	30083
GOSHANE KASSAHUN G	2208 IDLEWOOD RD	TUCKER, GA	30084
HATCO LLC	2272 PARK CENTRAL F	DECATUR, GA	30035
THOMAS MICHAEL	2553 OLD COVINGTON RD NE	CONYERS, GA	30013
HATCO LLC	2272 PARK CENTRAL BLVD	DECATUR, GA	30035
UB II PLAID DECATUR LLC	9450 W BRYN MAWR	ROSEMONT, IL	60018
HALPERN ENTERPRISES INC	5269 BUFORD HWY NE	DORAVILLE, GA	30340
HALPERN ENTERPRISES INC	5200 ROSWELL RD NE	ATLANTA, GA	30342
HALPERN ENTERPRISES INC	5200 ROSWELL RD NE	ATLANTA, GA	30342
TRADITIONAL REAL ESTATE LLC	6049 COVINGTON HWY	DECATUR, GA	30035
NWP PANOLA LLC	PO BOX 510	MOUNT PLEASANT, MI	48804
ICHORD PAUL S	2718 CRABTREE RD	MANTECA, CA	95336
GCTV SUB 2 CORPORATION	1 COMCAST CENTER	PHILADELPHIA, PA	19103
KS ENTERPRISES LLC	6092 COVINGTON HWY	DECATUR, GA	30035
THOMAS MICHAEL	2553 OLD COVINGTON HWY	CONYERS, GA	30013
KREATIVE KIDS ACADEMY LLC	6007 COVINGTON HWY	DECATUR, GA	30035
CONNOR ESTELLE RUTHIE	12961 HIGHWAY 142	NEWBORN, GA	30056
GREAVES GRACE	72 4TH ST	BRENTWOOD, NY	11717
AGA ENTERPRISE INC	5995 COVINGTON HWY	DECATUR, GA	30035
RAW ASSOCIATES LLC	4585 E PICKARD ST	MOUNT PLEASANT, MI	48858

MURPHY OIL USA INC
HOME SFR BORROWER LLC
LENOIR JOYCE
DEKALB BOARD OF EDUCATION
GAITHER KATRINA
HALPERN ENTERPRISES INC

P O BOX 7300
8300 N MOPAC EXPRESSWAY
5431 MALLARD TRL
1701 MOUNTAIN INDUSTRIAL BLVD
5421 MALLARD TRL
5200 ROSWELL RD

EL DORADO, AR
AUSTIN, TX
LITHONIA, GA
STONE MOUNTAIN, GA
LITHONIA, GA
ATLANTA, GA

71731
78759
30058
30083
30058
30342