

City Council
Meeting: 08/15/16 06:30 PM
Category: Public Hearing
STATUS: SCHEDULED

Prepared By: Enrique Bascunana
Initiator: Enrique Bascunana

ORDINANCE (ID # 1601)

Z-16-08 for Carver Hills Neighborhood (outside of I-285) APPLICANT: Century Communities of Georgia, LLC. REQUEST: Applicant seeks to rezone 34 properties in the Carver Hills Neighborhood from the R-1 (Single-family Residential) district and the O-I (Office/Institutional) district to the Livable Community Code Special District (SD-2), sub-districts T-3 and T-4 for a new residential development comprised of detached single-family homes and townhomes.

Case # Z-16-08

APPLICANT: Century Communities of Georgia, LLC.

REQUEST: Applicant seeks to rezone 34 properties in the Carver Hills Neighborhood (outside of I-285) from the R-1 (Single-family Residential) district and the O-I (Office/Institutional) district to the Livable Community Code Special District (SD-2), sub-districts T-3 and T-4 for a new residential development comprised of detached single-family homes and townhomes.

ADDRESSES:

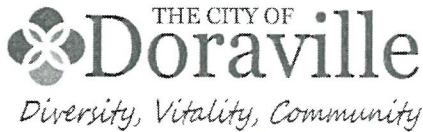
- Carver Circle: 2550, 4150, 4160, 4161, 4170, 4171, 4180, 4181, 4191, 4192, 4197, 4204, 4209, and 4189, 4217, 4218; and
- North Carver Drive: 4046, 4169, 4174, 4181, 4188, 4191, 4198, 4199, 4208, 4209, 4218, 4221, 4226, 4233, 4236, 4243, 4244, and the property described as: All that tract or parcel of land lying and being within Land Lot 335 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows: Beginning at a point where the Easterly Right of Way line of North Carver Drive (60'R/W) intersects the Northeastern Right of Way line of Interstate 285. Said point also being the terminus of said Easterly Right of Way line of North Carver Drive. Said point also being located 236.02' left of construction centerline station 71+97.49 said Interstate 285. From the Point of Beginning thus established; depart said Easterly Right of Way line of North Carver Drive along said Northeastern Right of Way line of Interstate 285, South 75°19'42" East, a distance of 29.57 feet to a point; thence continuing along said Right of Way, South 08°55'47" East for a distance of 95.86 feet to a point; thence continuing along said Right of Way, South 84°47'37" East for a distance of 394.95 feet to a point; thence continuing along said Right of Way, South 02°03'58" East for a distance of 49.60 feet to a point; thence continuing along said Right of Way, South 84°52'16" West for a distance of 99.98 feet to a point; said point being the Northwestern corner of land owned by James B. Evans and being 366.75' left of said construction centerline of Interstate 285 station 75+66.90; thence departing said Right of Way line of Interstate 285, North 03°34'21" West for a distance of 47.70 feet to a point; thence North 84°47'37" West for a distance of 311.17 feet to a point; thence North 08°55'47" West for a distance of 98.36 feet to a point; thence North 75°19'42" West for a distance of 18.22 feet to a point; thence 20.08 feet along the arc of a curve to the right, said curve having a radius of 335.00 feet and being subtended by a chord of North 19°37'52" East, 20.08 feet to a point of intersection of said Northeasterly Right of Way line of Interstate 285 and the Easterly Right of Way line of North Carver Drive and the Point of Beginning. Containing 14,374 square feet or 0.330 Acres.

Z-16-08 FOR CARVER HILLS NEIGHBORHOOD (OUTSIDE OF I-285) APPLICANT: CENTURY COMMUNITIES OF GEORGIA, LLC. REQUEST: APPLICANT SEEKS TO REZONE 34 PROPERTIES IN THE CARVER HILLS NEIGHBORHOOD FROM THE R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND THE O-I (OFFICE/INSTITUTIONAL) DISTRICT TO THE LIVABLE COMMUNITY CODE SPECIAL DISTRICT (SD-2), SUB-DISTRICTS T-3 AND T-4 FOR A NEW RESIDENTIAL DEVELOPMENT COMPRISED OF DETACHED SINGLE-FAMILY HOMES AND TOWNHOMES.

- Z-16-08 Carver Hills packet (PDF)

Z-16-08

Applicant seeks to rezone 34 properties in the Carver Hills Neighborhood (outside of I-285) from the R-1 (Single-family Residential) district and the O-I (Office/Institutional) zoning district to the Livable Community Code Special District (SD-2), sub-districts T-3 and T-4, for a new residential development comprised of detached single-family homes and townhomes spanning approximately 36 acres.



REZONING APPLICATION

Community Development Department

REZONING # Z-16-08



APPLICANT

Name: Century Communities of Georgia, LLC by Dentons US, LLP
 Mailing Address: 303 Peachtree Street, NE Suite/Unit # 5300
 E-mail: sharon.gay@dentons.com Daytime Phone: (404) 527-4676 Fax: (404) 527-4198

PROPERTY OWNER

Name: See attached MULTIPLES PROPERTIES
 Mailing Address: _____
 E-mail: _____ Daytime Phone: _____ Fax: _____

SUBJECT PROPERTY

Street Address: 33 parcels on Carver Drive & Carver Circle- See attached list
 Tax ID Parcel No.: See attached list Council District: I
 Current Zoning Category: R-1 & O-I Requested Zoning Category: SD-2 Acreage: 36
 Future Land Use Character Area: Declining neighborhood/Neighborhood preservation Within LCI Study Area: Yes _____ No X

Application Submission Requirements (one copy of application materials & 3 copies of drawings if larger than 8 1/2" x 11").

SUBMIT ALL MATERIALS NOTED BELOW:

- ☒ 1) Cover letter describing the request and the proposed use and the manors of operation:
 - a. Proposed Use and Square Footage
 - b. Business hours
 - c. Services to be provided
 - d. Total number of employees and job descriptions
 - e. Business manager experience
 - f. Sewage disposal method (e.g. information about private company hired to dispose of waste). For automobile fuel stations, proposed underground fuel tanks refueling methods/schedule.
 - g. Uses on adjacent properties
- ☒ 2) "Standards" letter responding to each of the 14 criteria. List each criteria and responses in the same letter.
- ☒ 3) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms
- ☒ 4) Written Property Legal Description in metes and bounds on 8 1/2" x 11" piece of paper.
- ☒ 5) Property Survey showing property lines, building footprints and parking layout.
- ☒ 6) Full site plan, drawn-to-scale (see site plan check list for requirements).
- ☒ 7) Floor plan, drawn-to-scale, for proposed use for projects involving adaptive reuse or interior renovations (to scale);
- ☒ 8) Photographs of existing site. Renderings and/or building elevations for new construction.
- ☒ 9) Additional information: may be required by the City based upon the initial application meeting with staff.
- ☒ 10) CD or thumbdrive of drawings submitted in digital PDF format.

July 25, 2016

BY HAND DELIVERY

Mr. Enrique Bascunana
Community Development Director
City of Doraville
3725 Park Avenue
Doraville, Georgia 30340



Re: Amendment to Z-16-08/Carver Hills – Addition of a Parcel

Dear Enrique:

After the above-referenced application was filed, the Applicant entered into a contract to purchase an additional parcel to be included in the residential development. The .330-acre parcel is located on the southern boundary of the property and abuts the eastern edge of North Carver Drive. Accordingly, we wish to amend the application to include this additional acreage.

Enclosed please find the following:

- 1) Survey by Planners and Engineers Collaborative dated June 27, 2016, which includes the additional parcel;
- 2) Owner Authorization form from the seller; and
- 3) Legal description of the combined site including this parcel.

This parcel will be added to the buffer between the development and I-285. Consequently, there is no change in the site plan other than to expand the buffer on the southern boundary.

Please let me know if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Sharon'.

Sharon A. Gay

SAG/dwh

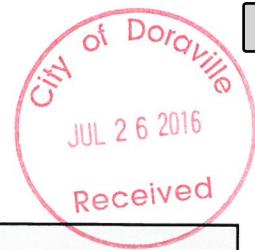
Enclosures

cc: Mr. Geoffrey Reid (w/o encls.)

ATLANTA 5713943.1

Amended list with addition of 34th Parcel

Carver Hills Neighborhood (Outside I-285) Rezoning



	OWNER NAME	PARCEL #	ADDRESS		
1	STEVE LEWIS & LINDA F JOHNSON	18-335-01-001	4174	N. Carver	Drive
2	LOLA M S WILLIAMS, WILLIE ARVIS STRICKLAND, ET AL	18-335-01-002	4188	Carver	Drive
3	MARLA T & JAMES L TINCH	18-335-01-003	4198	Carver	Drive
4	JAMES L TINCH	18-335-02-007	4181	Carver	Drive
5	CARRILYN DENISE S ARNOLD & ERNESTINE S. CURTIS	18-335-01-004	4208	Carver	Drive
6	MARY ANN VOLLIN	18-335-01-005	4218	Carver	Drive
7	MARY ANN VOLLIN	18-335-01-006	4226	Carver	Drive
8	RONALD J MOCK	18-335-01-007	4236	Carver	Drive
9	ESTATE OF MAUDIE M LAY	18-335-01-008	4244	Carver	Drive
10	ESTATE OF ROBERT K BROOME	18-335-02-006	4169	N. Carver	Drive
11	MARY ALICE WILLIAMS	18-335-02-008	4191	Carver	Drive
12	ESTATE OF NEWTON ALEXANDER & TWANN L. SHACKLEFORD	18-335-02-009	4199	Carver	Drive
13	ESTATE OF NEWTON ALEXANDER & TWANN L. SHACKLEFORD	18-335-02-010	4209	N. Carver	Drive
14	ESTATE OF NEWTON ALEXANDER & TWANN L. SHACKLEFORD	18-335-02-011	4218	Carver	Circle
15	TOMMIE GHOLSTON	18-335-02-013	4180	Carver	Circle
16	EMMA FRANCES DANIEL	18-335-02-014	4170	Carver	Circle
17	ESTATE OF RUTH V BARKER	18-335-02-015	4160	Carver	Circle
18	ESTATE OF RUTH V BARKER	18-335-02-016	4150	Carver	Circle
19	ESTATE OF FANNIE MAE JETT	18-335-02-021	4192	Carver	Circle
20	HENRY D GRAHAM	18-335-12-006	2550	Carver	Circle
21	HENRY D GRAHAM	18-335-12-007	4197	Carver	Circle
22	HENRY GRAHAM	18-335-02-012	4204	Carver	Circle
23	WILLIAM HERBERT & LARRY H. HOOD & DEBORAH H. BAILEY	18-335-12-008	4191	Carver	Circle
24	WILLIE MAE HOOD WARBINGTON	18-335-12-009	4181	N. Carver	Circle
25	SHAYNE L SMITH	18-335-12-011	4161	Carver	Circle
26	LEONARD AMOS	18-335-13-001	4243	Carver	Drive
27	ESTATE OF SAM OTIS ROYALSTON	18-335-13-002	4233	N. Carver	Drive
28	CHRISTINE JETT	18-335-13-003	4221	N. Carver	Drive
29	JAMES B EVANS	18-335-02-020	4046	N. Carver	Drive
30	JAMES B EVANS	18-335-13-005	4189	Carver	Circle
31	JAMES B EVANS	18-335-12-005	4209	Carver	Circle
32	ANDREA GEARING	18-335-13-004	4217	Carver	Circle
33	ESTATE OF FANNIE MAE JETT	18-335-12-010	4171	Carver	Circle
34	JAMES B EVANS	<p><u>Legal Description of Property:</u> All that tract or parcel of land lying and being within Land Lot 335 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows: Beginning at a point where the Easterly Right of Way line of North Carver Drive (60'R/W) intersects the Northeastern Right of Way line of Interstate 285. Said point also being the terminus of said Easterly Right of Way line of North Carver Drive. Said point also being located 236.02' left of construction centerline station 71+97.49 said Interstate 285. From the Point of Beginning thus established; depart said Easterly Right of Way line of North Carver Drive along said Northeastern Right of Way line of Interstate 285, South 75°19'42" East, a distance of 29.57 feet to a point; thence continuing along said Right of Way, South 08°55'47" East for a distance of 95.86 feet to a point; thence continuing along said Right of Way, South 84°47'37" East for a distance of 394.95 feet to a point; thence continuing along said Right of Way, South 02°03'58" East for a distance of 49.60 feet to a point; thence continuing along said Right of Way, South 84°52'16" West for a distance of 99.98 feet to a point; said point being the Northwestern corner of land owned by James B. Evans and being 366.75' left of said construction centerline of Interstate 285 station 75+66.90; thence departing said Right of Way line of Interstate 285, North 03°34'21" West for a distance of 47.70 feet to a point; thence North 84°47'37" West for a distance of 311.17 feet to a point; thence North 08°55'47" West for a distance of 98.36 feet to a point; thence North 75°19'42" West for a distance of 18.22 feet to a point; thence 20.08 feet along the arc of a curve to the right, said curve having a radius of 335.00 feet and being subtended by a chord of North 19°37'52" East, 20.08 feet to a point of intersection of said Northeastern Right of Way line of Interstate 285 and the Easterly Right of Way line of North Carver Drive and the Point of Beginning. Containing 14,374 square feet or 0.330 Acres.</p>			

Amended description with addition of 34th Parcel

LEGAL DESCRIPTION – Z-16-08 (AS AMENDED JULY 2016)

CARVER HILLS



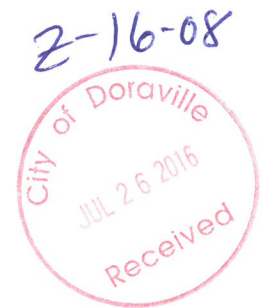
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 335 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a spike found, located at the intersection of land lots 342, 343, 334, and 335 said point being the POINT OF BEGINNING; thence South 89 degrees 43 minutes 21 seconds East a distance of 438.01 feet to an angle iron found; thence South 89 degrees 47 minutes 00 seconds East a distance of 60.95 feet to 1" crimp top found; thence South 89 degrees 43 minutes 03 seconds East a distance of 367.54 feet to a ½" open top found; thence North 88 degrees 13 minutes 17 seconds East a distance of 198.98 feet to a 1" crimp top found; thence South 89 degrees 07 minutes 06 seconds East a distance of 71.08 feet to a point; thence continue Easterly along said line, a distance of 37.07 feet to a 1" open top found; thence South 89 degrees 26 minutes 40 seconds East a distance of 216.60 feet to a R/W Monument; thence continue Easterly along said line, a distance of 48.04 feet to a point; thence South 00 degrees 13 minutes 39 seconds East a distance of 99.49 feet to a point; thence continue Southerly along said line, a distance of 712.81 feet to a R/W Monument; thence South 11 degrees 20 minutes 19 seconds West a distance of 87.02 feet to a R/W Monument; thence South 26 degrees 59 minutes 01 seconds West a distance of 146.73 feet to a R/W Monument; thence South 28 degrees 06 minutes 47 seconds West a distance of 145.44 feet to a R/W Monument; thence North 88 degrees 52 minutes 43 seconds West a distance of 79.05 feet to a point; thence North 48 degrees 24 minutes 28 seconds West a distance of 79.56 feet to a point; thence South 01 degrees 26 minutes 32 seconds West a distance of 130.46 feet to a point; thence South 83 degrees 21 minutes 26 seconds West a distance of 47.13 feet to a R/W Monument; thence continue Westerly along said line, a distance of 241.97 feet; thence South 83 degrees 15 minutes 34 seconds West a distance of 120.31 feet to a R/W Monument; thence North 01 degrees 57 minutes 35 seconds West a distance of 89.57 feet to a point; thence South 75 degrees 42 minutes 34 seconds West a distance of 99.99 feet to a point; thence North 03 degrees 44 minutes 00 seconds West a distance of 74.66 feet to a point; thence North 04 degrees 06 minutes 25 seconds West a distance of 48.06 feet to a point; thence North 84 degrees 41 minutes 16 seconds West a distance of 311.17 feet to a point; thence South 07 degrees 33 minutes 13 seconds West a distance of 49.86 feet to a R/W Monument; thence North 39 degrees 42 minutes 54 seconds West a distance of 113.95 feet to a point; thence 27.71 feet along an arc of a curve to the right, said curve having a radius of 41.75 feet and a chord bearing and distance of North 89 degrees 40 minutes 10 seconds West 27.20 feet to a point; thence 19.64 feet along an arc of a curve to the right, said curve having a radius of 64.24 feet and a chord bearing and distance of North 61 degrees 53 minutes 53 seconds West 19.57 feet to a point; thence 24.31 feet along an arc of a curve to the right, said curve having a radius of 41.56 feet and a chord bearing and distance of North 33 degrees 59 minutes 00 seconds West 23.97 feet to a point; thence 15.82 feet along an arc of a curve to the right, said curve having a radius of 29.01 feet and a chord bearing and distance of North 01 degrees 36 minutes 12 seconds West 15.62 feet to a point; thence 20.33 feet along an arc of a curve to the right, said curve having

a radius of 103.11 feet and a chord bearing and distance of North 19 degrees 39 minutes 56 seconds East 20.29 feet to a point; thence North 41 degrees 54 minutes 35 seconds West a distance of 23.47 feet to a R/W Monument; thence North 40 degrees 38 minutes 14 seconds West a distance of 299.88 feet to a #4 rebar found; thence North 00 degrees 50 minutes 12 seconds East a distance of 69.02 feet to a #4 rebar found; thence North 00 degrees 05 minutes 57 seconds West a distance of 99.87 feet to a point; thence North 00 degrees 07 minutes 09 seconds West a distance of 100.09 feet to a 1" open top found; thence North 00 degrees 22 minutes 26 seconds East a distance of 114.71 feet to a 1" open top found; thence North 00 degrees 04 minutes 56 seconds East a distance of 113.77 feet to a 1" open top found; thence North 00 degrees 11 minutes 05 seconds East a distance of 111.55 feet to a 1" open top found; thence North 01 degrees 03 minutes 34 seconds East a distance of 111.60 feet to a point to a spike found and the TRUE POINT OF BEGINNING.

Said tract containing 36.481 acres (1,589,100 square feet).

ATLANTA 5713993.1





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, JAMES B. EVANS SWEAR THAT I AM THE PROPERTY

Printed owner(s) name

LANDOWNER OF: See attached legal description: warranty deed / quitclaim

AND PARCEL ID NO. See attached legal description: warranty deed / quitclaim

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

JAMES B. EVANS

ADDRESS: 860 Greenville Trail

Roswell, Georgia 30076

TELEPHONE: 404-936-6080

EMAIL: jimevans11@BellSouth.net

James B. Evans

Signature of Property Landowner

JAMES B. EVANS

Print Name of Property Landowner

Personally Appeared
Before Me

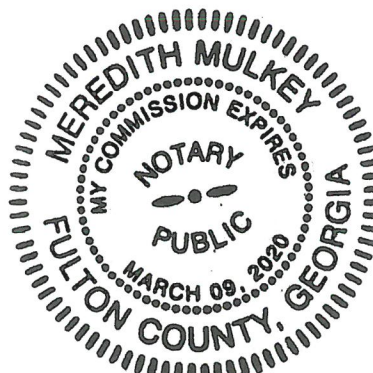
Meredith Mulkey

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Meredith Mulkey
Signature of Notary Public

7/21/2016

Date Commission expires 3/09/20



2-16-08

Parcel #34

Description of Property.

All that tract or parcel of land lying and being within Land Lot 335 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point where the Easterly Right of Way line of North Carver Drive (60'R/W) intersects the Northeastern Right of Way line of Interstate 285. Said point also being the terminus of said Easterly Right of Way line of North Carver Drive. Said point also being located 236.02' left of construction centerline station 71+97.49 said Interstate 285.

From the Point of Beginning thus established; depart said Easterly Right of Way line of North Carver Drive along said Northeastern Right of Way line of Interstate 285, South 75°19'42" East, a distance of 29.57 feet to a point; thence continuing along said Right of Way, South 08°55'47" East for a distance of 95.86 feet to a point; thence continuing along said Right of Way, South 84°47'37" East for a distance of 394.95 feet to a point; thence continuing along said Right of Way, South 02°03'58" East for a distance of 49.60 feet to a point; thence continuing along said Right of Way, South 84°52'16" West for a distance of 99.98 feet to a point; said point being the Northwestern corner of land owned by James B. Evans and being 366.75' left of said construction centerline of Interstate 285 station 75+66.90; thence departing said Right of Way line of Interstate 285, North 03°34'21" West for a distance of 47.70 feet to a point; thence North 84°47'37" West for a distance of 311.17 feet to a point; thence North 08°55'47" West for a distance of 98.36 feet to a point; thence North 75°19'42" West for a distance of 18.22 feet to a point; thence 20.08 feet along the arc of a curve to the right, said curve having a radius of 335.00 feet and being subtended by a chord of North 19°37'52" East, 20.08 feet to a point of intersection of said Northeasterly Right of Way line of Interstate 285 and the Easterly Right of Way line of North Carver Drive and the Point of Beginning. Containing 14,374 square feet or 0.330 Acres.



2-16-08

STATEMENT OF INTENT, PROJECT SUMMARY
AND
ZONING STANDARDS ANALYSIS

and other materials required by the
City of Doraville Zoning Ordinance

for



**APPLICATION TO REZONE PROPERTY
FROM R-1 and O-I to SD-2**

for

±36.04 acres of land

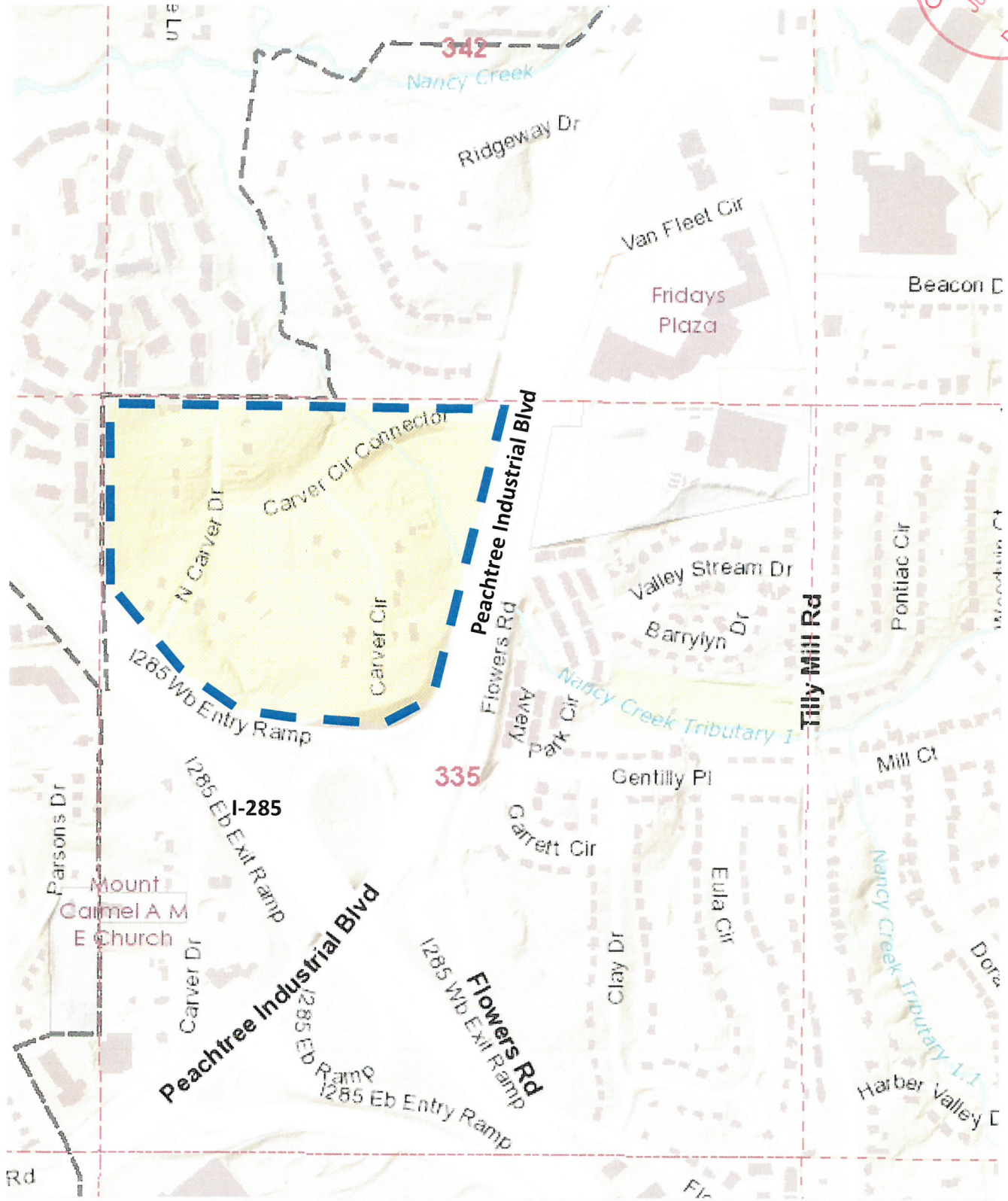
Carver Hills between I-285 and Peachtree Industrial Boulevard

City of Doraville
Land Lot 335, 18th District, DeKalb County, Georgia

Submitted on behalf of

Century Communities of Georgia, LLC

by
Sharon A. Gay, Esq.
Dentons US LLP
303 Peachtree Street, N.E.
Suite 5300
Doraville, Georgia 30308
404.527.4676
sharon.gay@dentons.com



Rezoning of properties in the Carver Hills Neighborhood

INTRODUCTION

This Application is submitted for a 36-acre assemblage of land located in Land Lot 335 of the 18th District of DeKalb County. The assemblage is shown on the survey by Planners and Engineers Collaborative dated June 15, 2016. The parcels will be collectively referred to as the "Property".

Century Communities of Georgia, LLC ("Century" or the "Applicant") seeks approval to rezone the Property from the R-1 (Single-Family Residential) and O-I (Office-Institutional) Districts to the SD-2 (Special District - 2) classification for the purpose of redeveloping the Property into a master planned community of detached single family homes, townhomes, and amenities.

This document is submitted as the Letter of Intent, Project Summary and Zoning Standards Analysis required by Georgia law and the City of Doraville Zoning Ordinance.

DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is bounded on the west by I-285, on the northwest by apartments located in the City of Dunwoody, on the northeast by a townhome development, on the east by Peachtree Industrial Boulevard, and on the south by an access road. A single street, Carver Circle, runs from the access road into the Property. The Property currently is divided into 33 residential lots on which 19 homes remain. The topography is gently rolling with some mature trees. A stream runs through a floodplain in the northeast corner.

Peachtree Industrial is an elevated limited-access arterial with access roads on either side. The access roads are largely developed with service stations, chain and fast food restaurants and other small-scale commercial uses, and some institutional uses. Residential neighborhoods are located east and west of the access roads. The Doraville MARTA station is located approximately 1.9 miles from the Property. This area is served by Chestnut Elementary School, Peachtree Middle School, and Dunwoody High School.

The Property is part of the Carver Hills community once developed by General Motors. When the Doraville assembly plant was constructed, the former residents of that area were relocated to the newly developed Carver Hills neighborhood in 1949. The community was bisected when I-285 was built and Peachtree Industrial was extended in the 1960s, and the street grid was disrupted. This area of Carver Hills has gradually declined as residents have died or relocated. The remaining property owners have agreed to sell their properties to Century.

SCOPE OF PROJECT

Founded in 2002, Colorado-based Century Communities is a builder of single-family homes, townhomes and flats in select major metropolitan markets in Colorado, Texas, Nevada, Georgia and Utah. The Company offers a wide variety of product lines and is engaged in all aspects of homebuilding, including the acquisition, entitlement and development of land and the construction, marketing and sale of homes. Century Communities is a top-25 U.S. homebuilder based on homes delivered. Century homes and developments have received numerous awards from the National Association of Homebuilders and other organizations.

Century proposes to redevelop the Property into a signature community of 50 single-family detached residences and 198 townhomes. As shown on the site plan by Planners and Engineers Collaborative dated June 15, 2016 (the "Site Plan"), Century proposes to create a modern residential street grid and lot pattern as contemplated by the City's Livable Communities Form-Based Code (the "LCC"). Sidewalks, pocket parks, a dog park, and a clubhouse will be provided. Century will install new stormwater and sanitary systems and utilities. The Site Plan includes approximately 8,100 linear feet of new streets and 3,380 linear feet of new alleys. Streetscapes are designed in accordance with the Public Frontage provisions of the LCC. Century intends to retain the name "Carver Hills" in deference to the community's history and its namesake, George Washington Carver.

PROPOSED REZONING

Based on extensive analysis of the Property and consultation with the Community Development Director, Century has determined that the unusual shape of the Property and limited access to the site preclude development in strict accordance with the Transect Zones of the LCC. Accordingly, pursuant to LCC Section 23-2004, Century proposes to rezone the Property from R-1 and O-I to Special District 2. Proposed site development standards are set forth in a booklet prepared by Planners and Engineers Collaborative dated June 28, 2016 and filed with this application.

ZONING STANDARDS ANALYSIS

The Applicant provides the following information in response to the required analysis:

(1) Existing uses and zoning nearby: See Description of Property and Surrounding Area above. The parcels northeast of the Property are zoned R-1. On the east side of Peachtree Industrial opposite the site, properties are zoned R-1 and RSFA. Commercial districts C-1 and C-2-C are located north of these parcels.

(2) Extent to which property values are diminished by existing zoning restrictions: The Property was developed prior to adoption of the current R-1 zoning classification. Consequently, a number of the lots and structures are legally nonconforming. Due to the irregular shape and topography and the presence of the stream and floodplain, the Property cannot be economically redeveloped in accordance with the R-1 requirements. In fact, the City has effectively recognized the limitations of the current zoning by classifying the Property as a "declining neighborhood" character area in the City of Doraville Comprehensive Plan 2005-2025. Commercial development is not feasible because of limited access to and visibility from the existing access and arterials roads and highway. Accordingly, the Property should be rezoned to SD-2 to allow development in a manner that will enhance the value of this and nearby properties.

(3) Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public: None. The character and lot patterning of Carver Hills were substantially undermined by the construction of I-285 and expansion of Peachtree Industrial and adjoining access roads. The declining and uncertain state of the Property today diminishes the value of nearby neighborhoods. Rezoning the Property to permit a quality master

planned residential development is necessary to promote the health, safety, morals or general welfare of the public.

(4) Relative harm to the public as compared to the hardship imposed upon the individual property owner: There would be no harm to the public under the SD-2 zoning. Indeed, the *current* zoning presents a greater harm to the public than the proposed zoning. As discussed above, the Property cannot readily be developed to conform to the R-1 standards. The proposed uses, single family residences and townhomes, are consistent with the uses and density of surrounding neighborhoods. The master planned development will replace vacant parcels and aging, obsolete structures with new, attractively designed residences. New streets, sidewalks, streetscapes, landscaping, utilities, and public spaces will be provided to improve the appearance and function of the Property, which will contribute positively to the public. This development, one of the first to be completed under the LCC standards, will set a new benchmark for residential development in the City.

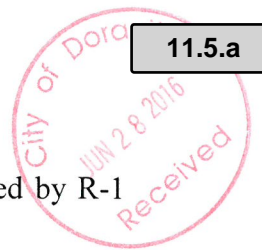
(5) Suitability of subject property for zoning proposed: The City's Future Development Map includes this Property in a Neighborhood Preservation District and specifically identifies this area as "consist[ing] of older housing in need of some stabilization and improvement." The topography, natural features, stream, and floodplain constrain the ability to develop under R-1 standards. The SD-2 development layout proposed on the Site Plan works with these features and characteristics to create a neighborhood with an urban street grid and open and public spaces.

(6) Length of time the property has been vacant as zoned, considered in the context of land development of adjacent and nearby property: The Property has gradually become largely vacant as residences were vacated or demolished. The Applicant does not have exact dates but believes this transition began about ten years ago. In comparison, other residential neighborhoods nearby appear to be stable.

(7) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: As discussed in (4) above, the proposed uses, single family detached residences and townhomes, are consistent with the uses and density of surrounding neighborhoods. Townhome and multifamily developments are located directly adjacent to the Property. Townhomes and single family detached homes are located east of Peachtree Industrial. This master planned development will replace vacant parcels and aging, obsolete structures with new, attractively designed residences. New streets, sidewalks, streetscapes, landscaping, utilities, and public spaces will be provided to improve the appearance and function of the Property, which will contribute positively to adjacent and nearby properties.

(8) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: No. The proposal will enhance the uses and usability of adjacent and nearby property. See the discussion in (4) and (7) above.

(9) Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned: No. The irregular shape, topography, floodplain and stream limit and constrain development in accordance with traditional R-1 lot patterns. The existing street grid is inadequate and outdated, and utilities and stormwater and sanitary sewer service are inadequate or nonexistent.



The cost of upgrading the streets and utilities to current standards cannot be supported by R-1 development.

(10) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: New streets, sidewalks, and alleys constructed to current City standards will be provided. Utilities and stormwater and sanitary sewer service will be upgraded to current requirements. The adjacent arterial and access road system has been expanded and improved and can easily carry traffic from this development. Based on experience with comparable developments, Century believes that the townhome buyers are likely to be empty nesters and young professionals without school-age children. However, it is likely that the single family detached homes and some of the townhomes will attract families with young or school-age children.

(11) Whether the zoning proposal is in conformity with the policy and intent of the land use plan: The Property is designated as a "declining neighborhood" character area and included in a "neighborhood preservation" future development district. Taken together, these designations indicate that the City would like to stabilize and enhance the residential and neighborhood character of the Property. Approving rezoning to SD-2 to permit a master planned residential community with amenities would support those policy goals.

(12) Whether there are other existing or changing conditions affecting the use and development of property which gives supporting grounds for either approval or disapproval of the zoning proposal: The Comprehensive Plan recognizes that the neighborhoods in the northwest corner of the City surrounding Tilly Mill and Peachtree Industrial "typically consist of older housing in need of some stabilization and improvement." Given the number of vacant lots and aging and obsolete structures on the Property, the declining conditions warrant intervention. Rezoning the Property for a master planned community would reverse the downward spiral of the Property.

(13) Possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area or the community: By adopting the LCC, the City expressed a policy goal and intent to move to form-based zoning and development with enhanced development and architectural standards. The purpose and intent of the proposed SD-2 zoning is to carry out those goals by adopting a master site plan and detailed design and architectural standards. This approach can be replicated elsewhere in the City.

(14) Impact of the proposed zoning change upon pedestrian and vehicular circulation and traffic and thoroughfare capacities and capabilities: Development in accordance with the master plan will enhance internal vehicular and pedestrian circulation. New streets, sidewalks, and alleys constructed to current City standards will be provided. The Property can be connected to the City's trail system as it develops. The adjacent arterial and access road system has been expanded and improved and can easily carry traffic from this development.

CONSTITUTIONAL OBJECTIONS

The Property cannot be economically developed as currently zoned. Therefore, the Applicant respectfully submits that the Zoning Ordinance of the City of Doraville, Georgia, as amended from time to time and known as the "City of Doraville Zoning Ordinance," to the extent

that it classifies the Property in any zoning district that would preclude development of a master planned residential project, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the City of Doraville Zoning Ordinance deprives the Applicant and Property owners of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and those requested herein, would deprive the Applicant and Property owners of any reasonable use and development of the Property. Further, any attempt by the Mayor and City Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classifications and any other zoning of the Property save for what has been requested as established in the City of Doraville Zoning Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owners. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality or general welfare of the public and would substantially harm the Applicant and Property owners. Further, the existing inconsistent zoning classifications constitute, and all zoning and plan classifications intervening between the existing inconsistent zoning classifications and that required to develop this Project, would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested zoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owners and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the City Council cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977).



CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application for Rezoning to SD-2 be approved.

Submitted this 28th day of June, 2016.

By: Sharon A. Gay
Sharon A. Gay



REZONING APPLICATION

Community Development Department

REZONING # 2-16-08

Subject Property Street Address: 33 parcels on Carver Drive & Carver Circle - See attached list

APPLICANT SIGNATURES

SUBMISSION: ONE (1) COMPLETED APPLICATION SET OF FORMS and 15 COLLATED COPIES OF DRAWINGS (WHICH ARE TO BE FOLDED TO APPROXIMATELY 9" X 12" IN SIZE AND SUBMITTED AS SEPARATE PACKAGES) ARE REQUIRED FOR SUBMITTAL FOR REVIEW BY STAFF, PLANNING COMMISSION AND CITY COUNCIL.

APPLICATION FEE: See current City Fee Schedule: Sec. 2-261. - Zoning processing fees

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before it will be accepted. It must include all required attachments and filing fees. **An application which lacks any of the required attachments or information shall be deemed incomplete and shall not be accepted.**

Patricia Redding 6-27-16
NOTARY DATE

Patricia Redding
Notary Name Printed

EXPIRATION DATE / SEAL



Sharon A. G. 6/27/16
SIGNATURE OF APPLICANT DATE

Century Communities of Georgia, LLC
Applicant Name Printed

Check One: Owner _____ Applicant/Agent X



REZONING APPLICATION

Community Development Department

REZONING # 2-16-08

Subject Property Street Address: 33 parcels on Carver Drive & Carver Circle- See attached list

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Ch 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes _____ No X

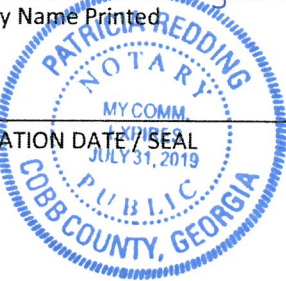
If the answer is Yes, you must file a disclosure report with the governing authority of the City of Doraville showing:

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

Patricia Redding 6-27-16
NOTARY DATE

Patricia Redding
Notary Name Printed

EXPIRATION DATE / SEAL



Sharon V. Gray 6/27/16
SIGNATURE OF APPLICANT DATE

Century Communities of Georgia, LLC
Applicant Name Printed

Check One: Owner _____ Applicant/Agent X

City of Doraville
 3725 Park Ave
 Doraville, GA 30340
 Phone: (770) 451-8745

Receipt: 17914

06/28/16

2/6-08

Cashier: JAMES.HICKS
 Received Of: DENTONS

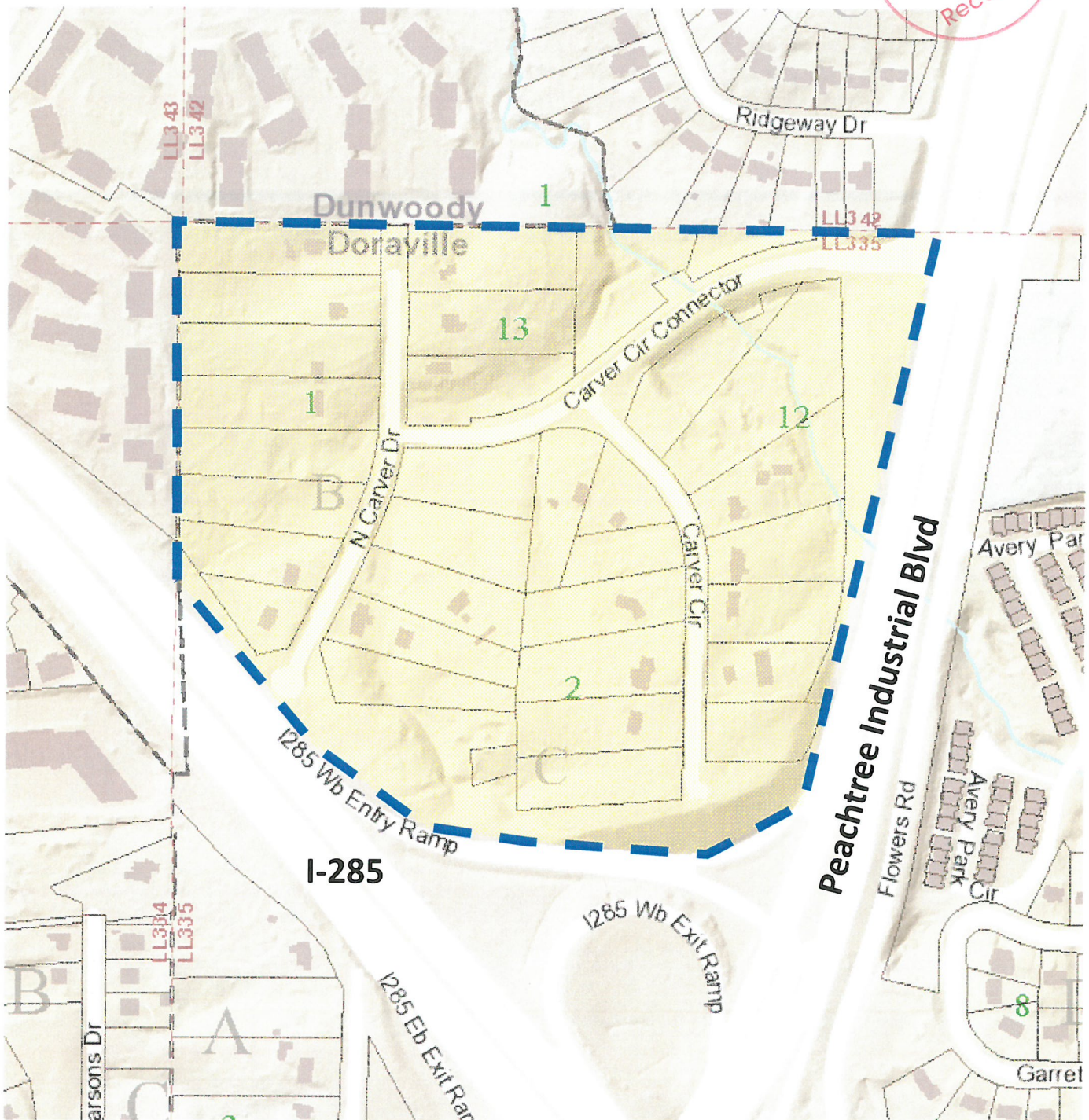
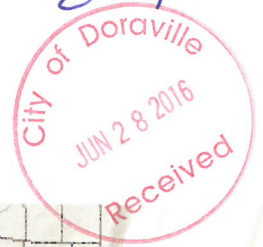


The sum of: 2,150.00

PZFEEES	PLANNING & ZONING FEES		2,150.00
		100-0000-322990.00	2,150.00
		Total	2,150.00

TENDERED: CHECK 6005320 2,150.00

Signed: _____



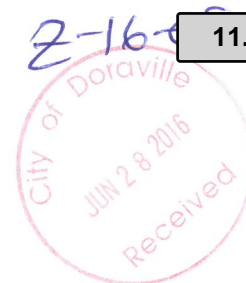
Rezoning of properties in the Carver Hills Neighborhood

2-16-08

City of Daraville
JUN 28 2016
Receiver

OWNER NAME	PARCEL #	ADDRESS		
STEVE JOHNSON & LINDA F JOHNSON	18-335-01-001	4174	Carver	Dr
LOLA M S WILLIAMS et al	18-335-01-002	4188	Carver	Dr
MARLA T & JAMES L TINCH	18-335-01-003	4198	Carver	Dr
JAMES L TINCH	18-335-02-007	4181	Carver	Dr
CARRILYN DENISE S ARNOLD & ERNESTINE S CURTIS	18-335-01-004	4208	Carver	Dr
MARY ANN VOLLIN	18-335-01-005	4218	Carver	Dr
MARY ANN VOLLIN	18-335-01-006	4226	Carver	Dr
ROBERT K BROOME/ Estate of & J.E. FUNDERBURKE	18-335-02-006	4169	Carver	Dr
MARY ALICE WILLIAMS	18-335-02-008	4191	Carver	Dr
NEWTON ALEXANDER & TWANN LYNN SHACKLEFORD/ Estate of	18-335-02-009	4199	Carver	Dr
NEWTON ALEXANDER & TWANN LYNN SHACKLEFORD/ Estate of	18-335-02-010	4209	Carver	Dr
NEWTON ALEXANDER & TWANN LYNN SHACKLEFORD/ Estate of	18-335-02-011	4218	Carver	Cir
TOMMIE GHOLSTON	18-335-02-013	4180	Carver	Cir
EMMA FRANCES DANIEL	18-335-02-014	4170	Carver	Cir
RUTH V BARKER/ Estate of	18-335-02-015	4160	Carver	Cir
RUTH V BARKER/ Estate of	18-335-02-016	4150	Carver	Cir
FANNIE MAE JETT/ Estate of	18-335-02-021	4192	Carver	Cir
HENRY D GRAHAM	18-335-12-006	2550	Carver	Cir
HENRY D GRAHAM	18-335-12-007	4197	Carver	Cir
HENRY GRAHAM	18-335-02-012	4204	Carver	Cir
WILLIAM HERBERT, DEBRA HOOD & LARRY HENRY HOOD	18-335-12-008	4191	Carver	Cir
WILLIE MAE HOOD WARBINGTON	18-335-12-009	4181	Carver	Cir
LEONARD AMOS	18-335-13-001	4243	Carver	Dr
SAM OTIS ROYALSTON/ Estate of	18-335-13-002	4233	Carver	Dr
CHRISTINE JETT/ Estate of	18-335-13-003	4221	Carver	Dr
SHAYNE L SMITH	18-335-12-011	4161	Carver	Cir
JAMES B EVANS	18-335-02-020	4046	Carver	Dr
JAMES B EVANS	18-335-13-005	4189	Carver	Cir
JAMES B EVANS	18-335-12-005	4209	Carver	Cir
MAUDIE M LAY/ Estate of	18-335-01-008	4244	Carver	Dr
RONALD J MOCK	18-335-01-007	4236	Carver	Dr
ANDREA GEARING	18-335-13-004	4217	Carver	Cir
FANNIE M JETT/ Estate of	18-335-12-010	4171	Carver	Cir

See amended property list
with addition of a 34th parcel.



LEGAL DESCRIPTION OF ZONING PARCEL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 335 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

Beginning at a point located at the westerly Right-of-Way (R/W) of Peachtree Industrial Boulevard and the northerly R/W of North Carver Circle Connector, said point being the POINT OF BEGINNING; thence along said westerly right-of-way line of Peachtree Industrial Boulevard the following courses and distances: South 23 degrees 55 minutes 38 seconds West a distance of 95.62 feet to a point; thence South 85 degrees 21 minutes 53 seconds East a distance of 103.11 feet to a point; thence South 00 degrees 33 minutes 20 seconds East a distance of 612.87 feet to a point; thence South 05 degrees 33 minutes 00 seconds West a distance of 121.38 feet to a point; thence South 28 degrees 55 minutes 05 seconds West a distance of 163.80 feet to a point; thence South 87 degrees 16 minutes 34 seconds East a distance of 39.18 feet to a point; thence South 23 degrees 58 minutes 49 seconds West a distance of 146.73 feet to a point at the intersection of the northerly right-of-way line of Interstate Highway 285 (Variable R/W); thence along said right-of-way line of Interstate Hwy 285 the following courses and distances: South 84 degrees 45 minutes 03 seconds West a distance of 192.48 feet to a point; thence South 02 degrees 45 minutes 19 seconds West a distance of 89.62 feet to a point; thence North 89 degrees 01 minutes 24 seconds West a distance of 51.97 feet to a point; thence South 83 degrees 22 minutes 17 seconds West a distance of 241.94 feet to a point; thence South 83 degrees 15 minutes 00 seconds West a distance of 720.29 feet to a point; thence North 01 degrees 54 minutes 05 seconds West a distance of 89.11 feet to a point; thence South 76 degrees 09 minutes 03 seconds West a distance of 99.99 feet to a point; thence North 03 degrees 36 minutes 42 seconds West a distance of 74.53 feet to a point; thence North 84 degrees 49 minutes 41 seconds East a distance of 99.99 feet to a point; thence North 02 degrees 06 minutes 53 seconds West a distance of 49.60 feet to a point; thence North 84 degrees 43 minutes 38 seconds West a distance of 394.94 feet to a point; thence North 07 degrees 20 minutes 11 seconds West a distance of 95.16 feet to a point; thence North 72 degrees 01 minutes 05 seconds West a distance of 31.93 feet to a point; thence North 71 degrees 15 minutes 20 seconds West a distance of 56.43 feet to a point; thence South 67 degrees 07 minutes 57 seconds West a distance of 5.36 feet to a point; thence continue Southwesterly along said line, a distance of 52.50 feet; thence North 40 degrees 37 minutes 13 seconds West a distance of 299.88 feet to a point; thence leaving said right-of-way line of Interstate Hwy. 285 North 00 degrees 19 minutes 33 seconds East a distance of 720.51 feet to a point at the Land Lot Line common to Land Lots 334, 335, 342 and 343; thence along the line common to Land Lots 335 and 342 South 89 degrees 41 minutes 57 seconds East a distance of 945.29 feet to a point; thence South 89 degrees 27 minutes 02 seconds East a distance of 190.68 feet to a point; thence North 88 degrees 53 minutes 51 seconds East a distance of 254.11 feet to a point; thence leaving said Land Lot line South 00 degrees 50 minutes 04 seconds West a distance of 23.64 feet to a point and the POINT OF BEGINNING.

Said tract containing 36.04 acres, more or less.

See amended legal description
with addition of a 34th parcel.

**NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER**TYPE OF APPLICATION: REZONINGI, Steve Johnson & Linda F. JohnsonSWEAR THAT I AM THE PROPERTY

Printed owner(s) name

LANDOWNER OF: 4174 N. Carver Drive; Doraville, GA 30340

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):Century Communities, LLCADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071TELEPHONE: (678) 533-1160

EMAIL: _____

Signature of Property Landowner

Steve Johnson

Print Name of Property Landowner

Personally Appeared
Before Me

Steve Johnson & Linda F. Johnson

Signature of Property Landowner

Linda F. Johnson

Print Name of Property Landowner

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler

Signature of Notary Public

6/9/16

Date



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

11.5.a
City of Doraville
JUN 28 2016
received

TYPE OF APPLICATION:

REZONING

Lola M. Williams, Willie Strickland, Deborah Strickland, Delores Strickland,
I, Roscoe Strickland, Jr. & Frederick Strickland

SWEAR THAT I AM THE **PROPERTY**

Printed owner(s) name

LANDOWNER OF: 4188 Carver Drive; Doraville, GA 30360

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071

TELEPHONE: (678) 533-1160

EMAIL: _____

Frederick Strickland

Signature

Frederick Strickland
Printed Name

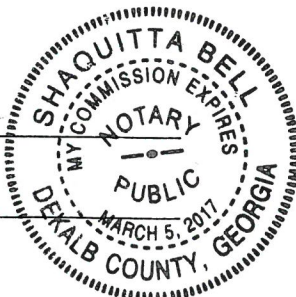
Personally Appeared
Before Me

Lola Williams, Willie Strickland, Deborah Strickland,
Delores Strickland, Roscoe Strickland, Jr. & Frederick
Strickland

Who Swears That The
Information Contained
in this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Shaquitta Bell
Signature of Notary Public

June 8th, 2016
Date



Lola Mae Strickland Williams
Signature of Property Landowner

Lola Mae Strickland Williams
Print Name of Property Landowner

Willie A. Strickland
Signature

Willie Arvis Strickland
Printed Name

Deborah Strickland
Signature

Deborah Strickland
Printed Name

Delores Strickland
Signature

Delores Strickland
Printed Name

Roscoe Strickland, Jr.
Signature

Roscoe Strickland, Jr.
Printed Name



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Marla T. & James L. Tinch SWEAR THAT I AM THE **PROPERTY**
Printed owner(s) name

LANDOWNER OF: 4198 Carver Drive, Doraville, GA 30360
AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):
Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
Norcross, GA 30071

TELEPHONE: (678) 533-1160 **EMAIL:** _____

Marla T. Tinch
Signature of Property Landowner

Marla T. Tinch
Print Name of Property Landowner

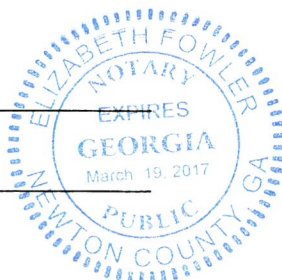
Personally Appeared
Before Me
Marla T. & James L. Tinch

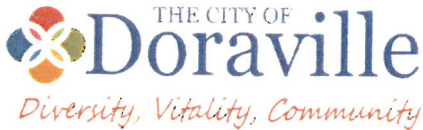
James L. Tinch
Signature

James L. Tinch
Print Name

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler
Signature of Notary Public
6/9/16
Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, James Tinch SWEAR THAT I AM THE PROPERTY
 Printed owner(s) name

LANDOWNER OF: 4181 N CARVER DR DORAVILLE GA 30360

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

James Tinch
 Signature of Property Landowner

James Tinch
 Print Name of Property Landowner

Personally Appeared
 Before Me

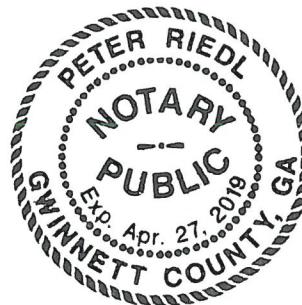
James Tinch

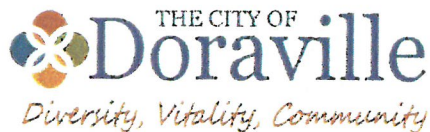
Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Peter Riedl
 Signature of Notary Public

Date

03/02/2016





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Carrilyn Arnold & Ernestine Curtis SWEAR THAT I AM THE PROPERTY
 Printed owner(s) name

LANDOWNER OF: 4208 Carver Drive, Doraville, GA 30360

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
Norcross, GA 30071

TELEPHONE: (678) 533-1160

EMAIL: _____

Carrilyn Denise S. Arnold
 Signature of Property Landowner

Carrilyn Denise S. Arnold
 Print Name of Property Landowner

Personally Appeared
 Before Me

Carrilyn Arnold & Ernestine Curtis

Carrilyn Denise S. Arnold
 Signature

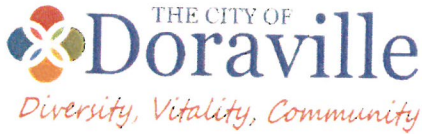
Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Ernestine S. Curtis
 Print Name

Elizabeth Fowler
 Signature of Notary Public

6/9/16
 Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Mary Ann Vollen SWEAR THAT I AM THE **PROPERTY**
 Printed owner(s) name

LANDOWNER OF: 4218 Carver Dr Doraville GA 30360
 AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400
Dunwoody GA 30346

TELEPHONE: _____ EMAIL: _____

Mary Ann Vollen

Signature of Property Landowner

Mary Ann Vollen

Print Name of Property Landowner

Personally Appeared
 Before Me

Mary A Vollen

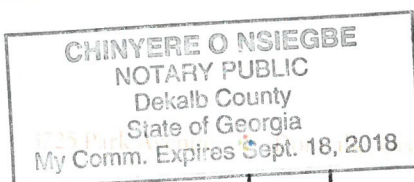
Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Chinyere O. Nsiegbe

Signature of Notary Public

Sept 18 / 2018

Date



3/04/2016



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Mary Ann Vollen

SWEAR THAT I AM THE PROPERTY

Printed owner(s) name

LANDOWNER OF: 4226 Carver Dr Doraville GA 30360

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

Mary Ann Vollen

Signature of Property Landowner

Mary Ann Vollen

Print Name of Property Landowner

Personally Appeared
Before Me

Mary A Vollen

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Chinyere O. Nsiegbe

Signature of Notary Public

3/04/2016

Date

CHINYERE O NSIEGBE

NOTARY PUBLIC

Dekalb County

State of Georgia

My Comm. Expires Sept. 18, 2018



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, JAMES BROOME & J.E. FUNDERBURKE SWEAR THAT I AM THE PROPERTY
 Printed owner(s) name

LANDOWNER OF: 4169 N. Center Drive, DeKalb County, Georgia
 AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

James Broome for the
Estate of Robert K. Broome

JAMES BROOME FOR THE
ESTATE OF ROBERT K. BROOME

J.E. Funderburke
 Signature of Property Landowner

J.E. FUNDERBURKE
 Print Name of Property Landowner

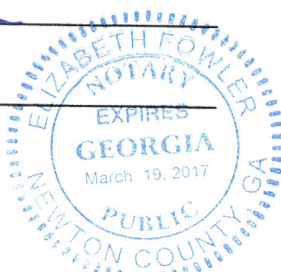
Personally Appeared
 Before Me

James Broome & J.E. Funderburke

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Elizabeth Fowler
 Signature of Notary Public

3/7/16
 Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Mary Alice Williams SWEAR THAT I AM THE PROPERTY
Printed owner(s) name

LANDOWNER OF: 4191 Carver Drive

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

Mary Alice Williams
 Signature of Property Landowner

Mary A. Williams
 Print Name of Property Landowner

Personally Appeared
 Before Me

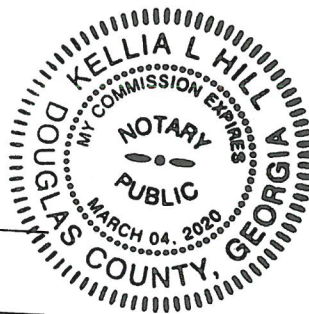
Mary A Williams

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Kellia L Hill
 Signature of Notary Public

Date

3-7-16





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

Estate of Newton Alexander Shackelford:
I, Tamika Shackelford Fields & Twann Lynn Shackelford

Printed owner(s) name

SWEAR THAT I AM THE PROPERTY

LANDOWNER OF: 4199 Carver Drive; Doraville, GA 30340

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lane Drive, Suite 200
NORCROSS, GA 30071

TELEPHONE: (678) 533-1160

EMAIL: _____

Signature of Property Landowner

Tamika Shackelford Fields

Print Name of Property Landowner

Personally Appeared
Before Me

Tamika Fields & Twann Shackelford

Signature

Twann Lynn Shackelford

Print Name

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler

Signature of Notary Public

6/9/16

Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER



TYPE OF APPLICATION: REZONING

Estate of Newton Alexander Shackelford:
I, Tamika Shackelford Fields & Twann Lynn Shackelford

Printed owner(s) name Shackelford

SWEAR THAT I AM THE **PROPERTY**

LANDOWNER OF: 4209 Carver Drive; Doraville, GA 30360

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

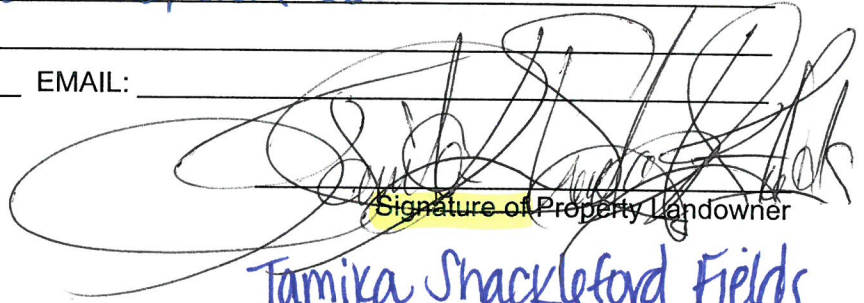
NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071

TELEPHONE: (678) 533-1160

EMAIL: _____

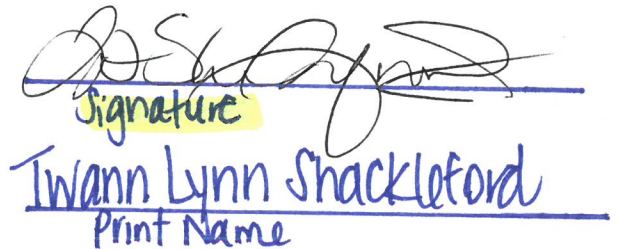

Signature of Property Landowner

Tamika Shackelford Fields
Print Name of Property Landowner

Personally Appeared
Before Me

Tamika Fields & Twann Shackelford

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.


Signature
Twann Lynn Shackelford
Print Name

Elizabeth Fowler
Signature of Notary Public

Date 6/9/16





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER



TYPE OF APPLICATION: REZONING

Estate of Newton Alexander Shackelford:
I, Tamika Shackelford Fields & Twann Lynn

SWEAR THAT I AM THE **PROPERTY**

Printed owner(s) name Shackelford

LANDOWNER OF: 4218 Carver Circle; Doraville, GA 30260

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071

TELEPHONE: (678) 533-1160

EMAIL: _____

Signature of Property Landowner

Tamika Shackelford Fields

Print Name of Property Landowner

Personally Appeared
Before Me

Tamika Fields & Twann Shackelford

Signature

Twann Lynn Shackelford

Print Name

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

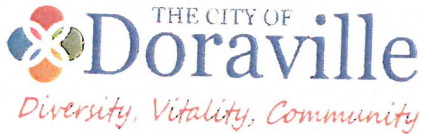
Elizabeth Fowler

Signature of Notary Public

6/19/12

Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Tommie Gholston

SWEAR THAT I AM THE PROPERTY

Printed owner(s) name

LANDOWNER OF: 4180 Carver Circle

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

Tommie Gholston

Signature of Property Landowner

TOMMIE Gholston

Print Name of Property Landowner

Personally Appeared
Before Me

Tommie Gholston

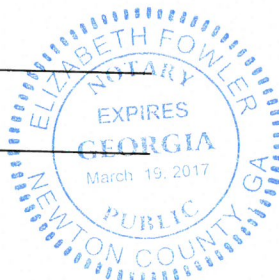
Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

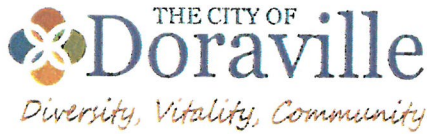
Elizabeth Fowler

Signature of Notary Public

3/7/16

Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER



TYPE OF APPLICATION: REZONING

I, Emma Frances Daniel SWEAR THAT I AM THE PROPERTY
 Printed owner(s) name

LANDOWNER OF: 4170 Carver Circle, Doraville, GA 30360
 AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
Norcross, GA 30071

TELEPHONE: (678) 533-1160 EMAIL: _____

Signature of Property Landowner

Emma Frances Daniel
 Print Name of Property Landowner

Personally Appeared
 Before Me

Emma Frances Daniel

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Elizabeth Fowler
 Signature of Notary Public

6/9/16
 Date



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, MARY FRANCES MACK EXECUTOR by BEVERLY MACK HOOD, POA SWEAR THAT I AM THE PROPERTY
Printed owner(s) name

LANDOWNER OF: 4160 CARVER STREET, DORAVILLE, GA 30360
AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

Mary Frances Mack, Executor, by
Signature of Property Landowner
Beverly Mack Hood, POA
MARY FRANCES MACK, Executor, by
Print Name of Property Landowner
BEVERLY MACK HOOD, POA

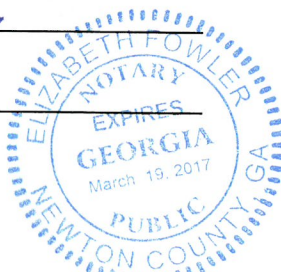
Personally Appeared
Before Me

Beverly Mack Hood

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler
Signature of Notary Public

3/7/16
Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, MARY FRANCES MACK, EXECUTOR by BEVERLY MACK HOOD, POA SWEAR THAT I AM THE PROPERTY
 Printed owner(s) name
LANDOWNER OF: 4150 CARVER CIRCLE, DORAVILLE 30360

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

Mary Frances Mack, Executor by Beverly Mack Hood
 Signature of Property Landowner
MARY FRANCES MACK, Executor by BEVERLY MACK HOOD, POA
 Print Name of Property Landowner

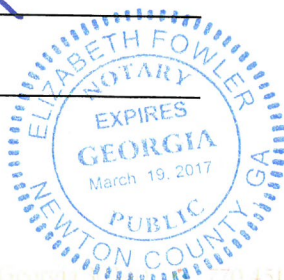
Personally Appeared
 Before Me

Beverly Mack Hood

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Elizabeth Fowler
 Signature of Notary Public

3/7/16
 Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Estate of Fannie Mae Jeff:
Angela Y. Peoples

SWEAR THAT I AM THE PROPERTY

Printed owner(s) name

LANDOWNER OF: 4192 Carver Circle, Doraville, GA 30360

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071

TELEPHONE: (678) 533-1160

EMAIL: _____

Angela Y. Peoples

Signature of Property Landowner

Angela Y. Peoples

Print Name of Property Landowner

Personally Appeared
Before Me

Angela Peoples

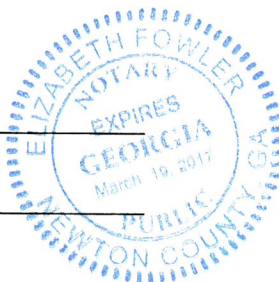
Who Swears That The
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Knowledge and Belief.

Elizabeth Fowler

Signature of Notary Public

6/9/16

Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER



TYPE OF APPLICATION: REZONING

I, Henry Graham POT Sheriff SWEAR THAT I AM THE PROPERTY
Printed owner(s) name

LANDOWNER OF: 2550 Carver Circle Doraville, Ga
 AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

Henry Graham POT Sheriff
Signature of Property Landowner

Henry Graham POT Sheriff
Print Name of Property Landowner

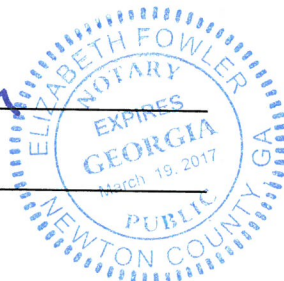
Personally Appeared
 Before Me

Sherry Graham

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Elizabeth Fowler
Signature of Notary Public

6/9/16
Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Henry Graham PMA Shery Grahe SWEAR THAT I AM THE PROPERTY

Printed owner(s) name

LANDOWNER OF: 4197 Carver Circle Doraville, Ga

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ **EMAIL:** _____

Henry Graham PMA Shery Grahe
Signature of Property Landowner

Henry Graham PMA Shery Grahe
Print Name of Property Landowner

Personally Appeared
Before Me

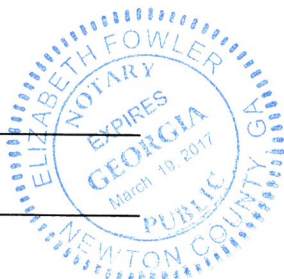
Shery Graham

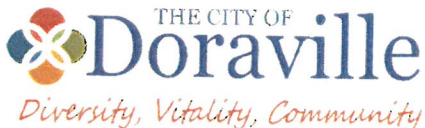
Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler
Signature of Notary Public

Date

6/9/16





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Henry Graham P/A Sherry Graham SWEAR THAT I AM THE **PROPERTY**
Printed owner(s) name

LANDOWNER OF: 4204 Carver Circle, Doraville, Georgia
AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):
Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ **EMAIL:** _____

Henry Graham P/A Sherry Graham
Signature of Property Landowner
Henry Graham P/A Sherry Graham
Print Name of Property Landowner

Personally Appeared
Before Me
Sherry Graham

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler
Signature of Notary Public
6/9/16
Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, William Herbert, Debra Hood Bailey, & Lanny Henry Hood

Printed owner(s) name

LANDOWNER OF: 4191 Carver Circle; Doraville, GA 30360

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071

TELEPHONE: (678) 533-1160 EMAIL: _____

William Herbert Hood

Signature of Property Landowner

William Herbert Hood

Print Name of Property Landowner

Personally Appeared
Before Me

William Hood, Debra Bailey, & Lanny Hood

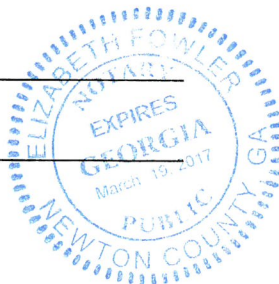
Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler

Signature of Notary Public

6/9/16

Date



Debra Hood Bailey

Signature

Debra Hood Bailey

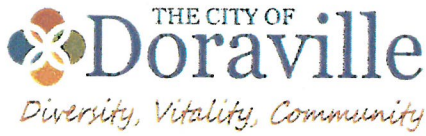
Print Name

Lanny H Hood

Signature

Lanny Henry Hood

Print Name



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Willie Mae Hood Warbington
Printed owner(s) name

SWEAR THAT I AM THE PROPERTY

LANDOWNER OF: 4181 Carver Circle; Doraville, GA 30340

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lane Drive, Suite 200
NOVOCROSS, GA 30071

TELEPHONE: (678) 533-1160

EMAIL: _____

Willie Mae Hood Warbington

Signature of Property Landowner

Willie Mae Hood Warbington

Print Name of Property Landowner

Personally Appeared
Before Me

Willie Mae Hood Warbington

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler

Signature of Notary Public

6/9/16

Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Leonard Amos SWEAR THAT I AM THE **PROPERTY**
 Printed owner(s) name

LANDOWNER OF: 4243 Carver Drive Doraville 30360
 AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

Leonard Amos
 Signature of Property Landowner

Leonard Amos
 Print Name of Property Landowner

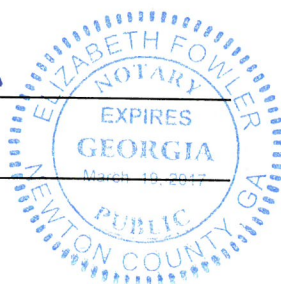
Personally Appeared
 Before Me

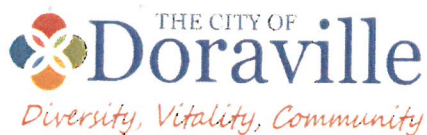
Leonard Amos

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Elizabeth Fowler
 Signature of Notary Public

3/7/16
 Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, Mary Margaret Oluse / from San Roy 1st SWEAR THAT I AM THE PROPERTY
 Printed owner(s) name

LANDOWNER OF: 4233 W. Corvus Dr

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

[Signature]
 Signature of Property Landowner

Mary Margaret Oluse / from San Roy 1st
 Print Name of Property Landowner

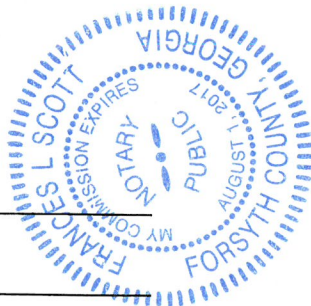
Personally Appeared
 Before Me

Mary Margaret Oluse

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

[Signature]
 Signature of Notary Public

3/5/16
 Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

Estate of Christine Jett:

I, Artis J. Jett

SWEAR THAT I AM THE **PROPERTY**

Printed owner(s) name

LANDOWNER OF: 4221 Carver Drive, Doraville, GA 30360

AND PARCEL ID NO. 18 335 13 003

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071

TELEPHONE: (678) 533-1160

EMAIL: _____

Artis J. Jett

Signature of Property Landowner

Artis J. Jett

Print Name of Property Landowner

Personally Appeared
Before Me

Artis J. Jett

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler

Signature of Notary Public

6/9/16

Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER



TYPE OF APPLICATION: REZONING

I, Shayne L. Smith SWEAR THAT I AM THE **PROPERTY**
Printed owner(s) name

LANDOWNER OF: 4161 Carver Circle, Doraville, GA 30360
AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):
Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071

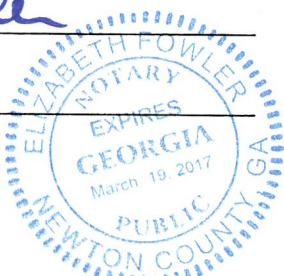
TELEPHONE: (678) 533-1160 **EMAIL:** _____

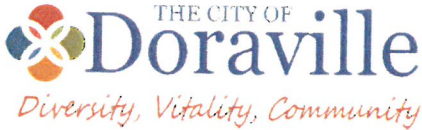
[Signature]
Signature of Property Landowner
Shayne L. Smith
Print Name of Property Landowner

Personally Appeared
Before Me
Shayne L. Smith

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler
Signature of Notary Public
6/9/16
Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION:

REZONING

I, JAMES EVANSSWEAR THAT I AM THE PROPERTY

Printed owner(s) name

LANDOWNER OF:4046 N. Carter Drive, Doraville, GA

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS:

41 Perimeter Center East, Suite 400

TELEPHONE: _____

EMAIL: _____

Signature of Property Landowner

JAMES B. EVANS

Print Name of Property Landowner

Personally Appeared
Before Me

JAMES EVANS

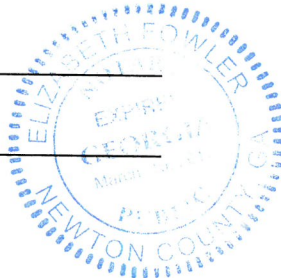
Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler

Signature of Notary Public

3/7/16

Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, James Evans SWEAR THAT I AM THE **PROPERTY**
Printed owner(s) name

LANDOWNER OF: 4189 Carter Circle, Doraville, Ga
AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):
Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ **EMAIL:** _____

James Evans
Signature of Property Landowner

JAMES EVANS
Print Name of Property Landowner

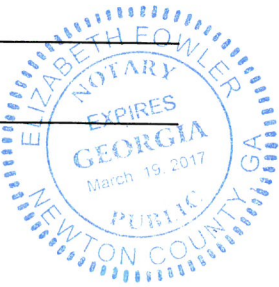
Personally Appeared
Before Me

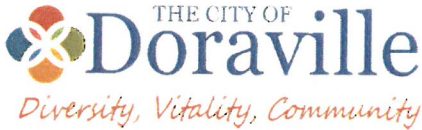
James Evans

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler
Signature of Notary Public

3/7/16
Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, James EVANS SWEAR THAT I AM THE PROPERTY
 Printed owner(s) name

LANDOWNER OF: 4209 Carver Circle, Doraville, Ga
 AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

James B. Evans
 Signature of Property Landowner

James B. EVANS
 Print Name of Property Landowner

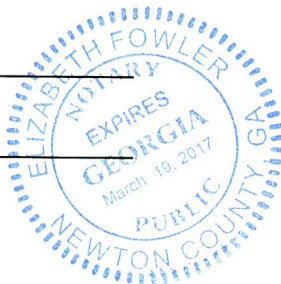
Personally Appeared
 Before Me

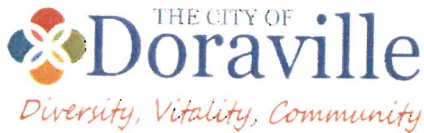
James Evans

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Elizabeth Fowler
 Signature of Notary Public

3/7/16
 Date





NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, The Estate of Maudie M. Lay SWEAR THAT I AM THE PROPERTY
Printed owner(s) name 4244 CARVER CIRCLE
LANDOWNER OF: THE ESTATE OF Maudie M. Lay 4244 Carver Dr Doraville GA
AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):
Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ **EMAIL:** _____

[Signature]
Signature of Property Landowner

Danny Strickland
Print Name of Property Landowner

Personally Appeared
Before Me

Danny Strickland

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

[Signature]
Signature of Notary Public

3/7/16
Date My Commission expires 09-09-18



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION:

REZONING

I, Ronald J. Mock SWEAR THAT I AM THE PROPERTY

Printed owner(s) name

LANDOWNER OF:

4236 CARVER DRIVE

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS:

41 Perimeter Center East, Suite 400

TELEPHONE: _____

EMAIL: _____

Signature of Property Landowner

Print Name of Property Landowner

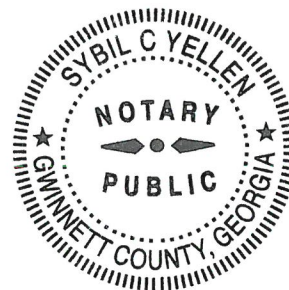
Personally Appeared
Before Me

RONALD J. Mock

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Signature of Notary Public

Date



My commission expires on 9.25.2018



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

TYPE OF APPLICATION: REZONING

I, ANDREA GEARING SWEAR THAT I AM THE **PROPERTY**
 Printed owner(s) name

LANDOWNER OF: 4217 CARVER Circle

AND PARCEL ID NO. 18-335-13-004

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
 MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 41 Perimeter Center East, Suite 400

TELEPHONE: _____ EMAIL: _____

Andrea Gearing
 Signature of Property Landowner

ANDREA GEARING
 Print Name of Property Landowner

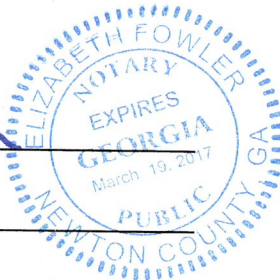
Personally Appeared
 Before Me

Andrea Gearing

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Elizabeth Fowler
 Signature of Notary Public

3/7/16
 Date



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

City of Doraville
JUN 28 2016
Received

TYPE OF APPLICATION: REZONING

I, Estate of Fannie Mae Jeff:
Angela Y. Peoples SWEAR THAT I AM THE **PROPERTY**

Printed owner(s) name

LANDOWNER OF: 4171 Carver Circle; Doraville, GA 30340

AND PARCEL ID NO. _____

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT
MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO
ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Century Communities, LLC

ADDRESS: 3091 Governors Lake Drive, Suite 200
NOVOCROSS, GA 30071

TELEPHONE: (678) 533-1160 EMAIL: _____

Angela Y. Peoples
Signature of Property Landowner

Angela Y. Peoples
Print Name of Property Landowner

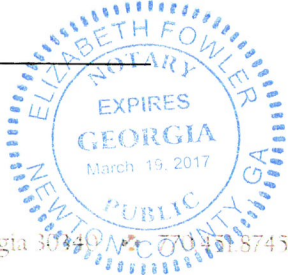
Personally Appeared
Before Me

Angela Y. Peoples

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth Fowler
Signature of Notary Public

6/9/16
Date





July 27, 2016

Re: **Carver Hills Property Rezoning, ± 36 acres/ 34 parcels: Case # Z-16-08**

Dear Resident:

Century Communities is seeking a rezoning of the following properties located in the City of Doraville:

- Carver Circle: Addresses; 2550, 4150, 4160, 4161, 4170, 4171, 4180, 4181, 4191, 4192, 4197, 4204, 4209, and 4189, 4217, 4218; and
- North Carver Drive: Addresses; 4046, 4169, 4174, 4181, 4188, 4191, 4198, 4199, 4208, 4209, 4218, 4221, 4226, 4233, 4236, 4243, 4244

We seek to rezone 34 properties in the Carver Hills Neighborhood (outside of I-285) from the R-1 (Single-family Residential) district and the O-I (Office/Institutional) district to the Livable Community Code Special District (SD-2), sub-districts T-3 and T-4 for a new residential development comprised of detached single-family homes and townhomes. We are proposing approximately 198 townhomes and 50 single family detached homes. The minimum proposed lot width for the townhomes will be 24 feet. The minimum proposed lot width for the single family detached homes is 51 feet with a minimum house square footage of 2,000 SF. Proposed setbacks for the single family detached are as follows: 15 feet front and back yard, and 5 foot side yards. (See attached site plan)

Several common areas and a developed recreation area will be provided within the community. A landscaped entrance and monument sign will be located at the front of the community. Stormwater Management will be provided as required by the City of Doraville Stormwater Regulations.

Water and sanitary sewer service is provided by Dekalb County. All streams will be protected by a 50-foot undisturbed buffer (except for exempt crossings) and an additional 25 foot impervious setback. Internal subdivision lighting, including the recreation area, will be designed by the appropriate power supplier for the community.

We look forward to joining the community and ask for your support in the rezoning of the property.

We appreciate the opportunity to address any comments or concerns you may have regarding the proposed community. Please feel free to contact me directly with any questions.

Geoffrey Reid | Land Acquisition
Century Communities of Georgia
3091 Governors Lake Drive | Norcross, GA 30071
Office: 678.781.1538
greid@CenturyCommunities.com



Carver Hills Rezoning

Letters were sent out to following neighboring property owners in the Cities of Doraville and Dunwoody, as well as the City Planner for the City of Dunwoody.

Neighbor Property Addresses	Owner	Mailing Address	City	State	Zip
2313 Dunwoody Crossing A	SOF BD Owner, LP	400 Galleris Parkway, Suite 1450	Atlanta	GA	30339
2382 Dunwoody Crossing A	SOF BD Owner, LP	400 Galleris Parkway, Suite 1450	Atlanta	GA	30339
2384 Ridgeway Drive	Eugene Stanford	2384 Ridgeway Drive	Doraville	GA	30360
2390 Ridgeway Drive	Matthew Reagan	2390 Ridgeway Drive	Doraville	GA	30360
2394 Ridgeway Drive	Lisa Garmon	2394 Ridgeway Drive	Doraville	GA	30360
2400 Ridgeway Drive	Myra McCall	2400 Ridgeway Drive	Doraville	GA	30360
2404 Ridgeway Drive	Thom Hollis	2404 Ridgeway Drive	Doraville	GA	30360
2410 Ridgeway Drive	ARLP REO 400, LLC	36 C Strand Street	Christiansted	VI	00820
City of Dunwoody Community Development Department					
City Planner	John Olson	john.olson@dunwoodyga.gov	Dunwoody		



TRAFFIC ASSESSMENT FOR
CARVER HILLS

A Residential Community in Doraville, GA

JULY 15, 2016

PREPARED FOR:
Century Communities of Georgia, LLC

PREPARED BY:
Randall Parker, PE, PTP, PTOE



With:



Planners and Engineers Collaborative, Inc.
350 Research Court
Norcross, GA 30092
(770) 451-2741



1. Introduction

A new 247 unit residential subdivision is proposed to be located in the northwest quadrant of I-285 and Peachtree Industrial Blvd (SR 141) in Doraville, GA. The purpose of this study is to provide an overall assessment of the site traffic and the distribution of traffic to the surrounding area. A measure of the level of congestion, current traffic counts, and the capacity impacts on the surrounding roads are not included in this study.

Figure 1 shows the proposed site location in Doraville, Georgia. The site plan and location is shown on an aerial image in Figure 2. A copy of the proposed site plan is shown in Appendix A.



Figure 2: Site Location Aerial



3. Background Information

3.1. Transportation Facilities

The subdivision will be accessed via Carver Circle, which has access to the road network via the Peachtree Industrial Blvd frontage road. Carver Circle will be realigned and new roads added as a result of the development.

Peachtree Industrial Blvd (SR 141) is a principal arterial in the area; it is limited access north of I-285. There are frontage roads on either side of the mainline that provide access to local roads. The frontage road on the west is one-way southbound; the frontage road on the east is one-way northbound. However, at Carver Circle, Flowers Road approaches from the south and is two-way.

The intersection of Carver Circle and the Peachtree Industrial Blvd west frontage road is stop controlled for the frontage road. The intersection of Carver Circle and the east frontage road/Flowers Road is stop controlled for Carver Circle.

To access Peachtree Industrial Blvd, traffic must use the Tilly Mill Road interchange. There is a turnaround lane (a.k.a. Texas turnaround) for traffic that is north on the east frontage road that desires to head south on the west frontage road or access the Peachtree Industrial Blvd mainline. This is also the path to access I-285.

Flowers Road has circuitous access to Winters Chapel Road, Buford Hwy and would be an alternate path to avoid traffic congestion. It would also be a path to access the Doraville MARTA train station.

3.2. Traffic Volumes

New traffic counts were not collected. There are no count stations on Carver Circle but with less than 25 residences, it is logical to assume a very small amount of traffic uses the existing road.

The average daily traffic (ADT) volume on Peachtree Industrial Blvd was 124,000 vehicles per day in 2015. (*Source: Georgia DOT*). The west and east frontage roads have ADTs of 7,100 and 5,600 vehicles per day, respectively.



4. Future Conditions

4.1. Trip Generation

Project trips were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 9th Edition, 2012. The ITE single-family, detached units Land Use Code 210 was used as well as the townhome Land Use Code 230 for the trip generation.

Table 2 summarizes the trip generation for the proposed development expected during the typical weekday peak traffic volume hours of the adjacent roadway.

Table 2: Project Trip Generation

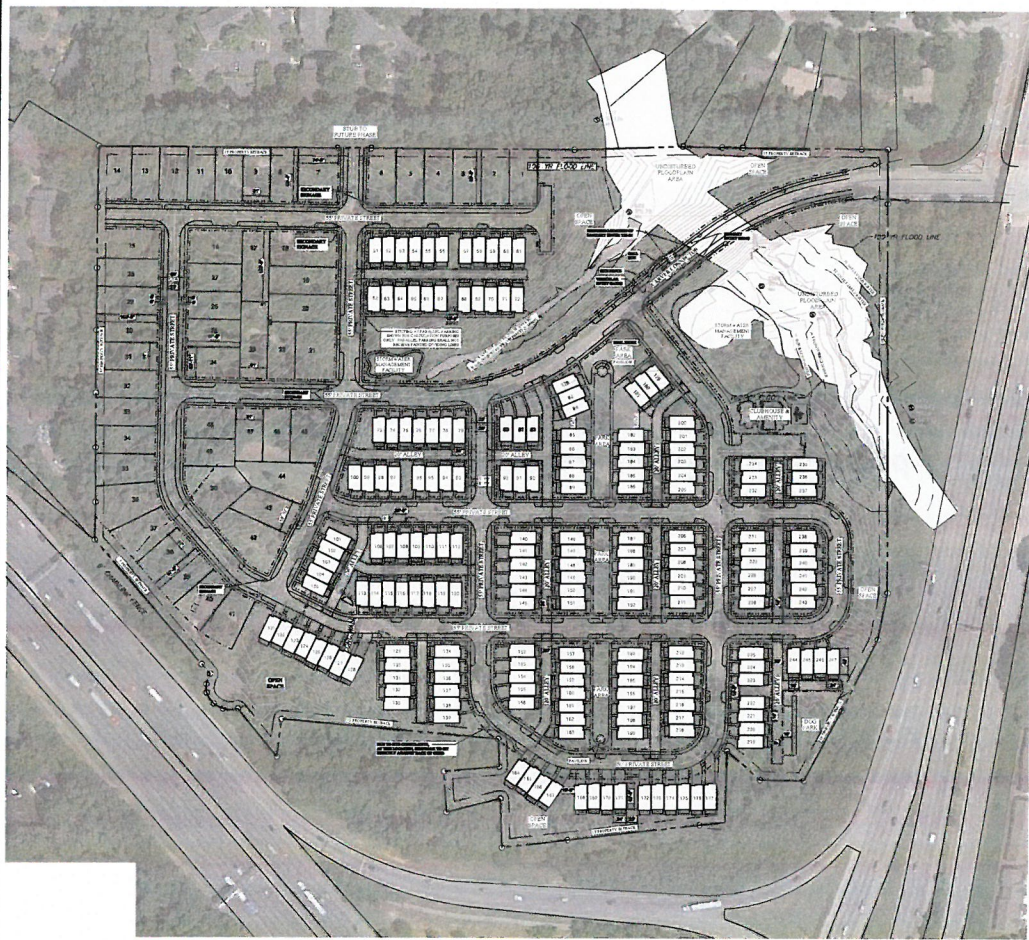
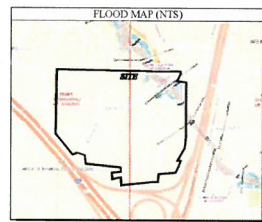
Use (ITE LUC)	Size (units)	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Single Family, Detached (210)	50	45	11	34	56	35	21
Townhomes (230)	197	89	15	74	105	70	35
Total	247	134	26	108	161	105	56

The highest peak period volume is expected to be the PM peak, with 161 vehicles entering and exiting the development.

4.2. Distribution

Based on the directional distribution of the existing traffic on the surrounding roads, 90% of the traffic will use Peachtree Industrial Blvd. The predominant movement will be southbound in the AM and northbound in the PM. Approximately 10% of the traffic will use Flowers Road and/or Tilly Mill Road.



[illegible][illegible][illegible]

SHEET TITLE	
REZONING SITE PLAN	
SCALE: 1" = 80'	
DATE: JUNE 15, 2016	
PROJECT: 07027-00A	
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.	
GEAORGE A. PETERSON REGISTERED PROFESSIONAL ENGINEER NO. 32627 EXPIRED 12/31/2016	
GSA/CCL LEVEL II EIT/ENGINEER PROFESSIONAL CERTIFICATION #04-00000007-7 / 10/27/2014	
	Z1 SHEETS



Carver Hills Trip GenerationBased upon methodology from ITE's *Trip Generation*, 9th Edition (2012)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution	
		Total	Inbound	Outbound					
Single-Family Detached (50 units); Townhomes (197 units)	197 DU				210	Dwelling Units			
Daily		1,715	858	857			$\ln(T) = 0.92\ln(X) + 2.72$	50%	50%
AM Peak Hour		134	26	108			$T = 0.70(X) + 9.74$	25%	75%
PM Peak Hour		161	105	56			$\ln(T) = 0.90\ln(X) + 0.51$	63%	37%
Reductions for Pass-By Trips					230	Dwelling Units			
Daily		0	0	0			$\ln(T) = 0.87\ln(X) + 2.46$	50%	50%
AM Peak Hour		0	0	0			$\ln(T) = 0.80\ln(X) + 0.26$	17%	83%
PM Peak Hour		0	0	0			$\ln(T) = 0.82\ln(X) + 0.32$	67%	33%
TOTAL PROJECT TRIPS									
Daily		1,715	858	857					
AM Peak Hour		134	26	108					
PM Peak Hour		161	105	56					

Note:

¹ Where: T = Trips; X = Density by Variable

Residential Condominium/Townhouse (230)Based upon methodology from ITE's *Trip Generation*, 9th Edition (2012)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution	
		Total	Inbound	Outbound					
Residential Condominium/Townhouse	197 DU				230	Dwelling Units			
Daily		1,160	580	580			$\ln(T) = 0.87\ln(X) + 2.46$	50% / 50%	
AM Peak Hour		89	15	74			$\ln(T) = 0.80\ln(X) + 0.26$	17% / 83%	
PM Peak Hour		105	70	35			$\ln(T) = 0.82\ln(X) + 0.32$	67% / 33%	
Reductions for Pass-By Trips									
Daily		0	0	0					
AM Peak Hour		0	0	0					
PM Peak Hour		0	0	0					
TOTAL PROJECT TRIPS									
Daily		1,160	580	580					
AM Peak Hour		89	15	74					
PM Peak Hour		105	70	35					

Note:

¹ Where: T = Trips; X = Density by Variable

7/15/2016

GEOCOUNTS Traffic for Georgia DOT

Short Term Station 0893176
 In **DeKalb** County
 Located on **014100**
 LRS ID: **0891014100**

GEOCOUNTS Traffic
 0893176

Referencing Annual Statistics Surveys

Volume			Trucks		
2015	124000	Est. from previous years	2015	3848	Est. from previous years
2014	120000	Est. from last year	2014	3726	Est. from previous years
2013	120180	Est. from last year	2013	3726	Est. from last year
2012	118890	Est. from last year	2012	3686	Est. from previous years
2011	117970	1 - 6 days	2011	3657	1 - 6 days
2010	109510	Est. from last year			
2009	109080	1 - 6 days			
2008	108640	Est. from last year			
2007	109800	Est. from last year			
2006	109800	Est. from last year			
2005	-				
2004	111120	1 - 6 days			
2003	152210	Est. from last year			
2002	151606	Est. from last year			
2001	148200	Est. from last year			
2000	145000	Est. from last year			
1999	131600	Est. from last year			
1998	123600	Est. from last year			
1997	112600	1 - 6 days			
1996	102300	1 - 6 days			
1995	92300	1 - 6 days			
1994	80300	1 - 6 days			
1993	84600	1 - 6 days			
1992	72213	1 - 6 days			
1991	65147	1 - 6 days			
1990	60454	1 - 6 days			



Key Annual Trends

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015	124000	3.33	3848	3.10			
2014	120000		3726	3.10			
2013	120180		3726	3.10			
2012	118890		3686	3.10			
2011	117970		3657	3.10			
2010	109510						
2009	109080						
2008	108640						
2007	109800						
2006	109800						
2005							



7/15/2016

GEOCOUNTS Traffic for Georgia DOT

		Short Term Station 089r045 In DeKalb County Located on 141002 LRS ID: 0896141002	GEOCOUNTS Traffic 089r045 <input type="button" value="Search Again"/>
---	---	---	---

Referencing Annual Statistics Surveys

Volume			Trucks
2015	7120	Est. from last year	
2014	6890	1 - 6 days	
2013	6640	Est. from last year	
2012	6490	Est. from last year	
2011	6500	Est. from last year	
2010	6600	1 - 6 days	

Key Annual Trends

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015	7120	3.34			12.40		
2014	6890				12.40	0.00	
2013	6640						
2012	6490						
2011	6500						
2010	6600						
2009							
2008							
2007							
2006							
2005							

<http://trafficserver.transmetric.com/gdot-prod/tcdb.jsp?siteid=089r045>

1/1



CARVER HILLS

MASTER PLANNED RESIDENTIAL COMMUNITY, AUGUST 4, 2016



Conceptual Site Plan: Due to unforeseen conditions, all plans are subject to change during permitting and construction phases.



2-16-08

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City of Doraville
AUG - 4 2016
Received
Z-16-08

DORAVILLE SITE PLAN REQUIREMENTS



SITE PLAN REQUIREMENTS (Survey may replace site plan if it matches the existing site conditions and no improvements or new construction are proposed):
The site plan shall be clearly drawn at a scale of not less than 100 feet per inch on a sheet size not to exceed 24" x 36".
The Director may approve other sheet sizes as deemed appropriate.
The following information shall be depicted on the site plan if applicable:

- SITE PLAN & PAGE 11: Project name;
- SITE PLAN & PAGE 11: Project owner and address (both local and permanent if different), telephone numbers and e mail address;
- SITE PLAN & PAGE 11: Date, scale and north arrow;
- SITE PLAN & PAGE 11: Site location / vicinity map;
- SITE PLAN & PAGE 11: Proposed use and development of the property;
- SITE PLAN & PAGE 11: Required yard setbacks;
- SITE PLAN & PAGE 11, 23-26: Project acreage including breakdown of pervious / impervious area, and/or dedicated greenspace;
- SITE PLAN & PAGE 11: Total number of lots and minimum lot sizes (if applicable);
- SITE PLAN & PAGE 11: Names, locations, and right of way widths of adjoining existing streets or access drives and proposed right of ways and roadways;
- SITE PLAN & PAGE 11: The present zoning classification and ownership of all adjacent parcels;
- SITE PLAN & PAGE 11: Topography with contour interval no greater than 10 feet;
- SITE PLAN & PAGE 11: All proposed development features and layout;
- SITE PLAN & PAGE 11: The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- SITE PLAN & PAGE 11: The location of required off street parking and loading spaces to include number of spaces and space and driveway dimensions;
- SITE PLAN & PAGE 11: Sewage disposal method (note);
- SITE PLAN & PAGE 11: Property lines with bearings and distances; location of utility and private easements;
- SITE PLAN & PAGE 11: Location of floodplains, lakes, ponds, water courses, conservation areas, and environmental areas of concern;
- SITE PLAN & PAGE 11: Building heights and gross square footage;
- SITE PLAN & PAGE 11: Proposed buffers, landscape development, sidewalks and other hard-scape;
- SITE PLAN & PAGE 11: Land lot and district;
- SITE PLAN & PAGE 11: General development data in tabular form;
- SITE PLAN & PAGE 11: Name of person or company preparing the site plan;
- SITE PLAN & PAGE 11: Any other data requested by the Planning Director necessary for an understanding and evaluation of the project.

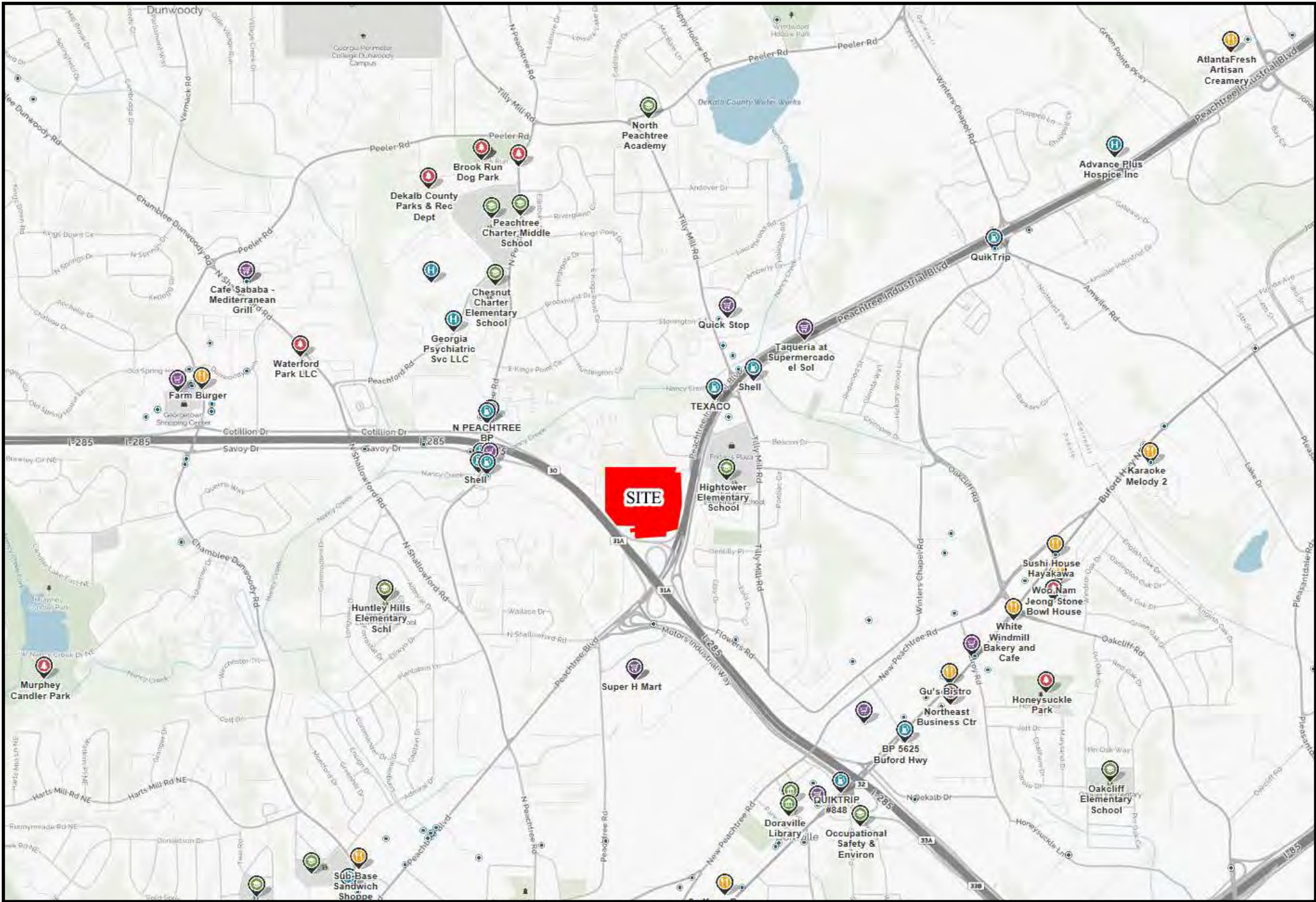
APPLICATION SUBMISSION REQUIREMENTS
(one copy of application materials & 3 copies of drawings if larger than 8 1/2"x 11").

ALL ITEMS SUBMIT BELOW ARE INCLUDED WITH APPLICATION

- ✓: 1) Cover letter describing the request and the proposed use and the manors of operation:
 - a. Proposed Use and Square Footage
 - b. Business hours
 - c. Services to be provided
 - d. Total number of employees and job descriptions
 - e. Business manager experience
 - f. Sewage disposal method (e.g. information about private company hired to dispose of waste). For automobile fuel stations, proposed underground fuel tanks refueling methods/schedule.
 - g. Uses on adjacent properties
- ✓ 2) "Standards" letter responding to each of the 14 criteria. List each criteria and responses in the same letter.
- ✓ 3) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms
- ✓ 4) Written Property Legal Description in metes and bounds on 8 1/2"x 11" piece of paper.
- ✓: 5) Property Survey showing property lines, building footprints and parking layout.
- ✓: 6) Full site plan, drawn to scale (see site plan check list for requirements).
- N/A: 7) Floor plan, drawn to scale, for proposed use for projects involving adaptive reuse or interior renovations (to scale);
- PAGE 5-6: 8) Photographs of existing site. Renderings and/or building elevations for new construction.
- N/A: 9) Additional information: may be required by the City based upon the initial application meeting with staff.
- ✓ 10) CD or thumbdrive of drawings submitted in digital PDF format.



DEKALB COUNTY
CITY OF DORAVILLE



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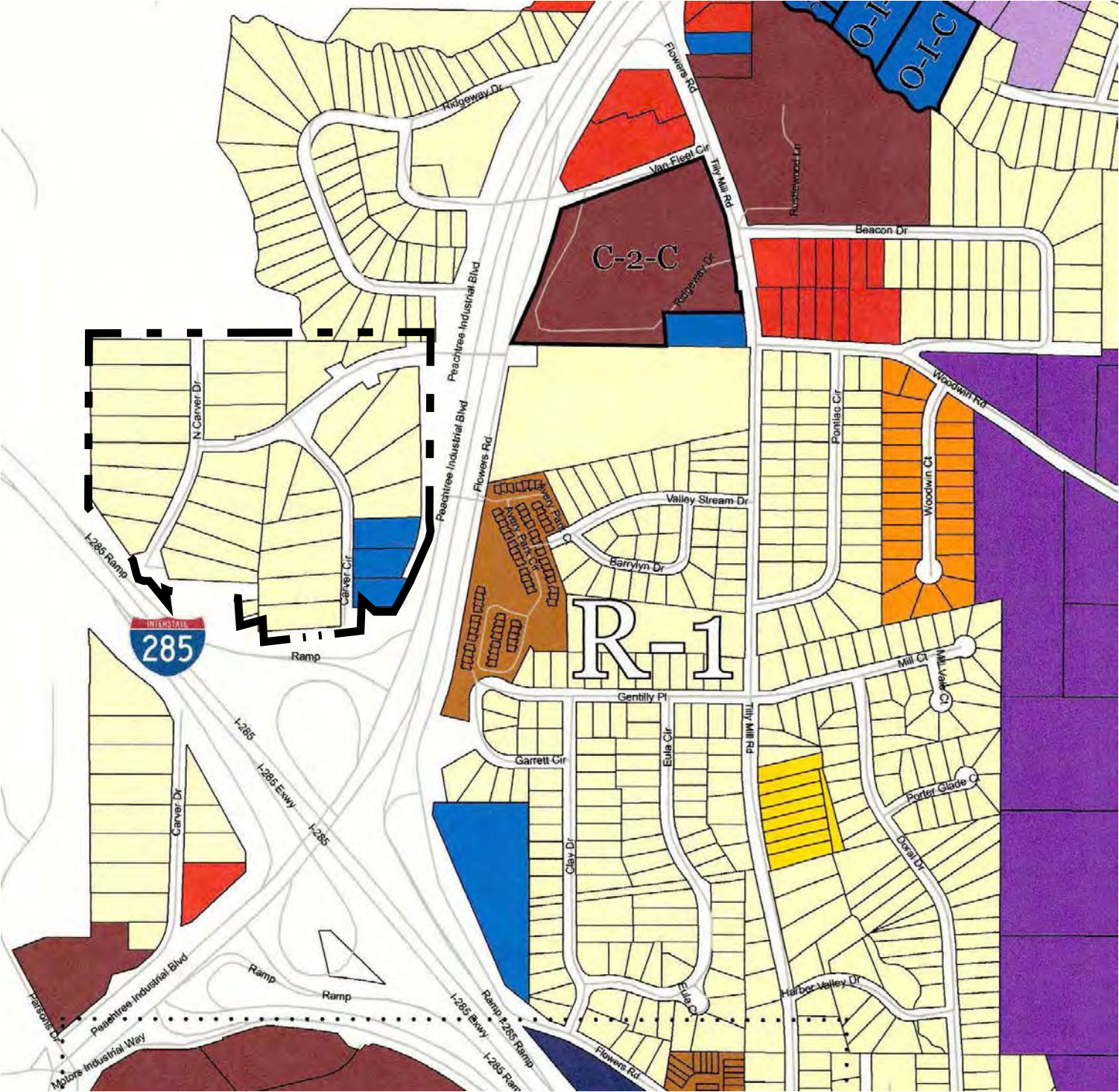
SEE PAGE 6 FOR STREET VIEW REFERENCES TO AERIALS.

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SEE PAGE 5 FOR AERIAL REFERENCES TO STREET VIEWS.



ZONING DISTRICTS

A letter "C" appended to a zoning district on an outlined parcel denotes a conditionally zoned parcel.

- R-1

Single-Family Residential
- R-CH

Single-Family Cluster Residential
- R-2

General Residential
- RSFA

Single-Family Attached Residential
- R-3

Multi-Family Apartments
- R-4

Multi-Family Condos & Townhomes
- C-1

Neighborhood Commercial
- C-2

General Business
- O-I

Office-Institutional
- O-W

Office-Warehouse
- M-1

Light Manufacturing
- M-2

Heavy Manufacturing
- T-5

Livable Communities Code Transe
- T-6

Livable Communities Code Transe
- T-5A

Livable Communities Code Transe
- T-6A

Livable Communities Code Transe
- SD-1

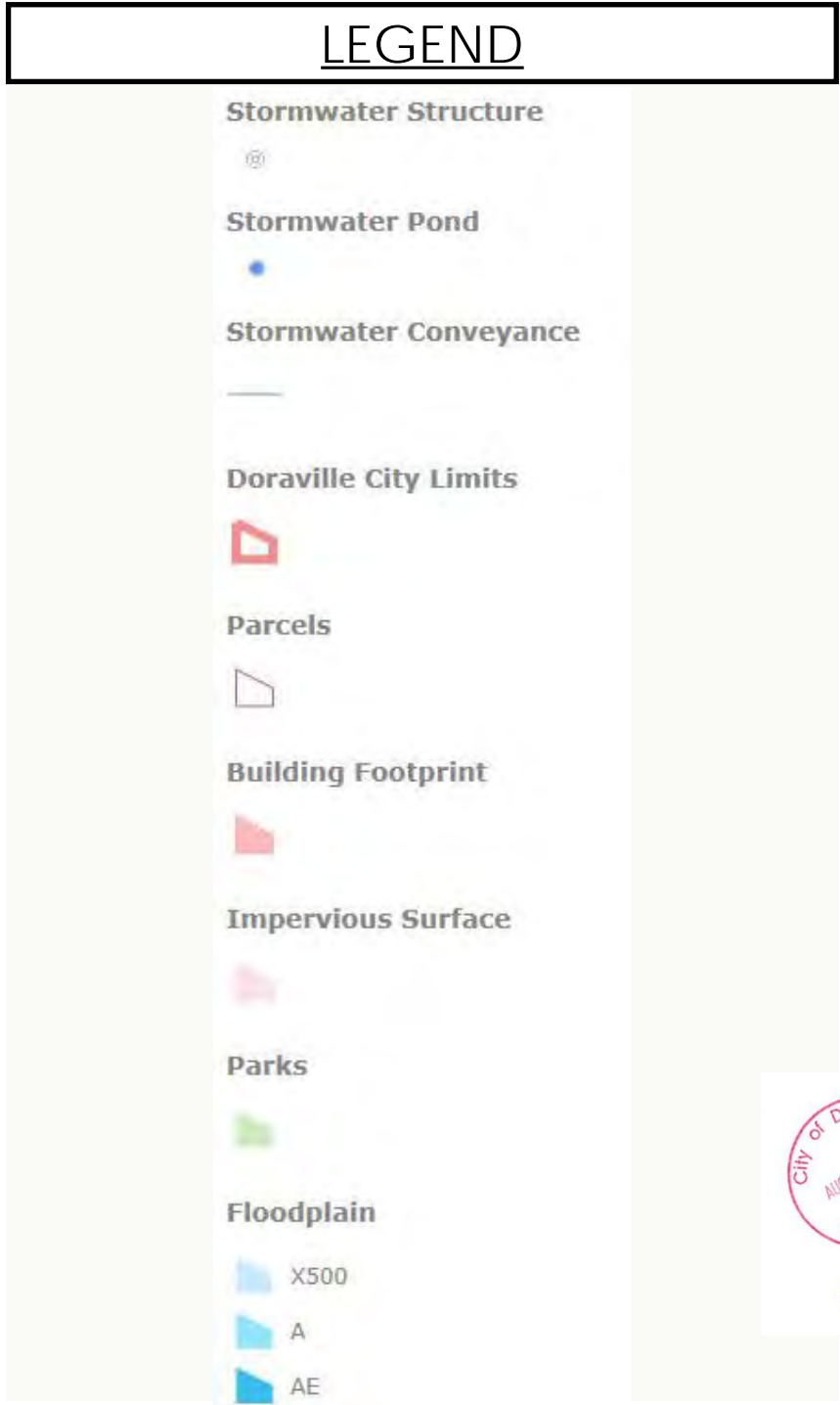
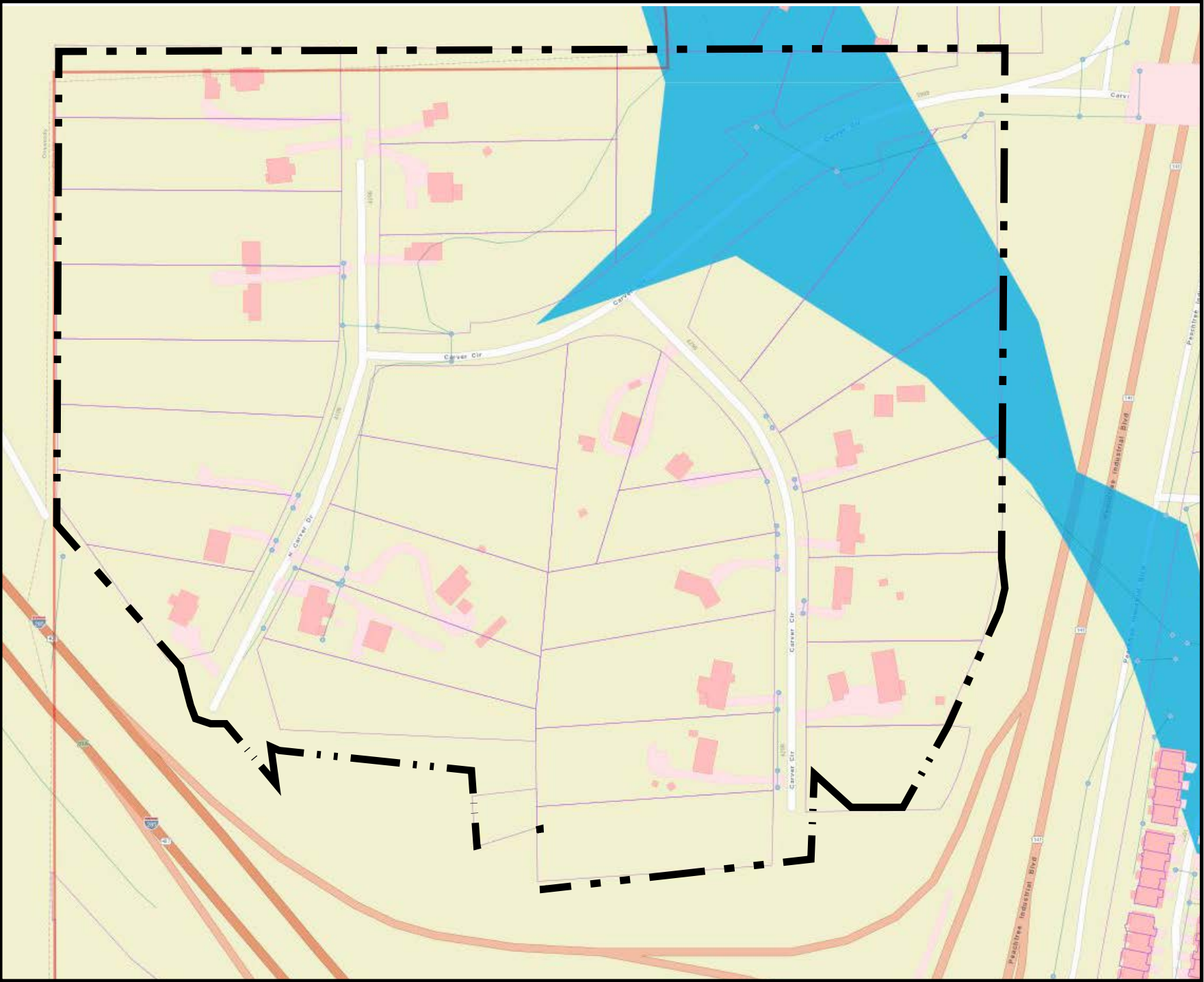
Special District 1
- Border

Gwinnett County line
- Streets
- Rail

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Initial site visits and careful studies of the hydrology, such as the lakes/ponds, stream buffers, wetlands, floodplains, storm structures, and water and sewer utilities, were performed to identify the best suited areas for conservation.

There are state waters identified on the Master Concept Rezoning Plan. There are also state waters within 200' of the site.



1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. This surveyor has not physically located the underground utilities.

3. The orthometric heights (elevations and contours) shown herein were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in June 2016; North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.

5. This survey has been prepared without the benefit of a current title inspection report. Easements or other encumbrances may exist on public record but not be shown herein.

7. The wetland flagging was located from an unknown source.

This map of plot has been calculated for closure and is found to be accurate to within one foot in 251,586 feet.

LINEAR: TOPCON TOTAL STATION

1. Right of Way Processed I-285 at Peachtree Industrial Blvd. by Department of Transportation State of Georgia, dated January 21, 1988, (last revised April 13, 1992, Federal Aid Project No. QIR-285-1(294) & QIR-285-1(268)).

First American Title Insurance Company's commitment number CONST-16053B-06 with an effective date of June 15, 2015 was used in the preparation of this survey and the listed exceptions are as follows:

Y. Easements and limitation of access imposed in Georgia Department of Transportation Right of Way Deeds, aforesaid records

B. All matters as shown on plat of subdivision of Carver Hills, by Gordon Nulisy, Engineer, dated November, 1945 and recorded in Plat Book 13, Page 134, aforesaid records.

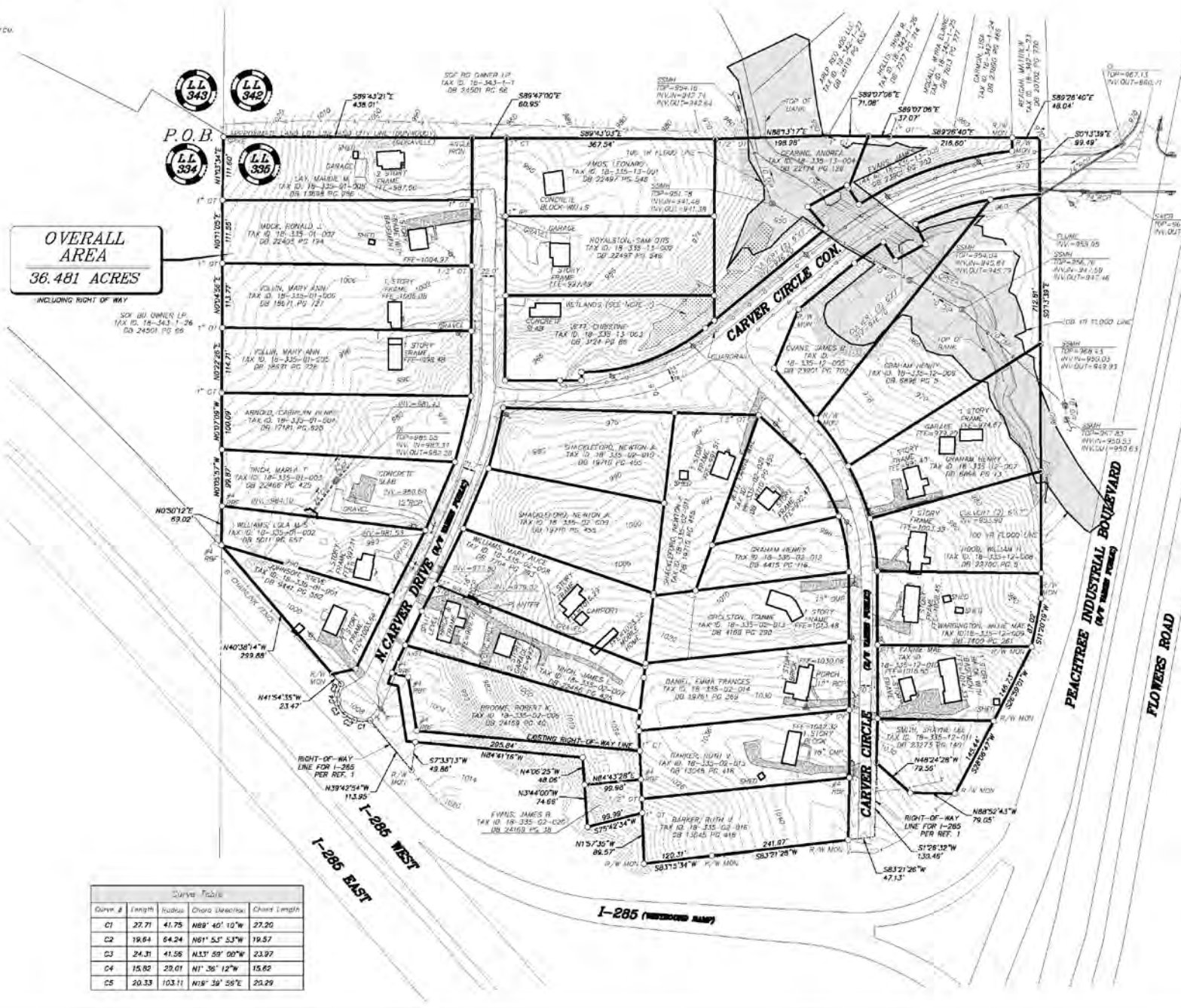


ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 335 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

Sole tract containing 36,481 cores

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	27.71	41.75	N89° 40' 10"W	27.20
C2	19.64	64.24	N61° 53' 53"W	19.57
C3	24.31	41.56	N133° 59' 00"W	23.97
C4	15.82	22.01	N1° 36' 12"W	15.62
C5	20.33	103.11	N19° 39' 58"E	20.29

	DRY FLY FOUND (Fly No-Pod unless noted otherwise)
	DRY FLY SET (Fly No-Pod unless noted otherwise)
	DRY FLY FOUND (Open Top Pipe)
	DRY FLY SET (Open Top Pipe)
	POINT
	CONCRETE MOVEMENT FOUND
	SANITARY SEWER MANHOLE
	GAS SEWER MANHOLE
	CLEANOUT
	TELEPHONE MANHOLE
	ACCESS MANHOLE
	SANITARY SEWER LINE
	STORM DRAINAGE LINE
	STORM & SAN SEWER LINE
	SINGLE MAN CATCH BASIN INLET
	SINGLE MAN CATCH BASIN RIGHT
	DOUBLE MAN CATCH BASIN
	JUNCTION BOX
	DRY INLET
	STORM INLET
	STORM INLET
	HEADWALL
	MAN INLET
	POWER POLE
	TRAFFIC POLE
	SERVICE POLE
	POWER POLE W/ OUT HOLE
	OVERHEAD POWER / TELEPHONE LINE
	WATER METER
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	WATER LINE
	LIGHT POLE
	CATCH POLE BOX
	TOP OF WALL
	BOTTOM OF WALL
	WALL (TOP)
	REINFORCED CONCRETE PIPE
	BUILDING SETBACK LINE
	SIDEWALK
	DRAINAGE ARROW
	INTERSECTION POLE



Date of Map or Plat: July 21, 2016



DRAWN BY: F2
CHECKED BY: MCS
FILE NO.: G073750W
DATE: JUL 25, 2016
SCALE: 1"=100'

CARVER HILLS

PLANNERS AND ENGINEERS COLLABORATIVE

■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
300 PINEACH COURT, PINEHURST, CALIF. 94662
(916) 434-2900 FAX (916) 434-2901



2-16-08

LEGAL DESCRIPTION (Including R/W access roads)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 335 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

Beginning at a spike found, located at the intersection of land lots 342, 343, 334, and 335 said point being the POINT OF BEGINNING; thence South 89 degrees 43 minutes 21 seconds East a distance of 438.01 feet to an angle iron found; thence South 89 degrees 47 minutes 00 seconds East a distance of 60.95 feet to a 1" crimp top found; thence South 89 degrees 43 minutes 03 seconds East a distance of 367.54 feet to a 1/2" open top found; thence North 88 degrees 13 minutes 17 seconds East a distance of 198.98 feet to a 1" crimp top found; thence South 89 degrees 07 minutes 06 seconds East a distance of 71.08 feet to a point; thence continue Easterly along said line, a distance of 37.07 feet to a 1" open top found; thence South 89 degrees 26 minutes 40 seconds East a distance of 216.60 feet to a R/W Monument; thence continue Easterly along said line, a distance of 48.04 feet to a point; thence South 00 degrees 13 minutes 39 seconds East a distance of 99.49 feet to a point; thence continue Southerly along said line, a distance of 712.81 feet to a R/W Monument; thence South 11 degrees 20 minutes 19 seconds West a distance of 87.02 feet to a R/W Monument; thence South 26 degrees 59 minutes 01 seconds West a distance of 146.73 feet to a R/W Monument; thence South 28 degrees 06 minutes 47 seconds West a distance of 145.44 feet to a R/W Monument; thence North 88 degrees 52 minutes 43 seconds West a distance of 79.05 feet to a point; thence North 48 degrees 24 minutes 28 seconds West a distance of 79.56 feet to a point; thence South 01 degrees 26 minutes 32 seconds West a distance of 130.46 feet to a point; thence South 83 degrees 21 minutes 26 seconds West a distance of 47.13 feet to a R/W Monument; thence continue Westerly along said line, a distance of 241.97 feet; thence South 83 degrees 15 minutes 34 seconds West a distance of 120.31 feet to a R/W Monument; thence North 01 degrees 57 minutes 35 seconds West a distance of 89.57 feet to a point; thence South 75 degrees 42 minutes 34 seconds West a distance of 99.99 feet to a point; thence North 03 degrees 44 minutes 00 seconds West a distance of 74.66 feet to a point; thence North 04 degrees 06 minutes 25 seconds West a distance of 48.06 feet to a point; thence North 84 degrees 41 minutes 16 seconds West a distance of 311.17 feet to a point; thence South 07 degrees 33 minutes 13 seconds West a distance of 49.86 feet to a R/W Monument; thence North 39 degrees 42 minutes 54 seconds West a distance of 113.95 feet to a point; thence 27.71 feet along an arc of a curve to the right, said curve having a radius of 41.75 feet and a chord bearing and distance of North 89 degrees 40 minutes 10 seconds West 27.20 feet to a point; thence 19.64 feet along an arc of a curve to the right, said curve having a radius of 64.24 feet and a chord bearing and distance of North 61 degrees 53 minutes 53 seconds West 19.57 feet to a point; thence 24.31 feet along an arc of a curve to the right, said curve having a radius of 41.56 feet and a chord bearing and distance of North 33 degrees 59 minutes 00 seconds West 23.97 feet to a point; thence 15.82 feet along an arc of a curve to the right, said curve having a radius of 29.01 feet and a chord bearing and distance of North 01 degrees 36 minutes 12 seconds West 15.62 feet to a point; thence 20.33 feet along an arc of a curve to the right, said curve having a radius of 103.11 feet and a chord bearing and distance of North 19 degrees 39 minutes 56 seconds East 20.29 feet to a point; thence North 41 degrees 54 minutes 35 seconds West a distance of 23.47 feet to a R/W Monument; thence North 40 degrees 38 minutes 14 seconds West a distance of 299.88 feet to a #4 rebar found; thence North 00 degrees 50 minutes 12 seconds East a distance of 69.02 feet to a #4 rebar found; thence North 00 degrees 05 minutes 57 seconds West a distance of 99.87 feet to a point; thence North 00 degrees 07 minutes 09 seconds West a distance of 100.09 feet to a 1" open top found; thence North 00 degrees 22 minutes 26 seconds East a distance of 114.71 feet to a 1" open top found; thence North 00 degrees 04 minutes 56 seconds East a distance of 113.77 feet to a 1" open top found; thence North 00 degrees 11 minutes 05 seconds East a distance of 111.55 feet to a 1" open top found; thence North 01 degrees 03 minutes 34 seconds East a distance of 111.60 feet to a point to a spike found and the TRUE POINT OF BEGINNING.

Said tract containing 36.481 acres.

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CARVER HILLS



Total Site Area is 36.48 acres.

The Site has a central Green, a dog park, and a master amenity center.

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Conceptual: Due to unforeseen site conditions, all plans are subject to changes during permitting and construction phases.



TYPICAL MULCH TRAIL

ACTIVE GREEN SPACE



OPEN SPACE KEY	
	PRESERVED OPEN SPACE
	UNDEVELOPED OPEN SPACE.....13.7%
	UNDISTURBED FLOOD PLAIN.....6.8%
	DEDICATED GREEN SPACE.....2.7%
	STREETSCAPES IN RIGHT OF WAY.....2.0%
TOTAL OPEN SPACE PROVIDED.....25.2% OF TOTAL SITE AREA	

OPEN SPACE

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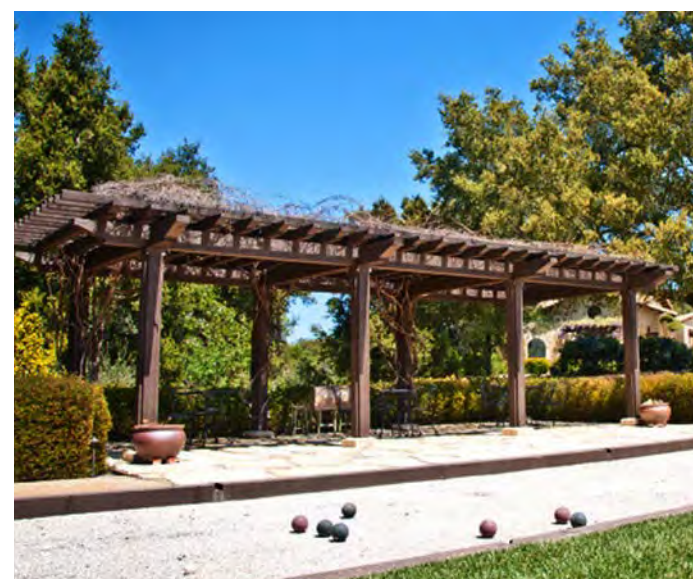
Conceptual image of proposed storm management pond adjacent to club house.

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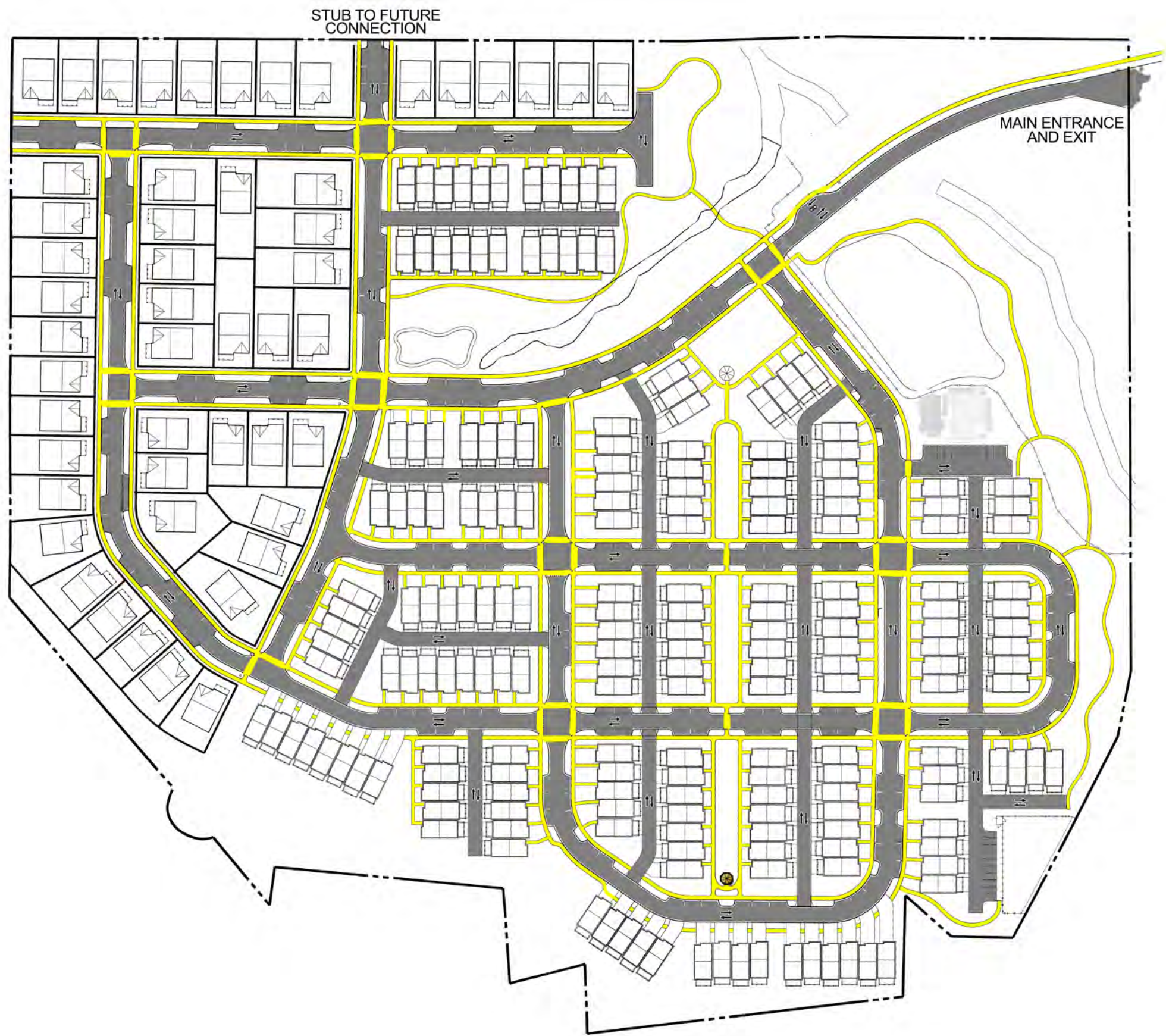
AMENITIES INCLUDE

- Clubhouse
- Pool
- Dog park
- Walking trails
- Pocket parks
- Mulched Paths

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CIRCULATION LEGEND

	PEDESTRIAN CIRCULATION
	VEHICULAR CIRCULATION



PAVED WALKWAY

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LEGEND

EXISTING STREET

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EXISTING STREETS



LEGEND

EXISTING STREET

PROPOSED STREET

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EXISTING STREETS AND PROPOSED STREETS

CARVER HILLS



EXISTING STREETS , PROPOSED STREETS AND ALLEYS

CARVER HILLS



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LEGEND

	EXISTING STREET
	PROPOSED STREET
	PROPOSED ALLEY
	PARKING SPACES

EXISTING STREETS , PROPOSED STREETS, PROPOSED ALLEYS AND PARKING SPACES

CARVER HILLS



PROPOSED PARKING LEGEND

- SINGLE FAMILY GARAGE: 100 SPACES
- SINGLE FAMILY DRIVEWAY: 100 SPACES
- TOWN HOMES (GARAGE ONLY): 398 SPACES
- ON STREET AT SINGLE FAMILY: 25 SPACES
- ON STREET AT TOWN HOME: 155 SPACES
- AMENITY SPACES: 22 SPACES

NOTE: SEE PAGE 33 FOR ADDITIONAL PARKING INFORMATION

PARKING REQUIRED: 498 SPACES
MINIMUM PARKING PROVIDED: 800 SPACES

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Conceptual Parking Exhibit: Due to unforeseen conditions, all plans are subject to change during permitting and construction phases.



Street layout, grid pattern, and smaller block lengths provide vehicular and pedestrian connectivity. Focal features and pocket parks are specifically located to create visual interest.

Sidewalks are located on both sides of the streets throughout the development.

ROAD LEGEND	
	TYPE 'A' - 55' R.O.W., TYPICAL STREET
	TYPE 'B' - 55' R.O.W., SINGLE PARALLEL
	TYPE 'C' - 55' R.O.W., DOUBLE PARALLEL
	TYPE 'D' - 20' R.O.W. (ALLEY)

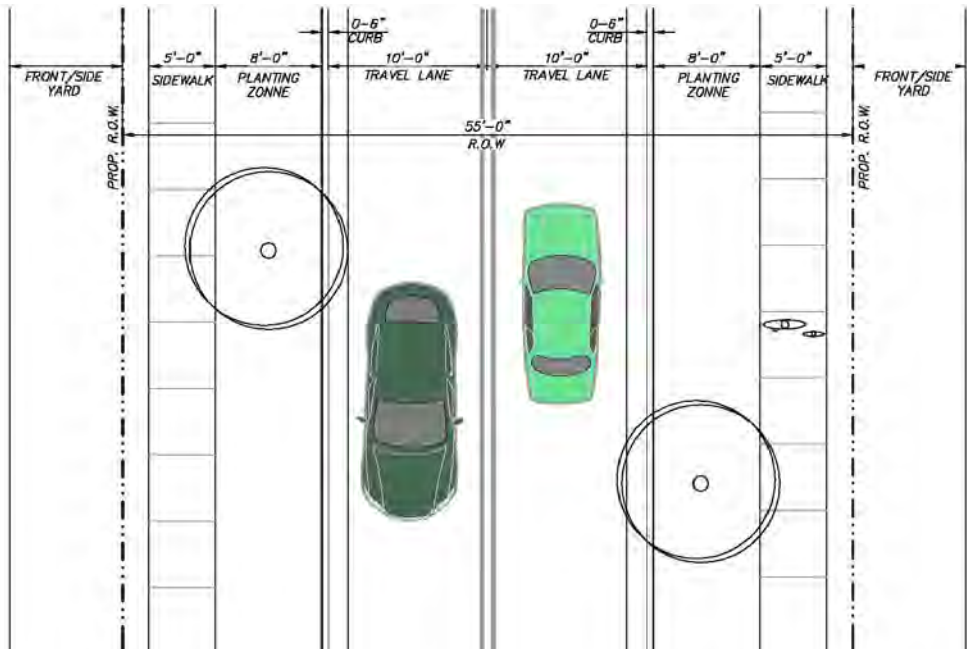
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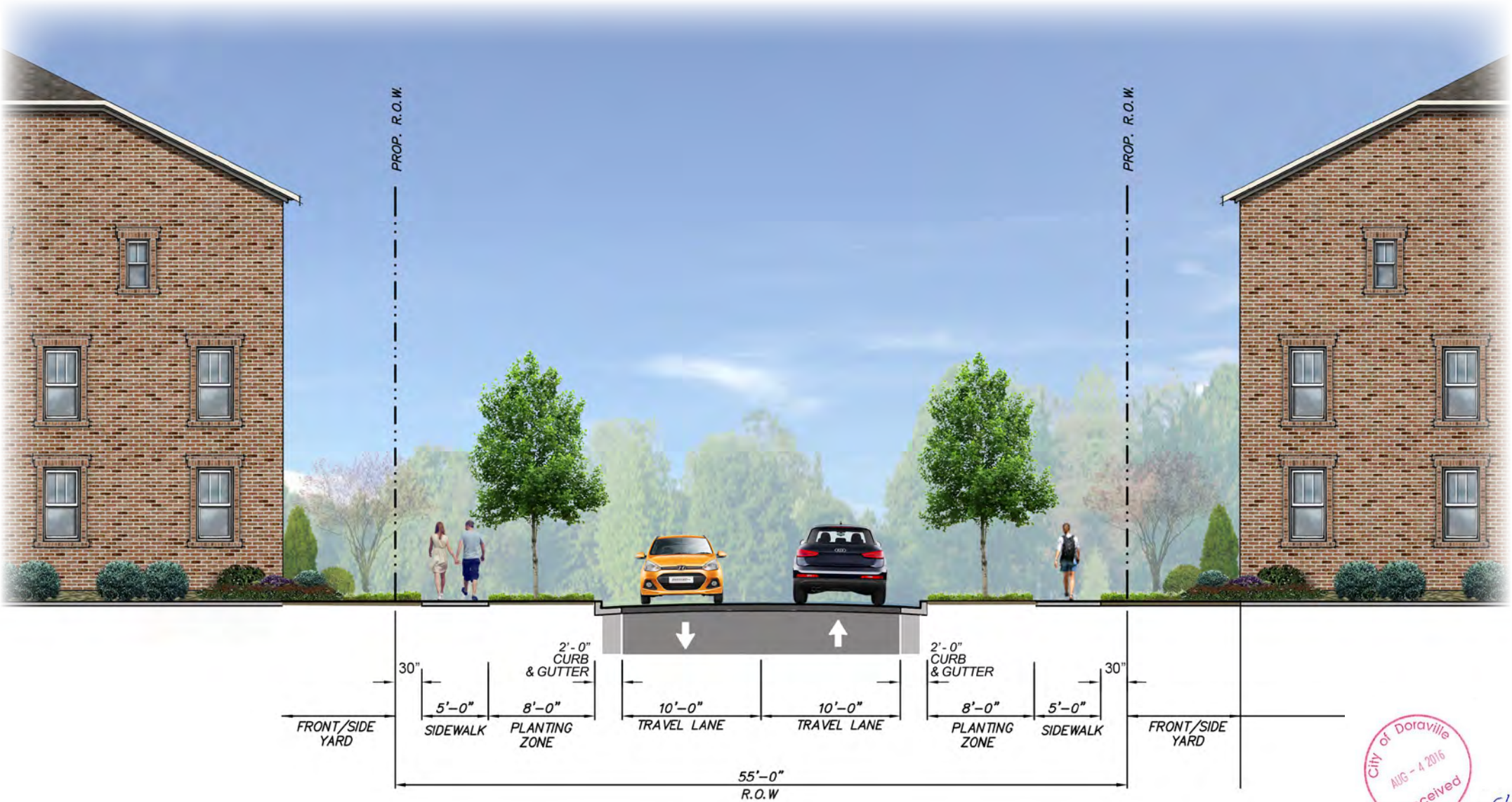
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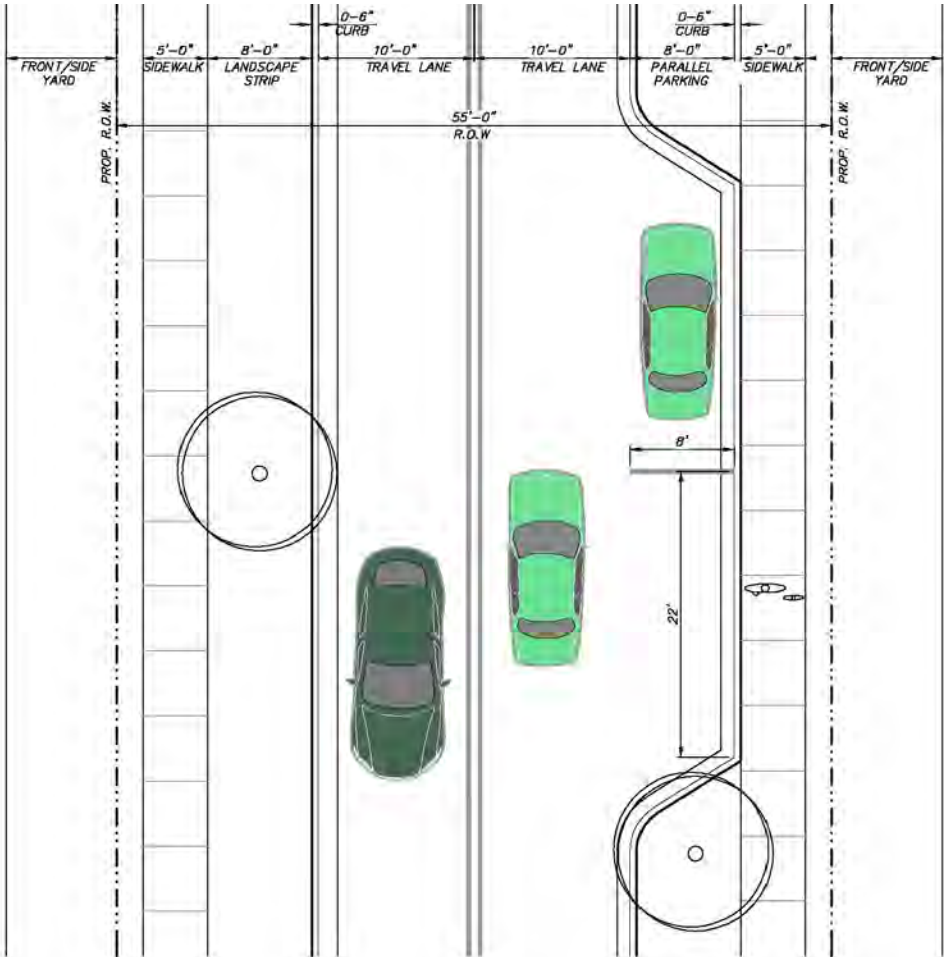


PLAN

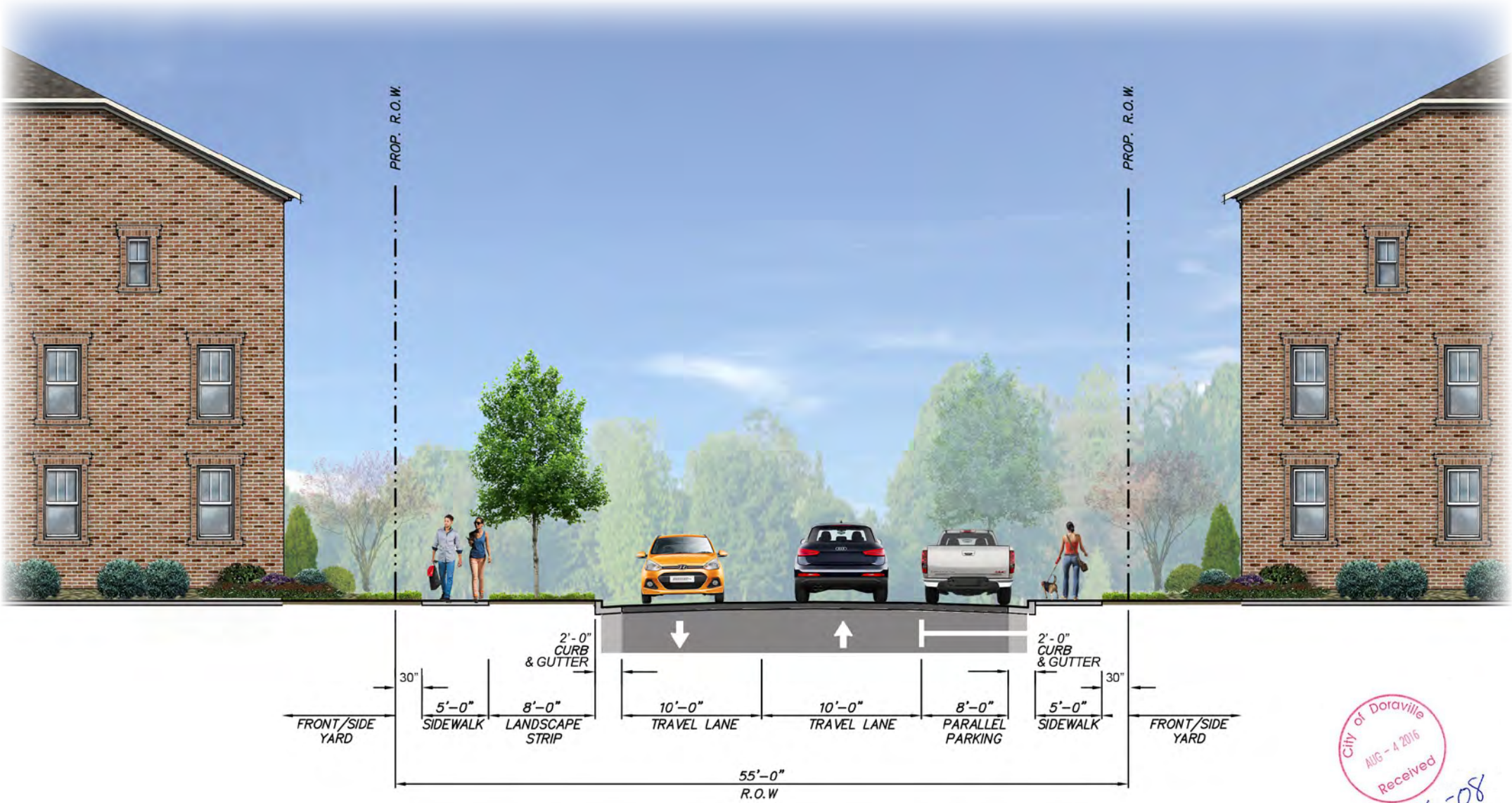


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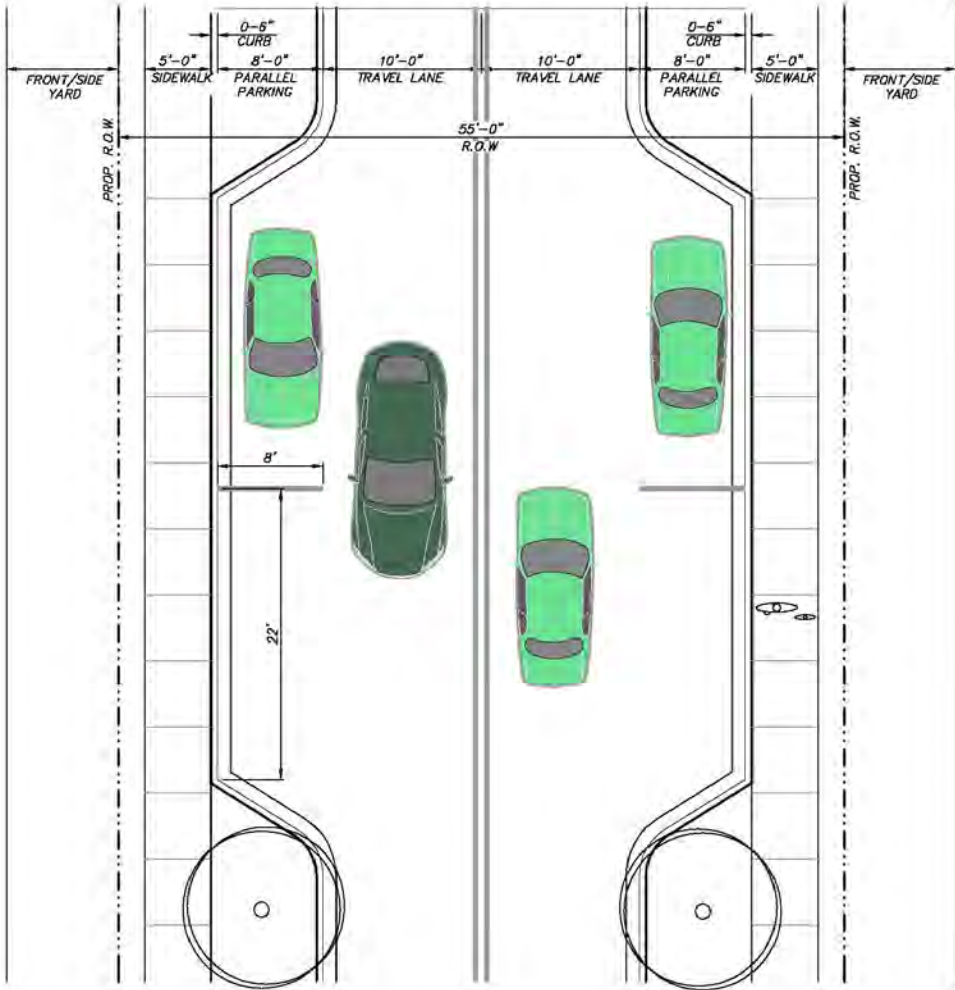


PLAN

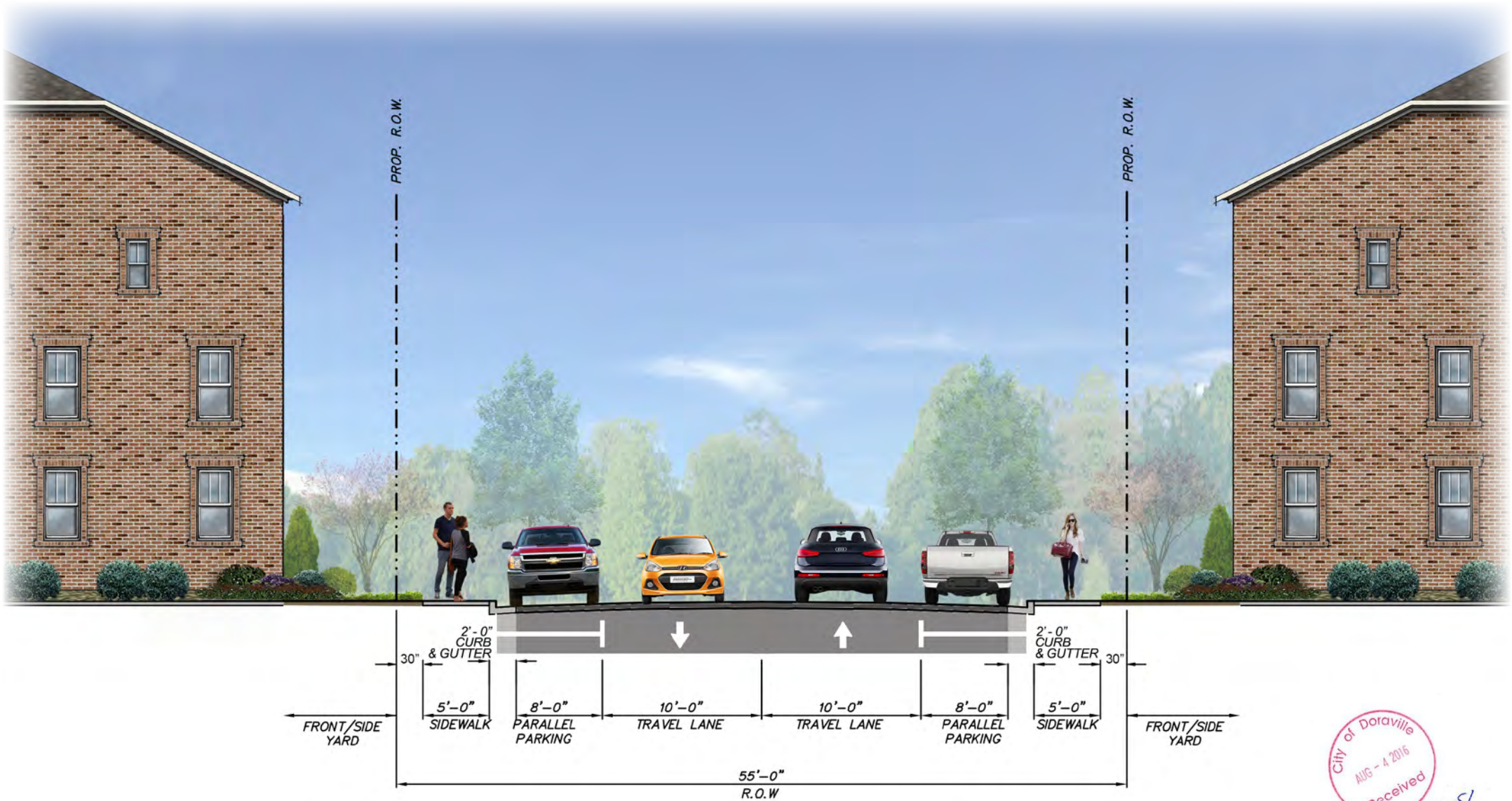


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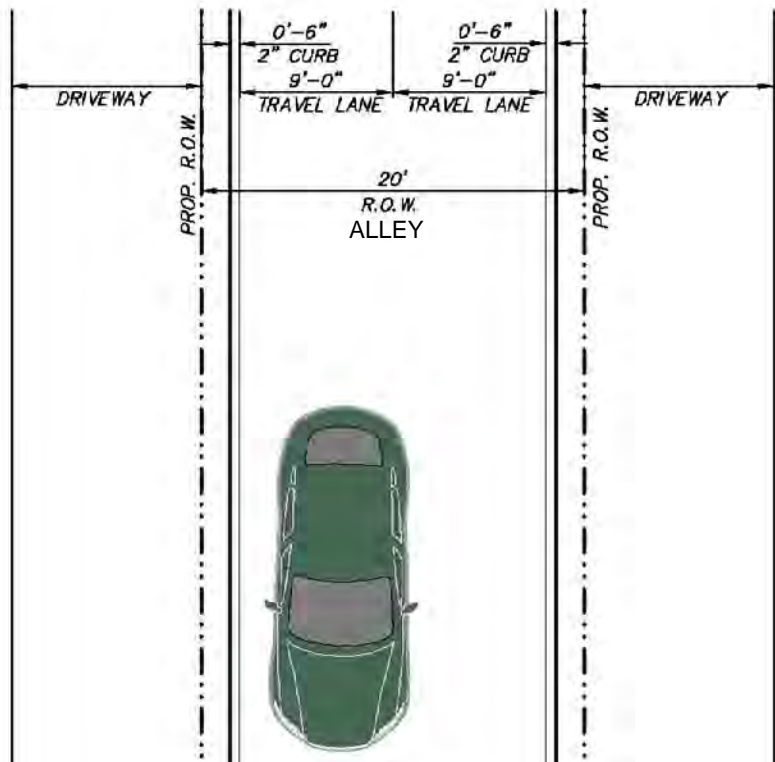


PLAN



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PLAN



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TYPE KEY	
<div></div>	50' SINGLE FAMILY LOTS - 50 UNITS
<div></div>	24' FRONT LOADED TOWNHOMES - 23 UNITS
<div></div>	24' REAR LOADED TOWNHOMES - 176 UNITS

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HOUSING PRODUCT EXAMPLES



ELEVATION SHOWS ARTISTIC INTERPRETATION OF ARCHITECTURAL CHARACTER. DETAILS MAY VARY FROM INTERPRETATION.



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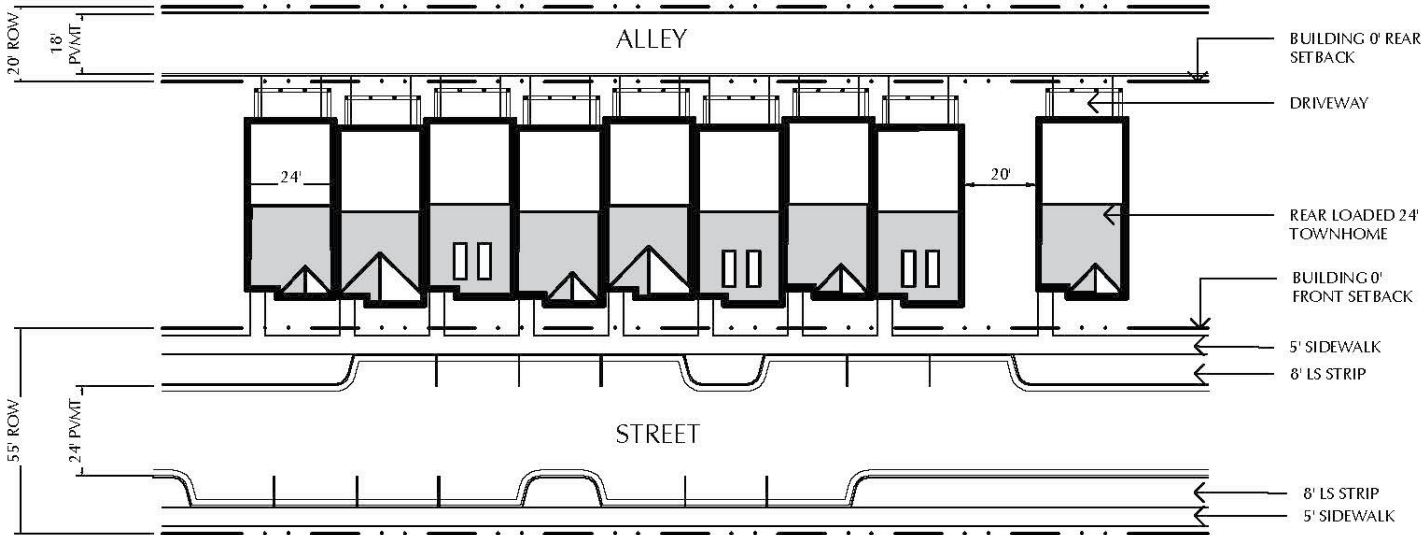


T-3 RESIDENTIAL DETACHED SINGLE-FAMILY HOMES DEVELOPMENT STANDARDS		
Housing density	Max.	6 units per acre
Lot width	Min.	50 feet
Lot size	Min.	4,850 square feet
Block perimeter size	Max.	3,000 linear feet
Lot coverage	Max.	70%
Frontage buildout	Min.	30%
Building height	Max.	3 stories or 45 feet
Gross heated building square footage	Min.	2,000 square feet
Building setbacks		
Front yard	Min.	15 feet
Rear yard	Min.	15 feet
Side yard	Min.	5 feet
Front porch		
Width	Min.	10 feet
Depth	Min.	8 feet
Encroachment into front yard	Max.	9 feet
Streetscape		
Landscape strip or bulbout width	Min.	8 feet
Bulbout length	Min.	10 feet
Sidewalk	Min.	5 feet

HOUSING PRODUCT EXAMPLES



ELEVATIONS SHOW ARTISTIC INTERPRETATION OF ARCHITECTURAL CHARACTER. DETAILS MAY VARY FROM INTERPRETATION.



T-4 RESIDENTIAL TOWNHOMES – REAR LOADED DEVELOPMENT STANDARDS		
Housing density	Max.	12 units per acre
Lot width	Min.	18 feet
Block perimeter size	Max.	2,400 linear feet
Lot coverage	Max.	70%
Frontage buildout	Min.	50%
Building height	Max.	4 stories or 60 feet
Gross heated building square footage	Min.	2,500 square feet
Building setbacks		
Front	Min.	10 feet
Rear	Min.	0 feet
Side	Min.	0 feet
Front stoop		
Encroachment into front yard	-	permitted
Walkway connection to sidewalk	Min.	4 feet wide
Streetscape		
Landscape strip or bulbout width	Min.	8 feet
Bulbout length	Min.	10 feet
Sidewalk	Min.	5 feet
Alleys		
Porous material		

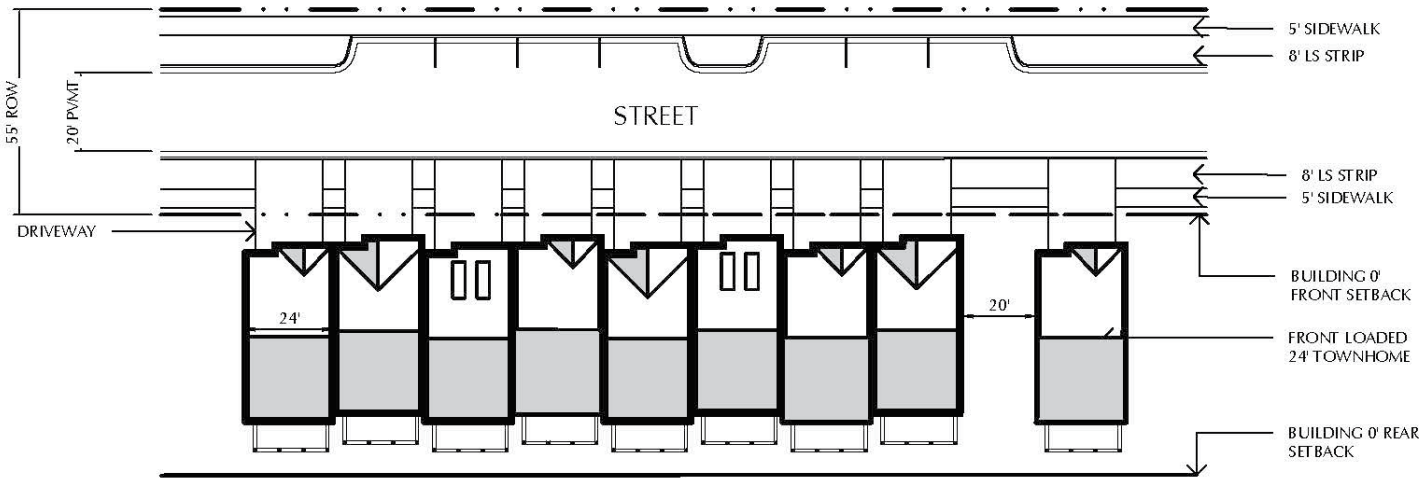
HOUSING PRODUCT EXAMPLES



ELEVATIONS SHOW ARTISTIC INTERPRETATION OF ARCHITECTURAL CHARACTER. DETAILS MAY VARY FROM INTERPRETATION.



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T-4 RESIDENTIAL TOWNHOMES – FRONT LOADED DEVELOPMENT STANDARDS		
Housing density	Max.	12 units per acre
Lot width	Min.	18 feet
Block perimeter size	Max.	2,400 linear feet
Lot coverage	Max.	70%
Frontage buildout	Min.	50%
Building height	Max.	4 stories or 60 feet
Gross heated building square footage	Min.	2,500 square feet
Building setbacks		
Front	Min.	10 feet
Rear	Min.	0 feet
Side	Min.	0 feet
Front stoop		
Encroachment into front yard	-	permitted
Walkway connection to sidewalk	Min.	4 feet wide
Streetscape		
Landscape strip or bulbout width	Min.	8 feet
Bulbout length	Min.	10 feet
Sidewalk	Min.	5 feet

HOMEOWNERS ASSOCIATION

There will be a mandatory Homeowners Association formed for the development. Any maintenance including the management of all common areas, and the financial management and enforcement of community standards will be managed by the HOA. Any modification or new construction within Carver Hills will also be managed by the HOA.

SETBACK SUMMARY

Overall Property Setback 15 Feet

PARKING SUMMARY

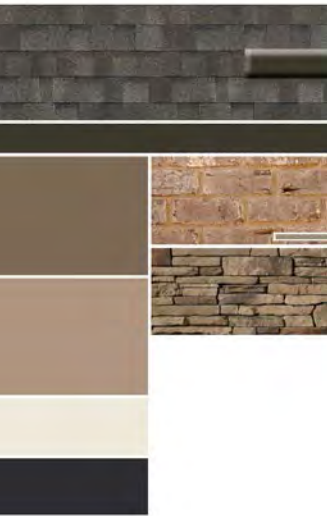
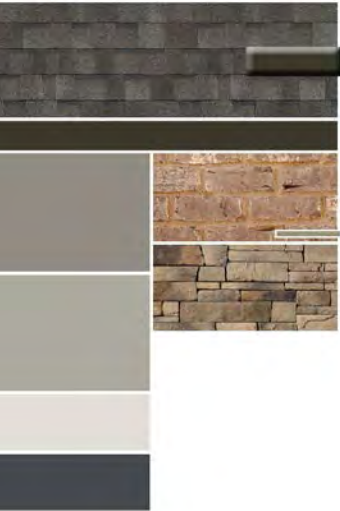
Minimum Parking Provided	800 Spaces
Single Family	
Garage Parking	100 Spaces
Driveway Parking	100 Spaces
Townhome	
Garage Parking	398 Spaces
On-Street Parking	
Single Family Parallel	25 Spaces
Townhome Parallel	155 Spaces
Amenity Parking	22 Spaces

Parking Dimensions:

90° Spaces	18' x 9'
Parallel Spaces	8' x 22'

OPEN SPACE CALCULATIONS

Total Site Area	36.48 Acres
Preserved Open Space	
Undeveloped Open Space	5.0 Acres (13.7%)
Undisturbed Floodplain.....	2.5 Acres (6.8%)
Dedicated Greenspace	1.0 Acres (2.7%)
Streetscape in R.O.W.	0.7 Acres (2.0%)
Total Open Space Provided	9.2 Acres (25.2%)



MATERIALS KEY

Dimensional Roofing

Oakridge

Driftwood

Shake & Garage Door

Loggia

SW 7506

Siding

Tavern Taupe

SW 7508

Trim

Divine White

SW 6105

Accent

Tricorn Black

SW 6258

Metal Roof

Bronze

Gutters & Downspouts

Bronze

Brick Veneer

Pine Hall

Botany Bay

Mortar Color

Coosa Light

Stone Veneer

Boral Stone

Hudson Bay

Country LedgeStone

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CONCEPTUAL PRIMARY ENTRANCE MONUMENT - N.T.S



CONCEPTUAL SECONDARY ENTRANCE MONUMENTS- N.T.S



TYPICAL FENCING CONCEPT - N.T.S



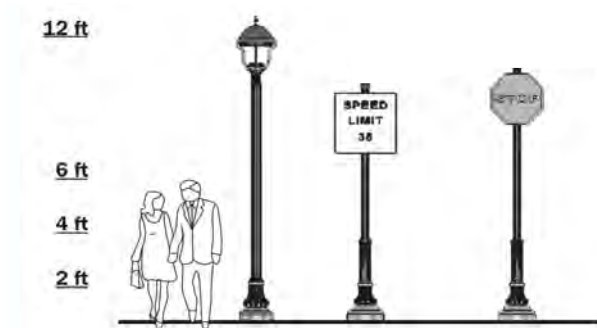
ENTRY LEGEND

	PRIMARY ENTRY MONUMENT
	SECONDARY ENTRY MONUMENT
	TYPICAL FENCING

Note: Fence and signage will be designed to match architectural standards of community.

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LIGHTING AND STREET SIGNS



TYPICAL STREET DETAIL - OR SIMILAR STYLE AS SUBSTITUTE
Note: Street lighting and street signs are provided throughout property.

FURNITURE



TYPICAL STREET FURNITURE - OR SIMILAR STYLE AS SUBSTITUTE
Note: Street furniture is provided throughout property.

FENCING



TYPICAL 6' FENCING FOR LOT PRIVACY
Note: Fence will be designed to match architectural standards of homes.



TYPICAL STREET FRONTAGE FENCING
Note: Fence will be designed to match architectural standards of community.

LANDSCAPE

The overall landscape concept for the development will accentuate the natural conditions of the site and provide a unifying landscape design within the development. The site is designed to preserve trees in various locations as well as bring in new planting between and in front of buildings. The landscape takes into account environmental features of topography, tree cover and other natural features.

Appropriate aesthetic design of outdoor spaces is critical to the atmosphere of Carver Hills. Design within the development will utilize native Georgia plantings to enhance conservation and sustainability of site vegetation. The landscape design will further establish a positive, harmonious character within the community.

STORMWATER

Drainage and stormwater is being performed on site. There are multiple facilities on the plans that will be providing water quality and drainage to the site. The design of the stormwater facilities will be to the Blue Book standards of design. The detention ponds are sited away from homes and are intended to provide visual interest. They will be landscaped for continuity with the surrounding property.

NOTES:
There are state waters and they are defined on the plan.
There are state waters within 200' of the site.
Stormwater management ponds will be aesthetically landscaped to enhance the pond features and create an amenity feature from them.
The stormwater management ponds enhance the open space by having plantings around and inside pond.

UTILITIES

The availability of services will be confirmed by DeKalb County. All utilities shall be underground.

Notes:
All plans to be approved by public works.

Due to unforeseen conditions, all plans are subject to change during permitting and construction phases.

All plans are conceptual. Due to unforeseen site conditions, plans are subject to changes during permitting and construction phases. Stairs, decks, patios, & porches may encroach into any required building setbacks.

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