



# Regional Review Notification Development of Regional Impact

**DATE:** August 21, 2025  
**TO:** Chair and CEO Lorraine Cochrane, DeKalb County  
**ATTN TO:** Aprell King, Planner, Long Range Planning, DeKalb County  
**RE:** Development of Regional Impact Review  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

*ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Preliminary Report does not address whether the DRI is or is not in the best interest of the local government. A Final Report will be issued pending the receipt of stakeholders comments and ARC's completion of its review of the project.*

**Name of Proposal:** 2025 Creekside Village Mixed-Use Development DRI 4478  
**Submitting Local Government:** DeKalb County  
**Date Opened:** August 21, 2025      **Comments Due:** September 4, 2025      **Date to Close:**

**Description:** *A regional DRI review of a proposal to construct a mixed-use development with 220 single-family detached units, 331 single-family attached units, 63,000 square feet of shopping center space, and a 7,000 square-foot gas station on a 225-acre currently mostly wooded site generally located east of Rock Chapel Road and north of Pleasant Hill Road in Dekalb County.*

## **Preliminary Comments:**

### Key Comments

*The project's protection of stream buffer areas, overall lower scale, and retention of significant portions of the site's 225 total acres as natural open space is somewhat aligned with applicable Rural Areas growth management policies which call for limited development and maintenance of rural character.*

*The project's limited intrusions into stream buffer areas is aligned with regional environmental and water resource policies.*

*The project's provision of 250 attached single-family homes within walking distance of significant commercial spaces is aligned with regional placemaking and transportation policies.*

*The auto-centric configuration of the significant commercial space proposed could be vastly improved by utilizing a more walkable village center layout closely connected to the adjacent townhomes.*

*The project will generate a total of 9,840 daily new automobile trips; a range of roadway improvements are proposed to mitigate the impact of these trips.*

### General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity for the region. The Plan

assigns a relevant growth category designation to all areas in the region and provides corresponding growth policy recommendations for each category.

The site of this DRI is designated in the Plan as Rural Areas. The Plan's general information and policy recommendations for Rural Areas are provided at the end of these comments.

The project could be better aligned with Rural Area policies by reconfiguring the significant commercial area into more of a walkable village center easily accessible to the adjacent 250 townhomes and within biking distance of the single-family homes.

### **Transportation and Mobility Comments**

ARC's Transportation and Mobility Group comment will be provide in the Final Report

The project will generate a total of 9,840 new vehicular trips.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

### **ARC Natural Resource Group Comments**

ARC's Natural Resource Group comments will be provided in the Final Report.

### **The Atlanta Region's Plan Growth Policy Considerations: Rural Areas**

According to the Atlanta Region's Plan, Rural Areas are those where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as "sending" areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project is somewhat aligned with the Atlanta Region's Plan's policy recommendations for Rural Areas due to its preservation of a significant amount of open space and the overall limited scale of the development. The project could be better aligned with Rural Area policies by reconfiguring the significant commercial area into more of a walkable village center easily accessible to the adjacent 250 townhomes and within biking distance of the single-family homes. Dekalb County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

**The Following Local Governments And Agencies Received Notice Of This Review:**

Atlanta Regional Commission

Georgia Department of Natural Resource

Georgia Dept of Community Affairs

Georgia Department of Transportation

Georgia Regional Transportation Authority

Georgia Soil & Water Con Commission

Georgia Environmental Finance Authority

Georgia Conservancy

City of Conyers

MARTA

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org).

This Report will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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**DRI #4478**

### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: DeKalb  
 Individual completing form: Aprell King  
 Telephone: 470-898-2251  
 E-mail: [alking@dekalbcountyga.gov](mailto:alking@dekalbcountyga.gov)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Creekside Village - Mixed-Use Development  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33°26'19.31"N 84°02'40.93"W (33.436900, -84.043081) East of Rock Chapel Road and north of Pleasant  
 Brief Description of Project: A new mixed-use residential development is proposed for construction on undeveloped land parcels east of the intersection of SR 124 and Lithonia Industrial Boulevard in DeKalb County, Georgia. The proposed development will consist of 551 residential units and approximately 70,000 square feet of commercial space, approximately 7,000 square feet of which will be service space.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 551 residential units, approximately 70,000 square feet of commercial space, approximately 7,000 sq

Developer: Hybrass Properties, LLC - Rebecca Endress

Mailing Address: 6350 Lake Oconee Pkwy, Suite 110, PMB 51

Address 2:

City:Greensboro State: GA Zip:30642

Telephone: (770) 679-4262

Email: [rebecca@hybrassproperties.com](mailto:rebecca@hybrassproperties.com)

Is property owner different from developer/applicant?  (not selected)  Yes  No

If yes, property owner:

Is the proposed project entirely located within your  (not selected)  Yes  No

local government's jurisdiction?  
If no, in what additional jurisdictions is the project located?  
Is the current proposal a continuation or expansion of a previous DRI?  (not selected)  Yes  No  
If yes, provide the following information: Project Name: Swift Creek  
Project ID: 1336  
The initial action being requested of the local government for this project:  Rezoning  Variance  Sewer  Water  Permit  Other  
Is this project a phase or part of a larger overall project?  (not selected)  Yes  No  
If yes, what percent of the overall project does this project/phase represent?  
Estimated Project Completion Dates: This project/phase: 12/31/2028 Overall project: 2028

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## Developments of Regional Impact

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### DRI #4478

Undisturbed buffers, proactive BMP's, and open space to preserve sensitive areas will all be employed on this project to ensure that environmental quality is maintained as it was pre-development.

### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: DeKalb  
 Individual completing form: Aprell King  
 Telephone: 470-898-2251  
 Email: [alking@dekalbcountyga.gov](mailto:alking@dekalbcountyga.gov)

#### Project Information

Name of Proposed Project: Creekside Village - Mixed-Use Development  
 DRI ID Number: 4478  
 Developer/Applicant: Hybrass Properties, LLC - Rebecca Endress  
 Telephone: (770) 679-4262  
 Email(s): [rebecca@hybrassproperties.com](mailto:rebecca@hybrassproperties.com)

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
 (not selected)  Yes  No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
 (not selected)  Yes  No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: 173,688,405

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 2,417,106

Is the regional work force sufficient to fill the demand created by the proposed project?  
 (not selected)  Yes  No

Will this development displace any existing uses?  
 (not selected)  Yes  No

If yes, please describe (including number of units, square feet, etc): n/a; property site does not have any pre-existing uses

### Water Supply

Name of water supply provider for this site: Dekalb County Watershed Management

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 1.9153 MGD

Is sufficient water supply capacity available to serve the proposed project?  (not selected)  Yes  No

If no, describe any plans to expand the existing water supply capacity:  
n/a; current system has capacity for project

Is a water line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) will be required?  
n/a; existing system in right-of-way abutting property

### Wastewater Disposal

Name of wastewater treatment provider for this site: Snapfinger Creek Wastewater Treatment Plant

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 5.4153

Is sufficient wastewater treatment capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing wastewater treatment capacity: n/a; sufficient capacity exists at routed treatment plant

Is a sewer line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) will be required? n/a; development sewer will be routed to existing sanitary lines at multiple right-of-way frontages

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 14,830 Daily, 913 AM, 1,228 PM

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?  (not selected)  Yes  No

Are transportation improvements needed to serve this project?  (not selected)  Yes  No

If yes, please describe below: Signal modification to SR 124 and Lithonia Ind Blvd that incorporate site driveway on the east leg; site driveway will have left, through, and through+right approach lanes, as well as a new right-turn lane on SR 124 into the site. The outside left-turn lane on Lithonia Ind Blvd will need to be re-striped to a shared left+through lane. Southbound U-Turn on SR 124 will need to be re-striped as a shared left/U-turn lane. A right-turn lane on SR 124 will also accompany the RIRO Site Drive South on SR 124. A left-turn lane and right-turn lane on Pleasant Hill Road will be needed to accommodate Site Drive East across from Providence Point Drive.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 299,979.5

Is sufficient landfill capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing landfill capacity: n/a; plenty of annual capacity in Seminole Road facility

Will any hazardous waste be generated by the development?  (not selected)  Yes  No

If yes, please explain:n/a

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### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 40%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Stream buffers in compliance with both State standards and County standards incorporating MNGWPD requirements will be adhered to for this project along with the requirements of the Georgia Stormwater Management Manual. The areas near environmentally sensitive areas will be protected throughout the construction process.

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### Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds?  (not selected)  Yes  No
- 2. Significant groundwater recharge areas?  (not selected)  Yes  No
- 3. Wetlands?  (not selected)  Yes  No
- 4. Protected mountains?  (not selected)  Yes  No
- 5. Protected river corridors?  (not selected)  Yes  No
- 6. Floodplains?  (not selected)  Yes  No
- 7. Historic resources?  (not selected)  Yes  No
- 8. Other environmentally sensitive resources?  (not selected)  Yes  No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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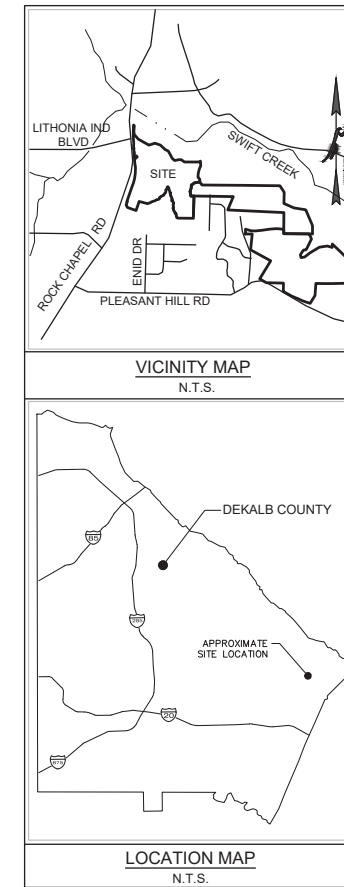
# DRI SITE PLAN FOR CREEKSIDE VILLAGE

## DRI #4478

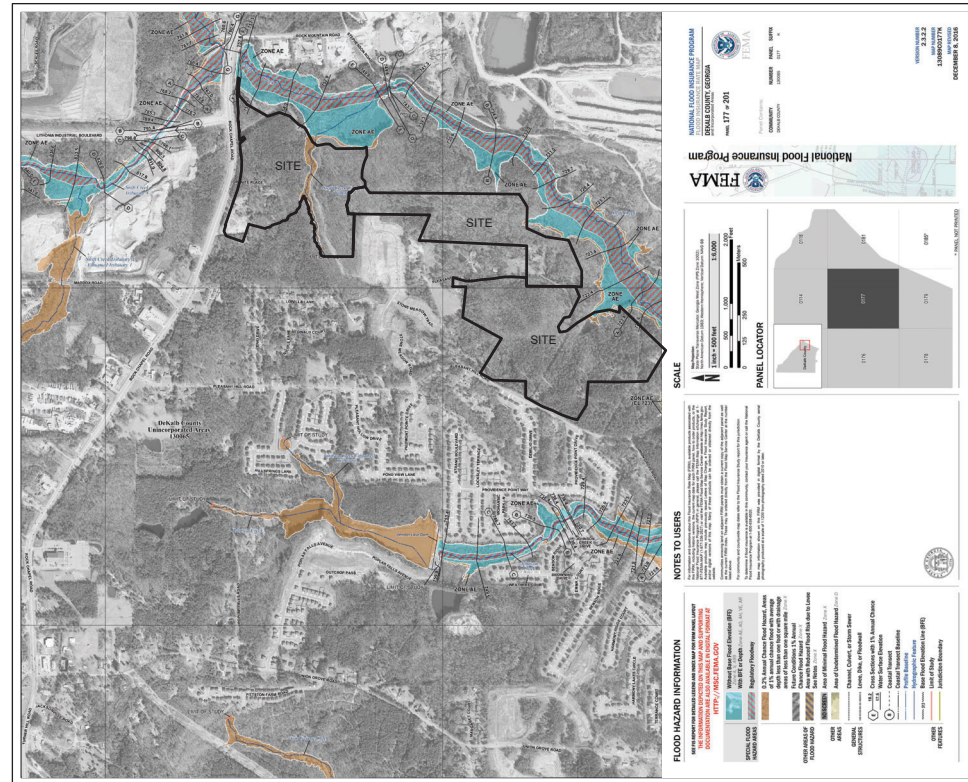
LAND LOTS 188, 189, 196, 197, 16TH DISTRICT  
DEKALB COUNTY, GEORGIA

ADDRESS: 7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058

<b>OWNER:</b> HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262	<b>DEVELOPER:</b> HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262	<b>24 HOUR CONTACT:</b> REBECCA ENDRESS PHONE: (770) 679-4262	<b>SURVEYOR:</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	<b>ENGINEER:</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666
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Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	SITE CONTEXT PLAN
3.0	OVERALL SITE PLAN
3.1	CREEKSIDE VILLAGE PHASE 2 SITE PLAN
3.2	MARISTONE SITE PLAN
3.3	PLEASANT HILL SITE PLAN



FEMA FLOOD MAP

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A DEKALB COUNTY, GEORGIA  
COMMUNITY PANEL NUMBER: 13089C0177K EFFECTIVE DATE: DEC. 8TH, 2016.  
PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA FLOOD HAZARD  
ZONE.

### DEVELOPMENT DATA

<b>1. OWNER:</b> HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262 <b>DEVELOPER:</b> HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262 <b>24 HOUR CONTACT:</b> REBECCA ENDRESS PHONE: (770) 679-4262	<b>5. FLOOD ZONE DATA</b> A PORTION OF THE PARCEL SHOWN HEREIN DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER F.I.R.M. PANEL 13089C0177K, EFFECTIVE DATE DECEMBER 8, 2016. LOCATED IN SWIFT CREEK WATERSHED																				
<b>2. ENGINEER:</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	<b>6. PROPERTY ADDRESS</b> 7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058																				
<b>3. SOURCE OF DATA</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 <b>BOUNDARY SURVEY PERFORMED BY:</b> FALCON DESIGN CONSULTANTS, LLC DATED: AUGUST 23, 2010 <b>TOPOGRAPHIC INFORMATION:</b> OBTAINED FROM DEKALB CO. GIS	<b>7. CREEKSIDE SITE REQUIREMENTS</b> PHASE 2 DEVELOPMENT: 75.37 ACRES PHASE 2 NUMBER OF LOTS: 222 LOTS PH 2 PARCEL 1 DENSITY MU-4 (146 DU/44.63 AC): 3.3 DU/AC PH 2 PARCEL 2 DENSITY MU-1 (76 DU/30.77 AC): 2.5 DU/AC PHASE 2 MIN. LOT SIZE: 3,250 S.F. PHASE 2 MIN. LOT WIDTH: 25 FT. PHASE 2 MIN. HOUSE SIZE: 1,600 S.F. PHASE 2 OPEN SPACE: 30.54 ACRES BUILDING SETBACKS: <table border="1"> <tr> <td></td> <td>MU-1</td> <td>MU-4</td> <td>PROPOSED MZ</td> </tr> <tr> <td>MIN./MAX FRONT YARD</td> <td>10'/20'</td> <td>0'</td> <td>10'</td> </tr> <tr> <td>MIN. INTERIOR SIDE YARD</td> <td>N/A</td> <td>0'</td> <td>0'</td> </tr> <tr> <td>MIN./MAX SIDE CORNER YARD</td> <td>10'/20'</td> <td>5'</td> <td>15'</td> </tr> <tr> <td>MIN. REAR YARD</td> <td>20'</td> <td>10'</td> <td>20'</td> </tr> </table> CREEKSIDE ZONING: MZ (PREV. MU-1 & MU-4) CREEKSIDE OPEN SPACE REQUIREMENTS: 8. 30.54 ACRES OF OPEN SPACE / 75.37 ACRES IN DEVELOPMENT = 9. 40.52% OPEN SPACE		MU-1	MU-4	PROPOSED MZ	MIN./MAX FRONT YARD	10'/20'	0'	10'	MIN. INTERIOR SIDE YARD	N/A	0'	0'	MIN./MAX SIDE CORNER YARD	10'/20'	5'	15'	MIN. REAR YARD	20'	10'	20'
	MU-1	MU-4	PROPOSED MZ																		
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MIN. INTERIOR SIDE YARD	N/A	0'	0'																		
MIN./MAX SIDE CORNER YARD	10'/20'	5'	15'																		
MIN. REAR YARD	20'	10'	20'																		
<b>4. SITE LOCATION DATA</b> EAST SIDE OF ROCK CHAPEL ROAD, NORTH OF KNOLL HOLLOW ROAD TO INTERSECTION WITH LITHONIA INDUSTRIAL BLVD THERE ARE WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE. NO WETLANDS ARE IMPACTED BY THIS DEVELOPMENT.	<b>MARISTONE SITE REQUIREMENTS</b> TOTAL ACREAGE: 54.20 ACRES NUMBER OF APPROVED LOTS: 151 LOTS NUMBER OF LOTS: 149 LOTS GROSS DENSITY: 2.75 DU/AC MARISTONE LOT STANDARDS: MIN. LOT SIZE: 5,000 S.F. MIN. LOT WIDTH: 50 FT. FRONT SETBACK: 20 FT. SIDE SETBACK: 7.5 FT. REAR SETBACK: 20 FT. MARISTONE OPEN SPACE REQUIREMENTS: REQUIRED: 10.90 ACRES (20%) PROVIDED: 22.22 ACRES (41%)																				
	<b>PLEASANT HILL SITE REQUIREMENTS</b> TOTAL ACREAGE: 95.52 ACRES NUMBER OF APPROVED LOTS: 214 LOTS NUMBER OF LOTS: 182 LOTS GROSS DENSITY: 1.91 DU/AC PLEASANT HILL LOT STANDARDS: MIN. LOT SIZE: 6,000 S.F. MIN. LOT WIDTH: 60 FT. FRONT SETBACK: 20 FT. SIDE SETBACK: 7.5 FT. REAR SETBACK: 20 FT. PLEASANT HILL OPEN SPACE REQUIREMENTS: REQUIRED: 28.66 ACRES (30%) PROVIDED: 39.08 ACRES (41%)																				

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LAND SURVEYING  
LANDSCAPE ARCHITECT  
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE  
235 CORP. CTR. DR., STE. 200  
STOCKBRIDGE, GEORGIA, 30281  
PH: (770) 389-8666 - FAX: (770) 389-8666

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40 GREENWAY CT., STE. A  
NEWNAN, GEORGIA, 30064  
PH: (770) 755-7978

CUMMING OFFICE  
50 PEARLE FERRY RD., STE. C  
CUMMING, GEORGIA, 30040  
PH: (678) 807-7109

www.fdc-llc.com

COVER SHEET FOR  
CREEKSIDE VILLAGE  
DRI #4478  
LOCATED IN:  
LAND LOTS 188, 189, 196, 197 16TH DISTRICT  
DEKALB COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION
1. 01/02/25	REVISED TITLE AND STREAM BUFFERS
2. 7/01/25	REVISED SITE DRIVEWAY LABELS
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below.  
Call  
UTILITIES PROTECTION CENTER  
1 800 382 4411 THROUGHOUT GEORGIA  
OR 404 391 4111

DATE:	5/15/25
SCALE:	NA
PROJ NUMBER:	100,002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISOR BY:	

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

7/01/25

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1.0



**CIVIL ENGINEERING**  
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 NEWNAN, GEORGIA 30568  
 PH: (770) 755-7978

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 CUMMING, GEORGIA 30041  
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SITE CONTEXT PLAN  
 FOR  
**CREEKSIDE VILLAGE**  
**DRI #4478**  
 LOCATED IN:  
 LAND LOTS 188, 189, 196, 197 16th DISTRICT  
 DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1. 01/02/25	REVISED TITLE AND STREAM BUFFERS
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3.	
4.	
5.	
6.	
7.	
8.	

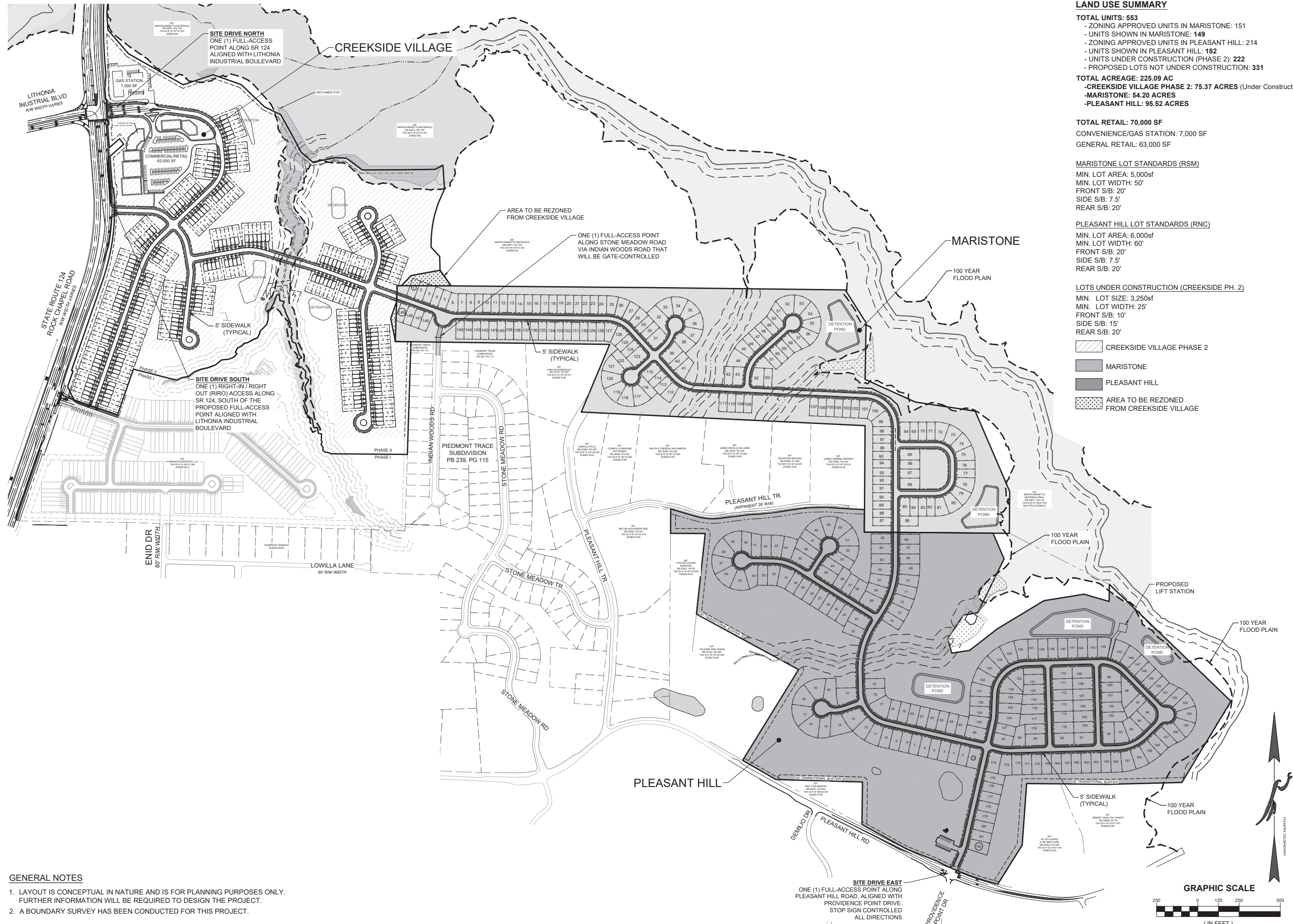
Know what to do? Call 811  
**UTILITIES PROTECTION CENTER**  
 1-800-882-4411 THROUGHOUT GEORGIA  
 OR 404-526-1111

DATE:	5/15/25
SCALE:	NA
PROJ NUMBER:	100,002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

7/01/25

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SHEET NUMBER  
**2.0**



**LAND USE SUMMARY**

**TOTAL UNITS: 553**  
 - ZONING APPROVED UNITS IN MARISTONE: 151  
 - UNITS SHOWN IN MARISTONE: 149  
 - ZONING APPROVED UNITS IN PLEASANT HILL: 214  
 - UNITS SHOWN IN PLEASANT HILL: 182  
 - UNITS UNDER CONSTRUCTION (PHASE 2): 222  
 - PROPOSED LOTS NOT UNDER CONSTRUCTION: 331

**TOTAL ACREAGE: 225.09 AC**  
 - CREEKSIDE VILLAGE PHASE 2: 75.37 ACRES (Under Construction)  
 - MARISTONE: 54.20 ACRES  
 - PLEASANT HILL: 95.52 ACRES

**TOTAL RETAIL: 70,000 SF**  
 CONVENIENCE/GAS STATION: 7,000 SF  
 GENERAL RETAIL: 63,000 SF

**MARISTONE LOT STANDARDS (RSM)**  
 MIN. LOT AREA: 5,000sf  
 MIN. LOT WIDTH: 50'  
 FRONT S/B: 20'  
 SIDE S/B: 7.5'  
 REAR S/B: 20'

**PLEASANT HILL LOT STANDARDS (RNC)**  
 MIN. LOT AREA: 6,000sf  
 MIN. LOT WIDTH: 60'  
 FRONT S/B: 20'  
 SIDE S/B: 7.5'  
 REAR S/B: 20'

**LOTS UNDER CONSTRUCTION (CREEKSIDE PH. 2)**  
 MIN. LOT SIZE: 3,250sf  
 MIN. LOT WIDTH: 25'  
 FRONT S/B: 10'  
 SIDE S/B: 15'  
 REAR S/B: 20'

- CREEKSIDE VILLAGE PHASE 2
- MARISTONE
- PLEASANT HILL
- AREA TO BE REZONED FROM CREEKSIDE VILLAGE

**GENERAL NOTES**

- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
- A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.

**CIVIL ENGINEERING**  
 CONSTRUCTION MANAGEMENT

**LAND SURVEYING**  
 LANDSCAPE ARCHITECT

**LAND PLANNING**

**FALCON DESIGN CONSULTANTS**

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 STOCKBRIDGE, GEORGIA 30251  
 PH: (770) 389-8666 - FAX: (770) 389-8666

NEWNAN OFFICE  
 40 GREENWAY CT., STE. A  
 NEWNAN, GEORGIA 30568  
 PH: (770) 755-7979

CLUMMING OFFICE  
 500 PEARLE FERRY RD., STE. C  
 CLUMMING, GEORGIA 30438  
 PH: (678) 807-7100

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COVER SHEET FOR

**CREEKSIDE VILLAGE**  
**DRI #4478**  
 LOCATED IN:  
 LAND LOTS 188, 189, 196, 197 16th DISTRICT  
 DEKALB COUNTY, GEORGIA

**REVISIONS**

DATE	DESCRIPTION
1. 01/02/25	REVISED TITLE AND STREAM BUFFERS
2. 7/01/25	REVISED SITE DRIVEWAY LABELS
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call 811. UTILITIES PROTECTION CENTER. 1-800-882-4111 THROUGHOUT GEORGIA. CA. STATE 011

DATE:	5/15/25
SCALE:	1" = 250'
PROJ NUMBER:	100,002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

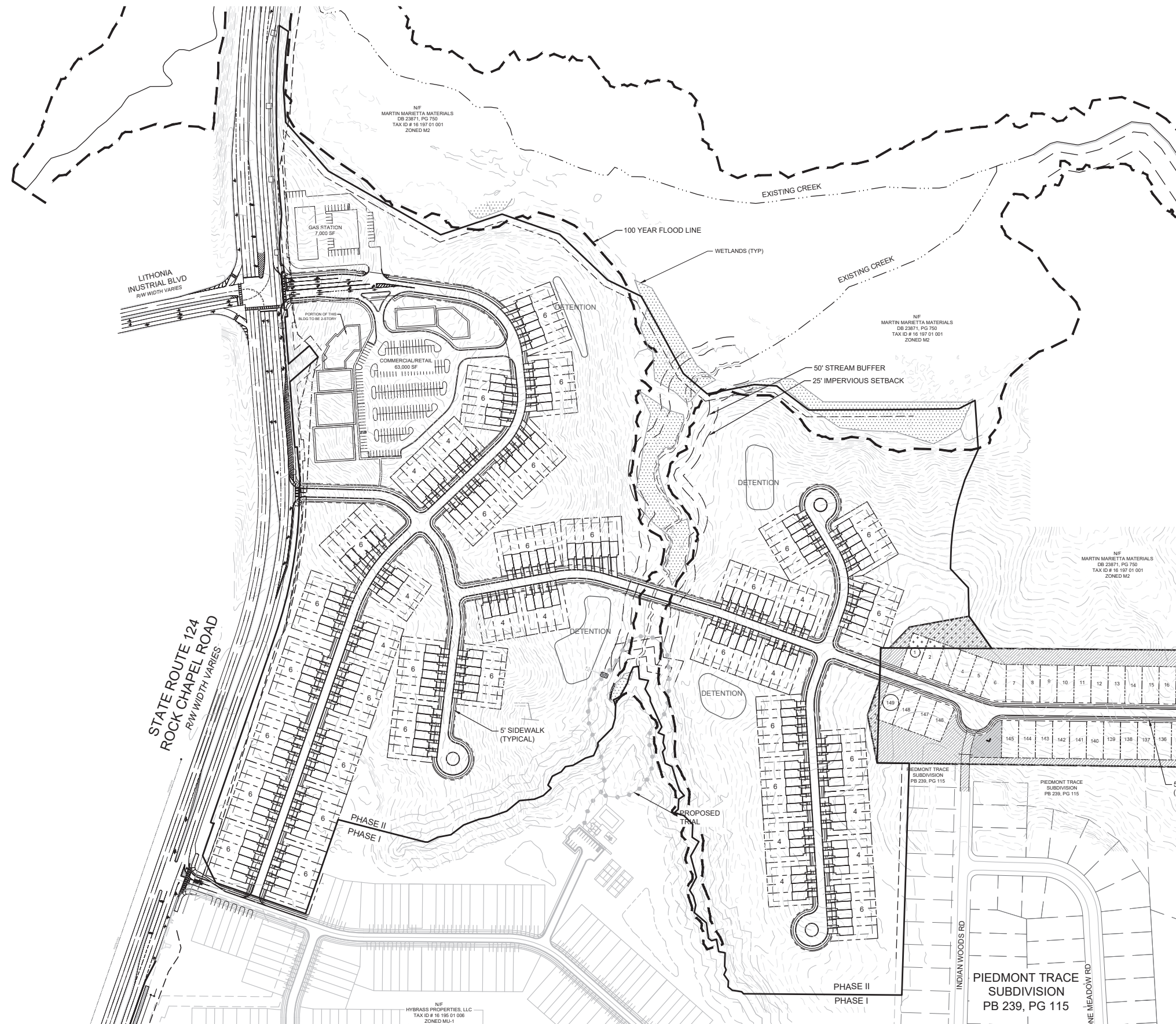
**JACOBUS**

7/01/25

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SHEET NUMBER

**3.0**



**LAND USE SUMMARY**  
**TOTAL UNITS: 222**  
**TOTAL ACRES (CREEKSIDE): 75.37 AC**

**CREEKSIDE LOT STANDARDS**  
 MIN. LOT AREA: 3,250 sf  
 MIN. LOT WIDTH: 25'  
 FRONT S/B: 10'  
 SIDE S/B: NA  
 CORNER S/B: 15'  
 REAR S/B: 20'

CIVIL ENGINEERING  
 CONSTRUCTION MANAGEMENT  
 LAND SURVEYING  
 LANDSCAPE ARCHITECT  
 LAND PLANNING

**FALCON DESIGN CONSULTANTS**

STOCKBRIDGE OFFICE  
 231 CORP. CTR. DR., STE. 200  
 8705 KIMBERLY, GERMANTOWN, GA 30149  
 PH: (770) 338-8666 - FAX: (770) 338-8656

NEWNAN OFFICE  
 40 GREENWAY CT., STE. A  
 NEWNAN, GEORGIA 30568  
 PH: (770) 755-7978

CUMMING OFFICE  
 500 PEARLE FERRY RD., STE. C  
 CUMMING, GEORGIA 30041  
 PH: (678) 807-7100

www.fdc-llc.com

CREEKSIDE VILLAGE SITE PLAN  
 FOR  
**CREEKSIDE VILLAGE**  
**DRI #4478**  
 LOCATED IN:  
 LAND LOTS 188, 189, 196, 197 16TH DISTRICT  
 DEKALB COUNTY, GEORGIA

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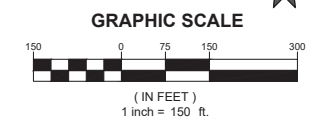
Know what's below.  
 Call  
**UTILITIES PROTECTION CENTER**  
 1-800-880-4411 THROUGHOUT GEORGIA  
 1-800-880-4411 (TOL) IN GA

DATE:	5/15/25
SCALE:	1" = 150'
PROJ NUMBER:	100,002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

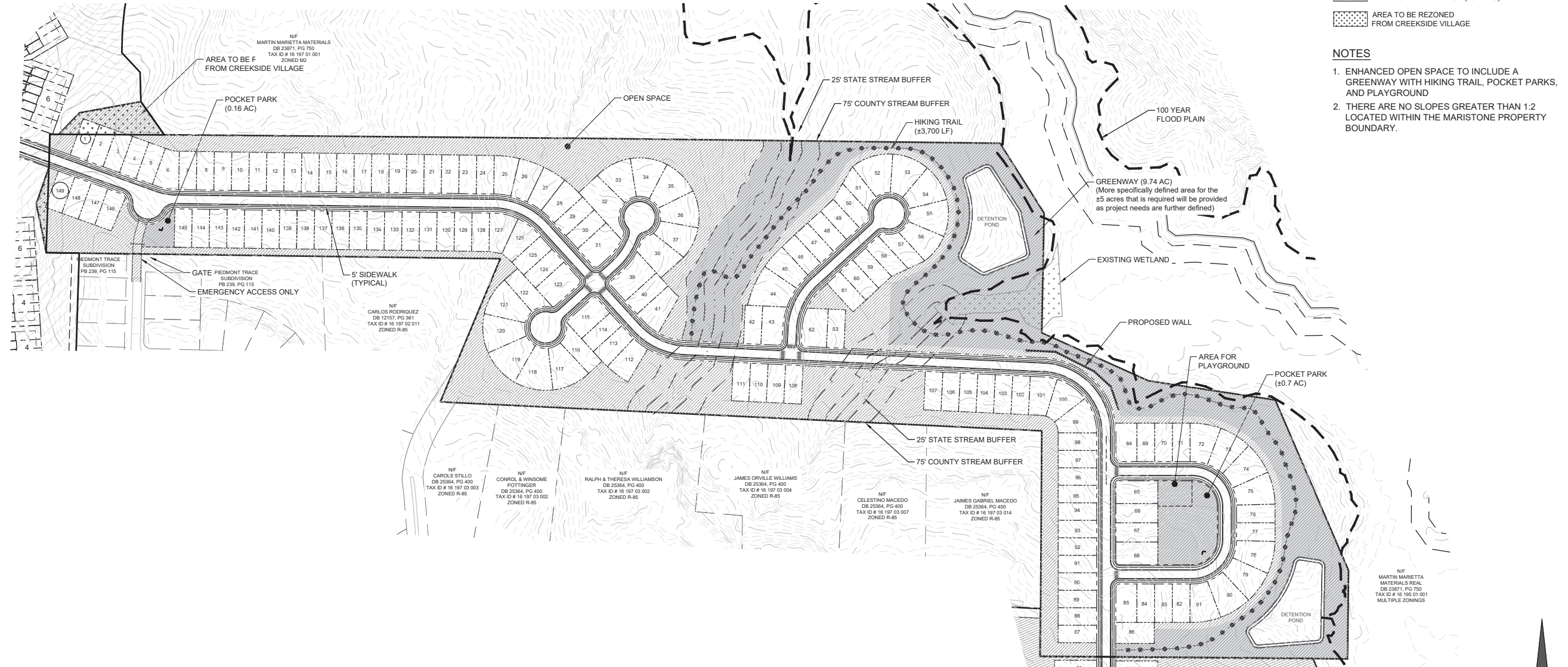
7/01/25

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- GENERAL NOTES**
- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
  - A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.



SHEET NUMBER  
**3.1**



**LAND USE SUMMARY**

TOTAL UNITS: 149  
 - ZONING APPROVED UNITS IN MARISTONE: 151  
 - UNITS SHOWN IN MARISTONE: 149  
 TOTAL ACRES (MARISTONE): 54.20 AC  
 DENSITY: 2.75 DU/AC  
 AREA TO BE REZONED: 0.52 AC

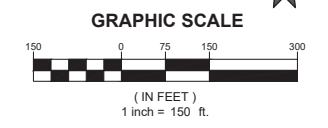
MARISTONE OPEN SPACE REQUIREMENTS (RSM):  
 TOTAL OPEN SPACE: 22.85 ACRES (42%)  
 OPEN SPACE: 10.90 ACRES (20% required)  
 ENHANCED OPEN SPACE: 5.45 ACRES (50% of req'd 20%)

MARISTONE LOT STANDARDS (RSM)  
 MIN. LOT AREA: 5,000 sf  
 MIN. LOT WIDTH: 50'  
 FRONT S/B: 20'  
 SIDE S/B: 7.5'  
 REAR S/B: 20'

- OPEN SPACE
- AREA TO CONTAIN REQUIRED ENHANCED OPEN SPACE (10.79 AC)
- AREA TO BE REZONED FROM CREEKSIDE VILLAGE

- NOTES**
- ENHANCED OPEN SPACE TO INCLUDE A GREENWAY WITH HIKING TRAIL, POCKET PARKS, AND PLAYGROUND
  - THERE ARE NO SLOPES GREATER THAN 1:2 LOCATED WITHIN THE MARISTONE PROPERTY BOUNDARY.

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CIVIL ENGINEERING  
 CONSTRUCTION MANAGEMENT  
 LAND SURVEYING  
 LANDSCAPE ARCHITECT

LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE  
 231 CORP. CTR. DR., STE. 200  
 8700 KENNEDY, GERMANTOWN, GA 30148  
 PH: (770) 388-8664 FAX: (770) 388-8666

NEWNAN OFFICE  
 40 GREENWAY CT., STE. A  
 NEWNAN, GEORGIA 30568  
 PH: (770) 755-7978

CUMMING OFFICE  
 500 PEARLE FERRY RD., STE. C  
 CUMMING, GEORGIA 30040  
 PH: (678) 807-7100

www.fdc-llc.com

MARISTONE SITE PLAN FOR  
**CREEKSIDE VILLAGE**  
 DRI #4478  
 LOCATED IN:  
 LAND LOTS 188, 189, 196, 197 16th DISTRICT  
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**UTILITIES PROTECTION CENTER**  
 1-800-882-4411 THROUGHOUT GEORGIA  
 OR 770-411-1111

DATE:	5/15/25
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REVIEWED BY:	JDL
REVISED BY:	



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SHEET NUMBER  
**3.2**

**CIVIL ENGINEERING**  
CONSTRUCTION MANAGEMENT

**LAND SURVEYING**  
LANDSCAPE ARCHITECT

LAND PLANNING



**FALCON DESIGN CONSULTANTS**

STOCKBRIDGE OFFICE  
231 CORP. CT. DR., STE. 200  
STOKESBORO, GEORGIA 30281  
PH: (770) 388-8666 FAX: (770) 388-8666

NEWNAN OFFICE  
40 GREENWAY CT., STE. A  
NEWNAN, GEORGIA 30568  
PH: (770) 755-7978

CLIFTON OFFICE  
500 PEARLE FERRY RD., STE. C  
CLIFTON, GEORGIA 30601  
PH: (678) 807-7109

www.fdc-llc.com

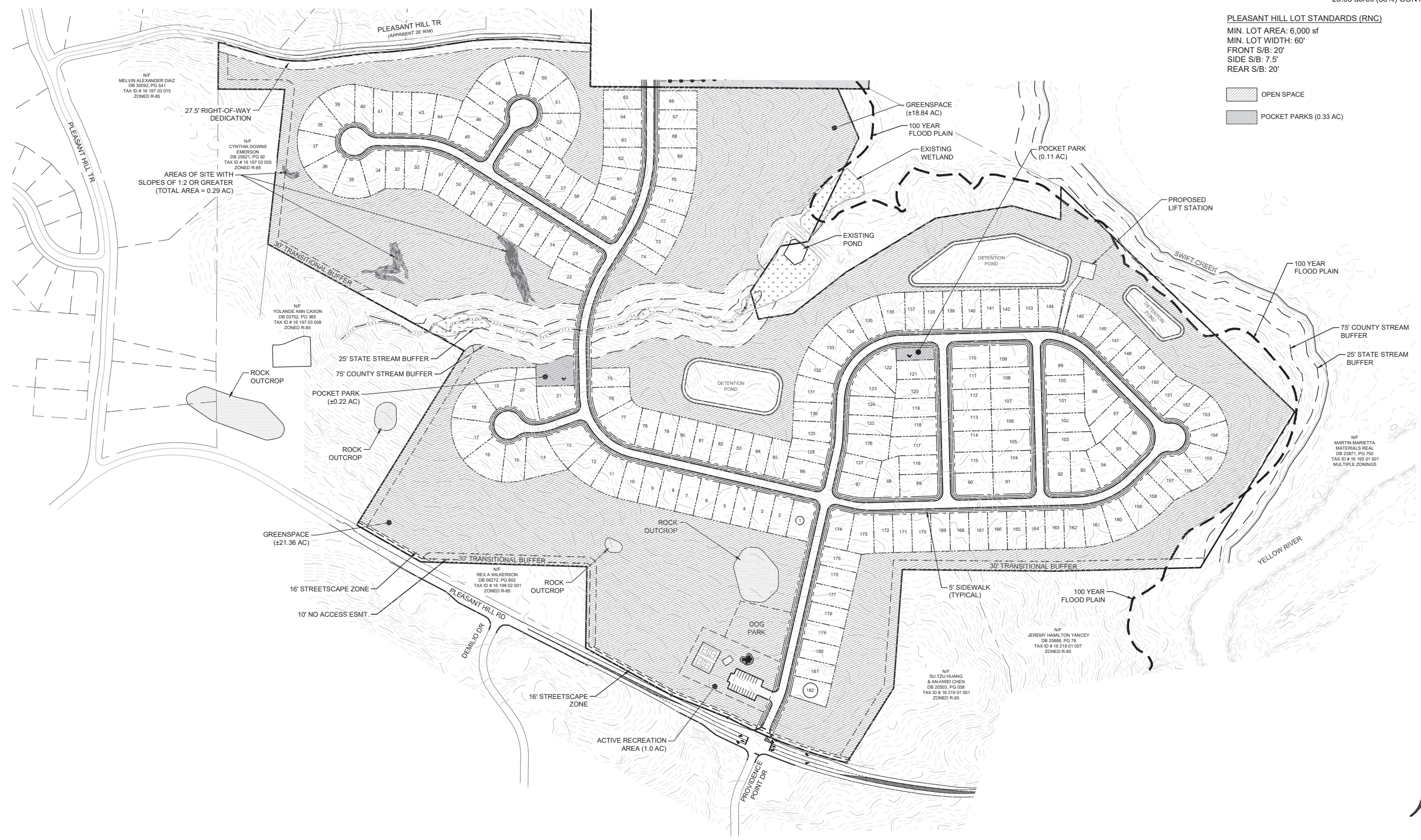
**LAND USE SUMMARY**

**TOTAL UNITS: 182**  
- ZONING APPROVED UNITS IN PLEASANT HILL: 214  
- UNITS SHOWN IN PLEASANT HILL: 182  
TOTAL ACRES (PLEASANT HILL): 95.52 AC  
DENSITY: 1.91 DU/AC

**PLEASANT HILL GREENSPACE REQUIREMENT (RNC):**  
REQUIRED GREENSPACE: 30% OF SITE (28.66 acres),  
50% SHALL BE CONTIGUOUS  
PROVIDED GREENSPACE: 40.64 acres (43%),  
23.68 acres (58%) CONTIGUOUS

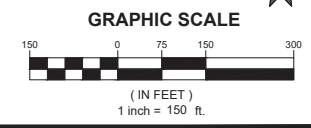
**PLEASANT HILL LOT STANDARDS (RNC)**  
MIN. LOT AREA: 6,000 sf  
MIN. LOT WIDTH: 60'  
FRONT S/B: 20'  
SIDE S/B: 7.5'  
REAR S/B: 20'

OPEN SPACE  
POCKET PARKS (0.33 AC)



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PLEASANT HILL SITE PLAN  
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1 800 382 4411 THROUGHOUT GEORGIA  
OR 404 521 4111

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REVIEWED BY:	JDL
REVISED BY:	

7/01/25

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