

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability 178 Sams Street Decatur, GA 30030



Michael L. Thurmond

Chief Executive Officer

Wednesday, September 11, 2024

DeKalb County's Response to Appeal

N1. Case No: A-24-1247147 Parcel ID(s): 18 151 03 046

Commission District 2 Super District 6

Appeal of: Administrative Decision to Deny a Stream Buffer Variance within the 75ft DeKalb County Buffer

Owner: Eran Ayal

Project Name: 1909 Demo Stream Buffer

Location: 1909 Jacolyn Place Road

Appeal: Appellant Eran Ayal appeal the decision of denial for the stream buffer variance within the 75-foot DeKalb County

Buffer based on the claim that the Planning & Sustainability Director erred in the following ways:

Standard: The decisions made by public officials are presumed to be valid and just. An appeal shall be sustained only upon an

expressed finding by the zoning board of appeals that the administrative official's action was based on an erroneous finding of a material fact, erroneously applied the zoning ordinance to the facts, or that the administrative official acted in an arbitrary manner. In exercising its powers, the zoning board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from, and to that end shall have all the powers of the administrative official from whom the appeal was taken and may issue or direct the issuance of a permit, provided all requirements imposed by any applicable laws are met. Section 27-7-5 *et seq.* Code of DeKalb

County, as Revised 1988.

DeKalb County's

Position:

The Planning & Sustainability Director decision to deny the stream buffer variance within the 75-foot DeKalb County Buffer in this case complied with applicable law and the Zoning Board of Appeals should affirm the decision of the

Planning & Sustainability Director.

DEKALB COUNTY'S RESPONSE TO SPECIFIC ALLEGATIONS

Appellant(s) Issue 1: Section 14-44.1 (b) (6) Redevelopment or addition to existing single family residential structure (c), states, "no stream buffer variance shall be granted by the director for additions or redevelopment of existing single-family, residential structures within the existing or year 2025 built-out condition flood plain." A section of the proposed work is shown to be subject to Dekalb County 100-year existing floodplain conditions. Therefore, your variance application for encroachment within the 75-foot DeKalb County stream buffer adjacent to the subject property is hereby denied.

CONCLUSION

For all these reasons, the Zoning Board of Appeals should affirm the decision of Planning & Sustainability Director to deny the stream buffer variance within the 75 – foot

September 11, 2024

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

Application for Administrative Variance of Development Standards Per Code 14-34 (C)

Fee: \$200.00 – Existing home and \$300.00 for new Development (non-refundable) payable when application is filed. Attach a scale site plan showing all property lines with dimensions; location, size and species of all significant and specimen trees; all existing and proposed buildings; storm drains; sanitary sewers; flood plains; state waters; buffers; easements and fences; north arrow; and land lot and district. The plan must depict the exact nature of the site conditions from which the variance is sought (grading, soil erosion and sedimentation control, storm water management, water quality control) per 14-34(C) 3.

* See checklist for plan requirements. Eran Ayal PROPERTY OWNER: 1909 Jacolyn Pl NE, Atlanta, GA 30329 ADDRESS FOR WHICH THE VARIANCE IS REQUESTED: eranayal@gmail.com 404-422-6697 PHONE:_ _E-MAIL (required): 678-485-2922 Todd Shoemaker AGENT: AGENT PHONE: AGENT ADDRESS: 1440 Dutch Valley PI, Suite 600 AGENT E-MAIL: todd@toddshoemaker.com Atlanta, GA 30324 DESCRIPTION OF REQUESTED VARIANCE: To be granted permission to encroach in Stream Buffer to demolish house that was destroyed by trees falling on it in a storm. TYPE OF CONSTRUCTION (CHECK ONE): NEW RESIDENTIAL CONSTRUCTION: NEW COMMERCIAL CONSTRUCTION: REDEVELOPMENT OF EXISTING MULTI-FAMILY RESIDENTIAL, COMMERCIAL OR INSTITUTIONAL: REDEVELOPMENT OR ADDITION TO EXISTING SINGLE FAMILY RESIDENTIAL:

14-44.4. Except as further limited herein, an applicant may request a variance from the terms of the requirements of sections 14-37, 14-38, 14-40, 14-42 AND 14-44 of Chapter 14. The director shall have no power to consider or to grant variances which are the responsibility of the director of the EPD pursuant to O.C.G.A. § 12-2-8 and other relevant state statutes and regulations. Where variances involving the same project are requested from both the director of the EPD and the director, the director shall take no action on any such request for variance until the director of the EPD grants the variance or otherwise approves the request pending before the EPD. Receiving a variance from the director of the



EPD does not obligate the director to permit the project to proceed if the project does not also meet all the other requirements of this article. No variance from the provisions of Chapter 14 shall be authorized except as specifically authorized in this section or specifically authorized in another section of Chapter 14.

14-44.4(i)(1). In considering any request for a variance to the terms of this Chapter authorized in subsection (1) above, the director shall apply all of the following criteria:

- a. The request, while not strictly meeting the requirements of Chapter 14, will in the judgment of the director be at least as protective of natural resources and the environment as would a plan which met the strict application of these requirements. In making such a judgment, the director shall examine whether the request will be at least as protective of the natural resources and the environment with regard to the following factors:
 - 1. Stream bank or soil stabilization.
 - 2. Trapping of sediment in surface runoff.
 - 3. Removal of nutrients, heavy metals, pesticides and other pollutants from surface runoff.
 - 4. Terrestrial habitat, food chain, and migration corridor.
 - 5. Buffering of flood flows.
 - 6. Infiltration of surface runoff.
 - 7. Noise and visual buffers.
 - 8. Downstream water quality.
 - 9. Impact on threatened and endangered species, as those species are designated by law or federal or state regulation. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
 - 10. The locations of all streams on the property, including along property boundaries.
 - 11. The location and extent of the proposed buffer or setback intrusion.
 - 12. Whether alternative designs are possible which require less intrusion or no intrusion.
 - 13. The long-term and construction water-quality impacts of the proposed variance.

RESPONSE			
We agree to all of the above and will ensure that our request will protect all natural			
resources to the above 13 conditions.			
b. By reason of exceptional topographic or other relevant physical conditions of the subject property that was not			
created by which were not created by the owner or applicant, there is no opportunity for any development under			
any design configuration unless a variance is granted.			
RESPONSE The new has is placed and designed to no longer be in he buffer area or			
encroach in the buffer. We simply need to go into the buffer to tear down the			
old house currently existing so that we can build a new house outside of the			
buffer, if we cannot or do not get permission to tear down the old house the			
new house cannot be built. Building the new house will indeed get the			
structure out of the stream buffer as it is now.			



c. The request does not go beyond the minimum necessary to affer privileges inconsistent with the limitations upon other properties.	
that are similarly sitated. The stream buff where damage was done from a tree fallin uninhabitable and in need of repair. The new house instead of repair the old one a plumbing, electrical and many othing thin	ges inconsistent upon other properties nearby er encroachment is only to demolish the house ag. The damage was so bad the house was owners have decieded they wanted to build a sit is outdated and is in need of updated gs. They are not going to nor want to build ouild back will remove them from any buffer
d. The grant of the variance will not be materially detrimental to the improvements in the area in which the property is located.	ne public welfare or injurious to the property or
property, in fact it will improve the property new one that will be not located in the buffer take careful thought of their new design and outside of the buffer.	and remove the current structure with a er as the house is now. The owners have
e. Whether the applicant has provided a mitigation plan designed professionals and whether that proposed mitigation plan is (a) of the stream and the associated buffer; and (c) includes a plant	non-structural; (b) designed to improve the quality
RESPONSEWe have provided a full site plan with mitigate quality as we will be moving completely out sealed by a Georgia license design profess channel protection design.	side of the stream buffer. It is signed and
f. Whether the literal interpretation and strict application of the a would cause an extreme hardship, so long as the hardship is not providing proof of hardship. The proof shall demonstrate the di The director shall not grant any stream buffer variances if the a created the conditions of hardship on the property.	created by the owner. The applicant is responsible for fficult site conditions and possible alternate designs.



RESPONSE				
If the homeowners are not able to demolish the house they will not be able to build a new one and reduce any encroachment into the buffer at all.				
Todd Shoemaker APPLICANT	03/26/24 DATE:			
· · · · · · · · · · · · · · · · · · ·				

AMOUNT:MAP F RECEIPTZONIN				
DATE RECEIVED:	FILE #			
TYPE OF VARIANCE GRANTED:				
ACTION TAKEN:				
DATE:				



Stream Buffer Variance Checklist

	show graphic scale and north arrow, including location of all streams, wetlands, floodplain boundaries and natural features as determined by field survey.		
	Delineate all state waters located on or within 200 feet of the project site.		
	Delineate 25-foot undisturbed buffers of state waters and 50-foot buffers along designated trout streams from wrested point of vegetation.		
	Delineate 75-foot undisturbed buffers of state waters from wrested point of vegetation.		
	Identify the project receiving waters and describe adjacent areas – such as streams, lakes, drainage ditches, residential areas etc., which might be affected.		
	Variance from GA. E.P.D. required for encroachment in 25-foot state waters buffers.		
	All proposed mitigation plans shall be designed and stamped by a Georgia-licensed designed professional.		
	Show double row Type –C silt fence between land disturbing activity and state waters, wetlands, 2025 built-out conditions and/or I.R.F.		
	File notice of intent and notice of termination with GA. E.P.D. and DeKalb Co., if land disturbance is one (1) acre or more or within 200 feet of state waters. Submission must be 14 days prior to start of land disturbance activities.		
	Show soil series and their delineation.		
	Provide existing and proposed lot coverage.		
	Show limits of disturbance on E&SC plans.		
	Provide name, address, email address and phone number of developer/owner.		
	Provide Power of Attorney, if you are not the owner.		
	Provide name and phone number of 24 – hour local erosion and sediment control contact.		
	Show certification number, signature and seal of qualified plan designer.		
	Provide vegetative plan for all temporary and permanent vegetative practices, including species, planting dates, seeding,		
*No permanent non erodabel structure can be placed within the 75' Dekalb County Stream Buffer.			
	Show location and detail of erosion and sediment control practices, using uniform coding symbols from the manual for Erosion and Sediment Control in Georgia, Chapter 6. Practices may include, but not limited to:		
	 Construction exit Sediment Barrier per DeKalb STD. 900 Retrofitting Storm Outlet Protection Temporary sediment basin and calculations Storm drain inlet sediment traps 		



	 Channel stabilization and vegetation Check dams Rock filter dams Down drains Temporary creek crossings Mat blankets Other 		
	Provide 67 cubic yards per acre sediment storage. This can't be located within the 75' buffer area.		
	Provide a list of distinct and super district commissioners within which the property is located.		
	Provide a list of abutting property owners to subject property.		
	Posting of signs on site is required within 48 hours of submittal of a complete stream buffer variance application. Provide a dated photograph of the posted notice as evidence of posting within 48 hours of posting.		
Notes on Plan:			
	Erosion and sediment control measures and practices to be inspected daily.		
	Cut and fill slopes shall not exceed 3H: 1V on residential projects and lots, and lots shall not exceed 2H: 1V on all other projects.		
	"I certify that the permittee's erosion, sedimentation and pollution control plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document 'Manual for Erosion and Sediment control in Georgia', published by the State Soil and Water Conservation Commission as of January of the year in which the land disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and the designed system of Best Management Practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit NO. Gar 10000"(1,2 or 3).		
	" I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision"		
	Inspections by qualified personnel provided by the primary permittee and the associated $$ records shall be kept on site in compliance with Gar.10000- (1,2 or 3).		



ADDITIONAL QUESTIONS:

Do all property lines bear dimension?				
●Yes □No				
Does it include Existing Grading Topography and Proposed Contours?				
Have you inserted other Plans or Documents?				
□Yes ■No				
If so, list them below:				
Are you showing Water Quality Control? Yes □No				
If Buffer Reduction Request, it is required a stream buffer zone of 75'. How many feet of Buffer are you requesting? N/A Feet				
Check the box below if drawings indicate all of the following: The standard Dekalb 75 feet buffer; the standard State of Georgia 25 feet buffer; as well as the requested reduced buffer.				
Name what design feature or buffer management requirements have been proposed for the planned reduction.				



Stream Buffer Variance

"Example Sign"
(Sign must be 20" x 22" Minimum)

Name of Applicant:	
Address of Property:	
Site Plan Designer:	
Contractor:	
Type of Work:	
AP Number:	
Date Variance Applied for:	

LETTER OF INTENT

1909 Jacolyn Place NE, Atlanta, GA 30329

- 1. 1909 Jacolyn Place is a unique lot with extraordinary or exceptional physical condition(s) which was not created by the current owner, previous owner, or applicant; the lot is not as deep as most lots in this area and due to the fact that the buffer runs through the current house my clients are simply looking to demolish the current structure, which means they have to encroach to demolish it into the stream buffer. They have designed the new structure to be outside of the buffer thus no stream buffer will be needed for the new structure. The part of the house that is currently there, however is in the stream buffer and we need to get the buffer variance to encroach to demolish the current structure.
- 2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.
- 3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
- 4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship. If the owners are not allowed to demolish the current house and build a new house back not in the buffer.
- 5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text. We will do whatever is necessary, including block walls to be consistent with the house so it can be part of the addition to increase property values and use of the property, should there be any issue.
- B. Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as section 7.6.7(B).
- 2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district. Other properties in the neighborhood have encroached the stream buffer.
- 3. Adequacy of public services, public facilities, and utilities to serve the proposed use.
- 4. The proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
- 5. The size, scale and massing of proposed demo is appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
- 6. The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.



Interim Director



Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Michael Thurmond Cedric Hudson

TO: Todd Shoemaker

1440 Dutch Valley Place

Suite 600

Atlanta, GA 30324

FROM: Mr. Cedric Hudson, Interim Director

DeKalb County Department of Planning & Sustainability

178 Sams Street

Atlanta, Georgia 30030

DATE: June 27, 2024

SUBJECT: DeKalb County's Letter of Approval under the Provisions of DeKalb County ordinance

Chapter 14, Article II, Section 14-44(1-5).

1909 Demo Stream Buffer

1246987

1909 Jacolyn Place Atlanta, Ga 30329

The DeKalb County Inspections Division of the Department of Planning & Sustainability has reviewed your stream buffer variance application for the property located at 1909 Jacolyn Place. The review was conducted to consider the potential impacts of the proposed project's encroachment on the buffers to state waters as factored within the Georgia Erosion and Sedimentation Act (GESA) and the National Pollutant Discharge Elimination System (NPDES).

This review is limited to the application submitted by you, the applicant and/or your agent, for authorization to conduct land-disturbing activities within the 75-foot buffer area of designated state waters, where vegetation has been wrested by normal stream flow or wave action.

Section 14-44.1 (b) (6) Redevelopment or addition to existing single family residential structure (c), states, "no stream buffer variance shall be granted by the director for additions or redevelopment of existing single-family, residential structures within the existing or year 2025 built-out condition flood plain." A section of the proposed work is shown to be subject to Dekalb County 100-year existing floodplain conditions. Therefore, your variance application for encroachment within the 75-foot DeKalb County stream buffer adjacent to the subject property is hereby denied.

If you have any questions, please contact Kennisha Collins, Land Development Inspections Division, at 470-829-1523.

Cedric Hudson, Interim Director























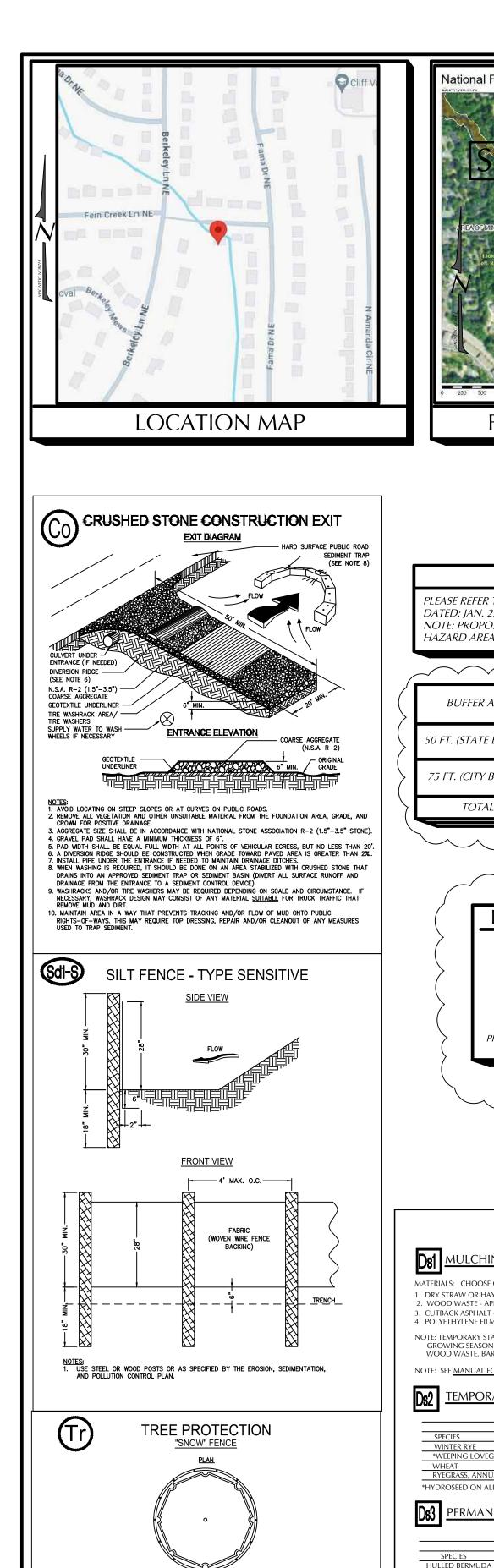


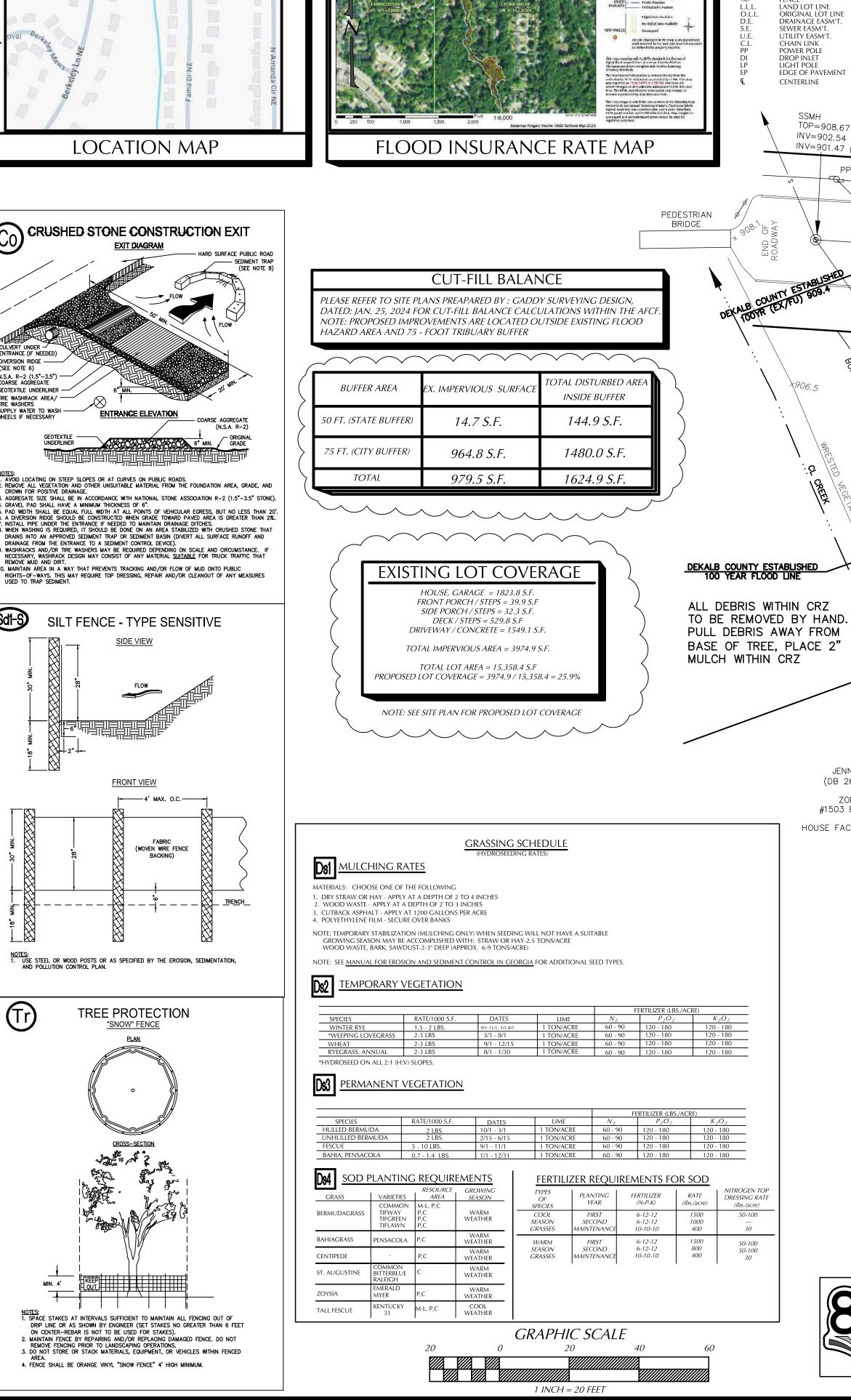


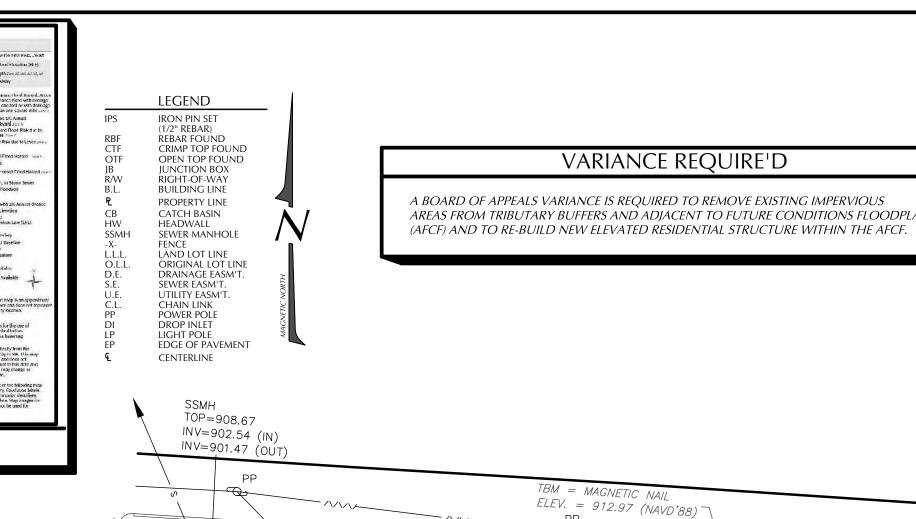












6"GRANITE CURB

JENNIFER HOGAN

(DB 26215, PG 756)

ZONED: R-100

#1503 BERKELEY LANE

HOUSE FACES BERKELEY LANE

Know what's below

Call before you dig.

Dial 811.

or call 800-282-7411

50-100 50-100

LIMITS OF

A BOARD OF APPEALS VARIANCE IS REQUIRED TO REMOVE EXISTING IMPERVIOUS AREAS FROM TRIBUTARY BUFFERS AND ADJACENT TO FUTURE CONDITIONS FLOODPLAIN

EROSION CONTROL MEASURES:

- 1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- 2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- MAINTENANCE STATEMENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
- 4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- 5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
- 6. VEGETATIVE PLANS FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE; SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING
- 7. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL.)

ERIC G. ŚIECKMANN

(DB 27709, PG 22)

SUBDIVIDED AS FAMA SUBDIVISION

BLOCK "B" SECTION THREE

(PB 19, PG 156)

ZONED: R-100

#1502 FAMA DRIVE

HOUSE FACES FAMA DRIVE

DEKALB COUNTY HAS ESTABLISHED AN ADJACENT TO

FUTURE CONDITION FLOODPLAIN (AFCF) CONTOUR LINE ELEVATION 912.8

EDYTA KARKOSZKA-REID

EDWARD ORLIN REID, II (DB 25407, PG 510)

SUBDIVIDED AS

FAMA SUBDIVISION

BLOCK "B" SECTION THREE

(PB 22, PG 97)

ZONED: R-100

#1496 FAMA DRIVE

(16)

TRUDI OLÍVER DIDO

(DB 27592, PG 675)

SUBDIVIDED AS

FAMA SUBDIVISION

BLOCK "B"

SECTION TWO

(PB 21, PG 97)

ZONED: R-100

#1488 FAMA DRIVE

(15)

8. SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.

1/2"RBF

LIMITS OF DISTURBANCE

16"SG

6"C.LAUREL

"C.LAUREL

(DEED=90"

EXISTING CONCRETE

TO BE REMOVED. ALI

DEBRIS TO BE

TRANSPORTED TO

APPROVED LANDFILL

Ds1 Ds2

EXISTING STRUCTURES

TO BE REMOVED. ALL

DEBRIS TO BE

TRANSPORTED TO

TOCCO-SANDY LOAM

14"BEECH

APPROVED LANDFILL

*908.3

TABLE MOUNTAIN INVESTMENTS LLC

(DB 25965, PG 116)

SUBDIVIDED AS

FAMA SUBDIVISION

BLOCK "B"

SECTION TWOE

(PB 21, PG 97)

ZONED: R-100

#1497 BERKELEY LANE

SCALE : 1'' = 20'

DEMOLITION PLAN

BRICK

ON CRAWL

DECK

9"DW

DEMOLITION NOTES:

 $TOTAL\ AREA = 0.35\ ac$ TOTAL DISTURBED AREA = 0.14 ac TOTAL DEMOLITION DEBRIS = 190 CU. YDS.

40 CU. YD. CONSTRUCTION DUMPSTERS TO BE UTILIZED TO HAUL DEMOLITION DEBRIS TO A STATE APPROVED LAND FILL.

SITE INFORMATION:

1909 JACOLYN PLACE

(DISTRICT 2 ~ SUPER -DISTRICT 6) TOTAL AREA: 0.35 ACRES

40 FEET.

2.000 S.F.

35 FEET

35 PERCENT

100' FEET MIN.

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK

DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB

COUNTY FLOOD INSURANCE RATE MAP #13089C0058K, EFFECTIVE

STATE WATERS EXIST WITHIN 200 FEET OF SUBJECT_PROPERTY

THE RECEIVING WATERS IS THE CHATTAHOOCHEE RIVER

1. Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded _____

A PORTION OF THIS PROPERTY IS LOCATED INSIDE A

R-100 (DEKALB COUNTY) REQUIREMENTS

MINIMUM YARD ADJACENT TO PUBLIC STREET:

INTERIOR SIDE YARD SETBACKS: 10 FEET.

MINIMUM LOT AREA: 15,000 S.F.

FRONT YARD:

REAR YARD:

MINIMUM FLOOR AREA:

MINIMUM PARKING:

DATE: 08-15-2019.

SOIL TYPE:

UTILITIES:

MAXIMUM LOT COVERAGE:

MAXIMUM BUILDING HEIGHT:

TELEPHONE - AT&T

NETWORK. DATUM = NAVD'88.

GAS - ATLANTA GAS LIGHT CO.

POWER - GEORGIA POWER

LOT WIDTH:

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, ALL OTHER PROJECT SHALL NOT EXCEED 2H:1V.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

THERE ARE NO KNOWN EXISTING OR PROPOSED INERT WASTE BURY PITS ON

TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER II, SECTION 2-11 AND 2-12 OF THE "MANUAL OF STANDARDS" AS DESCRIBED IN NOTE

CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES IF ANY UTILIT DISCONNECTION IS REQUIRED, PRIOR TO START OF DEMOLITION.

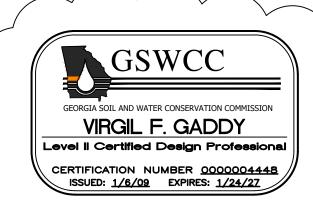
CONTACT AT&T @ 770-391-2810 BEFORE STARTING CONSTRUCTION. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING. ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED. NO PARKING, STORAGE, OR

OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION

DUMPSTER OR ANY ONSITE WASTE DISPOSAL EQUIPMENT MAY NOT BE LOCATED ON THE STREET. IF ADEQUATE TRAFFIC CONTROLS CAN BE IMPLEMENTED, THE PLANNING DEPARTMENT DIRECTOR OR DESIGNEE MAY APPROVE THE PLACEMENT OF DUMPSTER AND ONSITE WASTE DISPOSAL EQUIPMENT ON STREET SO LONG AS THE STREET HAS A PAVED WIDTH GREATER THAN TWENTY-FOUR (24) FEET.

POTABLE TOILETS SHALL BE LOCATED OFF OF THE RIGHT-OF-WAY AND AT LEAST FIFTEEN (15) FEET FROM ANY SIDE PROPERTY LINE.



I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF IANUARY OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPING OF THE STORM WATER OUTFALLS AND THE DESIGNED SYSTEM OF

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"

BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS

EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE

OWNER: ERAN M. AYAL 1909 JACOLYN PLACE, NE ATLANTA, GA 30329 (404) 422-6697

BUILDER/GENERAL CONTRACTOR NORTH POINT DESIGN BUILD 606 PINE LAKE DRIVE CUMMING, GA 30040 (770) 926-3457

24 HOUR CONTACT: JENSEN HOWELL (770) 926-3457

ENGINEER/SURVEYOR: GADDY SURVEYING & DESIGN, INC. 1215 PLEASANT HILL ROAD LAWRENCEVILLE, GA 30044

(770) 931-5920 No. 17324 No. 2661 PROFESSIONAL ★ PROFESSIONAL

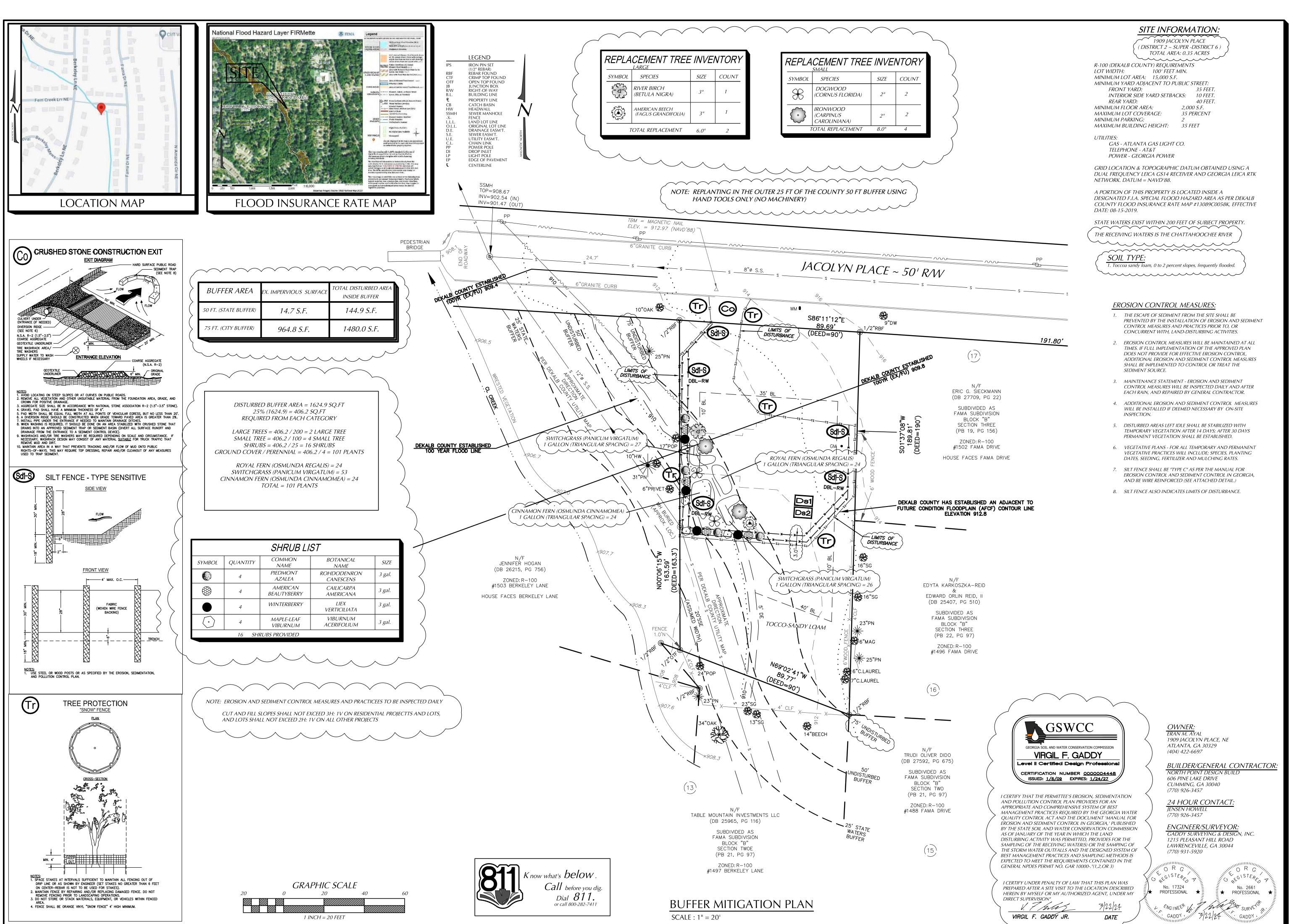
1/24/24 CJW SCALE: 1'' = 20'SHEET TITLE

DEMOLITION PLAN

PROJECT NUMBER EALB-23-001

GENERAL NPDES PERMIT NO. GAR 10000-."(1,2,OR 3)

V. 7 July VIRGIL F. GADDÝ JR.



1/24/24 CJW

SCALE: 1'' = 20'SHEET TITLE

BUFFER MITIGATION PLAN

PROJECT NUMBER EALB-23-001