

CITY OF PINE LAKE
PUBLIC HEARING AGENDA
September 27, 2022, 6:30 PM
Council Chambers
459 Pine Drive, Pine Lake, GA

Call to Order

Public Hearing

The purpose of the hearing is to solicit input on Variance Application requests submitted by representative for **497 Oak Drive, Pine Lake, GA (Parcel 18 041 08 009)** and to potentially render Council decision in the matter. Applicant is seeking variance from R-1 Residential District development regulations relative to reducing the minimum side yard setback of 10ft by 9ft resulting in a 1ft setback and relative to the limitations on projections into required setbacks for decks to project no more than 36 inches into any required yard – to allow for a projection of 108 inches into the side yard setback. Variances are also sought from Stream Buffer Protection regulations to allow encroachment into the undisturbed natural vegetative buffer that shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank and from Stream Buffer Protection regulations is requested to allow encroachment into the additional setback of 25ft where all impervious coverage is to be prohibited.

Adjournment

City of Pine Lake, Georgia

MEMORANDUM

TO: Mayor and Council
FROM: ChaQuias Miller Thornton, City Administrator
SUBJECT: VARIANCES to allow the proposed development of 497 Oak Drive (Parcel 18 041 08 009)
DATE: Tuesday, September 20, 2022

Applicant	Jordan Tomesch
Location	497 Oak Drive
Zoning	R-1, Single Family Residential District
Variances	<p>1. Variance from R-1 Residential District development regulations relative to reducing the minimum side yard (1) setback of 10ft by 9ft resulting in a 1ft setback.</p> <p>2. Variance from R-1 Residential District development regulations relative to the limitations on projections into required setbacks for decks to project no more than 36 inches into any required yard – to allow for a projection of 108 inches into the side yard setback.</p> <p>3. Variance from Stream Buffer Protection regulations is requested to allow encroachment into the undisturbed natural vegetative buffer that shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.</p> <p>4. Variance from Stream Buffer Protection regulations is requested to allow encroachment into the additional setback of 25ft where all impervious coverage is to be prohibited.</p>

APPLICATION SUMMARY

Mr. Jordan Tomesch has applied for variances listed above to allow for development of the lot identified as 497 Oak Drive. Report of Administrative review, as presented by Mr. Bill Johnston (City Planner) is attached. Environmental report is also attached.

TIMELINE FOR PROGRESSION OF APPLICATION

10/4/2021 – Initial Application received by Administration Office

Oct 2021 – May 2022 – Planning Review presented comments and recommended resubmittal before acceptance. Applicant opted to consider comments and recommendations within a revised plan set.

05/25/2022 – Applicant submittal of version 2 plan set for consideration

June - August 30, 2022 – Review, Comments, and Questions – Applicant/Administration/Planner/Environmental

09/01/2022 – Presentation of Public Hearing Notice to the Local News Organ for Publishing on 9/08/2022

Appendix A – Zoning, ARTICLE 12. – variances, Section 12-2 provides that “Variances shall be heard and determined by Mayor and Council utilizing the same notice procedures provided for zoning amendments”. ARTICLE 13.-AMENDMENTS, Section 13-4.-Public Notices provides that “A public hearing shall be held prior to the mayor and council making a zoning decision. The City of Pine Lake shall publish in a newspaper of general circulation within the boundaries of Pine Lake a notice of the hearing...Such notice shall be published a minimum of 15 calendar days, but not more than 45 days, prior to the date of the hearing.

9/08/2022 – Posting of Public Hearing Notice on the subject property

09/20/2022 – Presentation of Planning Review – Administrative Report of Findings to Council

09/27/2022 – Public Hearing to be held to Receive Public Comment on Application – 6:30pm

Reports and related Code information are attached.

Please do present to me any questions, comments, concerns regarding the information contained within this memorandum.

**Thank you,
CMThornton**

RELATED CODE – VARIANCE APPLICATION

Local regulations regarding mayor and council authority to hear and consider variances are found within the City's Zoning Ordinance, Appendix A. - Zoning, Article 12. Variances. Article 12. Variances is provided here.

ARTICLE 12. VARIANCES

Sec. 12-1. Intent.

The mayor and council has the authority to hear, and grant or deny variances from the requirements of this ordinance as will not be contrary to the public interest when, due to unusual property conditions, a literal enforcement of zoning requirements in a particular case will result in unnecessary hardship, provided that the intent of the general and district regulations is observed, public safety and welfare is secured, and substantial justice is done.

Sec. 12-2. Procedures.

- A. Applications for variances shall be filed with the city clerk, together with supporting material required by the variance applications form, the zoning official and the regulations of this ordinance. Applications will be accepted only from the property owner, or authorized agent with written notarized consent of the property owner.
- B. Zoning official responsibilities: The city clerk shall refer the application and all supporting documentation to the zoning official to prepare an analysis of the variance and the make a recommendation thereon.
- C. The zoning official may request additional information as may be needed to make such review or recommendation.
- D. Variances shall be heard and determined by the mayor and council utilizing the same notice procedures provided for zoning amendments.

Sec. 12-3. Required findings for variances.

Variances may be granted only upon making all of the following findings, which shall apply within the property for which the subject variance request is being made.

- A. There are extraordinary or exceptional conditions pertaining to the particular property because of its size, shape or topography.
- B. Such conditions are unusual or peculiar to the particular piece of property involved.
- C. The strict application of the zoning ordinance would create an unnecessary hardship.
- D. The hardship identified is concerned with the physical use of the property, not the financial condition of any person.
- E. Specimen trees are located in such a manner on the subject property that the property cannot be practically developed without the removal or substantial destruction of such specimen trees but could be developed through variances that would protect the same trees.
- F. Relief if granted would not cause substantial detriment to the public good, safety or welfare, or impair the purpose and intent of this zoning ordinance.

Sec. 12-4. Conditions.

- A. The mayor and council may impose any conditions or safeguards relating to any variance as it may determine necessary in the particular case to protect the public interest and to protect the use and enjoyment of adjacent property.
- B. Whenever the mayor and council places conditions on a variance approval, such conditions shall be clearly stated in the minutes at which the action was taken or shall be set out in an ordinance approving the variance and shall be available for viewing at city hall by the general public.

Sec. 12-5. Variances apply to property.

When granted, a variance, together with any conditions or safeguards attached thereto applies to the land on which it is issued, and not to a particular person or other entity.

Sec. 12-6. Limitations on authority.

The mayor and council have no power to grant a use or permit an operational or other characteristic of a use, that is not otherwise permitted by the city zoning ordinance. No variance may be granted for utilization of land or structure that is prohibited by the city zoning ordinance.

Local land development regulations relative to stream buffer and stream setback requirement, and mayor and council authority to hear and consider variances to such regulations are found within the City's Code of Ordinances, Chapter 22 – ENVIRONMENT, ARTICLE V. - STREAM BUFFER PROTECTION, Section 22-113. Land development requirements (provided here).

Sec. 22-113. Land development requirements.

- (a) *Buffer and setback requirements.* All land development activity subject to this article shall meet the following requirements:
 - (1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
 - (2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
 - (3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.
- (b) *Variance procedures.* Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:
 - (1) Where a parcel was platted prior to the effective date of the ordinance from which this section is derived, and its shape, topography or other existing physical condition prevents land development consistent with this article, and the city finds and determines that the requirements of this article prohibit the otherwise lawful use of the property by the owner, the city council may grant a variance from the buffer and setback requirements hereunder, provided such variance requires mitigation measures to offset the effects of any proposed land development on the parcel.
 - (2) Except as provided above, the city council shall grant no variance from any provision of this article without first conducting a public hearing on the application for variance and authorizing the granting of the variance by an affirmative vote of the council. The city shall give public notice of each such public

hearing in a newspaper of general circulation within the city. The city shall require that the applicant post a sign giving notice of the proposed variance and the public hearing. The sign shall be of a size and posted in such a location on the property as to be clearly visible from the primary adjacent road right-of-way. Variances will be considered only in the following cases:

- a. When a property's shape, topography or other physical conditions existing at the time of the adoption of this article prevents land development unless a buffer variance is granted.
- b. Unusual circumstances when strict adherence to the minimal buffer requirements in this article would create an extreme hardship.

Variances will not be considered when, following adoption of this article, actions of any property owner of a given property have created conditions of a hardship on that property.

(3) At a minimum, a variance request shall include the following information:

- a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
- b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- c. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
- d. Documentation of unusual hardship should the buffer be maintained;
- e. At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
- f. A calculation of the total area and length of the proposed intrusion;
- g. A stormwater management site plan, if applicable; and
- h. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.

(4) The following factors will be considered in determining whether to issue a variance:

- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- b. The locations of all streams on the property, including along property boundaries;
- c. The location and extent of the proposed buffer or setback intrusion;
- d. Whether alternative designs are possible which require less intrusion or no intrusion;
- e. The long-term and construction water-quality impacts of the proposed variance;
- f. Whether issuance of the variance is at least as protective of natural resources and the environment.

(Code 1986, § 6-1-14C(5))

Please feel free to contact me if you should have any questions regarding.

CMThornton

Seminar reviews multiple approaches to affordable housing issue

BY KATHY MITCHELL
FREELANCE REPORTER

The availability of housing that is both affordable and in good condition was a common need identified by stakeholders, particularly for low- and moderate-income households, in the National Low Income Housing Coalition's most recent Out of Reach report.

Much is being done to address the issue in DeKalb County, according to DeKalb County Commissioner **Lorraine Cochran-Johnson**, who recently hosted the second seminar in the District 7 affordable housing series titled "Developing Affordable Housing In DeKalb: What To Expect."

Described as "a hybrid event," the seminar included information on financing for affordable housing; incentives and resources; purchasing land and buildings for renovation; partnering with the DeKalb Housing Authority, and the permitting process. The seminar provided faith-based and community organizations with information designed to help them support projects aimed

at creating more affordable housing in the area.

As to the need for more local affordable housing, especially for low- to moderate-income families, the numbers tell the story, according to presenters who offered the following information: within DeKalb County's 772, 470 residents, there are 45,000 on the affordable housing waiting list. There has been a 21 percent increase in rental rates in the past year and a 20 percent increase in property values during the same time period. In the past 12 weeks alone, median sales prices for housing have increased 5.97 percent.

Seminar officials also noted that 51 percent of residential properties south of Memorial Drive are sold to private equity firms. Because private equity real estate investments are costlier and riskier than many other investments, investors look for greater returns, according to Investopedia. The result is higher prices when the property is rented or sold.

Incentives and resources for affordable housing development were discussed by presenter **Dorian DeBarr**, president of Decide DeKalb,

the county's development authority. "The goal of economic development is to improve the wellbeing of our community through efforts that lead to job creation, job retention, tax base enhancement and improvements in the quality of life for DeKalb County residents," he explained.

Programs are currently in place in DeKalb County to provide financial incentives for builders to erect housing within the reach of low- and moderate-income families, according to seminar presenters.

Allen Mitchell, director of DeKalb County's Community Development department, reviewed his department's role in the creation of affordable housing, noting that it is involved in permitting in such areas as land disturbance and building, as well as tracking and inspection of the completed

project.

The seminar offered step-by-step information on the county's "user friendly" permitting process that takes the builder from application through inspection.

There also was a summary of the Bond for Title program available to qualifying new businesses and expansions of existing businesses. Under the program, Decide DeKalb provides an incentive schedule based on project investment for projects that demonstrate economic development benefits to the county.

Those attending or viewing the seminar also saw a report of DeKalb County's Neighborhood Stabilization program 2019 through 2021. "The impact on home buyers and renters has been tremendously positive as individuals are paying less for affordable housing, appraised values have risen,

neighborhoods have seen positive change and more buyers are experiencing the American Dream," the report states. "The impact on county neighborhoods has been broad and pervasive from a real estate perspective. Fewer vacant and abandoned homes in various communities result in increased property values."

Also discussed was the Tax Allocation District program. Through it, bonds may be issued that are a special limited obligation of the Development Authority and do not involve either the school district or the municipality. Revenue bonds in amounts based on projections of future tax revenue are sold "to finance desired improvements or offer incentives for growth," according to material presented at the seminar.

NOTICE OF PUBLIC HEARING

Mayor and Council of the City of Pine Lake will hold a public hearing on **Tuesday, September 27, 2022 at 6:30pm at 459 Pine Drive, Pine Lake, GA 30072**. The purpose of the hearing is to solicit input on variance Application requests submitted by representative for **497 Oak Drive, Pine Lake, GA (Parcel 18 041 08 009)** and to potentially render decision in the matter. Applicant is seeking variances from R-1 Residential District development regulations relative to minimum side yard setback and from Stream Buffer Protection regulations relative to undisturbed buffer and setback provisions. Request for variances is the result of proposed development of the subject property.

Interested parties are invited to attend and be heard.

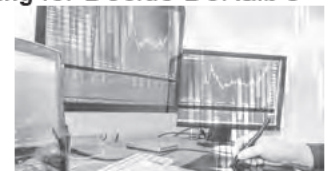
Information pertaining to this request is available at Pine Lake City Hall, 425 Allgood Road, Stone Mountain, GA during regular business hours.



Decide DeKalb
Development Authority

Decide DeKalb Development Authority (Decide DeKalb) invites interested parties to submit statements of qualification and experience to provide grant writing, GIS assistance, single audit assistance, environmental and engineering consulting services, and reuse planning for Decide DeKalb's brownfields program.

Qualifications are due by **Friday, September 23rd, 2022 at 5p EST**. To read the RFQ in its entirety, visit www.decidedekalb.com under the "About Us" tab.



PUBLIC NOTICE

CITY OF Doraville, GEORGIA
FISCAL YEAR 2023 BUDGET REVIEW
October 1, 2022 - September 30, 2023

PUBLIC HEARING ON FY2023 BUDGET: A Public Hearing on the FY2023 Budget is scheduled for September 14, 2022, 6:00 at p.m. in the City Hall Chambers located at Doraville City Hall. At this meeting, the Mayor and Council will receive both written and oral comments about the Annual Operating and Capital Budget for the City of Doraville Georgia. A qualified interpreter for the hearing impaired will be available upon request made at least ten (10) days in advance of this meeting. Please call (770) 451-8745 to request an interpreter or for more information.

BUDGET AVAILABLE FOR REVIEW: The FY2023 Recommended Budget will be available for public inspection during normal office hours on **September 7, 2022, 8:30 am**, at the following location: Doraville City Hall, **3725 Park Ave Doraville, GA**; Summary information on the Recommended Budget can also be found at the city's web site www.doravillega.us.



CITY OF PINE LAKE
P.O. Box 1325
Pine Lake, GA 30072 (404) 999-4931
VARIANCE APPLICATION

Applicant Information:

Name: Jordan Tomesch

Address: 1260 E. Donges Ct. Bayside, WI 53217

Phone: [Redacted] E-Mail: [Redacted]

Property Information:

Property Owner: Jordan Tomesch

Address: 497 Oak Dr. Pine Lake, GA 30072

Phone: [Redacted] E-Mail: [Redacted]

Property Address of: Jordan Tomesch

Type of Variance: Setback

Applications will only be accepted from the property owner, or authorized agent with written notarized consent of the property owner of record.

REQUIRED VARIANCE FINDINGS:

- There are extraordinary or exceptional conditions pertaining to the particular property because of its size, shape or topography.
Such conditions are unusual or peculiar to the particular piece of property involved.
The strict application of the zoning ordinance would create an unnecessary hardship.
Relief, if granted, would not cause substantial detriment to the public good, safety or welfare, or impair the purpose and intent of the zoning ordinance of the City of Pine Lake.
Any proposed variance shall be granted upon additional findings that the requirements of the tree ordinance and stormwater ordinances are met.

Submission Requirements:

Original and 10 copies of application packet consisting of the application; site plan with property lines and proposed change, detailed report justifying the requested variance (see required variance findings above); proof of ownership of the property and, if applicable, written notarized authorization by property owner; and required fee.

I hereby certify that I am the owner of the property upon which a variance is being requested and that all information provided as a part of this application is true and correct.

Signature of Owner/Agent: Jordan Tomesch Date: 10/4/2021

This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is accepted for consideration by the City Council at a public hearing in the City Council Chambers on the 27th day of September, 2022, beginning at 7:00 pm.
Signature: [Signature] Date of Acceptance: 05/25/2022 (Version 2)

Application for Variance
Jordan Tomesch
497 Oak Dr. Pine Lake, GA 30083

Background:

I was drawn to Pine Lake after searching for an affordable property within the Atlanta area for nearly 2 years. I was blown away by the towering trees, beautiful lake, and cozy walkways. It has been a dream of mine to build a tiny timber frame home and I feel like Pine Lake is the perfect place for this exciting project.

497 Oak Drive is unique in that it is entirely covered by either stream buffers, stream setbacks, or property setbacks. Although the property is zoned as residential, the extraordinary conditions of the property prevent me from making use of it. In other words, the strict application of the zoning ordinance would create an unnecessary hardship, since there is nowhere to place a permanent dwelling. It is for this reason I am seeking a variance which would allow me to use the property. Granting this variance request does not harm Pine Lake, instead upholds its desire to "Encourage unique and varied residential designs, so that each new dwelling has a distinct architectural character and opportunity for individual creative expression." Furthermore, if the variances are granted, the purpose and intent of the ordinances are still in effect with the protective measures listed below.

Documentation of unusual hardship should the buffer be maintained:

There is an undisturbed natural vegetative buffer and a stream building setback that limit the ability to build on either side of the stream, which is located on the property. In addition, there are rear, side, and front setbacks that further limit where I can build. The stream buffer extends for 50 feet from the edge of the stream and the stream building setback extends beyond the stream buffer for a distance of 25 feet. This means that for 75 feet on either side of the stream, I cannot build a dwelling. This stream ordinance was put in place after the property was platted. I, therefore, request both the stream buffer and the stream building setback to be reduced to the Georgia state minimum of 25 feet from the edge of the stream. This will allow for a 12x16 feet building to be placed on the property.

No Reasonable Alternative:

There is no alternative that would not intrude into one or more setbacks, because the entire property is covered by either a stream buffer or stream setback. While in theory it is possible for the tiny house to be even smaller and protrude slightly less into the setback or buffer, the living space would be unreasonably small and custom house plans would carry an additional cost. As a reference the dwelling I am seeking to build is 192 square feet, whereas the minimum dwelling size in the State of Georgia is 70 square feet not including the bathroom. If the council feels the 192 square foot intrusion is unreasonable, I would ask you to consider a 70-92 square foot intrusion instead.

Mitigation of Intrusion: Minimal grading will be completed on the property, as shown on the site survey. No basement will be built for the 192 square foot structure in order to protect the

root system of the surrounding trees. No asphalt roofing tiles will be used in order to prevent pollutants from reaching the stream. Natural materials will be the preferred building material as well. Final lot coverage will remain low, under 20 percent. Decking will be used with the appropriate spacing so as to let rainfall reach tree roots. Rainfall structure will be built, in order to prevent erosion.

Return To
ILIAS JONES, ESQ (GA Bar # 402079)
SOUTHEAST TITLE CORPORATION, INC
1409 NORTH HIGHLAND AVENUE, NE
ATLANTA, GEORGIA 30306 #21-180

497 Oak Road, Pine Lake GA 30072
Tax Parcel ID # 18 041 08 009

WARRANTY DEED
State of Georgia, County of Dekalb

THIS INDENTURE, Made effective the 14th day of June, in the year Two Thousand Twenty One, between **Candice Howland**, (hereinafter called "Grantor"), as party or parties of the first part, and **Jordan Tomesch**, (hereinafter called "Grantee"), as party or parties of the second part, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00) and other good and valuable consideration** to the Grantor in hand paid, at and before the sealing of these presents, by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the real property designated as:

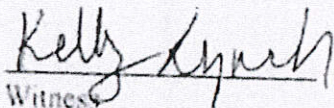
All that piece, parcel or lot of land with improvements thereon lying and being in Land Lot 41 of the 28th Land District, Dekalb County, Georgia, being Lots 67, 68 & 69 on Map No 1 of Pine Lake Subdivision, as per plat recorded in Plat Book 10, Page 133, Dekalb County Public Records.

This conveyance is made subject to any conditions, restrictions, reservations, zoning ordinances, covenants or easements that may appear of record or on the premises.

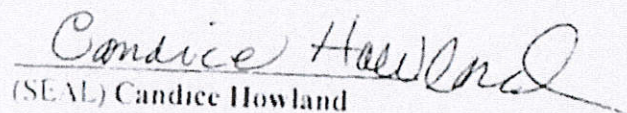
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FREE SIMPLE**.

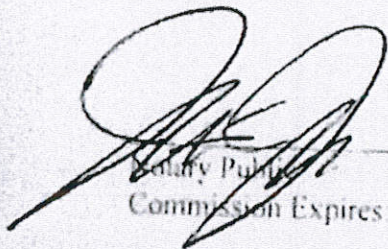
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever

IN WITNESS WHEREOF, the Grantor has **SIGNED, SEALED AND DELIVERED** in the presence of:


Witness

Witness Name Printed Kelly Lynch


(SEAL) Candice Howland


(SEAL)
Notary Public
Commission Expires 4/20/25



Permit Payment Receipt

Pine Lake, GA

459 Pine Dr

Pine Lake, Georgia 30072

Office: 404-292-4250

Category: Other

Receipt Note: Variance for 497 Oak Dr

Payment Type/Last 4 of CC: American Express-1008

Payment Method: WEB

Customer Name:	
Cardholder Name:	Jordan Tomesch
Billing Address:	1260 E Donges Ct.
City/State/Zip:	Bayside, WI 53217
Phone #:	414-331-8825
Email:	jtomesch@gmail.com
Payment Date:	10/08/2021 11:14:50 AM
Payment Clerk:	
Confirmation #:	15484554

Thank you for your payment. You will see two transactions on your card related to your payment:

- 1) Permit billed by Pine Lake, GA
- 2) Service Fee billed by GovernmentWindow

Permit #:	58790
Permit Amount:	\$500.00
Service Fee Amount:	\$20.00
Total Paid:	\$520.00

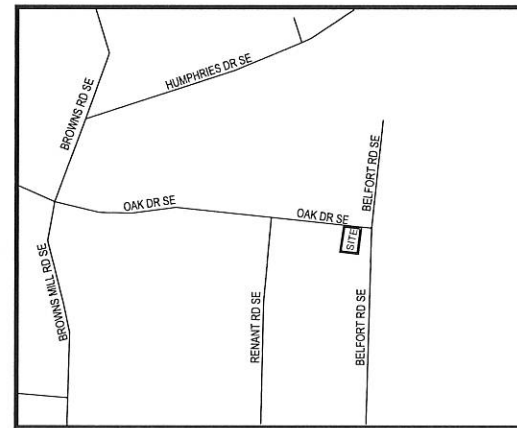
-- CUSTOMER COPY --

RELEASED FOR CONSTRUCTION
 24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825
 PINE LAKE SINGLE FAMILY CONSTRUCTION DOCUMENTS FOR:

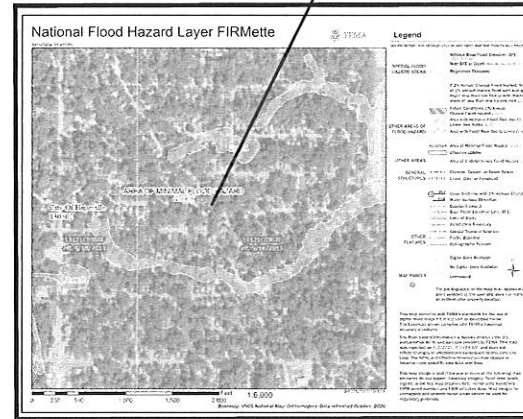
497 OAK DRIVE SE LAND LOT 41 DISTRICT 18 PINE LAKE, DEKALB COUNTY, GEORGIA

SITE NOTES:

- THE SITE CONTAINS: 0.14 ACRES/ 6,095 SF
 TOTAL DISTURBED ACREAGE: 0.06 ACRES
- SITE ADDRESS: 497 OAK DRIVE, PINE LAKE, GA 30354
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY DEKALB SURVEYS, INC. DATED 11-15-2021.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.



LOCATION MAP
 N.T.S.



FEMA MAP
 N.T.S.

ZONING CONFORMANCE:

ZONING: R-1
 MINIMUM LOT AREA: 6,000 SQUARE FEET
 MINIMUM LOT DEPTH: 100 FEET
 MINIMUM LOT WIDTH: 60 FEET
 MAXIMUM FLOOR AREA: 2,600 SQUARE FEET
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET
 MINIMUM FRONT YARD SETBACK: 20 FEET
 SIDE SETBACK: 8 FEET FOR ONE STORY CONSTRUCTION;
 15 FEET FOR TWO STORY CONSTRUCTION
 REAR SETBACK: 12 FEET FOR ONE STORY CONSTRUCTION;
 10 FEET FOR TWO STORY CONSTRUCTION
 MAX HEIGHT: 32 FEET

STATE WATER STATEMENT:

THIS PROPERTY IS LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0367F, DATED SEPTEMBER 18, 2013.
 THERE ARE NO WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

OWNER/CONTRACTOR:

JORDAN TOMESCH
 497 OAK DRIVE SE
 PINE LAKE, GA 30354


CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF A SINGLE FAMILY HOUSE, DRIVEWAY, DECK, STAIRS, AND WALLS CONFORMING TO R-1 ZONING. ALL PHASED EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

POST-CONSTRUCTION LOT COVERAGE:

POST-CONSTRUCTION LOT COVERAGE	SF
HOUSE	204
DECK	219
STAIRS	37
WALKWAY	326
DRIVEWAY	217
WALL	18
TOTAL	1021
LOT COVERAGE %	16.74%

"I CERTIFY UNDER THE 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"

CERTIFIED BY:  DATE: 3-24-22

SHEET LIST	
SHEET NO.	SHEET TITLE
CV	COVER
S-1	SURVEY
C-1	SITE PLAN
C-2	STORMWATER PLAN
C-3	ES&PC PLAN
C-4	TREE PLAN
C-5	CONSTRUCTION DETAILS

Prepared By:
 CRESCENT VIEW
 ENGINEERING, LLC.
 211 Fraser Street
 Marietta, GA 30060
 678-324-8410
 www.crescentvieweng.com

PREPARED FOR
 JORDAN TOMESCH
 497 OAK DRIVE SE
 PINE LAKE, GA, 30354
 414-331-8825
 JTOMESCH@GMAIL.COM

COVER

DATE	SCALE	AS SHOWN	REVISIONS
5-16-22			
DRAWN	NK		
CHECKED	GHB		



CONSTRUCTION PLANS FOR
 497 OAK DRIVE SE
 LAND LOT 41, 18th DISTRICT
 PINE LAKE, DEKALB COUNTY, GEORGIA

CVE PI# 21-374

SHEET NO.

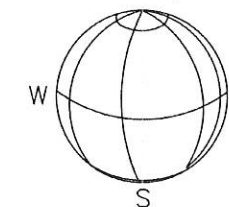
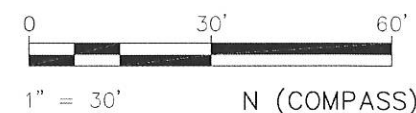
CV

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD

REFERENCE: DEED BOOK 18256 PG 250
PLAT BOOK 10 PG 122

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0087J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 18256 PG 250
PROPERTY OWNER AT TIME OF SURVEY: CANDICE HOWLAND
PARCEL NUMBER: 18-041-08-009

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED

TOTAL AREA: 6,095 SQ FT, 0.14 AC

CALCULATED PLAT CLOSURE: 1:55,748

FIELD DATA:

DATE OF FIELD SURVEY 1-20-2021;
ADD TREE/TOPO 7-29-2021

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

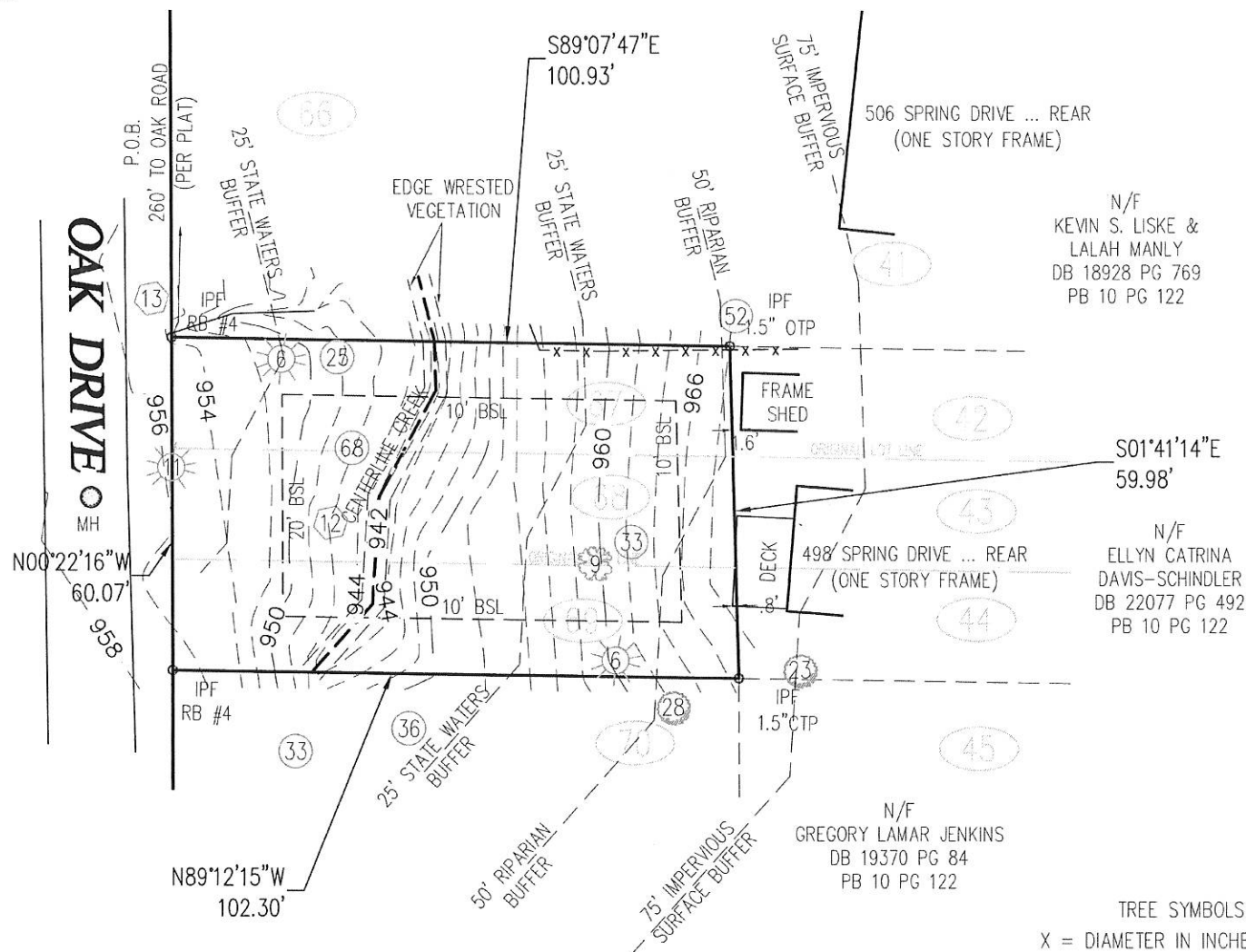
BOUNDARY SURVEY FOR
JORDAN TOMESCH

LOT(S) 67, 68, & 69, MAP NO 1, PINE LAKE SUBDIVISION

497 OAK DRIVE

CITY OF PINE LAKE, DEKALB COUNTY, GEORGIA
LAND LOT 41, DIST 18

DATE: JANUARY 26, 2021; ADD TREE/TOPO AUGUST 2, 2021
REVISED; NOVEMBER 15, 2021 (ADD REAR ADJOINERS)



TREE SYMBOLS
X = DIAMETER IN INCHES

- (X) HARDWOOD
- (X) SWEETGUM
- (X) PINE
- (X) POPLAR
- (X) MAGNOLIA

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

VACANT LOT
ZONED R-1



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



© 2018-2022: THIS 11 X 17
DRAWING AND REPRODUCTIONS
ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

SITE NOTES:

- THE SITE CONTAINS: 0.14 ACRES/ 6,095 SF
TOTAL DISTURBED ACREAGE: 0.06 ACRES
- SITE ADDRESS: 497 OAK DRIVE, PINE LAKE, GA 30354
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY DEKALB SURVEYS, INC. DATED 11-15-2021.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

PINE LAKE GENERAL NOTES:

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
- 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.

ZONING CONFORMANCE:

ZONING: R-1
 MINIMUM LOT AREA: 6,000 SQUARE FEET
 MINIMUM LOT DEPTH: 100 FEET
 MINIMUM LOT WIDTH: 60 FEET
 MAXIMUM FLOOR AREA: 2,600 SQUARE FEET
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET
 MINIMUM FRONT YARD SETBACK: 20 FEET
 SIDE SETBACK: 8 FEET FOR ONE STORY CONSTRUCTION;
 15 FEET FOR TWO STORY CONSTRUCTION
 REAR SETBACK: 12 FEET FOR ONE STORY CONSTRUCTION;
 10 FEET FOR TWO STORY CONSTRUCTION
 MAX HEIGHT: 32 FEET

POST-CONSTRUCTION LOT COVERAGE:

POST-CONSTRUCTION LOT COVERAGE	SF
HOUSE	204
DECK	219
STAIRS	37
WALKWAY	326
DRIVEWAY	217
WALL	18
TOTAL	1021
LOT COVERAGE %	16.74%

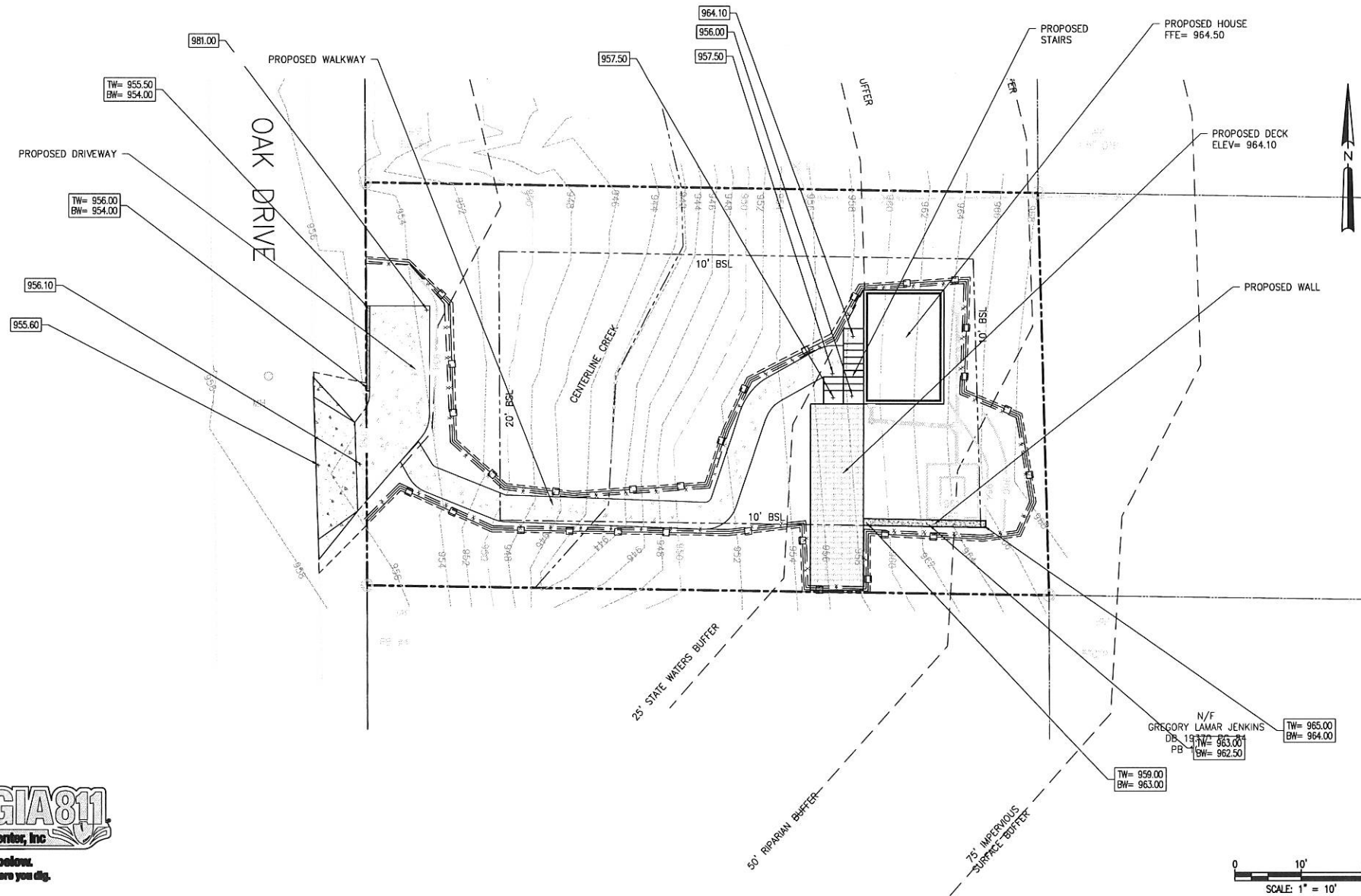
STATE WATER STATEMENT:

THIS PROPERTY IS LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0367F, DATED SEPTEMBER 18, 2013.

THERE ARE NO WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

BUFFER CALCULATION:

	EXISTING IMPERVIOUS TOTAL (SF)	PROPOSED IMPERVIOUS TOTAL (SF)	NET INCREASE OR DECREASE (SF)
25' STATE BUFFER	0	191	191
50' CITY BUFFER	0	660	660
75' CITY IMPERVIOUS BUFFER	0	5	5



**24 HOUR EMERGENCY CONTACT:
 JORDAN TOMESCH 414-331-8825**

Prepared By:
**CRESCENT VIEW
 ENGINEERING, LLC.**
 211 Fraser Street
 Marietta, GA 30060
 678-324-8410
 www.crescentvieweng.com

PREPARED FOR
JORDAN TOMESCH
 497 OAK DRIVE SE
 PINE LAKE, GA, 30354
 414-331-8825
 JTOMESCH@GMAIL.COM

SITE PLAN

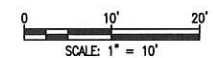
DATE	SCALE	AS SHOWN	REVISIONS
5-16-22	NK	NK	GHB
DRAWN	NK		
CHECKED	GHB		



CONSTRUCTION PLANS FOR
497 OAK DRIVE SE
 LAND LOT 41, 18th DISTRICT
 PINE LAKE, DEKALB COUNTY, GEORGIA

CVE PI# 21-374

SHEET NO.
C-1



RUNOFF REDUCTION CALCULATIONS:

IMPERVIOUS AREA CALCULATIONS		
Site Location	Square Footage (Sq. Ft.)	Treat/Not Treated
HOUSE	204	TREATED
DECK	220	TREATED
STAIRS	37	TREATED
PATHWAY	191	TREATED
DRIVEWAY	216	TREATED
WALL	18	TREATED
Total Proposed Impervious Area	886	
Total Treated Impervious Area	886	

RUNOFF REDUCTION DESCRIPTION:

TOTAL IMPERVIOUS AREA FOR THE SITE IS 886 SQUARE FEET, AND WATER QUALITY IS PROVIDED FOR NEW IMPERVIOUS AREA OF 886 SQUARE FEET.

THERE WILL BE ONE RAIN GARDENS IN THE REAR OF THE HOUSE. THE RAIN GARDEN WILL DETAIN A TOTAL OF 886 SF OF IMPERVIOUS AREA. THE SURFACE AREA OF RAIN GARDEN IS 77 SF, AND AMENDED SOIL DEPTH IS 24 INCH. THE POSITION OF THE RAIN GARDEN IS SUCH THAT IT IS AT LEAST 10 FEET AWAY FROM STRUCTURES, AND PROPERTY LINES. THE FINAL SHAPE AND ORIENTATION OF THE RAIN GARDEN IS TO BE DETERMINED BY THE OWNER AND BUILDER GIVEN IT MEET THE REQUIREMENTS ABOVE FOR THE RUNOFF REDUCTION VOLUMES.

RUNOFF REDUCTION NOTES:

VEGETATION:
THE MFD IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION. AS AN ALTERNATIVE, THE AREA ABOVE THE SURFACE OF A MFD MAY BE COVERED WITH PEA GRAVEL (OR LARGER DEPENDING ON THE INFLOW RATES) TO ALLOW FOR INCIDENTAL LATERAL INFLOW ALONG THE EDGE OF GROUND LEVEL IMPERVIOUS SURFACES. THE DOWNSTREAM END OF THE PIPE MUST BE STABILIZED AND CAN BE LANDSCAPED FOR AESTHETICS.

MAINTENANCE:

- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

CONSTRUCTION STEPS:

- REVIEW POTENTIAL MFD AREAS AND LAYOUT. MFDs SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3) OVER OTHER UTILITY LINES; OR (4) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
- IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR.
- MEASURE ELEVATIONS AND LAY OUT THE MFD TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
- PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
- PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
- PLACE TOPSOIL AND SOD OR PEA GRAVEL.
- CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
- CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825

RELEASE FOR CONSTRUCTION



Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
211 Fraser Street
Marietta, GA 30066
678-326-8410
www.crescentvieweng.com

PREPARED FOR
JORDAN TOMESCH
497 OAK DRIVE SE
PINE LAKE, GA, 30354
414-331-8825
JTOMESCH@GMAIL.COM

STORMWATER PLAN

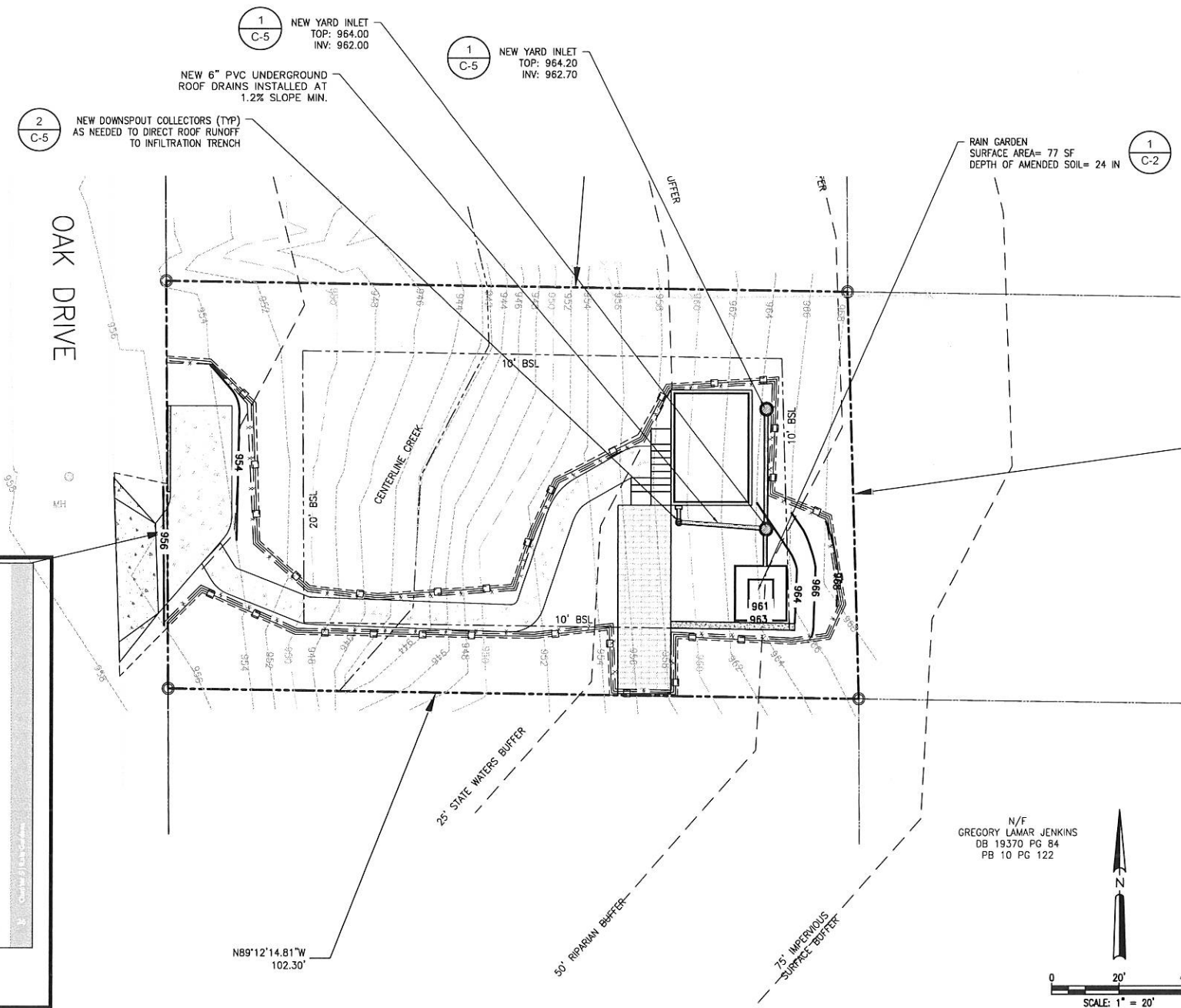
DATE	SCALE	AS SHOWN	REVISIONS
5-16-22	AS SHOWN	NR	
			CHECKED: GMB



CONSTRUCTION PLANS FOR
497 OAK DRIVE SE
LAND LOT 41, 18th DISTRICT
PINE LAKE, DEKALB COUNTY, GEORGIA

CVE PI# 21-374

SHEET NO.
C-2



Chapter 5

Rain Gardens

Rain gardens are small, landscaped depressions filled with a mix of native and non-native plants and grasses. They are designed to temporarily store and infiltrate runoff from roofs, driveways, parking lots, and other impervious surfaces. Rain gardens are a beautiful and functional addition to any landscape.

Location

- Rain gardens should be located on impervious surfaces from which runoff occurs.
- Swales, berms, or drainage structures may be helpful to route runoff to the rain garden.
- Located at least 10 feet from building foundations and retaining walls.
- Rain gardens cannot be located:
 - o Within the public right-of-way.
 - o Over other utility lines.
 - o Above a water table.
 - o At the edge of a steep slope.
- Rain gardens on steep slopes (1:1) shall require an alternative design with landscaping.

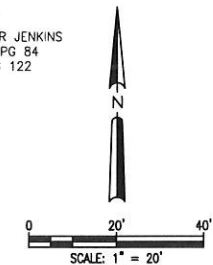
Contributing Impervious Drainage Area (sq ft)	Depth of Amended Soil (in)		
	18	24	30
100	15	17	19
250	22	19	17
500	25	28	31
1000	31	37	41
1500	36	41	46
2000	41	46	51
2500	47	52	57

RAIN GARDEN DETAIL
OR EQUIVALENT

Typical Components of a Rain Garden

Figure 20-11 (a) (1) (1) (1)

1
C-2



ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE. I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. NO WETLANDS EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
14. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORMWATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
15. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
16. DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
17. ACCESS EASEMENT TO BE CLEARED AND GRUBBED.

SILT FENCE PROVIDED = 85 LINEAR FEET (SILT FENCE + HAY BALES + SAND BAGS)
 SEDIMENT STORAGE REQUIRED = 4.02 CU YD
 SEDIMENT STORAGE PROVIDED = 4.25 CU YD

RELEASE FOR CONSTRUCTION 24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825
GRADING NOTES:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN) SURVEY
2. INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS, INC., DATED 11-15-2021.
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

PINE LAKE ES&PC NOTES:

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

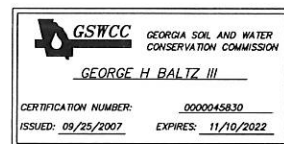
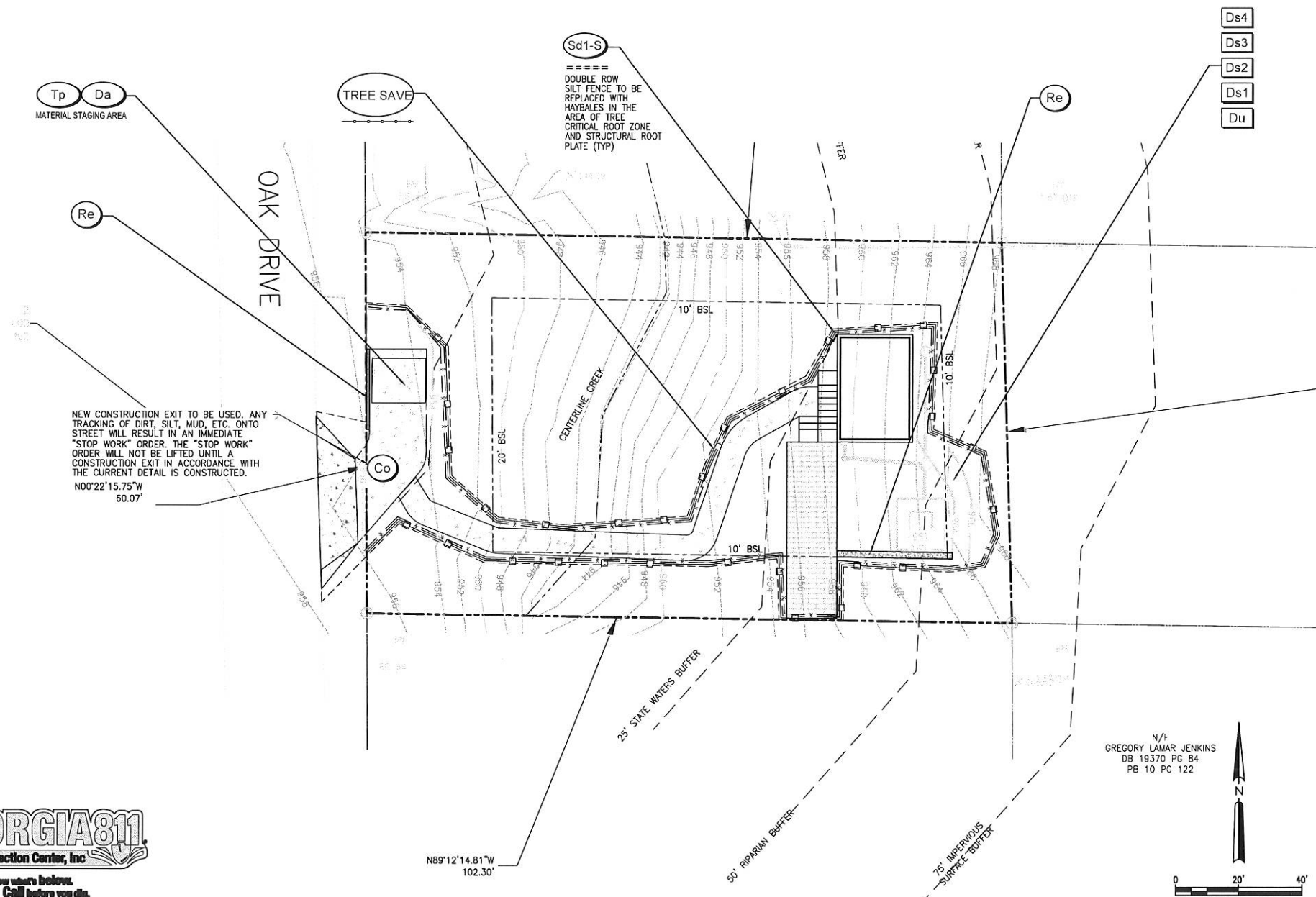
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT SEDIMENT AT THE SOURCE.

DISTURBED AREAS IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).



SIGNED: [Signature]
 NUMBER: 0000045830
 EXPIRATION: 11-10-22



Prepared By:
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PREPARED FOR:
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 497 OAK DRIVE SE
 PINE LAKE, GA, 30354
 414-331-8825
 JTOMESCH@GMAIL.COM

ES&PC PLAN REVISIONS

DATE	SCALE	AS SHOWN	CHKD	CHKD BY
5-16-22	AS SHOWN	NJK		GHB



CONSTRUCTION PLANS FOR
497 OAK DRIVE SE
 LAND LOT 41, 18th DISTRICT
 PINE LAKE, DEKALB COUNTY, GEORGIA

CVE PI# 21-374

SHEET NO.
C-3

TREE DATA:

TREE #	DIAMETER (INCHES)	TYPE	AREA	SETBACK TREE	BOUNDARY TREE	DISTURBED CRZ %	STATUS	CANOPY PRE-CONSTRUCTION	CANOPY POST-CONSTRUCTION
1	13	HARDWOOD	BOUNDARY		X	0.00%	SAVED	0	0
2	6	SWEETGUM	SITE	X		0.00%	SAVED	500	500
3	25	POPLAR	SITE	X		0.00%	SAVED	1000	1000
4	52	POPLAR	BOUNDARY		X	5.73%	SAVED	0	0
5	23	PINE	BOUNDARY		X	2.23%	SAVED	0	0
6	33	POPLAR	SITE			100.00%	DESTROYED/SRP	1000	0
7	9	MAGNOLIA	SITE			100.00%	DESTROYED/SRP	500	0
8	28	PINE	BOUNDARY		X	11.54%	SAVED	0	0
9	6	PINE	SITE	X		2.83%	SAVED	500	500
10	68	POPLAR	SITE			0.00%	SAVED	1000	1000
11	12	HARDWOOD	SITE			0.00%	SAVED	500	500
12	36	POPLAR	BOUNDARY		X	13.33%	SAVED	0	0
13	33	POPLAR	BOUNDARY		X	5.72%	SAVED	0	0
14	11	SWEETGUM	BOUNDARY		X	100.00%	DESTROYED/SRP	0	0

TREE SAVE/REPLACEMENT SCHEDULE:

NOTE: EXISTING CANOPY IS CALCULATED FROM EXISTING TREES TO REMAIN PER CITY OF PINE LAKE TREE ORDINANCE.

1. CANOPY COVERAGE - EXISTING CANOPY TO REMAIN

NOTE - THE SMALLER CANOPY COVERAGE FOR TREE TYPES WERE SELECTED TO PROVIDE A CONSERVATIVE ESTIMATION, WITH EXCEPTION OF LANDMARK TREES, WHICH WERE GIVEN THE 1250 SF CANOPY COVERAGE ESTIMATION.

- (1) PINE TREES AT 500 SQFT EACH = 1000 SQFT
 - (2) POPLAR TREE AT 500 SQFT EACH = 1000 SQFT
 - (2) HARDWOOD TREES AT 1,000 SQFT EACH = 1500 SQFT
- = 7,750 SQFT TOTAL EXISTING CANOPY TO REMAIN

2. REPLACEMENT/RECOMPENSE - LANDMARK TREES

REMOVAL OF 1 LANDMARK TREE = 1000 SF OF EXISTING CANOPY TO BE REMOVED.
 REQUIRED RECOMPENSE/REPLACEMENT = PER CITY OF PINE LAKE, REQUIRED REPLACEMENT IS 150% CANOPY/ LANDMARK TREE REMOVED
 1 LANDMARK TREE TO BE REMOVED = 2 REPLACEMENT TREES FOR LANDMARK RECOMPENSE

REPLACEMENT TREES/ REPLACEMENT CANOPY COVERAGE:
 2500 SQFT TOTAL REPLACEMENT/RECOMPENSE CANOPY

3. TOTAL PROPOSED CANOPY

EXISTING CANOPY TO REMAIN ONSITE = 3500 SQFT
 PROPOSED RECOMPENSE/REPLACEMENT CANOPY = 2 TREE = 2500 SQFT
 TOTAL PROPOSED CANOPY (EXISTING + PROPOSED REPLACEMENT) = 6000 SQ FT
 REQUIRED CANOPY = 6095 SQFT X 30% = 1828 SQFT (REQUIREMENT MET)

4. COST ASSIGNMENT

PER CITY OF PINE LAKE TREE ORDINANCE ADMINISTRATIVE STANDARDS, WHEN PROPOSED CONSTRUCTION CAUSES CANOPY TO FALL BELOW THE MINIMUM CANOPY REQUIREMENT, ONE (1) CANOPY CREDIT WILL BE CALCULATED FOR EACH 250 SQUARE FOOT INCREMENT DEFICIT. CANOPY CREDITS SHALL BE ASSESSED AT A COST OF \$375.00 PER CREDIT.

PROPOSED EXISTING CANOPY TO REMAIN ONSITE= 3500 SF
 REQUIRED CANOPY = 1828 SF
 SQUARE FOOT OF DEFICIENT CANOPY = 1828 - 3500 SF = 0 SF
 NO DEFICIENT CANOPY. REQUIREMENT MET BY EXISTING CANOPY TO REMAIN ONSITE.
 CANOPY CREDIT = 0
 REQUIRED COST = \$0.00 (TO BE PAID TO THE CITY)

GENERAL LANDSCAPE NOTES:

- TREE PROTECTION SHALL CONSIST OF CHAIN LINK, OR ORANGE LAMINATED PLASTIC, IN ADDITION TO FENCE, WHERE TREE TRUNKS ARE IN JEOPARDY OF BEING DAMAGED BY EQUIPMENT, 2X4 - INCH BOARDS MAY BE REQUESTED TO BE STRAPPED AROUND THE TRUNKS OF THE TREES.
- TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO PINE LAKE STANDARDS. ANY FIELD ADJUSTMENT TO THE LOCATIONS OF TREE PROTECTION DEVICES OR SUBSTITUTIONS OF PAINT MATERIAL FROM WHAT IS SHOWN ON THE APPROVAL PLANS ARE SUBJECT TO REVIEW AND APPROVAL OF THE PINE LAKE.

24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825
 RELEASE FOR CONSTRUCTION

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TREE PLAN

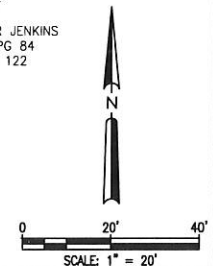
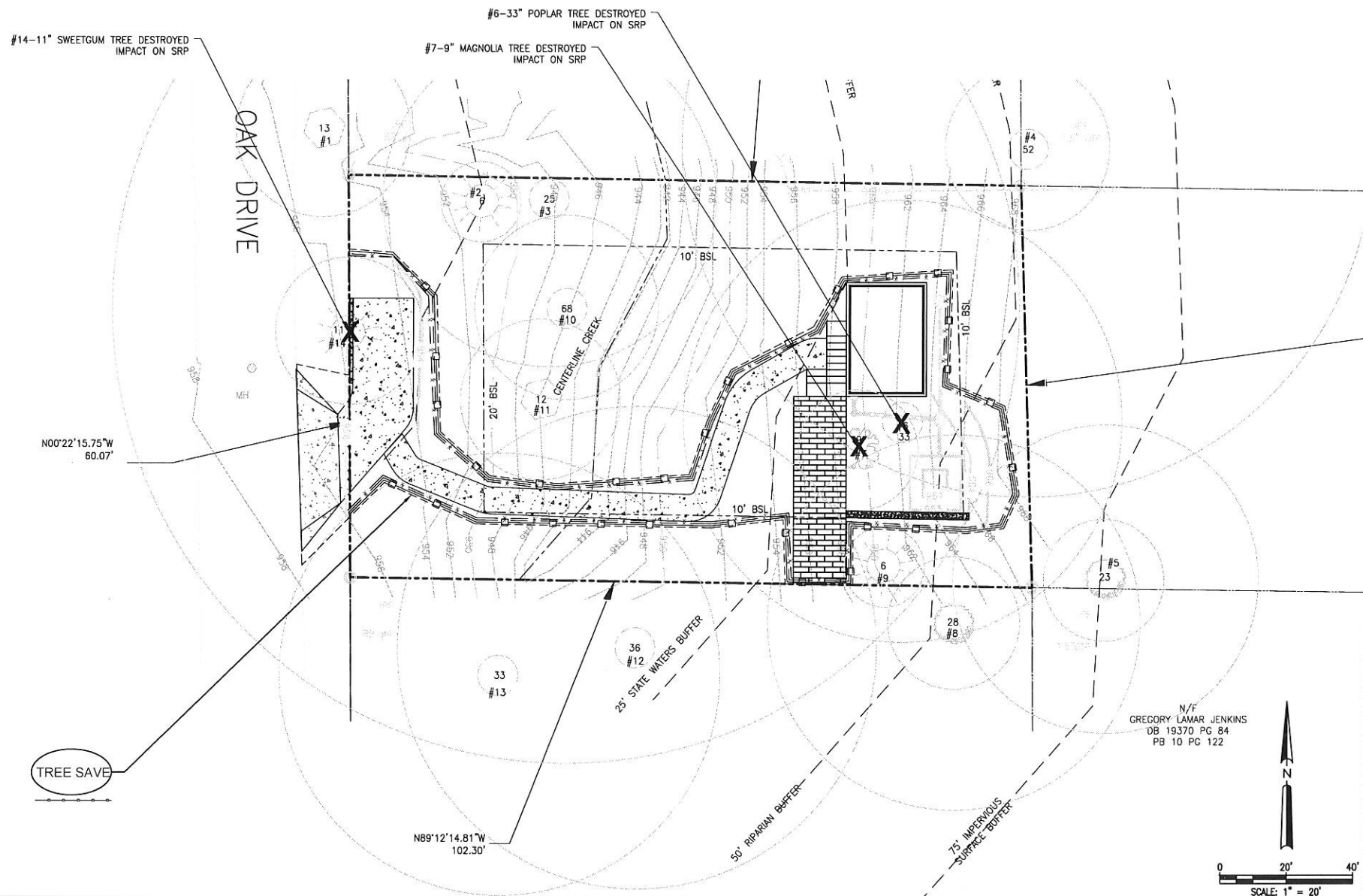
DATE	SCALE	DESIGNER	CHECKED	REVISIONS
5-16-22	AS SHOWN	JNR	GHB	



CONSTRUCTION PLANS FOR
497 OAK DRIVE SE
 LAND LOT 41, 18th DISTRICT
 PINE LAKE, DEKALB COUNTY, GEORGIA

CVE PI # 21-374

SHEET NO.
C-4



APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SANDWICH APPLIED TO DEPTH OF 2 - 3 INCHES

SPECIES	BROADCAST RATES 1/2-1 1/2 PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS	SPECIES	BROADCAST RATES 1/2-1 1/2 PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS
BARLEY (HORDEUM VULGARE)	3 bu. 3.3 lb. (144 lb.) 1/2 bu. 0.6 lb. (24 lb.)	J F M A M J J A S O N D	14,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.	MILLET, PEARL (Pennisetum glaucum)	50 lb. 1.1 lb.	J F M A M J J A S O N D	14,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE				ALONE			
IN MIXTURES				IN MIXTURES			
LESPEDEZA ANNUAL (LESPEDEZA STRIATA)	40 lb. 0.9 lb.	J F M A M J J A S O N D	200,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. USE INOCULANT I.I.	RYE (SECALE CEREALE)	4 bu. 2.9 lb. (128 lb.) 1 bu. 0.7 lb. (32 lb.)	J F M A M J J A S O N D	13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.
ALONE				ALONE			
IN MIXTURES				IN MIXTURES			
LOVEGRASS, WHELFING (Eragrostis curvula)	4 bu. 0.1 lb.	J F M A M J J A S O N D	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA.	RYEGRASS, ANNUAL (Lolium temulentum)	3 bu. 3.9 lb. (168 lb.) 1/2 bu. 0.6 lb. (28 lb.)	J F M A M J J A S O N D	18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
ALONE				ALONE			
IN MIXTURES				IN MIXTURES			
MILLET, BROWNTOP (Panicum fasciculatum)	2 bu. 0.6 lb.	J F M A M J J A S O N D	137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROMOTE TOO MUCH COMPETITION IN MIXTURES IF SEEDS AT HIGH RATES.	BERMUDAGRASS (Cynodon dactylon)	40 lb. 0.9 lb.	J F M A M J J A S O N D	227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE				ALONE			
IN MIXTURES				IN MIXTURES			

Ds1

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED - TEMPORARY METHODS: Ds1-MULCHING, Ds2-TACKLERS AND BUNDERS, Ds2-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

Du

RELEASE FOR CONSTRUCTION
24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825

SPECIES	BROADCAST RATES 1/2-1 1/2 PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS	SPECIES	BROADCAST RATES 1/2-1 1/2 PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS
BERMUDAGRASS (Cynodon dactylon)	60 lb. 1.4 lb.	J F M A M J J A S O N D	18,000 SEED PER POUND. LOW GROWING SOOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERGAM, PASTURES & LAWNS. W/ SARCOZA LESPEDEZA FOR WEEPING LONGEVITY.	BERMUDA SPRIGS (Cynodon dactylon)	40 cu. ft. 0.9 cu. ft. OR 500 PLYS 3'x3'	J F M A M J J A S O N D	1 CUBIC FOOT CONTAINS APPROXIMATELY 850 SPRIGS. A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.
ALONE OR WITH TEMPORARY COVER				ALONE OR WITH TEMPORARY COVER			
W/ OTHER PERENNIALS				W/ OTHER PERENNIALS			
BERMUDA COMMON (Cynodon dactylon)	60 lb. 1.4 lb.	J F M A M J J A S O N D	SAME AS ABOVE.	BLOCK SOO ONLY		J F M A M J J A S O N D	DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJUNCT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES, WINTERHARDY AS FAR NORTH AS ATHENS AND PINE LAKE.
ALONE OR WITH TEMPORARY COVER				ALONE OR WITH TEMPORARY COVER			
W/ OTHER PERENNIALS				W/ OTHER PERENNIALS			
BERMUDA COMMON (Cynodon dactylon)	10 lb. 0.2 lb.	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOO FORMING. FULL SUN. SOO FOR ATHLETIC FIELDS.	CENTPEDE (Eremochloa ophiuroides)	60 lb. 1.4 lb.	J F M A M J J A S O N D	1,787,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHT SOILS. MAX WITH PERENNIAL LESPEDEZA OR CROWNCHICK. APPLY TARPRESSING IS SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE				ALONE			
IN MIXTURES				IN MIXTURES			
BERMUDA COMMON (Cynodon dactylon)	10 lb. 0.2 lb.	J F M A M J J A S O N D	PLANT WITH WINTER ANNUALS. PLANT WITH TALL FESCUE.	FESCUE, TALL (Festuca arundinacea)	50 lb. 1.1 lb.	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHT SOILS. MAX WITH PERENNIAL LESPEDEZA OR CROWNCHICK. APPLY TARPRESSING IS SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE				ALONE			
IN MIXTURES				IN MIXTURES			

Ds3

TEMPORARY GRASSING

NOT TO SCALE

Ds2

PERMANENT GRASSING

NOT TO SCALE

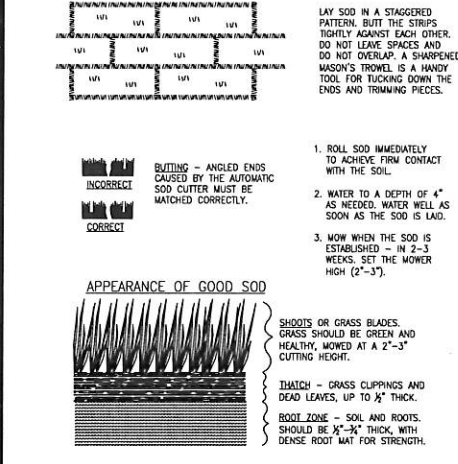
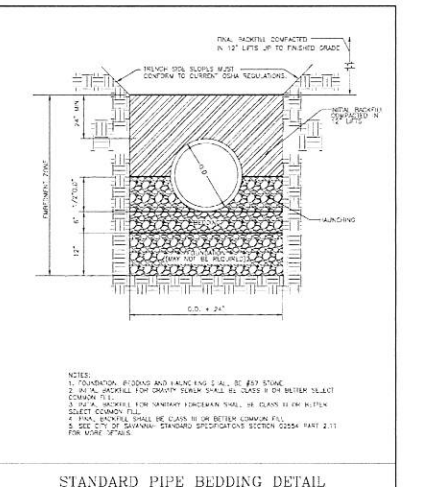
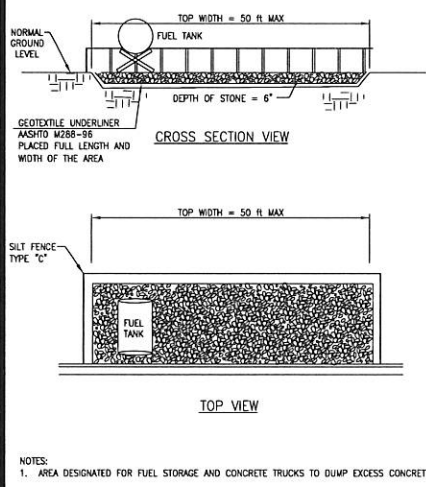
DISPOSAL AREA

NOT TO SCALE

Da

PIPE BEDDING DETAIL

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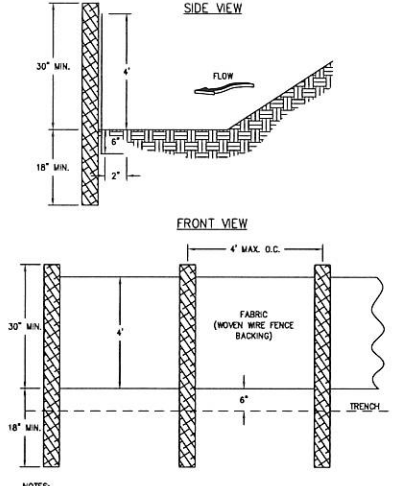


FERTILIZER TYPES	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/acre)	SEASON
10-10-10	1000	1000	FALL

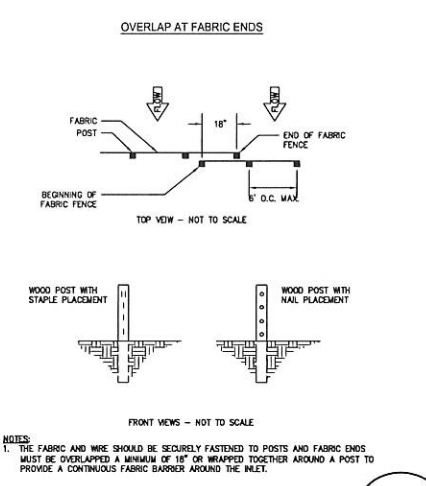
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TOWAY TIFGREEN TIFLAIN	M-L, P, C	WARM WEATHER
BAHAGRASS	PENSICOLA	P, C	WARM WEATHER
CENTPEDE	--	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	P, C	WARM WEATHER
ZOYSIA	EMERALD MYER	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY	P, C	WARM WEATHER

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER RATE (N-P-K) (lbs/acre)	TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400

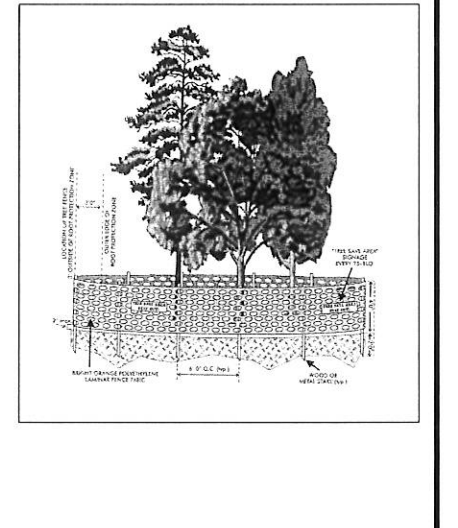
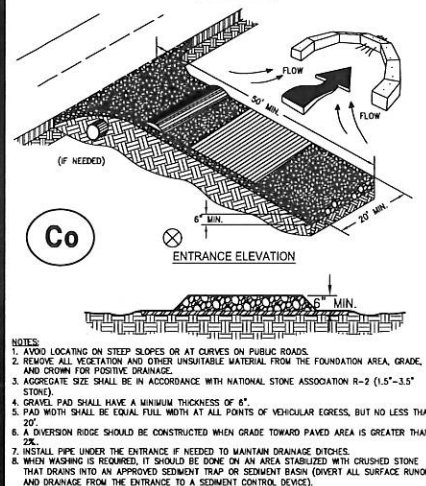
SILT FENCE - TYPE SENSITIVE



FASTENERS FOR SILT FENCES



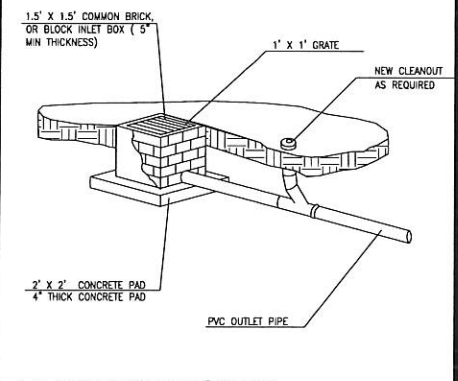
CRUSHED STONE CONSTRUCTION EXIT



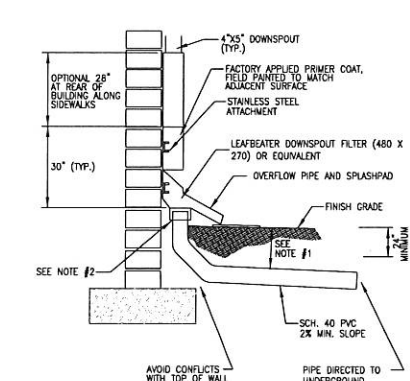
SODDING

NOT TO SCALE

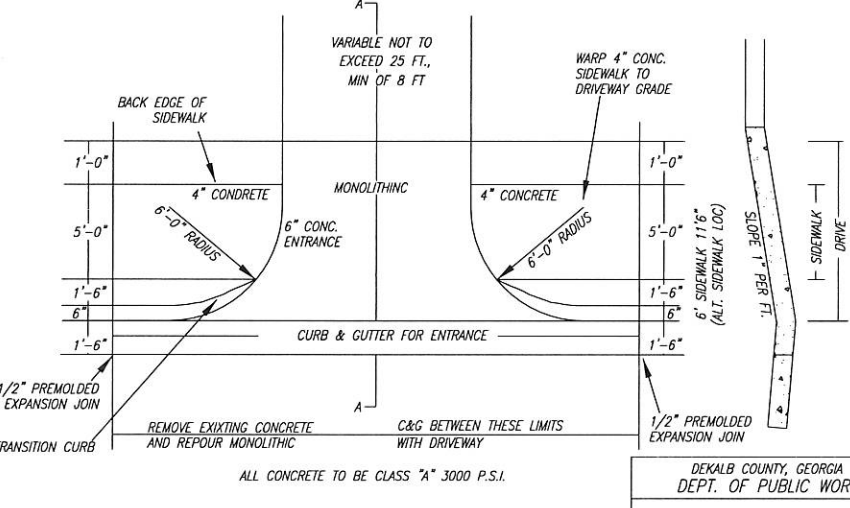
Ds4



- ALL PIPE AROUND BUILDING TO BE 8" SDR-25 PVC.
- GRATE TO BE 1' X 1' MIN AND BE DUCTILE IRON MATERIAL.
- ALL PVC PIPE SHALL HAVE GRAVEL BASE INSTALLED BELOW PIPE (1 SF OF GRAVEL PER 1 LF OF PVC PIPE). CLEANOUTS TO BE INSTALLED EVERY 100 LF OF CONTINUOUS UNDERGROUND PIPE IF NO DOWNSPOUT IS AVAILABLE.

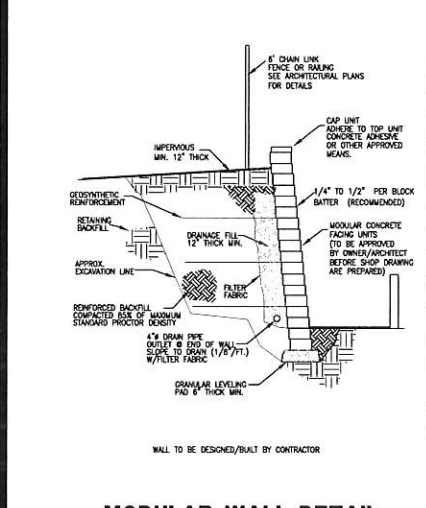


- FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
- A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.



NOTE: WATER METERS ARE PROHIBITED WITHIN SIDEWALK. COORDINATE METER PLACEMENT WITH THE WATER AND SEWER DEPARTMENT.

DEKALB COUNTY, GEORGIA
DEPT. OF PUBLIC WORKS
PRIVATE DRIVEWAY, ENTRANCE WITH SIDEWALK
DWG NO 709 SHEET 1 OF 1 SHEETS



MODULAR WALL DETAIL
NOT TO SCALE - TO BE DESIGN BUILT BY CONTRACTOR

TREE SAVE

NOT TO SCALE

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JTOMESCH@GMAIL.COM

DATE	REVISIONS
6-16-27	ISS SHOWN
DRAWN	ASH SHOWN
CHECKED	GHB

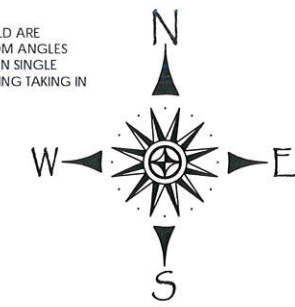


CONSTRUCTION PLANS FOR
497 OAK DRIVE SE
LAND LOT 41, 18th DISTRICT
PINE LAKE, DEKALB COUNTY, GEORGIA

CVE PI# 21-374

SHEET NO.
C-5

ALL BEARINGS HELD ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.



TOTAL SITE AREA
6,095 SQ. FT.
0.140 ACRES

THIS BLOCK RESERVED FOR THE COUNTY CLERKS OFFICE

ZONING: R-1

SETBACKS
FRONT = 20'
REAR = 10'
SIDE = 10'

BOUNDARY REFERENCES:

1. BOUNDARY LINES AND SETBACKS TAKEN FROM SURVEY PREPARED BY DEKALB SURVEYS.

ADDRESS

497 OAK DRIVE
PINE LAKE, GEORGIA, 30072

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP OF THE CITY OF PINE LAKE COMMUNITY PANEL NO. 13089C0087J DATED MAY 16, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

Alternate Plan

TREE LEGEND

- EX. HARDWOOD TREE
- PINE TREE
- POPLAR TREE
- MAGNOLIA TREE

LEGEND

<p>IPF IRON PIN FOUND</p> <p>IPS 1/2" REBAR SET</p> <p>CMP CORRUGATED METAL PIPE</p> <p>R/W RIGHT OF WAY</p> <p>CL CENTER LINE</p> <p>PL PROPERTY LINE</p> <p>FES FLARED END SECTION</p> <p>L.L.L. LAND LOT LINE</p> <p>T.B.M. TEMPORARY BENCHMARK</p> <p>INV. INVERT ELEVATION</p> <p>SMH SANITARY SEWER MANHOLE</p> <p>PO POWER POLE</p> <p>FH FIRE HYDRANT</p> <p>LP LIGHT POLE</p> <p>ICV IRRIGATION CONTROL VALVE</p> <p>TP TRAVERSE POINT (60D NAIL)</p> <p>DM DRAINAGE MANHOLE</p> <p>GV GAS VALVE</p> <p>BENCHMARK</p> <p>IPF IRON PIN FOUND</p>	<p>PROPERTY LINE</p> <p>FENCE</p> <p>TELEPHONE LINE</p> <p>GAS LINE</p> <p>WATER LINE</p> <p>SANITARY SEWER LINE</p> <p>POWER LINE</p> <p>OTP OPEN TOP PIPE</p> <p>CTP CRIMP TOP PIPE</p> <p>RB REBAR</p> <p>Y.I. YARD INLET</p> <p>D.I. DRAIN INLET</p> <p>SMH SAN. SEWER MANHOLE</p> <p>CO CLEANOUT</p> <p>WM WATER METER</p> <p>GW WATER VALVE</p> <p>GW GUY WIRE</p> <p>AC AIR CONDITIONER</p> <p>N/F NOW OR FORMERLY</p> <p>PT PERC. TEST (BOREHOLE)</p> <p>4x4 4x4 TRANSFORMER</p> <p>RRT RAIL ROAD TIE WALL</p>
--	--

REVISIONS:



LOTS 67, 68 & 69, PINE LAKE SUBDIVISION
LAND LOT 41, 18th DISTRICT
DEKALB COUNTY, GEORGIA
DATE: 10-04-2021 SCALE: 1" = 10'

MERIDIAN GEOMATICS, LLC
Land Surveying ~ Residential, Commercial & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRAWN BY
J.M.C.
JOB. #
2021-337

VARIANCE EXHIBIT FOR:
JORDAN TOMESH

(PERMITTING MUNICIPALITY: CITY OF PINE LAKE)



City of Pine Lake, Georgia
New Residential Construction

M E M O R A N D U M

TO: ChaQuias Miller-Thornton, City Administrator

FROM: Bill Johnston, Zoning Administrator

SUBJECT: New Single Family Dwelling at 497 Oak Drive

DATE: Friday, 16 September 2022

Applicant	Jordan Tomesch
Location	497 Oak Drive
Zoning	R-1, Single Family Residential District
Proposal	Single Family Dwelling

FINDINGS

Mr. Jordan Tomesch is proposing a one-story, single family dwelling having a total floor area of 192 square feet and a substantial deck. The 497 Oak Drive property is zoned R-1, Single Family Residential District. Sheet C-1 of the Construction Plans dated May 16, 2022 depicting the Site Plan submitted with the application for site plan review indicates a zero (0) or nearly zero side yard setback as concerns the deck. The 10-foot rear yard setback standard applicable to the dwelling and the deck is met. Each setback standard is reprinted below:

Section 7-4. Yards and lots

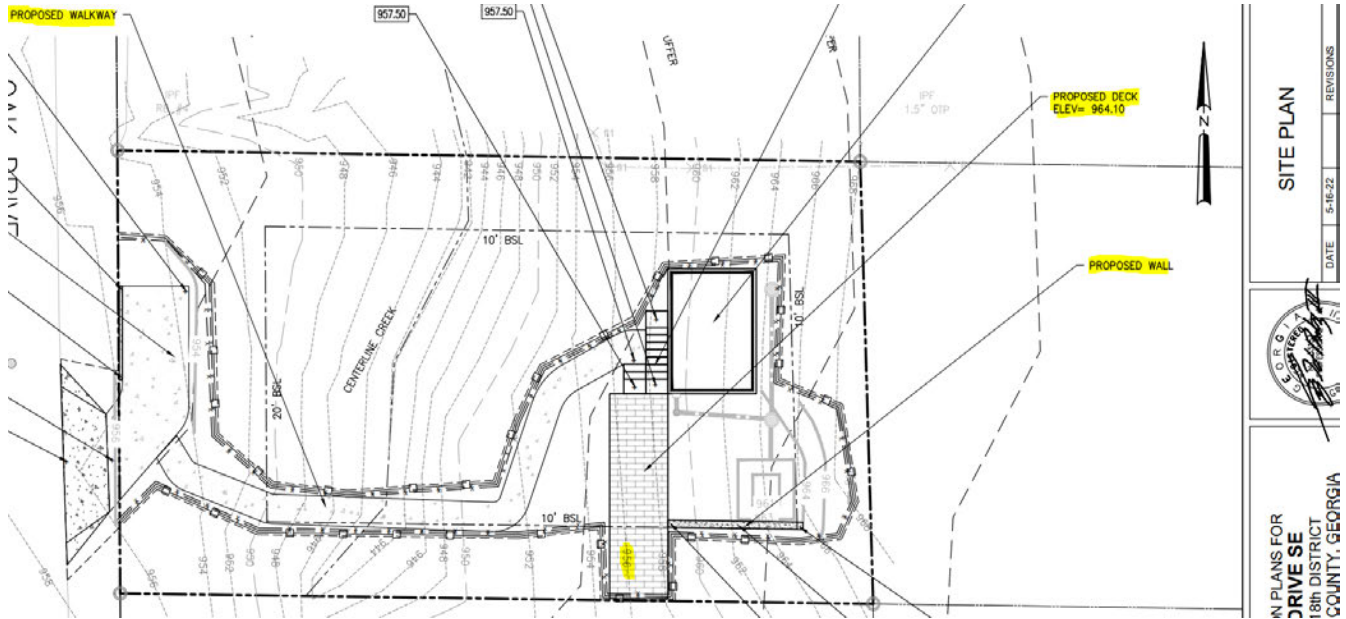
A. Minimum building setbacks shall be as follows:

1. Front yard setback: twenty (20) feet.
2. Side yard setback: ten (10) feet for single story construction; 15 feet for two-story construction. The minimum setback on the street side of a corner lot shall be the minimum front yard setback.
3. Rear yard setback: ten (10) feet.

Section 16-4. Building setbacks, subsection E provides that “Decks are considered to be permanent structures and require approval by the zoning official. Decks are permitted within building setback areas when such decks are no more than thirty (30) inches above ground level at any point, and when decks have no attached bench or other structure, other than required railings, that is taller than twenty-four (24) inches above the deck walking surface.”

New single family dwelling at 497 Oak Drive
Friday, 16 September 2022

As the ground elevation is recorded on the Site Plan as 956 feet and the finished floor elevation of the deck is 964.1 feet, the deck is proposed as 8.1 feet above the adjacent grade. As such, the proposed deck would be more than thirty (30) inches above ground level and cannot be built within the building setback. The variance sought would allow construction within that side yard building setback. As mentioned above, the dwelling itself complies with all building setbacks.



CONCLUSIONS

A reduction in side yard setback to allow construction of a proposed deck virtually on the southern property boundary is the subject of the variance application. Sec. 12-3 *Required findings for variances* states that “Variances may be granted only upon making all of the following findings, which shall apply within the property for which the subject variance request is being made.

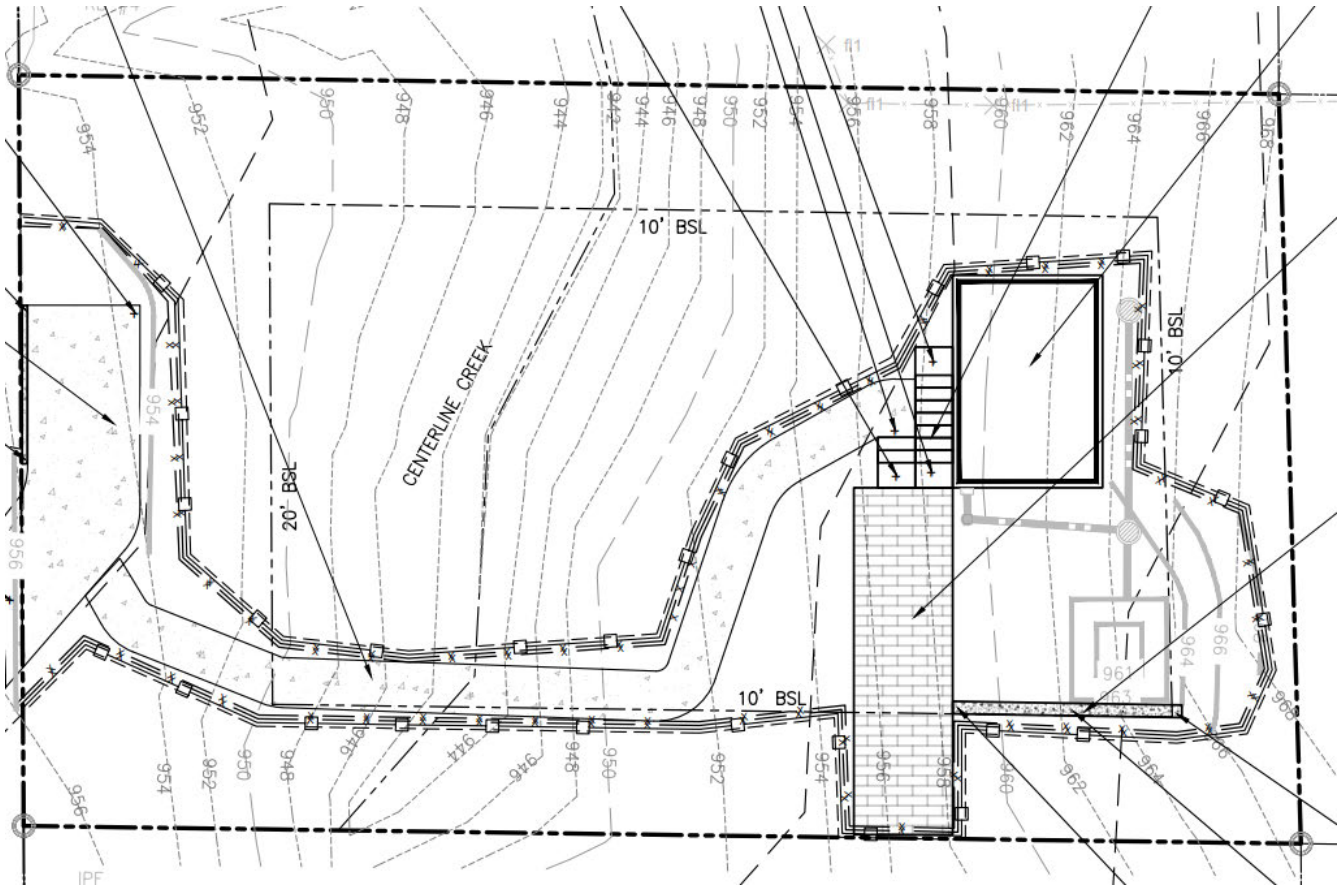
- A. There are extraordinary or exceptional conditions pertaining to the particular property because of its size, shape or topography.
- B. Such conditions are unusual or peculiar to the particular piece of property involved.
- C. The strict application of the zoning ordinance would create an unnecessary hardship.
- D. The hardship identified is concerned with the physical use of the property, not the financial condition of any person.

New single family dwelling at 497 Oak Drive
Friday, 16 September 2022

E. Specimen trees are located in such a manner on the subject property that the property cannot be practically developed without the removal or substantial destruction of such specimen trees but could be developed through variances that would protect the same trees.

F. Relief if granted would not cause substantial detriment to the public good, safety or welfare, or impair the purpose and intent of this zoning ordinance.”

No conditions are present on the 497 Oak Drive property that would require the proposed placement of the deck. Rather, the size and location of the deck appears to be more out of convenience for the applicant who will be resident on the property. This assessment of the conditions that may or may not justify a variance are evident in the below snip. No conditions are present as to size, shape or topography of the site that would require extension of the deck to the property boundary. In fact, such extension and placement simply adds to the amount of impervious surface within the site.



New single family dwelling at 497 Oak Drive

Friday, 16 September 2022

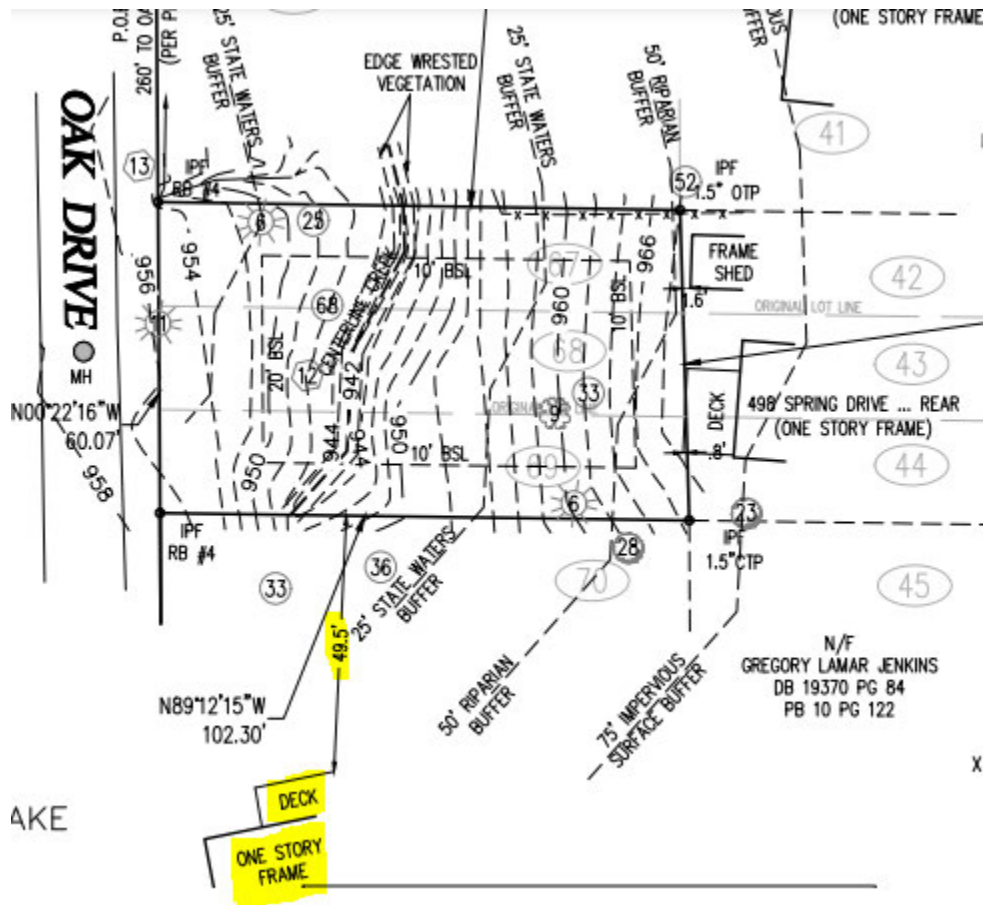
The hardship to the applicant, if any is created, is offset by the gain to the public by insuring that spacing between structures is maintained in compliance with the ordinance. Granting of the variance to the side yard setback to accommodate the proposed placement of the deck could impair the purpose and intent of the ordinance. Two such purposes are “conserving the value of buildings” and “creating sustained protection and stability of the single-family neighborhood; protecting properties against blight and depreciation.” Placement of a deck that could easily be the source of more disruption to the neighbor than placement of the actual dwelling on a virtually a zero building setback as depicted above could be considered counter to these ordinance purposes.

The last of the “Findings” to be made as concerns this property is germane, “Relief if granted would not cause substantial detriment to the public good, safety or welfare, or impair the purpose and intent of this zoning ordinance.”

Impact of Deck on Property to the South

The original filing of the application did not indicate a deck virtually on the southern boundary of the lot. The surveyor has now indicated that a dwelling and a deck are located some 49.5 feet from the common property boundary with the adjacent lot to the south as seen below. The presence of structures on adjacent property may be relevant to a decision concerning the variance. As proposed, the dwelling will comply with the side yard and rear yard setbacks. The proposed deck will comply with the rear yard setback of 10 feet. However, as proposed, the deck would be well within the side yard setback and a variance as to side yard setback would be required.

New single family dwelling at 497 Oak Drive
Friday, 16 September 2022



Retaining Wall

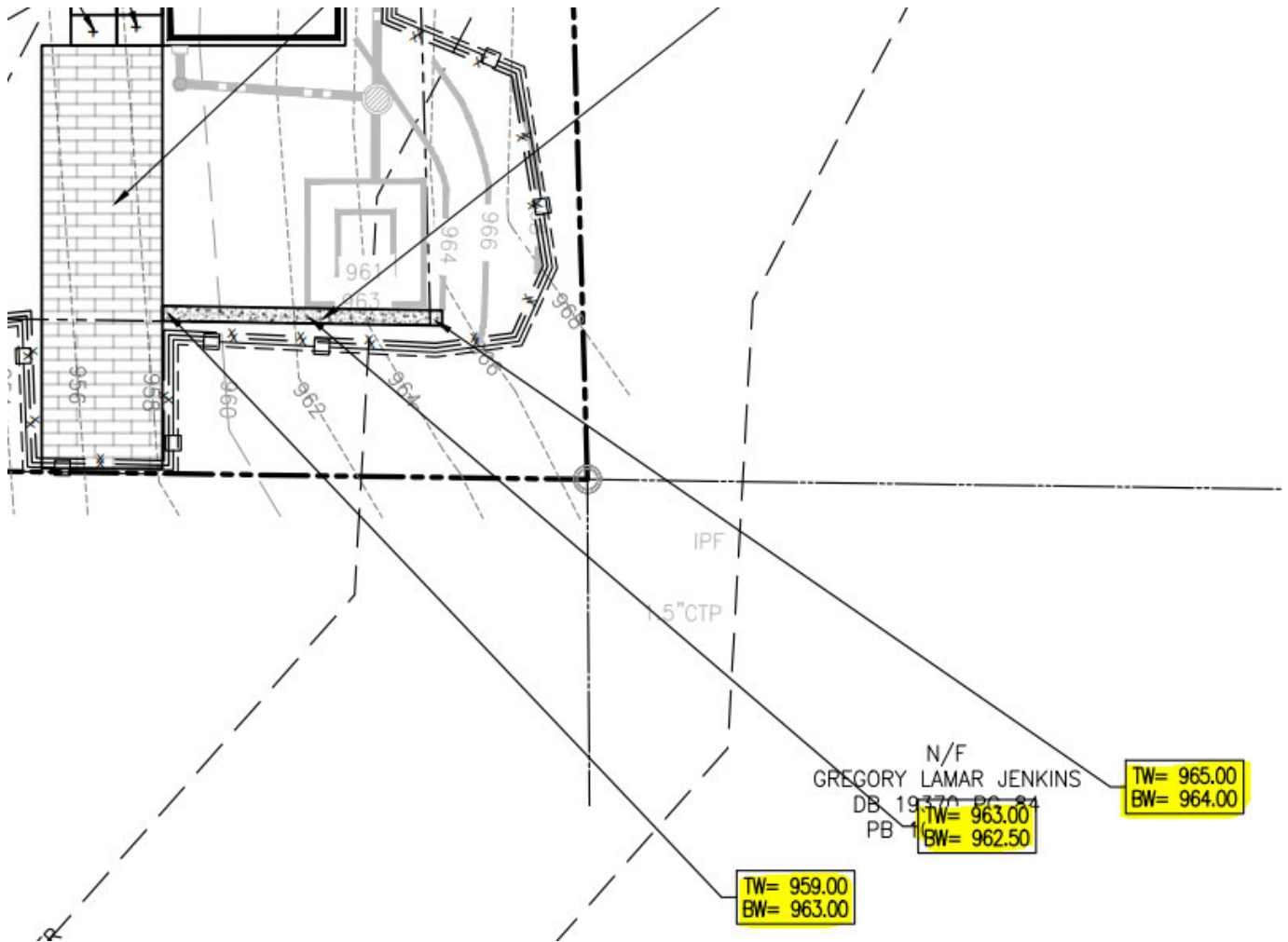
Section 7-9. Walls and fences provides the following standards concerning walls:

A. The height of walls and fences, including wall/fence combinations, screen walls, retaining walls and freestanding walls, shall not exceed:

1. front yards, 48 inches;
2. side yards and/or within 10 feet of the primary dwelling's front façade, 48 inches;
3. on corner lots inside a rear yard and within 10 feet of the street right-of-way, 48 inches;
4. all other areas, six (6) feet.

The greatest wall height proposed as seen in the TW (top of wall) and BW (bottom of wall) elevations does not exceed 48 inches. Accordingly, no variance is required for the proposed wall.

New single family dwelling at 497 Oak Drive
Friday, 16 September 2022



RECOMMENDATION

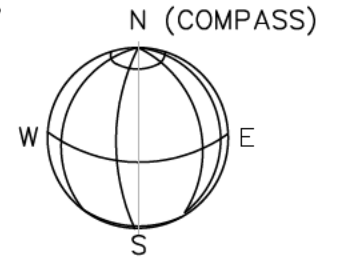
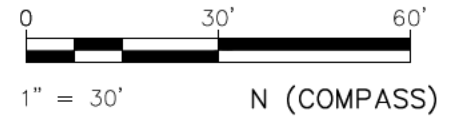
Based on the findings associated with the application, denial of the variance to side yard setback as applies to the proposed deck is appropriate. Such decision is independent of any stream buffer variance.

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

REFERENCE: DEED BOOK 18256 PG 250
PLAT BOOK 10 PG 122

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0087J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 18256 PG 250
PROPERTY OWNER AT TIME OF SURVEY: CANDICE HOWLAND
PARCEL NUMBER: 18-041-08-009

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED

TOTAL AREA: 6,095 SQ FT, 0.14 AC

CALCULATED PLAT CLOSURE: 1:55,748

FIELD DATA:

DATE OF FIELD SURVEY 1-20-2021;
ADD TREE/TOPO 7-29-2021

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

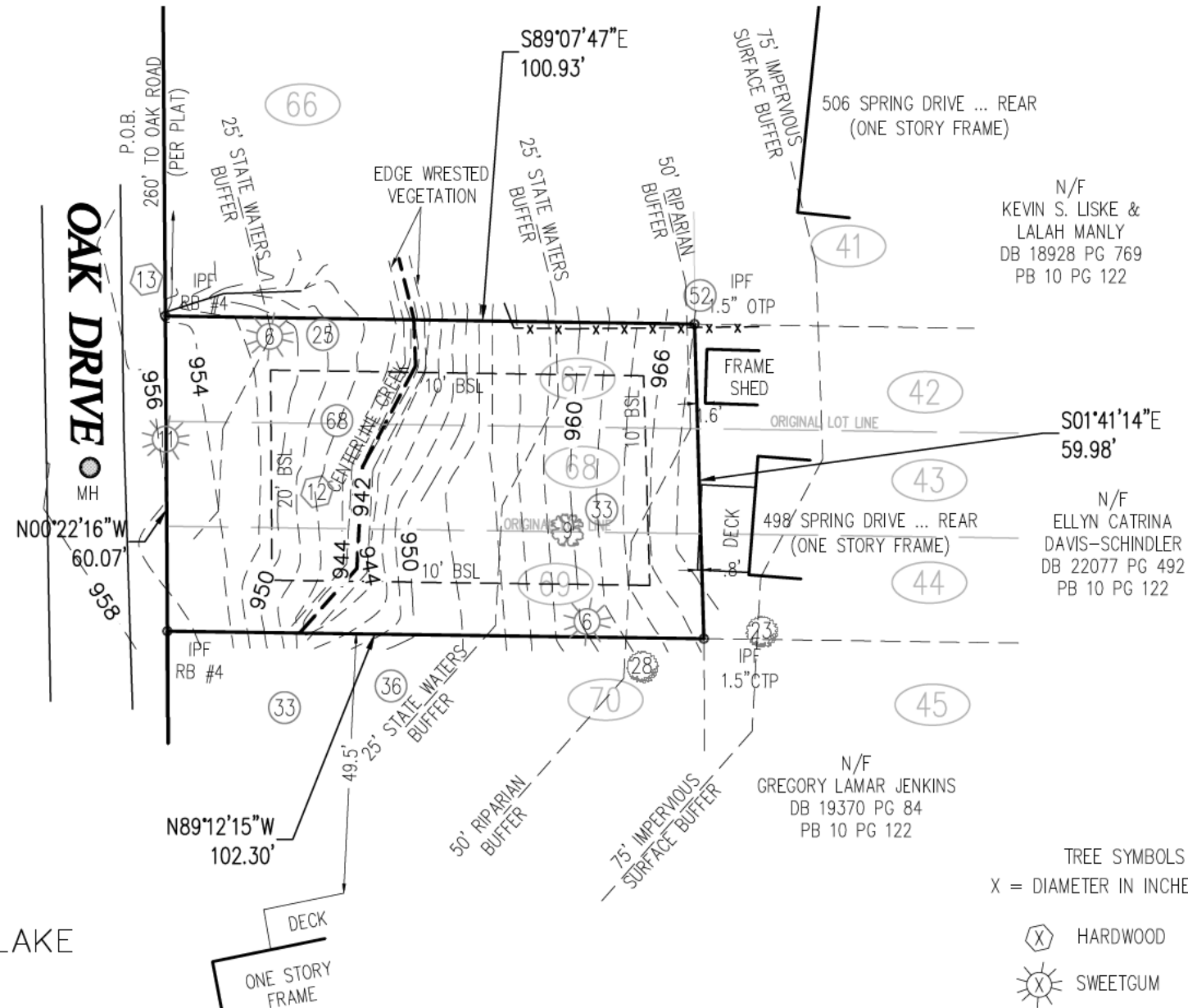
EQUIPMENT:
ELECTRONIC TOTAL STATION

BOUNDARY SURVEY FOR
JORDAN TOMESCH
LOT(S) 67, 68, & 69, MAP NO 1 PINE LAKE

497 OAK DRIVE

CITY OF PINE LAKE, DEKALB COUNTY, GEORGIA
LAND LOT 41, DIST 18

DATE: JANUARY 26, 2021; ADD TREE/TOPO AUGUST 2, 2021
REVISED; NOVEMBER 15, 2021 (ADD REAR ADJOINERS)



ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

VACANT LOT
ZONED R-1

TREE SYMBOLS
X = DIAMETER IN INCHES

- (X) HARDWOOD
- (X) SWEETGUM
- (X) PINE
- (X) POPLAR
- (X) MAGNOLIA



www.dekalbsurveys.com
COA 1086

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September 20, 2022

Ms. ChaQuias Miller Thornton, City Administrator
City of Pine Lake, GA
P.O. Box 1325
Pine Lake, GA 30072

VIA EMAIL

RE: 497 Oak Drive – Jordan Tomesch
Revised Environmental Review

Dear Ms. Thornton:

Clark Patterson Lee (CPL) has reviewed the variance application pertaining to the above referenced address. We have the following comments on the variance application:

1. The revised site plan submitted by Mr. Tomesch indicates that a variance from the 25-foot state waters buffer will be required. The erosion control ordinance exempts road crossings requiring a drainage structure from seeking a variance *if the crossing is perpendicular to the stream*. Since the site plan indicates that this is not the case, Mr. Tomesch must submit a state waters buffer variance to Georgia EPD prior to receiving a land disturbance permit. Alternatively, he could revise his site plan to remove that portion of the walkway that runs parallel with the state waters.
2. A grading plan is not shown. We doubt the limits of construction could be correct if grading is performed to bridge the stream with a walkway as shown on the site plan.
3. There are now no mitigation measures proposed as part of the variance application.

Please call us with any questions.

Sincerely,

CPL ARCHITECTURE, ENGINEERING & PLANNING

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

Rich Edinger, P.E.
Vice President

cc: file