



## **DeKalb County Zoning Board of Appeals**

**330 Ponce De Leon Avenue, Suite 500**

**Decatur, GA 30030**

**(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto:plandev@dekalbcountyga.gov)**

**Wednesday, February 10, 2021**

### **Planning Department Staff Analysis**

**Case No.: N5**

**A-21-1244568**

**Parcel ID(s): 15-117-01-038**

**Commission District: 03 Super District: 06**

**Applicant:** Harden Leroy Lark

**Owner:** Sarah & Won Bok Choe

**Location/Address:** 2603 Flat Shoals Road, Decatur, GA 30034

**Request:** A variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the 7.5-foot side setback.

**Staff Recommendation:** Defer to the March 10, 2021 meeting due to an incomplete application.

#### **STAFF FINDINGS**

##### **Information:**

The subject property is 0.45 acres. The subject property previously contained a single-family, detached residence, but it is presently undeveloped. A tributary of Doolittle Creek runs along the rear property line. The property is located in the R-75 (Residential Medium Lot-75) Zoning District.

The applicant proposes to construct a two-story, single-family, detached residence. Additional information and updated plans are required in order to ascertain the nature of the variance request.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond  
Chief Executive Officer

Andrew Baker, AICP,  
Director

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING  
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

BOA No. \_\_\_\_\_  
Applicant and/or  
Authorized Representative Harden Leroy Lark

Mailing Address: 2776 NORFOLK Loop

City/State/Zip Code: Lithonia, Ga, 30038

Email: hardenlark@gmail.com

Telephone Home: 404 218 1504 Business: \_\_\_\_\_ Fax No.: \_\_\_\_\_

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Won Bok Choe

Address (Mailing): 780 Lend LN

City/State/Zip Code: Lawrenceville, Ga 30044

Email: wonbokchoe@gmail.com

Telephone Home: 404-469-6511 Business: \_\_\_\_\_ Fax No.: 678-278-1214

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 2603 Flat Shoals Rd City: Decatur State: Ga Zip: 30034

District(s): 15 Land Lot(s): 117 Block: \_\_\_\_\_ Parcel: 15-117-01-038

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

Zoning Classification: R-75 Commission District & Super District: \_\_\_\_\_

**CIRCLE TYPE OF HEARING REQUESTED**

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

**TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT**

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_



# ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals  
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE:

1/7/20

Applicant:  
Signature

DATE:

Applicant:  
Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

**ZBOA APPLICATION AUTHORIZATION**

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 12-23-2020

CHECK TYPE OF APPLICATION:

- ( ) ADMINISTRATIVE APPEAL
- () VARIANCE
- ( ) SPECIAL EXCEPTION

TO WHOM IT MAY CONCERN:

(I) / (WE), Won Bok Choe  
[Name of owner(s)]

being (owner) / (owners) of the property described below or attached hereby delegate authority to

Won Bok Choe [Signature]  
[Name of Applicant or Representative]

to file an application on (my) / (our) behalf.

[Signature]  
Notary Public

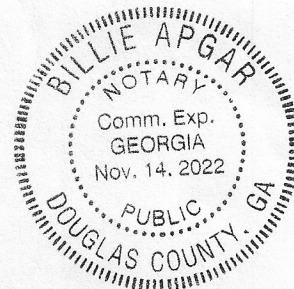
[Signature]  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

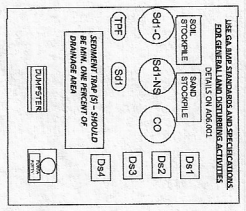


**OWNER/CONTRACTOR/DEVELOPER**  
 CUSTOMER: WYN CHOE  
 PHONE: (404) 499-8811

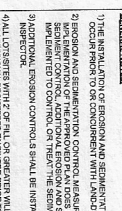
**LIMITS OF DISTURBANCE (PROPOSED)**  
 AREA OF DISTURBANCE: 2,096 SQUARE FEET  
 AREA OF DISTURBANCE: 11,809 SQUARE FEET  
 ZONING: R-75 (DEKALB COUNTY)

**24 HOUR EMERGENCY CONTACT INFO:**  
 CUSTOMER: WYN CHOE  
 PHONE: (404) 499-8811

**NOTE: GRADING ON SITE**  
 CUT: 0.0 CY  
 FILL: 0.0 CY

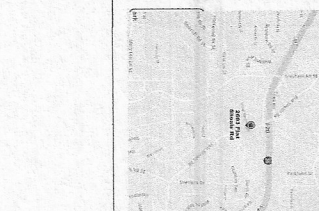


**GENERAL NOTES:**  
 1. THE FINAL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWINGS.  
 2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.  
 3. THE PROPOSED SITE PLAN SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS AND ALL APPLICABLE CODES AND ORDINANCES.  
 4. THE PROPOSED SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AGENCIES.  
 5. THE PROPOSED SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ADJACENT PROPERTY OWNERS.  
 6. THE PROPOSED SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ADJACENT PROPERTY OWNERS.  
 7. THE PROPOSED SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ADJACENT PROPERTY OWNERS.

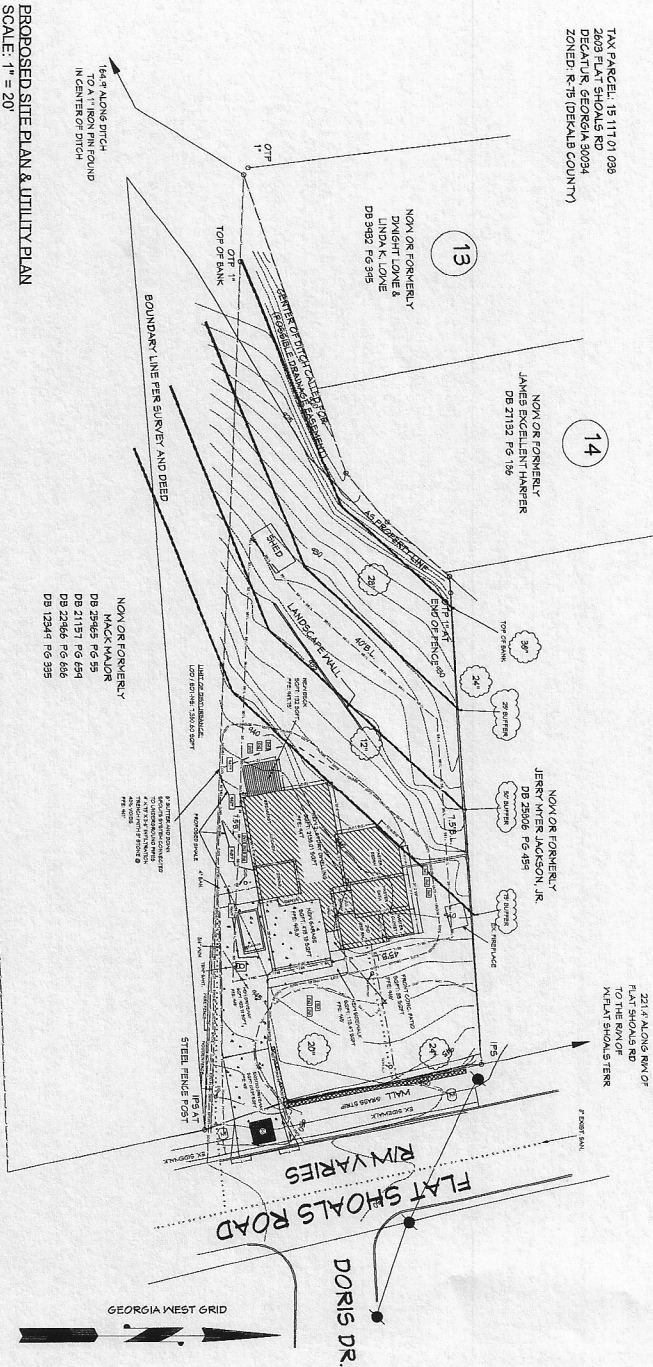


**SOIL EROSION AND SEDIMENT PLAN**  
 SCALE: 1" = 10'

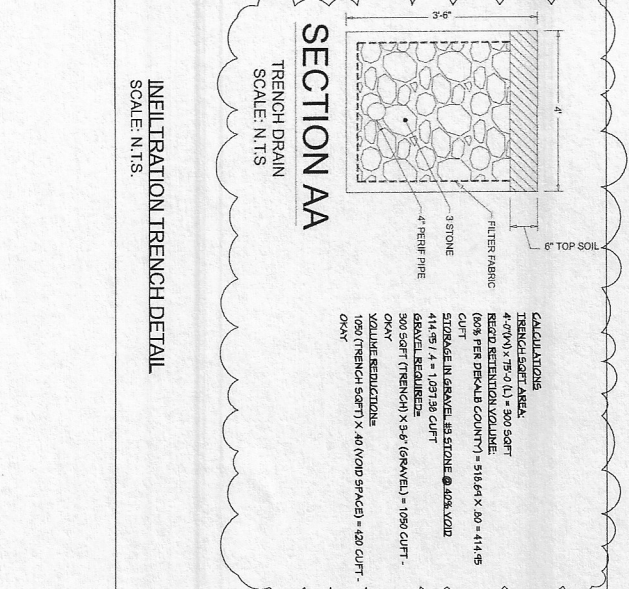
**NEARBY UTILITIES:**  
 1. 12" WATER MAIN  
 2. 12" SANITARY SEWER  
 3. 12" GAS MAIN  
 4. 12" TELEPHONE  
 5. 12" CABLE TV  
 6. 12" ELECTRIC  
 7. 12" FIBER OPTIC  
 8. 12" RAILROAD  
 9. 12" HIGHWAY  
 10. 12" AIRPORT  
 11. 12" MARINA  
 12. 12" PORT  
 13. 12" CANAL  
 14. 12" DAM  
 15. 12" BRIDGE  
 16. 12" TUNNEL  
 17. 12" CAUSEWAY  
 18. 12" EMBANKMENT  
 19. 12" CUTTING  
 20. 12" FILLING  
 21. 12" EXCAVATION  
 22. 12" FOUNDATION  
 23. 12" STRUCTURE  
 24. 12" UTILITY  
 25. 12" EQUIPMENT



**VICINITY MAP**  
 N.T.S.



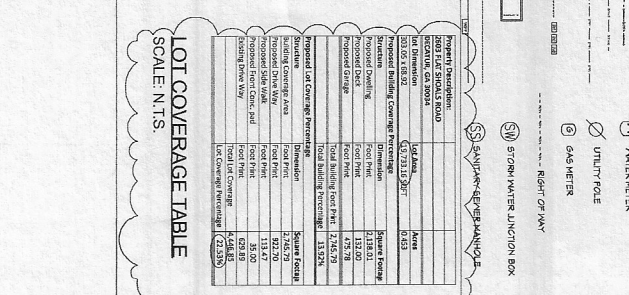
**PROPOSED SITE PLAN & UTILITY PLAN**  
 SCALE: 1" = 20'



**SECTION AA**  
 TRENCH DRAIN  
 SCALE: N.T.S.

**INfiltrATION TRENCH DETAIL**  
 SCALE: N.T.S.

**CALCULATIONS:**  
 TRENCH SLOPE AREA:  
 4'-0" (W) X 7'-0" (L) = 28.0 SQ FT  
 REQUIRED INFILTRATION VOLUME:  
 (60% PER DEKALB COUNTY) = 516.64 X .60 = 411.98 CU FT  
 STORAGE IN GRAVEL AND STONE @ 40% VOID:  
 411.98 / .4 = 1,029.95 CU FT  
 GRAVEL REQUIRED:  
 300 SQ FT (TRENCH) X 9" (GRAVEL) = 1,050 CU FT  
 TOTAL TRENCH SLOPE AREA = 420 CU FT



LOT NO.	AREA (SQ FT)	VOLUME (CU FT)	OTHER
1	1,029.95	411.98	
2	1,029.95	411.98	
3	1,029.95	411.98	
4	1,029.95	411.98	

**DATE:** 9/10/2020

**SCALE:** SEE DRAWINGS SHEET

**PAGE NAME:** PROPOSED SITE PLAN AND UTILITY PLAN

**PROJECT NAME AND ADDRESS:**  
 SITE PLANS FOR 4-STORY RESIDENTIAL DWELLING  
 2808 SCOTT SW 53RD ROAD  
 PARCEL: 15 117 01 038  
 ADDRESS: 4531 19725.16  
 ZONING: R-75

**RELEASED FOR CONSTRUCTION:**  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SEAL: [Professional Seal]

**ACURATE**  
 11111 11111 11111  
 (404) 273-1111  
 THIS DOCUMENT IS THE PROPERTY OF ACURATE AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THEIR WRITTEN PERMISSION.  
 H.L. LARK



THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED WITHOUT THEIR WRITTEN PERMISSION.

PROJECT ENGINEER  
H.L. LARK

Table with columns: DATE, BY, DESCRIPTION, REV. NO.

PROJECT NAME AND ADDRESS

SITE PLANS FOR 1-STORY RESIDENTIAL DWELLING  
WONBOK CHOE  
2603 FLAT SHOALS ROAD  
DECATUR, GA 30034  
PARCEL: 15 117 01 038  
ACRES: 453 (19,733.16 SQFT)  
ZONING: R-75

RELEASED FOR CONSTRUCTION

DRAWN BY:  
R. FARLAND

CHECKED BY:  
L. LARK

SEAL



PAGE NAME  
EXISTING SURVEY & DEMO SITE PLAN

DATE:  
9/10/2020

SCALE:  
SEE DRAWINGS

SHEET  
C0.000

9/10/2020  
PROJECT NAME AND ADDRESS

SITE PLANS FOR 1-STORY RESIDENTIAL DWELLING  
WONBOK CHOE  
2603 FLAT SHOALS ROAD  
DECATUR, GA 30034  
PARCEL: 15 117 01 038  
ACRES: 453 (19,733.16 SQFT)  
ZONING: R-75

OWNER / CONTRACTOR / DEVELOPER  
CUSTOMER: WON CHOE  
PHONE: (404) 409-6511

24 HOUR EMERGENCY CONTACT INFO:  
CUSTOMER: WON CHOE  
PHONE: (404) 409-6511

GENERAL DEMOLITION SCOPE:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

1) WACANT LOT  
DEMOLITION OF CONC. DRIVEWAY IS TO BE REMOVED BY HAND OR HAND MACHINERY IN THE CRITICAL ROOT ZONE OF EXISTING TREES.

DEMOLITION NOTES: NO TREES IMPACTED

- 1) ALL LAND DISTURBANCE TO BE STABILIZED UPON COMPLETION OF DEMOLITION
2) ALL TREES SHOWN AS TO REMAIN TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3) ALL DEMOLITION DEMOS TO BE HAZARD OFF SITE.
4) DUMPSTER AND/OR TEMP. SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR RIGHT OF WAY.
5) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
6) CALL FOR FINAL INSPECTION AT DEKALB COUNTY PLANNING
7) ALL UTILITIES MUST BE CUT OFF AND CAPPED AT THE STREET BEFORE DEMOLITION ACTIVITY.
8) THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFERS THAT APPLY TO THIS PROPERTY PER THE SURVEY.

PROPOSED SCOPE OF WORK:

- 1) NEW DWELLING ON NEW FOUNDATION
2) ATTACHED GARAGE
3) PAINT WALLS AND CEILING, NEW FLOORING
4) ELECTRICAL, HVAC, AND PLUMBING
5) NEW ASPHALT SHINGLE ROOF AND FRAMING INSTALLATION
6) NEW ADDITION WITH FOOTING, FRAMING, AND ROOFING
7) NEW DOORS, NEW WINDOWS, NEW TRIM
8) NEW EXTERIOR SIDING
9) NEW DRIVE WAY
10) NEW DECK
11) NEW COVERED PORCH

IF YOU DO, GEORGIA... CALL US FIRST! 1-800-285-7411 (770) 623-4544 (MAYBE CLARENCE ONLY) JURISDICTION CENTER IT'S THE LAW



VICINITY MAP N.T.S

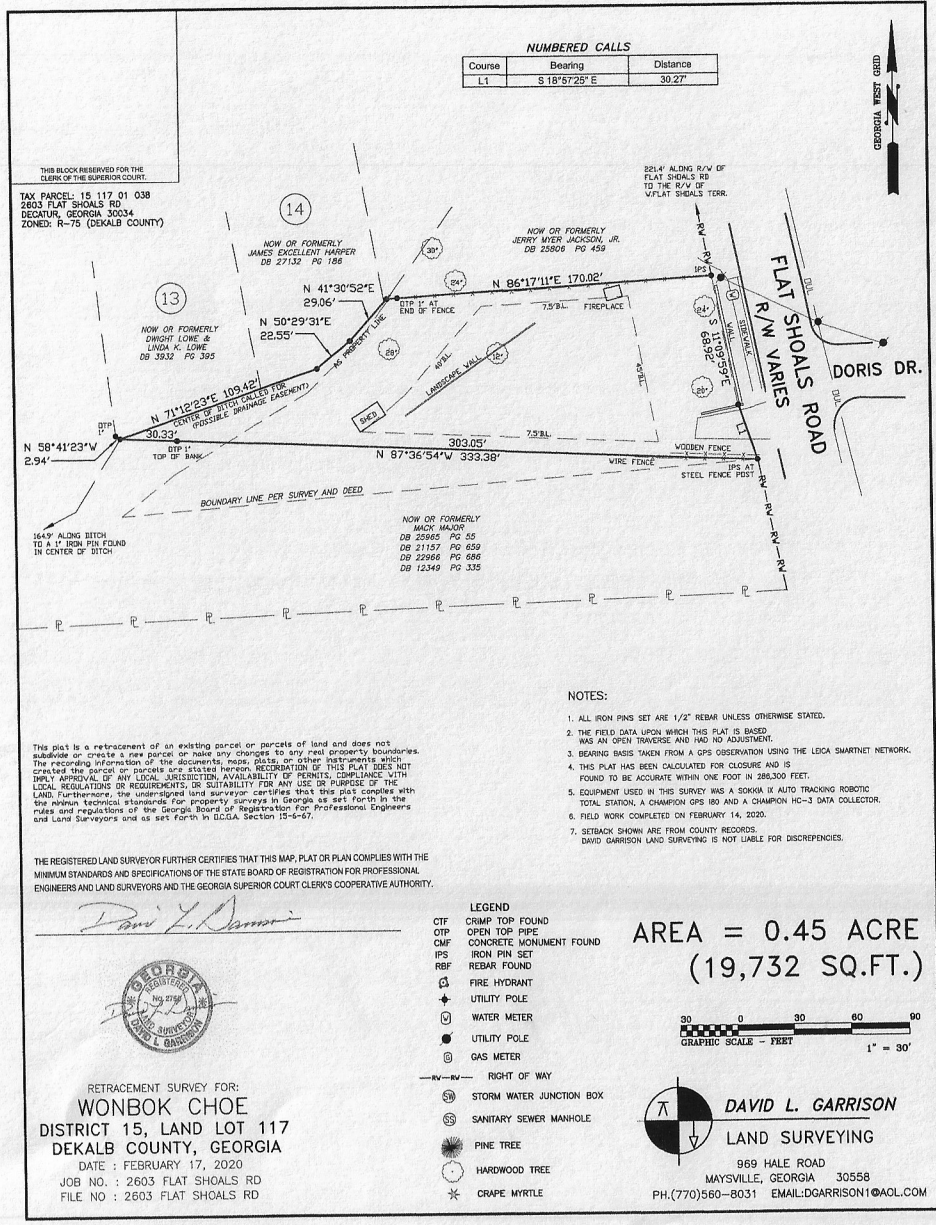
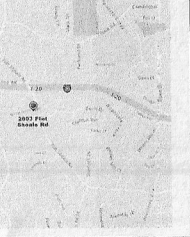


Table with columns: Course, Bearing, Distance. Row 1: L1, S 18°57'25" E, 30.27'

NOTES:

- 1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
2. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS AN OPEN TOWNSHIP AND HAD NO ADJUSTMENT.
3. BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK.
4. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 285,300 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC TOTAL STATION, A CHAMPION GPS 800 AND A CHAMPION HC-3 DATA COLLECTOR.
6. FIELD WORK COMPLETED ON FEBRUARY 14, 2020.
7. SETBACK SHOWN ARE FROM COUNTY RECORDS. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAN OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

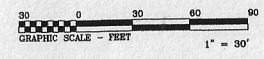
Signature of David L. Garrison



RETRACEMENT SURVEY FOR: WONBOK CHOE DISTRICT 15, LAND LOT 117 DEKALB COUNTY, GEORGIA DATE: FEBRUARY 17, 2020 JOB NO.: 2603 FLAT SHOALS RD FILE NO.: 2603 FLAT SHOALS RD

- LEGEND: CTF CRIMP TOP FOUND, OTF OPEN TOP FOUND, CMF CONCRETE MONUMENT FOUND, RFB REBAR FOUND, FPS IRON PIN SET, RFB REBAR FOUND, FIRE HYDRANT, UTILITY POLE, WATER METER, UTILITY POLE, GAS METER, RIGHT OF WAY, STORM WATER JUNCTION BOX, SANITARY SEWER MANHOLE, PINE TREE, HARDWOOD TREE, CRAPE MYRTLE

AREA = 0.45 ACRE (19,732 SQ.FT.)



DAVID L. GARRISON LAND SURVEYING 969 HALE ROAD MAYSVILLE, GEORGIA 30558 PH. (770) 560-8031 EMAIL: DGARRISON1@AOL.COM

LIMITS OF DISTURBANCE (EXISTING) AREA OF DISTURBANCE: 7,380.60 SQFT ACRES OF DISTURBANCE: 0.169 ACRES

LIMITS OF DISTURBANCE (PROPOSED) AREA OF DISTURBANCE: 7,380.60 SQFT ACRES OF DISTURBANCE: 0.169 ACRES

EXISTING SURVEY WITH BOUNDARIES SCALE: 1" = 30'

LEGEND

- C0.000 - COVER / SURVEY
C1.000 - EXIST. CONDITIONS / DEMO
C2.000 - PROPOSED SITE AND UTILITY PLAN
C3.000 - TREE PROTECTION PLAN
C4.000 - TREE CALCULATION PLAN
C5.000 - SOIL EROSION PLAN
C6.000 - SOIL EROSION NOTES
C7.000 - SEWER AND SANITARY DETAILS
C8.000 - ALTERNATIVE STORM WATER MGMT PLAN / DRY WELL & NOTES

DEKALB COUNTY

LEGAL JURISDICTION: DEKALB COUNTY
APPLICABLE CODES/EDITIONS: INTERNATIONAL RESIDENTIAL CODE - (IRC) 2018 EDITION WITH 2020 GEORGIA AMENDMENTS, INTERNATIONAL BUILDING CODE - (IBC) 2018 EDITION WITH 2020 GEORGIA AMENDMENTS, NATIONAL ELECTRIC CODE - (NEC) 2017 EDITION, NATIONAL FUEL GAS CODE - (FGC) 2018 EDITION WITH 2020 GA AMENDMENTS, NATIONAL MECHANICAL CODE - (MCC) 2018 EDITION WITH 2020 GEORGIA AMENDMENTS, INTERNATIONAL PLUMBING CODE - (IPC) 2018 EDITION WITH 2020 GEORGIA AMENDMENTS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2018 EDITION WITH GEORGIA AMENDMENTS, INTERNATIONAL FIRE CODE - (IFC) 2018 EDITION WITH 2020 GEORGIA FIRE MARSHAL AMENDMENTS, GEORGIA ACCESSIBILITY CODE - (GAC) 1203-3-20 - 2018 EDITION WITH GEORGIA AMENDMENTS, INTERNATIONAL SWIMMING POOL AND SPA CODE - (ISPS) 2018 EDITION WITH GEORGIA AMENDMENTS, NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE - (NFPA) 2018 EDITION, 2014 PRESCRIPTIVE DECK CODES WITH 2015 GA AMENDMENTS

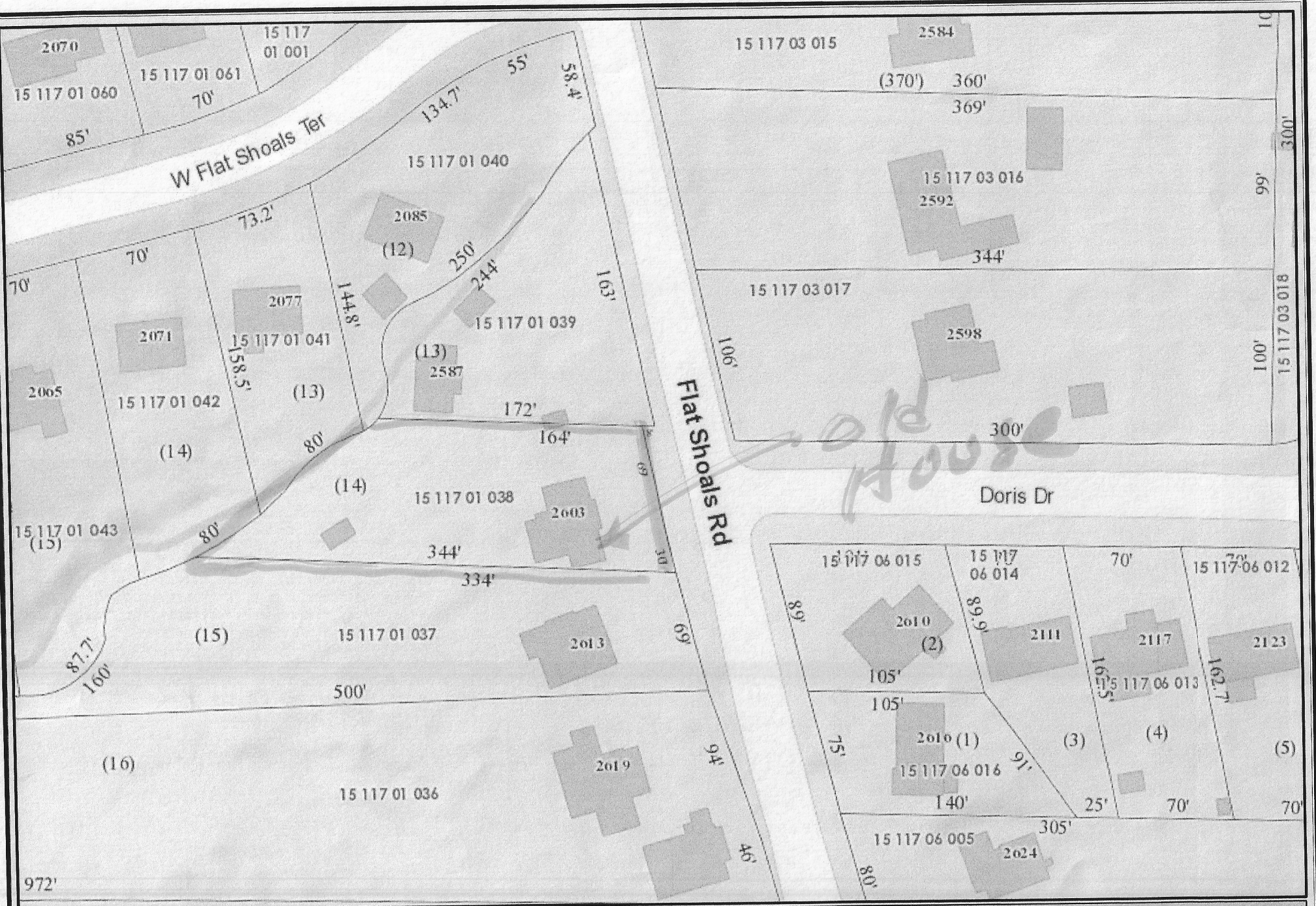
SITE NOTES:

- 1) THE SITE CONTAINS .453 ACRES / 19732.8 SF. TOTAL UNIMB. AREA
2) ADDRESS: 2603 FLAT SHOALS, DECATUR, GA 30034 TAX PARCEL ID NUMBER: 15 117 01 038
3) SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DAVID L. GARRISON LAND SURVEYING DATED 02/17/2020
4) REDACTED
5) THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, SIZES, CONVENIENCE, 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 OWNER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE BEGINNING ANY WORK TO MAKE SUCH EXPLORATION AND PROBES NECESSARY TO ASCERTAIN ANY EXISTING UTILITIES TO MAKE SUCH EXPLORATION AND PROBES NECESSARY TO ASCERTAIN ANY EXISTING UTILITIES. WATER SUPPLY LINES, GAS LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINES.
6) CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7) THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
8) CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS TO PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
9) THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOOD PLAN BUFFER THAT APPLY TO THIS PROPERTY.
10) THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.3 AND R404.1.5.
11) DRIVE WAY APRON TO MEET CITY OF ATLANTA STANDARD
12) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHAEOLOGICAL LANDMARKS EXISTING 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.
13) THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED UPON 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.
14) THE EXISTING WATER LINE AND SEWER LATERAL FOR THE SUBJECT PROPERTY IS TO BE USED FOR THE NEW CONSTRUCTION. EXACT LOCATION OF THE UTILITIES IS TO BE DETERMINED IN THE FIELD (NOT SHOWN ON SURVEY).

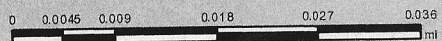
GENERAL NOTES:

- 1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2) 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.
3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4) ALL DISTURBED WITH 2' OR GREATER WALL REQUIRE A COMPLETION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SHADY AREAS PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
11) DUMPSTER AND/ OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SHADY / CRITICAL ROOT ZONE.
15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE: MON-FRI: 7:00 AM - 7:00 PM SATURDAY: 8:00 AM - 5:00 PM

I, [Signature], 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.



## DeKalb County



Date Printed: 12/1/2020



**DeKalb County GIS Disclaimer**  
 The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.