AP#: 21051 - SKETCH PLAT AP#: 1244674 - CURRENT LDP AP#: 1244983 - CURRENT SKETCH PLAT

CURRENT OWNER: DOLLARMAN INVESTMENTS, LLC 750 HAMMOND DRIVE BUILDING 19, STE 300

ATLANTA, GA 30328 DEVELOPER INFORMATION: DOLLARMAN INVESTMENTS, LLC

750 HAMMOND DRIVE BUILDING 19, STE 300

ATLANTA, GA 30328 PROPOSED USE: SINGLE FAMILY RESIDENTIAL PROPERTY ADDRESS:

2964 BRIARCLIFF ROAD NE ATLANTA, GA 30329

ZONING DISTRICT: R-50 (Z-05-60) TOTAL TRACT SIZE: 2.46 ACRES

SITE SIZE: 2.43 ACRES RIGHT-OF-WAY DEDICATED TRACT: 0.03 ACRES

DISTURBED AREA: 1.66 ACRES

PROPOSED LOTS: 4 LOTS 14. EXISTING LOT COVERAGE: 0.20 ACRES

15. PROPOSED IMPERVIOUS AREA: 0.67 ACRES

16. PROPOSED % IMPERVIOUS AREA: 27.6% DEKALB STREAM BUFFER VARIANCE: 75' TO 50

GRANTED 2/9/2007 8. PARKING INFORMATION: 8 GARAGE SPACES

19. BURY PITS: NONE EXISTING OR PROPOSED 20. WETLANDS: NONE

22. TOTAL LOT FRONTAGE: 204.05 FEET

21. PROJECT RECEIVING WATERS: UNNAMED TRIBUTARY OF NORTH FORK PEACHTREE CREEK

GENERAL NOTES

- THE INSTALLATION OF EROSION SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-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
- 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
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF
- 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) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM
- BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE WORK HOURS AND CONSTRUCTION DELIVERIES ARE

MONDAY-FRIDAY

7:00 AM - 7:00 PM 8:00 AM - 5:00 PM AT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

LIST OF ABBREVIATIONS

TOP OF SIDEWALK

UNDERGROUND CABLE

UNDERGROUND POWER

UNDERGROUND TELEPHONE

TYPICAL

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BLDG.	BUILDING	NS	NAIL SET
BSL	BUILDING SETBACK LINE	N.T.S.	NOT TO SCALE
вос	BACK OF CURB	ос	ON CENTER
CMF	CONCRETE MONUMENT FOUND	онс	OVERHEAD CABLE
СМР	CORRUGATED METAL PIPE	OHP	OVERHEAD POWER
C.O.	CLEAN OUT	ОНТ	OVERHEAD TELEPI
CONC.	CONCRETE	P/L	PROPERTY LINE
DI	DUCTILE IRON	R	RADIUS
DIA.	DIAMETER	RBF	REBAR FOUND
D.E.	DRAINAGE EASEMENT	RBS	REBAR SET

REINFORCED CONCRETE PIPE DOWNSPOU' REVISION RIGHT-OF-WAY RIGHT-OF-WAY MONUMENT EDGE OF PAVEMENT EXISTING TOP OF PAVEMENT SAFETY END SECTION

FIRE DEPARTMENT CONNECTION SQUARE FEET FLARED END SECTION SPECS SPECIFICATIONS FINISHED FLOOR ELEVATION SANITARY SEWER SANITARY SEWER EASEMEN SANITARY SEWER MANHOLE FACE OF CURE STORM GRADED AGGREGATE BASE TOP OF BACK OF CURB TOP OF CURB HANDICAP THR EL THROAT ELEVATION INVERT ELEVATION TOP OF GRATE TOP OF PAVEMENT INTERIOR

IRON PIPE FOUNI

IRON PIPE SET

LINEAR FEE

NAIL FOUND

MANHOLE

GEOTECHNICAL NOTE:

DEKALB COUNTY

SITE LOCATION

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT PERFORMED FOR THE SITE. IF A GEOTECHNICAL REPORT WAS NOT PREPARED THE CONTRACTOR IS TO PERFORM HIS OR HER OWN ANALYSIS OF THE SOIL CONDITIONS AT THE PROJECT SITE OR LOCATION

MAXWELL-REDDICK AND ASSOCIATES, INC. DOES NOT WARRANT OR IMPLY ANY WARRANTIES AS TO THE SUITABILITY OF THE SOIL CONDITIONS AT THE SUBJECT SITE.

NOTE TO CONTRACTOR

A LAND DISTURBING ACTIVITY PERMIT MUST BE OBTAINED PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.

ALL UTILITIES SHALL BE LOCATED AND A DIGGING TICKET SHALL BE OBTAINED PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES. IF ANY WETLANDS EXIST OR ARE FOUND TO EXIST ON THE SITE, NO DISTURBANCES SHAL OCCUR WITHIN THESE WETLANDS UNTIL THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE U.S. ARMY CORPS OF **ENGINEERS**

IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY PRIOR TO CONSTRUCTING SAID INCONSISTENT ENTITIES. IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR

CONFLICT IN ANY OF THE PLANS SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE SAME, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO BE REDONE OR REINCURRED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT AND WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID ERRORS, DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME.

VAUGHNS RIDGE SKETCH PLAT

FOR

DOLLARMAN INVESTMENTS, LLC

2964 BRIARCLIFF RD. NE.

ATLANTA, DEKALB COUNTY, GA

AP#21051 (OLD) AP# 1244983 (CURRENT)

SITE ADDRESS:

2964 BRIARCLIFF ROAD NE

LAND LOT 158 & 196

18TH DISTRICT

TAX PARCEL #18 158 08 001

ATLANTA, GEORGIA 30329

DEKALB COUNTY, GA

PROJECT DIRECTORY

750 HAMMOND DRIVE BUILDING 19, STE 300

MAXWELL-REDDICK AND ASSOCIATES, INC

SITE MAP

LD PERMITTING REPS: DAN COTTER & JIMMY BOBO (678) 808-8000

PHONE: JOHN DRYMAN (404) 832-5000

2500 NORTHWINDS PKWY, SUITE 360

DEVELOPER: DOLLARMAN INVESTMENTS, LLC

ATLANTA, GA 30328

ALPHARETTA, GA 30009

PHONE: 404.693.1618

REVISION SUMMARY:

IN 2005, THE PROPERTY WAS REZONED TO R-50-C FOR 6 RESIDENTIAL LOTS, WITH VARIANCES TO REDUCE THE SIDE YARDS FROM 7.5' TO 5' AND WAIVE THE MINIMUM FRONTAGE FOR THE LOTS. IN 2007, A VARIANCE WAS GRANTED TO REDUCE THE STREAM BUFFER FROM 75' TO 50' (SEE SHEET C1.1). IN 2018. A BUILDER OBTAINED LDP APPROVAL FOR A SCALED DOWN PLAN WITH 5 ESIDENTIAL LOTS. THAT PRIOR BUILDER IS NO LONGER INVOLVED WITH THE PROJECT, AND THE HOUSES WERE NEVER BUILT DUE TO FEASIBILITY ISSUES WITH THEIR PLANS. THE REVISED PROPOSAL IS FOR 4 RESIDENTIAL LOTS WITH A SHARED DRIVEWAY EASEMENT. A PERMIT EXTENSION HAS BEEN GRANTED THROUGH MAY 17, 2021

REQUIRED PERMITS

LAND DISTURBANCE PERMIT - ISSUED BY DEKALB COUNTY

SANITATION NOTE

TRASH SERVICE WILL BE PROVIDED BY DEKALB

FIRE NOTE

THE MAXIMUM ALLOWABLE STREET GRADES SHALL BE 7% GRADE.

POSTED ALONG THE SHARED DRIVEWAY

"NO PARKING-FIRE LANE" SIGNAGE SHALL BE

UTILITY PROVIDERS

DEKALB COUNTY **DEKALB COUNTY**

GIS NOTE

INDIVIDUAL MAILBOXES ARE PLANNED FOR EACH LOT AS ALREADY APPROVED (AP# 20978)

DATA SOURCE NOTE:

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM SURVEY DATED 4/12/05 & PREPARED BY: PERIMETER SURVEYING & DEVELOPMENT COMPANY AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK"

CALL BEFORE YOU DIG

THREE WORKING DAYS COLOR CODES BEFORE YOU DIG GEORGIA UTILITY LOCATION CALL RED ELECTRIC Utilities Protection

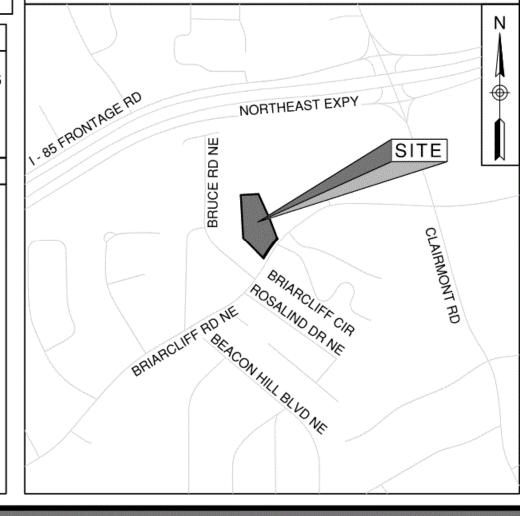
YELLOW GAS-OIL

ORANGE TELEPHONE/CATV

IF YOU DIG GEORGIA CALL US FIRST! 1-800-282-7411 Jtilities Protection Center, Inc.

1-800-282-7411 It's The Law!

Center, Inc.



STATE WATERS / STREAM BUFFER NOTE:

HAS DETERMINED THE LOCATION OF STATE WATERS ON THE SUBJECT SITE. GA EPD DETERMINED THAT STATE WATERS BEGINS AT THE BEGINNING OF THE PLUNGE POOL LOCATED AT THE END OF THE CONCRETE FLUME. THIS DETERMINATION CO-RELATES WITH THE DETERMINATION OF ENVIRONMENTAL CONSULTANTS. SEE BELOW HISTORY OF STATE WATERS DETERMINATION.

CERTIFICATE OF CONFORMITY

SIGNATURE:

ADDRESS:

NAME (PRINT):

CITY, STATE, ZIP:

WILL RESULT IN ANY NON-CONFORMING LOTS.

PROPOSED

RETAINING WALL 1

PROPOSED

RETAINING WALL 2

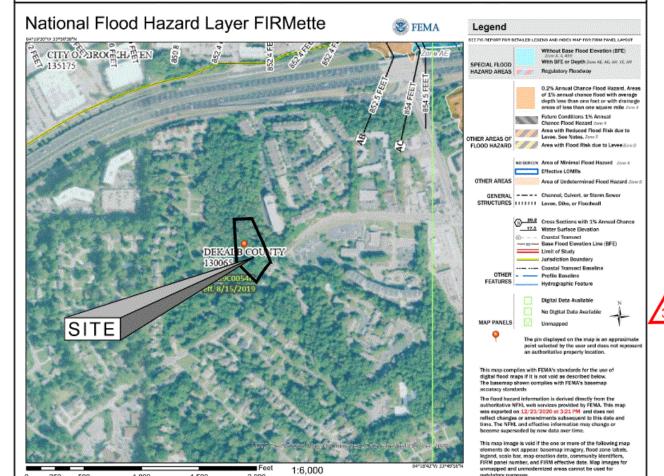
\ REPORT BY CAMPBELL ENVIRONMENTAL, DATED 12/19/2014, DELINEATES STATE WATERS: "AT T END OF THE CONCRETE-LINED DITCH IS A PLUNGE POOL FILLED WITH WATER WHERE THE STREAM BEGINS," UNITED CONSULTING PERFORMED A STATE WATERS DELINEATION UPDATE JULY 2016. THEY CONFIRMED THAT STATE WATERS AND THE STREAM BUFFER BEGIN AT THE EASTERN END C THE EXISTING CONCRETE FLUME. THE PROPOSED REPLACEMENT CULVERT WILL BE INSTALLED WITHIN THE AREA OF THE EXISTING FLUME. GRADING, RIP-RAP AND PROPOSED WATER QUALITY FACILITY WILL BE PLACED WITHIN THE AREA OCCUPIED BY THE EXISTING FLUME AND WILL NOT IMPACT THE STREAM.

FLOODPLAIN NOTE:

FLOODPLAIN MANAGEMENT COMPLIANCE: THE ENGINEER FOR THE LAND DEVELOPMENT PERMIT MUST ASSESS WHETHER OR NOT THE STREAMS THROUGH THE DEVELOPMENT HAS A DRAINAGE AREA OF ONE HUNDRED (100) ACRES OR GREATER AND IF YES THE ENGINEER MUST COMPLETE A FLOOD ANALYSIS, USING HEC-RAS, TO ESTABLISH AND DEFINE THE FUTURE-CONDITIONS FLOOD ELEVATIONS THROUGH THE PROPERTY. REFERENCE 14-429.(B)

THE STREAM ALONG THE EASTERN SIDE OF THE SITE HAS A DRAINAGE AREA OF 41.5 ACRES AT TH MOST DOWNGRADIENT POINT ON THE SITE (THE NORTHEAST CORNER OF THE SITE). AS SUCH, NO

FEMA MAP (SITE IS NOT WITHIN A FLOOD HAZARD ZONE)



SKETCH PLAT APPROVAL NOTE 1:

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS

BY: (BY DIRECTOR) PLANNING COMMISSION CHAIRMAN

DEKALB COUNTY, GEORGIA

SKETCH PLAT APPROVAL NOTE 2:

SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.

SCOPE OF WORK FOR GIS DEPT.

THE SUBDIVISION KNOWN AS <u>VAUGHNS RIDGE</u>,
LOCATED IN LAND LOT <u>158/196</u> OF THE <u>18TH</u> DISTRICT, HEREBY

CERTIFY THAT NO LOTS PLATTED WITHIN ARE NON-CONFORMING OR

THOMAS C. O'BARR

ALPHARETTA, GA 30009

ADDRESSES

2500 NORTHWINDS PARKWAY, SUITE 360

GIS-ASSIGNED

ADDRESS

1859 VAUGHNS

1867 VAUGHNS

1873 VAUGHNS

1885 VAUGHNS

1847 VAUGHNS

1861 VAUGHNS

THE SITE IS A SMALL TRACT WITH TREE COVER. THE PROPOSED DEVELOPMENT WILL CONSIST OF CONSTRUCTING A RESIDENTIAL SUBDIVISION INCLUDING THE PROPOSED DRIVEWAYS, UTILITIES, AND STORMWATER DRAINAGE INFRASTRUCTURE. THE PROPOSED DEVELOPMENT WILL DISCHARGE INTO A STREAM LOCATED TO THE EAST OF THE SITE. THE DEVELOPMENT WILL HAVE GRADING, DRAINAGE, UTILITY, AND PAVING WORK.

THE EXISTING RESIDENCE, ACCESSORY BUILDINGS, AND DRIVEWAY HAVE BEEN REMOVED PREVIOUSLY. NO DEMOLITION PERMIT IS NECESSARY FOR THIS

24 HOUR CONTACT

JIMMY BOBO 404.403.9101

EMAIL: JBOBO@MINERVA-USA.COM

REVISION NOTE:

THE PRIOR BUILDER AND ENGINEER ARE NO LONGER INVOLVED WITH THE PROJECT, SO NO SHEETS HAVE BEEN RETAINED FROM THE ORIGINAL SET OF DRAWINGS. ALL SHEETS ARE NEW

DEKALB COUNTY NOTES:

72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED

DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY

ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT. DEKALB COUNTY SANITATION WILL BE UTILIZED TO

HANDLE HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL

J. LOVE: (678)794-8144 D. TUCKER: (404)732-6411

ENGINEER'S CERTIFICATION STATEMENT

DWM INSPECTOR(S):

"WITH MY INITIALS AT THE LINE ABOVE AND MY SEAL AND SIGNATURE BELOW. THOMAS C. O'BARR A PROFESSIONAL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT LICENSED IN THE STATE OF GEORGIA, HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED AND ATTACHED SUBMITTAL PLANS FOR A LAND DISTURBANCE PERMIT. IN MY OPINION THESE SUBMITTAL PLANS MEET ALL APPLICABLE REGULATIONS AND ORDINANCES OF DEKALB COUNTY, DEKALB COUNTY AND OTHER AFFECTED PARTIES MAY RELY ON THIS CERTIFICATION.

GEORGIA REGISTRATION#: 32726

ASSOCIATED AP#:

AP# 21051 - SKETCH PLAT AP# 20978 - OLD LDP

LAND DISTURBANCE FEES DEKALB COUNTY: \$40 / DISTURBED ACRE

1.66 ACRES x \$40/AC = \$66.40

PD: \$40 / DISTURBED ACRE 1.66 ACRES x \$40/AC = \$66.40

WATER AND SEWER NOTES PROJECT DISCRIPTION:

A. EXISTING CONDITIONS:

NO WATER OR SEWER SERVICES EXIST ON THE SUBJECT SITE. B. PROPOSED CONDITIONS:

4 SINGLE FAMILY RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED ON THE PROPERTY. EACH UNIT WILL HAVE A 3/4" WATER METER. EACH BUILDING WILL HAVE A 6" SANITARY SEWER SERVICE. AN 8" WATER MAIN WILL BE CONNECTED TO THE EXISTING WATER MAIN ALONG BRIARCLIFF ROAD AND EXTENDED INTO THE SUBJECT PROPERTY. AN 8 SEWER MAIN WILL BE CONNECTED TO THE EXISTING SEWER MAIN ALONG BRIARCLIFF ROAD AND EXTENDED INTO THE SUBJECT PROPERTY. ALL WATER AND SANITARY SEWER MAINS WILL BE PUBLIC **UNLESS NOTED OTHERWISE**

SCHEDULE OF DRAWINGS DWG. NO. SHT. NO DESCRIPTION COVER SHEET ZONING NOTES - 1 ZONING NOTES - 2 C1.2 C2.0 EXISTING CONDITIONS PLAN

PROPOSED SITE LAYOUT PLAN

No. 32726 PROFESSIONAL







LAND SURVEYING 40 JOE KENNEDY BLVD STATESBORO, GA 30458 (912)489-7125 FAX NORTHWINDS III 2500 NORTHWINDS PKW SUITE 360 ALPHARETTA, GA 3000 www.maxred.com

TCO | THR | TCO DATE: MAR. 01, 2021

JOB NO.: 2020-268 SCALE: AS SHOWN

DRAWING NUMBER



June 25, 2015

Mr. Anthony F Pourhassan Highlight Homes, LLC P.O.Box 582 Tyrone, GA 30290

Subject: Stream Buffer Variance, 2964 Briarcliff Road

Dear Mr. Pourhassan,

We have reviewed your request as to whether the above referenced project would require action by the BOC. In 2005 the property was rezoned to R-50 for no more than six (6) single family detached dwellings (Z-05-60). The road shown on the site plan referenced in condition #1 of the rezoning shows the road serving the dwellings located along the west property line. On February 9, 2007, DeKalb County granted the owner a variance for the reduction of stream buffer width from 75' to 50'. On March 19, 2015, staff objected to the proposed 10-lot townhome development and the relocation of the road, and deemed the buffer variance not applicable. However, staff has no objection to the development of the five single family proposal. Therefore, the variance is valid.

Should you have any questions, please do not hesitate to call.

Zoning Administrator

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030 [voice] 404.371.2155 - [Planning Fax] (404) 371-4556

Additional questions for PD-V R Application

14-24 Does the application inch e a Sealed & Scaled Plans? X Yas C No

Does all property lines bear dim usions? O No

Does it include Grading Existing Topography and Proposed

Yes O No

If you are not the owner, is there a Power of Attorney included with this application? C) No

Have you inserted other Plan Abocuments? Q Yes No

If so, list them below:

Are you showing a Stormwater 1 anagement (Detention)

On your plans? ☐ Yes No

Are you showing Water Quality 'cettrol? No No C Yes

If Buffer Reduction Request, it i required a Stream Buffer Zoned 75 feet. How many feet of Buffer are you requesting? 15 Feet - from 75 to 50 feet.

Check the box below if drawing: adicate all of the following: The standard DeKalb 75 feet buffer; the standard State of Georgia 25 feet buffer;

as well as the requested reduced "after."

C) No

Name what design feature or bu in management requirements have been proposed for the planned reduction.

*NOTE: The State of Georgia b # ar is the closest 25 ft to the state waters. The standard DeKalb County stream buffer is 50 feet beyond the State of Georgia buffer for a total of ; teet of stream buffer in DeKalb County.

DeKalb County Planning & Development Department

Director

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

Fee: \$100.00 (non-refundable) pr able when application is filled. Attach a scale site plan showing all property lines with dimensions, location, size and species of all significant and specimen trees; all existing and proposed buildings; storm drains; sanitary orwers; flood plains; state waters; buffers; easements and fe >:s; north arrow; and land lot and district. The plan must depict the exact nature: of the site conditions from which the variance is sought (graing, soil crosion and sedimentation control, storm water management, water quality control) per 14-34(b)3 APPLICANT Vaught Ridge, LLCalo Roberts & Daughdrill, P.C - Shoa E. Riberts ADDRESS 2901 Predmont Rd NE SteA Atlanta 30305 PHONE # 404-644-5948. OWNER Leila Mae Podgers-Vaughn To Clark Rodgers, power of actly ADDRESS 1963 Calder Ct, Atlanta 30338 PHONE#

ADDRESS OF PROPERTY OR WHICH THE VARIANCE IS REQUESTED VALIGHIN'S Ridge Subdivision 2964 Briarcliff Rd Atlanta, GA TYPE OF VARIANCE REQ FISTED Reduction of County Stream Buller

from 75 to 50 feet.

Chief Executin 1 Officer

14-34(B)1. Except as further lin: e-1 herein, an applicant may request a variance from the terms of the requirements of sections 14-37, 14-38, 14-40, and 14-42 of this Chapter 14. T : director shall have no power to consider or to grant variances which are the responsibility of the director of the EPD pursuant to O.C.G.A. § 12
Sand other relevant state statutes and regulations. The director is authorized to consider applications for variance pursuant to this section within the twenty-five-foot stream buffer required at section 14-42(b)(2)a, but not within the twenty-five-foot state buffer zone adjacent to waters of the st c set forth in section 14-32(b)(4)c.15. wherein the director of the EPD has jamisdiction, provided that the director may authorize placement of a di lrage structure or a roadway drainage structure, but not a detention or sedimentation control facility, within said twenty-live-foot state buffer sox it's aid structure must be constructed and further provided that adequate crossion control measures are incorporated in the project plans and specific alons and adequate erosion control measures are implemented. Where variances involving the same project are requested from both the director of the EPD and the director as set fortis above, the director shall take no action on any such request for variance until the director of the EPD shall he o granted the variance or otherwise approved the request pending before the EPD. Receiving a variance from the director of the EPD does not of gate the director to permit the project if the project does not also meet all the other requirements of this article.

02/06/2007 15:09 FAX 404 371 2725

MAP REFERENC ZONING DISTRICT

DEV. FILE #

14-38 FROSION CONTROL

TYPE OF VARIANCE GRANTED

14-40. STORMWATER MANAGEMENT.... 14-42 WATER QUALITY CONTROL ____

ACTION TAKEN: Approved to reduce stream buffer from 75' to 50'.

14-34(B)3. In considering any req at for a variance to the terms of this Chapter authorized in subsection (1) above, the director shall apply all of the a. The request, while not strictly neing the requirements of this Chapter 14, will in the judgment of the director be at least as protective of natural resources and the environment as and a plan which met the strict application of these requirements. In making such a judgment, the director shall examine whether the request will c at least as protective of the natural resources and the environment with regard to the following factors:

Trapping of sedim at in surface runoff.

Trapping of nutrie s, heavy metals, pesticides and other pollutants from surface runoff, Terrestrial habitat, ood chain, and migration corridor.

5. Buffering of flood luws. Infiltration of surfice runofl

Noise and visual t miers RESPONSE The Streambank is well established of vergetation The Applicant plans to

implement all necessary soil and erusion methods per the State regints, to trap Sedoment + Stabilize the property Additionally, Applicant will Instail an oil good Beparator at the road and water quality nectionisms is each individual lot. These proposed provisions will ensure that the proposed development is as protective of the environment.

b. By reason of exceptional topo rephic or other relevant physical conditions of the subject property which were not created by the owner or applicant, there is no opportunity for any development under any design configuration unless a variance is grantol. RESPONSE The Bubject Hoperty does have extreme topoqueply constraints that were not created by the owner of the Applicant. This Subchivision has been endorsed by the Board of Commissioners during the rezoning process, the Loning Eld. of Hoppeals of regard to setback variances, and the Community during all public hearings. The variance is recessary for the grading of the Individual Opts the Construction of the existing houses if the patendion it the ham merhiad as whas been requested by five Soutety; c. The request does not go beyon the minimum necessary to afford relief and does not constitute a grant of special privileges inconsistent with the

limitations upon other properties which are similarly situated. RESPONSE The requested veduction of up to 25 feet is jud inconsistent w/ often Similarly situated improvements on neighboring properties himseliff Cakes asserted living facility to the east of the Subject Property has a parking lot that encreaches within the Fate 25 fool buffer on the other side of the Subject Creek This Ordertance was not in effect when the owner princhased his property and he should not he prejudiced by it or development of his property

02/08/2007 15:12 PAR 404 371 2725

d. The grant of the variance will of be materially detrimental to the public welfare or injurious to the property of improvements in the area in

RESPONSE The proposed development was supported fully by the surrounding. Neichbers, specifically the North Druid Hills Residents Association. They unly requested a condition that no building steeds; storage blogs on oxazebosibe Located wither the Grean Buller, The proposed improvements to not include any of these structures. The proposed variance will allow for exading and other necessary Unprovenent for the development of the approxed development.

c. The literal interpretation and st ci application of this applicable provisions or requirements of this Chapter 14 would cause an extreme hardship. RESPONSE The Applicant Cannot comply w/ Fire Code regulations for the hammerhead of the Applicant will be forced to remove a 32 inch pak on hot 5 if the variance is not granted. Additionally The variance will allow opprepriate room for construction staging The Stream Buffer Ordinance of emporced, would not allow for The proposed subdivision that was endorsed by the Board of Commissionen the ZBOA and the Community,

f. The requested variance would e consistent with the spirit and purpose of this Chapter 14 and the DeKalb County Comprehensive Plan text. RESPONSE The requested variance is consistent with the Comprehensive Text IT will allow for the development of five single family detached homes that will til well with the adjacent and surrounding area.

> DEKALB COUNTY BOARD OF COMMISSIONERS

HEARING TYPE PUBLIC HEARING

ZONING AGENDA / MINUTES MEETING DATE: August 23, 2005

ACTION TYPE ORDINANCE

ITEM NO.

SUBJECT: Rezone - Thornwell Development, LLC

COMMISSION DISTRICTS: 2 & 6 DEPARTMENT: Planning PUBLIC HEARING: YES ✓ NO ATTACHMENT: ✓ YES □ No Sabrina Freeney/Kevin Hunter INFORMATION CONTACT: PAGES: PHONE NUMBER: (404) 371-2155 Deferred from 7/28/05 & 8/9/05 for decision only.

PURPOSE: Z-05-60

Application of Thornwell Development, LLC to rezone property located on the northwest side of Briarcliff Road approximately 154 feet northeast of Bruce Road from R-85 to R-50. The property has approximately 200 feet of frontage on Briarcliff Road and contains approximately 2.46 acres.

Subject Property: 18-158/196

RECOMMENDATION(S): PLANNIG DEPARTMENT (Revised 8/17/05):

APPROVAL. Based on the revised rezone/conceptual site plan and information, it appears that the proposed zoning amendment to change the property to the R-50 District would be provided for a use that is in conformity with the policy and intent of the Comprehensive Plan's LMR (Low Medium Density Residential) classification policy. The project applicant submitted a revised conceptual rezone/ site plan depicting development of up to six lots on the property. The plan keeps the buildable area of the lots away from the stream buffer, thus reducing drainage impacts created as a result of steep slopes. The plan, however, depicts two (2) lots that do not meet the lot width requirements of sixty (60) feet for the R-50 (Single Family Residential) District proposed. Approval of variance would be needed from the Zoning Board of Appeals. Therefore, approval cannot be based on the submitted site plan. However, if approval of the necessary variances are granted, development of the site shall be in substantial compliance with the submitted rezone/conceptual site plan dated July 28, 2005 by Kirkley Associates, Inc. and stamped August 3rd, 2005 by the Planning Department. Based upon the submitted information, it cannot be determined whether the proposed zoning change would unduly impact the surrounding residential community. It cannot be determined whether the zoning proposal would adversely affect use or usability of adjacent or nearby property. Therefore, it is the recommendation of the Planning Department that the application be "Approved, subject to the following condition":

1. Approval shall be based on development of the site in substantial compliance with the submitted rezone/conceptual site plan dated July 28, 2005 by Kirkley Associates, Inc. and stamped August 3rd, 2005 by the Planning Department, if variances are granted by the Zoning Board of Appeals.

PLANNING COMMISSION
Full Cycle Deferral.

COMMUNITY COUNCIL:

No. 32726 GSWCC LEVEL II

ELECTRONIC STAMP:





LAND SURVEYING 40 JOE KENNEDY BLVD STATESBORO, GA 30458 (912)489-7112 OFFICE (912)489-7125 FAX NORTHWINDS III 2500 NORTHWINDS PKWY SUITE 360 ALPHARETTA, GA 30009 www.maxred.com

TCO | THR | TCO DATE: MAR. 01, 2021 JOB NO.: 2020-268

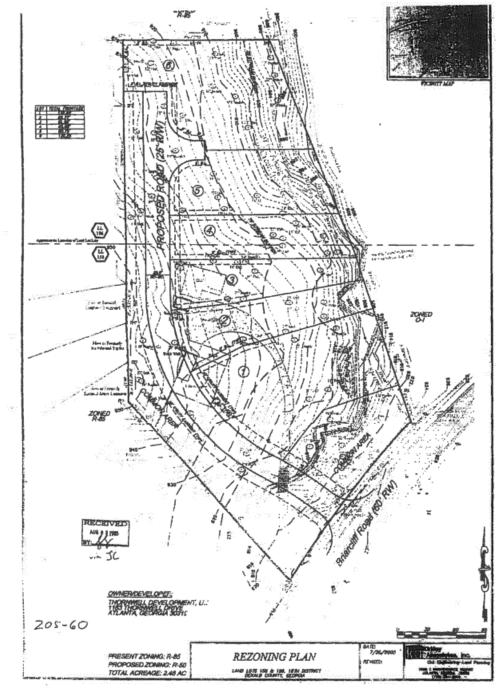
DRAWING NUMBER

SCALE: AS SHOWN

OSYS ITC ADA XAN LL: GI TOUS/80/50

PROPOSED CONDITIONS Zoning Application No. 05-60 Thornwell Development, LLC 2.5 acres located on Briarcliff Road.

- R-50 zoning shall be conditioned upon the construction of no more than 6 houses substantially in accordance with the conceptual plan prepared by Kirkley and Associates dated July 28, 2005.
- There shall be a mandatory homeowner's association which shall own and maintain all common areas.
- Restrictions shall be noted on the final plat and deeds which preclude building sheds, storage buildings or gazebos within the 75-foot stream buffer; provided however, such restrictions shall not prevent a homeowner from constructing a chain-link fence within the stream buffer. No such fence shall cross or immediately abut the stream.
- 4. Developer shall, prior to applying for a preliminary plat, enter into a boundary-line agreement with Briarcliff Oaks regarding the potential boundary line dispute.
- Developer shall coordinate with the owners of lots to the east of Bruce Road to effect replanting in disturbed areas lying of suitable landscaping along the western boundary of the subject property (between the western boundary and the western boundary of the right-of-way of the road proposed for the subdivision) to provide screening between the R-85 zoned property to the west and the subdivision.
- No retaining wall shall be constructed behind proposed houses (eastern face) along the 75-foot stream buffer; provided however that Developer may construct those retaining walls necessary to effect road construction including construction of the hammerhead
- 7. Except during construction, the subdivision shall not be gated.
- Developer shall design and utilize adequate erosion and sedimentation control devices during construction to minimize any impact on the stream on the eastern and southern boundary of the property.
- 9 Developer shall not seek variances for a reduction in the 75-foot stream buffer.



DEKALB COUNTY PLANNING DEPARTMENT Fax: (404)371-2813

Sabrina A. Freeney Director

1300 Commerce Drive, Suite 400, Decatur, Georgia 30030-3221 Phone: (404)371-2155 Website: www.co.dekalb.ga.us/planning

The Honorable Vernon Jones Chief Executive Officer

BOARD OF COMMISSION DISTRICT (S): 2 & 6

PARCEL-ID: <u>18-158-08-001</u> APPLICATION NO: A-05163

DISTRICT 5 - HANK JOHNSON DISTRICT 6 - KATHIE GANNON DISTRICT 7 - CONNIE STOKES

APPLICANT: Thornwell Dev. c/o Phears & Moldovan OWNER: Leila Mae Rodgers Vaughn

LOCATION: The property is located on the northwest side of Briarcliff Road, approximately 150 feet north of its intersection with

Bruce Road. PROJECT NAME: 2964 Briarcliff Road

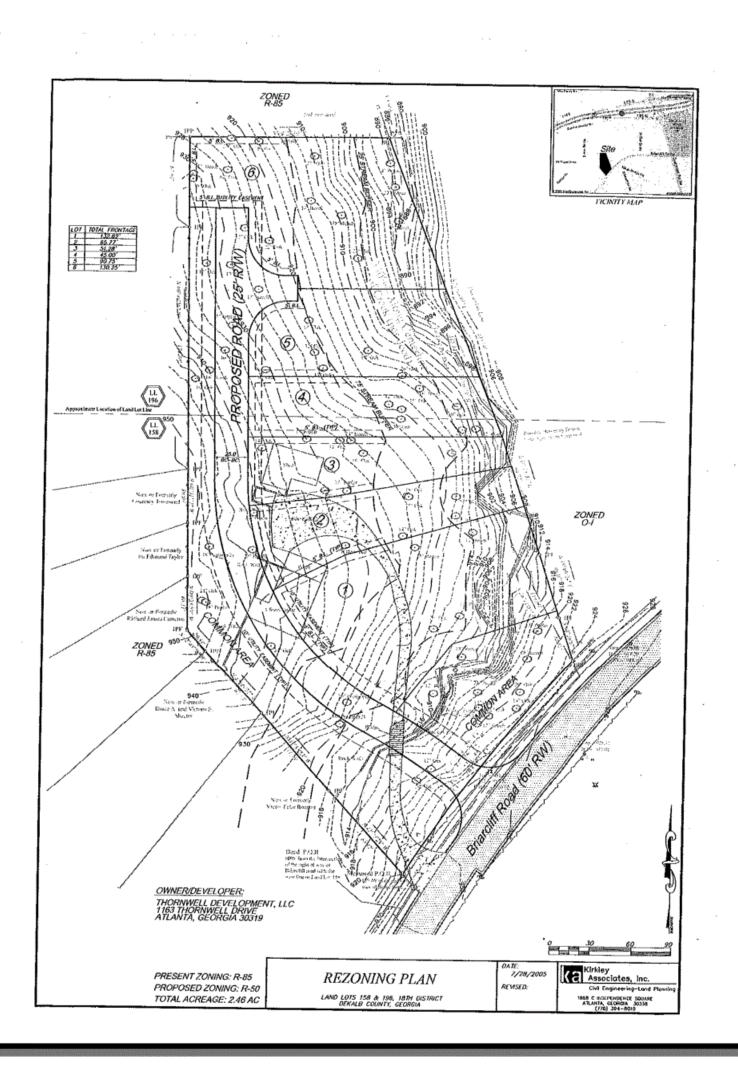
THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, REACHED THE FOLLOWING DECISION ON October 12, 2005 THE ABOVE REFERENCED APPLICATION:

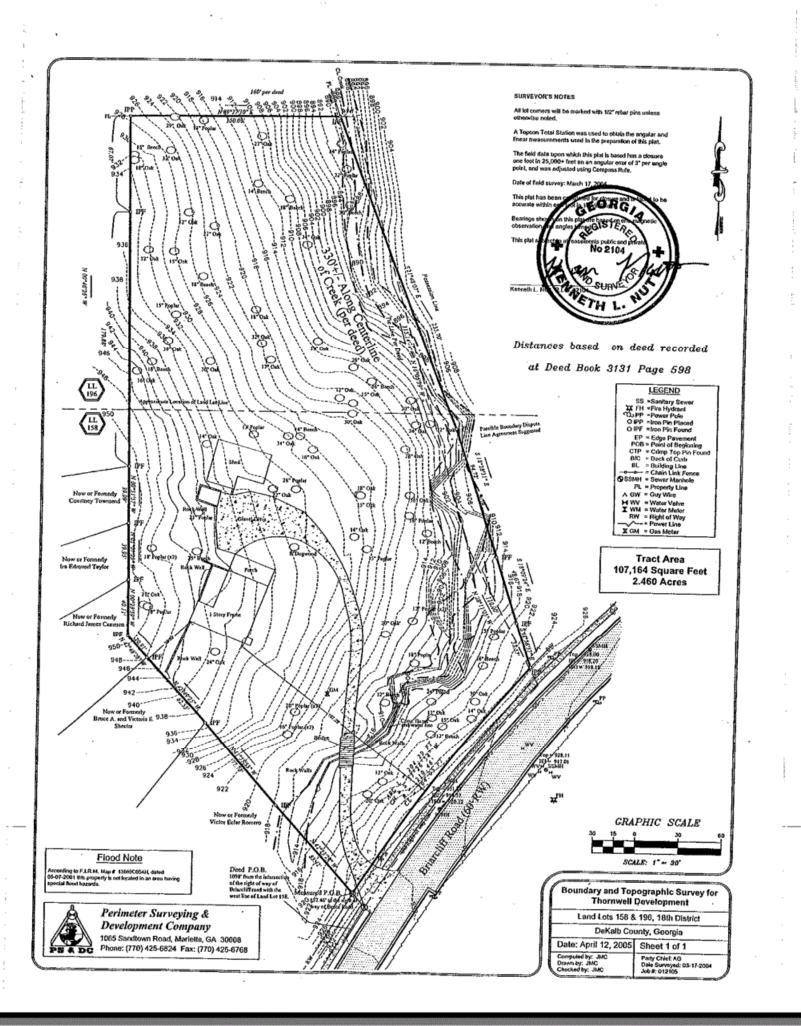
BOA ACTION: Approval, condition to option #2, to allow lot width reduction to zero(0) feet or a lot width reduction (variable) per site plan(conditionally zoned by the Board of Commissioners on August 23, 2005); and to reduce the side yard setback from seven and one half feet (7.5) to five (5) feet.

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after the final decision of the Board of

This is the deadline for filing such an appeal. If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

The deadline for filing such an appeal will be at 5:00 p.m. Thursday, November 10, 2005





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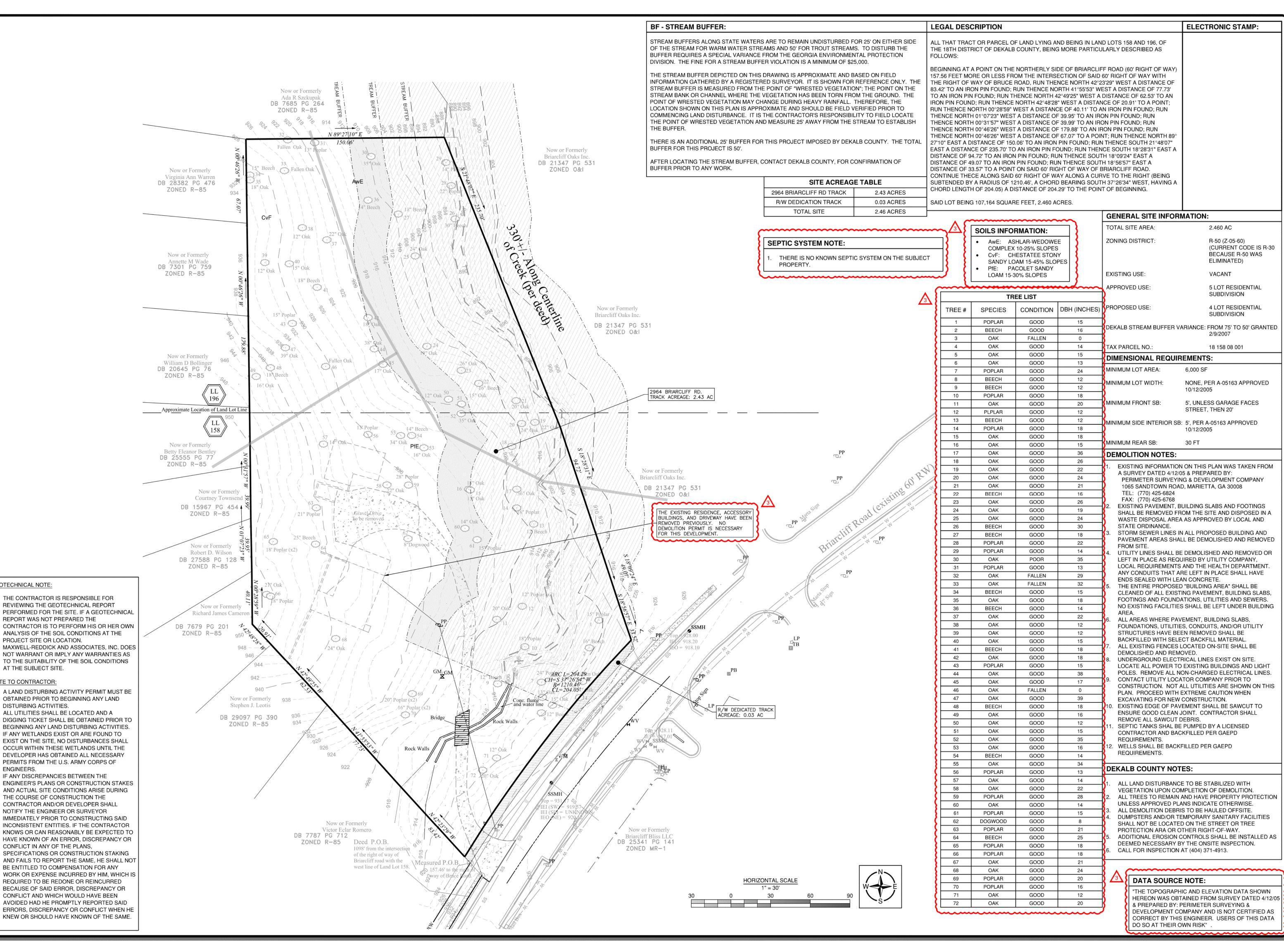
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TCO | THR | TCO DATE: MAR. 01, 2021 JOB NO.: 2020-268

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GEOTECHNICAL NOTE:

NOTE TO CONTRACTOR:

ENGINEERS.

No. 32726 PROFESSIONAL

ELECTRONIC STAMP:

2.460 AC

R-50 (Z-05-60)

ELIMINATED)

SUBDIVISION

SUBDIVISION

18 158 08 001

NONE, PER A-05163 APPROVED

5', UNLESS GARAGE FACES

STREET, THEN 20'

2/9/2007

6,000 SF

10/12/2005

10/12/2005

30 FT

VACANT

(CURRENT CODE IS R-30

BECAUSE R-50 WAS

5 LOT RESIDENTIAL

4 LOT RESIDENTIAL

GSWCC LEVEL II DESIGN PROFESSIONA CERT #0000008760





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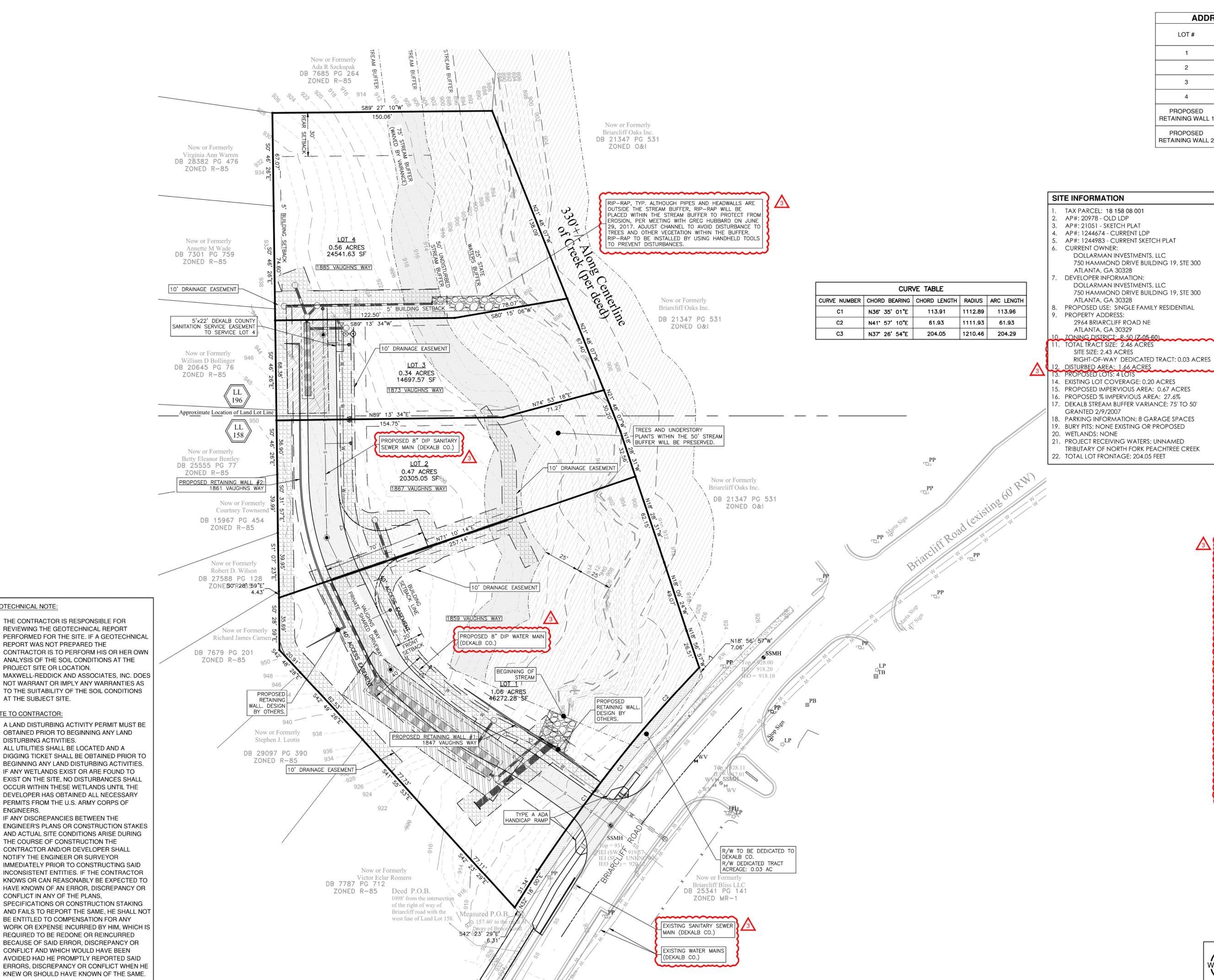
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GEOTECHNICAL NOTE:

THE CONTRACTOR IS RESPONSIBLE FOR

REVIEWING THE GEOTECHNICAL REPORT

ANALYSIS OF THE SOIL CONDITIONS AT THE

NOT WARRANT OR IMPLY ANY WARRANTIES AS TO THE SUITABILITY OF THE SOIL CONDITIONS

OBTAINED PRIOR TO BEGINNING ANY LAND

BEGINNING ANY LAND DISTURBING ACTIVITIES.

IF ANY WETLANDS EXIST OR ARE FOUND TO

EXIST ON THE SITE, NO DISTURBANCES SHALL

OCCUR WITHIN THESE WETLANDS UNTIL THE

DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE U.S. ARMY CORPS OF

AND ACTUAL SITE CONDITIONS ARISE DURING

IMMEDIATELY PRIOR TO CONSTRUCTING SAID

INCONSISTENT ENTITIES. IF THE CONTRACTOR

SPECIFICATIONS OR CONSTRUCTION STAKING

BE ENTITLED TO COMPENSATION FOR ANY

REQUIRED TO BE REDONE OR REINCURRED

CONFLICT AND WHICH WOULD HAVE BEEN

BECAUSE OF SAID ERROR, DISCREPANCY OR

AVOIDED HAD HE PROMPTLY REPORTED SAID

KNEW OR SHOULD HAVE KNOWN OF THE SAME.

IF ANY DISCREPANCIES BETWEEN THE

THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL

NOTIFY THE ENGINEER OR SURVEYOR

CONFLICT IN ANY OF THE PLANS,

ALL UTILITIES SHALL BE LOCATED AND A

REPORT WAS NOT PREPARED THE

PROJECT SITE OR LOCATION.

AT THE SUBJECT SITE.

DISTURBING ACTIVITIES.

NOTE TO CONTRACTOR:

ENGINEERS.



2.460 AC

R-50 (Z-05-60)

ELIMINATED)

SUBDIVISION

SUBDIVISION

18 158 08 001

NONE, PER A-05163 APPROVED

5', UNLESS GARAGE FACES

STREET, THEN 20'

DEKALB STREAM BUFFER VARIANCE: FROM 75' TO 50' GRANTED

6,000 SF

MINIMUM SIDE INTERIOR SB: 5', PER A-05163 APPROVED

10/12/2005

10/12/2005

30 FT

ALL PROPOSED ELECTRICAL SERVICES SHALL BE UNDERGROUND

ALL STORM PIPE AND UNDERGROUND DETENTION SYSTEMS ON

ALL RETAINING WALL DESIGNS OF 4' OR GREATER SHALL BE

SUBMITTED AND APPROVED BY THE DEKALB COUNTY LAND

RECORDED OFF-SITE EASEMENT IS NOT REQUIRED

WATERS THAT ARE NOT APPROVED FOR A BUFFER

FOR THIS PROJECT BECAUSE THE SITE HAS

75' TRIBUTARY BUFFER NOTE:

ROAD AND DRAINAGE NOTE:

SIDEWALK DISTRICT PROGRAM.

INFRASTRUCTURE.

DRIVEWAY NOTES:

DIRECT SEWER ACCESS ON BRIARCLIFF ROAD

DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION. KEYSTONE

BLOCK WALLS ARE UNACCEPTABLE FOR POND RETAINING WALLS.

A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE

ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.

A HOMEOWNERS' ASSOCIATION IS REQUIRED FOR THE

THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE

FOR MAINTENANCE OF THE STORMWATER MANAGEMENT

THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE

FOR THE MAINTENANCE OF THE PRIVATE SHARED DRIVEWAY.

THE PRIVATE SHARED DRIVEWAY SHALL REMAIN PRIVATE IN

PERPETUITY AND CANNOT BE DEDICATED TO THE COUNTY.

THE PRIVATE SHARED DRIVEWAY SHALL NOT BE ELIGIBLE

FOR PARTICIPATION IN DEKALB COUNTY RESIDENTIAL

SHARED DRIVEWAY TO BE PRIVATELY MAINTAINED.

DATA SOURCE NOTE:

DO SO AT THEIR OWN RISK"

"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN

DEVELOPMENT COMPANY AND IS NOT CERTIFIED AS

CORRECT BY THIS ENGINEER. USERS OF THIS DATA

& PREPARED BY: PERIMETER SURVEYING &

HEREON WAS OBTAINED FROM SURVEY DATED 4/12/05

VACANT

(CURRENT CODE IS R-30

BECAUSE R-50 WAS

5 LOT RESIDENTIAL

4 LOT RESIDENTIAL

ADDRESSES GIS-ASSIGNED ADDRESS 1859 VAUGHNS WAY 1867 VAUGHNS 1873 VAUGHNS WAY 1885 VAUGHNS WAY 1847 VAUGHNS RETAINING WALL 1 1861 VAUGHNS

GENERAL SITE INFORMATION:

DIMENSIONAL REQUIREMENTS:

TOTAL SITE AREA:

ZONING DISTRICT:

EXISTING USE:

APPROVED USE:

PROPOSED USE:

TAX PARCEL NO.:

MINIMUM LOT AREA:

MINIMUM LOT WIDTH:

MINIMUM FRONT SB:

MINIMUM REAR SB:

ELECTRICAL NOTE

STORM MAINTENANCE NOTE

SITE WILL BE PRIVATELY MAINTAINED.

RETAINING WALL NOTE:

SEWER EASEMENT NOTE

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