

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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

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

* See checklist for plan requirements.

PROPERTY OWNER: Eran Ayal

ADDRESS FOR WHICH THE VARIANCE IS REQUESTED: 1909 Jacolyn PI NE, Atlanta, GA 30329

PHONE: 404-422-6697 E-MAIL (required): eranayal@gmail.com

AGENT: Todd Shoemaker AGENT PHONE: 678-485-2922

AGENT ADDRESS: 1440 Dutch Valley Pl, Suite 600 AGENT E-MAIL: todd@toddschoemaker.com
Atlanta, GA 30324

DESCRIPTION OF REQUESTED VARIANCE: _____

To be granted permission to encroach in Stream Buffer to demolish house that was
destroyed by trees falling on it in a storm.

TYPE OF CONSTRUCTION (CHECK ONE):

NEW RESIDENTIAL CONSTRUCTION: ☒ NEW COMMERCIAL CONSTRUCTION: ☐

REDEVELOPMENT OF EXISTING MULTI-FAMILY RESIDENTIAL, COMMERCIAL OR INSTITUTIONAL: ☐

REDEVELOPMENT OR ADDITION TO EXISTING SINGLE FAMILY RESIDENTIAL: ☐

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

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

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

a. The request, while not strictly meeting the requirements of Chapter 14, will in the judgment of the director be at least as protective of natural resources and the environment as would a plan which met the strict application of these requirements. In making such a judgment, the director shall examine whether the request will be at least as protective of the natural resources and the environment with regard to the following factors:

1. Stream bank or soil stabilization.
2. Trapping of sediment in surface runoff.
3. Removal of nutrients, heavy metals, pesticides and other pollutants from surface runoff.
4. Terrestrial habitat, food chain, and migration corridor.
5. Buffering of flood flows.
6. Infiltration of surface runoff.
7. Noise and visual buffers.
8. Downstream water quality.
9. Impact on threatened and endangered species, as those species are designated by law or federal or state regulation. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
10. The locations of all streams on the property, including along property boundaries.
11. The location and extent of the proposed buffer or setback intrusion.
12. Whether alternative designs are possible which require less intrusion or no intrusion.
13. The long-term and construction water-quality impacts of the proposed variance.

RESPONSE

We agree to all of the above and will ensure that our request will protect all natural resources to the above 13 conditions.

b. By reason of exceptional topographic or other relevant physical conditions of the subject property that was not created by which were not created by the owner or applicant, there is no opportunity for any development under any design configuration unless a variance is granted.

RESPONSE ~~The new has is placed and designed to no longer be in he buffer area or encroach in the buffer. We simply need to go into the buffer to tear down the old house currently existing so that we can build a new house outside of the buffer, if we cannot or do not get permission to tear down the old house the new house cannot be built. Building the new house will indeed get the structure out of the stream buffer as it is now.~~

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- c. The request does not go beyond 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 This request does not grant special privileges inconsistent upon other properties nearby that are similarly situated. The stream buffer encroachment is only to demolish the house where damage was done from a tree falling. The damage was so bad the house was uninhabitable and in need of repair. The owners have decided they wanted to build a new house instead of repair the old one as it is outdated and is in need of updated plumbing, electrical and many other things. They are not going to nor want to build back into the buffer and their new house build back will remove them from any buffer encroachment at all.

- d. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the area in which the property is located.

RESPONSE Our request will not be detrimental to the public welfare or cause injury to any property, in fact it will improve the property and remove the current structure with a new one that will be not located in the buffer as the house is now. The owners have take careful thought of their new design and purposefully designed their new house outside of the buffer.

- e. Whether the applicant has provided a mitigation plan designed and stamped by Georgia licensed design professionals and whether that proposed mitigation plan is (a) non-structural; (b) designed to improve the quality of the stream and the associated buffer; and (c) includes a planting schedule and channel protection design.

RESPONSE We have provided a full site plan with mitigation, which will improve the stream buffer quality as we will be moving completely outside of the stream buffer. It is signed and sealed by a Georgia license design professional. It includes a planting schedule and channel protection design.

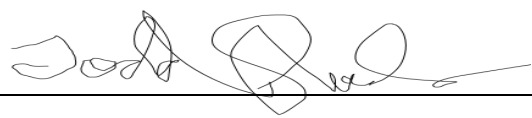
- f. Whether the literal interpretation and strict application of the applicable provisions or requirements of Chapter 14 would cause an extreme hardship, so long as the hardship is not created by the owner. The applicant is responsible for providing proof of hardship. The proof shall demonstrate the difficult site conditions and possible alternate designs. The director shall not grant any stream buffer variances if the actions of the property owner of a given property have created the conditions of hardship on the property.

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RESPONSE _____

If the homeowners are not able to demolish the house they will not be able to build a new one
and reduce any encroachment into the buffer at all.

APPLICANT Todd Shoemaker DATE: 03/26/24

SIGNATURE 

AMOUNT: _____ MAP REFERENCE _____

RECEIPT _____ ZONING DISTRICT _____

DATE RECEIVED: _____ FILE # _____

TYPE OF VARIANCE GRANTED:

ACTION TAKEN:

DATE: _____

DIRECTOR OF DEVELOPMENT

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Stream Buffer Variance Checklist

- ☐ Show graphic scale and north arrow, including location of all streams, wetlands, floodplain boundaries and natural features as determined by field survey.
- ☐ Delineate all state waters located on or within 200 feet of the project site.
- ☐ Delineate 25-foot undisturbed buffers of state waters and 50-foot buffers along designated trout streams from wretched point of vegetation.
- ☐ Delineate 75-foot undisturbed buffers of state waters from wretched point of vegetation.
- ☐ Identify the project receiving waters and describe adjacent areas – such as streams, lakes, drainage ditches, residential areas etc., which might be affected.
- ☐ Variance from GA. E.P.D. required for encroachment in 25-foot state waters buffers.
- ☐ All proposed mitigation plans shall be designed and stamped by a Georgia-licensed designed professional.
- ☐ Show double row Type –C silt fence between land disturbing activity and state waters, wetlands, 2025 built-out conditions and/or I.R.F.
- ☐ File notice of intent and notice of termination with GA. E.P.D. and DeKalb Co., if land disturbance is one (1) acre or more or within 200 feet of state waters. Submission must be 14 days prior to start of land disturbance activities.
- ☐ Show soil series and their delineation.
- ☐ Provide existing and proposed lot coverage.
- ☐ Show limits of disturbance on E&SC plans.
- ☐ Provide name, address, email address and phone number of developer/owner.
- ☐ Provide Power of Attorney, if you are not the owner.
- ☐ Provide name and phone number of 24 – hour local erosion and sediment control contact.
- ☐ Show certification number, signature and seal of qualified plan designer.
- ☐ Provide vegetative plan for all temporary and permanent vegetative practices, including species, planting dates, seeding,

****No permanent non erodabel structure can be placed within the 75' Dekalb County Stream Buffer.***

- ☐ Show location and detail of erosion and sediment control practices, using uniform coding symbols from the manual for Erosion and Sediment Control in Georgia, Chapter 6. Practices may include, but not limited to:
 - ☐ Construction exit
 - ☐ Sediment Barrier per DeKalb STD. 900
 - ☐ Retrofitting
 - ☐ Storm Outlet Protection
 - ☐ Temporary sediment basin and calculations
 - ☐ Storm drain inlet sediment traps

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- ☐ Channel stabilization and vegetation
 - ☐ Check dams
 - ☐ Rock filter dams
 - ☐ Down drains
 - ☐ Temporary creek crossings
 - ☐ Mat blankets
 - ☐ Other
-
- ☐ Provide 67 cubic yards per acre sediment storage. This can't be located within the 75' buffer area.
 - ☐ Provide a list of distinct and super district commissioners within which the property is located.
 - ☐ Provide a list of abutting property owners to subject property.
 - ☐ Posting of signs on site is required within 48 hours of submittal of a complete stream buffer variance application. Provide a dated photograph of the posted notice as evidence of posting within 48 hours of posting.

Notes on Plan:

- ☐ Erosion and sediment control measures and practices to be inspected daily.
- ☐ Cut and fill slopes shall not exceed 3H: 1V on residential projects and lots, and lots shall not exceed 2H: 1V on all other projects.
- ☐ "I certify that the permittee's erosion, sedimentation and pollution control plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document 'Manual for Erosion and Sediment control in Georgia', published by the State Soil and Water Conservation Commission as of January of the year in which the land disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and the designed system of Best Management Practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit NO. Gar 10000-."(1,2 or 3).
- ☐ "I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision"
- ☐ Inspections by qualified personnel provided by the primary permittee and the associated records shall be kept on site in compliance with Gar.10000- (1,2 or 3).

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ADDITIONAL QUESTIONS:

Do all property lines bear dimension?

☒ Yes ☐ No

Does it include Existing Grading Topography and Proposed Contours?

☒ Yes ☐ No

Have you inserted other Plans or Documents?

☐ Yes ☒ No

If so, list them below:

Are you showing Water Quality Control?

☒ Yes ☐ No

If Buffer Reduction Request, it is required a stream buffer zone of 75'. How many feet of Buffer are you requesting? N/A Feet

Check the box below if drawings indicate all of the following: The standard Dekalb 75 feet buffer; the standard State of Georgia 25 feet buffer; as well as the requested reduced buffer.

☒ Yes ☐ No

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

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Stream Buffer Variance

“Example Sign”

(Sign must be 20” x 22” Minimum)

Name of Applicant: _____

Address of Property: _____

Site Plan Designer: _____

Contractor: _____

Type of Work: _____

AP Number: _____

Date Variance Applied for: _____

LETTER OF INTENT

1909 Jacolyn Place NE, Atlanta, GA 30329

1. 1909 Jacolyn Place is a unique lot with extraordinary or exceptional physical condition(s) which was not created by the current owner, previous owner, or applicant; the lot is not as deep as most lots in this area and due to the fact that the buffer runs through the current house my clients are simply looking to demolish the current structure, which means they have to encroach to demolish it into the stream buffer. They have designed the new structure to be outside of the buffer thus no stream buffer will be needed for the new structure. The part of the house that is currently there, however is in the stream buffer and we need to get the buffer variance to encroach to demolish the current structure.

2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship. If the owners are not allowed to demolish the current house and build a new house back not in the buffer.

5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text. We will do whatever is necessary, including block walls to be consistent with the house so it can be part of the addition to increase property values and use of the property, should there be any issue.

B. Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as section 7.6.7(B).

2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district. Other properties in the neighborhood have encroached the stream buffer.

3. Adequacy of public services, public facilities, and utilities to serve the proposed use.

4. The proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

5. The size, scale and massing of proposed demo is appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

6. The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

Chief Executive Officer
Michael Thurmond

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Interim Director
Cedric Hudson

TO: Todd Shoemaker
1440 Dutch Valley Place
Suite 600
Atlanta, GA 30324

FROM: Mr. Cedric Hudson, Interim Director
DeKalb County Department of Planning & Sustainability
178 Sams Street
Atlanta, Georgia 30030

DATE: June 27, 2024

SUBJECT: DeKalb County's Letter of Approval under the Provisions of DeKalb County ordinance Chapter 14, Article II, Section 14-44(1-5).
1909 Demo Stream Buffer
1246987
1909 Jacolyn Place
Atlanta, Ga 30329

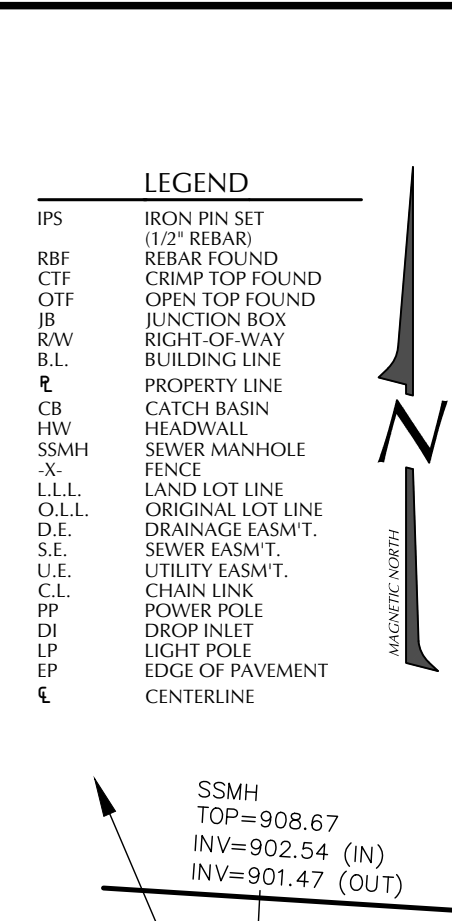
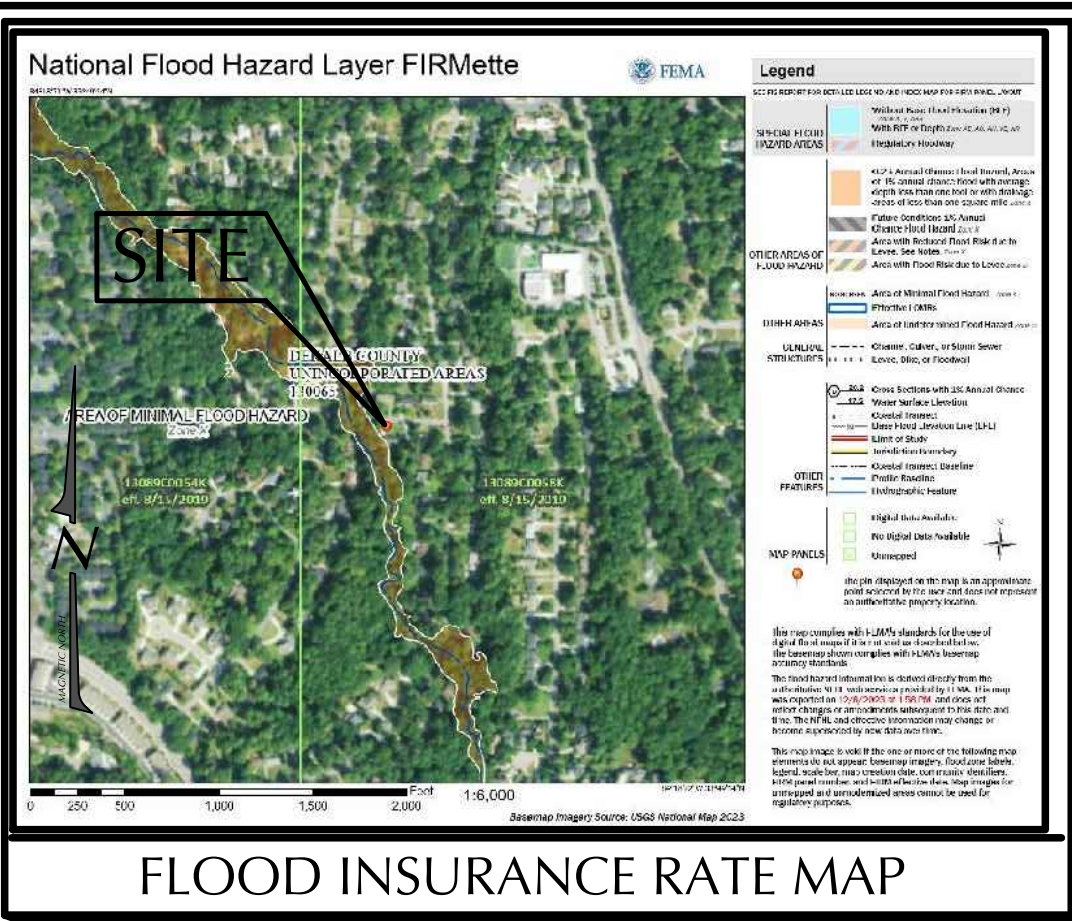
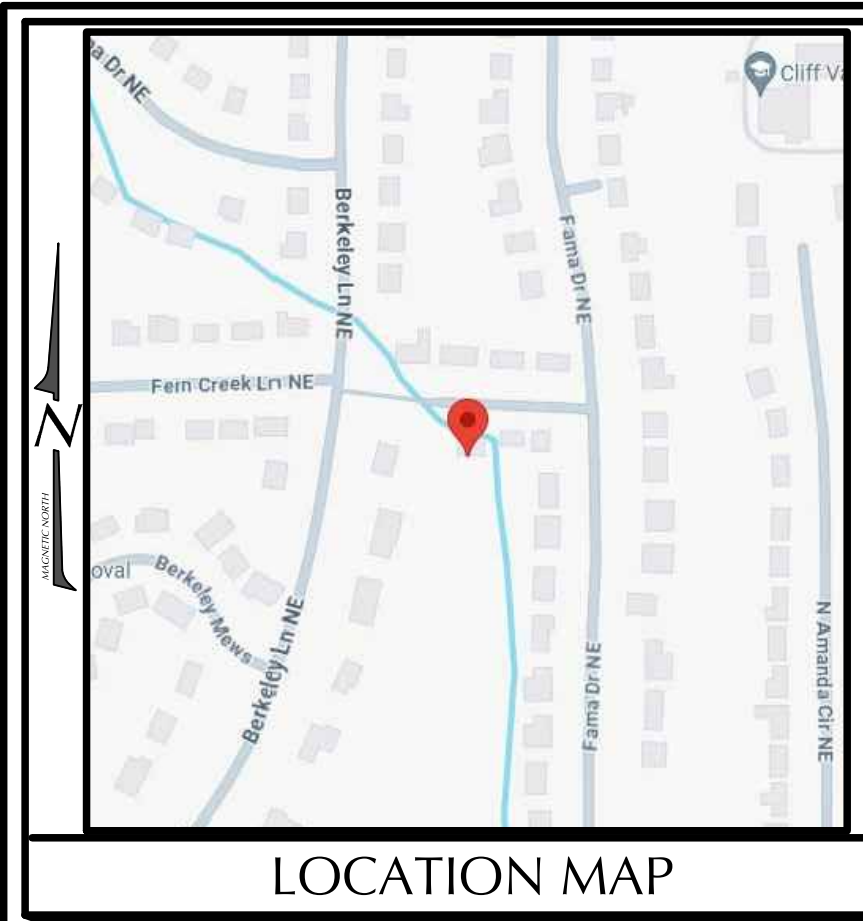
The DeKalb County Inspections Division of the Department of Planning & Sustainability has reviewed your stream buffer variance application for the property located at 1909 Jacolyn Place. The review was conducted to consider the potential impacts of the proposed project's encroachment on the buffers to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

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

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

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

Cedric Hudson,
Interim Director



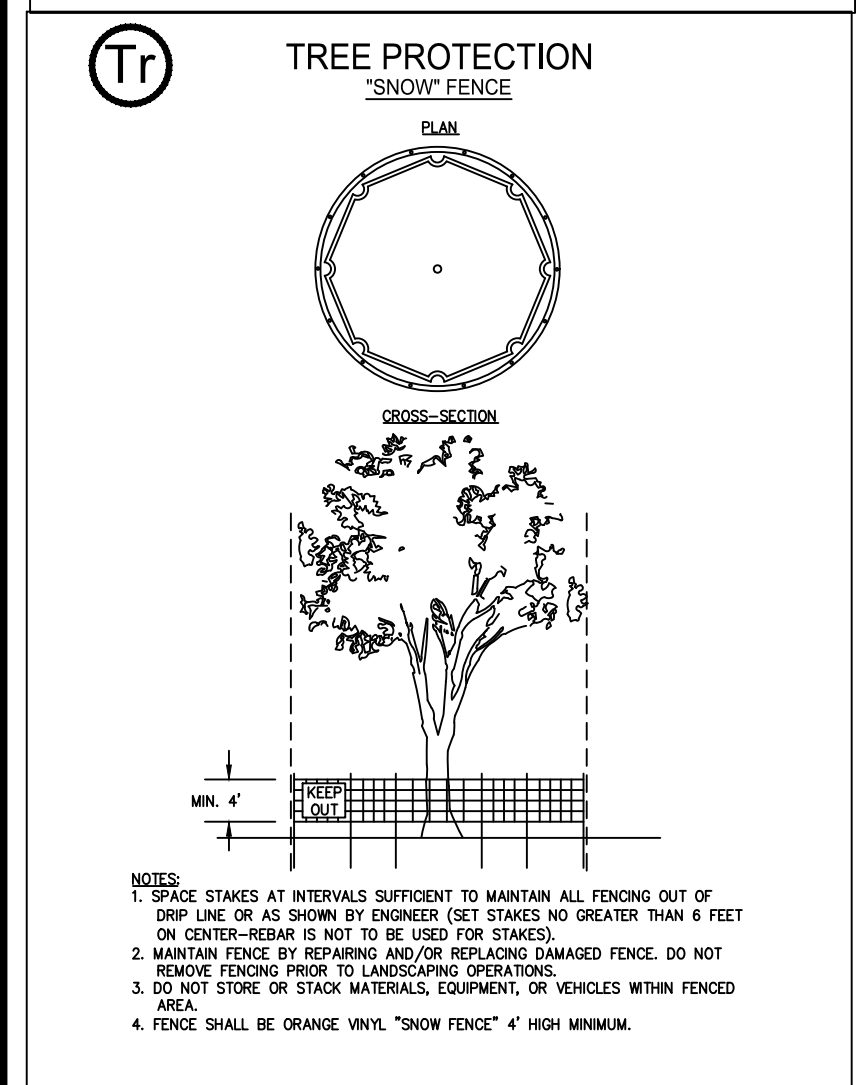
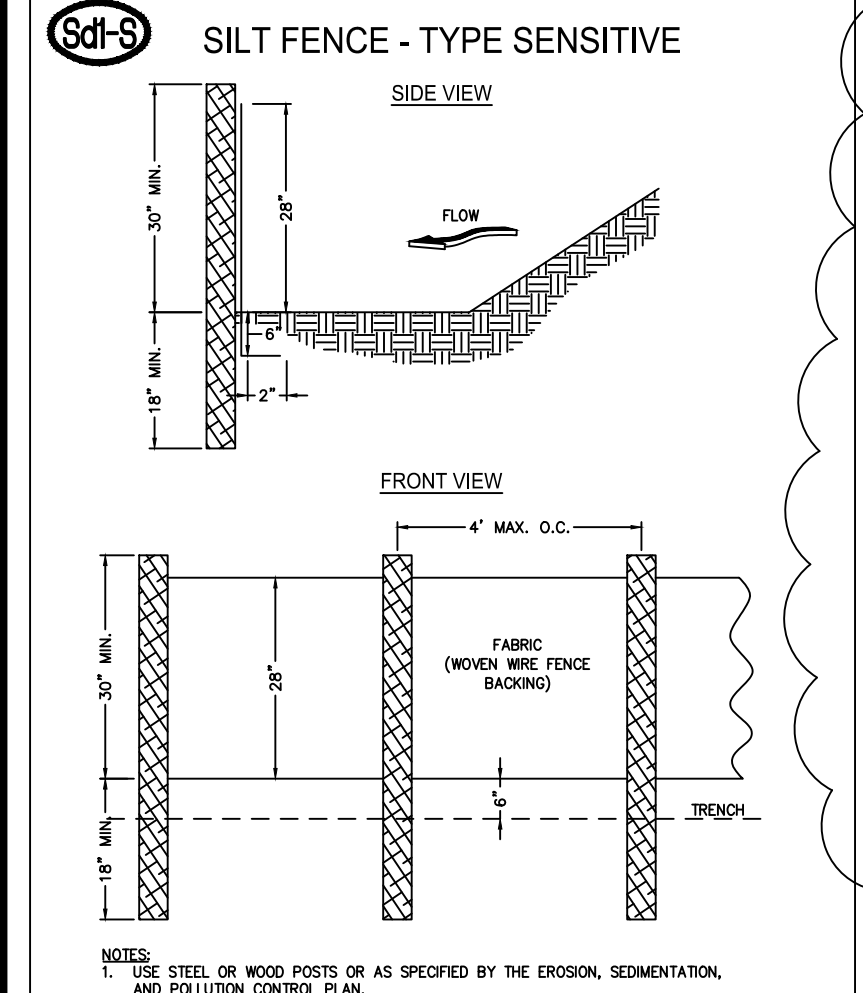
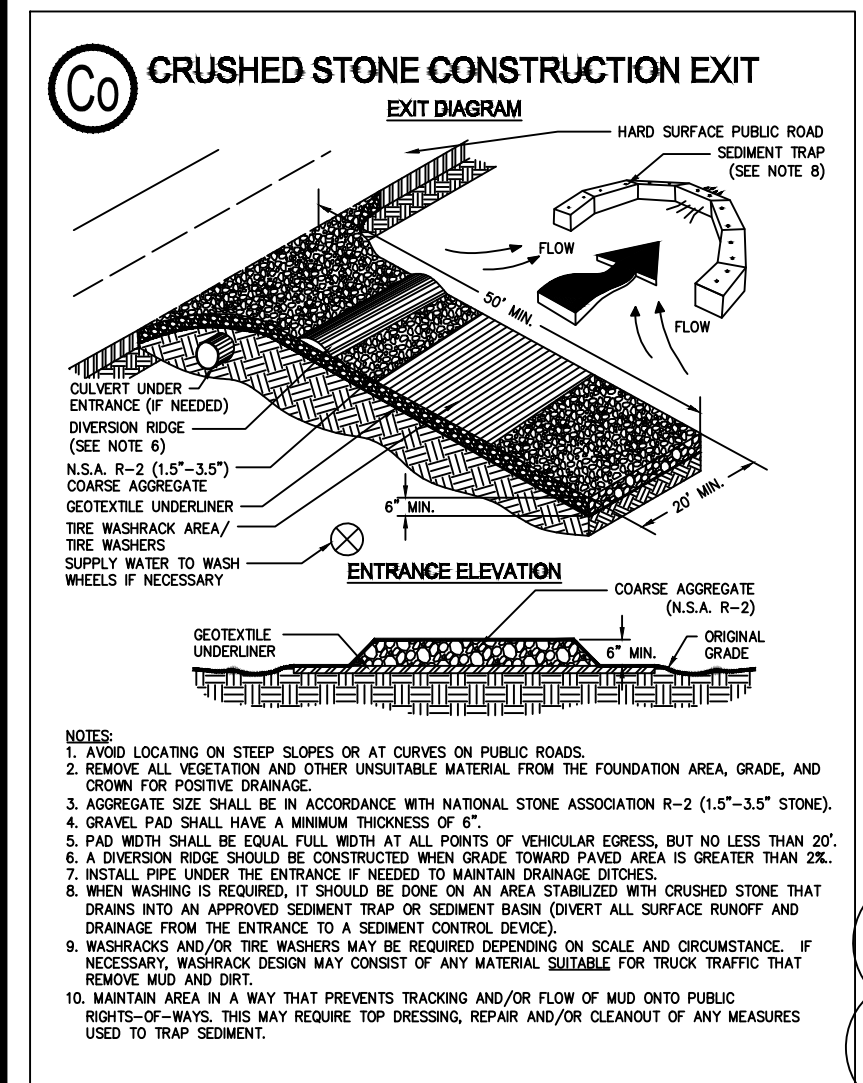
REPLACEMENT TREE INVENTORY

SYMBOL	SPECIES	SIZE	COUNT
	RIVER BIRCH (BETULA NIGRA)	3"	1
	AMERICAN BEECH (FAGUS GRANDIFOLIA)	3"	1
TOTAL REPLACEMENT		6.0"	2

REPLACEMENT TREE INVENTORY

SYMBOL	SPECIES	SIZE	COUNT
	DOGWOOD (CORNUS FLORIDA)	2"	2
	IRONWOOD (CARPINUS CAROLINIANA)	2"	2
TOTAL REPLACEMENT		8.0"	4

NOTE: REPLANTING IN THE OUTER 25 FT OF THE COUNTY 50 FT BUFFER USING HAND TOOLS ONLY (NO MACHINERY)



BUFFER AREA	EX. IMPERVIOUS SURFACE	TOTAL DISTURBED AREA INSIDE BUFFER
50 FT. (STATE BUFFER)	14.7 S.F.	144.9 S.F.
75 FT. (CITY BUFFER)	964.8 S.F.	1480.0 S.F.

DISTURBED BUFFER AREA = 1624.9 SQ.FT
25% (1624.9) = 406.2 SQ.FT
REQUIRED FROM EACH CATEGORY

LARGE TREES = 406.2 / 200 = 2 LARGE TREE
SMALL TREE = 406.2 / 100 = 4 SMALL TREE
SHRUBS = 406.2 / 25 = 16 SHRUBS
GROUND COVER / PERENNIAL = 406.2 / 4 = 101 PLANTS

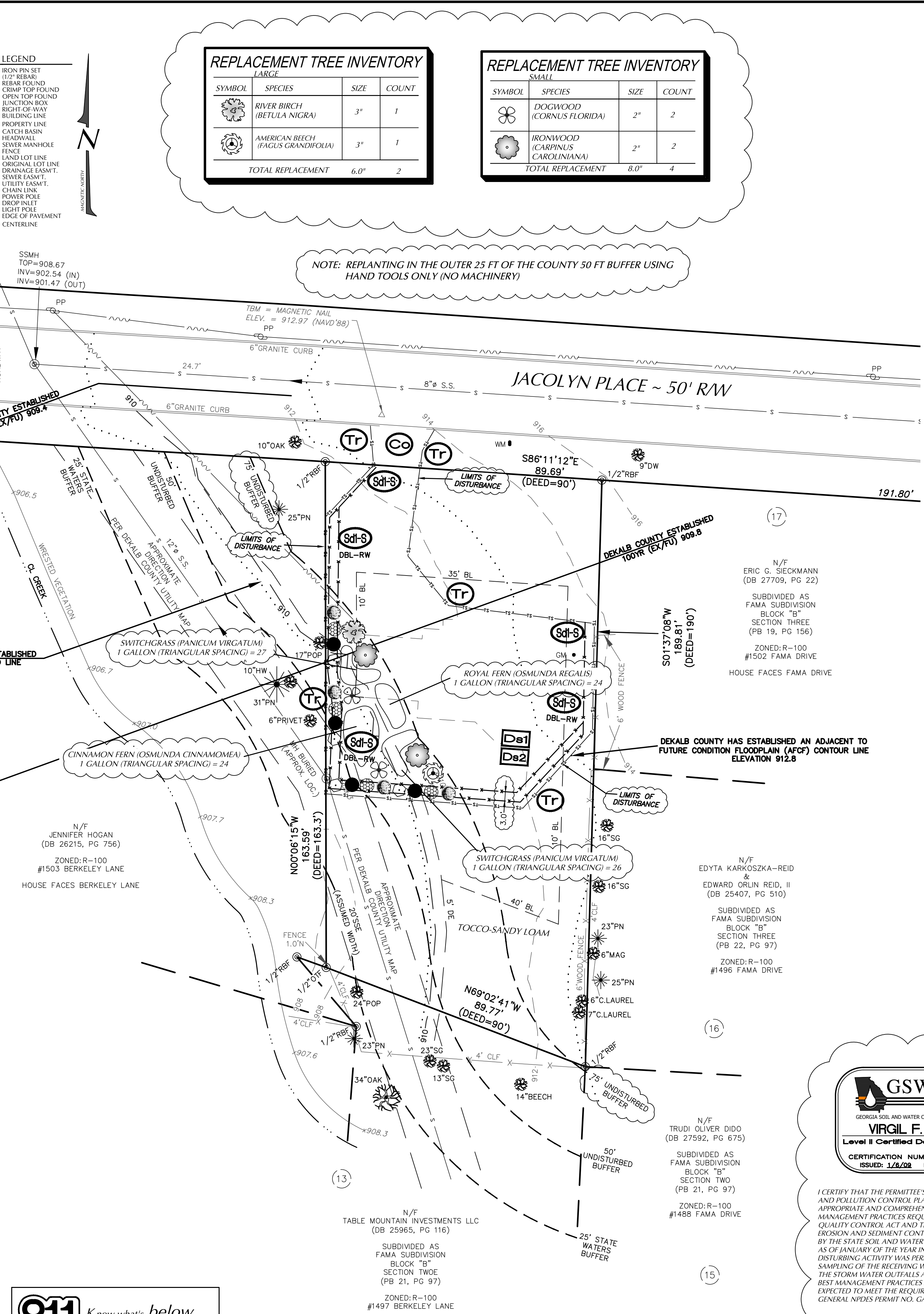
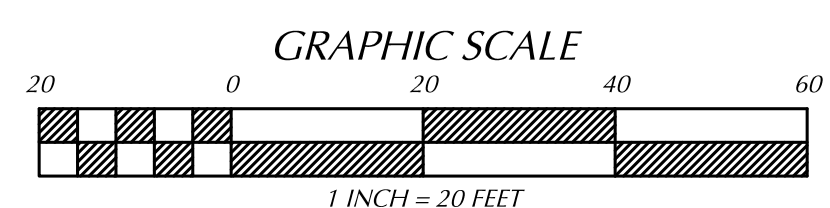
ROYAL FERN (OSMUNDA REGALIS) = 24
SWITCHGRASS (PANICUM VIRGATUM) = 53
CINNAMON FERN (OSMUNDA CINNAMOMEA) = 24
TOTAL = 101 PLANTS

SHRUB LIST

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
	4	PIEDMONT AZALEA	ROHDODENDRON CANESCENS	3 gal.
	4	AMERICAN BEAUTYBERRY	CALICARPA AMERICANA	3 gal.
	4	WINTERBERRY	LILIX VERTICILLATA	3 gal.
	4	MAPLE-LEAF VIBURNUM	VIBURNUM ACERIFOLIUM	3 gal.

16 SHRUBS PROVIDED

NOTE: EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY
CUT AND FILL SLOPES SHALL NOT EXCEED 3H: 1V ON RESIDENTIAL PROJECTS AND LOTS,
AND LOTS SHALL NOT EXCEED 2H: 1V ON ALL OTHER PROJECTS



SITE INFORMATION:

1909 JACOLYN PLACE
(DISTRICT 2 - SUPER - DISTRICT 6)
TOTAL AREA: 0.15 ACRES

R-100 (DEKALB COUNTY) REQUIREMENTS
LOT WIDTH: 100' FEET MIN.
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: 35 FEET.
INTERIOR SIDE YARD SETBACKS: 10 FEET.
REAR YARD: 40 FEET.
MINIMUM FLOOR AREA: 2,000 S.F.
MAXIMUM LOT COVERAGE: 35 PERCENT
MINIMUM PARKING: 2
MAXIMUM BUILDING HEIGHT: 35 FEET

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GSH4 RECEIVER AND GEORGIA LEICA RTK NETWORK. DATUM = NAVD'88.

A PORTION OF THIS PROPERTY IS LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0058K, EFFECTIVE DATE: 08-15-2019.

STATE WATERS EXIST WITHIN 200 FEET OF SUBJECT PROPERTY.
THE RECEIVING WATERS IS THE CHATTAHOOCHEE RIVER

SOIL TYPE:
1. Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded.

EROSION CONTROL MEASURES:

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



I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 10000-11.2. OR 3)

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

7/22/24
DATE

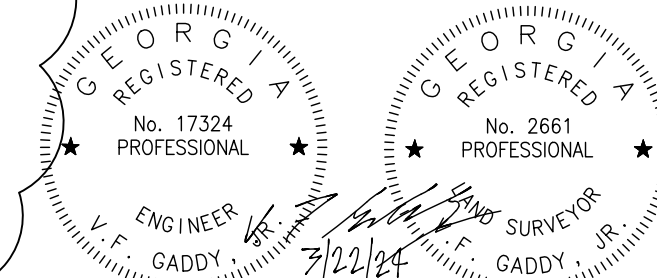
7/22/24
DATE

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

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

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

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920



REVISIONS

NO.	DATE	BY	DESCRIPTION
1.	2-9-24	CJW	REVISION PER COUNTY REQ.
2.	3-1-24	CJW	REVISION PER COUNTY REQ.
3.	3-22-24	CJW	REVISION PER COUNTY REQ.

GADDY SURVEYING & DESIGN, INC.

1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903

1909 JACOLYN PLACE
PART OF LOT 18 ~ BLOCK "B"
FAMA SUBDIVISION
(PLAT BOOK 19, PAGE 156)
LAND LOT 151 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE: 1/24/24
DRAWN: CJW
CHECKED: VFG

SCALE: 1" = 20'

SHEET TITLE

BUFFER MITIGATION PLAN

PROJECT NUMBER
EALB-23-001

D-2
DRAWING NUMBER