



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, September 10, 2025

Planning Department Staff Analysis



Juliana Njoku

Interim Director

D2. Case No: A-24-1247485 Parcel ID(s): 18 233 06 033

Commission District 01 Super District 07

Applicant: Davis Engineering & Surveying – C/o Nick Pesola
24 Dawson Village Way
Dawsonville, GA, 30534

Owner: CHR Homes, LLC
2487 Cedarcrest Road, Ste. 72
Acworth, GA 30101

Project Name: 2424 Nancy Lane – New Single-Family Construction

Location: 2424 Nancy Lane, Atlanta, GA 30345

Request: Variances from section 27-2.2.1 to reduce front-yard setback from 35 feet to 20 feet to permit the construction of a single-family home in the R-100 Zoning District.

Staff Recommendation: Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

STAFF FINDINGS:

Davis Engineering is planning to construct a new single-family home within the stream buffer at 2424 Nancy Lane, Atlanta, Georgia, 30345. The property is situated on 0.85 acres and is currently encroaching in the floodplain. The applicant is requesting a reduction of the front-yard setback from 35' to 20' in an effort to adhere to the stream buffer requirements and construct the new home in accordance to approval with a stream buffer reduction variance request at the state level.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property is situated on a double frontage lot, approximately 0.85 ac (37,026 SF) in size, located on the intersection of Nancy Lane and Melinda Drive. There is also a floodplain on the property, severely limiting the buildable area, making it difficult to develop in compliance with the current zoning requirements. The property is in the R-100 (single-family residential) zoning district, which mandates a 35-foot front setback on Nancy Lane. Land Development standards require that all properties building within a stream buffer, must adhere to the 25' state buffer, 50' undisturbed buffer, and 75' impervious buffer, respectively. Due to the constraints imposed by these setbacks, the applicant's proposed plan meets the required setbacks for Nancy Lane, while adhering to the setbacks put forth by the Department of Land Development for the stream buffer. The hardship was not created by the current and/or previous owner but stems from the property's unique features and shape.

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:

The requested variance is the minimum necessary to provide relief for the construction of the property while limiting conformity. Based on the issue of the stream buffer, there is no feasible way to construct the home entirely within the setbacks. Any other location on the property would pose significant challenges in compliance with regulations. Granting of this application does not provide any special privileges to the applicant, inconsistent with the limitations upon other properties in the zoning district.

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:

The proposed variance will not be detrimental to public welfare or surrounding properties. The new construction seeks to bring the construction into compliance while adhering to the current zoning code as close as possible. The applicant is planning to demolish the previous building footprint and semi circle driveway to be in compliance with the current zoning code, while still allowing the property to be useful. Any decision that would result in the home not being permitted to be constructed will continue to negatively impact the neighborhood and would be materially detrimental to the public welfare and improvements to the zoning district in which the 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:

The literal interpretation and strict application of the applicable zoning requirements would cause undue hardship in this case. As noted in Criteria 1, the presence of the floodplain poses significant challenges and risks for the construction of the property, but also the neighborhood welfare, as mentioned in Criteria 3. Strict adherence to the requirements would limit the ability to develop the property in a just and meaningful way. The requested variance, therefore, addresses these practical challenges by allowing necessary adjustments to the site setbacks while maintaining compliance with other key provisions.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The variance request aligns with the spirit and purpose of the DeKalb County Comprehensive Plan, which promotes responsible development while accommodating the needs of property owners within residential neighborhoods. Supplying more livable square footage contributes to the goal of increasing housing supply within the Land Use chapter of the Comprehensive Plan.

FINAL STAFF ANALYSIS:

The proposed construction of the single-family home at 2424 Nancy Lane presents unique challenges due to the property's features and shape, which severely limit the buildable area under current zoning requirements. The requested variance to reduce the front-yard setback from 35' to 30' along Nancy Lane is necessary to allow for the practical and needed development of the dilapidated property. The variance is the minimum required for relief, does not constitute a special privilege, and aligns with the spirit and purpose of the zoning ordinance by facilitating redevelopment consistent with the goals of Subdivision (SUB) land use area. Therefore, staff recommends approval.

Staff Recommendation: Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

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

BOA No. _____

Applicant and/or
Authorized Representative Davis Engineering & Surveying - C/O Nick Pesola

Mailing Address: 24 Dawson Village Way

City/State/Zip Code: Dawsonville, GA 30534

Email: npesola@davisengineer.com

Telephone Home: 706-265-1234 Business: _____ Fax No.: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: CHR Homes, LLC.

Address (Mailing): 2487 CEDARCREST ROAD, SUITE 72,

City/State/Zip Code: ACWORTH, GA 30101

Email: antoinefregeolle@gmail.com

Telephone Home: N/a Business: 770-733-3691 Fax No.: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2424 Nancy Lane City: Atlanta State: GA Zip: 30345

District(s): 18 Land Lot(s): 233 Block: _____ Parcel: 18-233-06-033

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: R-100 Commission District & Super District: TBD

CIRCLE TYPE OF HEARING REQUESTED

X • 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: 3/25/25

Applicant: 
Signature

DATE: _____

Applicant: _____
Signature

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT 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 and that I authorize the applicant/agent to apply for a hearing to the Zoning
Board of Appeals for the requests as shown in this application

DATE: 3/25/25 Applicant/Agent: 
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Eric Halverson (Twisted Metal LLC)
(Name of Owners)

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

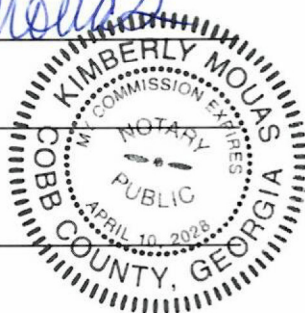
Antone Fregeolle & Davis Engineering
(Name of Applicant or Representative)

To file an application on (my) / (our) behalf


Notary Public

Notary Public

Notary Public




Owner

Owner

Owner



DAVIS ENGINEERING
& SURVEYING

EST. 2009

July 23, 2024

RE: Letter of Intent – Variance Requests

To Whom It May Concern:

Thank you for taking the time to review our application. We are requesting a reduction of the 40' front setback to a 20' front setback at 2424 Nancy Lane NE, Atlanta, GA 30345. This is a request of variance from Chapter 27-4.2.2 to allow for the construction of a new single-family home. This request will work in conjunction with the stream buffer variance application, a variance through the EPD to allow for the removal of impervious surfaces from the 25' state waters buffer and a potential waiver of water quality requirements.

The property currently contains remnants of an existing residence, pool, shed, patio, concrete court and other impervious items installed prior to current buffer and stormwater ordinances. Our goal is to remove all existing improvements and construct a house as far as is reasonably practicable from the flood plain and state waters onsite. The front setback reduction allows the house to shift further up the hill away from state waters. The increase in elevation closer to Nancy Lane also allows the house to be constructed at a higher elevation than flood plain onsite. Without this variance, there is not enough usable area to redevelop this piece of property in disrepair.

We've determined that the 20' reduction is what is needed to safely allow for grading outside of the state waters buffer while still maintaining a reasonable distance from Nancy Lane. Any less, grading and proper erosion control measures during construction would become exceedingly difficult.

This variance allows this property to be redeveloped into its' original intended use which ultimately enhances the neighboring properties. It benefits the community in two main ways. First, it will increase the value of surrounding residences once a new home has been constructed. It's current condition currently has a negative impact on the neighborhood sitting in disrepair. Second, it provides more housing opportunities in a constricted market assisting in the housing shortage. We feel the proposed variances will have an added benefit to the neighborhood rather than retract from it.

The current buffers and setbacks onsite don't allow for a new residence to be constructed at 2424 Nancy Lane NE and it's zoned and sits in a neighborhood where its' only use can be to have a house on it. Without the variance, this lot is unbuildable which makes it virtually impossible to sell or use. We humbly request that you approve our request to reduce the 40' front setback to 20' as well as approve the stream buffer variance request.

As an aside, we'd like to discuss removing the existing 36" pipe that it is constricting water flow onsite. An 18" and 60" pipe choke down to this 36" which is potentially causing some of the floodplain on the property. Please reach out to discuss this measure and we can hopefully work with the EPD as will to come up with a good solution that helps the County.

Sincerely,

Nick Pesola, EIT (npesola@davisengineers.com)

SITE INFORMATION

ADDRESS: 2424 NANCY LANE NE, ATLANTA, GA 30345
TOTAL AREA: 0.85 ACRE
ESTIMATED DISTURBANCE: 0.33± ACRE

ZONING:
JURISDICTION: DEKALB COUNTY
ZONING: R-100
SETBACKS:

FRONT: 40'
PROPOSED FRONT: 20'
SIDE: 10'
REAR: 40'
ADJACENT ZONING: R-100

BUILDING SUMMARY:
PROPOSED HEATED BUILDING: 3,487 S.F.
PROPOSED BUILDING FOOTPRINT: 2,777 S.F.
(INCLUDES DECKS, OVERHANG, STEPS)

REQUESTED ITEMS:
- VARIANCE FROM 40' FRONT SETBACK TO 20' FRONT SETBACK
- CONSTRUCTION WITHIN THE 75' AND 50' BUFFERS AS SHOWN ON SHEET 3 WITH CHART DISPLAYING AREA BREAKDOWN
- ALLOWANCE TO REMOVE EXISTING IMPERVIOUS FROM WITHIN 25' STATE WATERS BUFFER
- WATER QUALITY REQUIREMENT WAIVER DUE TO TOPOGRAPHY CONSTRAINTS AND ONSITE FLOODPLAIN

DEKALB COUNTY NOTES:
- EROSION AND SEDIMENT CONTROL MEASURES 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 THE 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 STORM 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 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.
- 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).

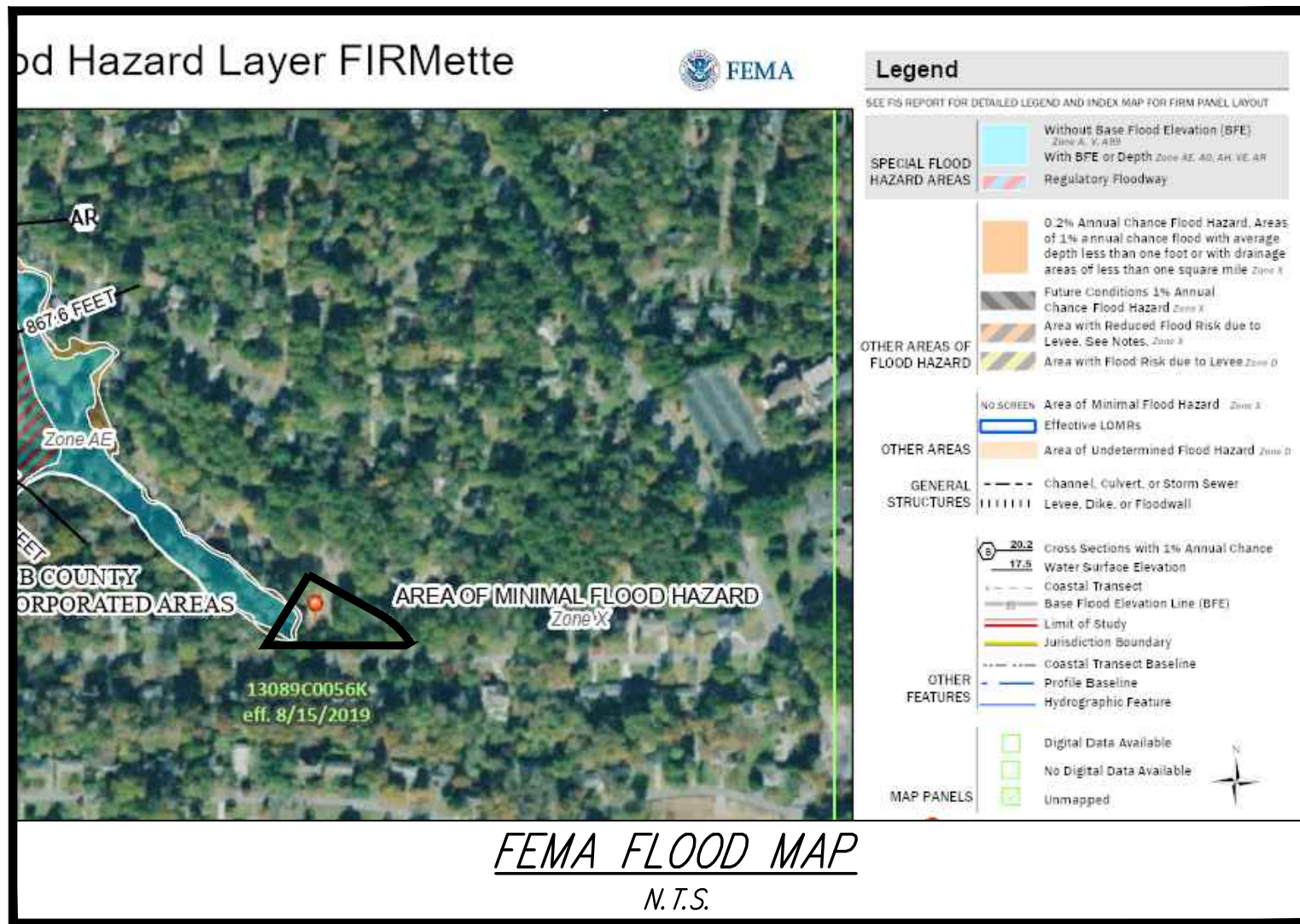
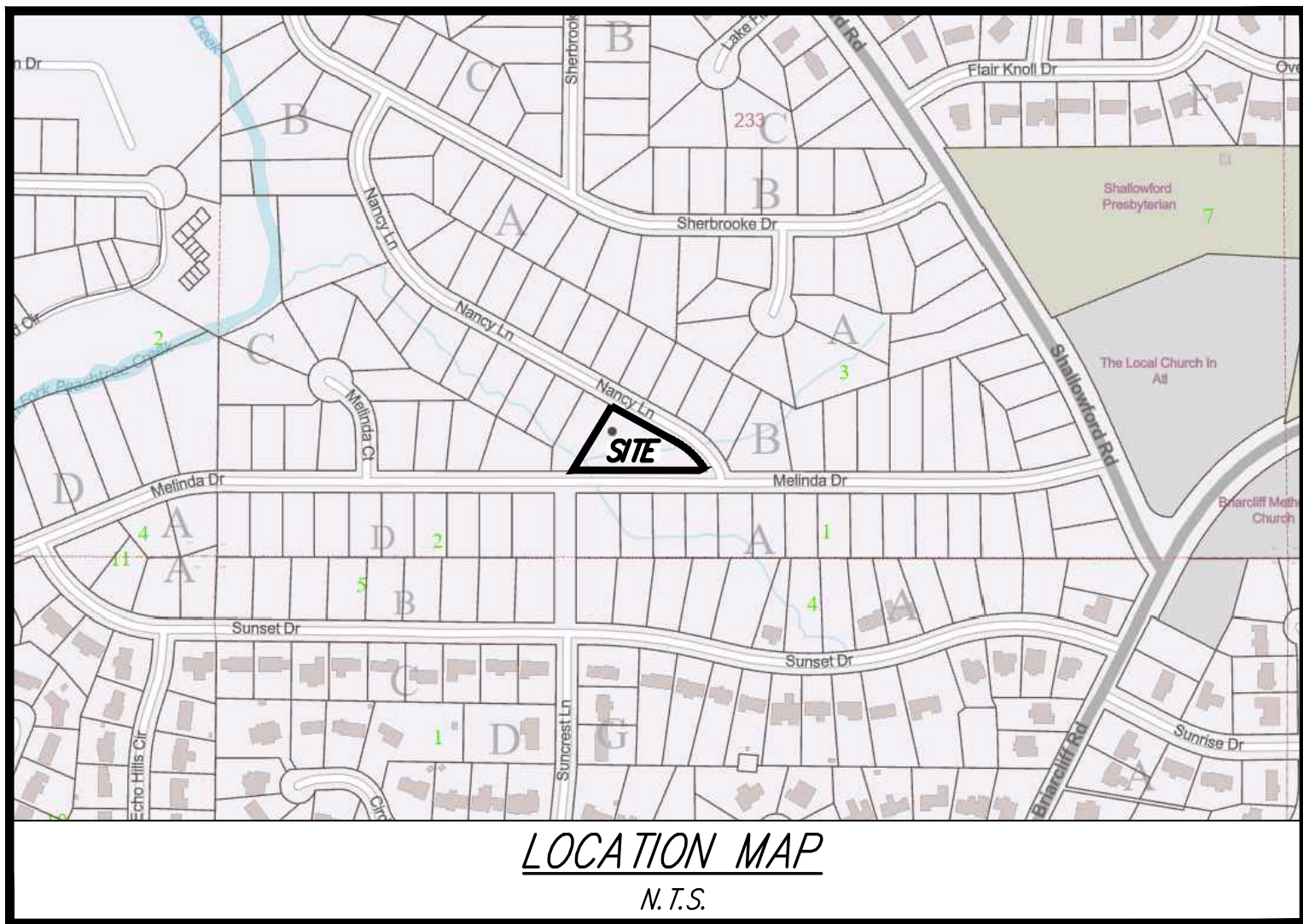
SITE DEVELOPMENT PLANS FOR:
2424 NANCY LANE NE

ZONING: RESIDENTIAL MEDIUM LOT-100 (R-100)

PARCEL: 18-233-06-033
SITE ADDRESS: 2424 NANCY LANE NE

ATLANTA, GA 30345
LAND LOT 233
18th DISTRICT
DEKALB COUNTY, GA
TOTAL AREA: 0.85 ACRE
DISTURBED AREA: 0.33± ACRE

DES PROJECT NO. 24-135



DEVELOPMENT TEAM

CURRENT PROPERTY OWNER

CHR HOMES LLC
2487 CEDARCREST RD #721
ACWORTH, GA 30101

DEVELOPER

ANTOINE FREGEOLLE
ADDRESS
PHONE NUMBER
EMAIL

SURVEYOR

SURVEY SYSTEMS ATLANTA
2156 W PARK CT STE D,
STONE MOUNTAIN, GA 30087
(678)- 591-6064

CIVIL ENGINEER

DAVS ENGINEERING AND SURVEYING, LLC
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
706-265-1234
npesola@davisengineers.com

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS/DEMO PLAN
3	SITE/VARIANCE PLAN
4	GRADING, DRAINAGE PLAN
5	ES&PC PLAN
6	ES&PC DETAILS

OWNER
CHR HOMES LLC
2487 CEDARCREST RD #721
ACWORTH, GA 30101

24-HOUR CONTACT
ANTOINE FREGEOLLE
(770) 733-3691
antoinefregeolle@gmail.com

DES
DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



3/25/2025

REVISION	DATE	DESCRIPTION
1	3/25/2025	INITIAL SUBMITAL

COVERSHEET
2424 NANCY LANE
LAND LOT 233
18th DISTRICT
DEKALB COUNTY, GEORGIA

PREPARED BY:

DES
DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

SHEET NO.

1 OF 6

PROJECT NO.

24-135

PROJECT INFORMATION:

CURRENTLY, THIS 0.85 ACRE PROPERTY CONTAINS CONCRETE REMNANTS OF A DEMOLISHED RESIDENCE WITH A CONCRETE PATIO AND POOL WHICH SITS WITHIN THE 25' STATE WATERS BUFFER. THE PROPOSED DEVELOPMENT CONSISTS OF A NEW RESIDENCE WITH A DRIVE, SEWER CONNECTION, GRADING AND ANY OTHER NECESSARY IMPROVEMENTS. A REQUEST TO VARY THE FRONT SETBACK TO 20' AND A REQUEST TO PLACE THE HOUSE WITHIN THE 75' AND 50' BUFFERS IS INCLUDED WITH THIS PLAN.

ADDRESS: 2424 NANCY LANE, ATLANTA, GA
PARCEL: 18-233-06-033
TOTAL AREA= 0.85 ACRE
DISTURBED AREA= 0.33± ACRE

ZONING:
BUILDING SETBACKS & BUFFERS:
EXISTING FRONT: 40'
PROPOSED FRONT: 20'
SIDE: 10'
REAR: 40'
BUFFERS ALONG STATE WATERS

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR 2424 NANCY LANE NE BY SURVEY SYSTEMS ATLANTA DATED 2/14/2024.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

TOPOGRAPHIC DATA OBTAINED FROM FIELD RUN DATA COMPLETED BY SURVEY SYSTEMS ATLANTA
CONTOUR INTERVAL = 2'

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13089c0056k, DATED 8/15/2019.

GENERAL NOTES:

- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH **DEKALB COUNTY**, GEORGIA REQUIREMENTS.
- ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
- TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
- MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
- THIS SITE **DOES NOT** CONTAIN WETLANDS.
- THIS SITE **DOES** HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
- CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
- ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
- CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
- ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
- ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
- MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

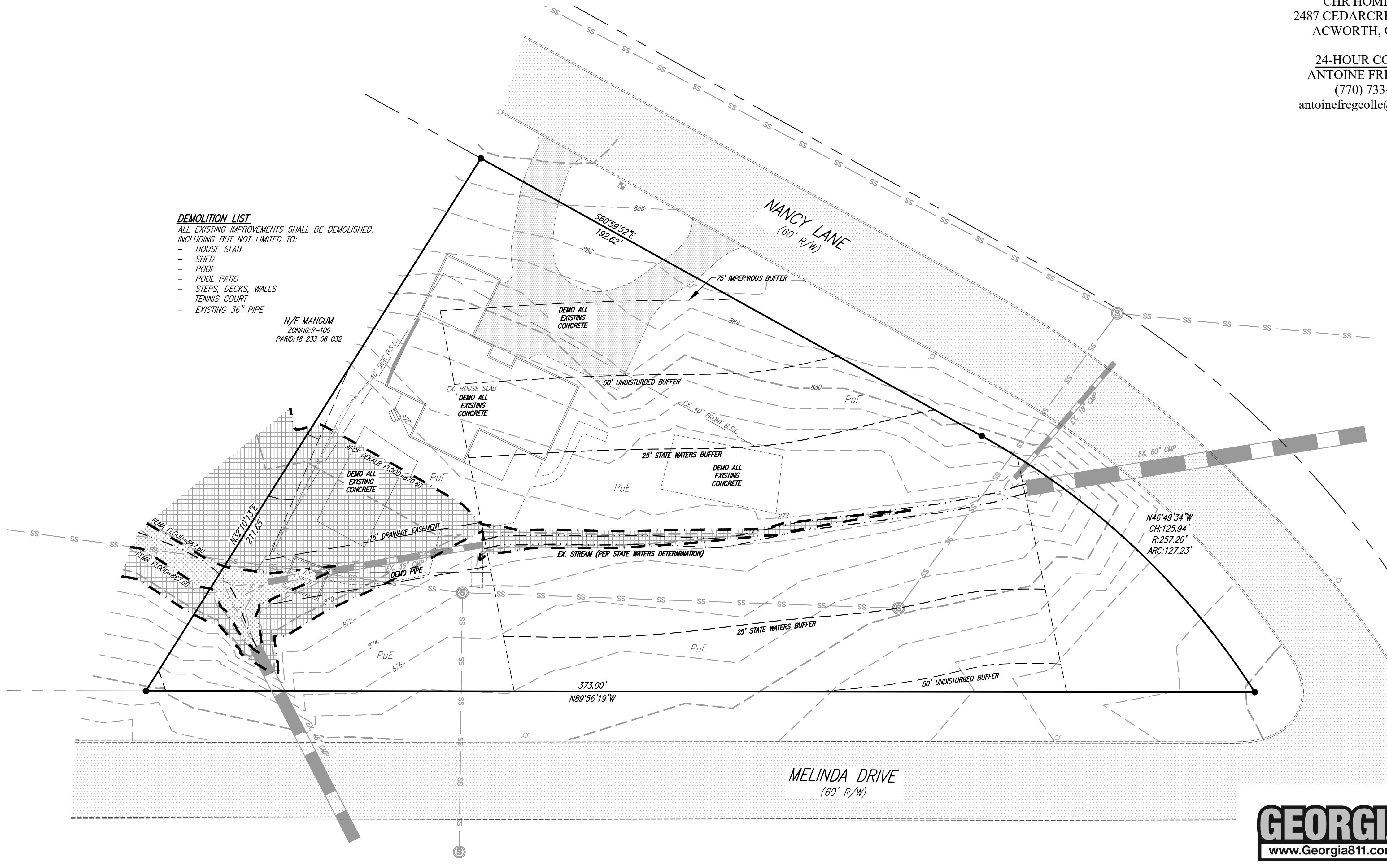
DEMOLITION NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE. ALL UTILITIES ARE ASSUMED TO REMAIN ACTIVE UNLESS SPECIFICALLY NOTED TO BE REMOVED OR ABANDONED.
- CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT.
- DEPRESSIONS OR VOID AREAS RESULTING FROM DEMOLITION ACTIVITIES ARE TO BE FILLED WITH SUITABLE MATERIAL TO AVOID WATER PONDING.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- SITE MAY CONTAIN OTHER DILAPIDATED STRUCTURES THAT ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING ON-SITE STRUCTURES AS DEEMED NECESSARY BY THE OWNER.

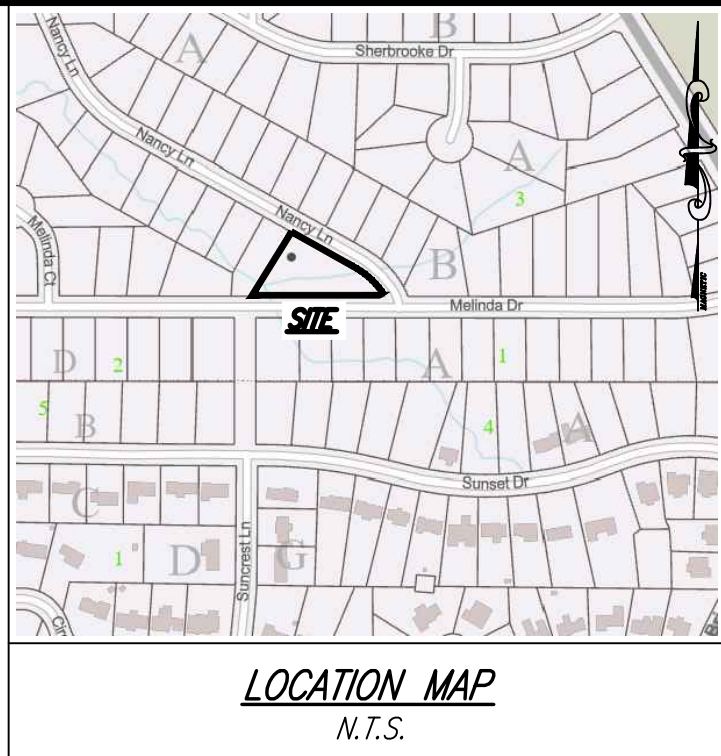
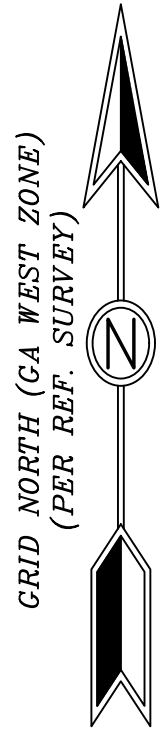
DEMOLITION LIST

ALL EXISTING IMPROVEMENTS SHALL BE DEMOLISHED, INCLUDING BUT NOT LIMITED TO:
- HOUSE SLAB
- SHED
- POOL
- POOL PATIO
- STEPS, DECKS, WALLS
- TENNIS COURT
- EXISTING 36" PIPE

N/F MANGUM
ZONING: R-100
PARCEL: 18 233 06 032



LEGEND			
○	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	---	FENCE
LF	LINEAR FEET	---	SALT FENCE
DIP	DUCTILE IRON PIPE	---	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	---	SOILS
R	RADIUS	---	SANITARY SEWER LINE
SF	SQUARE FEET	---	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION	---	VEGETATIVE BUFFER
		---	WATERLINE



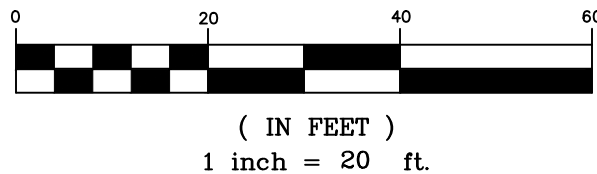
OWNER
CHR HOMES LLC
2487 CEDARCREST RD #721
ACWORTH, GA 30101

24-HOUR CONTACT
ANTOINE FREGEOILLE
(770) 733-3691
antoinefregecolle@gmail.com



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GRAPHIC SCALE



DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



REVISION	DATE	DESCRIPTION
INITIAL	SUBMITAL	
	3/25/2025	

EXISTING CONDITIONS/ DEMO PLAN

2424 NANCY LANE
LAND LOT 233
18th DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN BY:	NAP
CHECKED BY:	JKD
LAND LOT:	233
DISTRICT:	18th
SECTION:	-
CITY:	-
COUNTY:	DEKALB
DATE:	3/25/2025

SHEET NO.

2 of 6

PROJECT NO.

24-135

CURRENTLY, THIS 0.85 ACRE PROPERTY CONTAINS CONCRETE REMNANTS OF A DEMOLISHED RESIDENCE WITH A CONCRETE PATIO AND POOL WHICH SITS WITHIN THE 25' STATE WATERS BUFFER. THE PROPOSED DEVELOPMENT CONSISTS OF A NEW RESIDENCE WITH A DRIVE, SEWER CONNECTION, GRADING AND ANY OTHER NECESSARY IMPROVEMENTS. A REQUEST TO VARY THE FRONT SETBACK TO 20' AND A REQUEST TO PLACE THE HOUSE WITHIN THE 75' AND 50' BUFFERS IS INCLUDED WITH THIS PLAN.

ZONING:
BUILDING SETBACKS & BUFFERS:
EXISTING FRONT: 40'
PROPOSED FRONT: 20'
SIDE: 10'
REAR: 40'
BUFFERS ALONG STATE WATERS:

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

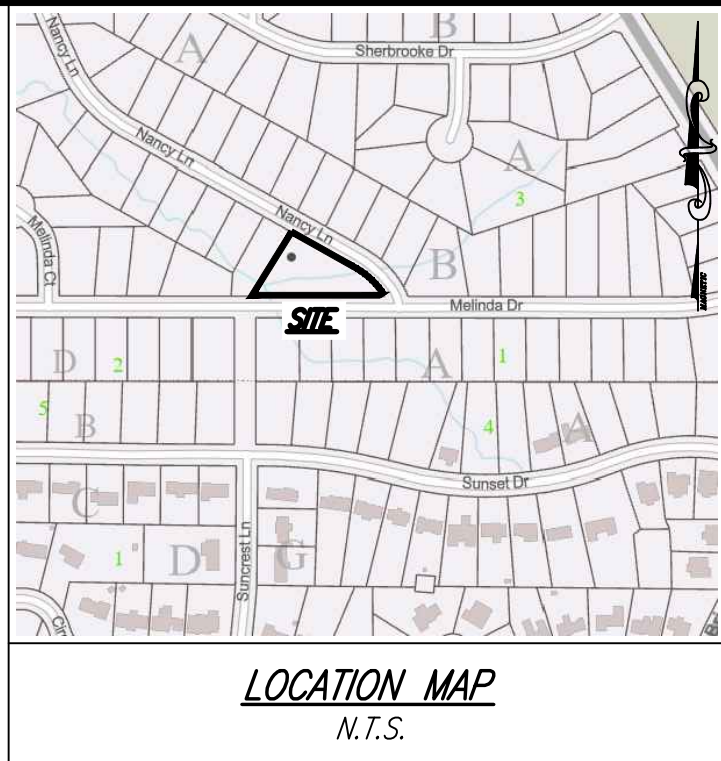
NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13089c0056k, DATED 8/15/2019.

1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH **DEKALB COUNTY, GEORGIA** REQUIREMENTS.
2. ALL CONSTRUCTION SHALL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED ON THIS PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE **DONES** NOT CONTAIN WETLANDS.
14. THIS SITE **DONES** HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED, PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HOPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METEOR BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY EROSION CONTROL SIGNAGE, NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

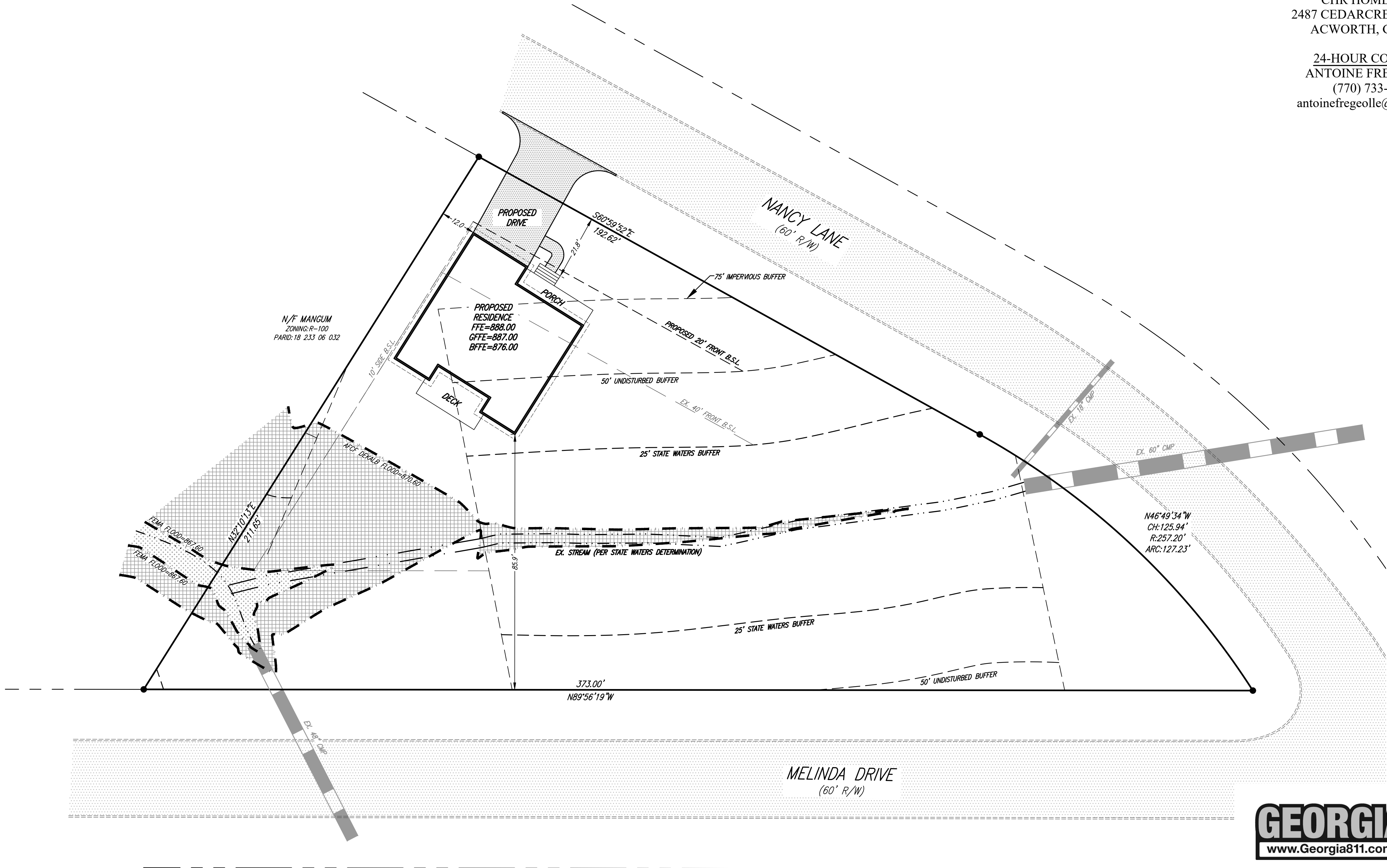
	<u>EXISTING IMPERVIOUS (S.F.)</u>	<u>PROPOSED IMPERVIOUS (S.F.)</u>
<u>TOTAL</u>	<u>9,244 S.F.</u>	<u>3,539 S.F.</u>
<u>BUFFER TOTAL</u>	<u>3,701 S.F.</u>	<u>1,571 S.F.</u>
<u>75' BUFFER</u>	<u>1,574 S.F.</u>	<u>1,112 S.F.</u>
<u>50' BUFFER</u>	<u>981 S.F.</u>	<u>459 S.F.</u>
<u>25' STATE BUFFER</u>	<u>1,146 S.F.</u>	<u>0 S.F.</u>

OP	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JOB	F.E.S.S.	FLARED END SAFETY SECTION
OS	OUTSIDE BOX	P	POINT OF TANGENT
DWC	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OC	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CM	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDP	HIGH DENSITY POLYETHYLENE	R	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	L/L	LAND LOT LINE
TM	TEMPORARY BENCHMARK	C/N	CORNER
EX	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FM	FIRE HYDRANT	TYP.	TYPICAL
WH	WATER METER	— — —	FENCE
LF	LINEAR FEET	— — —	SILT FENCE
DP	DUCTILE IRON PIPE	— — —	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	— — —	SOILS
R	RADIUS	— — —	SANITARY SEWER LINE
SF	SQUARE FEET	— — —	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION	— — —	VEGETATIVE BUFFER
		— — —	WATERLINE

GRID NORTH (GA WEST ZONE)
(PER REF. SURVEY)



24-HOUR CONTACT
ANTOINE FREGEOLLE
(770) 733-3691
antoinefregeolle@gmail.com



GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

0 20 40 60

(IN FEET)
1 inch = 20 ft.



3/25/2025

REVISION	DATE	DESCRIPTION
-	3/25/2025	INITIAL SUBMITTAL

VARIANCE PLAN

2424 NANCY LANE
LAND LOT 233
18th DISTRICT
DEKALB COUNTY, GEORGIA

<u>DRAWN BY:</u>	<i>NAP</i>
<u>CHECKED BY:</u>	<i>JKD</i>
<u>LAND LOT:</u>	<i>233</i>
<u>DISTRICT:</u>	<i>18th</i>
<u>SECTION:</u>	<i>-</i>
<u>CITY:</u>	<i>-</i>
<u>COUNTY:</u>	<i>DEKALB</i>
<u>DATE:</u>	<i>3/25/2025</i>

SHEET NO.

3 of 6

PROJECT NO.

24-135

PROJECT INFORMATION:

CURRENTLY, THIS 0.85 ACRE PROPERTY CONTAINS CONCRETE REMNANTS OF A DEMOLISHED RESIDENCE WITH A CONCRETE PATIO AND POOL WHICH SITS WITHIN THE 25' STATE WATERS BUFFER. THE PROPOSED DEVELOPMENT CONSISTS OF A NEW RESIDENCE WITH A DRIVE, SEWER CONNECTION, GRADING AND ANY OTHER NECESSARY IMPROVEMENTS. A REQUEST TO VARY THE FRONT SETBACK TO 20' AND A REQUEST TO PLACE THE HOUSE WITHIN THE 75' AND 50' BUFFERS IS INCLUDED WITH THIS PLAN.

ADDRESS: 2424 NANCY LANE, ATLANTA, GA
PARCEL: 18-233-06-033
TOTAL AREA= 0.85 ACRE
DISTURBED AREA= 0.33± ACRE

ZONING:
BUILDING SETBACKS & BUFFERS:
EXISTING FRONT: 40'
PROPOSED FRONT: 20'
SIDE: 10'
REAR: 40'
BUFFERS ALONG STATE WATERS

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR 2424 NANCY LANE NE BY SURVEY SYSTEMS ATLANTA DATED 2/14/2024.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

TOPOGRAPHIC DATA OBTAINED FROM FIELD RUN DATA COMPLETED BY SURVEY SYSTEMS ATLANTA
CONTOUR INTERVAL = 2'

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13089c0056k, DATED 8/15/2019.

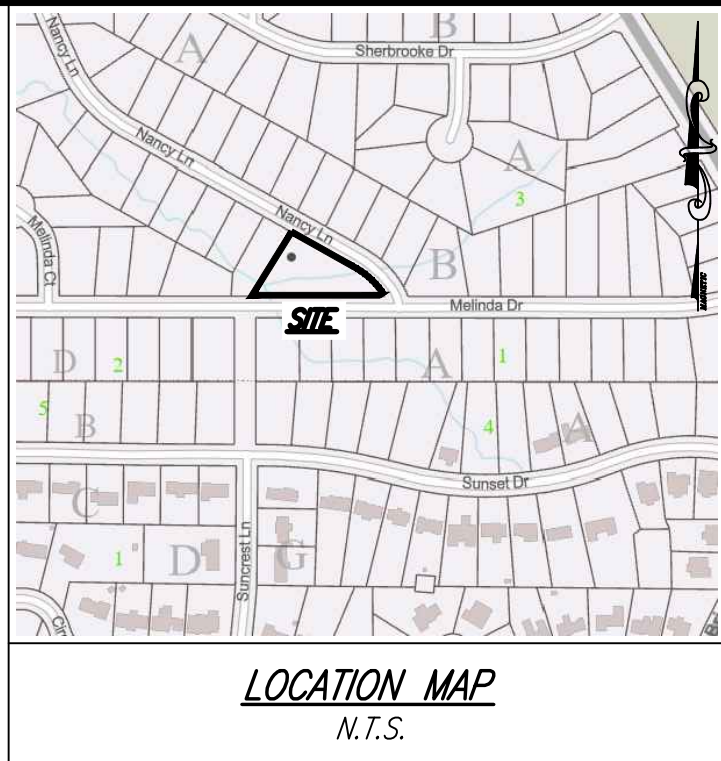
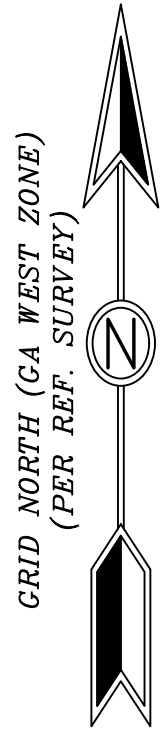
GENERAL NOTES:

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- TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
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- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
- MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
- THIS SITE **DOES NOT** CONTAIN WETLANDS.
- THIS SITE **DOES** HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
- CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
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- MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

GRADING NOTES:

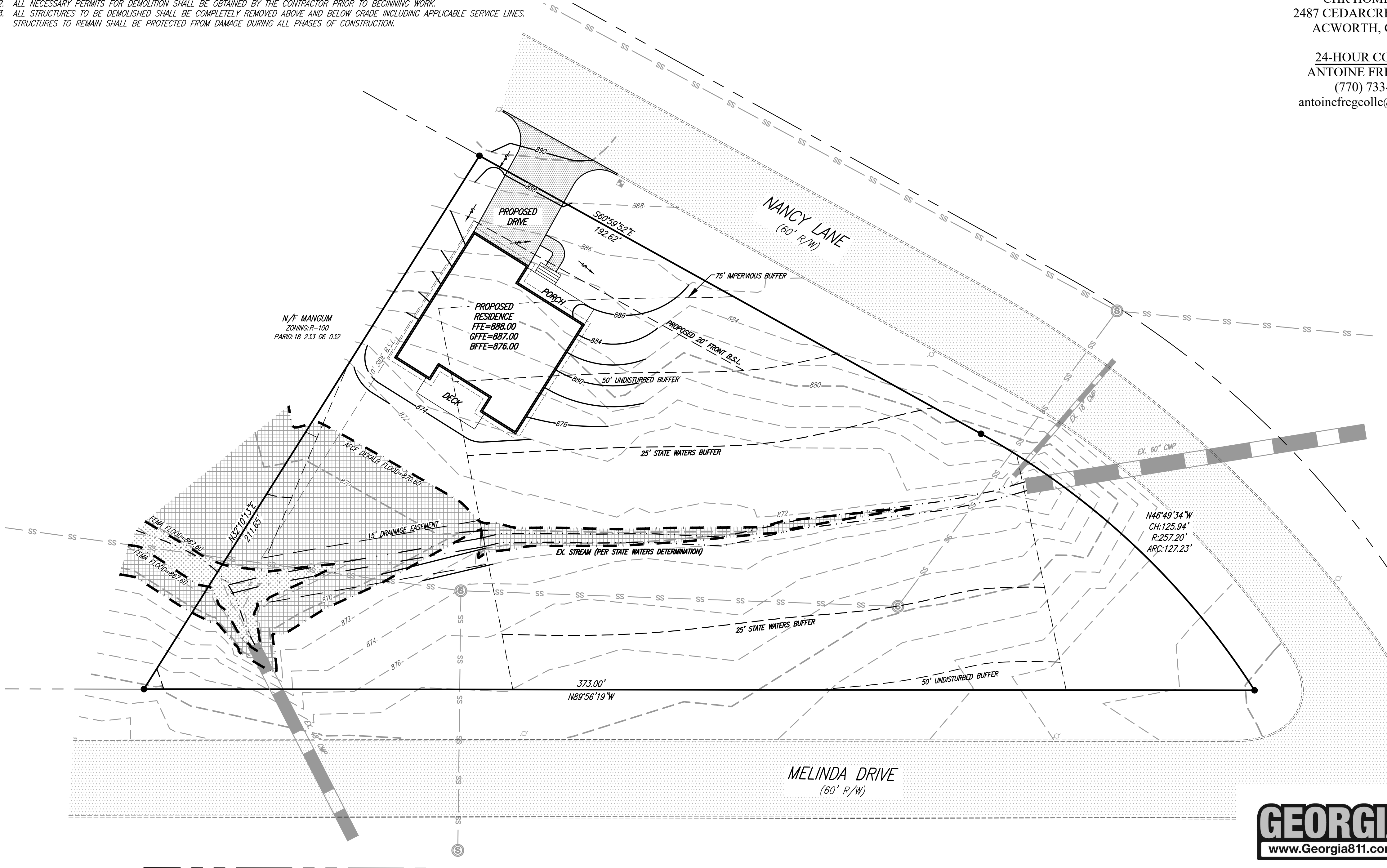
- DIRT FOR FILL SHALL BE CLEAN, COHESIVE CLAY OR SANDY CLAY FREE OF DEBRIS, ORGANICS, AND DELETERIOUS MATERIAL.
- NO CUT OR FILL SLOPES STEEPER THAN 2H:1V ARE ALLOWED.
- ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE NOTED. ALL CORRUGATED METAL PIPE (CMP) SHALL BE 16 GAUGE MINIMUM AND ASPHALT OR ALUMINUM COATED.
- ALL MANHOLE TOPS SHALL BE SET FLUSH WITH FINISHED GRADE. TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 95% OF THE OPTIMUM COMPACTION FOR ANY SOIL CLASSIFICATION AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 1557 METHOD 'A'). BACKFILL MATERIAL SHALL BE CLEAN AND FREE OF ROOTS, ROCK, OR DELETERIOUS MATERIAL. CONTRACTOR SHALL CORRECT ANY DAMAGE TO CURBING OR PAVING CAUSED BY TRENCH SETTLEMENT WHICH OCCURS WITHIN 12 MONTHS OF PROJECT ACCEPTANCE.
- AREAS INTENDED TO SUPPORT PAVEMENT OR NEW FILL SHALL BE PROOF ROLLED WITH A 20 TO 30 TON LOADED TRUCK OR OTHER PNEUMATIC-TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT IN THE PRESENCE OF A GEOTECHNICAL ENGINEER TO LOCATE WEAK, SOFT, OR EXCESSIVELY WET MATERIALS. AREAS WHICH PUMP WHILE PROOF ROLLED SHALL BE UNDERCUT AND BACK-FILLED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- CRUSHED STONE AGGREGATE (GAB) IN ROADWAY/PARKING AREAS SHALL CONFORM WITH SECTION 815 OF THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHALL MEET APPLICABLE SPECIFICATIONS OF THE ASPHALT INSTITUTE NO. GEORGIA DEPARTMENT OF TRANSPORTATION.
- ALL STORM DRAIN PIPES ARE TO BE COMPLETELY CLEANED OF ALL SILT AND DEBRIS AT THE COMPLETION OF CONSTRUCTION.
- NOI MUST BE SUBMITTED BY THE CONTRACTOR 14 DAYS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL CLEARLY MARK AND MAINTAIN PROPERTY CORNER MONUMENTS AND BENCHMARKS AND IS RESPONSIBLE FOR THE COST OF REPLACEMENT IF DISTURBED. THE CONTRACTOR IS ALSO ADVISED TO PROTECT ALL ADJACENT LANDS FROM DAMAGE AND WILL BE RESPONSIBLE TO RETURN ANY DISTURBED OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
- ALL VEGETATION, ROOT SYSTEMS, TOPSOIL, REFUSE, AND OTHER DELETERIOUS, NON-SOIL MATERIAL SHALL BE STRIPPED FROM THE PROPOSED CONSTRUCTION AREAS. CLEAN TOPSOIL MAY BE STOCKPILED AND REUSED LATER AT THE OWNER'S DISCRETION.
- ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
- ALL STRUCTURES TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED ABOVE AND BELOW GRADE INCLUDING APPLICABLE SERVICE LINES. STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.

LEGEND			
HP	POWER POLE (PP)	C&G	CURB AND GUTTER
DI	HIGH POINT	IP	IRON PIN
JB	DROP INLET	P/L	PROPERTY LINE
OCB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCB	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCB	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	---	FENCE
LF	LINEAR FEET	---	SALT FENCE
DIP	DUCTILE IRON PIPE	---	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	---	SOILS
R	RADIUS	---	SANITARY SEWER LINE
SF	SQUARE FEET	---	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION	---	VEGETATIVE BUFFER
		---	WATERLINE



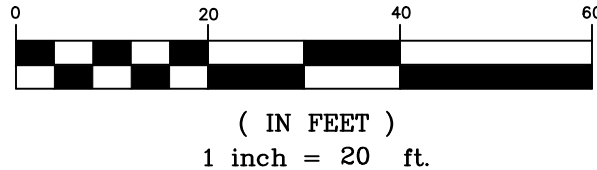
OWNER
CHR HOMES LLC
2487 CEDARCREST RD #721
ACWORTH, GA 30101

24-HOUR CONTACT
ANTOINE FREGEOILLE
(770) 733-3691
antoinefregecolle@gmail.com



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GRAPHIC SCALE



DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



3/25/2025

REVISION	DATE	DESCRIPTION
1	3/25/2025	INITIAL SUBMITTAL

GRADING PLAN
2424 NANCY LANE
LAND LOT 233
18th DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN BY:	NAP
CHECKED BY:	JKD
LAND LOT:	233
DISTRICT:	18th
SECTION:	-
CITY:	-
COUNTY:	DEKALB
DATE:	3/25/2025

SHEET NO.

4 OF 6

PROJECT NO.

24-135

CURRENTLY, THIS 0.85 ACRE PROPERTY CONTAINS CONCRETE REMNANTS OF A DEMOLISHED RESIDENCE WITH A CONCRETE PATIO AND POOL. WHICH SITS WITHIN THE 25' STATE WATERS BUFFER. THE PROPOSED DEVELOPMENT CONSISTS OF A NEW RESIDENCE WITH A DRIVE, SEWER CONNECTION, GRADING AND ANY OTHER NECESSARY IMPROVEMENTS. A REQUEST TO VARY THE FRONT SETBACK TO 20' AND A REQUEST TO PLACE THE HOUSE WITHIN THE 75' AND 50' BUFFERS IS INCLUDED WITH THIS PLAN.

ZONING:
BUILDING SETBACKS & BUFFERS:
EXISTING FRONT: 40'
PROPOSED FRONT: 20'
SIDE: 10'
REAR: 40'
BUFFERS ALONG STATE WA

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13089c0056k, DATED 8/15/2019.

1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH **DEKALB COUNTY, GEORGIA REQUIREMENTS.**
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8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. THE SITE **DIG** OR **CUT** OR **FILL** SHALL BE 2' HORIZONTAL, 1' VERTICAL.
13. THIS SITE **DOES** HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
14. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED, PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
15. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN ORIGINAL CONDITION.
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22. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

1. SEE SHEET 6.
2. SEE SHEETS 5-6.
3. LIMITS OF DISTURBANCE DOES NOT EXCEED 50 ACRES. 0.40E ACRES ARE
DISTURBED FOR THIS PROJECT.
4. 24-HOUR CONTACT: ANTONIO FRECCOLE (770) 733-3691
5. OWNED BY: JOHN HAMES JR. 10000 W. 10TH AVE. SUITE 100
ADDRESS: 1487 CEDARCREST RD #271 ACONORTH, GA 30101
6. THE PROPOSED PROJECT IS LOCATED ON A TOTAL OF 0.85 ACRES AND WILL
CONSIST OF A DISTURBED AREA OF 0.40E ACRES.
7. COORDINATE COORDINATES: LAT. 34.856602 LONG.-84.286176
8. SEE THIS SHEET.
9. THE PROPOSED CONSTRUCTION INCLUDES THE CONSTRUCTION OF A
HOUSE, DRIVE, GRADING AND ANY OTHER NECESSARY IMPROVEMENTS.
10. SEE SHEET 5.
11. THE NATURAL RECEIVING WATERS IS A DRAINAGE DITCH FOLLOWING DIRECTLY
INTO NORTH FORK PEACHTREE CREEK.
12. I CERTIFY THAT THE QUALITY OF THE DATA THAT THIS PLAN WAS PREPARED
AT A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR
MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

15. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCE AND PERMITS.

22. N/A
23. N/A
24. N/A

2.5. SOIL CLEANUP AND CONTAMINANT PRACTICES:
 CLEANUP, STATE AND FEDERAL REGULATIONS RECOMMENDED METHODS FOR SOIL CLEANUP. ALL CLEANUP AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL. MATERIAL AND EQUIPMENT NECESSARY FOR SOIL CLEANUP WILL BE KEPT IN THIS MATERIAL STORAGE AREA. CONTAMINATED AND EQUIPMENT WILL BE KEPT IN THIS MATERIAL STORAGE AREA. TOBACCO, DUSTMATS, POTS, CANS, LOGS, LOGGERS, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE. CONTAINERS: SPILL PREVENTION PROCEDURES AND PROCEDURES WILL BE REVISIONS. SPILLS AND CUSTODIAN TO BE KEPT IN THIS MATERIAL STORAGE AREA. SPILL PREVENTION SPILLS, ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE IMMEDIATE RESPONSE WILL BE TO CALL THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS. SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN. IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ON SITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS, THE COUNTY OF LOS ANGELES WILL NEED TO BE NOTIFIED. THE COUNTY OF LOS ANGELES COUNTER-MEASURES PLAN PREPARED BY A LICENSED ENGINEER.

26. N/A
27. N/A
28. N/A
29. SEE CHART BELOW.

30. N/A
31. N/A
32. N/A
33. N/A
34. N/A
35. N/A
36. N/A
37. SEE SHEETS 2-5.
38. SEE SHEETS 2-5.
39. NO ALTERNATIVE EMPS PROPOSED.
40. N/A
41. SEE SHEETS 2-5.
42. THIS SITE DOES HAVE STATE WATERS REQUIRING AN UNDISTURBED BUFFER. THIS SITE DOES NOT CONTAIN WETLANDS.
43. SEE SHEET 4.
44. N/A
45. SEE SHEETS 4-5.
46. SEE SHEETS 4-5.
47. SEE THIS SHEET.
48. 0.40± ACRES SEE THIS SHEET.
49. TBD
50. SEE SHEETS 5-6.
51. SEE SHEET 6
52. SEE SHEETS 5-6.

EROSION CONTROL LEGEND

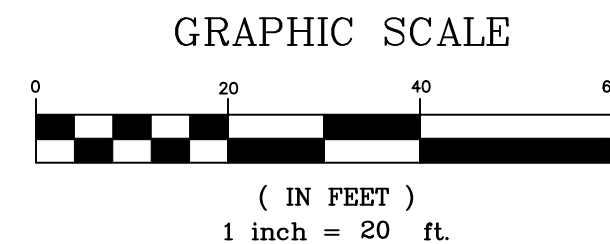
SITE VISIT CERTIFICATION:

7 CERTIFY THAT A QUALIFIED PERSON FROM DAVIS ENGINEERING & SURVEYING, LLC, EITHER THE PLAN PREPARER OR THE DESIGNEE, HAS VISITED THE SUBJECT SITE PRIOR TO THE CREATION OF THIS PLAN."

Jason K Davis
JASON K. DAVIS, P.E. GSWCC CERTIFICATION
REG. GA. 034135 NO. 0000059573
EXP DATE: 12/14/2024



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



REVISION	DATE	DESCRIPTION
-	3/25/2025	INITIAL SUBMITTAL

EROSION CONTROL PLAN

2424 NANCY LANE
LAND LOT 233
18th DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN BY:	NAP
CHECKED BY:	JKD
LAND LOT:	233
DISTRICT:	18th
SECTION:	-
CITY:	-
COUNTY:	DEKALB
DATE:	3/25/2025

SHEET NO.

5 OF 6

PROJECT NO.

24-135

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Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE ¹	PLANTING DATES			YEARS TO APPLY FERTILIZER	FERTILIZER ANALYSIS			N TOP- DRESSING RATE *
			Mts.-L'stone	Piedmont	Coastal		N	P	K	
WEeping LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA	0.1 lbs. 1.4 lbs.	4 lbs. 40 lbs.	3/15-6/15 3/15-6/15	3/1-6/15 3/1-6/15	2/1-6/15 2/15-6/1	FIRST SECOND	6 0	12 10	12 10	1500 1000
SERICEA LESPEDEZA SEEDBEARING HAY WITH OVERSEEDED WEeping LOVEGRASS	138 lbs. 0.05 lbs.	3 tons 2 lbs.	10/1-3/1 3/15-6/15	10/1-3/1 3/1-6/15	10/15-2/1 2/1-6/15	FIRST SECOND	6 0	12 10	12 10	1500 1000
HULLED COMMON BERMUDAGRASS AND SERICEA LESPEDEZA	0.2 lbs. 1.4 lbs.	10 lbs. 60 lbs.	3/1-7/1 3/15-6/15	2/15-7/1 3/1-6/15	2/15-6/15	FIRST SECOND	6 0	12 10	12 10	1500 1000
UNHULLED COMMON BERMUDAGRASS AND VIRGATA OR SERICEA LESPEDEZA SEED HAY	0.2 lbs. 1.4 lbs. 140 lbs.	10 lbs. 40 lbs. 3 tons	10/1-3/1 3/15-6/15 10/1-3/1	11/1-2/1 3/1-6/15 10/1-3/1	2/15-6/1 10/15-2/1	FIRST SECOND	6 0	12 10	12 10	1500 1000
TALL FESCUEGRASS AND CLEAN COMBINE RUN VIRGATA OR SERICEA LESPEDEZA	1.1 lbs. 1.4 lbs.	50 lbs. 40 lbs.	8/1-11/1 3/1-4/15 3/15-6/15	8/15-11/1 3/1-6/15	2/15-6/1	FIRST SECOND	6 0	12 10	12 10	1500 1000
HULLED COMMON BERMUDAGRASS	0.2 lbs.	10 lbs.	3/1-7/1	2/15-7/1		FIRST SECOND	6 10	12 10	12 10	1500 800

1. REDUCE SEEDING RATES BY 50% WHEN DRILLED.
* FERTILIZER/N TOP-DRESSING RATES INDICATED ARE IN LBS/ACRE.

NOTE: GRAIN STRAW OR GRASS HAY SHALL BE SPREAD AS A BEDDING MATERIAL FOR ALL PERMANENTLY GRASSED AREAS AT A MINIMUM DEPTH OF 4" TO 6". PINE NEEDLES MAY BE SUBSTITUTED AT A MINIMUM DEPTH OF 3" TO 5".

NOTE: AGRICULTURAL LIME IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS DETERMINE OTHERWISE.

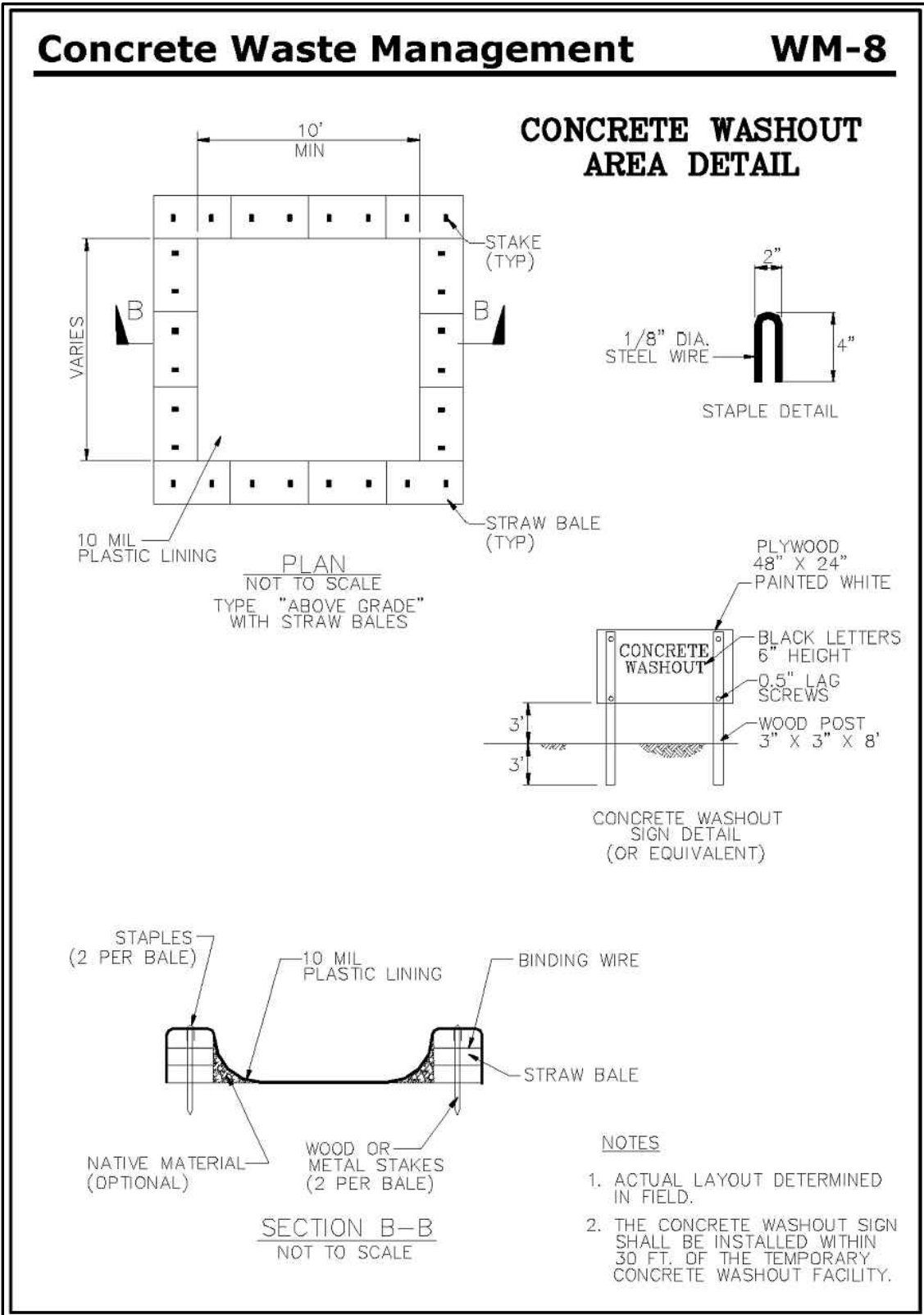
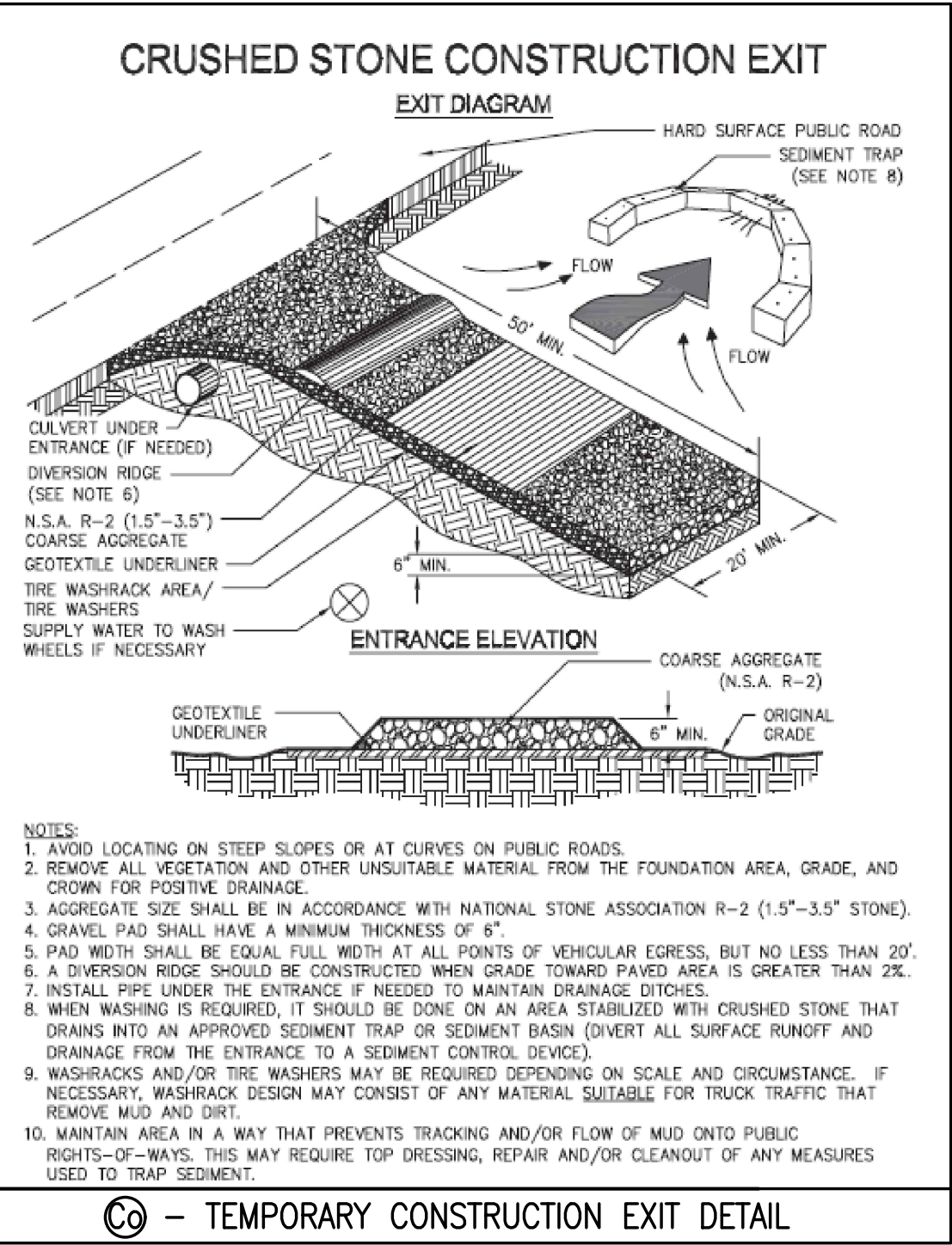
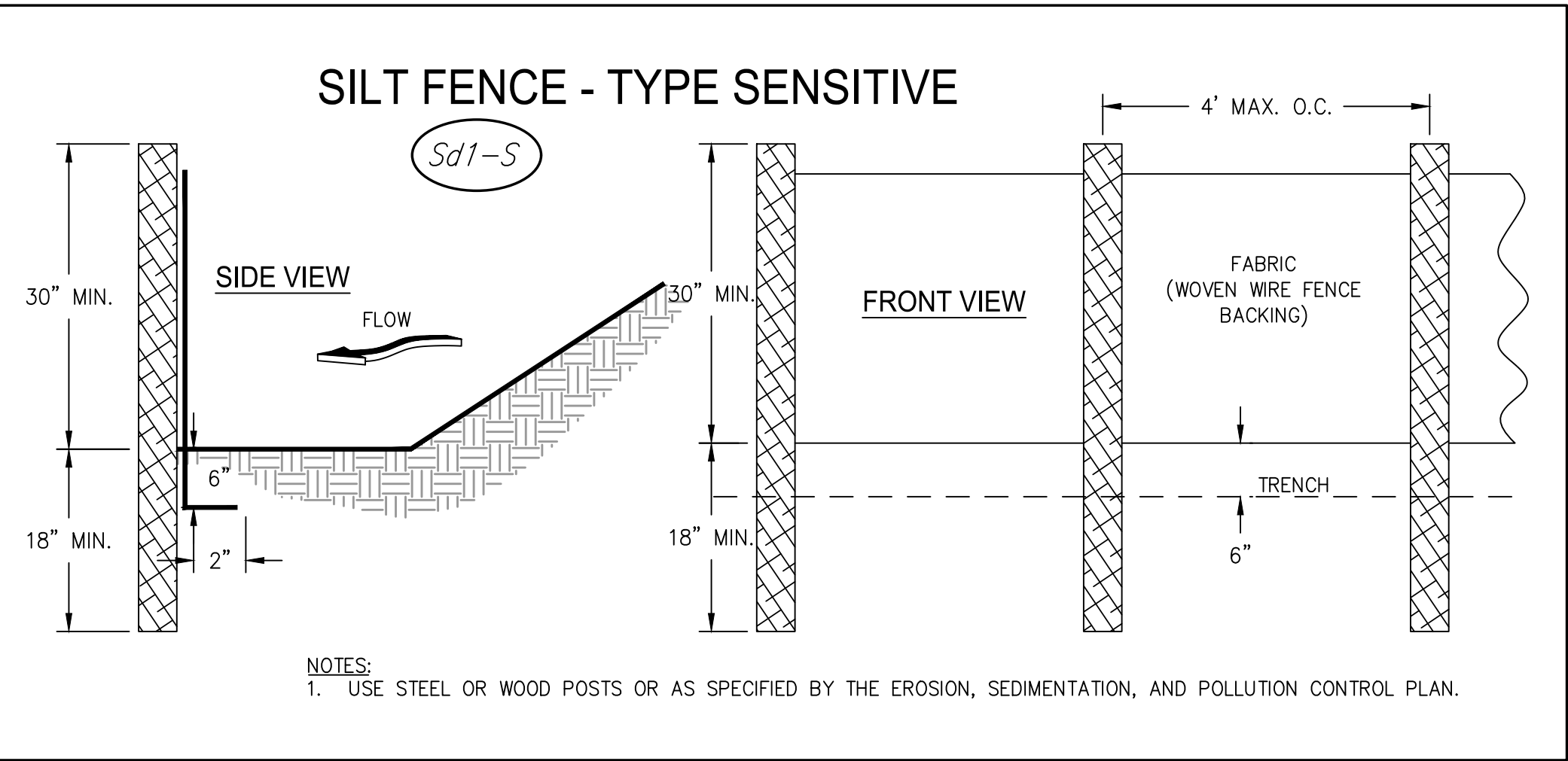
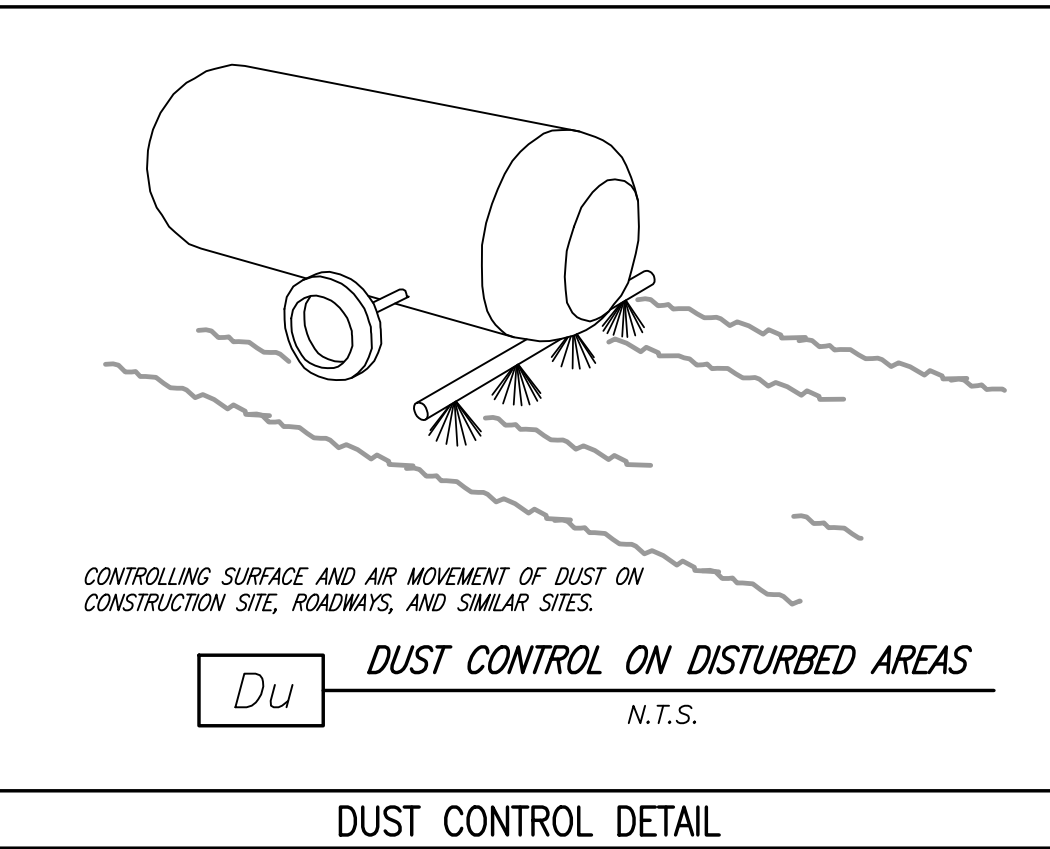
Ds1 DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)
MATERIALS AND RATES:

MATERIAL	RATE
STRAW OR HAY	2-4" DEEP
WOOD WASTE, CHIPS, SAW DUST OR BARK	2-3" DEEP(ABOUT 6-9 TONS/ACRE
MATting OR NETting	ACCORDING TO MANUFACTURERS RECOMMENDATIONS
CUTBACK ASPHALT	1200 GALLONS/ACRE (1/4 GAL./SQ. YD)
POLYETHYLENE FILM	COMPLETELY COVER AREA

Ds2 DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDINGS)
SEEDING RATES FOR TEMPORARY SEEDINGS¹

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE ²	PLANTING DATES		
			Mts.-L'stone	Piedmont	Coastal
RYE (ALONE) (IN MIXTURES)	3.9 POUNDS 0.6 POUNDS	3 bu. 1/2 bu.	7/15-12/1	8/15-1/1	9/1-3/1
ANNUAL RYEGRASS (ALONE) (IN MIXTURES)	0.9 POUND 0.2 POUNDS	40 lbs. 10 lbs.	8/1-5/1	8/1-4/15	8/15-4/1
WEeping LOVEGRASS (ALONE) (IN MIXTURES)	0.1 POUNDS 0.05 POUNDS	4 lbs. 2 lbs.	2/1-5/1	2/15-5/1	1/15-3/15
SUDANGRASS (ALONE) (IN MIXTURES)	1.4 POUND 0.9 POUNDS	60 lbs. 40 lbs.	4/1-9/1	4/1-9/1	3/1-8/1
BROWNTOP MILLET (ALONE) (IN MIXTURES)	0.9 POUNDS 0.2 POUNDS	40 lbs. 10 lbs.	4/1-7/1	4/1-7/15	4/1-7/15
WHEAT (ALONE) (IN MIXTURES)	4.1 POUNDS 0.7 POUNDS	3 bu. 1/2 bu.	9/1-1/1	9/1-1/1	9/15-2/1

¹TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF SEEDED TOO HEAVILY.
²REDUCE SEEDING RATES BY 50% WHEN DRILLED.



DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REGISTERED
PROFESSIONAL
ENGINEER
No. 034135
JASON K. DAVIS
3/25/2025

REVISION	DATE	DESCRIPTION
INITIAL	3/25/2025	SUBMITAL

ES&PC DETAILS
2424 NANCY LANE
LAND LOT 233
18th DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN BY: NAP
CHECKED BY: JKD
LAND LOT: 233
DISTRICT: 18th
SECTION: -
CITY: -
COUNTY: DEKALB
DATE: 3/25/2025

SHEET NO.
6 OF 6
PROJECT NO.
24-135