

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: CHR Homes, LLC.

ADDRESS FOR WHICH THE VARIANCE IS REQUESTED: 2424 Nancy Lane NE, Atlanta, GA 30345

PHONE: 770-733-3691 E-MAIL (required): antoinefregeolle@gmail.com

AGENT: Nick Pesola AGENT PHONE: 770-733-3691

AGENT ADDRESS: 24 Dawson Village Way South, AGENT E-MAIL: npesola@davisengineers.com
Dawsonville, GA 30534

DESCRIPTION OF REQUESTED VARIANCE: Variance to remove impervious from within buffers
and construct new single family home with a 50' undisturbed buffer and 75' impervious buffer.

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 The proposed single family house will impact existing buffers less than previous residence on site by sliding further away from existing stream.

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 Existing buffers provide little buildable area that sets a residence closer to the floodplain on site.

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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 The requests made are the only way to allow for a home to be rebuilt on this site.

Front setback variance request was denied (withdrawn due to no supporting feedback from the board)

- 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 The variance requested will increase adjacent home values with the new construction of a

single family residence in lieu of the current dilapidated structures and concrete

- 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 The proposed plan will less encumber buffers from existing on site improvements.

- 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 The property was previously developed with a drainage easement and not stream buffers.
Without a variance, new construction is not viable.

APPLICANT Nick Pesola DATE: 7/15/2025

SIGNATURE Nick Pesola

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? 38' 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: _____

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:

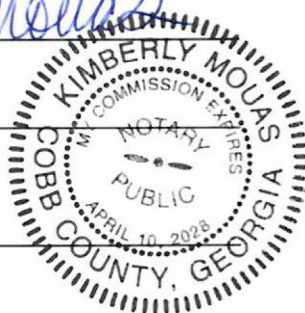
Antone Fregeolle & Davis Engineering
(Name of Applicant or Representative)

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


Notary Public

Notary Public

Notary Public




Owner

Owner

Owner

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



DAVIS ENGINEERING
& SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

July 17, 2025

Dekalb County Department of Planning and Sustainability
330 W. Ponce de Leon Ave
Decatur, GA 30030

Re: Water Quality Infeasibility – 2424 Nancy Lane NE – DES Project #: 24-135

To Whom it May Concern:

Based on the Dekalb County Unified Development Code, please allow this letter to serve as a general summary of request to be exempted from water quality for this project. It is our opinion that this project is a candidate for this process due to the fact that our site has significant site constraints with regard to the buffer and current topography. These site constraints directly create a hardship consistent with an exemption.

The proposed improvements result in a significant reduction in impervious area from the existing conditions. With regard to the exemption, water quality practices cannot occur within the buffers and in an effort to refrain from placing the proposed residence in the buffers to the furthest extent possible, there remains no area to provide such measures.

Please feel free to contact me if you have any questions or comments.
Sincerely,

Nick Pesola

SITE INFORMATION

ADDRESS: 2424 NANCY LANE NE, ATLANTA, GA 30345
TOTAL AREA: 0.85 ACRE
ESTIMATED DISTURBANCE: 0.35± ACRE

ZONING: DEKALB COUNTY
ZONING: R-100
SETBACKS:
FRONT: 40'
SIDE: 10'
REAR: 40'
ADJACENT ZONING: R-100

BUILDING SUMMARY:
PROPOSED HEATED BUILDING: TBD S.F.
PROPOSED BUILDING FOOTPRINT: 1,520 S.F.
(INCLUDES DECKS, OVERHANG, STEPS)

DEKALB COUNTY NOTES:

- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- LOCATED AND FIELD STATE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY 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
SATURDAY 8:00 AM - 5:00 PM

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

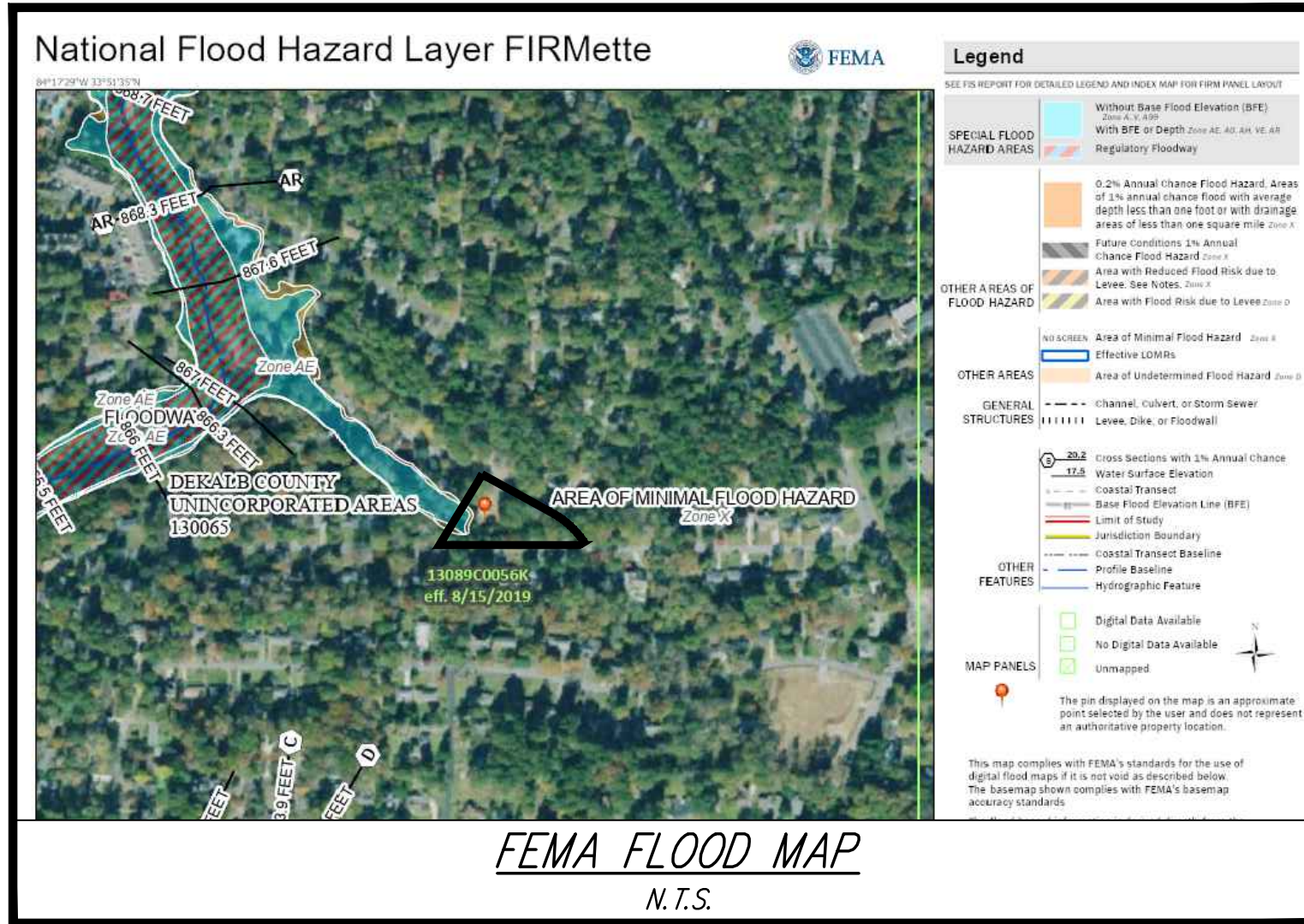
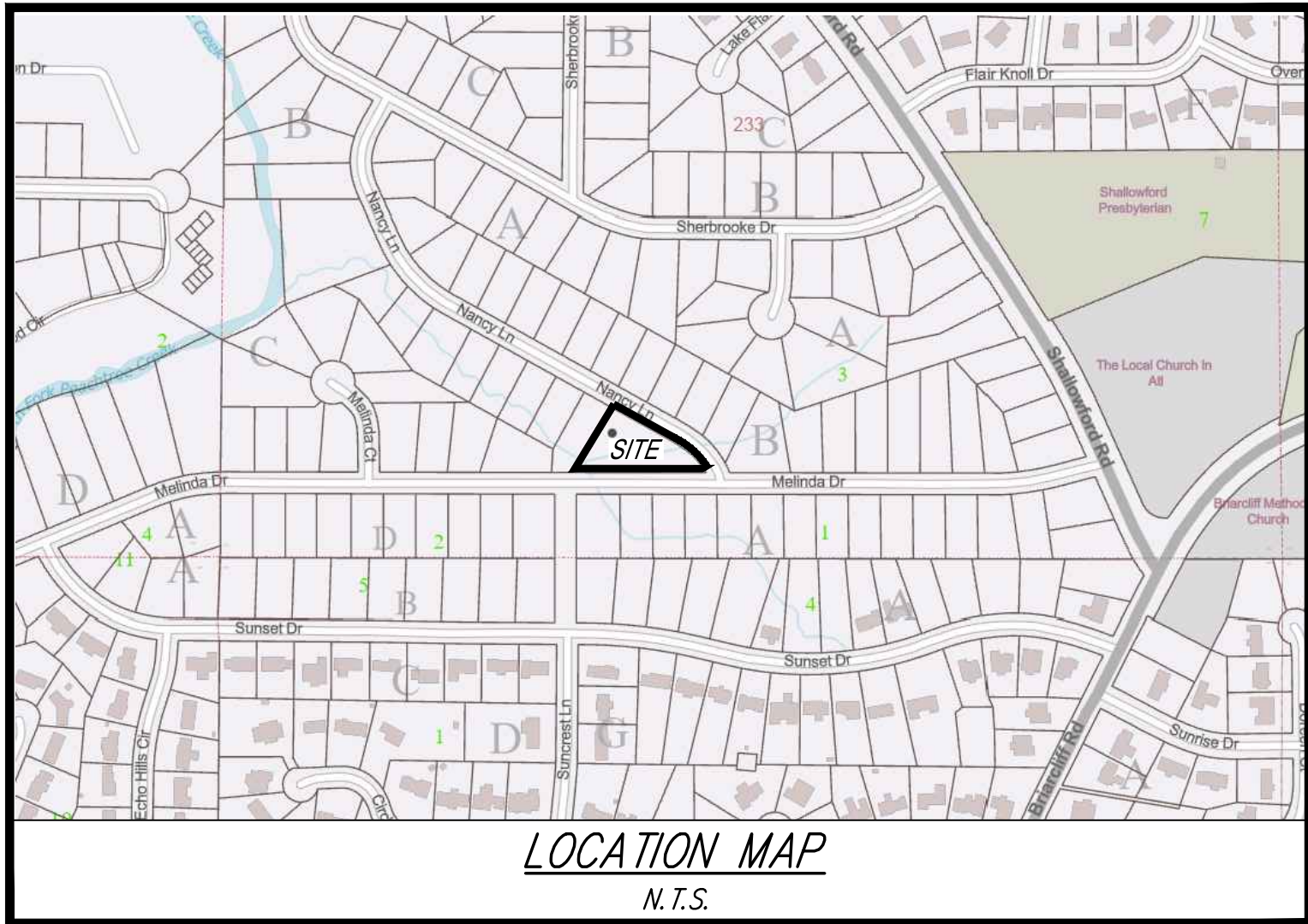
18th DISTRICT

DEKALB COUNTY, GA

TOTAL AREA: 0.85 ACRE

DISTURBED AREA: 0.34± ACRE

DES PROJECT NO. 24-135



DEVELOPMENT TEAM

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

DEVELOPER
ANTOINE FREGEOLLE
(770) 733-3691
antoinefregeolle@gmail.com

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

CIVIL ENGINEER
DAVIS 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	GRADING, DRAINAGE PLAN
4	ES&PC PLAN
5	ES&PC DETAILS
6	CONSTRUCTION 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



7/15/2025

REVISION	DATE	DESCRIPTION
INITIAL	SUBMIT	
1	7/15/2025	

DETAILS
2424 NANCY LANE NE
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.

DRAWN BY:	NAP
CHECKED BY:	JRD
LAND LOT:	233
DISTRICT:	18TH
SECTION:	-
CITY:	-
COUNTY:	DEKALB
DATE:	7/15/2025

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. THE PROPOSED DEVELOPMENT CONSISTS OF A NEW RESIDENCE WITH A DRIVE, SEWER CONNECTION, GRADING AND ANY OTHER NECESSARY IMPROVEMENTS. THE PROJECT WILL DECREASE ON-SITE IMPERVIOUS AREA AND CONSIST OF LESS THAN 5,000 S.F. OF ADDED OR REPLACED IMPERVIOUS SURFACE.
ADDRESS: 2424 NANCY LANE, ATLANTA, GA
PARCEL: 18-233-06-033
TOTAL AREA= 0.85 ACRE
DISTURBED AREA= 0.34± ACRE

ZONING:
BUILDING SETBACKS & BUFFERS:
FRONT: 40'
SIDE: 10'
REAR: 40'

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'

A 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 ON-SITE 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:

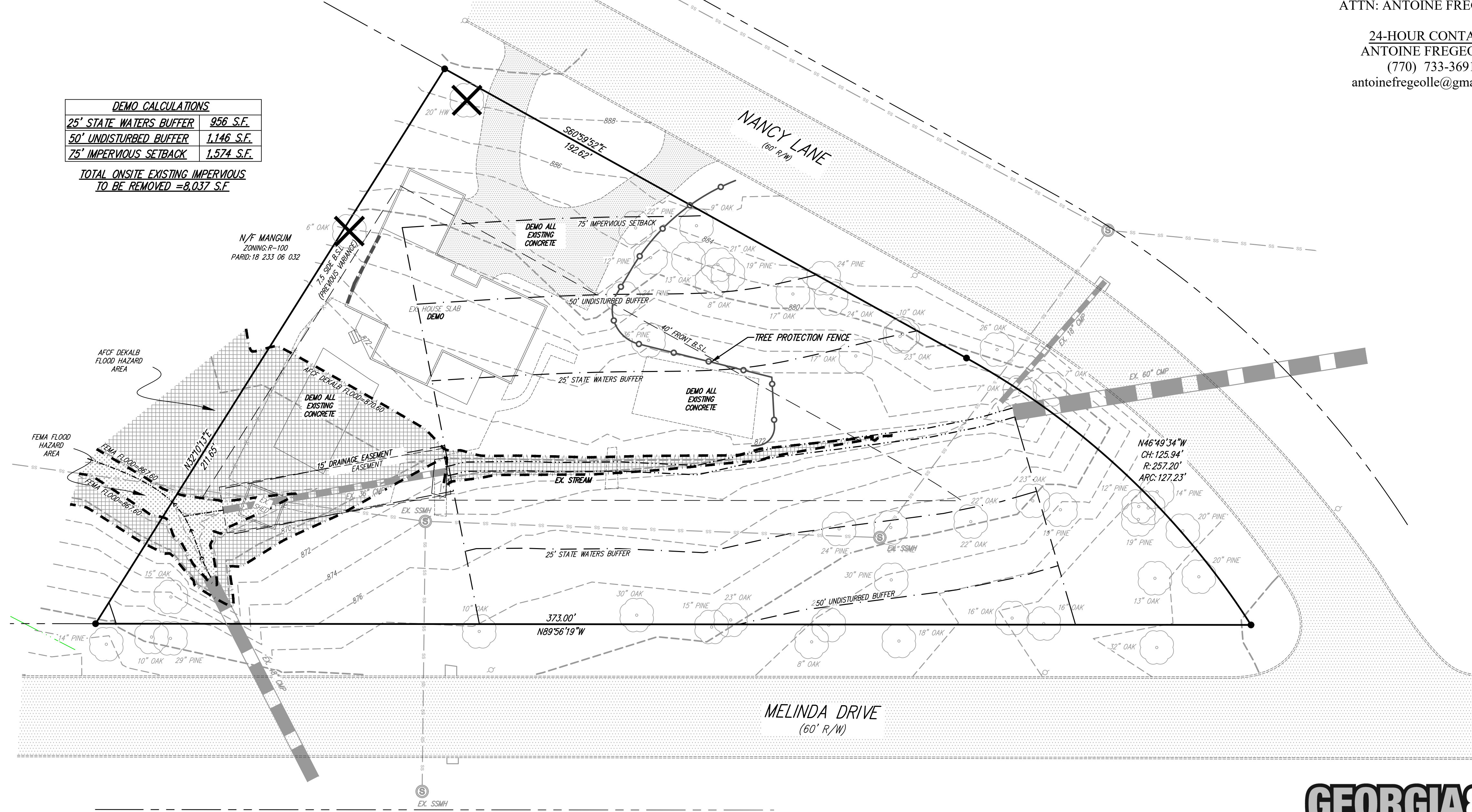
- CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE. ALL UTILITIES ARE ASSUMED TO REMAIN ACTIVE UNLESS SPECIFICALLY NOTED TO BE REMOVED OR ABANDONED.
- CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM 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 OFF-SITE 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.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- CALL FOR FINAL INSPECTION AT (404) 371-4913.

DEKALB COUNTY NOTES:

- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- LOCATED AND FIELD STATE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION DEVICES TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY 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
SATURDAY 8:00 AM - 5:00 PM

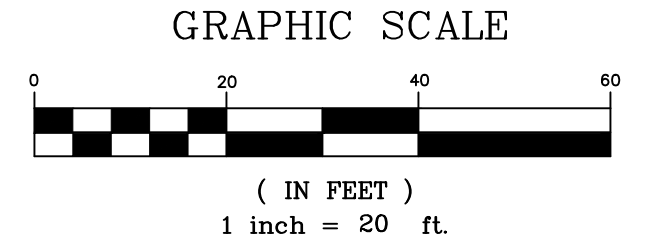
STREAM BUFFER VARIANCE NOTES:

- CUT AND FILL SLOPES SHALL NOT EXCEED 3H: 1V ON RESIDENTIAL PROJECTS AND LOTS, AND LOTS SHALL NOT EXCEED 3H: 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).



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.



OWNER/DEVELOPER
CHR HOMES LLC
2487 CEDARCREST RD #721
ACWORTH, GA 30101
ATTN: ANTOINE FREGEOLLE

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

REGISTERED
No. 04133
PROFESSIONAL
ENGINEER
JASON K. DAVIS
7/15/2025

REVISION	DATE	DESCRIPTION
INITIAL	SUBMITAL	
	7/15/2025	

DEMOLITION PLAN
2424 NANCY LANE NE
LAND LOT 233
18TH DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN BY: NAP
CHECKED BY: JRD
LAND LOT: 233
DISTRICT: 18TH
SECTION: -
CITY: -
COUNTY: DEKALB
DATE: 7/15/2025

SHEET NO.
2 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. THE PROPOSED DEVELOPMENT CONSISTS OF A NEW RESIDENCE WITH A DRIVE, SEWER CONNECTION, GRADING AND ANY OTHER NECESSARY IMPROVEMENTS. THE PROJECT WILL DECREASE ONSITE IMPERVIOUS AREA AND CONSIST OF LESS THAN 5,000 S.F. OF ADDED OR REPLACED IMPERVIOUS SURFACE.
ADDRESS: 2424 NANCY LANE, ATLANTA, GA
PARCEL: 18-233-06-033
TOTAL AREA= 0.85 ACRE
DISTURBED AREA= 0.34± ACRE

ZONING:
BUILDING SETBACKS & BUFFERS:
FRONT: 40'
SIDE: 10'
REAR: 10'

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'

A 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:

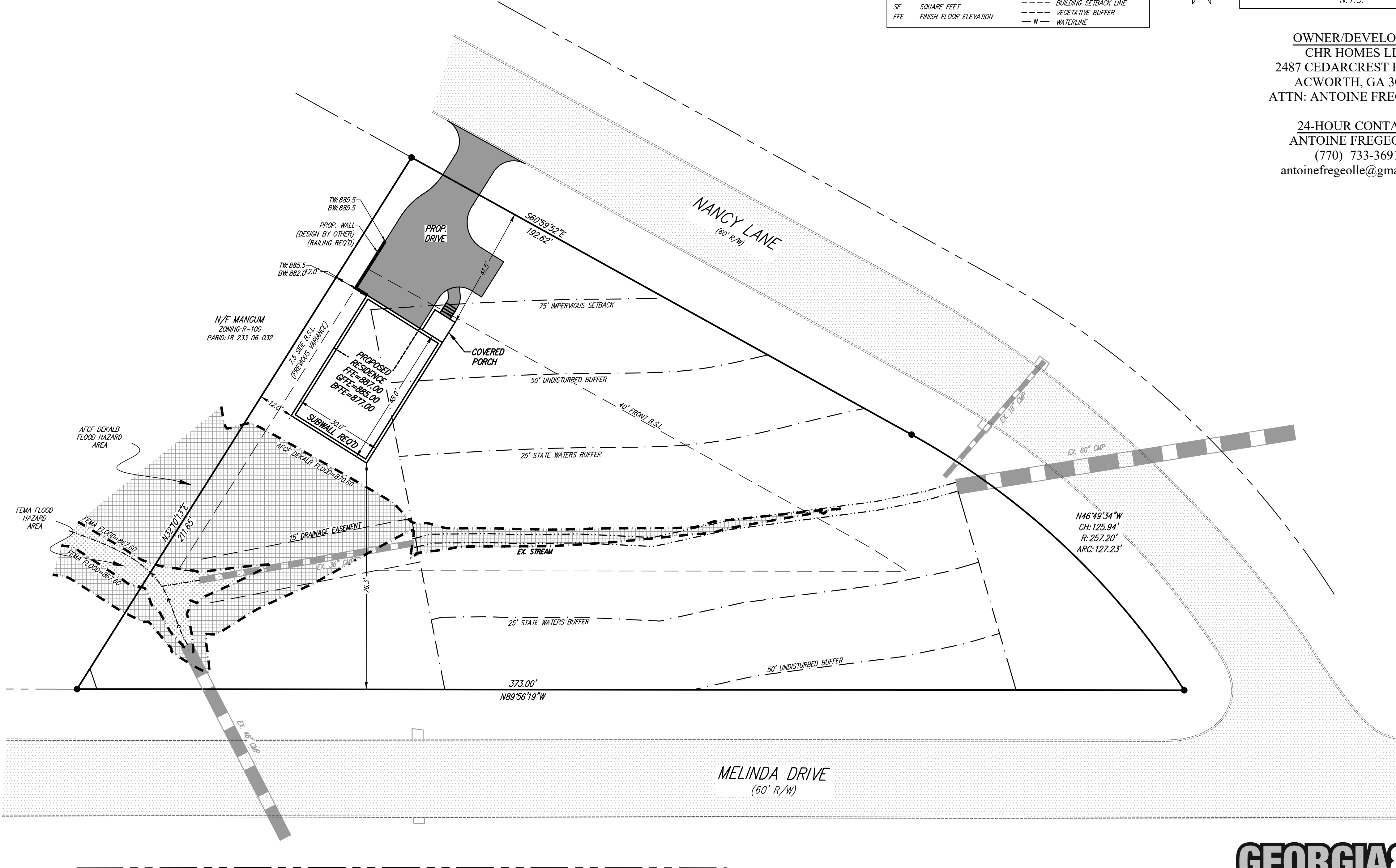
- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH **DEKALB COUNTY**, GEORGIA REQUIREMENTS.
- ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL 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 ANY OTHERS 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.

DEKALB COUNTY NOTES:

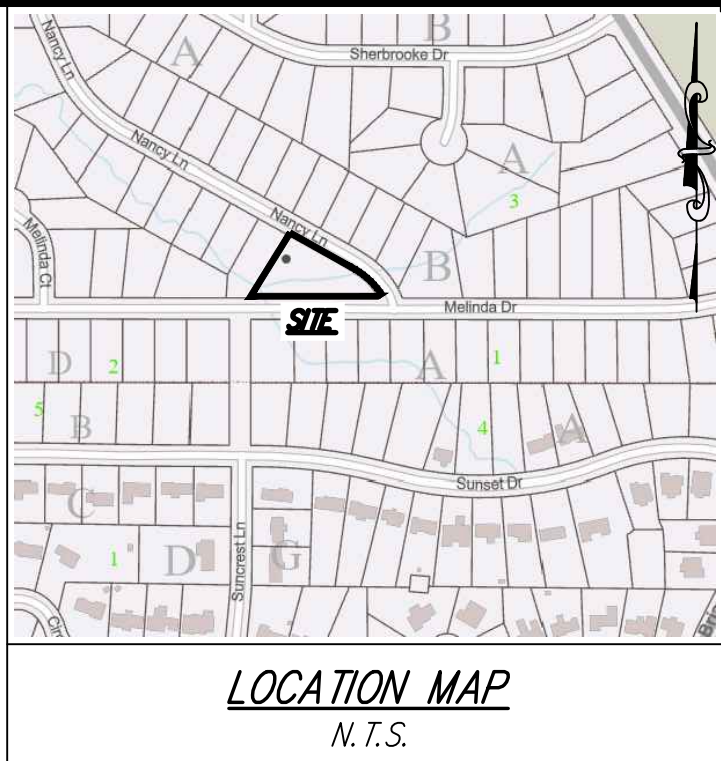
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- LOCATED AND FIELD STATE 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.
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- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY 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
SATURDAY 8:00 AM - 5:00 PM

PROPOSED IMPERVIOUS CALCULATIONS	
25' STATE WATERS BUFFER	0 S.F.
50' UNDISTURBED BUFFER	74 S.F.
75' IMPERVIOUS SETBACK	532 S.F.

TOTAL ONSITE EXISTING IMPERVIOUS TO BE REMOVED =8,037 S.F.
TOTAL ONSITE PROPOSED IMPERVIOUS TO BE ADDED/REPLACED =2,839 S.F.
NET IMPERVIOUS =-5,196 S.F.



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



OWNER/DEVELOPER
CHR HOMES LLC
2487 CEDARCREST RD #721
ACWORTH, GA 30101
ATTN: ANTOINE FREGEOLLE

24-HOUR CONTACT
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antoinefregeolle@gmail.com

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DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



7/15/2025

REVISION	DATE	DESCRIPTION
	7/15/2025	INITIAL SUBMITTAL

SITE PLAN
2424 NANCY LANE NE
LAND LOT 233
18TH DISTRICT
DEKALB COUNTY, GEORGIA

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.

GRAPHIC SCALE
1 inch = 20 ft.

DRAWN BY:	NAP
CHECKED BY:	JKD
LAND LOT:	233
DISTRICT:	18TH
SECTION:	-
CITY:	-
COUNTY:	DEKALB
DATE:	7/15/2025

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. THE PROPOSED DEVELOPMENT CONSISTS OF A NEW RESIDENCE WITH A DRIVE, SEWER CONNECTION, GRADING AND ANY OTHER NECESSARY IMPROVEMENTS. THE PROJECT WILL DECREASE ONSITE IMPERVIOUS AREA AND CONSIST OF LESS THAN 5,000 S.F. OF ADDED OR REPLACED IMPERVIOUS SURFACE.
ADDRESS: 2424 NANCY LANE, ATLANTA, GA
PARCEL: 18-233-06-033
TOTAL AREA= 0.85 ACRE
DISTURBED AREA= 0.34± ACRE

ZONING:
BUILDING SETBACKS & BUFFERS:
FRONT: 40'
SIDE: 10'
REAR: 40'

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'

A 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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- 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.
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DEKALB COUNTY NOTES:

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- LOCATED AND FIELD STATE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
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- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
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- NO WATER QUALITY 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
SATURDAY 8:00 AM - 5:00 PM

RUNOFF REDUCTION/WATER QUALITY EXEMPTION REQUEST:

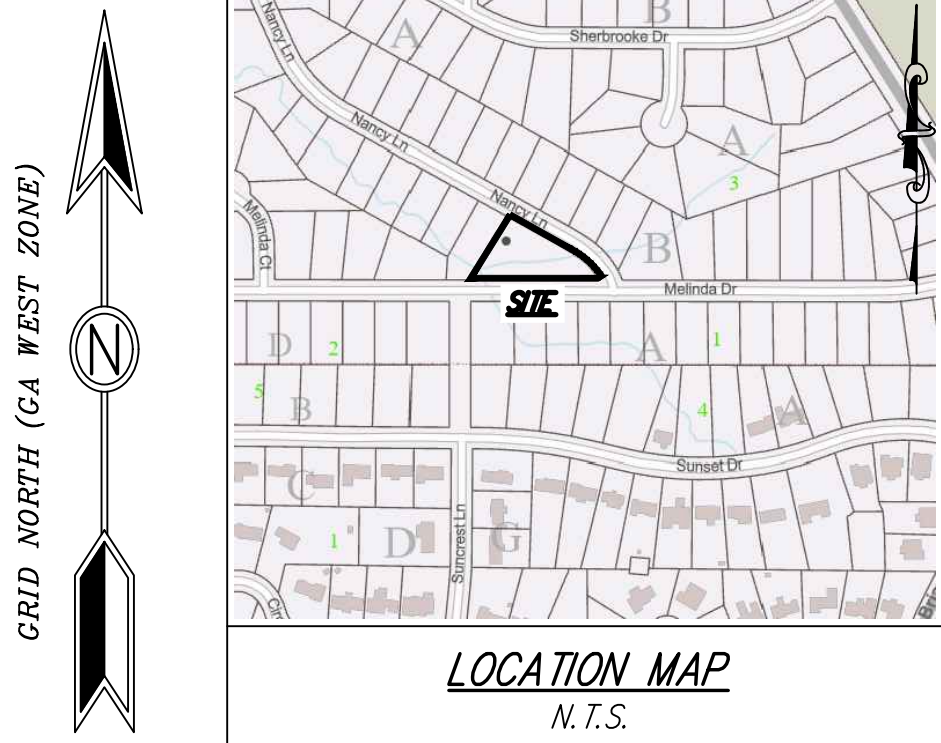
DUE TO THE NATURE OF THE PROPOSED RECONSTRUCTION AND EXISTING BUFFERS, A REQUEST HAS BEEN MADE TO EXEMPT THE PROPOSED DEVELOPMENT FROM RUNOFF REDUCTION AND WATER QUALITY PRACTICES IN CONJUNCTION WITH THE STREAM BUFFER VARIANCE REQUEST.

PROPOSED IMPERVIOUS CALCULATIONS

25' STATE WATERS BUFFER	0 S.F.
50' UNDISTURBED BUFFER	74 S.F.
75' IMPERVIOUS SETBACK	532 S.F.

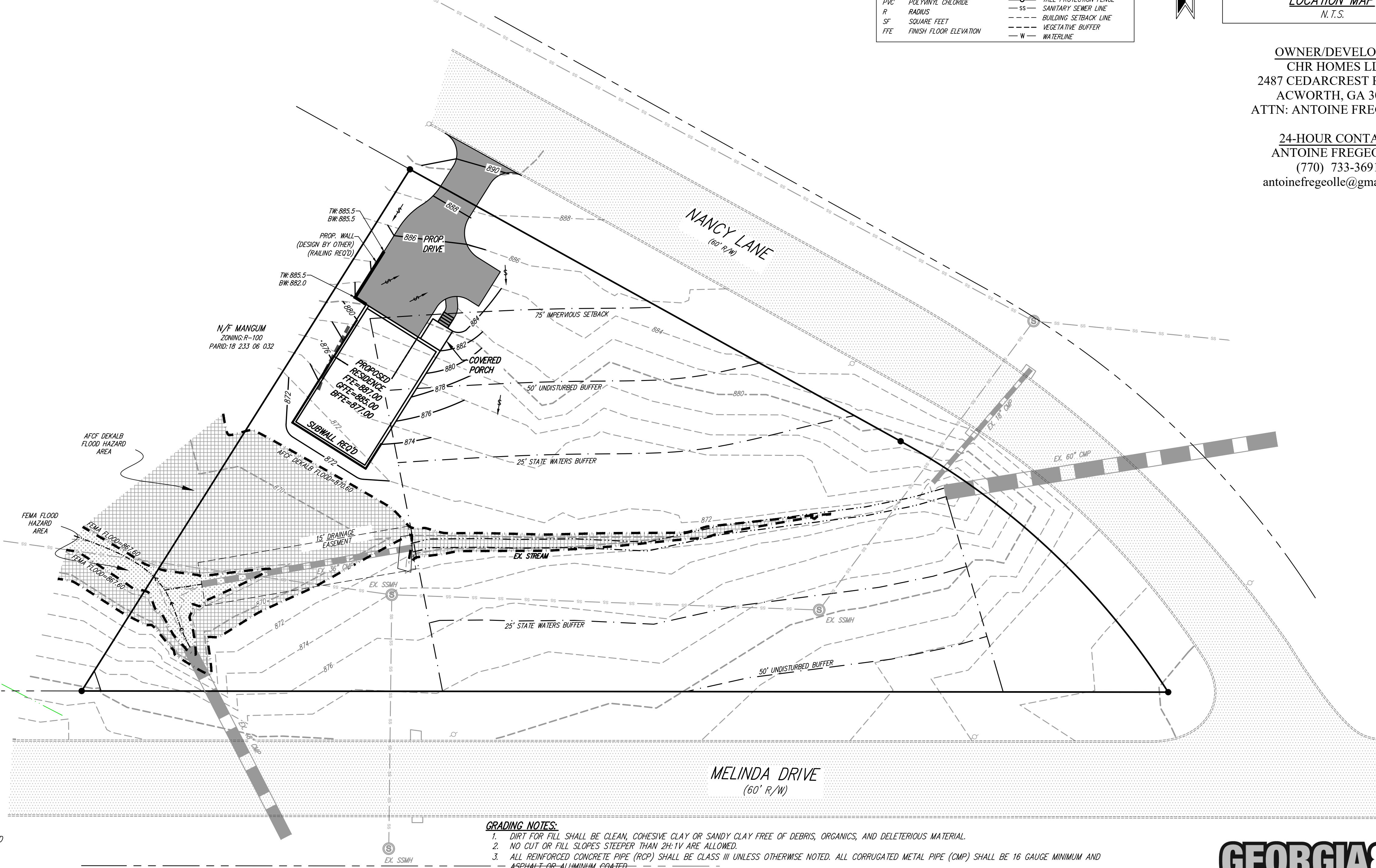
TOTAL ONSITE EXISTING IMPERVIOUS TO BE REMOVED =8,037 S.F.
TOTAL ONSITE PROPOSED IMPERVIOUS TO BE ADDED/REPLACED =2,839 S.F.
NET IMPERVIOUS =-5,196 S.F.

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
OWCB	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/A	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	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	—X—	FENCE
LF	LINEAR FEET	—MP—	SILT FENCE
DIP	DUCTILE IRON PIPE	—OP—	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	—TP—	TREE PROTECTION FENCE
R	RADIUS	—SS—	SANITARY SEWER LINE
S'	SQUARE FEET	—B—	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION	---W---	VEGETATIVE BUFFER
		—W—	WATERLINE



OWNER/DEVELOPER
CHR HOMES LLC
2487 CEDARCREST RD #721
ACWORTH, GA 30101
ATTN: ANTOINE FREGEOLLE

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



GRADING NOTES:

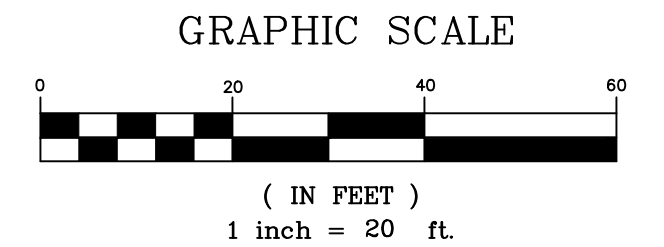
- DIRT FOR FILL SHALL BE CLEAN, COHESIVE CLAY OR SANDY CLAY FREE OF DEBRIS, ORGANICS, AND DELETERIOUS MATERIAL.
- NO CUT OR FILL SLOPES STEEPER THAN 2H:1V ARE ALLOWED.
- ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE NOTED. ALL CORRUGATED METAL PIPE (CMP) SHALL BE 16 GAUGE MINIMUM 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 (AASHTO T-99 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 AND GEORGIA DEPARTMENT OF TRANSPORTATION.
- ALL STORM DRAIN PIPES ARE TO BE COMPLETELY CLEANED OF ALL SILT AND DEBRIS AT THE COMPLETION OF CONSTRUCTION.
- NO 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.

STREAM BUFFER VARIANCE NOTES:

- 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).

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.



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



7/15/2025

REVISION	DATE	DESCRIPTION
INITIAL	SUBMITAL	
	7/15/2025	

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

DRAWN BY:	NAP
CHECKED BY:	JRD
LAND LOT:	233
DISTRICT:	18TH
SECTION:	-
CITY:	-
COUNTY:	DEKALB
DATE:	7/15/2025

SHEET NO.

4 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	RATE *	
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	50 -
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	50 -
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	50 -
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	10/15-2/1 2/15-6/1 10/15-2/1	FIRST SECOND	6 0	12 10	12 10	1500 1000	50 -
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	0-50 IN SPRING -
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	50-100 50-100

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:

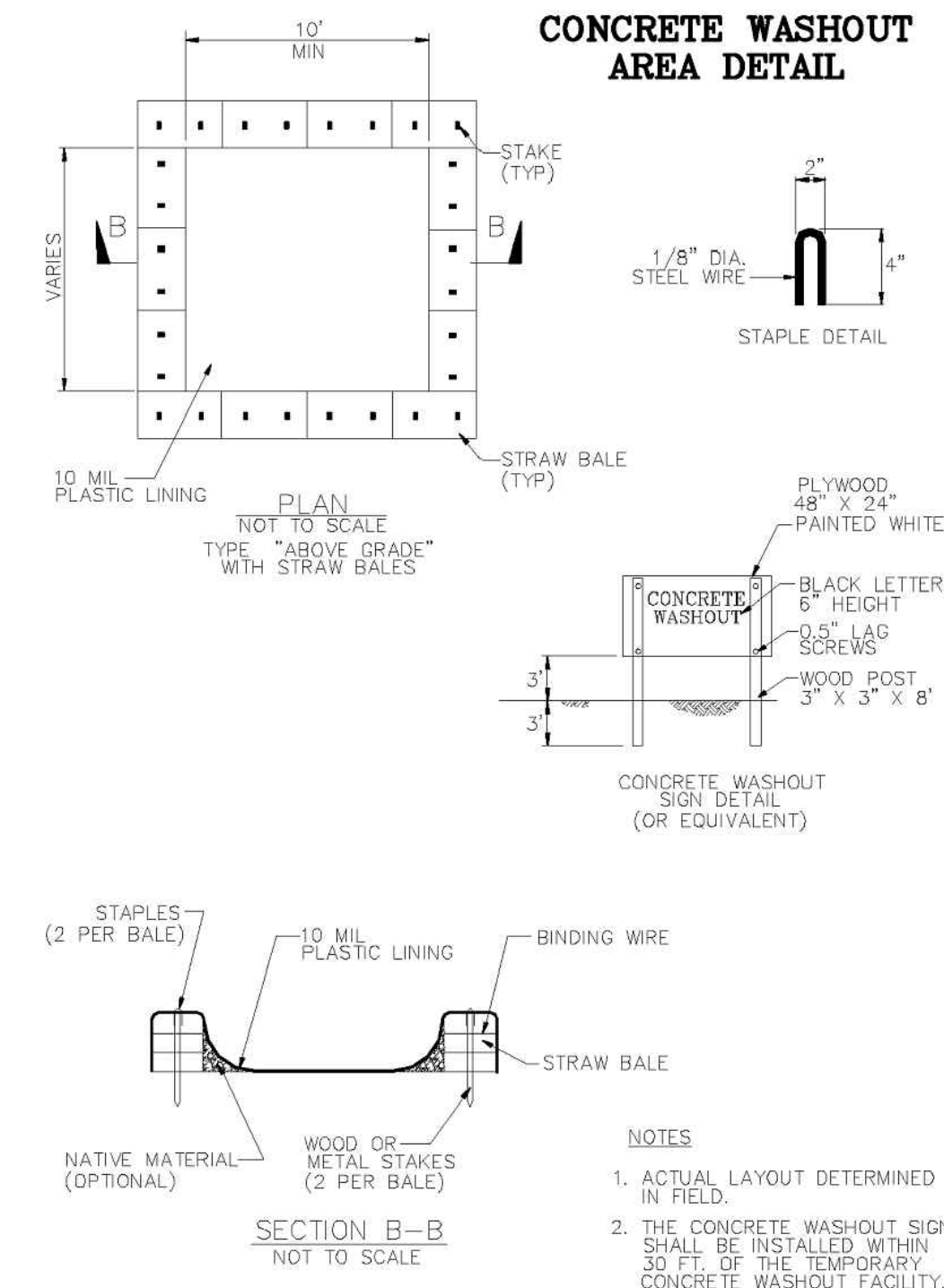
MATERIAL	RATE
STRAW OR HAY	2-4" DEEP
WOOD WASTE, CHIPS, SAW DUST OR BARK	2-3" DEEP(ABOUT 6-9 TONS/ACRE)
MATting OR NETting	ACCORDING TO MANUFACTURERS RECOMMENDATIONS
CUTBACK ASPHALT	1200 GALLONS/ACRE (1/4 GAL./SQ YD)
POLYETHYLENE FILM	COMPLETELY COVER AREA

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)	3.9 POUNDS	3 bu.			
(IN MIXTURES)	0.6 POUNDS	1/2 bu.	7/15-12/1	8/15-1/1	9/1-3/1
ANNUAL RYEGRASS	0.9 POUND	40 lbs.	8/1-5/1	8/1-4/15	8/15-4/1
ANNUAL LESPEDEZA (IN MIXTURES)	0.9 POUNDS 0.2 POUNDS	40 lbs. 10 lbs.	2/1-5/1	2/15-5/1	1/15-3/15
WEeping LOVEGRASS (IN MIXTURES)	0.1 POUNDS 0.05 POUNDS	4 lbs. 2 lbs.	3/15-6/15	3/15-6/15	2/15-6/15
SUDANGRASS	1.4 POUND	60 lbs.	4/1-9/1	4/1-9/1	3/1-8/1
BROWNTOp MILLET (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

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

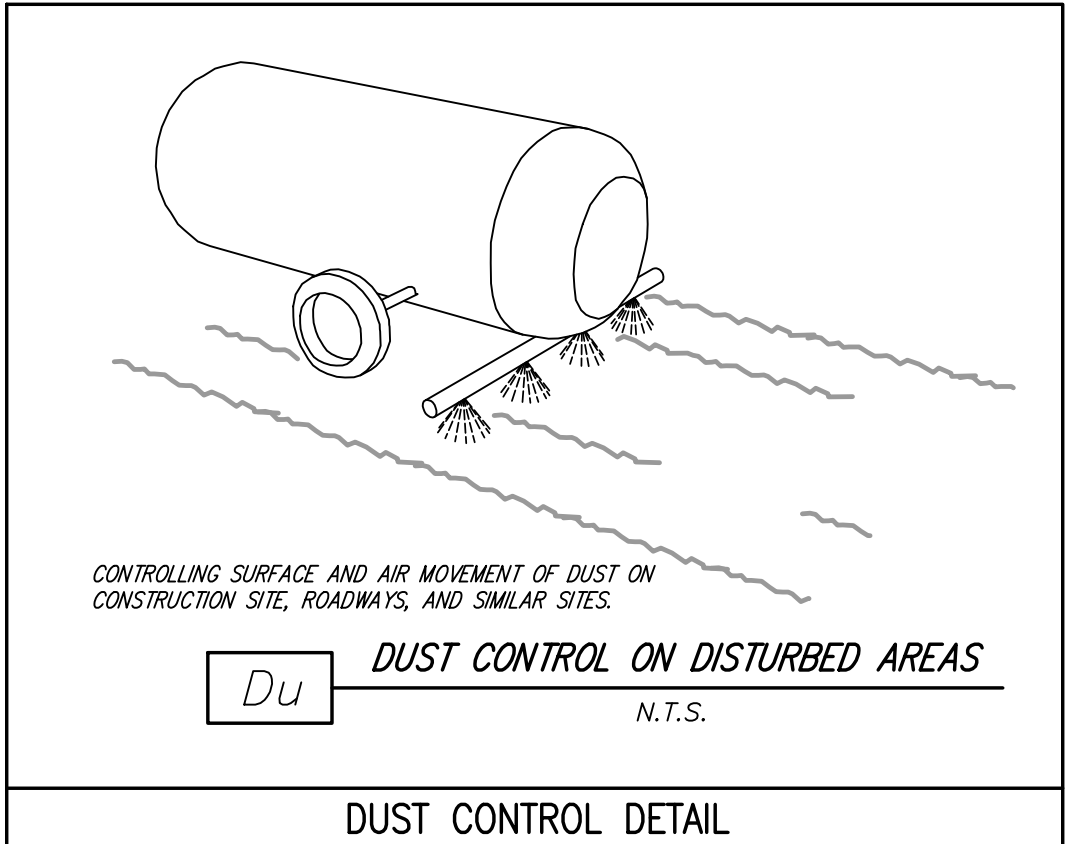
Concrete Waste Management WM-8



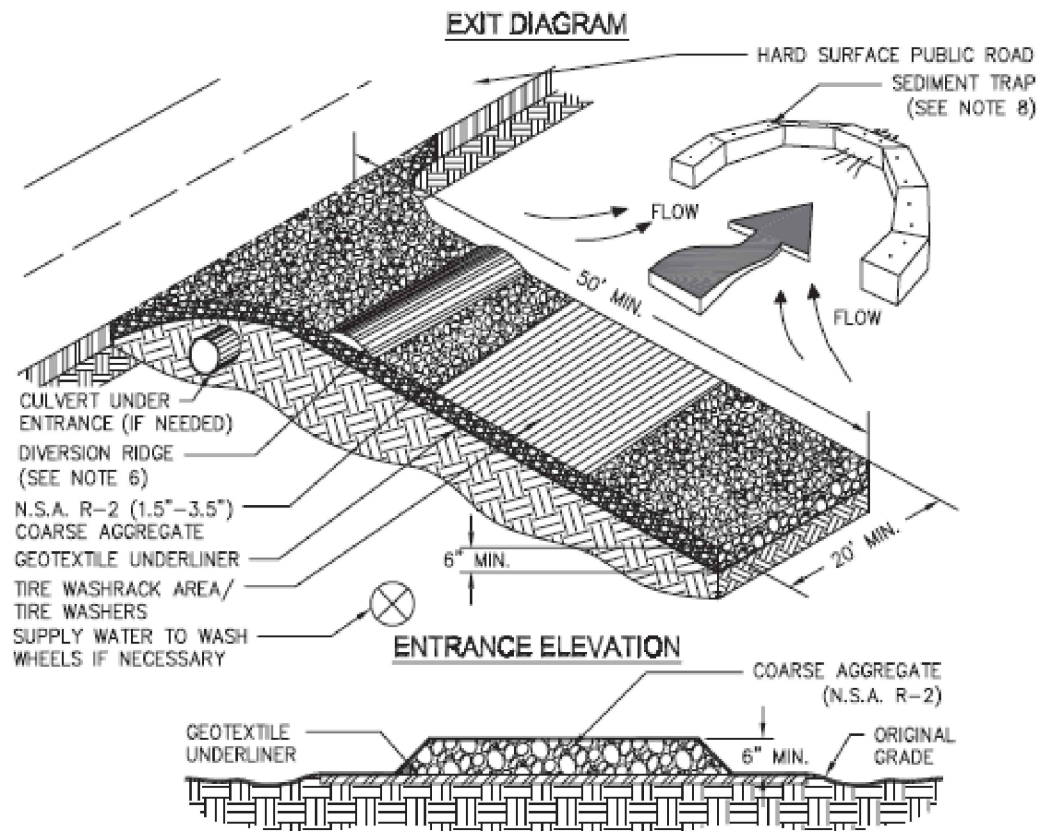
SITE VISIT CERTIFICATION:

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

Jason K. Davis
JASON K. DAVIS, P.E.
REG. GA. 034135
EXP. DATE: 12/14/2027
GSWCC CERTIFICATION
NO. 0000059573

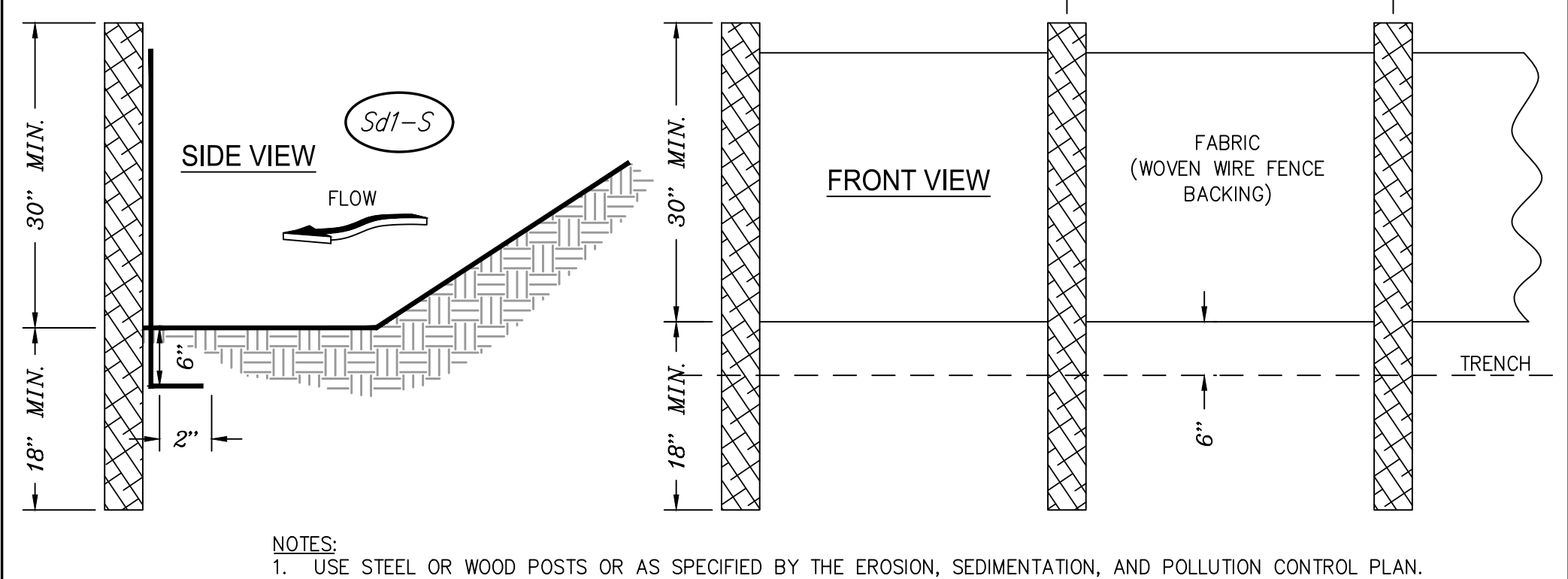


CRUSHED STONE CONSTRUCTION EXIT



CD - TEMPORARY CONSTRUCTION EXIT DETAIL

SILT FENCE - TYPE SENSITIVE



DES
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WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



7/15/2025

DESCRIPTION
INITIAL SUBMIT

DATE
7/15/2025

REVISION
1

DETAILS
2424 NANCY LANE NE
LAND LOT 233
18TH DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN BY: NAP

CHECKED BY: JKD

LAND LOT: 233

DISTRICT: 18TH

SECTION: -

CITY: -

COUNTY: DEKALB

DATE: 7/15/2025

SHEET NO.

6 OF 6

PROJECT NO.

24-135