



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

**VARIANCE APPLICATION FOR PUBLIC HEARING (Board of Commissioners) from
Development Standards Causing Undue Hardship Upon Owners of Property**

IPS No. 124 5484

Applicant and/or
Authorized Representative MICHAEL LONG

Mailing Address: 2903 S. CARMONA AVE

City/State/Zip Code: LOS ANGELES, CA 90016

Email: ML9223@GMAIL.COM

Telephone Home: (213) 509-3452 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: ACCESS ABILITY, LLC

Address (Mailing): 2903 S. CARMONA AVE, LOS ANGELES, CA 90016

Email: ML9223@GMAIL.COM

Telephone Home: (213) 509-3452 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2425 MELLVILLE AVE City: DECATUR State: GA Zip: 30032

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

3 Commission District & Super District: 7

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____

Board of COMMISSIONERS VARIANCE REQUEST

AUTHORIZATION OF THE PROPERTY OWNER

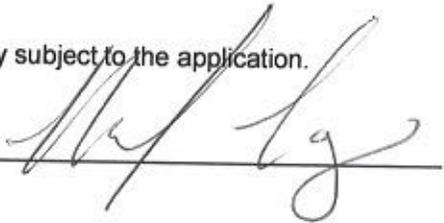
I hereby authorize the staff and members of the Planning and Sustainability
Department to inspect the premises of the Subject Property

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: 06/28/22

Applicant:
Signature



DATE: _____

Applicant:
Signature

CALIFORNIA ACKNOWLEDGMENT

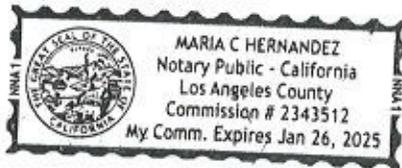
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On 06/29/2022 before me, Maria C. Hernandez (Notary public)
Date Here Insert Name and Title of the Officer
personally appeared Michael Eugene Long
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Authorization to Represent the property owner

Document Date: 06/29/2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: [Handwritten Signature] Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____





Board of COMMISSIONERS VARIANCE REQUEST

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: 06/29/2022

Applicant/Agent: [Signature]
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) ACCESS ABILITY, LLC
(Name of Owners)

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

[Signature]
Notary Public

[Signature]
Owner

Notary Public

Owner

Notary Public

Owner



Good Day,

My property located in East Lake Terrace on Mellville Avenue is land locked. The absence of ingress & egress is directly attributed to an adjacent undeveloped right of way owned by Dekalb County. The lack of accessibility can be resolved by allowing the construction of an asphalt road within the right of way. I'm requesting a variance as a result of several specific requirements listed in Chapter 14 section 190 related to road construction within public right of ways. There are three unique factors related to my property listed in Chapter 14 section 191, that allow deviation from the municipal code. The board of commissioners, after considering all related factors, may authorize deviations from this chapter 14, section 19 as follows:

No more than five (5) percent of average daily traffic generation would occur between 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m., on weekdays

Construction of the proposed road within the right of way won't create congestion or cause a negative impact on traffic conditions on Hooper Street, nor any other surrounding public artery. Mellville Avenue is not a through street. The thick brush on site currently prevents any pedestrian or vehicular traffic. Construction of the proposed asphalt road would leave approximately 40 feet x 90 feet of the undeveloped right of way undisturbed. There won't be any land disturbance in the area of the right of way beginning 10 feet east of my parcel, & continuing for 90 feet to where Mellville Avenue intersects with Normal Street. All construction activities will occur within a specific portion of the undeveloped right of way.

Widening would create a hazard to traffic, pedestrians, or bicyclists along the thoroughfare

Dekalb County's municipal code requires that residential public streets are to be 55 feet wide. The requirements include installation of 6 foot landscape strips, 5 foot curbs, & utility strips. The total width of the undeveloped right of way is only 40 feet. The width of the right of way isn't large enough to accommodate the requirements in Chapter 14, section 190. The Public Works Department proposed the option of constructing an asphalt access road totaling 24 feet. The proposed road would have two 12 foot lanes leaving a remaining 16 feet. Installing the curbs, landscape strips, & utility strips would cause a hazard. Those requirements can't be safely constructed within the remaining 16 feet. It would infringe on the property lines of neighboring residences. Set back requirements for those neighboring properties prevent adequate space for the installation of curbs, street lights, & landscape strips. The road width cannot be extended for the same reason. The width limitation is among the most significant factors that make requesting a variance necessary.

Improvements would be economically unfeasible or would cause unreasonable land development hardships because of topography, soils, bridges, grades, etc., and delay of improvements would not adversely impact the county's road system;

The exorbitant expense of constructing a public street on Melville Avenue as required by Chapter 14 section 190 is cost prohibitive. The financial burden is not feasible & would cause significant hardship. The extensive delays & financial consequences that occurred during the several months the Department of Public Works had my project under review have been problematic. During that time period the Chairman of the Federal Reserve raised interest rates on three separate occasions. The recent increases were the largest in over a decade, resulting in a 1.50% rise in mortgage rates. Construction costs have continued to rise since January 23, 2022 when I submitted the documentation for a permit. Since that time the loan structure I planned to utilize has increased significantly by more than \$800 per month. It was initially conveyed to me by the county that the review process is typically completed in 10 business days. I was advised it would be 20 business days due to delays associated with the Covid outbreak.

Prior to submitting a permit request I received written authorization from Dekalb County Transportation Department to construct a driveway within the right of way. However when I submitted the permit request, the Roads & Drainage Department disputed the written authorization. Citing that Mellville Avenue is a public street platted in the East Lake Terrace subdivision. I was advised that a driveway wouldn't

be allowed in the right of way. I would be required to adhere to chapter 14, section 190 of the municipal code. The contradictory positions taken by various personnel within the Public Works Departments have caused significant hardship opportunity cost including loss of time & money

With the knowledge of the County's revised position, I inquired if there was a process in place that would allow me to request that the county make the improvements & pave the street. Mr. Rick Cunningham conveyed to me on May 20, 2022 during a zoom meeting, the county is not responsible for paving Melville. I was told public works would not make any improvements within the right of way. I was told the improvements that I desired weren't in the County's budget, & incurring the expense of constructing a public street for the benefit my parcel isn't feasible.

I'm extremely hopeful that upon examination of my circumstances the Board of Commissioners will grant my variance request. The right of way is currently severely overgrown. It's a potential safety hazard that has been unmaintained for an extended time period. I ask that you allow me to move forward with the proposed construction plan to create an asphalt road to my property. It would resolve my landlocked dilemma & be a significant aesthetic upgrade to the current condition of the undeveloped right of way.

24 HOUR EMERGENCY CONTACT: MICHAEL LONG 213-509-3452

AP# 1245484

CONSTRUCTION DOCUMENTS FOR:
2425 Mellville Avenue

Land Lot 171, 15th District
 Dekalb County, Georgia, 30030
 Tax ID: 15 171 14 001

PRIOR TO LAND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL 404-546-1300 TO CONTACT THE INSPECTOR

DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP

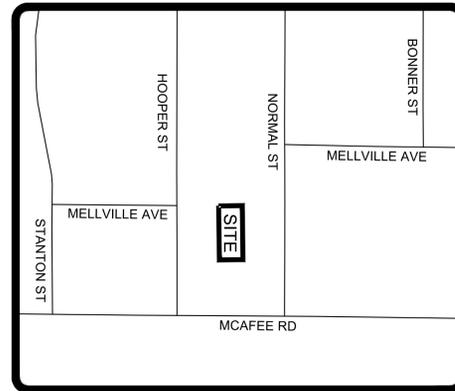
72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. HTTP://WWW.GEORGIA811.COM

SITE NOTES:

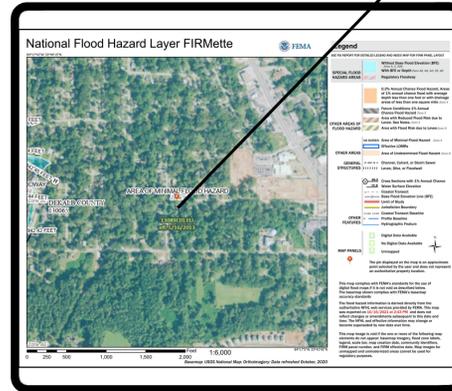
- THE SITE CONTAINS: 0.172 ACRES
 TOTAL RIGHT OF WAY DISTURBANCE: 0.17 ACRES
 PARCEL ID: 15 171 14 001
 SITE ADDRESS: 2425 MELLVILLE AVENUE, DEKALB GEORGIA, 30032
- SITE ZONING: R-75.
 IMPERVIOUS AREA: TO REMAIN THE SAME. PROPOSED CONSTRUCTION FOR DRIVEWAY STYLE ROAD ALONG MELLVILLE AVENUE.
- TOPOGRAPHY AND BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY GEORGIA LAND SURVEYING SURVEYING CO. 12-04-21.
- A PORTION OF THE SITE IS LOCATED IN ZONE X AS DEFINED BY FIRM PANEL NUMBER 13089C0131J DATED 5/16/2013, FOR DEKALB COUNTY AND INCORPORATED AREAS.
- NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND GEORGIA STANDARDS.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY THAT IS NOT SHOWN ON THESE PLANS.
- ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES.
- GPS LOCATION OF THE CONSTRUCTION EXIT: LATITUDE & LONGITUDE ON EROSION PLAN
- DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.
- DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP.
- DEKALB COUNTY PLANNING AND DEVELOPMENT INFORMATION IS AVAILABLE ON-LINE AT WWW.DEKALBCOUNTYGA.GOV.

FIRE NOTES:

- THE BUILDING ID MUST BE IN 12" TALL LETTERS
- TRANSFORMER LOCATION SHALL BE A MINIMUM OF 14 FEET FROM ALL EXITS AND 20 FEET FROM ALL HYDRANTS (TO BE SHOWN BY ELECTRICAL ENGINEERING SITE PLAN).

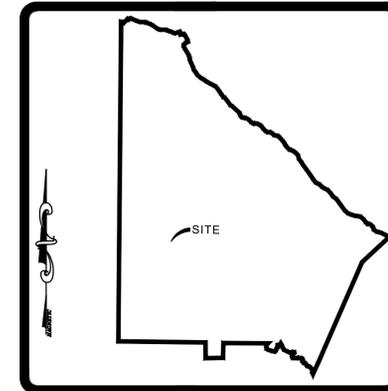


Vicinity Map
N.T.S.



FEMA Map
N.T.S.

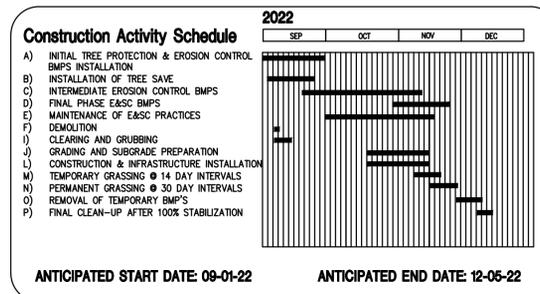
A PORTION OF THIS SITE IS LOCATED IN ZONE X AS DEFINED BY FIRM PANEL NUMBER 13089C0131J DATED 5/16/2013, FOR DEKALB COUNTY AND INCORPORATED AREAS.



Site Location Map
N.T.S.

ZONING CONFORMANCE:

SITE ZONING: R-75
 REQUIRED SETBACKS:
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM LOT WIDTH STREET FRONTAGE: 75 FT
 MINIMUM LOT WIDTH AT BUILDING LINE: 75 FT
 MINIMUM LOT WIDTH AT CUL-DE-SAC: 35 FT
 MAXIMUM LOT COVERAGE: 35%
 FRONT THOROUGHFARES: 45 FT
 FRONT ARTERIALS: 35 FT
 FRONT COLLECTOR: 30 FT
 FRONT WITH ALLEY ACCESS: 25 FT
 MINIMUM SIDE INTERIOR SETBACK: 7.5 FT
 MINIMUM SIDE CORNER LOT ON PUBLIC STREET SETBACK: 7.5 FT
 REAR SETBACK: 40 FT
 UNIT SIZE: 1,600 SQ. FT.
 BUILDING HEIGHT: NO MORE THAN 35 FEET
 OPEN SPACE: 20%



ANTICIPATED START DATE: 09-01-22

ANTICIPATED END DATE: 12-05-22

"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"

CERTIFIED BY: *[Signature]* DATE: 01-17-22

CONSTRUCTION NARRATIVE:

THE PROPOSED CIVIL SITE CONSTRUCTION CALLS FOR THE CONSTRUCTION OF A DRIVEWAY BUILT ACCORDING TO DEKALB COUNTY DRIVEWAY STANDARDS IN THE UNIMPROVED RIGHT-OF-WAY IN FRONT OF 2425 MELLVILLE. THE DRIVEWAY WAY IMPROVEMENT IN THE RIGHT-OF-WAY WILL ALSO INVOLVE THE CONSTRUCTION OF APPROPRIATE UTILITIES TO THE ADDRESS 2425 MELLVILLE INCLUDING THE WATER MAIN, AND SEWER EXTENSIONS CONNECTING FROM THE EXISTING UTILITIES ALONG HOOPER STREET.

FUTURE HOUSE LAYOUT PLAN WILL BE UNDER A SEPARATE PERMIT.

OWNER / DEVELOPER:

MICHAEL LONG
 213-509-3452
 ML9223@CLOUD.COM
 2903 SOUTH CARMONA AVENUE
 LOS ANGELES, CA 90016

ENGINEER:

CRESCENT VIEW ENGINEERING
 211 FRASIER STREET, SE
 MARIETTA, GEORGIA 30060

UTILITY CONTACTS:

TELEPHONE: 01-18-22	AT&T
ELECTRIC: AS SHOWN	GEORGIA POWER COMPANY
WATER & SEWER	DEKALB COUNTY
GAS:	ATLANTA GAS LIGHT COMPANY

Legend

COVER SHEET
 SURVEY
 CONSTRUCTION PLAN
 ES&PC PLAN
 CONSTRUCTION DETAILS
 CONSTRUCTION DETAILS
 CONSTRUCTION DETAILS
 TREE PROTECTION PLAN

Sheet #

CV
 S-1
 C-1
 C-2
 C-3
 C-3.1
 C-3.2
 TP-1

Prepared By:
 CRESCENT VIEW
 ENGINEERING, LLC.
 211 Frasier Street, SE
 Marietta, GA 30060
 678-324-9410
 www.crescentvieweng.com

Prepared For
 Michael Long
 2903 South Carmona Avenue
 Los Angeles, CA 90016

COVER

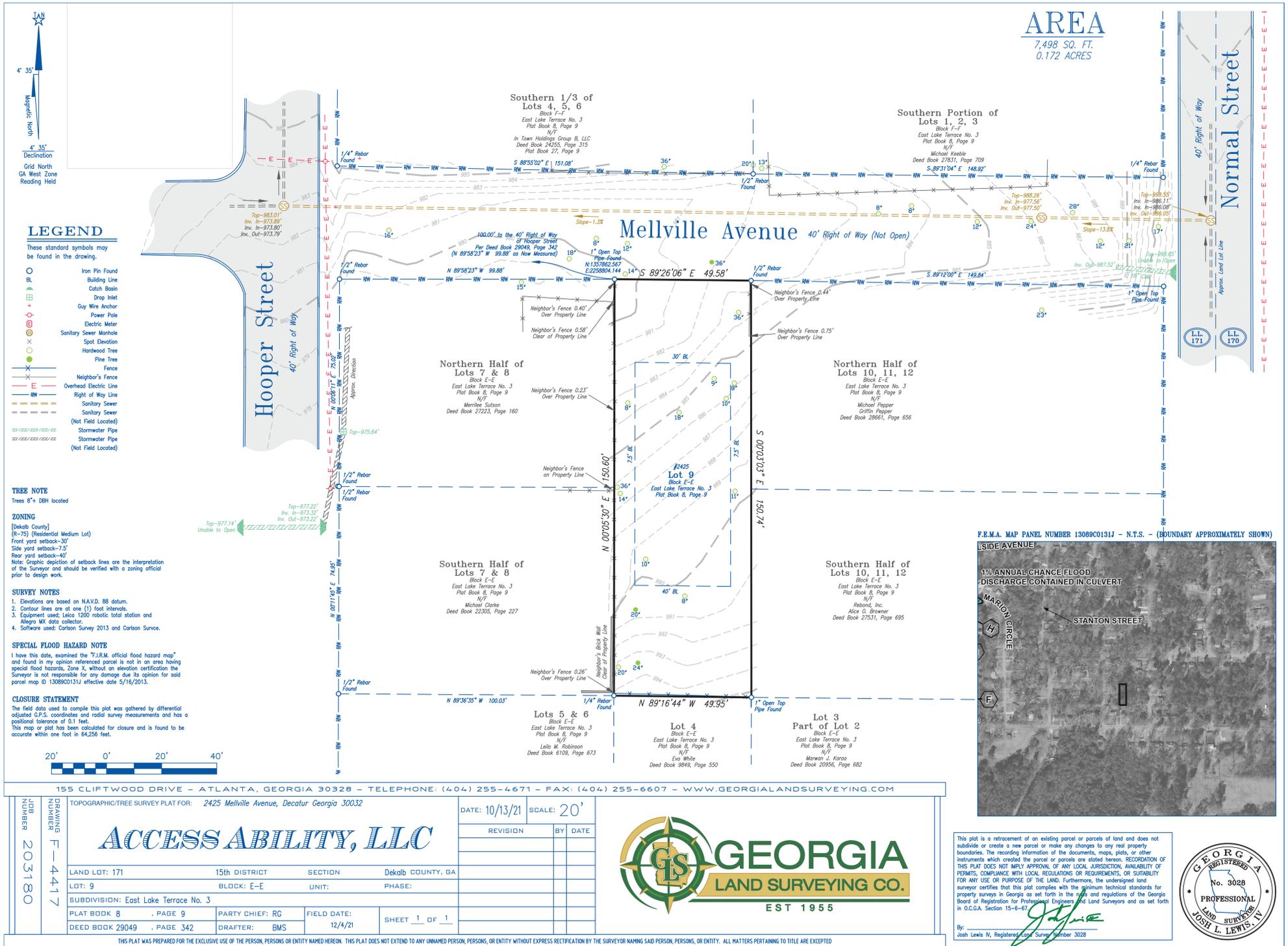
DATE	REVISIONS	COUNTY COMMENTS
01-18-22	07-11-22	
SCALE	AS SHOWN	
DRAWN	GHB	PZ
CHECKED		



Construction Plans For:
2425 Mellville Avenue
 Land Lot 171, 15th District
 Dekalb County, Georgia, 30032

CVE PI # 21-677

Sheet No.
CV



AREA
7,498 SQ. FT.
0.172 ACRES

- LEGEND**
- These standard symbols may be found in the drawing.
- Iron Pin Found
 - ▭ Building Line
 - ⊕ Catch Basin
 - ⊕ Drop Inlet
 - ⊕ Guy Wire Anchor
 - ⊕ Power Pole
 - ⊕ Electric Meter
 - ⊕ Sanitary Sewer Manhole
 - Spot Elevation
 - Hardwood Tree
 - Pine Tree
 - ⊕ Fence
 - ⊕ Neighbor's Fence
 - ⊕ Overhead Electric Line
 - ⊕ Right of Way Line
 - ⊕ Sanitary Sewer
 - ⊕ Sanitary Sewer (Not Field Located)
 - ⊕ Stormwater Pipe
 - ⊕ Stormwater Pipe (Not Field Located)

TREE NOTE
Trees 8" + DBH located

ZONING
[DeKalb County]
(R-75) (Residential Medium Lot)
Front yard setback-30'
Side yard setback-7.5'
Rear yard setback-40'

Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

- Elevations are based on N.A.S.D. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used; Leica 1200 robotic total station and Allegro MK data collector.
- Software used; Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE
I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID 1308901311 effective date 5/16/2013.

CLOSURE STATEMENT
The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 64,256 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 203180	DRAWING NUMBER F-4417	DATE: 10/13/21		SCALE: 20'	
		REVISION	BY	DATE	
ACCESS ABILITY, LLC					
LAND LOT: 171	15th DISTRICT	SECTION	DeKalb COUNTY, GA		
LOT: 9	BLOCK: E-E	UNIT:	PHASE:		
SUBDIVISION: East Lake Terrace No. 3					
PLAT BOOK 8	PAGE 9	PARTY CHIEF: RG	FIELD DATE: 12/4/21	SHEET 1 OF 1	
DEED BOOK 29049	PAGE 342	DRAFTER: BMS			

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-4-67.

By: *Josh Lewis*
Josh Lewis N, Registered Land Surveyor Number 3028



APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 - 3 INCHES

Ds1

SPECIES	BROADCAST RATES 2/-PLS. 2/ PER ACRE	RESOURCE AREA 4/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
			J	F	M	A	M	J	J	A	S	O	N	D		
BARLEY (HORDEUM VULGARE)	3 bu. (144 lb.) 1/2 bu. (24 lb.)	M-L P C														14,000 SEED PER POUND. QUICK DENSE COVER. MAY BE WINTERHARDY, USE ON PRODUCTIVE SOILS.
ALONE																
IN MIXTURES																
LESPEDEZA, ANNUAL (LESPEDEZA STRATA)	40 lbs. (9.9 lb.) 10 lbs. (2.2 lb.)	M-L P C														200,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. USE INOCULANT EL.
ALONE																
IN MIXTURES																
LOVEGRASS, WEEPING (ERAGROSIS CURVULA)	4 lbs. (0.9 lb.) 2 lbs. (0.45 lb.)	M-L P C														1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA
ALONE																
IN MIXTURES																
MILLET, BROWNTOP (Panicum fasciculatum)	40 lbs. (9.9 lb.) 10 lbs. (2.2 lb.)	M-L P C														137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEED AT HIGH RATES.
ALONE																
IN MIXTURES																

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED - TEMPORARY METHODS: Ds1-MULCHING, TD-TACKLERS AND BINDERS, Ds2-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

Du

SPECIES	BROADCAST RATES 2/-PLS. 2/ PER ACRE	RESOURCE AREA 4/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
			J	F	M	A	M	J	J	A	S	O	N	D		
BAHIA PENSACOLA (Paspalum notatum)	60 lbs. (14 lb.) 30 lbs. (7 lb.)	M-L P C														166,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MID-COASTAL, COMMON W/ SERICEA LESPEDEZA OR WEEPING LOVEGRASS.
ALONE OR WITH TEMPORARY COVER																
W/ OTHER PERENNIALS																
BAHIA WILMINGTON (Paspalum notatum)	60 lbs. (14 lb.) 30 lbs. (7 lb.)	M-L P C														13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.
ALONE OR WITH TEMPORARY COVER																
W/ OTHER PERENNIALS																
BERMUDA, COMMON (Cynodon dactylon)	10 lbs. (2.2 lb.) 6 lbs. (1.35 lb.)	M-L P C														1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH TEMPORARY COVER																
W/ OTHER PERENNIALS																
BERMUDA, COMMON (Cynodon dactylon)	10 lbs. (2.2 lb.) 6 lbs. (1.35 lb.)	M-L P C														227,000 SEED PER POUND. DENSE COVER. VARI COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE																
WITH OTHER PERENNIALS																

PERMANENT GRASSING

Ds3

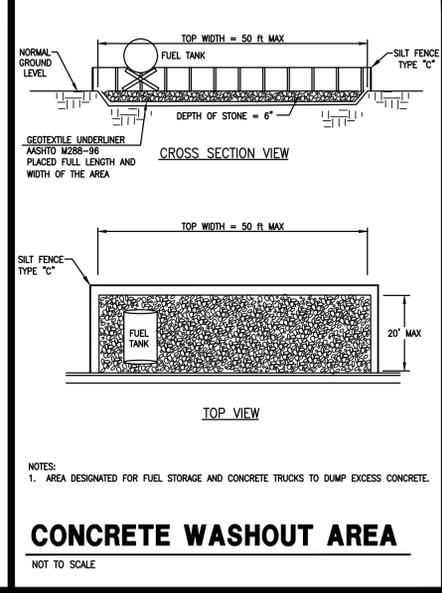
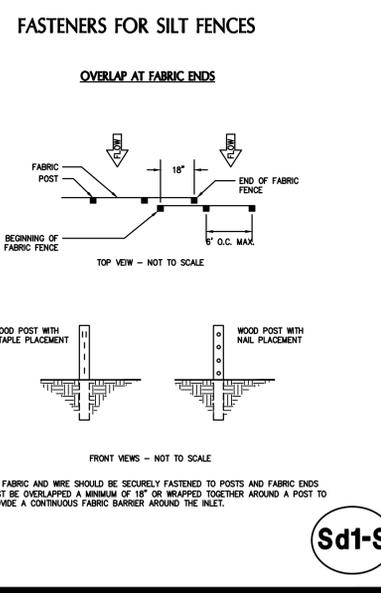
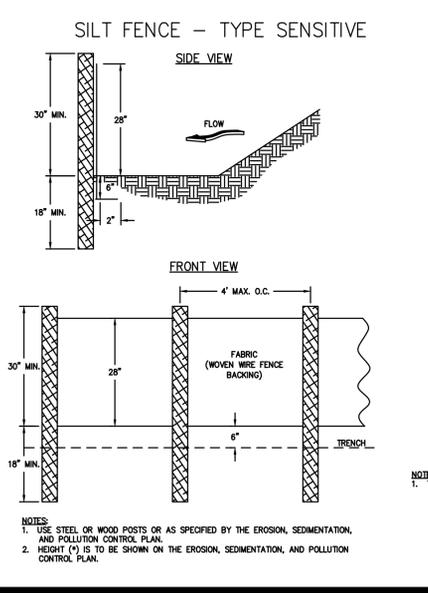
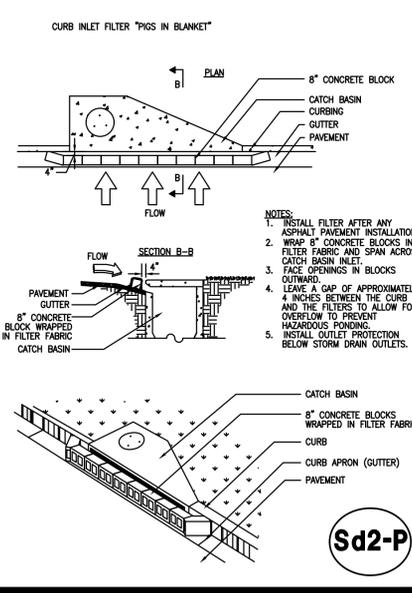
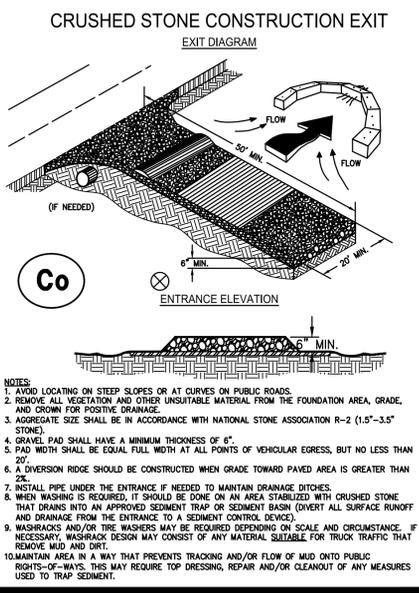
NOT TO SCALE

24 HOUR EMERGENCY CONTACT: MICHAEL LONG 213-509-3452

TEMPORARY GRASSING

Ds2

NOT TO SCALE



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGE H. BALTZ III

CERTIFICATION NUMBER: 0000045830

ISSUED: 09/25/2007 EXPIRES: 11/10/2022

GEORGIA811

Utilities Protection Center, Inc.

Know what's below. Call before you dig.

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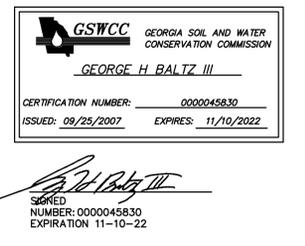
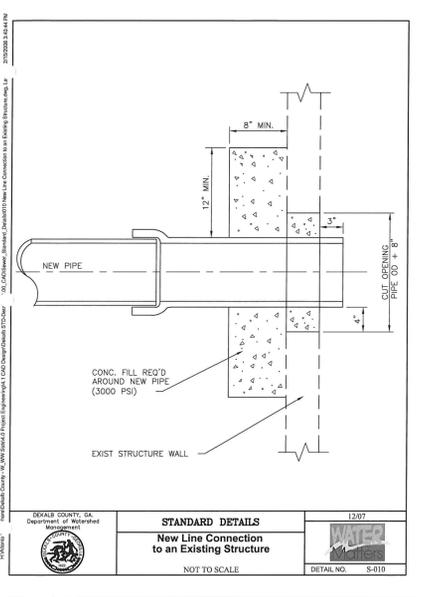
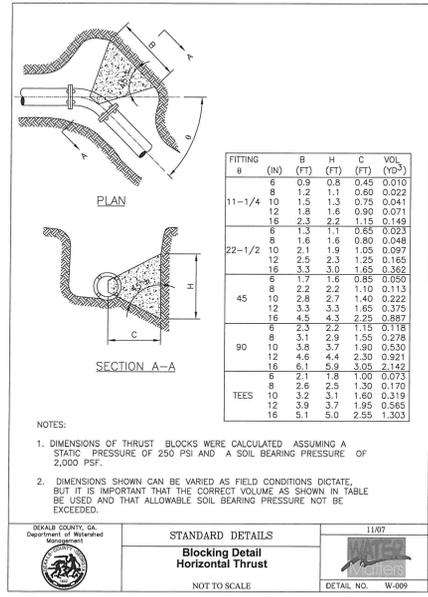
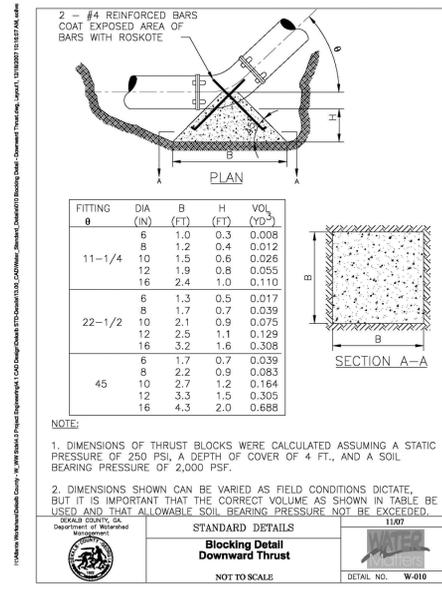
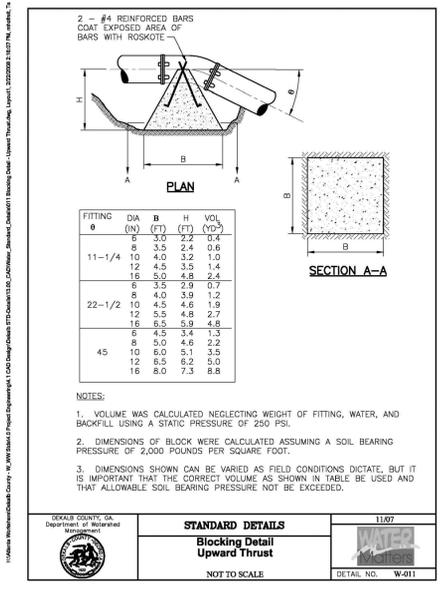
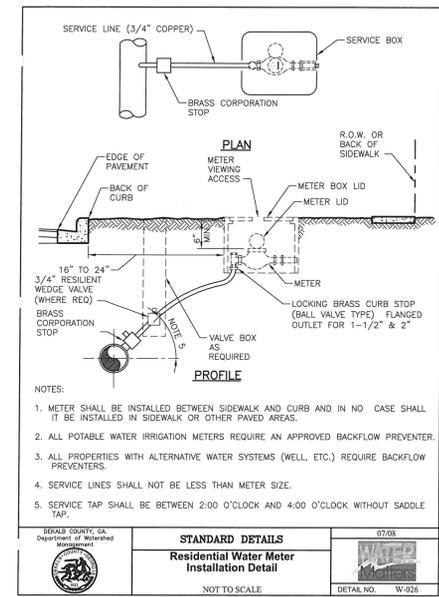
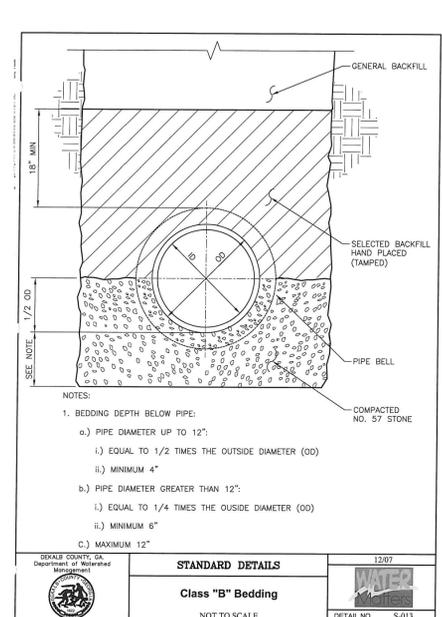
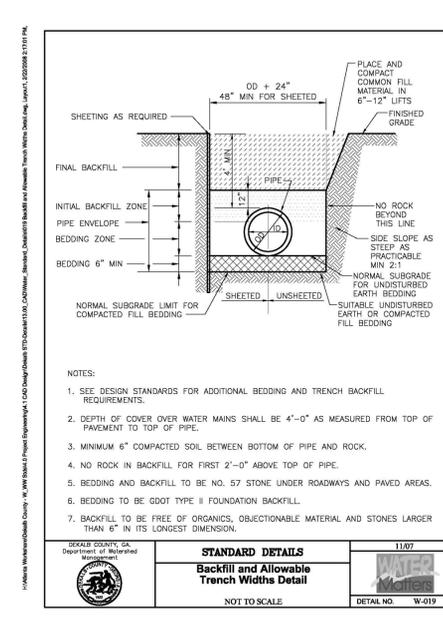
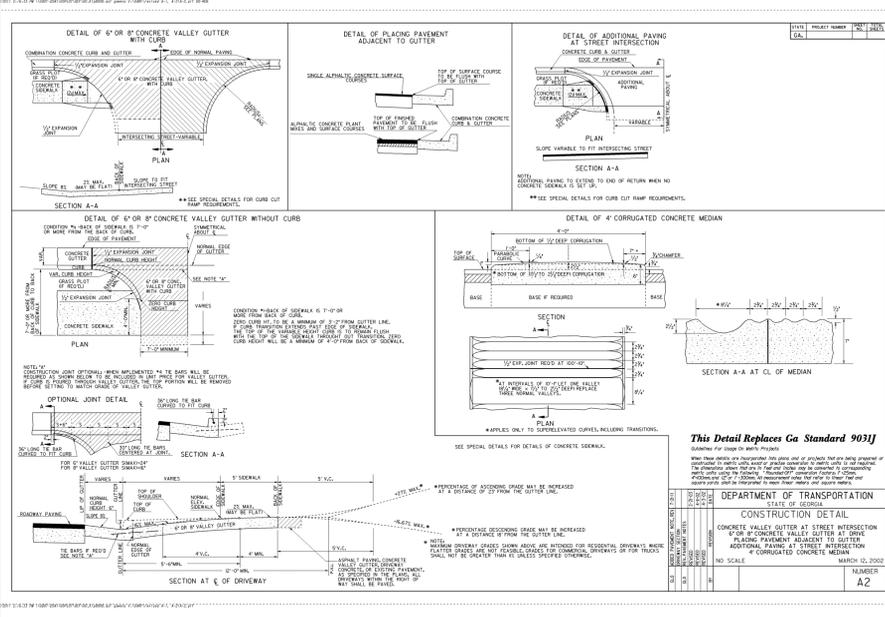
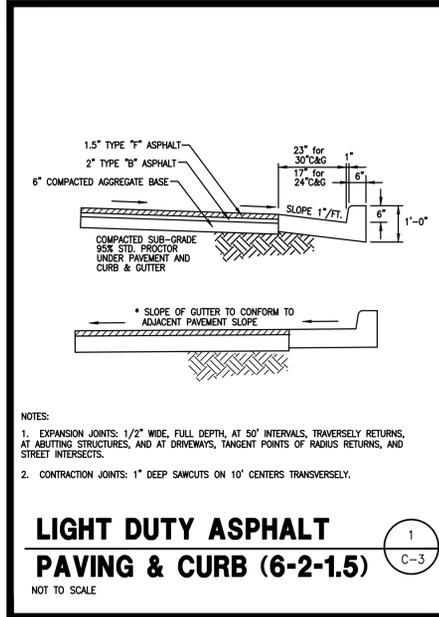
Prepared For
Michael Long
2903 South Carmona Avenue
Los Angeles, CA 90016

ES&PC Details

DATE	01-18-22	REVISIONS	
SCALE	AS SHOWN	COUNTY COMMENTS	
DRAWN	GHB		
CHECKED	PZ		



Construction Plans For:
2425 Melville Avenue
Land Lot 171, 15th District
DeKalb County, Georgia, 30032

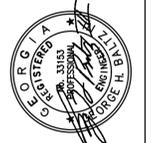


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Construction Details

DATE	REVISIONS	COUNTY COMMENTS
01-18-22		
AS SHOWN	07-11-22	
DRAWN	GHB	
CHECKED	PZ	

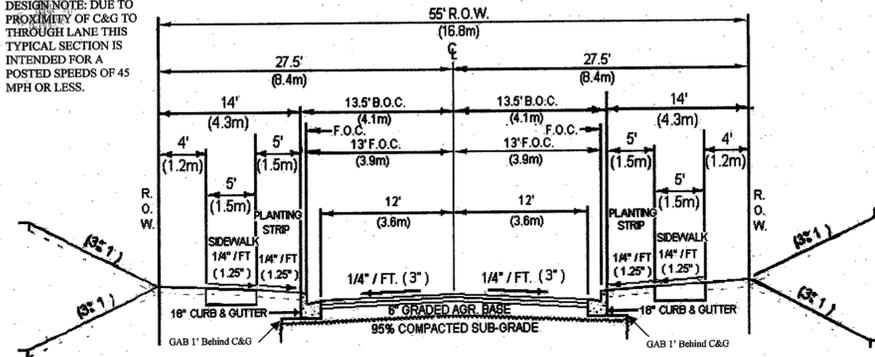


Construction Plans For:
2425 Melville Avenue
 Land Lot 171, 15th District
 DeKalb County, Georgia, 30032

CVE PI # 21-677

Sheet No.
C-3.1

DESIGN NOTE: DUE TO PROXIMITY OF C&G TO THROUGH LANE THIS TYPICAL SECTION IS INTENDED FOR A POSTED SPEEDS OF 45 MPH OR LESS.



RESIDENTIAL PAVING SPECIFICATIONS

TYPE A
 2" - ASPHALTIC CONCRETE "F" TOPPING
 2" - ASPHALTIC CONCRETE "B" MODIFIED
 6" - GRADED AGGREGATE BASE COMPACTED TO A MINIMUM 100% STANDARD PROCTOR
 6" - SUBGRADE STABILIZED WITH STONE (UNLESS MATERIAL IN PLACE WEIGHS 95 LBS. PER CU. FT.)

TYPE B
 2" - ASPHALTIC CONCRETE "F" TOPPING
 2" - ASPHALTIC CONCRETE "B" MODIFIED
 6" - SOIL CEMENT BASE MIXED IN PLACE AND COMPACTED TO A MINIMUM 100% STANDARD PROCTOR
 6" - SUBGRADE STABILIZED WITH STONE (UNLESS MATERIAL IN PLACE WEIGHS 95 LBS. PER CU. FT.)

***DESIGN NOTE:
 PAVEMENT MATERIALS & THICKNESSES ARE FOR AN AVERAGE COUNTY ROAD AND MAY VARY WITH EACH PROJECTS PAVEMENT DESIGN.

NOT TO SCALE

REVISION	DATE
18" CURB & GUTTER	04-27-2005
2" TOPPING	04-27-2005
2" B" MODIFIED	04-27-2005

DEKALB COUNTY PLANNING & DEVELOPMENT	DRAWN BY: PATRICK L. TITTLE APPROVED BY: PATRICK O. BARKS DATE: 04-27-05
---	--

TYPICAL 2 LANE SECTION WITH 18" CURB & GUTTER
55' R.O.W.

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Michael Long
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 Los Angeles, CA 90016

Construction Details

DATE	SCALE	AS SHOWN	REVISIONS	COUNTY COMMENTS
01-18-22		GHB	07-11-22	
		GHB		
		PZ		



Construction Plans For:
2425 Melville Avenue
 Land Lot 171, 15th District
 DeKalb County, Georgia, 30032

CVE PI # 21-677

Sheet No.

C-3.2

24 HOUR EMERGENCY CONTACT: SHAWN RAINEY 404-422-3412

Site Notes:

- THE SITE CONTAINS: 0.172 ACRES
TOTAL DISTURBED AREA: 0.18 ACRES
PARCEL ID: 15 171 14 001
SITE ADDRESS: 2425 MELLVILLE AVENUE, DEKALB GEORGIA, 30032
- SITE ZONING: R-75.
IMPERVIOUS AREA: TO REMAIN THE SAME. PROPOSED CONSTRUCTION FOR DRIVEWAY STYLE ROAD ALONG MELLVILLE AVENUE.
- TOPOGRAPHY AND BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY GEORGIA LAND SURVEYING SURVEYING CO. 12-04-21.
- A PORTION OF THE SITE IS LOCATED IN ZONE X AS DEFINED BY FIRM PANEL NUMBER 13089C0131J DATED 5/16/2013, FOR DEKALB COUNTY AND INCORPORATED AREAS.
- NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.

DeKalb Tree Notes:

- NO ONE SHALL ENCROACH, PLACE SOLVEMENTS, BUILDING, MACHINERY, BUILDING DEBRIS OR ANY OTHER MATERIAL WITHIN 6' OUTSIDE THE PERIPHERY OF THE CRZ OR WITHIN ANY TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
- ALL TREE FENCE AND OTHER TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CO IS ISSUED AND FINAL LANDSCAPING IS INSTALLED.
- A TREE THAT IS DESIGNATED TO BE SAVED, BUT IS DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO THE UNIT VALUE OF THE TREE REMOVED. ANY SPECIMEN TREE DAMAGED SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO 1.5 TIMES THE DBH OF THE DAMAGED SPECIMEN.
- ALL PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS(CRZ).
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
- THE PROTECTION SIGNS ARE TO BE PLACED AT LEAST EVERY 50' ALONG THE LENGTH OF THE TREE PROTECTION FENCE. THE SIGNS SHOULD BE IN LANGUAGE SO THAT ALL WORKERS ON SITE ARE ABLE TO UNDERSTAND.
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION

Onsite/Offsite Tree Calculations:

SITE DENSITY COMPLIANCE:

25% OF EXISTING TREES > 8" DBH MUST BE PRESERVED ONSITE
OR
120"/ACRE = 120" x 0.17 ACRES = 20.4" ~21"
THEREFORE, THE SITE DENSITY REQUIREMENT IS 168".
TO BE MET THROUGH REPLACEMENT TREES AND PAYMENTS.

TREES RETAINED ONSITE:

NUMBER OF TREES	TYPE	TOTAL DBH
12	HARDWOOD	188"
2	PINE	44"

TOTAL TREE DBH TO BE RETAINED ONSITE = 232"

SPECIMEN TREES LOST-ONSITE:

NUMBER OF TREES	TYPE	TOTAL DBH
N/A	N/A	N/A

SPECIMEN TREE RECOMPENSE REQUIREMENT
= 1.5 X REMOVED DBH = 1.5 X 0" = 0".

NON-SPECIMEN TREES LOST-ONSITE (>8"):

NUMBER OF TREES	TYPE	TOTAL DBH
0	N/A	N/A

TOTAL NON-SPECIMEN TREES LOST (>8") = 0
TOTAL DBH OF NON SPECIMEN TREES LOST (>8") = 0

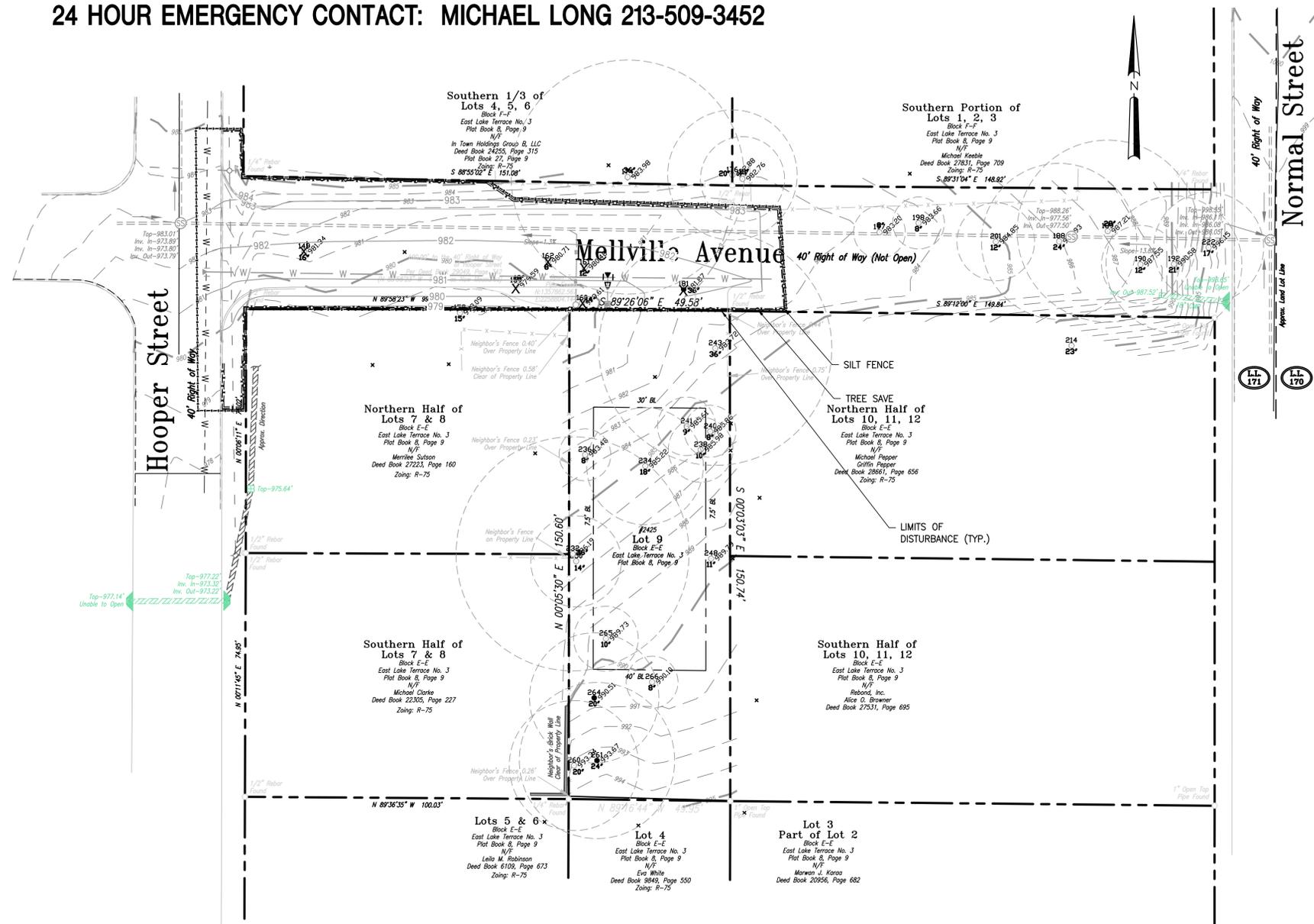
BOUNDARY TREES LOST:

NUMBER	TYPE
0	N/A

Tree Legend:

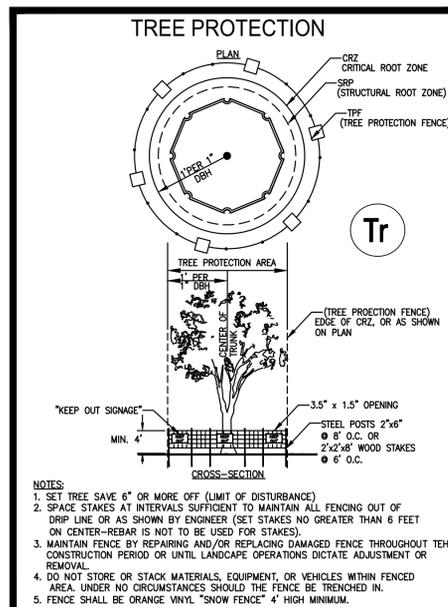
X - REMOVED TREES FROM RIGHT-OF-WAY

24 HOUR EMERGENCY CONTACT: MICHAEL LONG 213-509-3452



Tree Data Table:

TREE #	DIAMETER (INCHES)	TREE TYPE	AREA	SETBACK TREE	BOUNDARY TREE	LANDMARK TREE	ROW TREE	DISTURBED CRZ %	STATUS
149	16	HARDWOOD	ROW				X	100.00%	DESTROYED
159	18	HARDWOOD	ROW				X	100.00%	DESTROYED
160	14	HARDWOOD	ROW				X	100.00%	DESTROYED
161	12	HARDWOOD	ROW				X	100.00%	DESTROYED
162	8	HARDWOOD	ROW				X	100.00%	DESTROYED
174	36	HARDWOOD	BOUNDARY		X	X		100.00%	DESTROYED
176	20	HARDWOOD	BOUNDARY		X			11.82%	SAVED
177	13	HARDWOOD	BOUNDARY		X			5.91%	SAVED
181	36	PINE	ROW				X	100.00%	DESTROYED
188	24	HARDWOOD	ROW				X	0.00%	SAVED
189	28	HARDWOOD	ROW				X	0.00%	SAVED
190	12	HARDWOOD	ROW				X	0.00%	SAVED
192	21	HARDWOOD	ROW				X	0.00%	SAVED
197	8	HARDWOOD	ROW				X	0.00%	SAVED
198	8	HARDWOOD	ROW				X	0.00%	SAVED
214	23	HARDWOOD	BOUNDARY		X			0.00%	SAVED
222	17	HARDWOOD	ROW				X	0.00%	SAVED
232	36	HARDWOOD	SITE	X		X		0.00%	SAVED
234	18	HARDWOOD	SITE					0.00%	SAVED
236	8	HARDWOOD	SITE	X				0.00%	SAVED
238	10	HARDWOOD	SITE					0.00%	SAVED
240	8	HARDWOOD	SITE	X				0.00%	SAVED
241	9	HARDWOOD	SITE					0.00%	SAVED
243	36	HARDWOOD	SITE	X				18.24%	SAVED
250	14	HARDWOOD	SITE	X				0.00%	SAVED
248	11	HARDWOOD	SITE	X				0.00%	SAVED
260	20	HARDWOOD	SITE	X				0.00%	SAVED
261	24	PINE	SITE	X				0.00%	SAVED
264	20	PINE	SITE	X				0.00%	SAVED
265	10	HARDWOOD	SITE	X				0.00%	SAVED
266	8	HARDWOOD	SITE	X				0.00%	SAVED
TOTAL TREE INCHES TO REMAIN SITE=				232					
TOTAL TREES TO REMAIN SITE=				14					
1.SAVED/P = SAVED BY ARBORIST PRESCRIPTION									
2.SAVED/S = SAVED BY DESIGN ELEMENTS. IMPACT LESS THAN 25%									
3.DESTROYED/D = DESTROYED, RECOMPENSE REQUIRED									
4.DESTROYED/DRSP = DESTROYED DUE TO IMPACT TO STRUCTURAL ROOT PLATE									
				HARDWOOD	188				

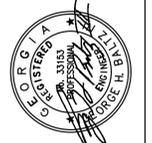


SIX TREES LOST IN THE ALLEY / ROW FOR DRIVEWAY ACCESS

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Tree Protection Plan		REVISIONS	COUNTY COMMENTS
DATE	01-18-22		
SCALE	AS SHOWN	07-11-22	
DRAWN	GHB		
CHECKED	PZ		



Construction Plans For:
2425 Mellville Avenue
Land Lot 171, 15th District
DeKalb County, Georgia, 30032

CVE PI # 21-677

Sheet No.
TP-1

Sec. 14-190. - Street classification and right-of-way width.



All streets shall be classified according to the table in this section. Street construction standards shall be no less than as follows:

EXPAND

Type of Road	Travel Lanes	Bike Lanes	Paving Width	Planting Strips	Sidewalks	Utility Strips	Property ROW	Under-ground Utilities	Street Lights	Other
Parkway, 4 lane divided	4 @ 11'	2 @ 4'		2 @ 6'	2 @ 5'	2 @ 15'	120	Y	Y	20' landscaped median
Major Arterial	4 @ 11'	2 @ 4'		2 @ 6'	2 @ 5'	2 @ 15'	100	Y	Y	
Minor Arterial	2 @ 11'	2 @ 4'		2 @ 6'	2 @ 5'	2 @ 15'	80	Y	Y	
Residential Arterial	2 or 4 @ 11'	2 @ 4'		2 @ 6'	2 @ 5'	2 @ 15'		Y	Y	
Collector	2 @ 11'	2 @ 4'		2 @ 5'	2 @ 5'	2 @ 15'	70	Y	Y	
Res. Pkwy (min. 100 homes)	2 @ 11'			2 @ 5'	2 @ 5'	2 @ 15'		Y	Y	16' landscaped median
Local Residential	2 @ 12'	0		2 @ 5'	2 @ 5'	2 @ 14'		Y	Y	
Local Office & Institutional	2 @ 12'	0		2 @ 5'	2 @ 5'	2 @ 15'		Y	Y	
Local Industrial	2 @ 14'	0		2 @ 5'	1 @ 5'	2 @ 15'		Y	Y	
Alley, Private	1 @ 12'	0		0	0	0	0	Y	O	2' shoulder on each side
Alley, Public	1 @ 16'	0		0	0	0	20	Y	Y	

Paving Width = travel lanes + bike lanes

Property Right-of-way = paving width + curb & gutter width + utility strip + bike lanes + other (median or shoulder)

(Ord. No. 30-02, Pt. II, 7-9-02; Ord. No. 06-07, Pt. II, 4-27-06)

Sec. 14-191. - Improvements, right-of-way dedication.

⋮

- (a) All proposed new streets shall be designed and built according to one of the standards listed in section 14-190 and as shown in the DeKalb County Standards for Construction and Design.
- (b) Where a proposed subdivision or project requiring a land development permit has frontage on an existing public street, right-of-way shall be dedicated along that frontage so as to meet the standards of that street's classification in the county thoroughfare plan. The right-of-way shall be improved wherever required as further provided in this section. For existing streets on which a proposed subdivision or project requiring a land development permit has frontage, the applicant shall:
 - (1) Dedicate a minimum of fifty (50) percent of the required right-of-way width as measured from the centerline of the existing street right-of-way;
 - (2) Install all required sidewalks, street trees, streetlights, and place utilities according to the standards in section 14-190; and
 - (3) Provide a minimum of fifty (50) percent of the roadway pavement required in section 14-190 and install it to the right-of-way centerline.
- (c) Land reserved for any road purposes may not be counted in satisfying yard or area requirements on the DeKalb County Zoning Ordinance where the land is to be dedicated to the public in fee simple or an easement associated with the road is granted to DeKalb County.
- (d) Right-of-way dedication and road widening shall extend for the full length of road frontage of the property under development and shall conform the standards in these regulations. Flares at pavement ends may be required to extend beyond property under development.
- (e) The board of commissioners, after considering all related factors, may authorize deviations from this section as follows:
 - (1) Right-of-way dedication may be waived or modified if:
 - a. Existing use of property is not to be substantially changed as a result of proposed development or construction;
 - b. Existing government construction plans for the roadway indicate lesser right-of-way would be required for dedication; or

- c. The adjoining frontage is developed and the predominate existing right-of-way meets current standards.
- (2) Road improvements may be waived or modified if:
 - a. Existing use of property not to be substantially changed (i.e., traffic generation and ingress/egress would remain the same);
 - b. Governmental construction plans for the road indicate a pavement width less than county standards (only the planned pavement width shall be required);
 - c. No more than five (5) percent of average daily traffic generation would occur between 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m., on weekdays;
 - d. The existing road meets current county standards; or
 - e. Widening would create a hazard to traffic, pedestrians, or bicyclists along the thoroughfare.
 - (3) The applicant may, with written concurrence of the development director and the county attorney, provide payment to the county in lieu of road improvements when:
 - a. Road improvements by state or local action are scheduled within twenty-four (24) months;
 - b. Existing utility companies' improvements are situated so as to require their removal or relocation before road improvements should be accomplished;
 - c. Improvements would be economically unfeasible or would cause unreasonable land development hardships because of topography, soils, bridges, grades, etc., and delay of improvements would not adversely impact the county's road system; and
 - d. Payment for road improvements shall be in accordance with a schedule adopted by the board of commissioners in January of each year and based on current street construction costs for the required section.

(Ord. No. 30-02, Pt. II, 7-9-02)

Sec. 14-192. - Half streets.

⋮

Half streets are prohibited. The applicant shall be required to pave the full standard width of any existing unpaved public right-of-way or any proposed public street on which the proposed subdivision has frontage and access.

(Ord. No. 30-02, Pt. II, 7-9-02)

Sec. 14-193. - Temporary dead-end streets.

⋮