



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

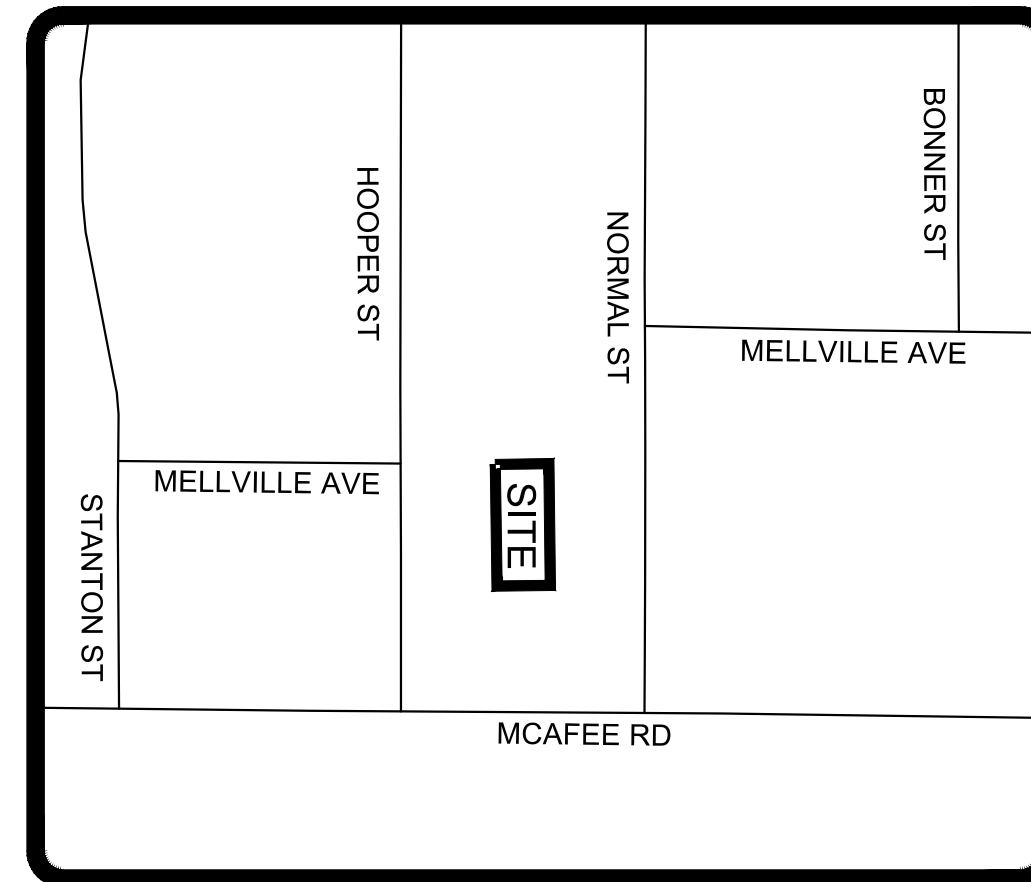
72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. HTTP://WWW.GEORGIA811.COM

SITE NOTES:

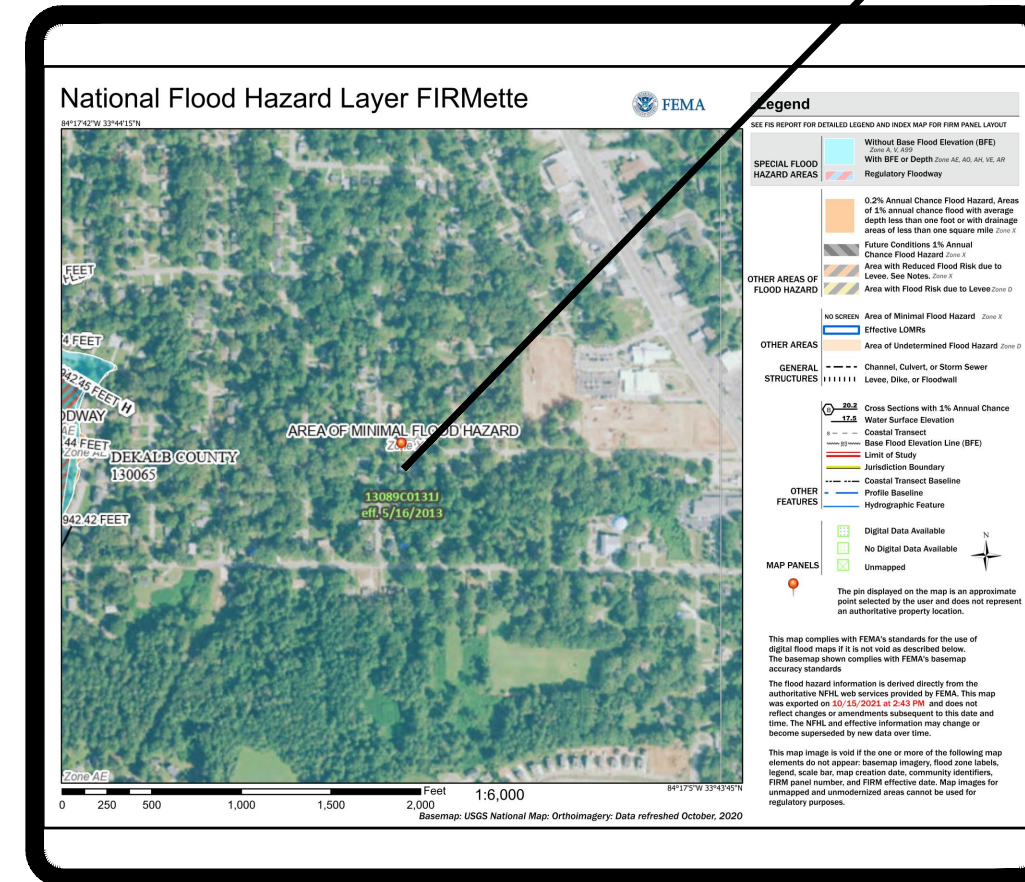
- THE SITE CONTAINS: 0.172 ACRES
 TOTAL RIGHT OF WAY DISTURBANCE: 0.17 ACRES
 PARCEL ID: 15 171 14 001
 SITE ADDRESS: 2425 MELLVILLE AVENUE, DEKALB GEORGIA, 30032
- SITE ZONING: R-75.
 IMPERVIOUS AREA: TO REMAIN THE SAME. PROPOSED CONSTRUCTION FOR DRIVEWAY STYLE ROAD ALONG MELLVILLE AVENUE.
- TOPOGRAPHY 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).

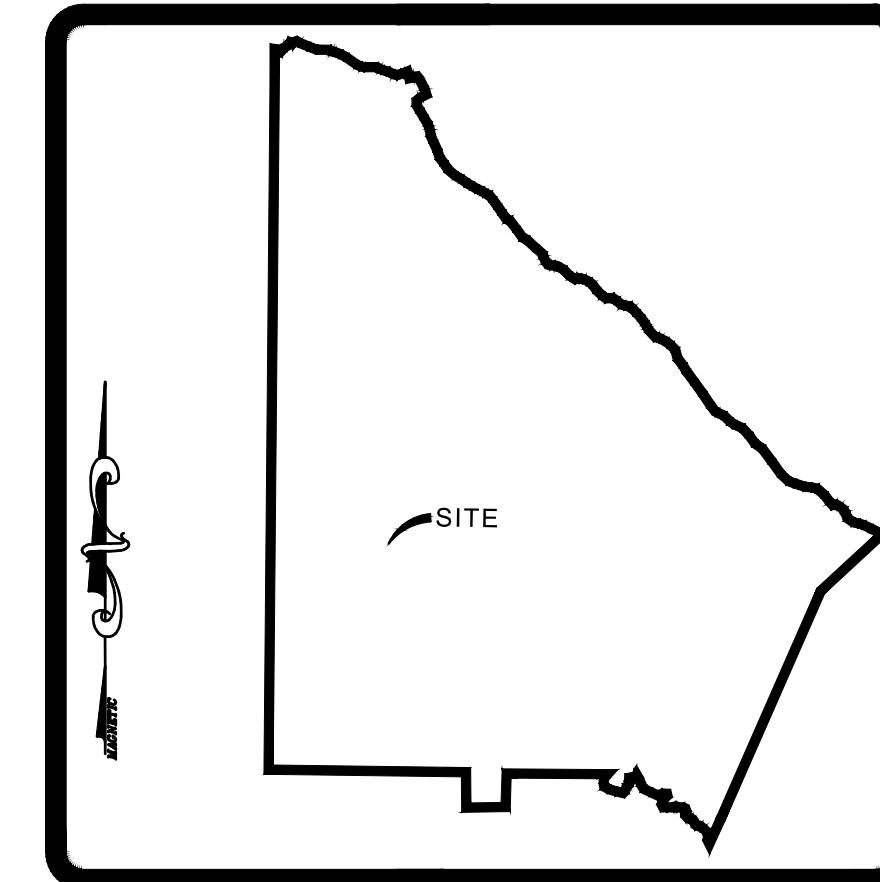


Vicinity Map
N.T.S.



FEMA Map
N.T.S.

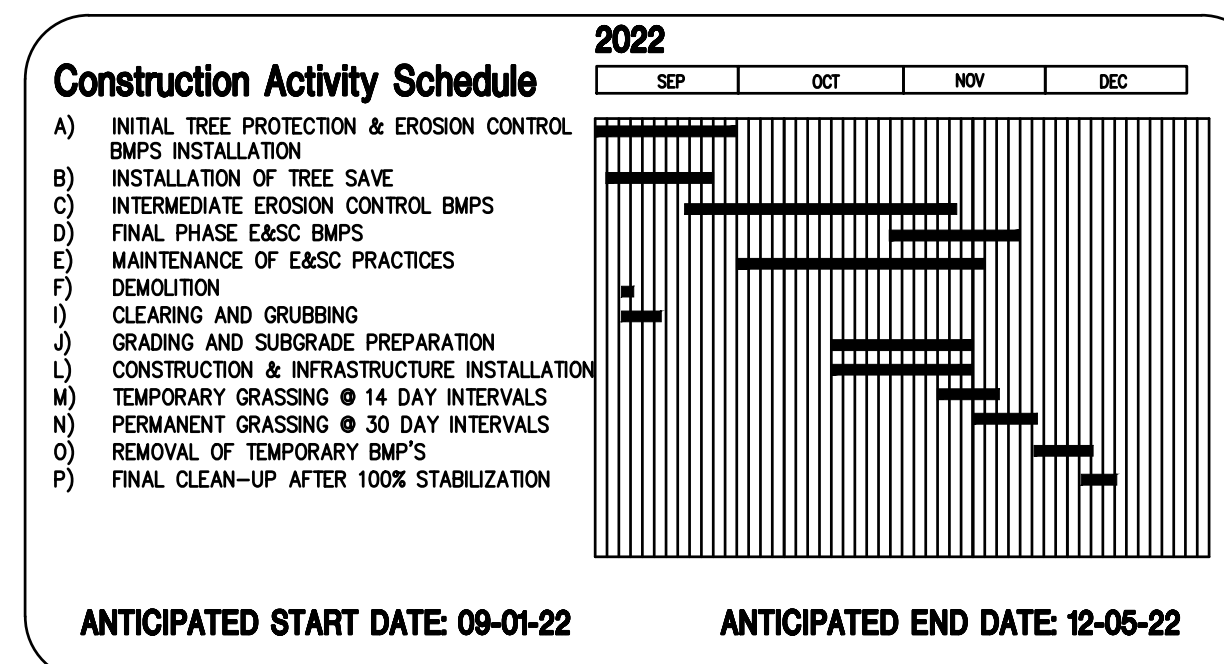
A PORTION OF THIS SITE IS LOCATED IN ZONE X AS DEFINED BY FIRM PANEL NUMBER 13089C0131J DATED 5/16/2013, FOR DEKALB COUNTY AND INCORPORATED AREAS.



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%



"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:	AT&T
ELECTRIC:	GEORGIA POWER COMPANY
WATER & SEWER:	DEKALB COUNTY
GAS:	ATLANTA GAS LIGHT COMPANY

Legend	Sheet #
COVER SHEET	CV
SURVEY	S-1
CONSTRUCTION PLAN	C-1
ES&PC PLAN	C-2
CONSTRUCTION DETAILS	C-3
CONSTRUCTION DETAILS	C-3.1
CONSTRUCTION DETAILS	C-3.2
TREE PROTECTION PLAN	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

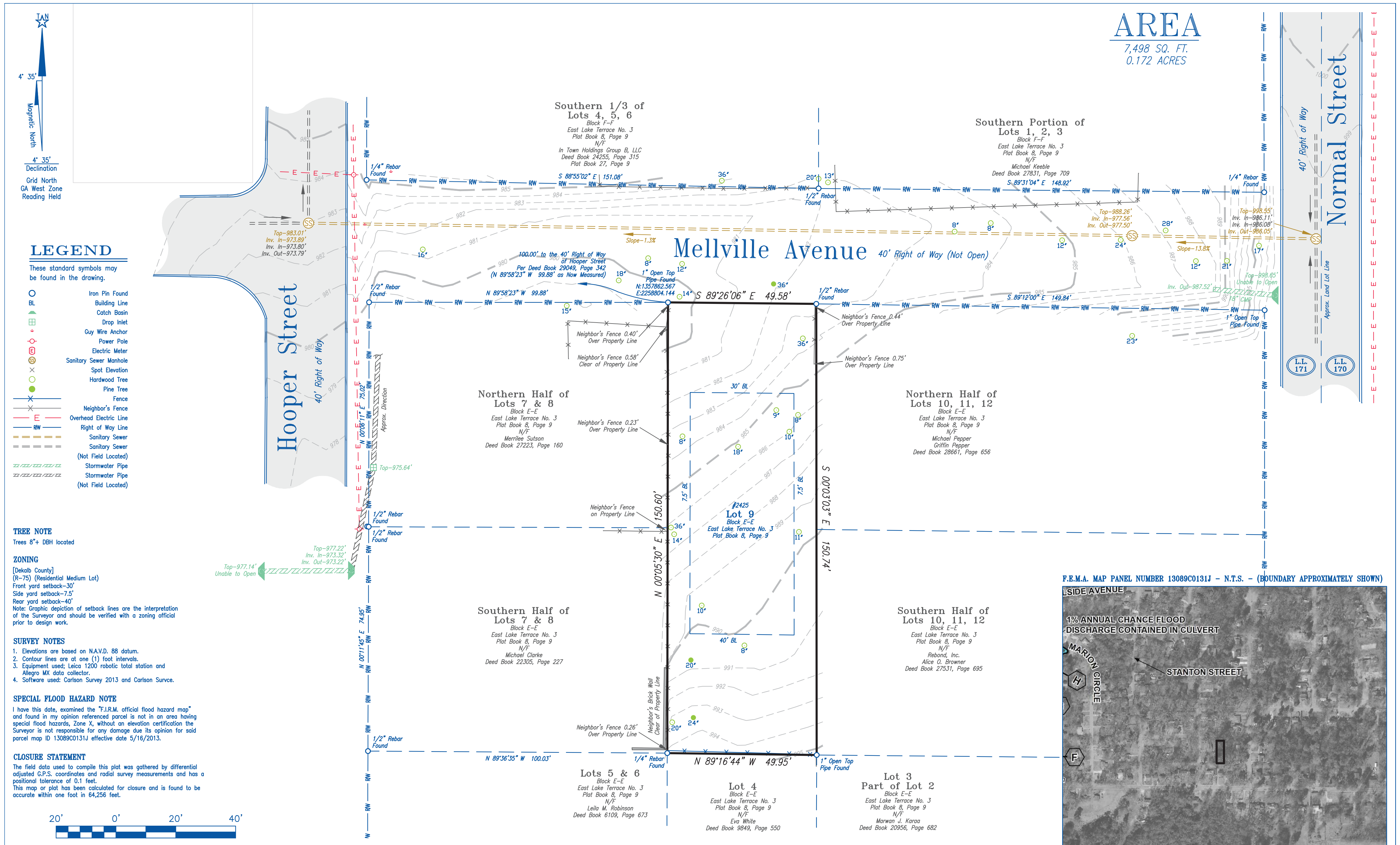
DATE	REVISIONS	COUNTY COMMENTS
01-18-22		
SCALE	AS SHOWN	07-11-22
DRAWN	GHB	
CHECKED	PZ	



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

CVE PI # 21-677

Sheet No.
CV



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

TOPOGRAPHIC/TREE SURVEY PLAT FOR: 2425 Mellville Avenue, Decatur Georgia 30032

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

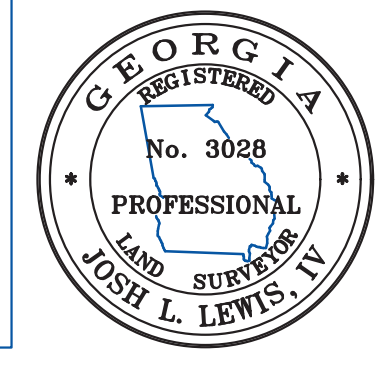
DEED BOOK 29049 PAGE 342 DRAFTER: BMS

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 hereon. 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



Utility Notes:

- ALL CONSTRUCTION TO CONFORM TO THE DEKALB COUNTY PUBLIC UTILITIES (WATER DIVISION) SPECIFICATIONS AND IN ACCORDANCE WITH UTILITY HAVING JURISDICTION STANDARD & ORDINANCE.
- SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- SANITARY SEWER PIPE SHALL BE ASTM D3034, RATED SDR 35 WITH INTEGRAL BELL, BELL & SPIGOT TYPE JOINTS (WITH RUBBER), OR DUCTILE IRON (D.I.) PIPE (CLASS 52) WITH PUSH-ON OR MECHANICAL JOINTS UNLESS OTHERWISE NOTED.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH GOVERNING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO OWNER.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- CONTRACTOR TO KEEP EXISTING UTILITIES ACTIVE UNTIL NEW LINE IS CONSTRUCTED AND SWITCHOVER OCCURS.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- DOMESTIC WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT.
- ELECTRICAL & TELEPHONE LINES BURIED MINIMUM 36" & MAXIMUM 48" BELOW FINISHED GRADE. (CONTRACTOR TO COORDINATE ALL OTHER INSTALLATION WITH UTILITY CONTRACTOR)
- ALL PARKING LIGHT POLES, TRANSFORMER, AND CONDUITS TO BE INSTALLED PER ELECTRICAL PLANS. ITEMS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY.
- CONTRACTOR TO NOTIFY THE WATER AND SEWER CONSTRUCTION INSPECTOR AT 770-621-7212, 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- AS BUILT WATER AND SEWER PLANS ARE REQUIRED BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO NOTIFY THE UTILITY COORDINATOR AT 404-508-3622 FOR ROADS AND DRAINAGE INFORMATION.
- CONTACT THE COUNTY FOR WORK WITHIN THE RIGHT-OF-WAY
- NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRE LINES. ALL FIRE LINES ARE TO BE INSPECTED BY DEKALB FIRE SERVICE PRIOR TO COVERING. CALL 404-294-2348 FOR INSPECTIONS.

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

DeKalb County Notes:

- ALL DESIGN AND CONSTRUCTION FOR WATER, SEWER, FIRE LANES, LIFT STATIONS AND BACKFLOW PREVENTION SHALL COMPLY WITH DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT DESIGN STANDARDS 2009 EDITION, VERSION 1.0. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS IF DEEMED NECESSARY BY THE CONSTRUCTION INSPECTOR.
- TO PURCHASE A COPY OF THE DESIGN STANDARDS, PLEASE CALL (770)414-2383 OR (770) 621-7272.
- DEVELOPER SHALL PROVIDE RECORD DRAWINGS "AS-BUILT PLANS" AND "FINAL PLATS" (IF APPLICABLE) IN HARD COPY AND ELECTRONIC (AUTOCAD OR MICROSTATION FORMAT), AS WELL AS RECORD ALL EASEMENTS THAT WILL BE DEDICATED TO DEKALB COUNTY IN THE COURT HOUSE, PRIOR TO APPROVAL OF AS BUILT PLANS.
- FIRE LANES, F.O.C., BACKFLOW PREVENTION, AND LIFT STATION REQUIRE A SEPARATE REVIEW.
- F.O.G COMPLIANCE (GREASE TRAP) REVIEW & APPROVAL - CALL (404)687-7150 OR (404)687-7157.
- PROJECTS INVOLVING CONSTRUCTION OF TOWN HOMES AND/OR CONDOMINIUMS ARE REQUIRED TO HAVE INDIVIDUAL METERS FOR EACH UNIT.
- FIELD CHANGES DURING CONSTRUCTION MUST BE SUBMITTED FOR REVIEW & APPROVAL BY THE COUNTY ENGINEER, BEFORE CHANGES IMPLEMENTED.
- FOR PROJECTS WITHIN CITIES, DEVELOPER SHALL PROVIDE A MAINTENANCE BOND TO DEKALB COUNTY FOR WATERSHED UTILITIES PRIOR TO APPROVAL OF AS BUILT PLANS.
- CONTRACTOR MUST JET CLEAN & TV SANITARY SEWER LINES AFTER CONNECTIONS ARE MADE TO THE EXISTING SEWER TIE-IN POINTS. TRACER WIRE TO BE INSTALLED OVER NON-FERROUS/PVC PIPE.
- CONTRACTOR MUST NOTIFY WATER & SEWER CONSTRUCTION INSPECTOR AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- POTABLE WATER MAINS SHALL MAINTAIN A TEN (10') FOOT HORIZONTAL AND EIGHTEEN (18") INCH VERTICAL CLEARANCE FROM NON-POTABLE PIPELINES.

Sanitary Sewer / Water Access Notes:

- WATER & SEWER ACCESS FEES NEED TO BE PAID UNDER THE FOLLOWING CIRCUMSTANCES: NEW CONSTRUCTION, REDEVELOPMENT, ADDITIONS, CHANGE OF USE, ETC. THESE FEES ARE TO BE PAID AT 330W. PONCE DE LEON AVE, 2ND FLOOR. FAILURE TO SETTLE THESE FEES WILL RESULT IN DELAY FOR OBTAINING WATER AND SEWER PLAN APPROVAL AS WELL AS CERTIFICATE OF OCCUPANCY /COMPLETION. CALL 404-371-4918 FOR FEE CALCULATIONS OR ANY QUESTIONS.
- FOR SEWER ACCESS FEES CONTACT WATER/SEWER ENGINEER AT 404-371-4918
- THRUST BLOCKS ARE REQUIRED WHERE EVER PIPE CHANGES DIRECTION (TEES, BENDS, ETC.)
- PROVIDE EASEMENT PLAT AND DEED FOR REVIEW FOR ALL SANITARY SEWER AND WATER EASEMENTS. (AFTER CONSTRUCTION AND WITH AS-BUILTS)
- GRAVITY SEWER LINE MATERIAL SHALL BE PVC (SDR35) OR DIP (CLASS 350).

TOTAL SITE ACRES = 0.17 ACRES
TOTAL AREA DISTURBED IN THE RIGHT-OF-WAY = 0.17 ACRES
TOTAL PROPOSED IMPERVIOUS AREA = 4,147 S.F.

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

EXISTING LEGEND

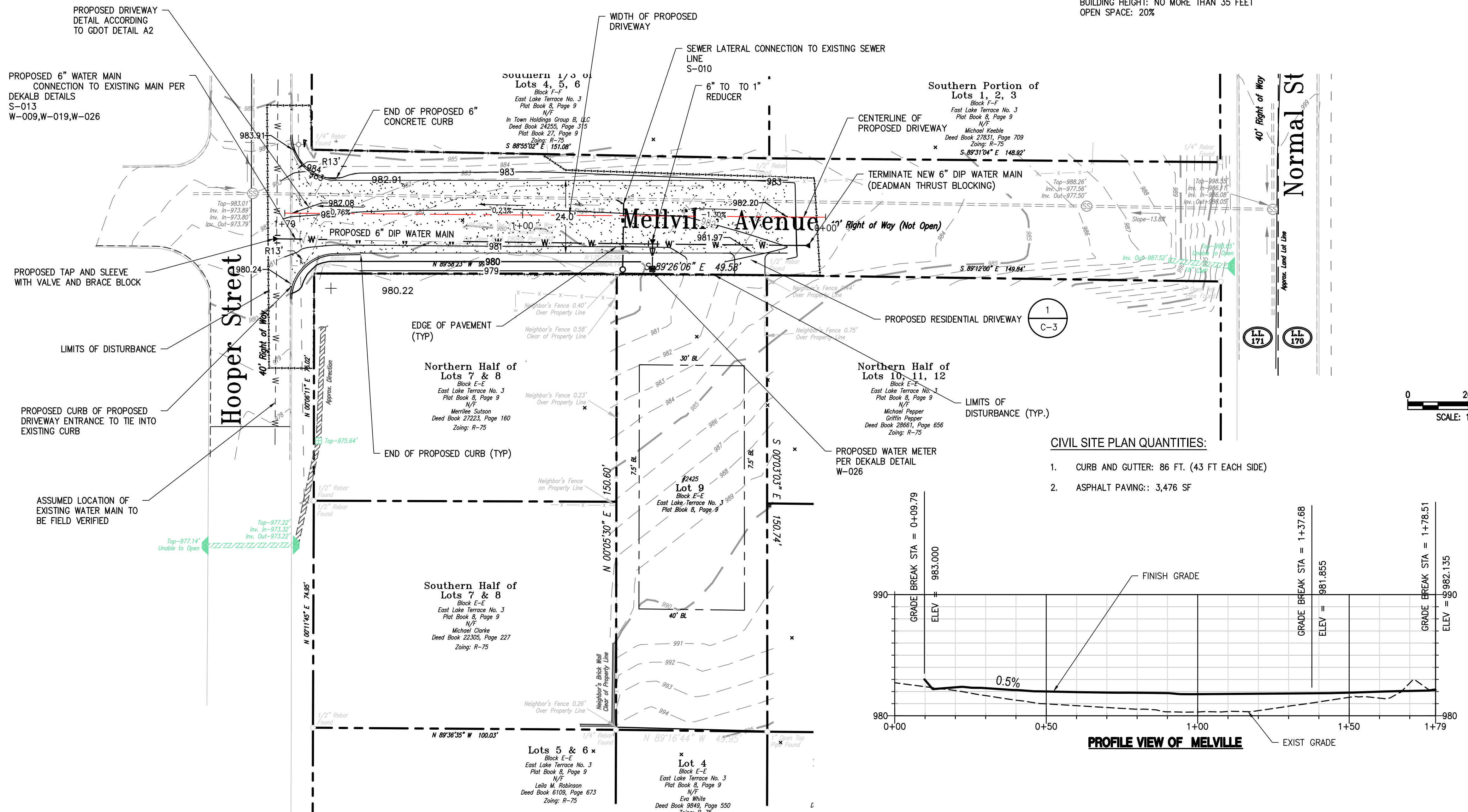
- 1150--- EXISTING CONTOUR
- - - - - PROPERTY LINE
- - - - - SANITARY SEWER MAIN
- - - - - W WATER LINE
- x - - - FENCELINE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORMWATER SEWER MANHOLE
- CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ W WATER VALVE
- ⊕ LIGHT POLE

PROPOSED LEGEND

- 935 CONTOUR
- STORMWATER LINE
- - - - - LIMIT OF DISTURBANCE
- SANITARY SEWER PIPING (MAIN)
- - - - - SEWER LATERAL (6" DIA)
- W - WATER LINE
- ⊕ SANITARY SEWER MANHOLE
- CLEANOUT
- WATER METER
- WATER VAULT
- ⊕ TAPPING SLEEVE AND REDUCER
- ⊕ TAPPING VALVE AND SLEEVE
- POST INDICATOR VALVE
- ▴ THRUST BLOCK

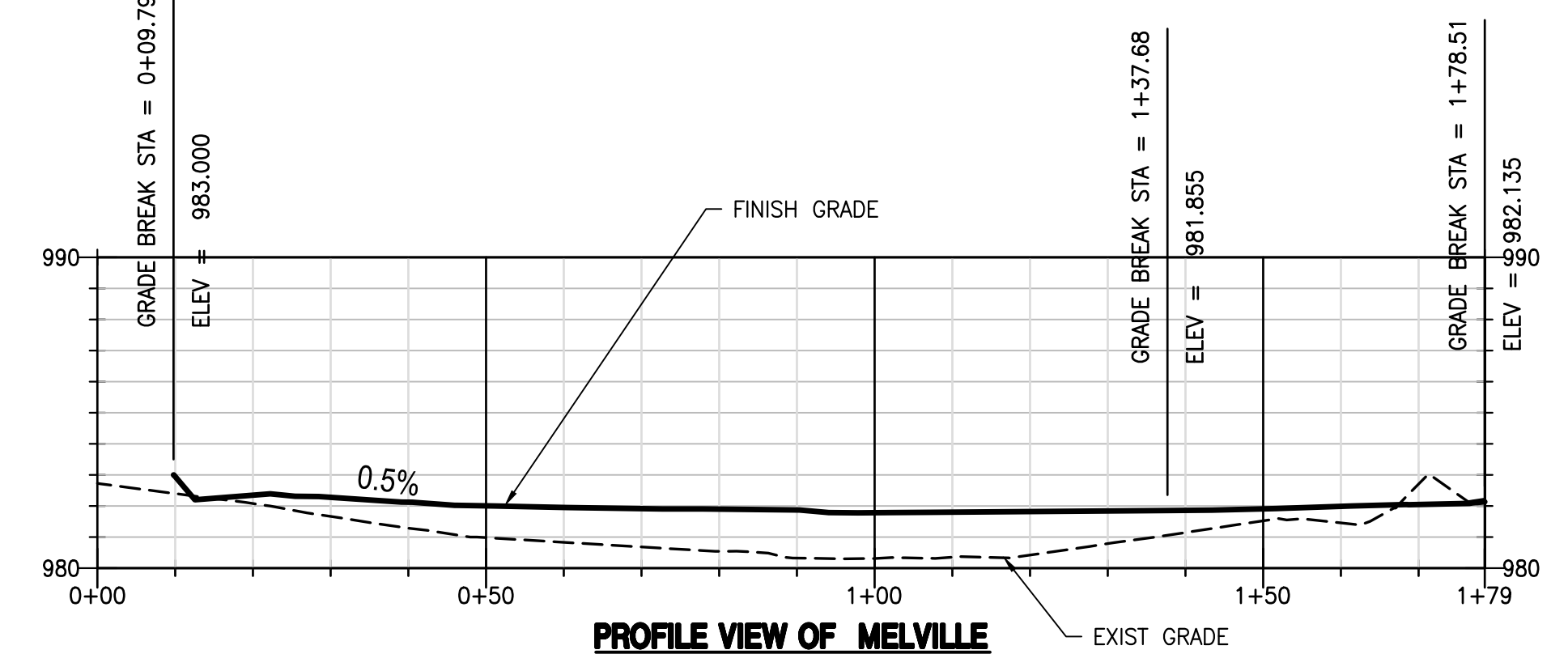
ZONING CONFORMANCE:

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%



CIVIL SITE PLAN QUANTITIES:

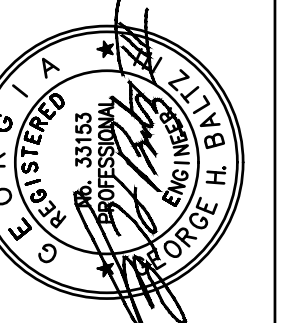
- CURB AND GUTTER: 86 FT. (43 FT EACH SIDE)
- ASPHALT PAVING: 3,476 SF



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

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

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



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

CVE PI # 21-677

Sheet No.
C-1

ES&PC NOTES:

- THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
- SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
- TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
- ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
- CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
- SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
- NO WETLANDS EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORMWATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
- DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- ACCESS EASEMENT TO BE CLEARED AND GRUBBED.
- WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN PROJECT IS RELEASED BY THE INSPECTOR.
- INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR.100001

STATE WATERS STATEMENT:

THERE ARE NO WATERS OF THE STATE THAT EXIST ONSITE. THERE ARE NO STATE WATERS THAT EXIST WITHIN 200 FEET OF THE SITE.

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

EROSION CONTROL BMP DESCRIPTION:

ALL BMPs ARE INSTALLED INCLUDING, PERIMETER BMPs ALONG THE SILT FENCE AND NEIGHBORING INLET SEDIMENT TRAPS.

SITE IS PREPARED FOR DRIVEWAY AND UTILITY CONSTRUCTION

LEGEND:

- CuC - CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
- PuE - PACOLET-URBAN LAND COMPLEX, 10 TO 25 PERCENT SLOPES
- - - - - LIMIT OF DISTURBANCE
- x - - - SILT FENCE

DEKALB COUNTY ESPC NOTES

- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- SEDIMENT AND EROSION MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
- 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. HTTP://WWW.GEORGIA811.COM
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

REMEDICATION OF ALL PETROLEUM SPILLS AND LEAKS - CLEANUP AND CONTROL PRACTICES

LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES MADE AVAILABLE TO SITE PERSONNEL.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. TYPICAL EQUIPMENT AND MATERIALS FOR CLEANUP INCLUDE BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, RESPIRATORS, CAT LITTER, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS FOR THIS PURPOSE.

SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WE BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.

FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 800-424-8802.

FOR SPILLS OF UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 800-424-8802.

FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ON SITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

GPS LOCATION
LATITUDE N: 1,357,868.128
LONGITUDE W: 2,258,667.254

Du
Ds1
Ds2
Ds3

SAMPLING & MONITORING POINT

Sd1-S
DOUBLE ROW AT LOWEST POINT

Sd2-P
FILTERS AT THE NEAREST STORMWATER INLET

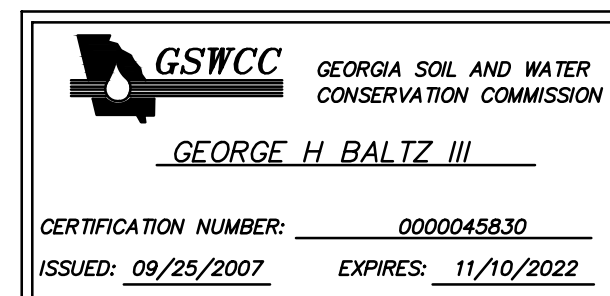
Sd2-P
FILTERS AT STORMWATER INLET

BASIN SILT FENCE CALCULATIONS
DISTURBED AREA = 0.17 ACRES
PROPOSED SILT FENCE = 427 FT OF SILT FENCE
REQUIRED SEDIMENT STORAGE = 67 CY/DISTURBED AREA = 11.39 CY
PROVIDED VOLUME = 0.05CY/FT SILT FENCE = 0.05CY/FT x 427FT = 21.35 CY

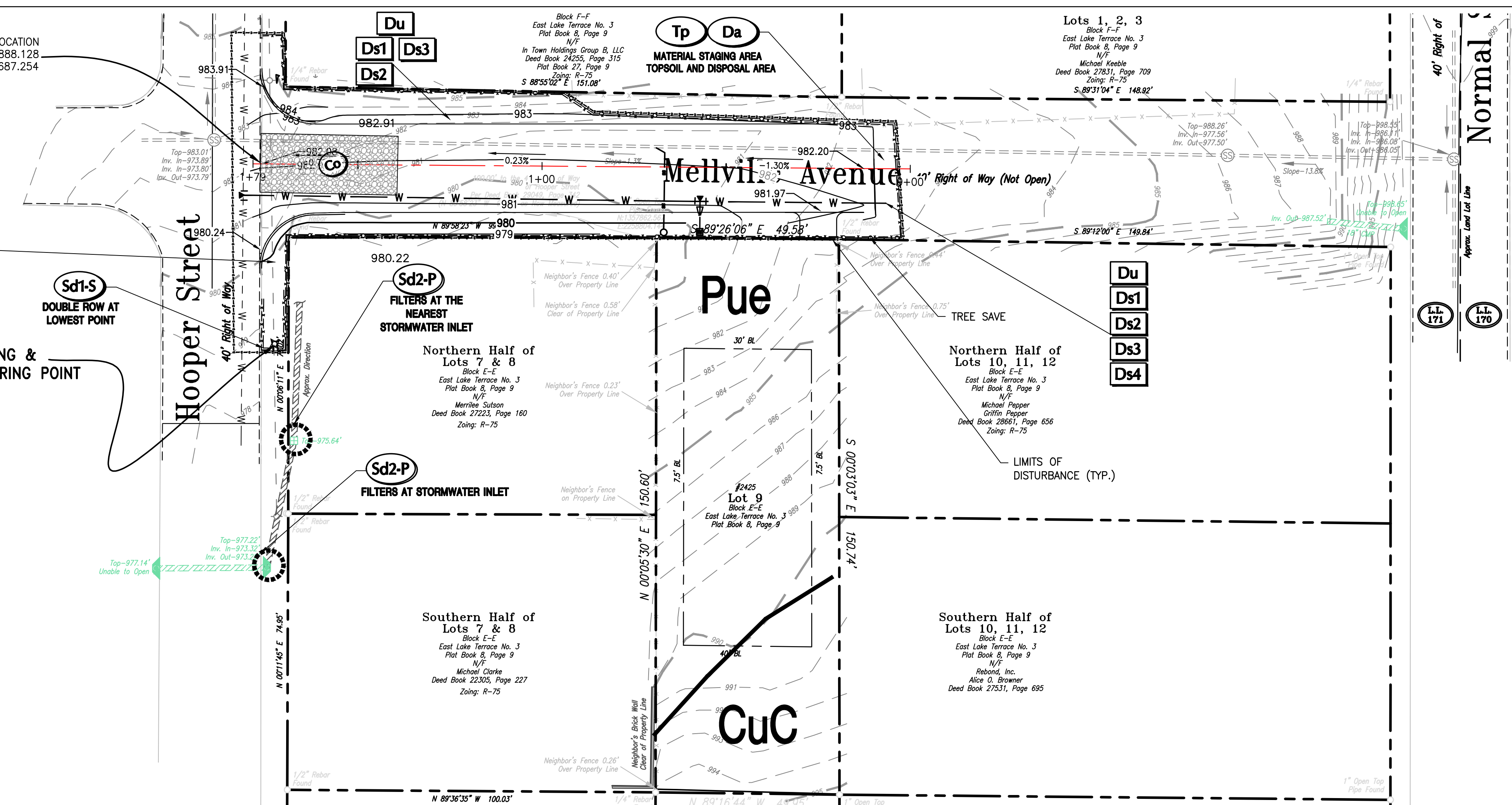
TOTAL SITE ACRES = 0.17 ACRES
TOTAL AREA DISTURBED IN THE RIGHT-OF-WAY = 0.17 ACRES



72 HR NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION BEFORE ANY PLANNED DIGGING



CERTIFICATION NUMBER: 0000045830
ISSUED: 09/25/2007 EXPIRES: 11/10/2022



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

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

"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 SUPERVISION."

"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" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 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 THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

01-17-22

PRODUCT SPECIFIC PRACTICES

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

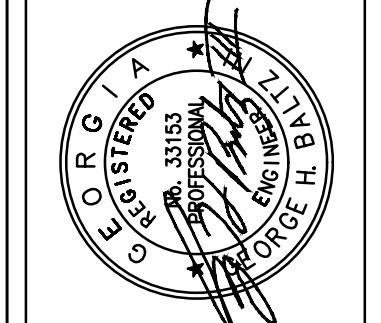
BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
211 Fernside Street, SE
Marietta, GA 30066
678-324-9410
www.crescentvieweng.com

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

ES&PC Plan

DATE	SCALE	AS SHOWN	REVISIONS	COUNTY COMMENTS
01-18-22		GHB	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.
C-2

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 REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MOTIFURES.
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, TACKERS 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. (1.4 lb.) 30 lbs. (0.7 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. MIDDLE EASTERN COMMON W/ SERICEA LESPEDEZA OR WEEPING LOVEGRASS.
ALONE OR WITH TEMPORARY COVER																
W/ OTHER PERENNIALS																
BAHIA WILMINGTON (Paspalum notatum)	60 lbs. (1.4 lb.) 30 lbs. (0.7 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. (0.2 lb.) 6 lbs. (0.1 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. (0.2 lb.) 6 lbs. (0.1 lb.)	M-L P C														227,000 SEED PER POUND. DENSE COVER. VARIETY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE																
WITH OTHER PERENNIALS																
BERMUDA, COMMON (Cynodon dactylon)	10 lbs. (0.2 lb.) 6 lbs. (0.1 lb.)	M-L P C														55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT TO BE USED IN MIXTURES.
ALONE																
WITH OTHER PERENNIALS																
BERMUDA, COMMON (Cynodon dactylon)	10 lbs. (0.2 lb.) 6 lbs. (0.1 lb.)	M-L P C														227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR BROWNSCHICK. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTING. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE																
WITH OTHER PERENNIALS																

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

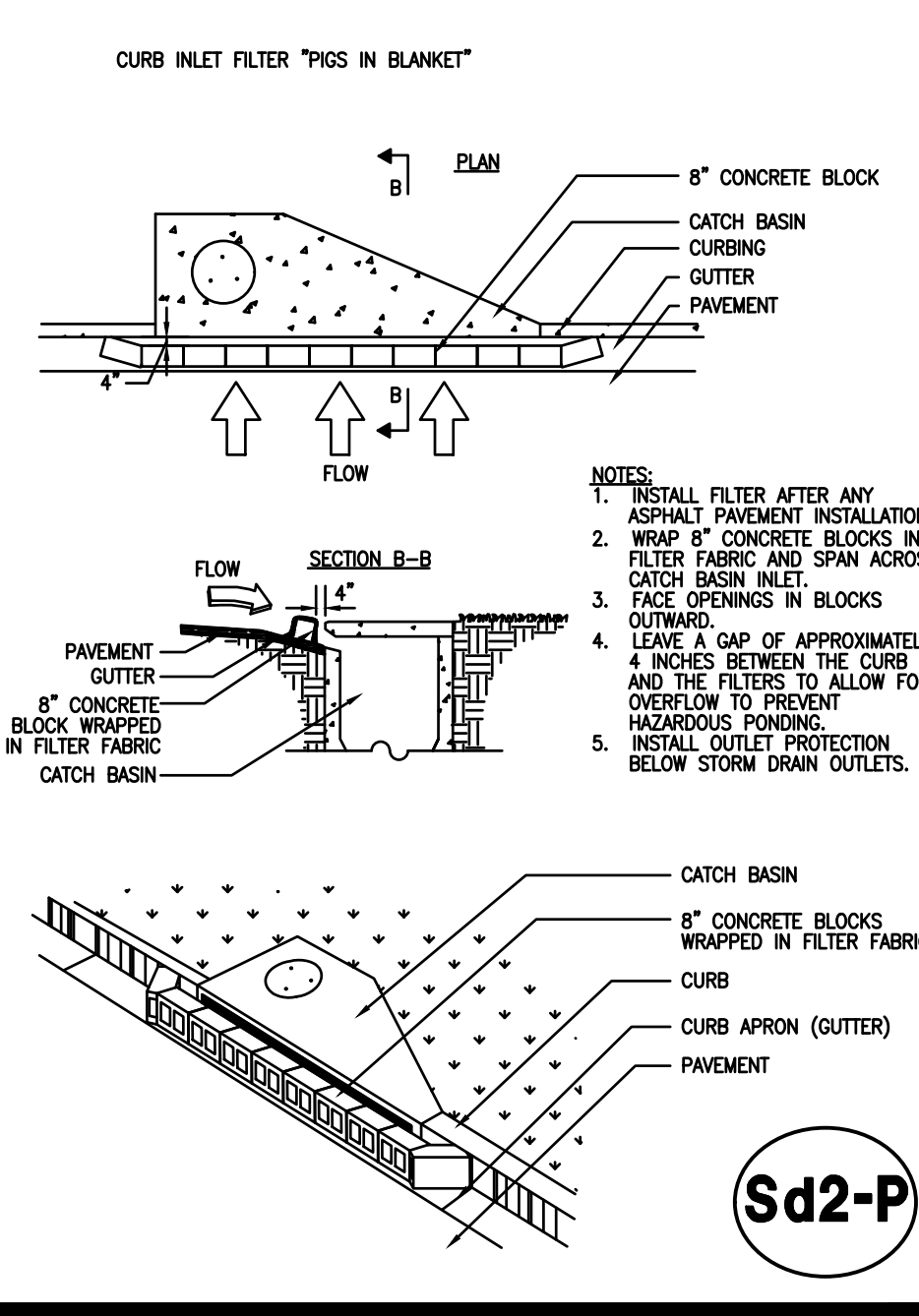
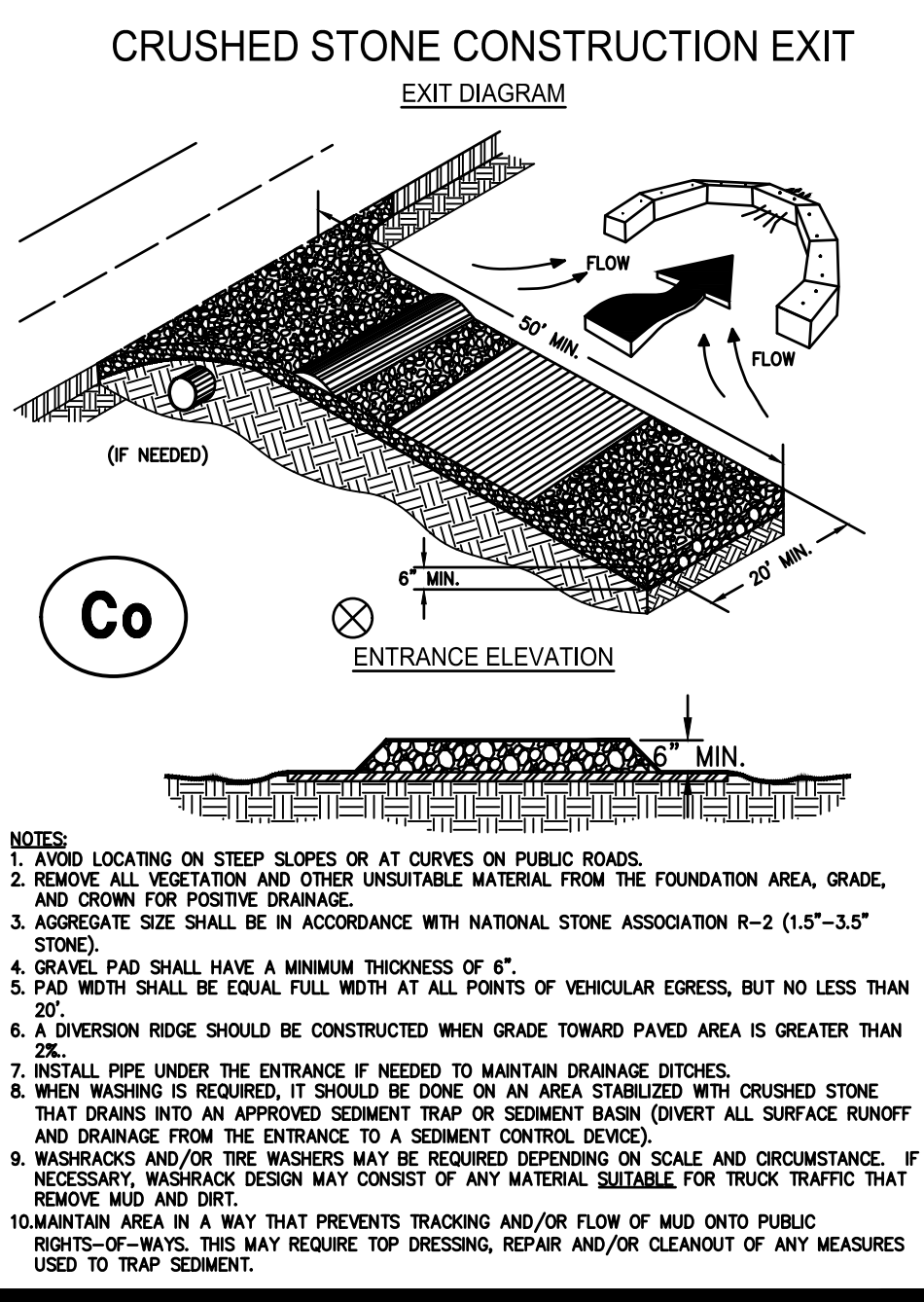
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678-324-8410
www.crescentvieweng.com

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

TEMPORARY GRASSING

Ds2

NOT TO SCALE

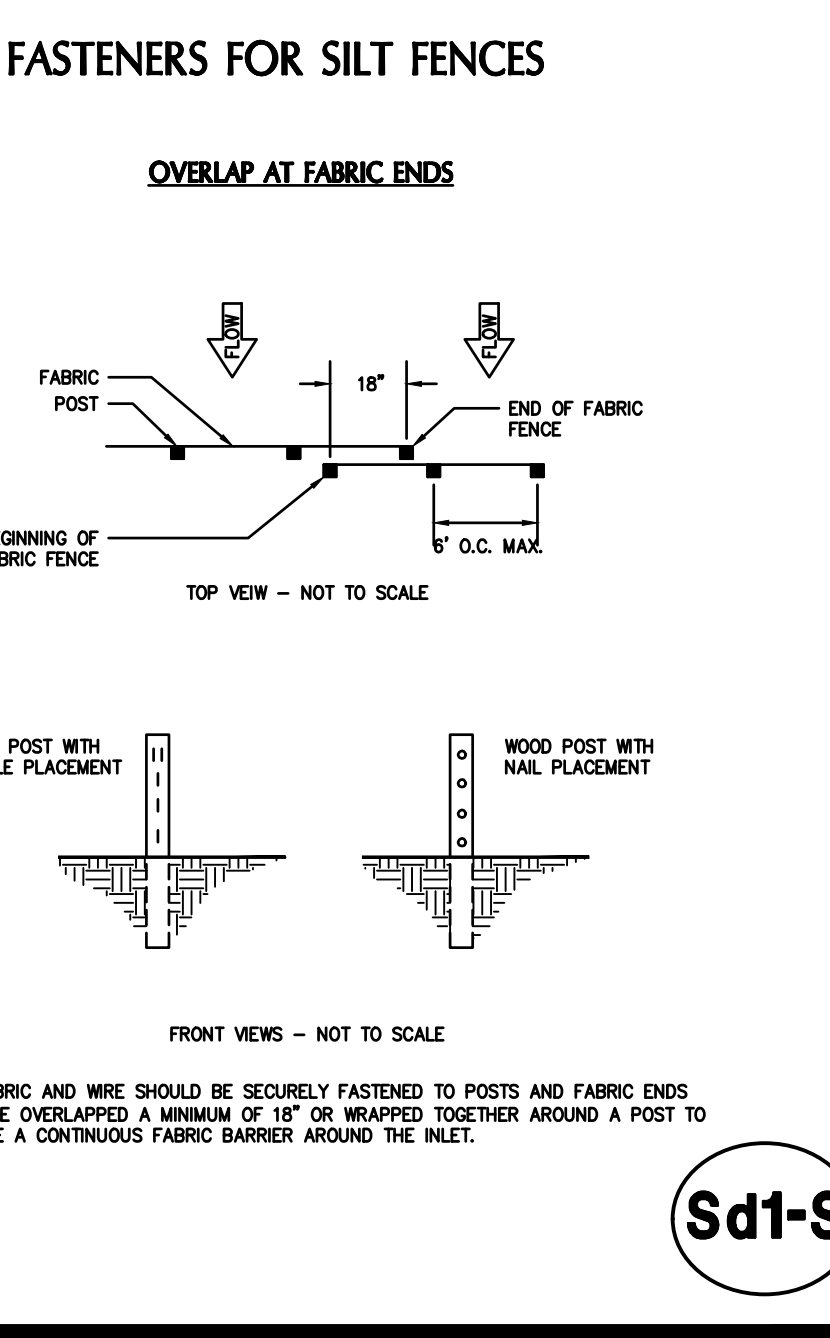
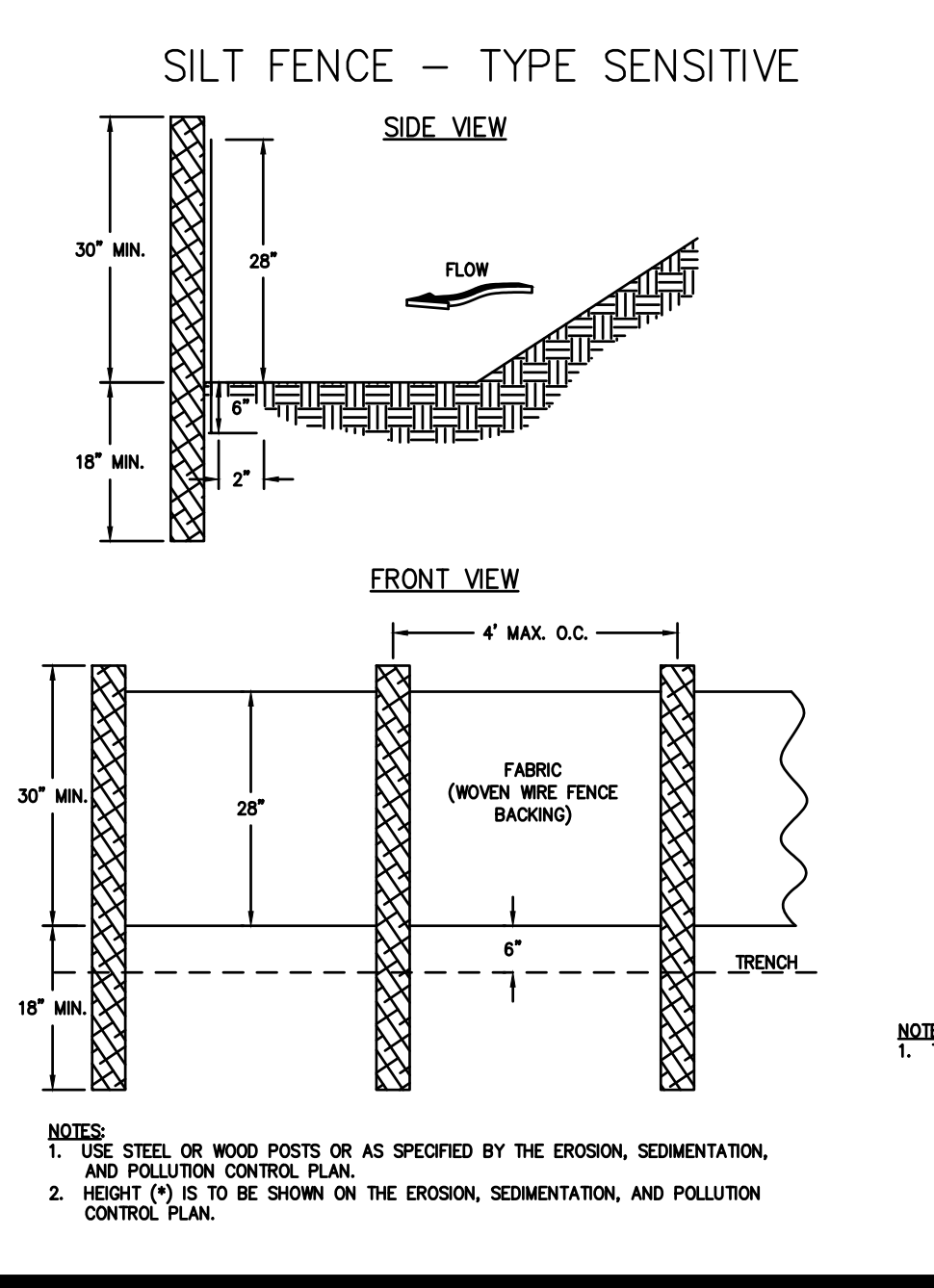


Sd2-P

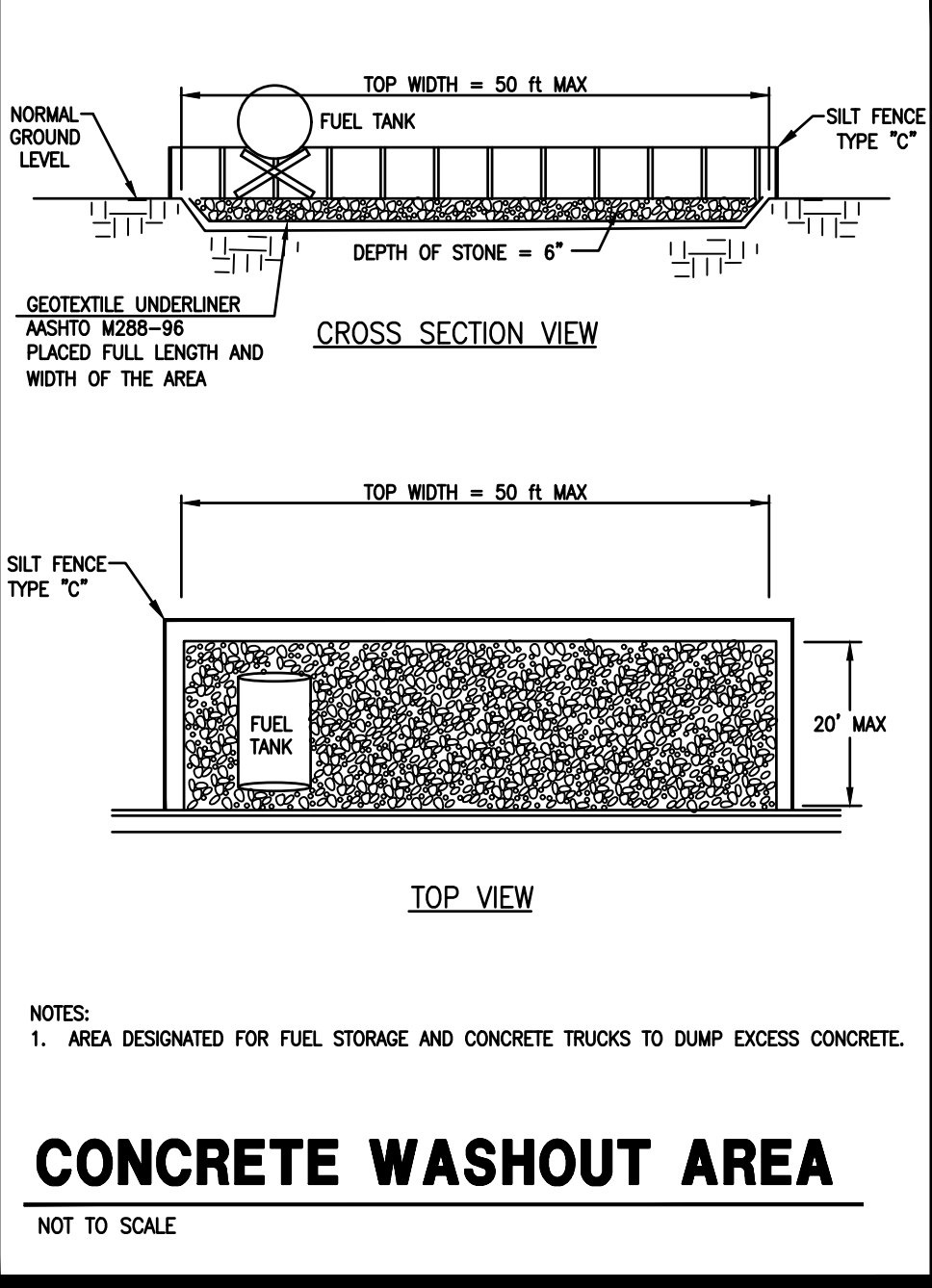
PERMANENT GRASSING

Ds3

NOT TO SCALE



Sd1-S



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGE H. BALTZ III

CERTIFICATION NUMBER: 0000045830

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

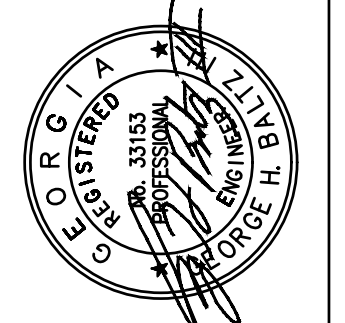
GEORGIA811

Utilities Protection Center, Inc.

Know what's below. Call before you dig.

ES&PC Details

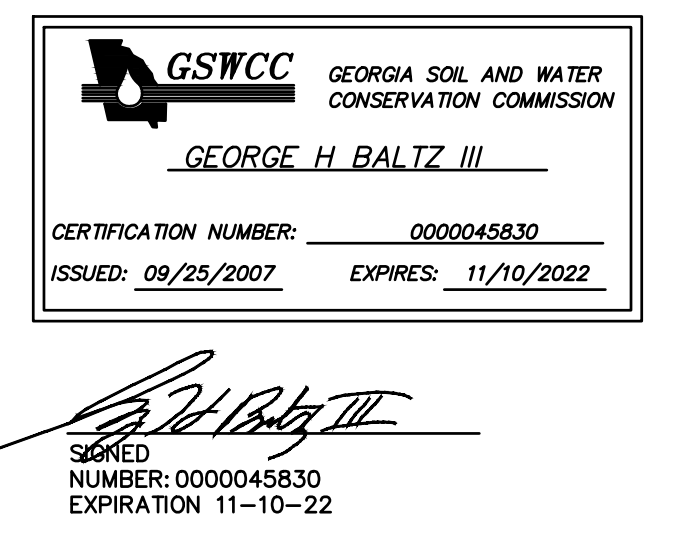
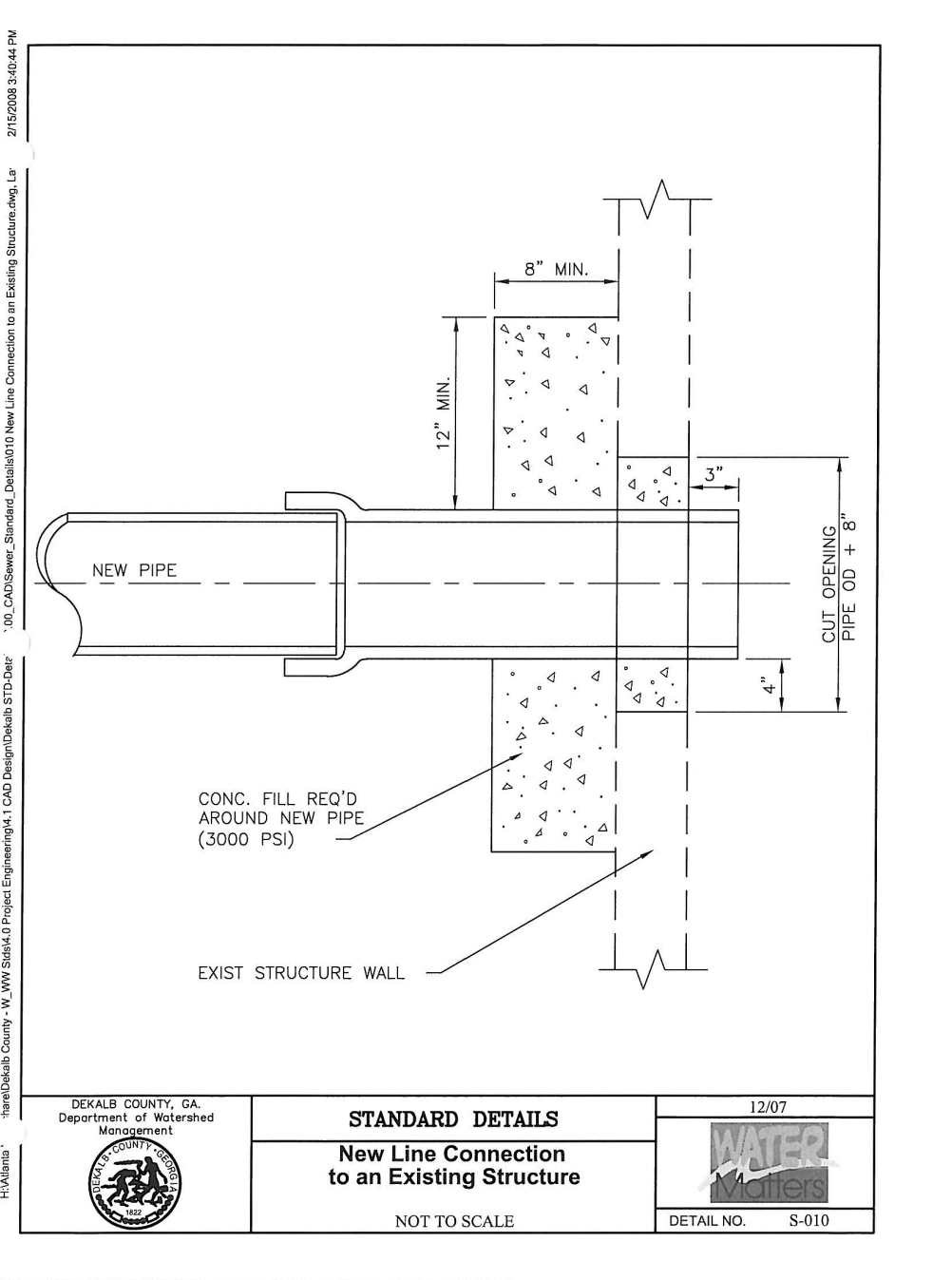
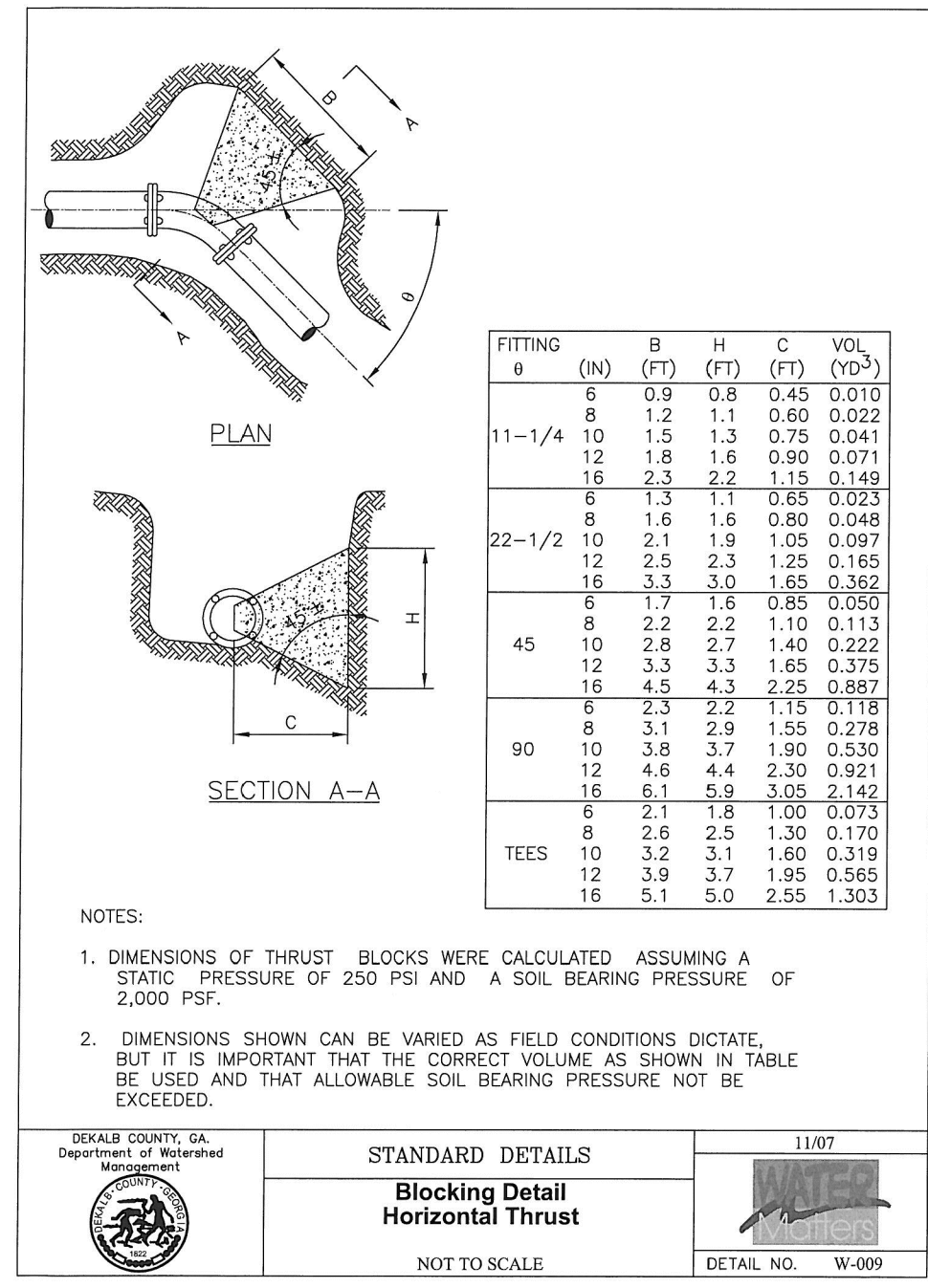
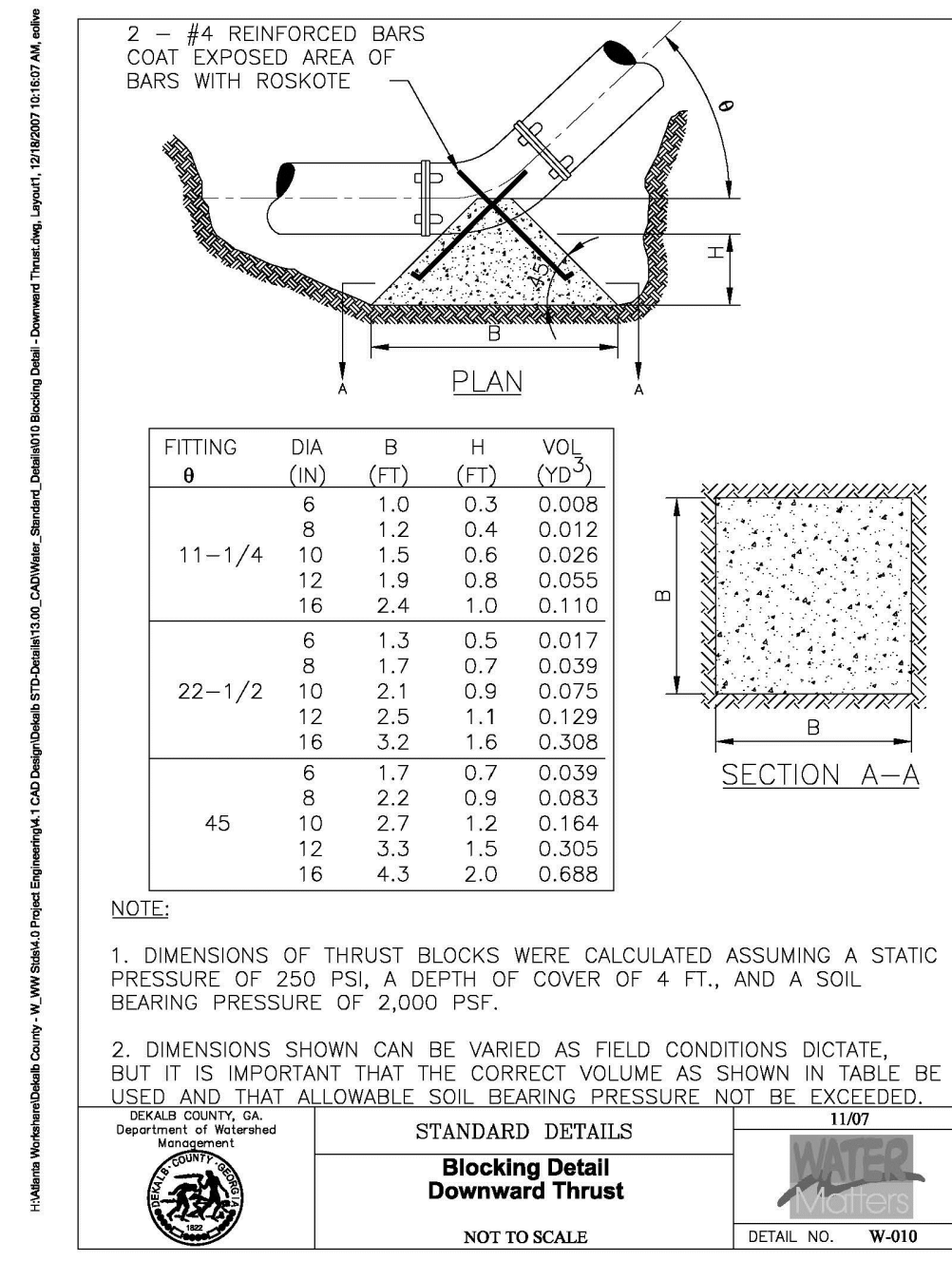
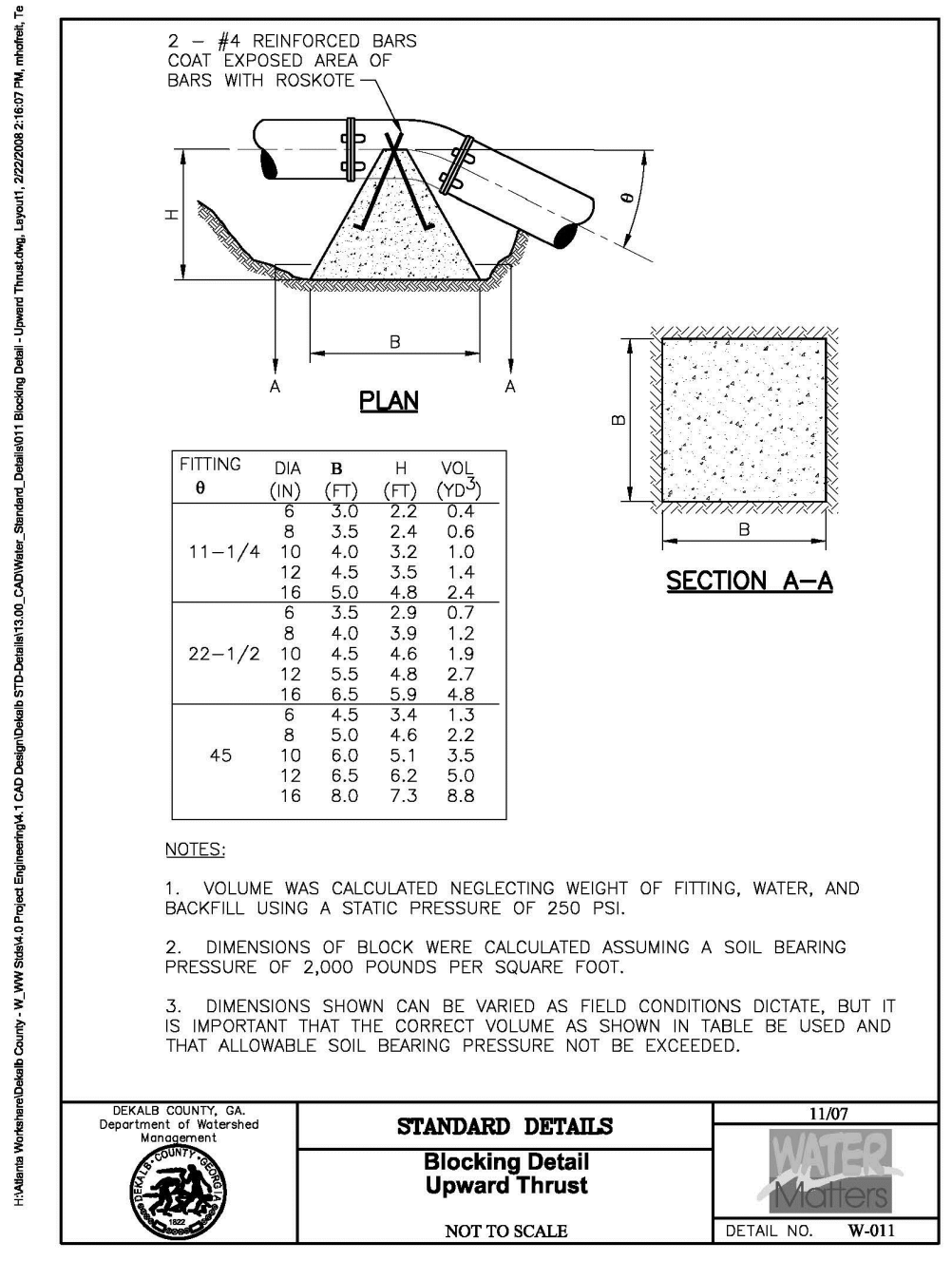
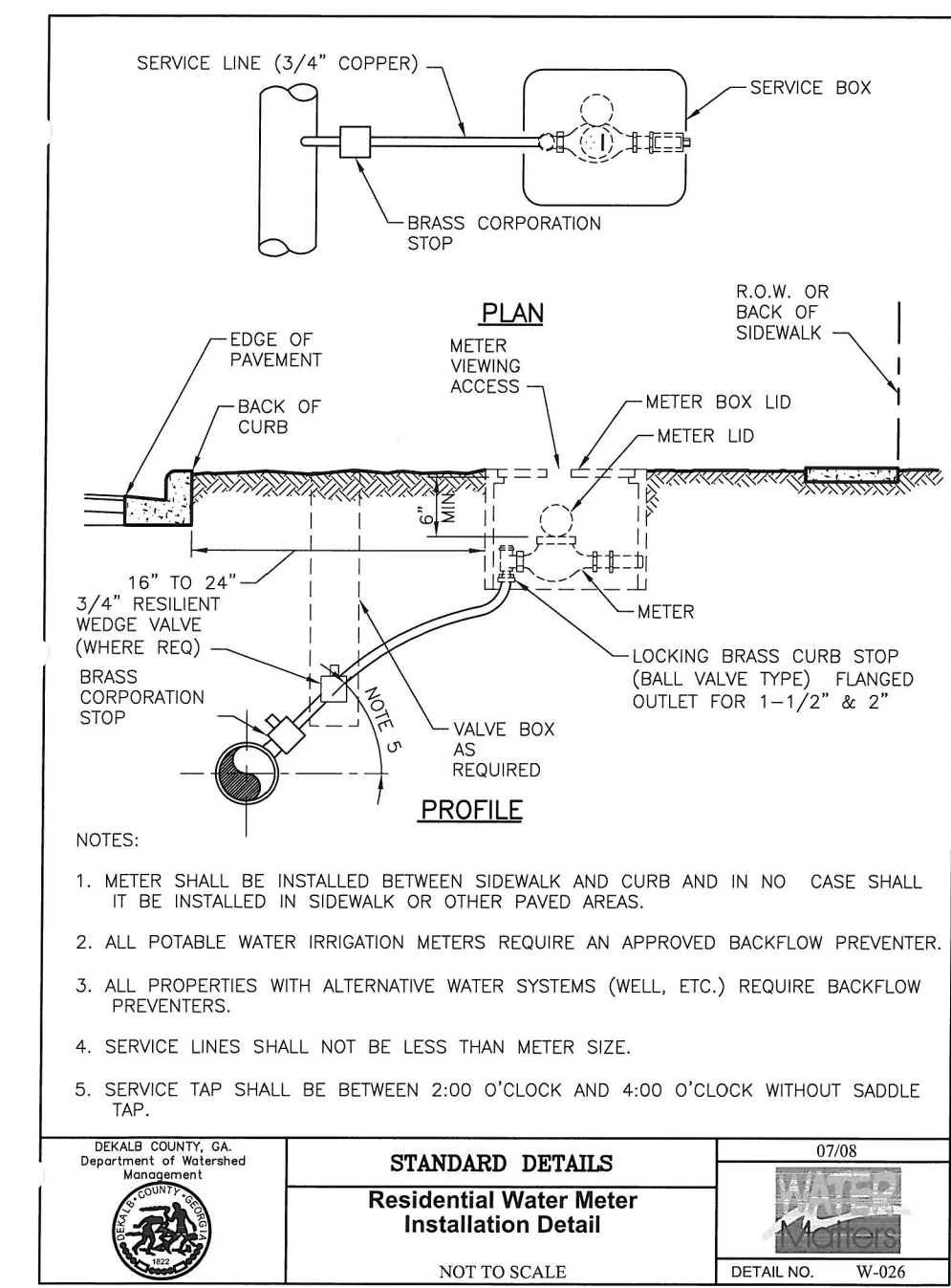
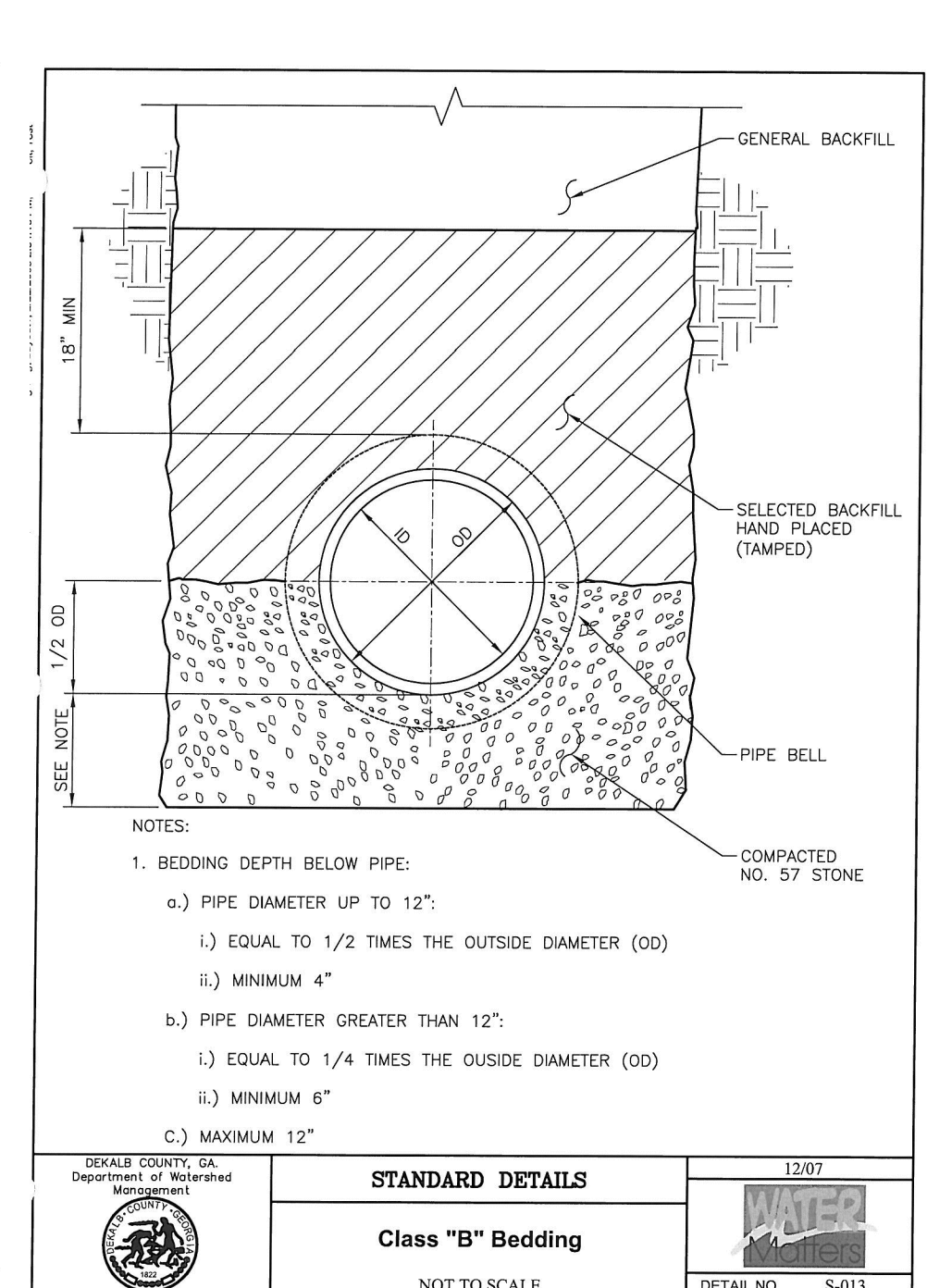
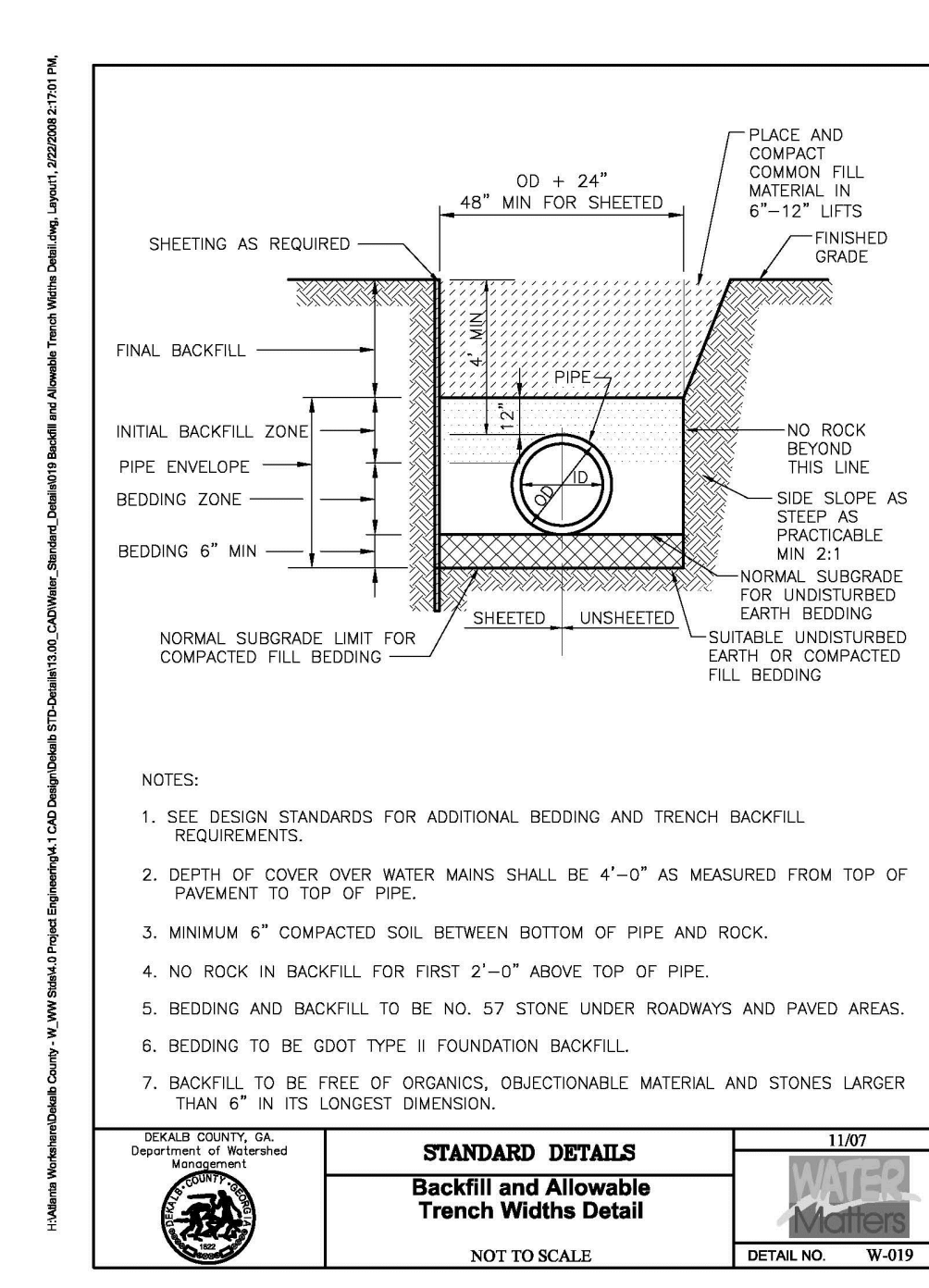
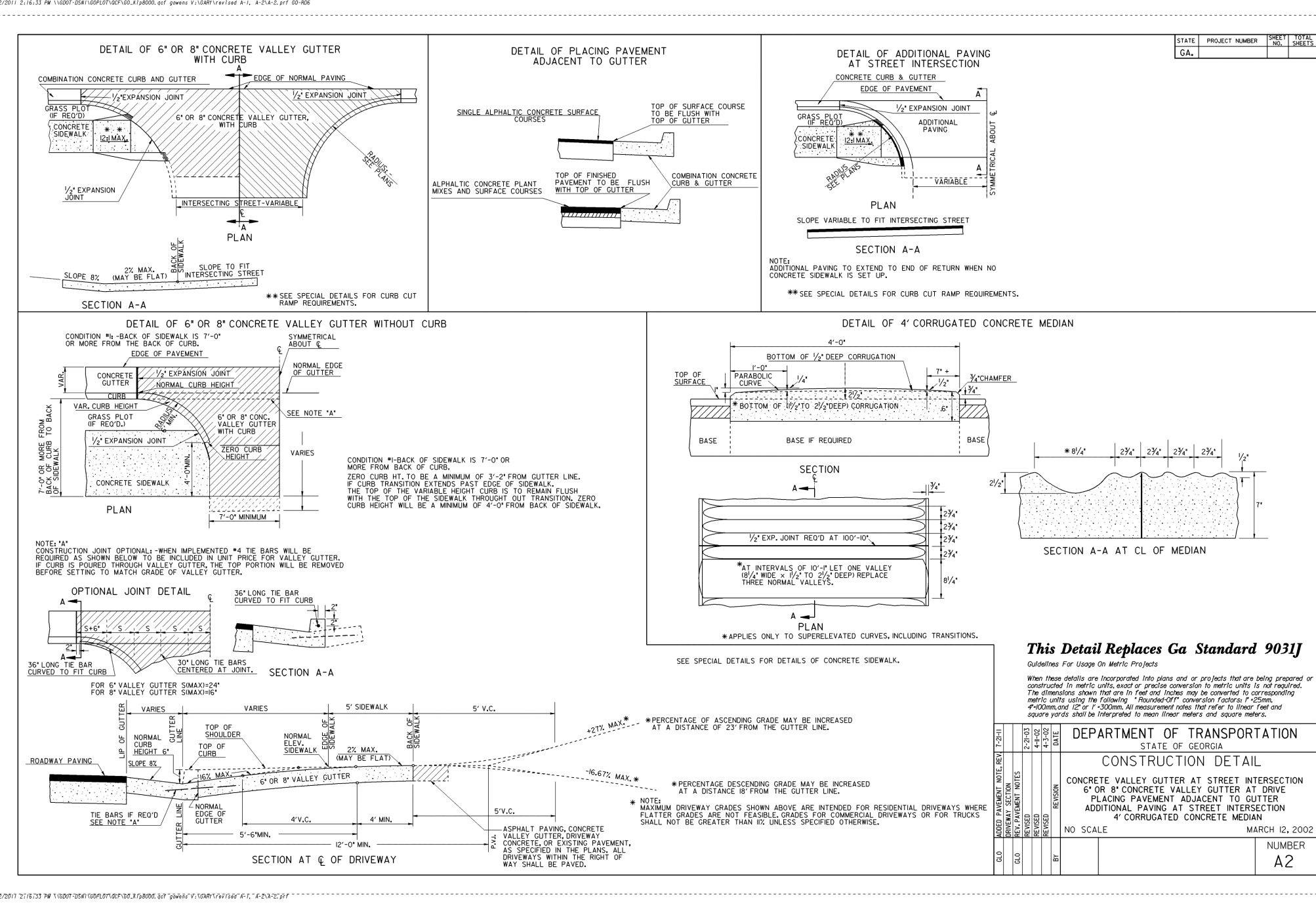
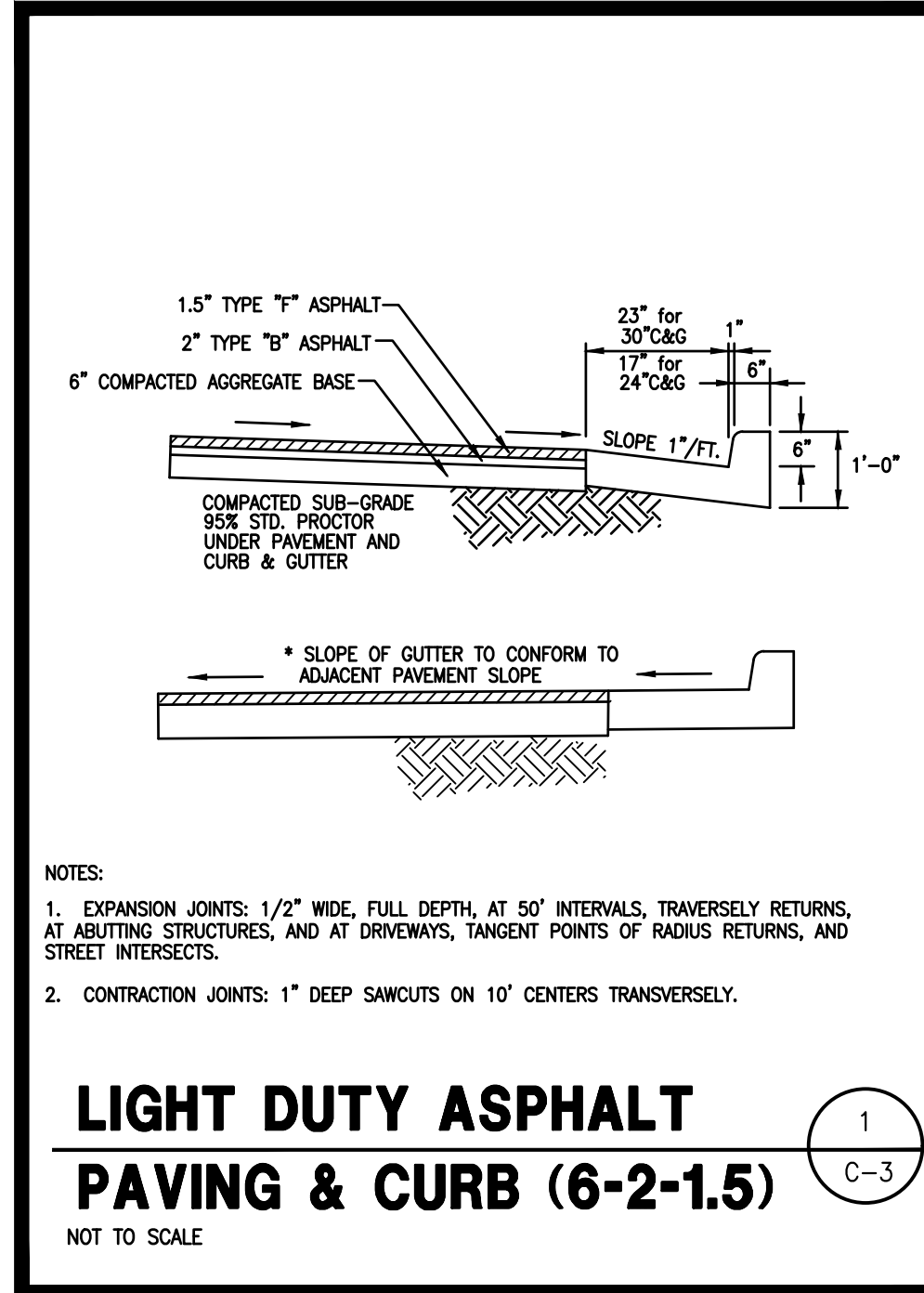
DATE	01-18-22	REVISIONS	
SCALE	AS SHOWN	COUNTY COMMENTS	
DRAWN	GHB		
CHECKED	PZ		



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

CVE PI # 21-677

Sheet No.
C-3

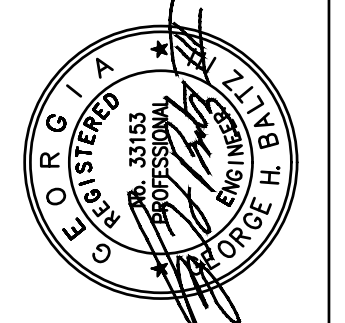


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 678-324-9410
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Prepared For:
Michael Long
 2903 South Carmona Avenue
 Los Angeles, CA 90016

Construction Details

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

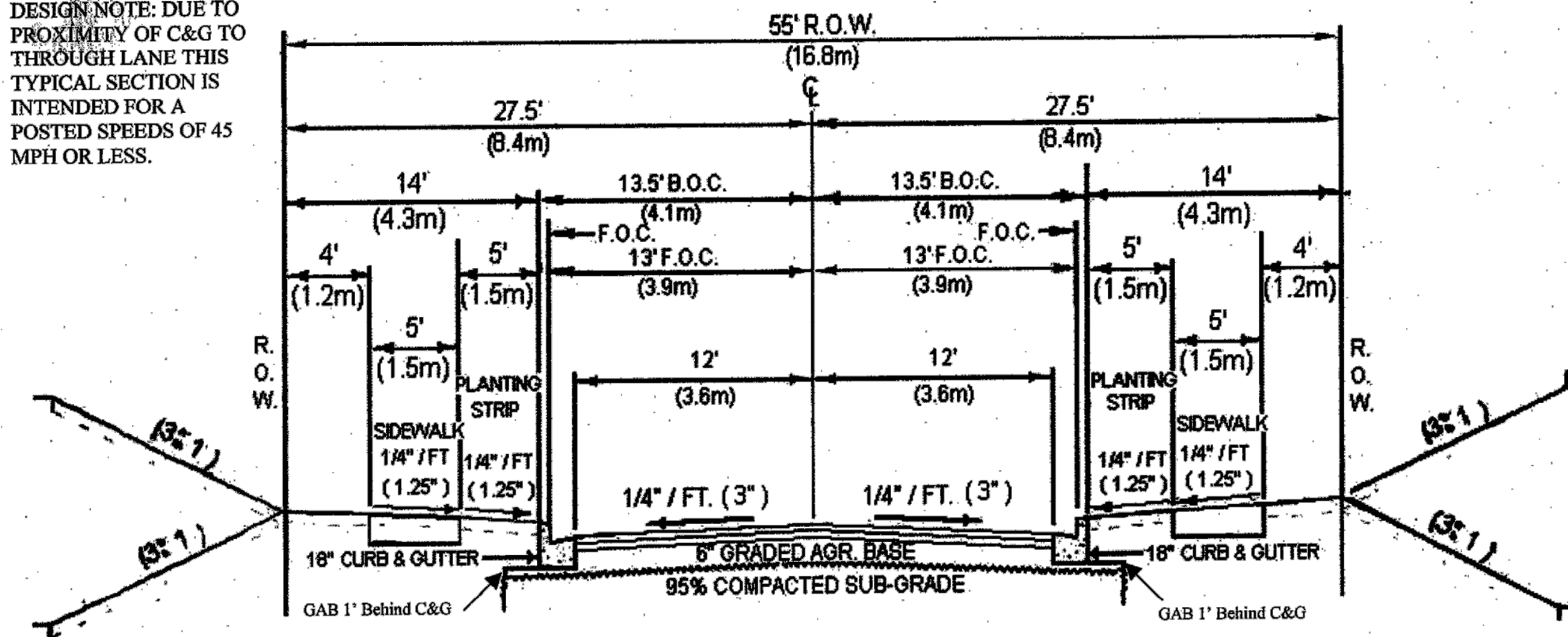


Construction Plans For:
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CVE PI # 21-677

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	04-27-2009
2" TOPPING	04-27-2009
2" B" MODIFIED	04-27-2009

DEKALB COUNTY	DRAWN BY: PATRICK L. TITTLE
PLANNING & DEVELOPMENT	APPROVED BY: PATRICK O. BARKS
	DATE: 04-27-09

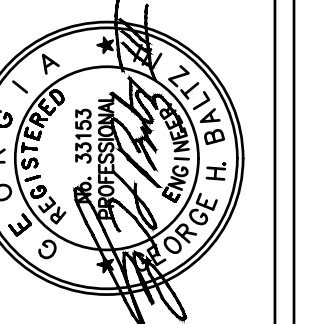
TYPICAL 2 LANE SECTION WITH 18" CURB & GUTTER
 55' R.O.W.

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Construction Details

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



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 COUNTY, 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

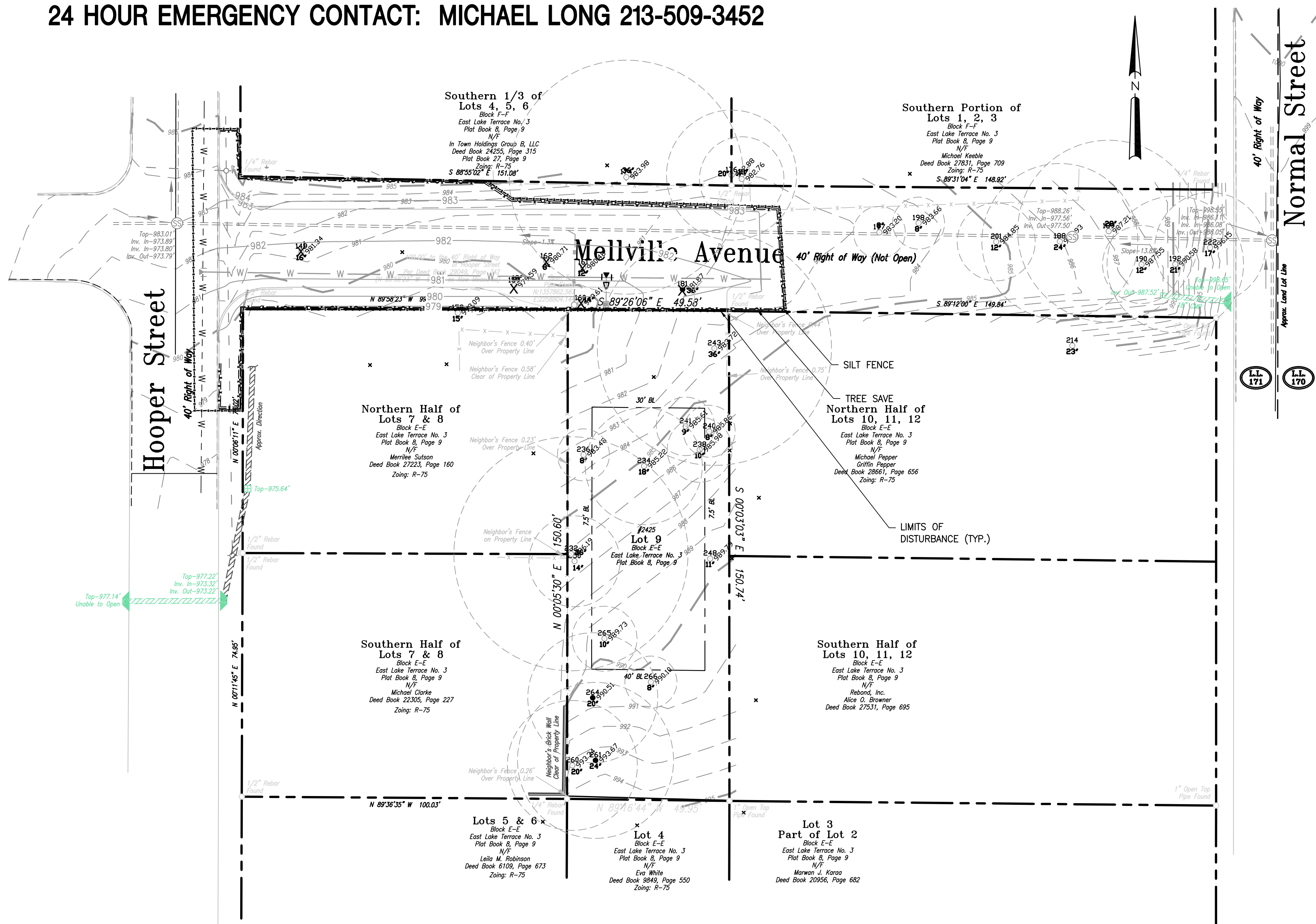
BOUNDARY TREES LOST:

NUMBER	TYPE
0	N/A

Tree Legend:

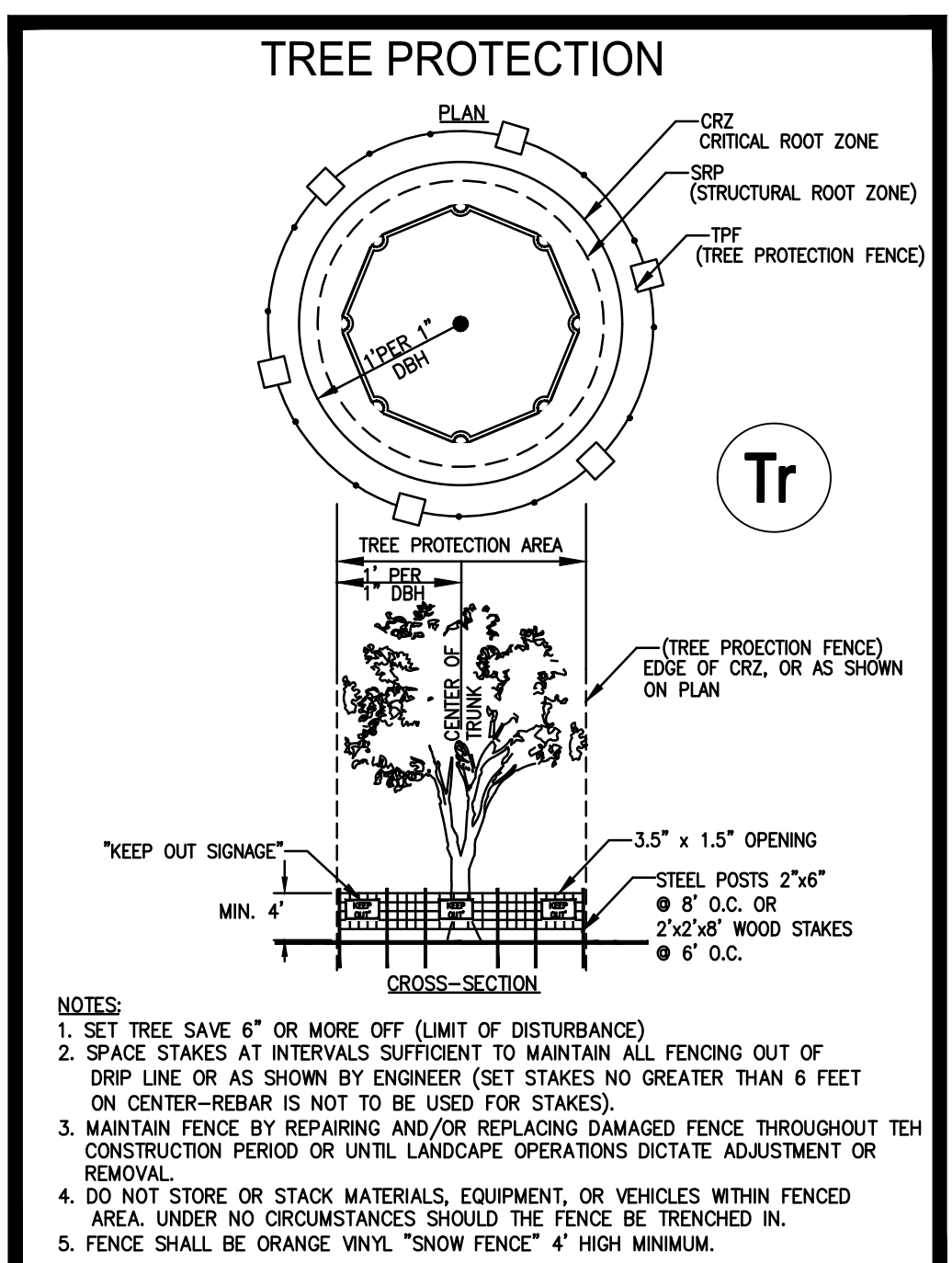
X - REMOVED TREES FROM RIGHT-OF-WAY

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/RSRP = DESTROYED DUE TO IMPACT TO STRUCTURAL ROOT PLATE									
				HARDWOOD	188				



SIX TREES LOST IN THE ALLEY / ROW FOR DRIVEWAY ACCESS

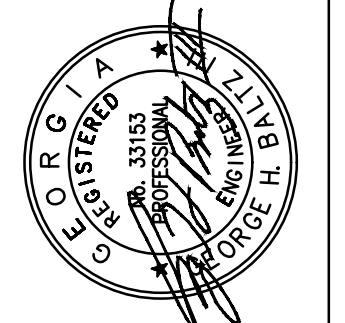
- NOTES:
- SET TREE SAVE 6" OR MORE OFF (LIMIT OF DISTURBANCE)
 - SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 - MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL LANDSCAPE OPERATIONS DICTATE ADJUSTMENT OR REMOVAL.
 - DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA. UNDER NO CIRCUMSTANCES SHOULD THE FENCE BE TRENCHED IN.
 - FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

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

Tree Protection Plan

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



Construction Plans For:
2425 Mellville Avenue
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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.

⋮