

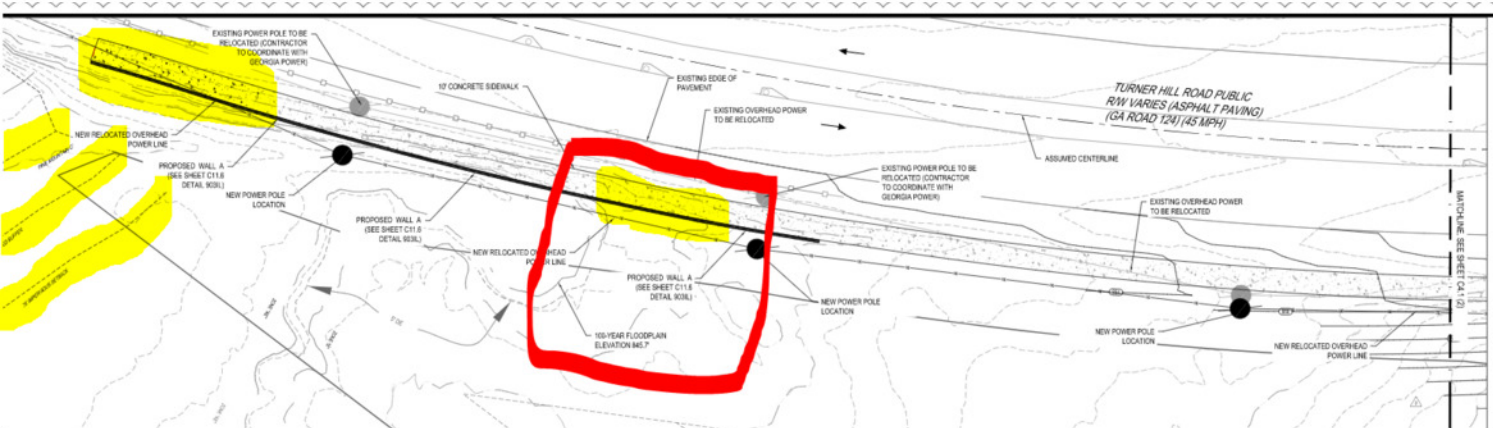
Land Development Comments - Variance Lithonia ISP

The Land Development section doesn't support this variance request:

See the area highlighted in yellow on the attached screenshot. The County codes will support a stream buffer variance request for the 50 ft county buffer. Also, instead of a concrete sidewalk, the County can allow to build that section of the sidewalk as a trail with pervious materials which will reduce the disturbance in the buffers (this will be also acceptable to the EPD for the 25 ft state stream buffer). Also, if the EPD doesn't grant a variance for the 25 ft state stream buffer; the applicant/developer can end the sidewalk by that 25 ft buffer line.

Additionally, towards the end of the property, there is there is portion of the sidewalk where the wall (which is proposed to support the sidewalk) is encroaching into a floodplain area (see the area highlighted in yellow with the red square on the screenshot below)

However, the driveway can be re-routed in such a way that it doesn't encroach into the floodplain. Only a small portion of the wall is encroaching into the floodplain. Also, the Land Development section will accept and the County, instead of a no sidewalk option, may allow the width of the sidewalk to be reduced in that section.



1

REVISION NO.	DATE	DESCRIPTION

DESIGNED BY: RM
 CHECKED BY: SKL
 APPROVED BY: [Signature]

BCE
 BURNS & MCDONNELL ENGINEERS
 246 FIVE FORKS ROAD, SUITE 400
 ALPHARETTA, GEORGIA 30201-5914
 PHONE: 404-779-7000
 FAX: 404-779-7009

PROJECT: ALPHARETTA PROPOCO
 SHEET: C11.8