

VARIANCE APPLICATION

Planning & Zoning
2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



Attach a survey of the property drawn to scale and showing the following information. Please provide one full-size copy of all plans, as well as one copy of all plans in an 8½" x 11" format. It is helpful to show floor plans and elevations of proposed building improvements, as well as a letter of support from adjacent property owners. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner. See the stream variance submittal checklist for additional requirements for stream variances.

1. all property lines with dimensions
2. location of buildings and other structures, creeks and easements referenced to property lines
3. north arrow, scale, lot and block numbers and land lot
4. topographic and drainage information if pertinent

Address of property 884 Derrydown Way Decatur, GA 30030
Name of applicant Mark Terry/First Wave Investments LLC Phone 713-408-9325
Address 508 Summit Drive City/state/ZIP Decatur, GA 30032
Email mark@julesinteriorconcepts.com
Name of property owner Mark Terry/First Wave Investments LLC Phone 713-408-9325
Address 508 Summit Drive City/state/ZIP Decatur, GA 30032
Current zoning of property R-60

Please answer all of the following questions on a separate sheet.

1. What is the variance requested? What code requirement do you wish to vary from?
2. What are the special conditions relating to the specific piece of property in question (narrowness, shallowness, shape, topography, or other extraordinary and exceptional situation)?
3. Explain how the application of the zoning ordinance to this specific piece of property results in peculiar, extraordinary and practical difficulties?
4. Are the circumstances or conditions applying to the building or land in question peculiar to the premises? Do they apply generally to other land or buildings in the vicinity?
5. Explain why the granting of this variance is necessary for the preservation and enjoyment of a property right and does not merely serve as a convenience to the applicant.
6. Did the condition for which the variance is sought result from an action by the applicant?
7. Explain how the variance will affect the supply of light and air to adjacent property, the traffic on public streets, the danger of fire, the public safety and established property values.
8. Explain how the granting of the variance will be in harmony with the general purpose and intent of the Decatur land use plan.
9. Will the granting of the variance allow a structure or use in a district restricted against such structure or use?

I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.

Applicant signature *Mark A Terry* Date 7/27/2023

November 13, 2023 - ZBA Hearing – 884 Derrydown Way
UPDATED VARIANCE APP ANSWERS w/RATIONALE FOR FRONT PORCH VARIANCE

1. What is the variance requested? What code requirement do you wish to vary from?

Regarding the lot at 884 Derrydown Way, 30030 in the City of Decatur:

We are requesting the following variance to the R-60 Single Family Residential District Principal Building Setback that is established in the CODE OF ORDINANCES CITY OF DECATUR, GEORGIA / PART IV - Unified Development Ordinance of the City of Decatur, Georgia / Article 3. - Residential Districts / Sec. 3.2. - R-60 Single-Family Residential District / sub-section 3.2.4 - Building Placement:

- reduce the *Principal Building Setback - Side interior* between 884 Derrydown and 890 Derrydown from 10' minimum to 8' 4" minimum
- reduce the *Principal Building Setback – Primary street Avg. front yard* by 1' 10" (22") to accommodate a front porch that will project 6' from the house into the front yard.

2. What are the special conditions relating to the specific piece of property in question (narrowness, shallowness, shape, topography, or other extraordinary and exceptional situation)?

The special condition driving this variance request is that 884 Derrydown Way is a legal non-conforming lot where the existing house on the lot is over the right Side interior Principal Building Setback by 1' 8". Also, the existing Avg. front yard setback prevents the construction of a front porch that provides adequate space and covered protection from inclement weather, as people enter and exit through the front door.

3. Explain how the application of the zoning ordinance to this specific piece of property results in peculiar, extraordinary and practical difficulties?

Strict application of the zoning ordinance in this case:

- prevents the organic renovation of the existing 1950 single-story ranch that has 8' ceilings, to a substantial two-story classic farmhouse family home with 10' ceilings.
- results in a front porch that neither shares nor benefits from similar styling, surface area, and functionality as porches on at least nine (9) other recently new and renovated homes on the block.

4. Are the circumstances or conditions applying to the building or land in question peculiar to the premises? Do they apply generally to other land or buildings in the vicinity?

There are at least nine (9) other recently new and renovated homes on the same block of Derrydown that have front porches of similar dimensions (6' deep x 15' wide):

- 945 937 933
- 928 923 917
- 891 890 875

5. Explain why the granting of this variance is necessary for the preservation and enjoyment of a property right and does not merely serve as a convenience to the applicant.

The requested variance is necessary to build on and extend back the existing crawlspace foundation and retain the first floor framing and brick veneer, while simultaneously maximizing the use of available floorspace to the extent of the width of the existing foundation. Also, granting the front yard variance would result in the ability to exercise a property right that a number of other homeowners on the block have exercised; specifically, the construction of a functional and welcoming front porch.

6. Did the condition for which the variance is sought result from an action by the applicant?

No.

7. Explain how the variance will affect the supply of light and air to adjacent property, the traffic on public streets, the danger of fire, the public safety and established property values.

The variance will not adversely affect the supply of light or air to the adjacent property at 890 Derrydown Way, and it will in no way negatively affect the traffic on Derrydown Way. It will not increase the danger of fire or decrease public safety. However, the variance in this case will increase property values in the vicinity because it will allow for a functional and aesthetically pleasing renovation that will increase the number of bathrooms, bedrooms, and livable square footage of the home; as well as facilitate neighbor interaction.

8. Explain how the granting of the variance will be in harmony with the general purpose and intent of the Decatur land use plan.

Granting the variance in this case is in complete alignment with the low density¹ residential land use purposes of the R-60 single family district. The renovated home will be suitable for a growing family that desires to contribute to the community and enjoy the benefits of the City.

¹ CODE OF ORDINANCES CITY OF DECATUR, GEORGIA / PART IV - Unified Development Ordinance of the City of Decatur, Georgia / Article 1. – General Provisions / Sec. 1.4. – Comprehensive Land Use Plan / sub-section 1.4.4 – Relationship Between Land Use Categories and Zoning Districts

9. Will the granting of the variance allow a structure or use in a district restricted against such structure or use?

No.

GA Professional Engineering Firm (PEF) 4308
Expires 6/30/24

Office: (770) 886-5033
Fax: (770) 886-8084

July 5, 2023

Jules Interior Concepts
julie@redkeyproperties.com

RE: Residence at 884 Derrydown Way – Second Story Addition
City of Decatur

Dear Ms. Sandahl,

Following your request, our technician visited the above referenced site, for the undersigned, on June 20, 2023, to evaluate the condition of the existing foundation for the proposed second-story addition. The following report outlines the results of our evaluation.

Background Information

The original foundation, built in the 1950s, is situated on a lot that slopes gently from right to left. The existing foundation is constructed out of 8" CMU walls resting on continuous concrete footings. You intend to add a second story to the structure.

Structural Examination

We completed a thorough visual examination of the foundation as well as the adjacent subgrade (we probed the adjacent terrain with a ½" diameter metal probe rod) and found the firm residual subgrade (bearing capacity in excess of 2500 psf) to be approximately 12" to 18" below grade along the front and rear sides of the house. We viewed and probed areas alongside the exterior foundation walls to examine the foundation construction. Our findings and recommendations are listed below.

1. The original foundation walls (8" thick CMU) rest on poured concrete footings at depths ranging from 12" to 18" below the exterior grade.
2. Spread footing dimensions are estimated to be 10" deep x 16" to 20" wide.

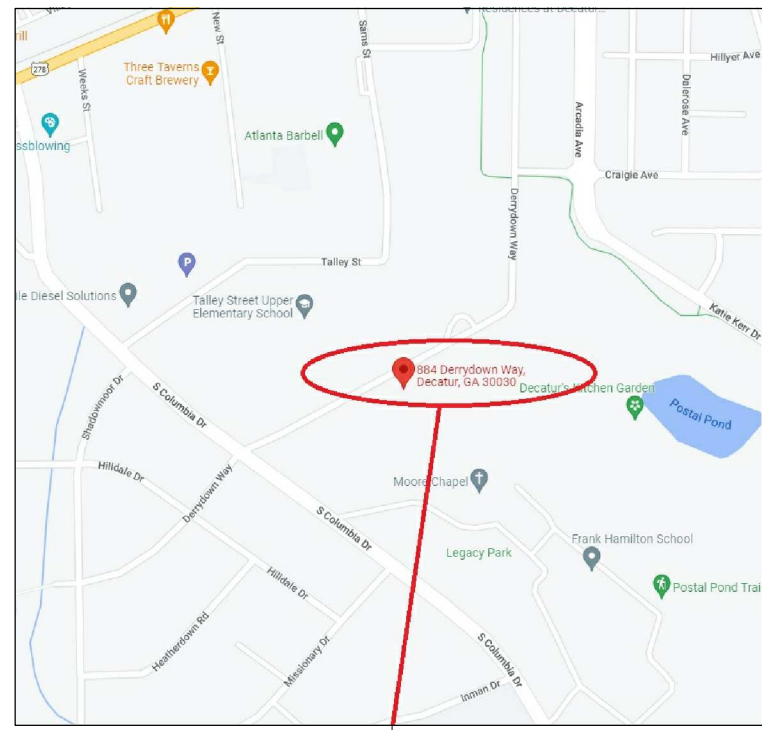
In summary, it is our opinion that the existing foundation is adequate to support the proposed 2nd floor addition, with average expected design loads, as required by the 2018 International Residential Code. Should you have any questions regarding this inspection or report, or if we can be of further assistance, please call us at your convenience.

Sincerely,



Albert J. Palmer, P.E.
Georgia P.E. No. 15301

THJ



SITE LOCATION MAP NOT TO SCALE

PROPERTY IS ZONED R-60 CITY OF DECATUR BUILDING SETBACK: FRONT AVERAGE: SIDE: 10.0' REAR: 30.0' MAX LOT COVERAGE 40% MAX BUILDING HEIGHT 35'

DISTURBED AREA STABILIZATION ANTICIPATED STARTING DATE: 10/04/2023 ANTICIPATED COMPLETION DATE: 06/04/2024 THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT TOTAL OF GROSS CUBIC YARDS OF CUT: 100 TOTAL OF GROSS CUBIC YARDS OF FILL: 50 EXCESS OF SOIL TO BE HAULED OFF.

ZONING NOTE: BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO MEAN SEA LEVEL

* LINE INDICATORS * INDICATES SANITARY SEWER LINE INDICATES POWER LINE INDICATES WATER LINE INDICATES GAS LINE INDICATES FENCE LINE INDICATES DRAINAGE LINE INDICATES EASEMENT INDICATES STRUCTURAL ROOT PLATE

* SYMBOLS * ELECTRIC PANEL/METER WATER METER AIR CONDITIONER GAS METER WATER VALVE SANITARY SEWER MANHOLE STORM MANHOLE TRAFFIC/INFO SIGN GAS MARKER LAMP POST FIRE HYDRANT DRAINAGE INLET

* LEGEND * APD AS PER DEED AE ACCESS EASEMENT APF AS PER FIELD AI ANGLE IRON FOUND APP AS PER PLAT APR AS PER RECORD BC BACK OF CURB BLK BLOCK BLS BUILDING LINE SETBACK BRK BRICK BSMT BASEMENT CBX CABLE BOX C CONCRETE CB CATCH BASIN CL CENTER LINE CLF CHAIN LINK FENCE CMP CORRUGATED METAL PIPE C.O.A. CITY OF ATLANTA CO SAN SEWER CLEANOUT CRWL CRAWL SPACE CPT CALCULATED POINT DEE DEEP DRAINAGE EASEMENT DI DRAINAGE INLET EB ELECTRIC POWER BOX EM ELECTRIC METER EP EDGE OF PAVEMENT F FIELD FP FENCE POST FC FENCE CORNER FH FIRE HYDRANT FR FRAME GL GAS LINE GM GAS METER GV GAS VALVE GW GUY WIRE HDW HEAD WALL HW HARDWOOD TREE IFF IRON PIN FOUND IPS IRON PIN SET IR IRON ROD FOUND IV IRRIGATION VALVE JB JUNCTION BOX LLL LAND LOT LINE MAG MAGNETIC READING IP MAGNOLIA TREE MH MAN HOLE MTF METAL FENCE N N'BORS OH OVERHANG OTP OPEN TOP PIPE FOUND QU QUANTITY UNCLEAR P PORCH PC PROPERTY CORNER PL PROPERTY LINE PN PINE TREE POB POINT OF BEGINNING PP POWER POLE PW POWER LINE P PORCH (P) PLAT R RECORD R REINFORCING BAR FOUND RBS REINFORCING BAR SET RCP REINFORCED CONC. PIPE R/W RIGHT-OF-WAY SN SANITARY SEWER LINE SSS SANITARY SEWER EASEMENT SSE SCREENED PORCH SP SIDEWALK TB TOP OF BANK UE UTILITY EASEMENT WD WOOD WDF WOOD FENCE WDK WOOD DECK WL WATER LINE WM WATER METER WRF WIRE FENCE WV WATER VALVE WW WET WEATHER W/ WITH/ YI YARD INLET

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID NUMBER 13089C0068K EFFECTIVE DATE: 08/15/2019 ZONE: X NO STATE WATERS EXIST WITHIN 200 FEET.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

- 1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SURVEY NOTES:

- 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

GENERAL NOTES:

- 1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET TO AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
11. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
12. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
14. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.
15. TOTAL SQUARE FOOTAGE OF THE LOT IS 14,736.44 SF.

SPECIAL SITE PLAN NOTES:

- 1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
7. NO GRADED SLOPES SHALL EXCEED 3H : 1V.
8. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND PRIOR TO FOOTERS BEING POURED.
9. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
10. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
11. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCES AND MAINTAINED DURING FINAL LANDSCAPING.
12. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED AS NEEDED.
13. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
15. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
16. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
17. ALL COLLECTED WATER SHALL BE DIRECTED TO WATER QUALITY BMP(S).
18. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE CRITICAL ROOT ZONE.
19. WORK HOURS AND CONSTRUCTION DELIVERIES ARE: MONDAY - FRIDAY 7:00AM - 7:00PM SATURDAY 8:00AM - 5:00PM
20. I EUGENE STEPANOV CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

COVER PAGE

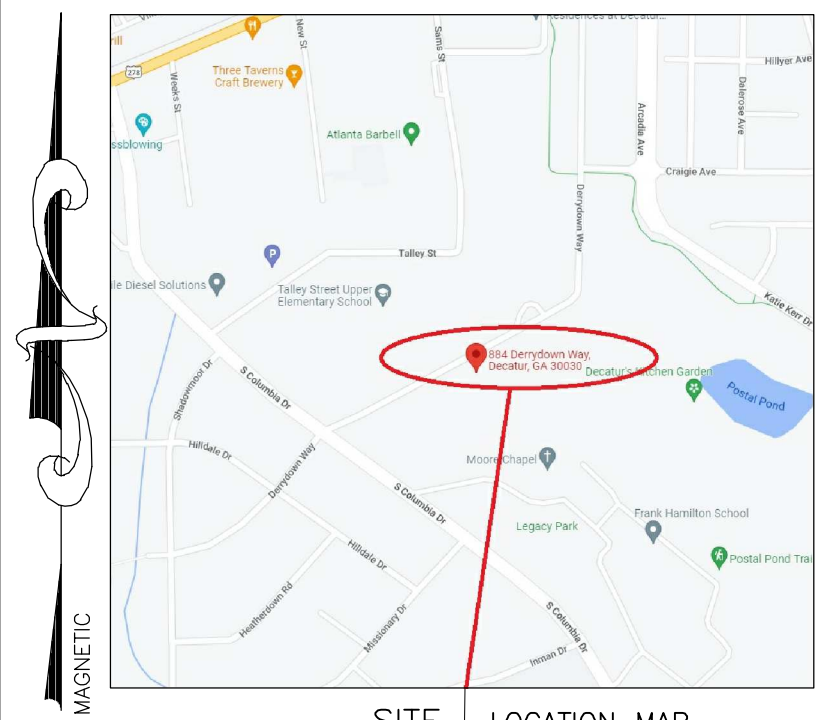
Table with site plan details including Lot 10, Block, Derrydown Subdivision, 15th District, Section, Dekalb County, Georgia, DB.5700/PG.675, PB.16/PG.125, Field Work Date August 06, 2022, Printed/Signed August 31, 2023, Paper Size 18" x 24", Property Address 884 Derrydown Way, Decatur, GA 30030, and Surveyor Eugene A. Stepanov.

REVISED: 9/25/23

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION EUGENE A STEPANOV LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION NUMBER 0000065549 ISSUED: 01/27/2021 EXPIRES: 01/27/2024

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER: 884 DERRYDOWN WAY DECATUR, GA 30030 24-HRS CONTACT: MARK TERRY EMAIL: mark@julesinteriorconcepts.com PHONE: 713-408-9325





PROPERTY IS ZONED R-60
CITY OF DECATUR
BUILDING SETBACK:
FRONT AVERAGE
SIDE: 10.0'
REAR: 30.0'
MAX LOT COVERAGE 40%
MAX BUILDING HEIGHT 35'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

VERTICAL DATUM NAVD88

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
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3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
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FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID: 13089C0068K EFFECTIVE DATE: 08/15/2019
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

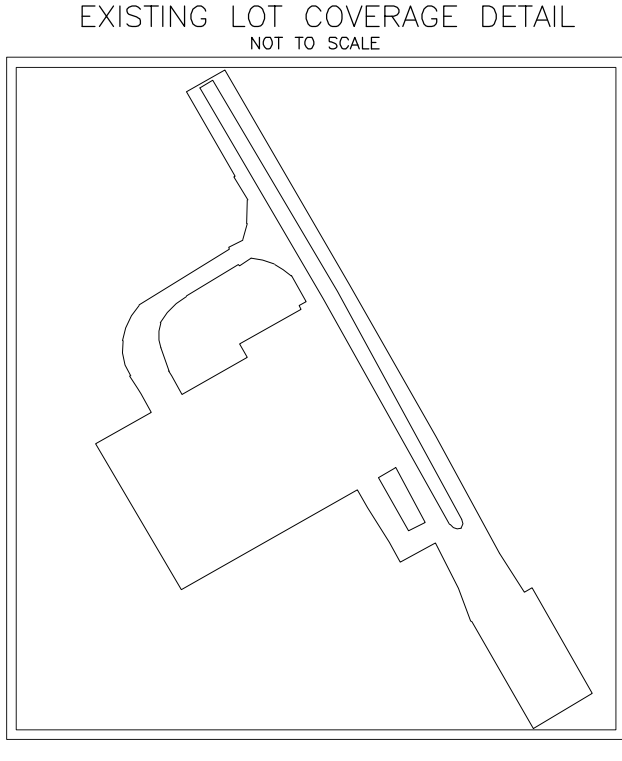
SSMH1
TOP=1044.57
INV OUT=1036.37

SSMH2
TOP=1029.93
INV IN=1022.93
INV OUT=1022.73

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

- * LINE INDICATORS ***
- GAS — GAS — GAS — GAS —
 - SS — SS — SS — SS — SS —
 - P — P — P — P — P —
 - W — W — W — W — W —
 - X — X — X — X — X —
 - D — D — D — D — D —
 - B — B — B — B — B —
- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - METAL POST
 - WATER VALVE
 - HEADWALL
 - STAIRS
 - DRAINAGE INLET
 - FIRE HYDRANT
 - R/W MONUMENT

- * LEGEND ***
- APD AS PER DEED
 - AE ACCESS EASEMENT
 - APF AS PER FIELD
 - AI ANGLE IRON FOUND
 - APP AS PER PLAT
 - APR AS PER RECORD
 - BC BACK OF CURB
 - BLK BLOCK
 - BLS BUILDING LINE SETBACK
 - BRK BRICK
 - BSMT BASEMENT
 - CBX CABLE BOX
 - C CONCRETE
 - CB CATCH BASIN
 - CL CENTER LINE
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - C.O.A. CITY OF ATLANTA
 - CO SAN SEWER CLEANOUT
 - CRWL CRAWL SPACE
 - CP CALCULATED POINT
 - CPT CARPORT
 - CTP CRIMP TOP PIPE FOUND
 - CM CADASTRAL MAP
 - D DEED
 - DE DRAINAGE EASEMENT
 - DI DRAINAGE INLET
 - EB ELECTRIC POWER BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - F FIELD
 - FP FENCE POST
 - FC FENCE CORNER
 - FR FRAME
 - FR FIRE HYDRANT
 - FW WOOD FENCE
 - GL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - GW GUY WIRE
 - HDW HEAD WALL
 - HW HARDWOOD TREE
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - IR IRON ROD FOUND
 - IV IRRIGATION VALVE
 - JB JUNCTION BOX
 - LLL LAND LOT LINE
 - MAG MAGNETIC READING IP
 - MGN MAGNOLIA TREE
 - MH MAN HOLE
 - MTF METAL FENCE
 - N N
 - OH OVERHANG
 - OTP OPEN TOP PIPE FOUND
 - OU OWNERSHIP UNCLEAR
 - P PORCH
 - PC PROPERTY CORNER
 - PL PLAT
 - PN PINE TREE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PW POWER LINE
 - R RECORD
 - R RECORD
 - RBF REINFORCING BAR FOUND
 - RBS REINFORCING BAR SET
 - RCP REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - SN SIGN
 - SSL SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SP SCREENED PORCH
 - SW SIDEWALK
 - TOP OF BANK
 - UE UTILITY EASEMENT
 - WD WOOD
 - WDF WOOD FENCE
 - WDL WOOD DECK
 - WL WATER LINE
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE
 - WW WET WEATHER
 - W/W WITH/
 - YI YARD INLET



TOTAL LAND AREA
14736.44 SF / 0.338 AC

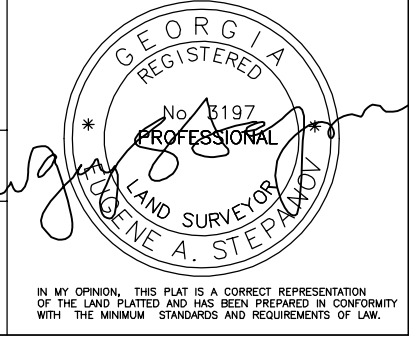
ALLOWABLE LOT COVERAGE
5894.58 SF / 0.135 AC / 40%

EXISTING LOT COVERAGE
2416.53 SF / 0.055 AC / 16.40%

LOT 10	BLOCK
DERRYDOWN SUBDIVISION	UNIT
LAND LOT 234	15TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	DB.5700/PG.675 PB.16/PG.125
FIELD WORK DATE AUGUST 06, 2022	PRINTED/SIGNED AUGUST 08, 2022
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
AU COORD #20140893 DWG #20221424	<p>SURVEY LAND EXPRESS, INC</p> <p>LAND SURVEYING SERVICES</p> <p>24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747</p> <p>INFO@SURVEYLANDEXPRESS.COM</p>

SITE PLAN PREPARED FOR: SHEET 1 OF 1
ARLENE DEAN

PROPERTY ADDRESS:
884 DERRYDOWN WAY
DECATUR, GA 30030



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



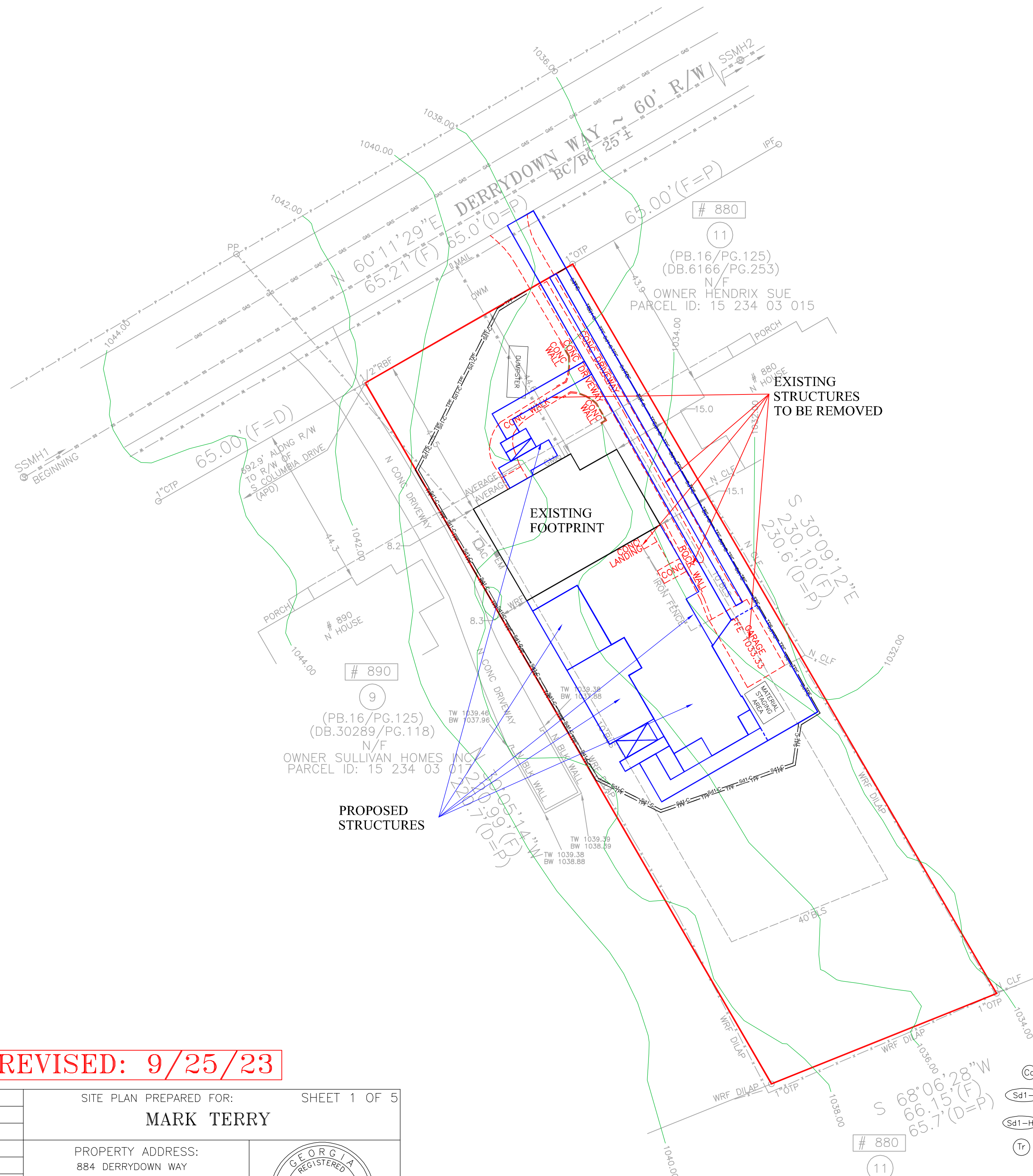
IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW



PROP. HOUSE FFE
MAIN 1040.02

SSMH1
TOP=1044.57
INV OUT=1036.37

SSMH2
TOP=1029.93
INV IN=1022.93
INV OUT=1022.73



TOTAL LAND AREA
14736.44 SF / 0.338 AC

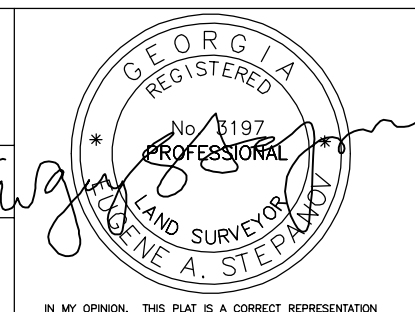
REVISED: 9/25/23

ADDITIONS/REMOVALS

LOT 10	BLOCK	
DERRYDOWN SUBDIVISION	UNIT	
LAND LOT 234	15TH DISTRICT	SECTION
DEKALB COUNTY, GEORGIA	DB.5700/PG.675	PB.16/PG.125
FIELD WORK DATE AUGUST 06, 2022	PRINTED/SIGNED AUGUST 31, 2023	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
PAPER SIZE: 18" x 24"		

SITE PLAN PREPARED FOR: SHEET 1 OF 5
MARK TERRY

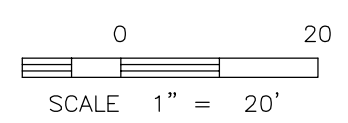
PROPERTY ADDRESS:
884 DERRYDOWN WAY
DECATUR, GA 30030



24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747

MC
COORD #20140893
DWG #20221424 SITE PLAN

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES



- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd1-C) INDICATES Sd1 TYPE C SILT FENCE
- (Sd1-Hb) INDICATES Sd1 TYPE Hb HAYBALES
- (Tr) INDICATES TREE PROTECTION FENCE
- SRP INDICATES STRUCTURAL ROOT PLATE
- (Dsb1) DISTURBED AREA STABILIZATION (WITH MULCH)
- (Dsb2) DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- (Dsb3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- (Dsb4) DISTURBED AREA STABILIZATION (WITH SODDING)



500 South Columbia Drive
N/F
OWNER: AUTHORITY
CO-OWNER: CITY OF DECATUR PUBLIC FACILITIES
PARCEL ID: 15 233 07 001

NDS Flo-Well Calculator

Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)

3688

Enter the Square Feet of Drainage Area 2: (Ex. Grass)

0

Step 2:

Choose the Coefficient of Runoff for Area 1: 1.0 (Concrete/Aspha

Choose the Coefficient of Runoff for Area 2: 0.35 (Grass

Runoff	86.24 GPM 0.2 CFS
Volume of water to be stored	2587.20 Gallons 345.88 Cubic feet

of Flo-Well's Needed 3

Amount of Gravel Needed	20 Cubic yards 540.00 Cubic feet
-------------------------	-------------------------------------

Step 3:

Choose the 25 Year Rainfall: (see rainfall map) 2.25 in/hr

Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:

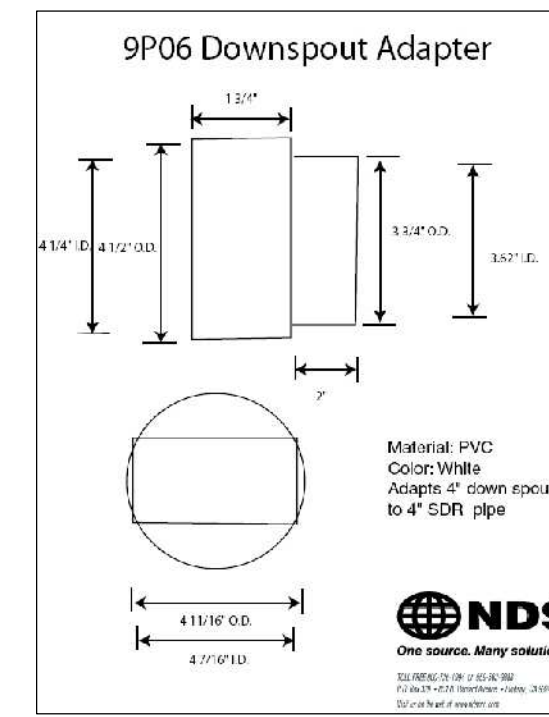
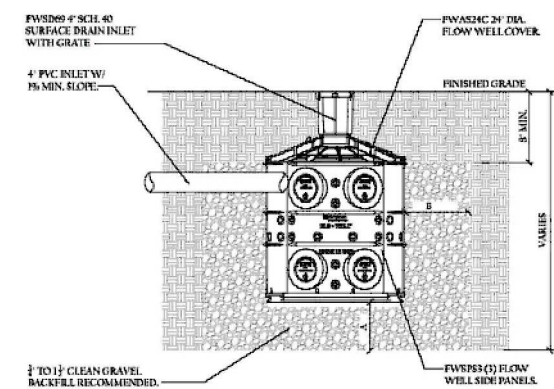
(Dimension A) 4 ft

Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:

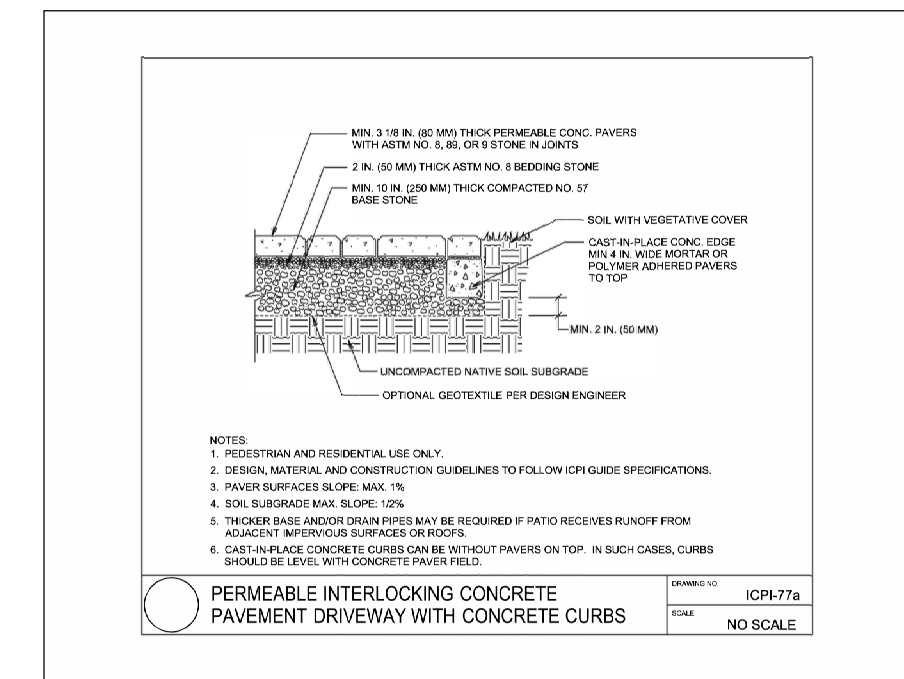
(Dimension B) 3 ft

NDS FLO-WELL DETAIL



BMP W.Q. DEVICE

NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

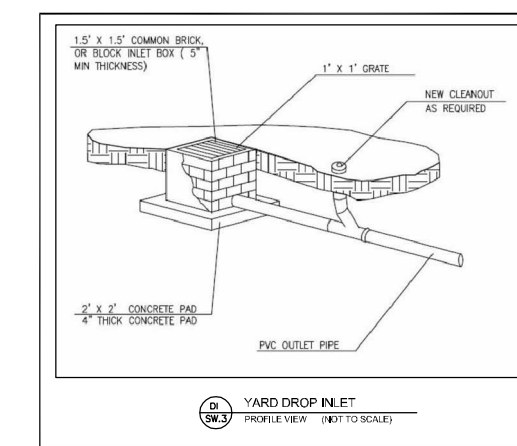
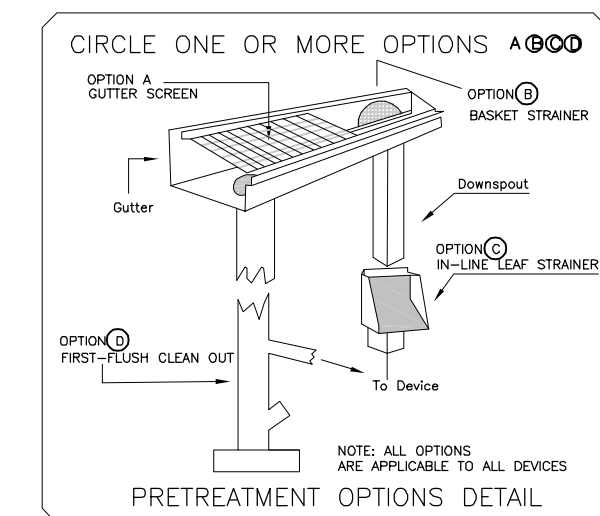


- NOTES:
1. RESIDENTIAL AND RESIDENTIAL USE ONLY.
 2. DESIGN, MATERIAL AND CONSTRUCTION GUIDELINES TO FOLLOW ICFI GUIDE SPECIFICATIONS.
 3. PAVEMENT SURFACE SLOPE MAX. 1%.
 4. SOIL SUBGRADE MAX. SLOPE 1:20.
 5. THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS.
 6. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVEMENT ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVEMENT FIELD.

PERMEABLE INTERLOCKING CONCRETE PAVEMENT DRIVEWAY WITH CONCRETE CURBS

ICPI-77a
NO SCALE

CIRCLED ITEMS ARE REQUIRED



GSMW WATER QUALITY CALCULATIONS:

$$RR_v = 0.05 + 0.009x(I)$$

$$I(\text{in}\%) = 3688.00 \text{ (SF)} / 14736.44 \text{ (SF)} = 25.0\%$$

$$RR_v = 0.2750$$

$$WQV = (1.2RR_vA) / 12 = 1.2(0.2750)(14736.44) / 12 = 405.25 \text{ (CF)}$$

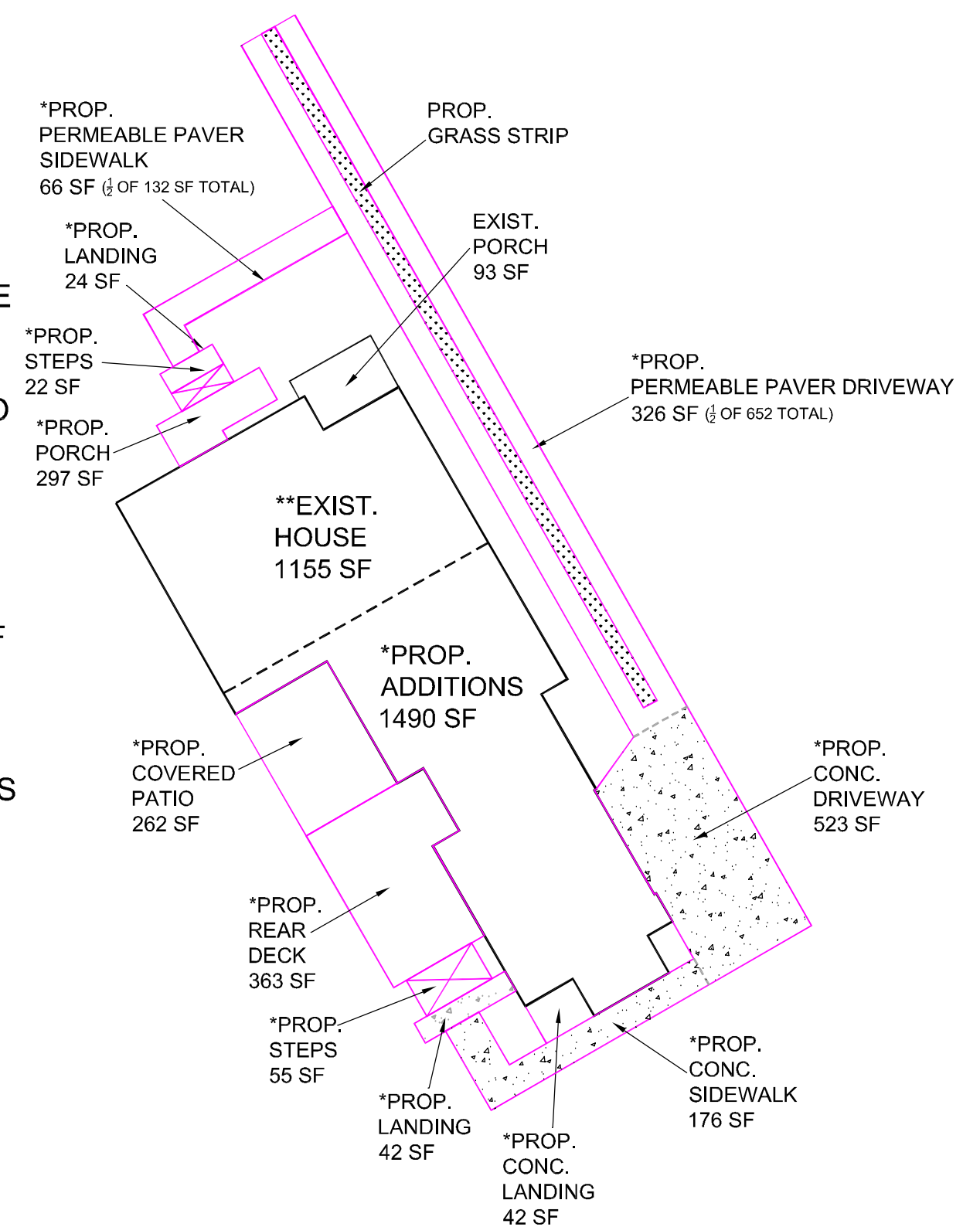
3 FLO-WELLS PROVIDE 540.00 (CF)

EXISTING LOT COVERGE TOTAL 1248 SF

PROPOSED LOT COVERGE TOTAL: 3781 SF

*3688 SF CONTRIBUTING TO STORMWATER MANAGEMENT

**EXISTING HOUSE WAS BUILT BEFORE 1977 AND IS EXEMPT FROM THE 4058 SF ENGINEERING THRESHOLD PER CITY ENGINEER AND THUS IS NOT COUNTED TOWARDS THE IMPERVIOUS CALCULATIONS



REVISED: 9/25/23

MISC. DETAILS

LOT 10	BLOCK	SITE PLAN PREPARED FOR:	SHEET 5 OF 5
DERRYDOWN SUBDIVISION	UNIT	MARK TERRY	
LAND LOT 234	15TH DISTRICT	SECTION	
DEKALB COUNTY, GEORGIA	DB.5700/PG.675	PB.16/PG.125	
FIELD WORK DATE AUGUST 06, 2022	PRINTED/SIGNED AUGUST 31, 2023	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"	884 DERRYDOWN WAY	
		DECATUR, GA 30030	
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MC	COORD #20140893	24 LENOX POINTE	
DWG #20221424	SITE PLAN	ATLANTA, GA 30324	
		FAX 404-601-0941	
		TEL 404-252-5747	
		INFO@SURVEYLANDEXPRESS.COM	
<p>SURVEY LAND EXPRESS, INC</p>		<p>IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.</p>	
<p>LAND SURVEYING SERVICES</p>			

DRAWINGS BY:
STUDIO TEN DESIGNS

JASON ALBERT - 678.390.4655
JASON@STUDIOTENDESIGNS

ADDITION @:
884 DERRYDOWN WAY,
DECATUR, GA 30030

PROJECT MANAGER

DRAWN BY:
JASON ALBERT
678.390.4655
JASON@STUDIOTENDESIGNS.COM

DOCUMENT PHASE:

RELEASED FOR
CONSTRUCTION

JULY 8, 2023

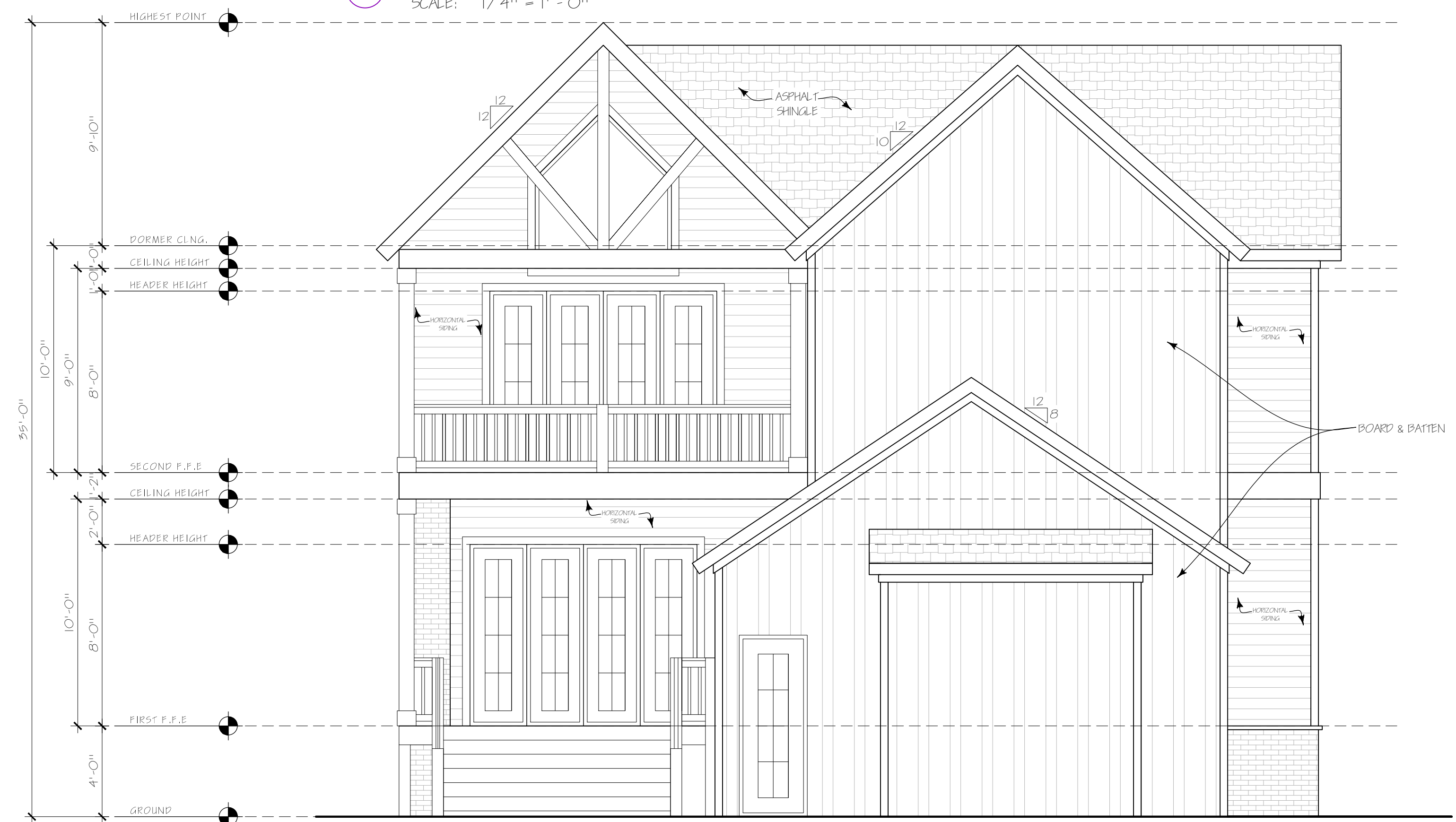
SHEET TITLE:

PROPOSED
FRONT & REAR
EXTERIOR ELEVATIONS

A.6



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1' - 0"

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ADDITION @:
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...
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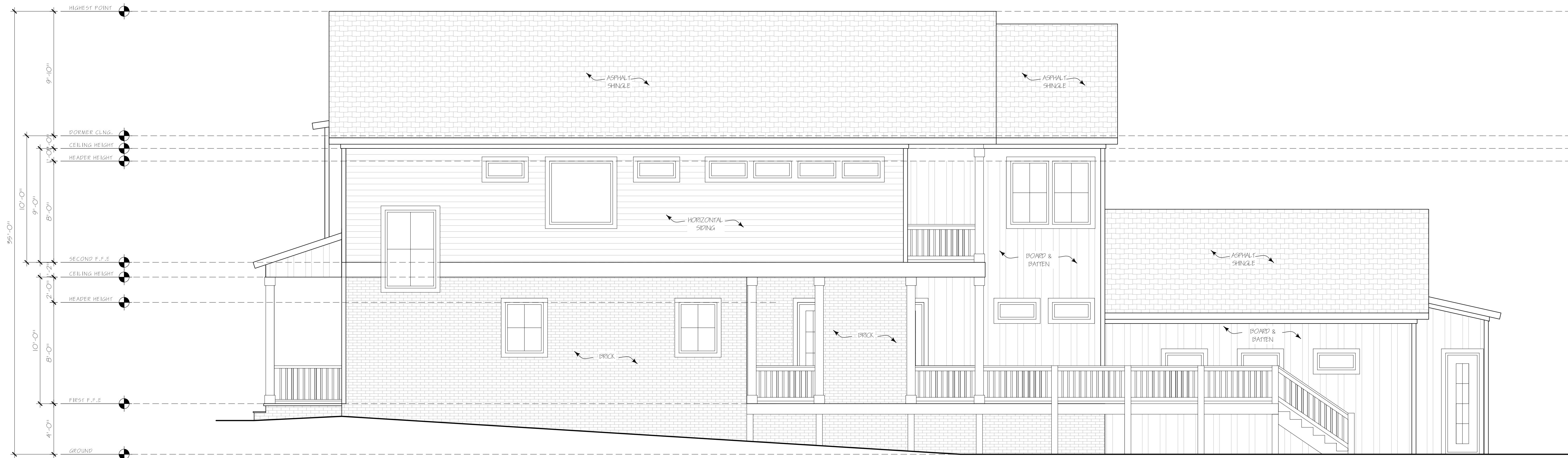
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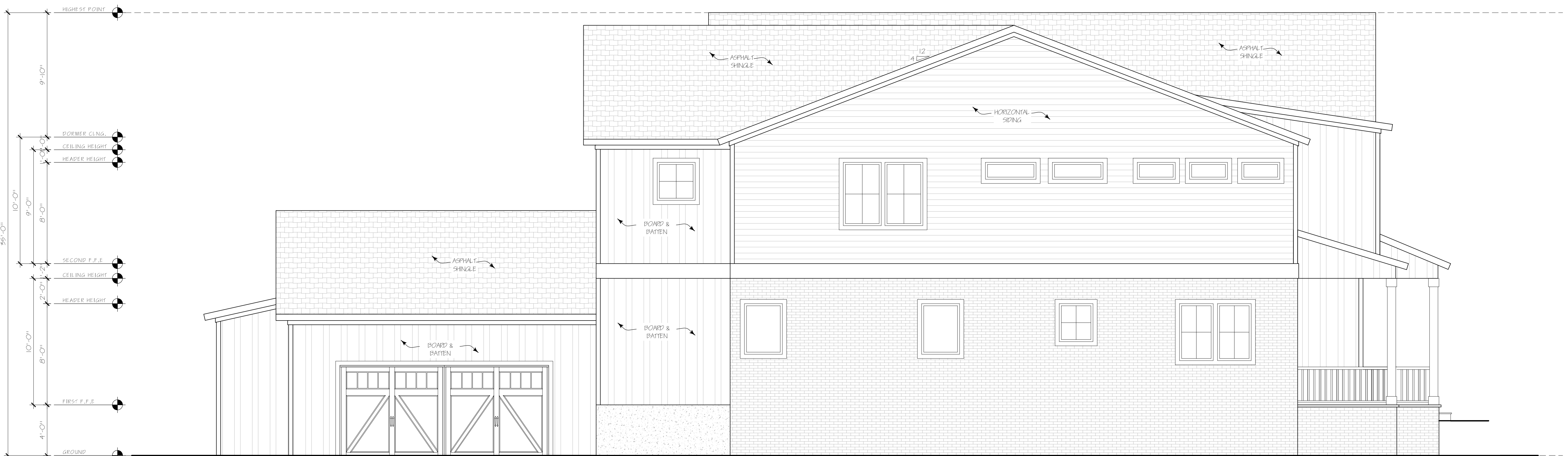
SHEET TITLE:

PROPOSED
RIGHT & LEFT SIDE
EXTERIOR ELEVATIONS

A.7



1 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



1 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"