



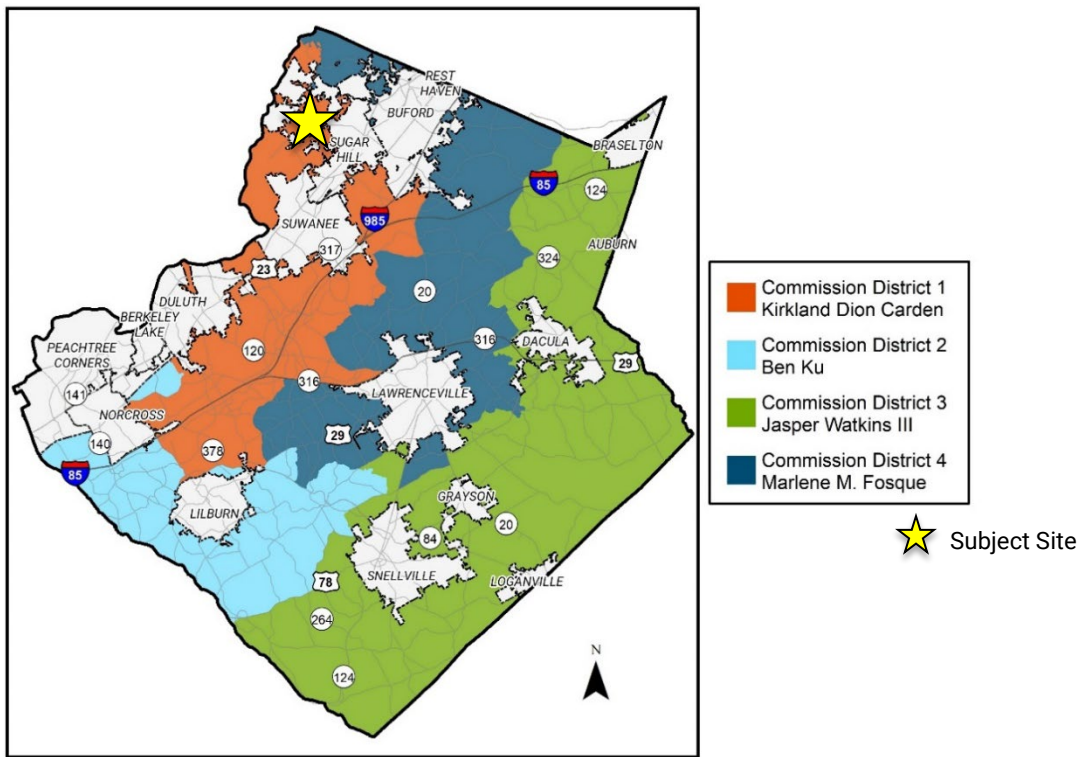
**Board of Construction Adjustments & Appeals Hearing
Wednesday, September 14, 2022, at 3:00pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. Call To Order**
- B. Determination of a quorum**
- C. Opening Remarks by Chairman and Rules of Order**
- D. Approval of Agenda**
- E. Approval of Minutes – August 10, 2022**
- F. Old Business**
- G. New Business**
 - Case Number: **SBV2022-00010**
 - Applicant: Thaddeus Ugha
 - Contact: Atlantic Flair Homes, LLC
 - Phone Number: 404-445-5086
 - Location: 2499 Park Estate Drive, Snellville 30078
 - Map Number: R6052 489
 - Acreage: 0.27
 - Proposed Development: Single Family Development
- H. Other Business**
 - Fire Regulation Updates Presentation
- I. Announcements**
- J. Adjournment**

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SBV2022-00010
Address: 2499 Park Estate Dr
Map Number: R6052 489
Site Area: 0.27 acres
Proposed Development: Single Family Development
Request: Encroachment into the 75' Impervious Buffer and 50' Undisturbed Buffer to allow the construction of a single-family home and associated grading.



Location Map

Applicant: Atlantic Flair Homes, Inc.
2024 Beaver Ruin Rd
Norcross, GA 30071

Owner: JRAB Brokers & Investments
2024 Beaver Ruin Rd
Norcross, GA 30071

Contact: Thaddeus Ugha

Contact Phone: 404.445.5086

Existing Site Condition

The subject site is a 0.27-acre lot along the frontage of Park Estate Drive and consists of one parcel. The variance request is to allow construction of a single-family home and associated grading within the Gwinnett County 75-ft no impervious setback and the 50-ft undisturbed buffer.

Project Summary

The applicant is requesting a variance to allow for encroachment into the Gwinnett County 75-ft no impervious setback, the 50-ft Gwinnett County undisturbed stream buffer to accommodate a single-family home:

- 434-sf of grading within the 50-ft Gwinnett County undisturbed buffer
- 1,138-sf of impervious area encroaching into the 50-ft Gwinnett County undisturbed buffer
- 1,034-sf of impervious area encroaching into the Gwinnett County 75-ft no impervious setback

Variance Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Variance from Section 500** to allow encroachments into the Gwinnett County stream buffers.

Exhibits:

- A. Application
- B. Letter of Intent
- C. Gwinnett County Stream Buffer Evaluation Tool
- D. Existing Site Plan and Boundary Survey
- E. Proposed Site Plan and Grading Plan

Exhibit A: Application

[attached]



STREAM BUFFER VARIANCE APPLICATION

Stream Buffer Protection Ordinance

Please complete this application & submit it with all attachments as stated in the Stream Buffer Variance Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK ink. A variance cannot be processed unless all information accompanies the application; a variance will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

<u>Applicant Information</u>	<u>Property Owner Information</u>
Name: <u>Atlantic Flair Homes INC</u>	Name: <u>JRAB BROKERS & INVESTMENTS LLC</u>
Address: <u>2024 Beaver Ruin Road</u>	Address: <u>2024 Beaver Ruin Road</u>
City: <u>Norcross</u>	City: <u>Norcross</u>
State: <u>GA</u> Zip: <u>30071</u>	State: <u>GA</u> Zip: <u>30071</u>
Phone: <u>404-456-5086</u>	Phone: <u>404-446-7622</u>
Contact Person's Name: <u>Thaddeus Ugha</u> Phone: <u>404-456-5086</u>	
Email: <u>thadugha@bellsouth.net</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Developer <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Developer's/Property Owner's Agent	

Address of Property: 2499 PARK ESTATE DRIVE, SNELLVILLE, GA 30078

Subdivision or Project Name: MONTREAUX IN-TOWNE Lot/Block: LOT 20/BLOCK A


District, Land Lot, & Parcel (MRN): DISTRICT 6, LAND LOT 52, PARCEL 20

Variance Requested: REQUESTING 1,572 Sq Ft (0.0361 Acres) ENCROACHMENT IN THE 50-FT COUNTY BUFFER AND 1,868 Sq Ft (0.0429 Acres) ENCROACHMENT IN THE 75-FT IMPERVIOUS BUFFER TO ALLOW CONSTRUCTION OF A SINGLE FAMILY HOME

- Please attach a copy of the completed signed checklist for a Stream Buffer Variance

Applicant Certification

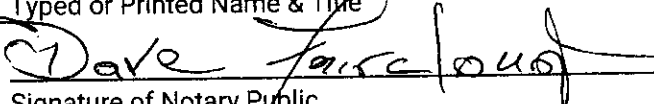
The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

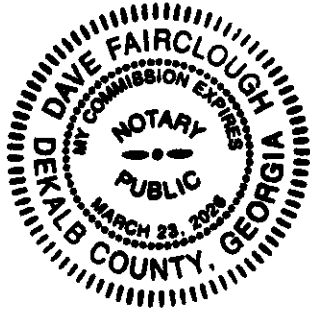
 06-08-2022
Signature of Applicant Date

Notary Seal

THADDEUS UGHA - BUILDER

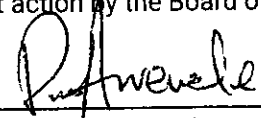
Typed or Printed Name & Title

 6.8.2022
Signature of Notary Public Date



Property Owner Certification

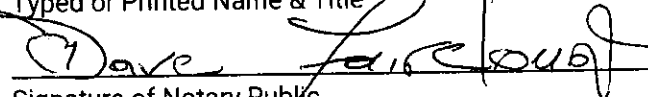
The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

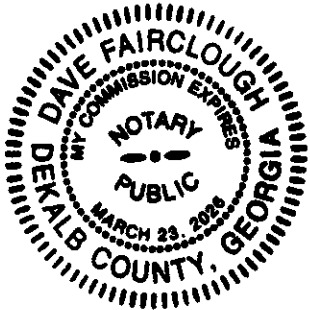
 6/8/2022
Signature of Applicant Date

Notary Seal

OSAHON PIUS AIREWELE - SOLE MEMBER

Typed or Printed Name & Title

 6.8.2022
Signature of Notary Public Date



Planning & Development Use Below Only

Date Received: _____ Received By: _____

MRN: _____ Variance Type: _____

Code Section: _____

Zoning District: _____ Commission District: _____

Hearing Date: _____



STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: 2499 PARK ESTATE DR

PROPERTY ADDRESS: 2499 PARK ESTATE DRIVE, SNELLVILLE, GA 30078

LANDLOT/DISTRICT/PARCEL: LAND LOT 52/ DISTRICT 6/ PARCEL: 20

PURSUANT ARTICLE 7.2 OF THE STREAM BUFFER MITIGATION BANK ORDINANCE, I/WE ACKNOWLEDGE ALL OBLIGATIONS PROPOSED TO THE COUNTY FOR THE PURPOSE OF ENCROACHMENT INTO GWINNETT COUNTY'S PROTECTED STREAM BUFFERS. SHOULD THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS DECIDE IN MY/OUR FAVOR, PAYMENT WILL BE REQUIRED AT THE TIME OF PERMIT ISSUANCE.

IN-LIEU FEE: \$3,552.00

ATLANTIC FLAIR HOMES INC
APPLICANT NAME

SIGNATURE NAME OF OWNER/ MANAGING PARTNER

THADDEUS UGHA
PRINTED NAME OF OWNER/ MANAGING PARTNER

06/06/2022
DATE

Exhibit B: Letter of Intent

[attached]



ATLANTIC FLAIR HOMES LLC

2024 BEAVER RUIN ROAD, NORCROSS, GA 30071. PHONE: 404-456-5086. EMAIL: thadugha@gmail.com

June 6, 2022

Director of Planning & Development
Gwinnett County
446 W Crogan Street, Suite 300
Lawrenceville, GA 30046

Dear Sir,

LETTER OF INTENT FOR VARIANCE FOR
2499 PARK ESTATE DRIVE, SNELLVILLE, GA 30078

- A) The purpose of this letter of intent is to explain and justify the variances requested.
- The subject property is located at 2499 Park Estate Drive, Snellville, GA 30078.
 - We would like to construct a single-family two-story home of approximately 3,000 sq. ft in area. The size of the home was selected based on the average size of homes in the subdivision.
 - The purpose of the variance is to allow the minimum encroachment that would permit the construction of the proposed building.
 - The proposed building will encroach a total of 1,572 Sq ft (0.0361 Acres) into the 50ft County buffer, and a total of 1,868 Sq ft (0.0429 Acres) into the 75 ft impervious buffer.
 - The proposed building will not encroach on the 25-ft State buffer.
- B) A large portion of the property lies within the stream buffers set by Gwinnett County ordinance. Current Gwinnett County Ordinance prohibits the installation of structures within the 50-ft County stream buffer and the 75-ft impervious buffer. A majority of lots within the district do not lie within the 50-ft County and 75-ft Impervious buffers and are therefore not subject to this restriction.
- C) The literal interpretation of the stream buffer ordinance would deprive the property of the rights enjoyed by other properties within the subdivision. The required buffers will literally reduce the buildable area to the point that it will make the lot unbuildable.
- D) These special conditions namely the required buffers were not a result of any action taken by the owner or the initial developers of the subdivision as the subdivision final plat was recorded in 2007 prior to the larger buffer requirements, otherwise the county would not have approved this as a buildable lot.
- E) The variance sought are administrative and will not confer any special privileges that are denied by the ordinance to other lands, structures or buildings in the subdivision and district.
- F) These variances are not a non-conforming use in another district.

- G) The variances requested are the minimum necessary to allow for the construction of the building.
- H) The requested variance will be consistent with the general purpose and intent of the zoning ordinance, and will not be injurious to the neighborhood and the surrounding properties because the owner proposes to build a single-family home of similar size and look to that of the homes in the neighborhood.

Sincerely,



Thaddeus Ugha
Licensed Builder
Lic. # RBQA003507

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date: 6/6/2022

District/ Lant Lot/ Parcel: DISTRICT 6/LAND LOT 52/ PARCEL 20

Permit/ Case Number (i.e. SBV):

Project Name: 2499 PARK ESTATE DRIVE

Applicant Name: THADDEUS UGHA

Applicant Phone Number: 404-456-5086

Existing Area (square feet(SF))

Type	Zone										Total	
	0-25		25-50		50-75		75-150		150-300			
Impervious	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF
Forest	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF

Proposed Area (square feet(SF))

Type	Zone										Total	
	0-25		25-50		50-75		75-150		150-300			
Impervious	0	SF	1,138	SF	1,034	SF	0	SF	0	SF	0	SF
Disturbed Pervious	0	SF	434	SF	834	SF	0	SF	0	SF	0	SF
Forest	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF
Total	0	SF	1,572	SF	1,868	SF	0	SF	0	SF	3,440	SF

Buffer Impact 0.15
 On Site Mitigation 0.00
 Mitigation Needed 0.15

WQ Value Cost (\$/Value) \$23,000

Total Cost \$3,552

Existing Impact Area (square feet{SF})

Type	Zone					
	0-25		25-50		50-75	
Impervious						
Disturbed Pervious	0	SF	0	SF	0	SF
Forest	0	SF	0	SF	0	SF
Total	0	ac	0	ac	0	ac

0 SF

Proposed Impact Area (square feet{SF})

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious	0	SF	0	SF	0	SF
Forest>Disturbed Pervious	0	SF	434	SF	834	SF
Disturbed Pervious>Impervious	0	SF	1,138	SF	1,034	SF
Total	0	SF	1,572	SF	1,868	SF

3,440 SF

Impact WQ Value Factor

Type (Existing>Proposed)	Zone			
	0-25	25-50	50-75	
Forest>Impervious	8	6	2	
Forest>Disturbed Pervious	7	5.25	0	
Disturbed Pervious>Impervious	4	3	1	

Water Quality Impact Value = Area * Water Quality Value Factor

Type (Existing>Proposed)	Zone			
	0-25	25-50	50-75	
Forest>Impervious	0	0	0	
Forest>Disturbed Pervious	0	2,279	0	
Disturbed Pervious>Impervious	0	3,414	1,034	
Total	0	5,693	1,034	6,727

6,727

Existing Mitigation Area (square feet{SF})

Type	Zone					
	0-25		25-50		50-75	
Impervious	0	SF		SF		SF
Disturbed Pervious		SF		SF		SF
Forest		SF		SF		SF
Total	0	SF	0	SF	0	SF

Proposed Mitigation Area (square feet{SF})

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Impervious>Disturbed Pervious		SF		SF		SF
Disturbed Pervious>Restored Forest		SF		SF		SF
Impervious> Restored Forest		SF		SF		SF
Preserved Forest		SF		SF		SF
Total	0	SF	0	SF	0	SF

Mitigation WQ Value Factor

Type (Existing>Proposed)	Zone			
	0-25	25-50	50-75	
Impervious	0	0	0	
Impervious>Disturbed Pervious	1	0.75	0.25	
Disturbed Pervious>Restored Forest	1.5	1.125	0.375	
Impervious> Restored Forest	4	1.5	0.5	
Preserved Forest			1	

Water Quality Mitigation Value = Area * Water Quality Value

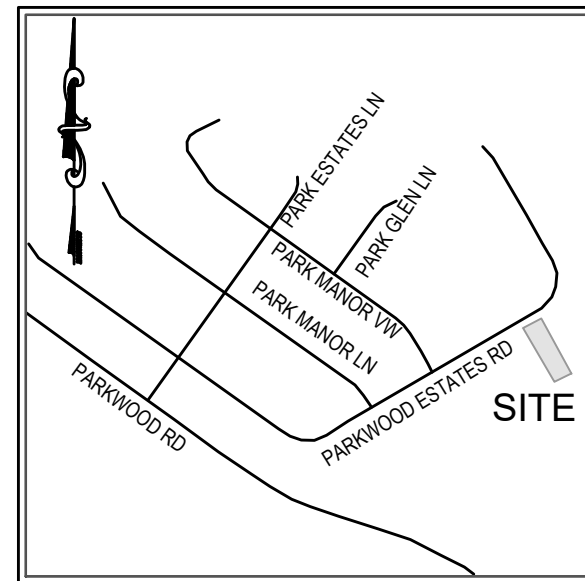
Type (Existing>Proposed)	Zone			
	0-25	25-50	50-75	
Impervious>Disturbed Pervious	0	0	0	
Disturbed Pervious>Restored Forest	0	0	0	
Impervious> Restored Forest	0	0	0	
Preserved Forest	0	0	0	
Total	0	0	0	

Exhibit D: Existing Site Plan and Boundary Survey

[attached]

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:
THADDEUS UGHA
 LOT 20, BLOCK A, UNIT THREE, MONTREAU IN-TOWNE SUBDIVISION
 LAND LOT 52, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA

(PER PB 119,
 PG 159-60)



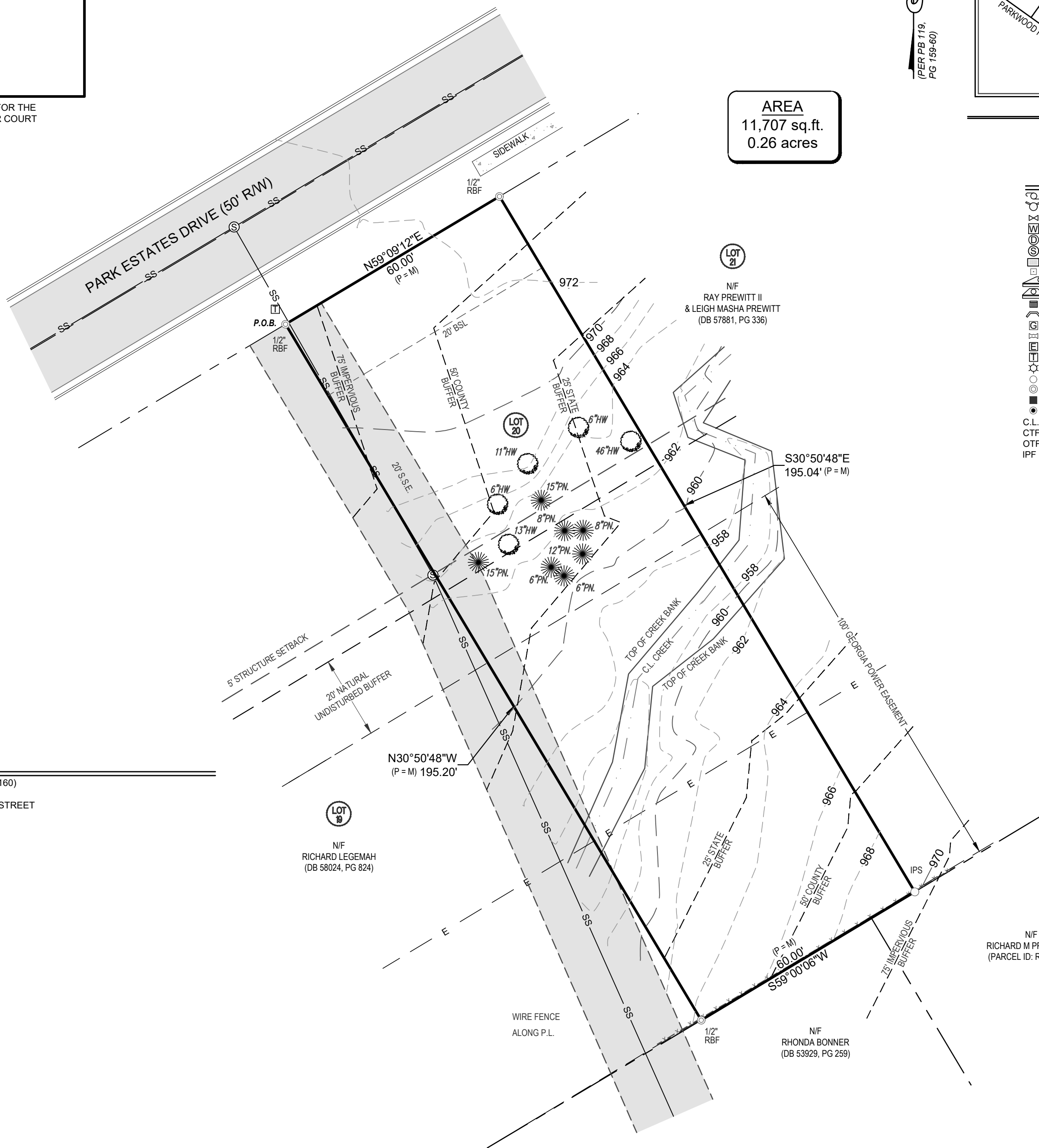
VICINITY MAP
 N.T.S.

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

AREA
 11,707 sq.ft.
 0.26 acres

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- IPF IRON PIN OR ROD FOUND



CURRENT ZONING

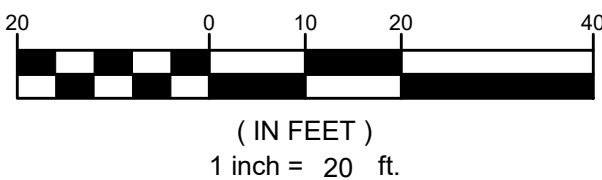
ZONED: R2T (PER PB 119, PG 159-160)
 MIN. YARD ADJACENT TO PUBLIC STREET
 FRONT YARD: 20 FEET
 SIDE YARD: 5 FEET
 REAR YARD: 25 FEET

SURVEYORS CERTIFICATION

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 15-6-67.

Cullen Preston Hardee 2/22/2022
 CULLEN PRESTON HARDEE DATE
 REGISTERED LAND SURVEYOR #3144, LSF 001321

GRAPHIC SCALE



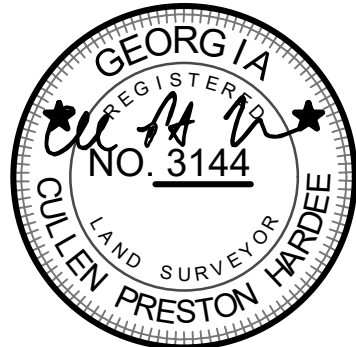
SURVEY NOTES

1. EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 427,381 FEET.
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY , GEORGIA COMMUNITY PANEL NUMBER 13135C0137E THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
6. THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAD 83 AND VERTICAL DATUM NAVD 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

UNITED LAND SURVEYING, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, LLC. IS EXPRESSLY PROHIBITED.

JOB NUMBER:
21-1175



PLAT DATE: 2/22/2022
 FIELD DATE: 2/3/2022
 SCALE: 1" = 20'
 DRAWN BY: W.F.M.
 REVIEWED BY: M.A.M.

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK:	PAGE: 214
PLAT BOOK: 119	PAGE: 159-160

SHEET 1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
THADDEUS UGHA
 LOT 20, BLOCK A, UNIT THREE
 MONTREAUX IN-TOWNE SUBDIVISION
 LAND LOT 52, 6TH DISTRICT
 GWINNETT COUNTY
 GEORGIA

1258 CONCORD ROAD SE SUITE 103
 SMYRNA, GEORGIA 30080
 Ph. (678) 293-5232

VISIT US ON OUR WEBSITE:
www.united-uls.com

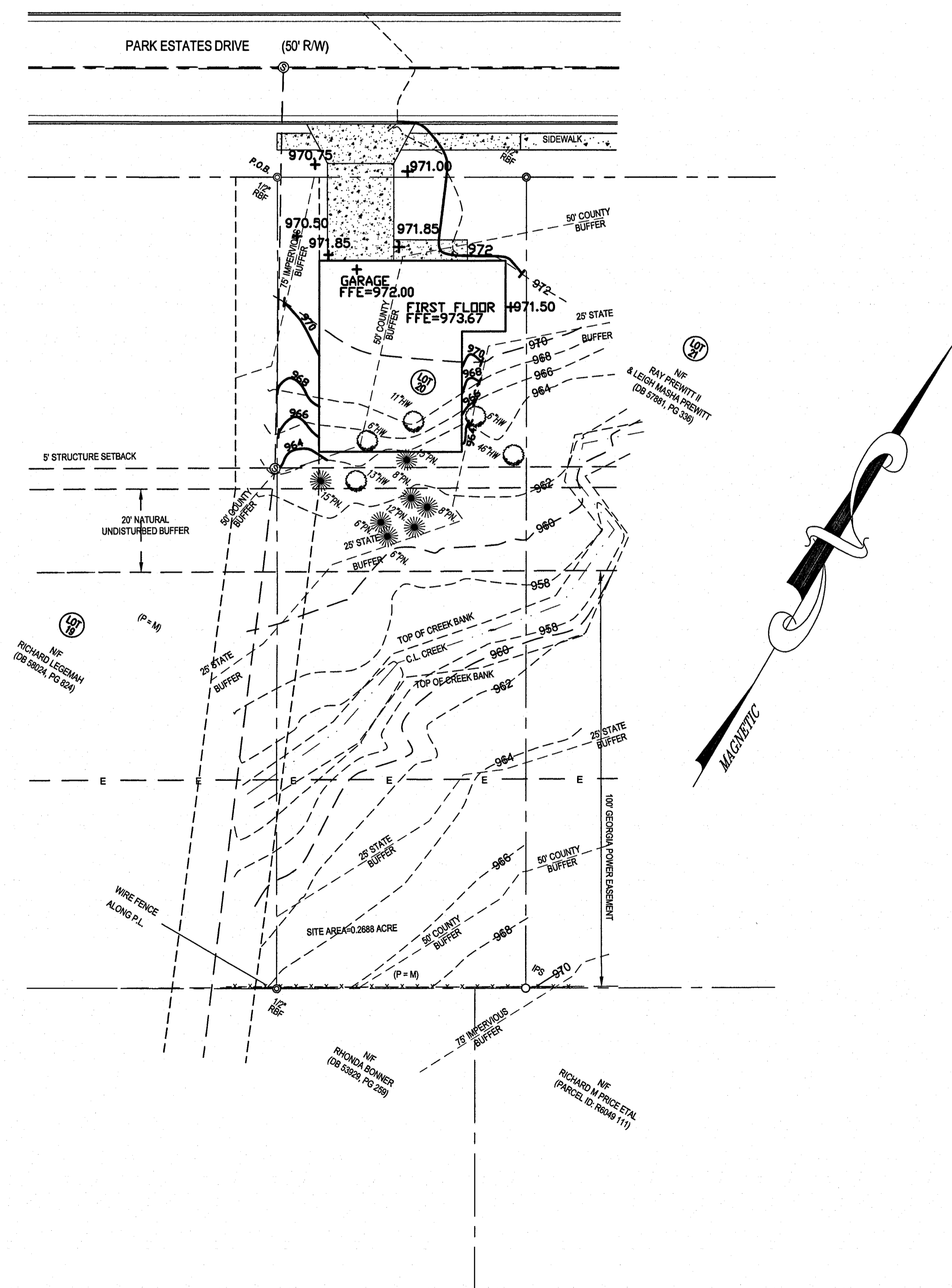


UNITED LAND SURVEYING
 COA NO. LSF 001321

Exhibit E: Proposed Site Plan and Grading Plan

[attached]

PROPOSED PERVIOUS AREA WITHIN THE 75-FT SETBACK = 834 sf (0.0219 ACRE)
 PROPOSED IMPERVIOUS AREA WITHIN THE 75-FT GWINNETT COUNTY UNDISTURBED BUFFER = 1034 SF (0.0210 ACRE)
 PROPOSED PERVIOUS AREA WITHIN THE 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 434 SF (0.0073 ACRE)
 PROPOSED IMPERVIOUS AREA WITHIN THE 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 1138 sf (0.0288 ACRE)
 EXISTING PERVIOUS AREA WITHIN THE 25-FT STATE WATERS BUFFER = 2317 sf (0.0532 ACRE)
 PROPOSED IMPERVIOUS AREA WITHIN THE 25-FT STATE WATERS BUFFER = 0.00 sf (0.00 ACRE)



GRADING NOTES

- NO GRADED SLOPES SHALL EXCEED 2H: 1V.
- CONTRACTOR SHALL OBTAIN APPROVAL FROM GWINNETT COUNTY FOR A HAUL ROUTE FOR SOIL AND DEBRIS BEING HAULED TO AND FROM THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT SITE.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO ALL APPLICABLE UTILITY COMPANIES AND THE UTILITY PROTECTION CENTER (UPC) AT 1-800-282-7411 AS REQUIRED BY GEORGIA LAW CODE SECTION 25-9-1 THROUGH 25-9-13 AT LEAST 72 HOURS (THREE WORKING DAYS) PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES AFFECTED BY GRADING PER GWINNETT COUNTY STANDARDS AND SPECIFICATIONS.

NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION 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 PLANS DO NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- MAINTENANCE STATEMENT:** EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

NOTE: WATERS OF THE STATE EXISTS WITHIN 200 FEET OF THE PROJECT SITE.

SITE INFORMATION

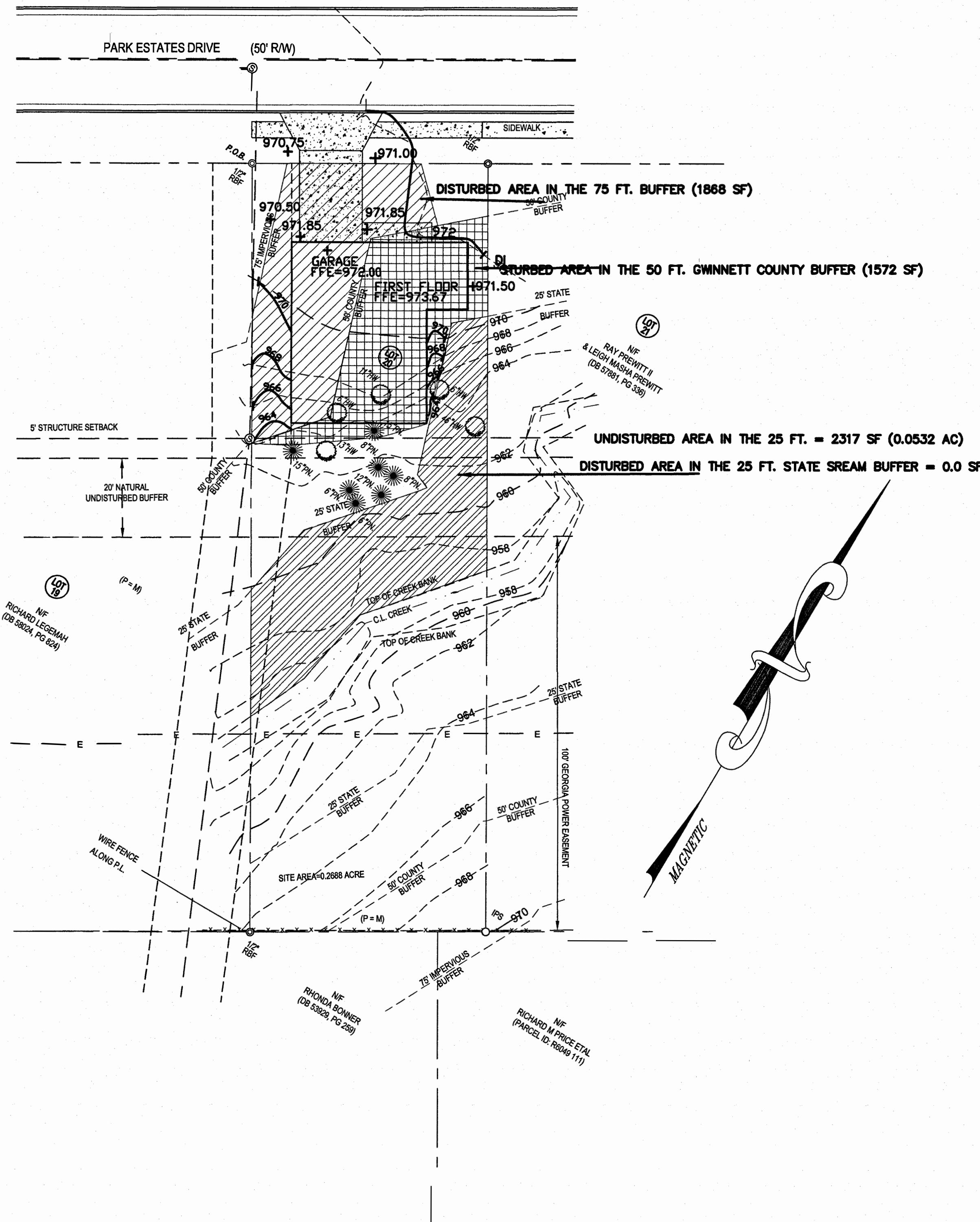
TOTAL AREA OF SITE: 0.2688 ACRE
 TOTAL DISTURBED AREA OF SITE: 0.0790 ACRE
 PROPOSED CONSTRUCTION: CONSTRUCT NEW BUILDING, INSTALL NEW DRIVEWAY, INSTALL WATER LINES AND SEWER LINES.

CONSTRUCTION NOTES

- ALL PROPOSED WORK ITEMS SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN AND DETAILS.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE STRUCTURES IN THE AREAS OF PROPOSED WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING STRUCTURES BOTH ABOVE AND UNDERGROUND AND SHALL BE RESPONSIBLE FOR REPLACING ANY STRUCTURE DAMAGED DUE HIS CONSTRUCTION ACTIVITIES.
- ALL EXISTING SITE STRUCTURES TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR.
- ANY DAMAGE DONE ON EXISTING SITE STRUCTURES DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- INVERT ELEVATIONS AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL FIELD-VERIFY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- ALL EXISTING SITE STRUCTURES IDENTIFIED FOR REMOVAL DURING CONSTRUCTION SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
- CONTRACTOR SHALL CLEAN AND FLUSH ALL STORM SEWER SYSTEMS AT THE END OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK SHALL BE PERFORMED AND FINISHED IN A WORKMAN-LIKE MANNER TO THE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL NECESSARY BARRICADES, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD.

SINGLE FAMILY RESIDENTIAL HOME AT 2499 PARK ESTATE DRIVE, SNELLVILLE, GEORGIA BY ATLANTIC FLAIR HOMES		SCALE 1" = 20' PROJECT NO. DC2022-110 SHEET C-03 OF 5	SIGNED BY: NCO DRAWN BY: NCO REVIEWED BY: AU APPROVED BY: NCO DATE: 07-01-22
DARA CONSULTING ENGINEERS, INC. DESIGNERS - PLANNERS - SCIENTISTS 115 GREEN VALLEY RD, FAYETTEVILLE GA 30214 PHONE 770-548-8831 E-MAIL: conyeko@daraengineers.com		LAND LOT: 52 DISTRICT: 6 GWINNETT COUNTY, GEORGIA	07-01-2022

PROPOSED PERVIOUS AREA WITHIN THE 75-FT SETBACK = 834 sf (0.0219 ACRE)
 PROPOSED IMPERVIOUS AREA WITHIN THE 75-FT GWINNETT COUNTY UNDISTURBED BUFFER = 1034 SF (0.0210 ACRE)
 PROPOSED PERVIOUS AREA WITHIN THE 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 434 SF (0.0073 ACRE) PROPOSED
 IMPERVIOUS AREA WITHIN THE 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 1138 sf (0.0288 ACRE) EXISTING PERVIOUS
 AREA WITHIN THE 25-FT STATE WATERS BUFFER = 2317 sf (0.0532 ACRE)
 PROPOSED IMPERVIOUS AREA WITHIN THE 25-FT STATE WATERS BUFFER = 0.00 sf (0.00 ACRE)



GRADING NOTES

- NO GRADED SLOPES SHALL EXCEED 2H: 1V.
- CONTRACTOR SHALL OBTAIN APPROVAL FROM GWINNETT COUNTY FOR A HAUL ROUTE FOR SOIL AND DEBRIS BEING HAULED TO AND FROM THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT SITE.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GIVE NOTICE TO BE GIVEN TO ALL APPLICABLE UTILITY COMPANIES AND THE UTILITY PROTECTION CENTER (UPC) AT 1-800-282-7411 AS REQUIRED BY GEORGIA LAW CODE SECTION 25-9-1 THROUGH 25-9-13 AT LEAST 72 HOURS (THREE WORKING DAYS) PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES AFFECTED BY GRADING PER GWINNETT COUNTY STANDARDS AND SPECIFICATIONS.

NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION 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 PLANS DO NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- MAINTENANCE STATEMENT:** EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

NOTE: WATERS OF THE STATE EXISTS WITHIN 200 FEET OF OF THE PROJECT SITE.

SITE INFORMATION

TOTAL AREA OF SITE: 0.2688 ACRE
 TOTAL DISTURBED AREA OF SITE: 0.0790 ACRE
 PROPOSED CONSTRUCTION: CONSTRUCT NEW BUILDING, INSTALL NEW DRIVEWAY, INSTALL WATER LINES AND SEWER LINES.

CONSTRUCTION NOTES

- ALL PROPOSED WORK ITEMS SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN AND DETAILS.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE STRUCTURES IN THE AREAS OF PROPOSED WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING STRUCTURES BOTH ABOVE AND UNDERGROUND AND SHALL BE RESPONSIBLE FOR REPLACING ANY STRUCTURE DAMAGED DUE HIS CONSTRUCTION ACTIVITIES.
- ALL EXISTING SITE STRUCTURES TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR.
- ANY DAMAGE DONE ON EXISTING SITE STRUCTURES DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- INVERT ELEVATIONS AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL FIELD-VERIFY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- ALL EXISTING SITE STRUCTURES IDENTIFIED FOR REMOVAL DURING CONSTRUCTION SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
- CONTRACTOR SHALL CLEAN AND FLUSH ALL STORM SEWER SYSTEMS AT THE END OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK SHALL BE PERFORMED AND FINISHED IN A WORKMAN-LIKE MANNER TO THE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL NECESSARY BARRICADES, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD.

SITE GRADING		AREA CALCULATIONS	
SCALE: 1" = 20'	PROJECT NO. DC2022-110	DATE: 07-01-22	REVISED BY: NCO
SINGLE FAMILY RESIDENTIAL HOME		BY ATLANTIC FLAIR HOMES	
AT 2499 PARK ESTATE DRIVE, SNELLVILLE, GEORGIA		GWINNETT COUNTY, GEORGIA	
LAND LOT: 52	DISTR CT: 6	DRAWN BY: NCO	
DARACONSULTING ENGINEERS, INC. DESIGNERS - PLANNERS - SCIENTISTS 115 GREEN VALLEY RD, FAYETTEVILLE GA 30214 PHONE 770-548-8831 E-MAIL: conyek@darac.com			
GEORGIA REGISTERED PROFESSIONAL ENGINEER WARRIEN C. WARRIEN C.E.		07-01-2022	
REV. NO.	DATE	DESCRIPTION	
00	07-01-22	0000	