

# VARIANCE APPLICATION

**Community Development**

4800 Ashford Dunwoody Road | Dunwoody, GA 30338  
Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Type: \_\_\_\_\_

Type of Request: <input checked="" type="checkbox"/> Chapter 16-Streams <input type="checkbox"/> Chapter 16-Other <input type="checkbox"/> Chapter 20-Signs <input type="checkbox"/> Chapter 27-Zoning
Code section from which variance is sought: <u>78</u>
Nature of Request: <u>Stream Buffer variance to rebuild Screen Porch</u>

**Project:**

Name of Project / Subdivision: <u>Wathen Project, Mill Glen Subdivision</u> Zoning: _____
Property Address / Location: <u>1317 Mill Gate Drive, Dunwoody, GA 30338</u>
District: <u>18</u> Land Lot: <u>379</u> Block: <u>E</u> Property ID: _____

**Owner Information:**

Owner's Name: <u>David and Elizabeth Wathen</u>
Owner's Address: <u>1317 Mill Gate Drive, Dunwoody, GA 30338</u>
Phone: <u>770-355-7448</u> Fax: _____ Email: <u>edwathen@comcast.net</u>

**Applicant Information:**  Check here if same as Property Owner

Contact Name: _____
Address: _____
Phone: _____ Fax: _____ Email: _____

**Terms & Conditions:**

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: <u>Elizabeth Wathen</u>
Applicant's Signature: <u>Elizabeth Wathen</u> Date: <u>6-5-2024</u>

**Notary:**

Sworn to and subscribed before me this <u>5<sup>th</sup></u> Day of <u>June</u> , 20 <u>24</u>
Notary Public: <u>Cynthia Stirne</u>
Signature: <u>Cynthia Stirne</u>
My Commission Expires: <u>05-02-2028</u>

**CYNTHIA STIRNE**  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires May 2, 2028

**Office Use:**

<input type="checkbox"/> Application Fee Paid <input type="checkbox"/> Public Notice Fee Paid (\$450) Fee: \$ _____
Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC Date: _____
<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied Date: _____

**Property Owner(s)  
Notarized Affidavit**

**Community Development**  
4800 Ashford Dunwoody Road | Dunwoody, GA 30338  
Phone: (678) 382-6800 | Fax: (770) 396-4828

The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

**Property Owner (If Applicable):**

Owner Name: <u>Elizabeth Wathen</u>		Date: <u>6-5-2024</u>
Signature: <u>Elizabeth Wathen</u>		
Address: <u>1319 Mill Gate Drive, Dunwoody, GA 30338</u>		
Phone: <u>770-355-7648</u>	Fax: <u>          </u>	Email: <u>edwathen@comcast.net</u>
Sworn to and subscribed before me this <u>5<sup>th</sup></u>		Day of <u>June</u> , 20 <u>24</u>
Notary Public: <u>Cynthia Stirne</u> <i>Cynthia Stirne</i>		<b>CYNTHIA STIRNE</b> NOTARY PUBLIC DeKalb County State of Georgia My Comm. Expires May 2, 2028

**Property Owner (If Applicable):**

Owner Name: _____		Date: _____
Signature: _____		
Address: _____		
Phone: _____	Fax: _____	Email: _____
Sworn to and subscribed before me this _____		Day of _____, 20__
Notary Public: _____		

**Property Owner (If Applicable):**

Owner Name: _____		Date: _____
Signature: _____		
Address: _____		
Phone: _____	Fax: _____	Email: _____
Sworn to and subscribed before me this _____		Day of _____, 20__
Notary Public: _____		

# Campaign Disclosure Statement

Community Development  
4800 Ashford Dunwoody Road | Dunwoody, GA 30338  
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

YES  NO

Applicant / Owner: Elizabeth Wathen

Signature: Elizabeth Wathen	Date: May 31, 2024
Address: 1317 Mill Gate Drive, Dunwoody, GA	30338

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

**LOT COVERAGE BREAKDOWN**

House	2416	Sq. Ft.
Driveway	1616	Sq. Ft.
Sidewalk	475	Sq. Ft.
Porch	416	Sq. Ft.
Deck	289	Sq. Ft.
Enclosed Deck	177	Sq. Ft.
Steps	111	Sq. Ft.
Stones	56	Sq. Ft.
Overhang	13	Sq. Ft.
Bridge	9	Sq. Ft.
<b>Total Coverage</b>	<b>5578</b>	<b>Sq. Ft.</b>
<b>Lot Area</b>	<b>19576</b>	<b>Sq. Ft.</b>
<b>Lot Coverage</b>	<b>28.49%</b>	

Inv. In 11-2008  
Inv. In 11-2008  
Inv. Out 11-2008

# AREA

19576 Sq. Feet  
0.449 Acres

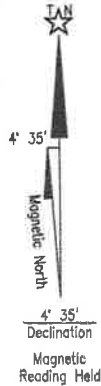
## LEGEND

These standard symbols may be found in the drawing.

- Point
- Iron Pin Found
- BL Building Line
- Catch Basin
- Power Pole
- Electric Meter
- Water Meter
- Control Valve
- Sanitary Sewer Manhole
- Gas Meter
- Air Conditioning Unit
- Hardwood Tree
- Pine Tree
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Sanitary Sewer
- Sanitary Sewer (Not Field Located)
- Stormwater Pipe
- Stormwater Pipe (Not Field Located)

**NOTING**

inwoody)  
=100' (Single Dwelling Residential)  
rt yard setback=35'  
e yard setback=10'  
r yard setback=40'  
x Lot Coverage=40%  
le: Graphic depiction of setback lines are  
interpretation of the Surveyor and should  
verified with a zoning official prior to  
sign work.



**TRVEY NOTES**

Elevations are based on N.A.V.D. 88 datum.  
Contour lines are at one (1) foot intervals.  
Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS16 RTK.  
Software used: Carlson Survey 2018 and Carlson SurvCE.  
The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).

**CLOSURE STATEMENT**

Field data used to compile this plot was gathered  
radial survey measurements and has a positional  
accuracy of 0.1 feet.  
Map or plot has been calculated for closure and is  
found to be accurate within one foot in 78,798 feet.

**TRVEY TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
21	331.56'	11.31'	11.31'	N 23°56'34" E	1°57'16"
22	307.03'	15.74'	15.74'	N 25°19'00" E	2°56'17"



**REVISION NOTE**

Revised on 5/23/2024 to  
graphically show buffers from  
drainage ditch in the rear of  
the property.

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

SURVEY PLAT FOR: 1317 Mill Gate Drive, Dunwoody Georgia 30338

DATE: 4/24/23 SCALE: 30'

**ELIZABETH WATHEN**

LAND LOT: 379 18th DISTRICT SECTION DeKalb COUNTY, GA  
LOT: 4 BLOCK: E UNIT: Three PHASE:  
SUBDIVISION: Mill Glen  
PLAT BOOK 47 PAGE 8 DRAFTER: J.J. REVISION DATE: 5/23/24  
DEED BOOK 16407 PAGE 715 PARTY CHIEF: R.G. FIELD DATE: 5/4/23 SHEET 1 OF 1



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 15-6-87.

By: *[Signature]*  
Josh Lewis, N. Registered Land Survey Number 3028



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.

JOB NUMBER 204353-1

DRAWING NUMBER F40-27

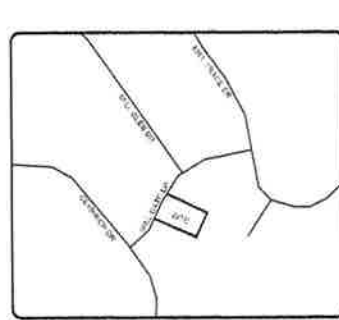
CITY OF DUNWOODY ADDITION CONSTRUCTION DOCUMENTS FOR  
**1317 MILL GATE DRIVE**  
**LAND LOT 379 DISTRICT 18TH**  
**CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA**

**SITE NOTES:**

- THE SITE CONTAINS 0.40 ACRES / 18,378 SF TOTAL DISTURBED AREA 0.33 ACRES / 12,008 SF
- ADDRESS 1317 MILL GATE DRIVE, DUNWOODY, GA, 30338, TAX PARCEL ID NUMBER 18 J79 D1 Q27
- SURVEY INFORMATION TAKEN FROM SURVEY BY GEORGIA LAND SURVEYING, DATED APRIL 24, 2023.
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADY ZONE X] AS DEFINED BY FLJAM, COMMUNITY PANEL NUMBER 1308800008 DATED AUGUST 15, 2019 FOR DEKALB COUNTY, GEORGIA. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNER'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 LINES.
- 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.
- THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY
- THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 3, IRC 1.7.3 AND IRC 4.1.6.
- DRIVEWAY APPROX TO MEET DEKALB STANDARD 708.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CELESTIAL, 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.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.
- THE EXISTING WATER LINE AND SEWER LATERAL FOR THE SUBJECT PROPERTY IS TO BE USED FOR THE NEW CONSTRUCTION. EXACT LOCATION OF THE UTILITIES IS TO BE DETERMINED IN THE FIELD (NOT SHOWN ON SURVEY).

**DUNWOODY CITY NOTES:**

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROTECT PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4811.
- ALL CONSTRUCTION MUST CONFORM TO CITY OF DUNWOODY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, PEGS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- 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.
- ADDITIONAL EROSION CONTROL SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOCUS/TREES WITH 2" OF Girth OR GREATER WILL REQUIRE A CONSTRUCTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO ROOTS BEING REMOVED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PEGS, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BARRIERS TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
 MONDAY-FRIDAY 7:00am-5:00pm  
 SATURDAY 8:00am-5:00pm



**Location Map**  
N7A



**FEMA Firm Map**  
N7A

**ZONING CONFORMANCE:**

**SITE ZONING: R-100 (SINGLE-DWELLING RESIDENTIAL)**  
 MINIMUM LOT AREA 16,000 SF  
 LOT FRONTAGE: 100 FEET  
 MINIMUM STREET FRONT AND SIDE: 35 FEET  
 SIDE INTERIOR: 10 FEET  
 SIDE INTERIOR (ACCESSORY BUILDINGS/STRUCTURES): 10 FEET  
 REAR YARD: 40 FEET  
 REAR (ACCESSORY BUILDINGS/STRUCTURES): 10 FEET  
 LOT COVERAGE: 18,890 SQ FT OR LESS 40%  
 LOT COVERAGE: 20,000 TO 29,999 SQ FT 28%  
 LOT COVERAGE: 30,000 TO 43,999 SQ FT 30%  
 LOT COVERAGE: 44,000 SQ FT OR MORE 28%  
 BUILDING HEIGHT: NO MORE THAN 35 FEET

**CONSTRUCTION NARRATIVE:**

THE PROPOSED PLANS CALL FOR A SCREENED PORCH ADDITION TO A SINGLE FAMILY HOME CONFORMING TO R-100 ZONING. ALL PHASED EROSION CONTROL BARRIERS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

"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 \_\_\_\_\_ DATE 08-02-23

**STATE WATER STATEMENT:**

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.L.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #1308800008, DATED AUGUST 15, 2019.  
 THERE ARE WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 300 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

**ADDRESSING:**

1317 MILL GATE DRIVE  
 DUNWOODY, GA 30338

**OWNER/CONTRACTOR:**

ELIZABETH WATHEN  
 1317 MILL GATE DRIVE  
 DUNWOODY, GA 30338  
 770-355-7648  
 ewathen@comcast.net

PRIOR TO BEGINNING CONSTRUCTION, CONTACT LIA FABIAN (LIA.FABIAN@DUNWOODYGA.GOV) AND KEVIN MOORE (KEVIN.MOORE@DUNWOODYGA.GOV) TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO MAY RESULT IN A STOP WORK ORDER.

**CITY OF DUNWOODY TREE PRESERVATION AND REPLACEMENT PLAN NOTES:**

- THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF DUNWOODY AT (404)837-0576 FOR A SITE INSPECTION.
- ALL TREE PROTECTION DEVICES INCLUDING A 2" LAYER OF MULCH AND AN APPLICATION OF A MICROSPRINK PRODUCT ON ALL SAVED TREES MUST BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF DUNWOODY AT (404)837-0576 FOR A SITE INSPECTION -- TO BE PROVIDED BY "ONE BARK", CONSULTING ARBORIST.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICES ROUTING OF ALL GAS, TELEPHONE AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITIES STANDARDS AND SPECIFICATION AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES AS TO BE PRESERVED.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF DUNWOODY STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICES TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ARBORIST.
- LABEL AT LEAST ONE REPLACEMENT TREE OF EACH VARIETY WITH A SECURELY ATTACHED, WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

**POST- CONSTRUCTION IMPERVIOUS AREA:**

Existing Impervious Area To Remain	SF
Ex Two Story House	2416
Ex Driveway	1016
Ex Front Porch	410
Ex Front Steps and Sidewalk	493
Ex Side Steps and Sidewalk	34
Ex Overhang	13
Ex Stepping Stones	20
Ex Stone Pad	28
Ex Bridge	9
<b>Total Remaining Impervious Area</b>	<b>5647</b>
<b>Proposed New Impervious Area</b>	<b>SF</b>
Proposed Screened Porch	847
Proposed Steps	42
Proposed Fireplace	13
<b>Total Proposed Impervious Area</b>	<b>902</b>
<b>Total Post-Construction Impervious Area</b>	<b>5549</b>
<b>Lot Coverage %</b>	<b>30.38%</b>

**SHEET LIST**

CV	COVER
B-1	SURVEY
D-1	DEMOLITION PLAN
C-1	SITE PLAN
C-2	ES&PO PLAN
C-3	TREE PLAN
C-4	CONSTRUCTION DETAILS

PREPARED BY:  
 CRESCENT VIEW  
 ENGINEERING, LLC  
 1505 WOODBRIDGE DRIVE  
 ATLANTA, GA 30329  
 404-525-1500  
 WWW.CRESCENTVIEWENGINEERING.COM

PREPARED FOR:  
**ELIZABETH WATHEN**  
 1317 MILL GATE DRIVE  
 DUNWOODY, GA 30338  
 770-355-7648  
 ewathen@comcast.net

COVER

DATE	BY	REVISION



CONTRACTOR PLAN FOR  
**1317 MILL GATE DRIVE**  
**LAND LOT 379, DISTRICT 18TH**  
 CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA

Sheet No.  
**CV**



**NOTE:**

THE SITE CONTAINS 0.45 ACRES / 19,576 SF  
 TOTAL DISTURBED AREA: 0.05 ACRES / 2,206 SF

ADDRESS: 1317 MILL GATE DRIVE, DUNWOODY, GA 30338, TAX PARCEL NUMBER 18 378 01 537

SURVEY INFORMATION TAKEN FROM SURVEY BY GEORGIA LAND SURVEYING, DATED APRIL 24, 2023.

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AL, SHADZ, ZONE X] AS DEFINED BY F.L.A.M. COMMUNITY PANEL NUMBER 13089C0000K DATED AUGUST 15, 2019 FOR DEKALB COUNTY, GEORGIA. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNER'S INFORMATION.

THE OWNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN ON THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL MAKE 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 MAKE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND HOLES NECESSARY TO ASCERTAIN ANY POWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINES.

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 NECESSARY TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.

THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.7.3 AND R404.1.2.

DRIVEWAY APPROX TO MEET DEKALB STANDARD 70B.

TO THE BEST OF OUR KNOWLEDGE, THERE NO COSMETIC, ARCHITECTURAL, OR ARCHAEOLOGICAL FEATURES 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.

THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

THE EXISTING WATER LINE AND SEWER LATERAL FOR THE SUBJECT PROPERTY IS TO BE USED FOR THE NEW CONSTRUCTION. EXACT LOCATION OF THE UTILITIES IS TO BE DETERMINED IN THE FIELD (NOT SHOWN ON SURVEY).

THERE ARE REQUIRED LANDSCAPE STRIPS, UNDISTURBED BUFFERS, AND/OR ANY OTHER NATURAL AREAS.

THERE ARE NO REQUIRED PARKING SPACES FOR LOADING AND UNLOADING.

THERE ARE REQUIRED BUFFERS ASSOCIATED WITH LAKES, STREAMS, WETLANDS, OR WATERS OF THE STATE.

CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED EXISTING CURBS OR CURBS AND TUTOR VLAND PROPERTY FRONTAGE TO THE PROPER HEIGHT OF 4" ABOVE THE EXISTING PAVEMENT ELEVATION. ANY MISSING CURBS AND/OR CURBS DO TO DRIVEWAY RELOCATIONS WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING.

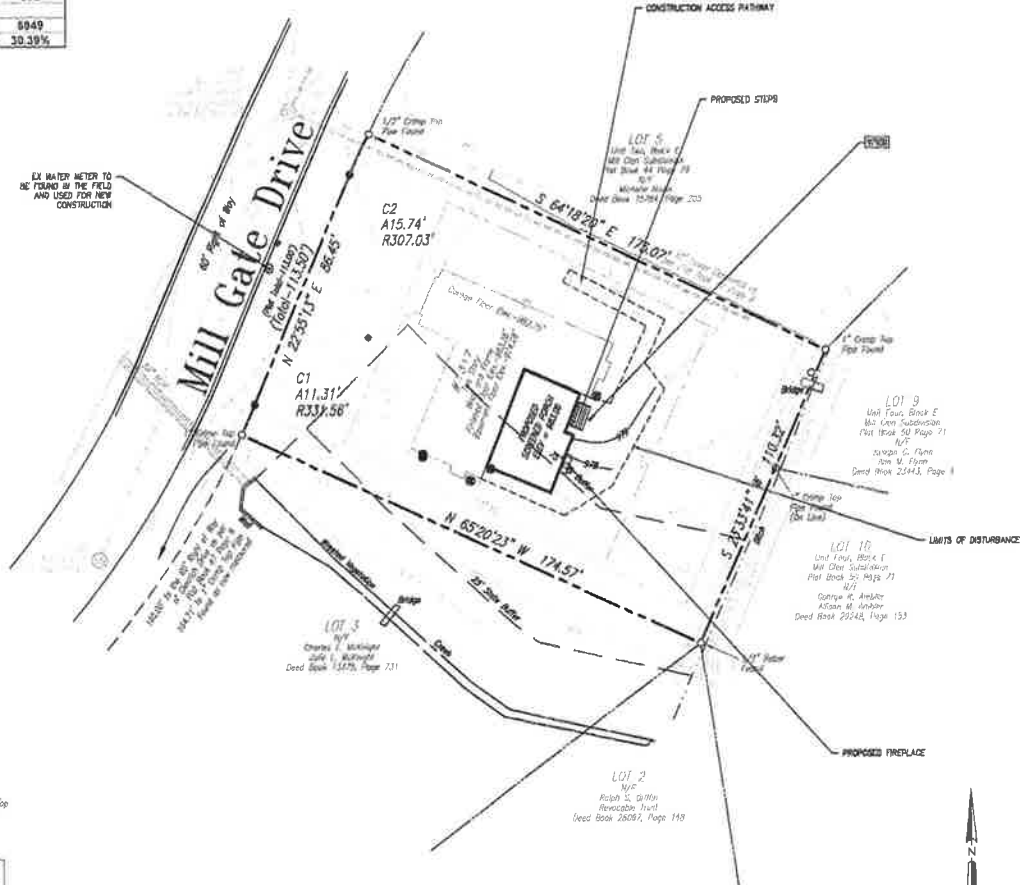
GRADE SEPARATION AND POSITIVE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.7.1 AND R404.1.6 IS MET. SEE SHEET C-1.

**POST- CONSTRUCTION IMPERVIOUS AREA:**

Existing Impervious Area To Remain	SF
Ex Two Story House	2418
Ex Driveway	1615
Ex Front Porch	416
Ex Front Steps and Sidewalk	493
Ex Side Steps and Sidewalk	34
Ex Overhang	13
Ex Stepping Stones	25
Ex Stone Pad	0
Ex Bridge	0
<b>Total Remaining Impervious Area</b>	<b>5047</b>
Proposed New Impervious Area	SF
Proposed Screened Porch	847
Proposed Steps	42
Proposed Fireplace	13
<b>Total Proposed Impervious Area</b>	<b>992</b>
<b>Total Post-Construction Impervious Area</b>	<b>6049</b>
<b>Lot Coverage %</b>	<b>30.39%</b>

**NO PART OF THE PROPOSED NEW IMPERVIOUS AREA ENCRONES THE STORMWATER DRAINAGE EASEMENT**

**THE PROPOSED IMPERVIOUS AREA IS LESS THAN 1,000 SF. THEREFORE STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT**



**ATE WATER STATEMENT:**

PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.L.A SPECIAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP #13089C0000K, DATED AUGUST 2019.

E ARE WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE PLANS.

**NING CONFORMANCE:**

ZONING: R-100 (SINGLE-DWELLING RESIDENTIAL)

RAW LOT AREA: 15,000 SF

TRADE: 100 FEET

RAW STREET, FRONT AND SIDE: 36 FEET

INTERIOR: 10 FEET

INTERIOR (ACCESSORY BUILDINGS/STRUCTURES): 10 FEET

YARD: 40 FEET

(ACCESSORY BUILDINGS/STRUCTURES): 10 FEET

COVERAGE: 10,000 SQ FT OR LESS AGH

COVERAGE: 30,000 TO 29,999 SQ FT 35%

COVERAGE: 30,000 TO 43,999 SQ FT 30%

COVERAGE: 43,999 TO 100,000 SQ FT 25%

NO HEIGHT: NO MORE THAN 25 FEET

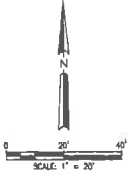
**STREAM-BUFFER CALCULATIONS:**

	PRE-CONSTRUCTION IMPERVIOUS AREA IN BUFFER (SF)	REMOVED IMPERVIOUS AREA FROM BUFFER (SF)	NEW IMPERVIOUS AREA IN BUFFER (SF)	POST-CONSTRUCTION IMPERVIOUS AREA IN BUFFER (SF)
25-FT BUFFER	0	0	0	0
75-FT BUFFER	1046	159	214	1383

\*\*POST-CONSTRUCTION IMPERVIOUS AREA IN BUFFER + PRE-CONSTRUCTION AREA IN BUFFER = REMOVED IMPERVIOUS AREA IN BUFFER + NEW IMPERVIOUS AREA IN BUFFER



**EXISTING UTILITIES TO BE FOUND IN THE FIELD AND USED FOR NEW CONSTRUCTION**



PREPARED BY:  
 CRESCENT VIEW  
 ENGINEERING, LLC  
 6701 WOODBRIDGE  
 WILMINGTON, GEORGIA 30690  
 770-355-7648

PREPARED FOR:  
 ELIZABETH WATHEN  
 1317 MILL GATE DRIVE  
 DUNWOODY, GEORGIA 30338

SITE PLAN



1317 MILL GATE DRIVE  
 LAND LOT 379, 1874 INSTRUCT  
 CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA

Sheet No.  
**C-1**





**TY OF DUNWOODY TREE NOTES:**

TREES WHICH PLANTED SHALL BE MAINTAINED FOR TWO (2) GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION. THE PROPERTY OWNER SHALL MAINTAIN REQUIRED TREE DENSITY. THE PERMITTEE WILL BE RESPONSIBLE FOR DESTROYING NEWLY PLANTED TREES TO THE HOMEOWNER AND TO KNOW THE HOMEOWNER AS TO THEIR PROPER MAINTENANCE. SHOULD ANY TREE BEGIN FALLING WITHIN THE 2-YEAR PERIOD, A REPLANTING OF NEW REPLACEMENT TREES SHALL BE COMPLETED. AN AGREEMENT BETWEEN THE PERMITTEE AND HOMEOWNER TO REMOVE AND WILL COVER REPLACEMENT COSTS AT TIME OF TREE DEATH TO BE SUBMITTED PRIOR TO CERTIFICATE OF OCCUPANCY. IF THERE IS NO HOMEOWNER AT THE TIME OF CERTIFICATE OCCUPANCY THE PERMITTEE IS RESPONSIBLE FOR TREE REPLACEMENT. TREES AND SHRUBS SHOULD NOT BE DUG OR MOVED WITH A TREE SPACE DURING THE ACTIVE DRIVING PERIOD (EACH-WAY) TO EARLY-OCTOBER. THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLANS MUST BE NOTIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF DUNWOODY AT (404) 633-0276 FOR A SITE INSPECTION. REQUIRED TREE CANOPY COVER LISTED OVER THE SIZE TO NATURAL CAUSES, DISEASE, OR PESTS SHALL BE REPLACED DURING THE FIRST PLANTING SEASON AFTER THE LOSS OCCURS WITH THE SAME NATURAL CANOPY SIZE POTENTIAL. 2.5 INCH CALIPER TREE. TREE CANOPY COVER PRESEVED OR PLANTED TO MEET THE REQUIREMENTS OF TREE DENSITY SHALL BE CONSIDERED ON THE SITE FOR THE FOLLOWING TIME PERIOD: COMMERCIAL PROPERTIES IN PERPETUITY. RESIDENTIAL PROPERTIES FOR 8 YEARS THEN SHALL COMPLY WITH SECTION 14-3.6.8 (4) (1). ALL TREE PROTECTION DEVICES INCLUDING A 2" LAYER OF MULCH AND AN APPLICATION OF A MICROSPRAL PRODUCT ON ALL SAVED TREES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF DUNWOODY AT (404) 633-0276 FOR AN INSPECTION. 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. FOR ANY BOUNDARY TREE THAT HAS ITS CRITICAL ROOT ZONE IMPACTED AND/OR ENCLOSED INTO MORE THAN ONE SIDE WITHOUT A PREVIOUSLY APPROVED CERTIFIED ARBORIST PRESCRIPTION, THE PERMITTEE SHALL EITHER DEPOSIT INTO AN ESCROW ACCOUNT, OR CAUSE TO BE ISSUED IN FAVOR OF THE CITY OF DUNWOODY, AN IRREVOCABLE LETTER OF CREDIT, IN AN AMOUNT EQUALING:

**CITY OF DUNWOODY TREE PRESERVATION AND REPLACEMENT PLAN NOTES:**

1. THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND / OR REPLACEMENT PLANS MUST BE NOTIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF DUNWOODY AT (404)633-0276 FOR A SITE INSPECTION.
2. ALL TREE PROTECTION DEVICES INCLUDING A 2" LAYER OF MULCH AND AN APPLICATION OF A MICROSPRAL PRODUCT ON ALL SAVED TREES MUST BE INSTALLED AND NOTIFIED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF DUNWOODY AT (404) 633-0276 FOR A SITE INSPECTION. - TO BE PROVIDED BY "ONE BARR", CONSULTING ARBORIST.
3. 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.
4. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF DUNWOODY STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICES TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ARBORIST.
5. LAND AT LEAST ONE REPLACEMENT TREE OF EACH VARIETY WITH A SECURELY ATTACHED, WATER-PROOF TAG SHOWING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

24 HOUR EMERGENCY CONTACT: ELIZABETH WATHEN 770-355-7648

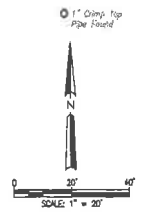
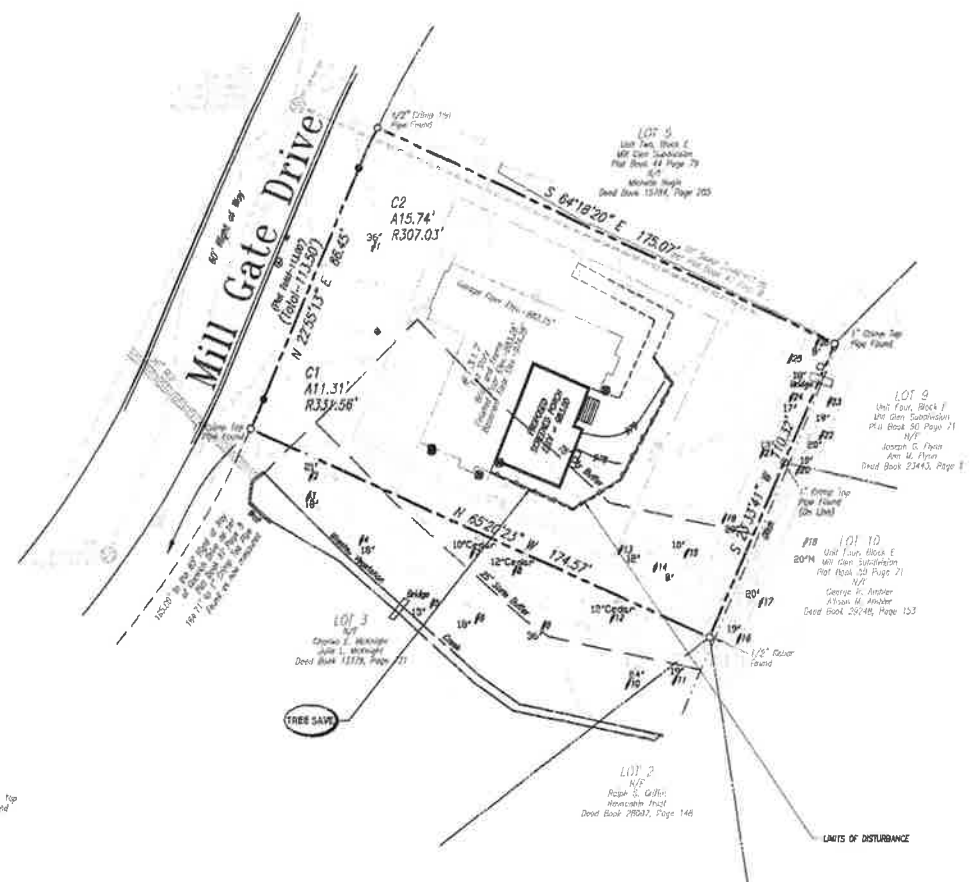
NO TREES ARE TO BE REMOVED OR DESTROYED DURING CONSTRUCTION

**TREE LIST:**

Tree #	Size	Species	Caliper	Height	Notes	Shape
1	12"	FRAXINUS	0.75"	12'		SAV D
2	12"	FRAXINUS	0.75"	12'		SAV D
3	12"	FRAXINUS	0.75"	12'		SAV D
4	12"	FRAXINUS	0.75"	12'		SAV D
5	12"	FRAXINUS	0.75"	12'		SAV D
6	12"	FRAXINUS	0.75"	12'		SAV D
7	12"	FRAXINUS	0.75"	12'		SAV D
8	12"	FRAXINUS	0.75"	12'		SAV D
9	12"	FRAXINUS	0.75"	12'		SAV D
10	12"	FRAXINUS	0.75"	12'		SAV D
11	12"	FRAXINUS	0.75"	12'		SAV D
12	12"	FRAXINUS	0.75"	12'		SAV D
13	12"	FRAXINUS	0.75"	12'		SAV D
14	12"	FRAXINUS	0.75"	12'		SAV D
15	12"	FRAXINUS	0.75"	12'		SAV D
16	12"	FRAXINUS	0.75"	12'		SAV D
17	12"	FRAXINUS	0.75"	12'		SAV D
18	12"	FRAXINUS	0.75"	12'		SAV D
19	12"	FRAXINUS	0.75"	12'		SAV D
20	12"	FRAXINUS	0.75"	12'		SAV D
21	12"	FRAXINUS	0.75"	12'		SAV D
22	12"	FRAXINUS	0.75"	12'		SAV D
23	12"	FRAXINUS	0.75"	12'		SAV D
24	12"	FRAXINUS	0.75"	12'		SAV D
25	12"	FRAXINUS	0.75"	12'		SAV D
26	12"	FRAXINUS	0.75"	12'		SAV D
27	12"	FRAXINUS	0.75"	12'		SAV D
28	12"	FRAXINUS	0.75"	12'		SAV D
29	12"	FRAXINUS	0.75"	12'		SAV D
30	12"	FRAXINUS	0.75"	12'		SAV D
31	12"	FRAXINUS	0.75"	12'		SAV D
32	12"	FRAXINUS	0.75"	12'		SAV D
33	12"	FRAXINUS	0.75"	12'		SAV D
34	12"	FRAXINUS	0.75"	12'		SAV D
35	12"	FRAXINUS	0.75"	12'		SAV D
36	12"	FRAXINUS	0.75"	12'		SAV D
37	12"	FRAXINUS	0.75"	12'		SAV D
38	12"	FRAXINUS	0.75"	12'		SAV D
39	12"	FRAXINUS	0.75"	12'		SAV D
40	12"	FRAXINUS	0.75"	12'		SAV D
41	12"	FRAXINUS	0.75"	12'		SAV D
42	12"	FRAXINUS	0.75"	12'		SAV D
43	12"	FRAXINUS	0.75"	12'		SAV D
44	12"	FRAXINUS	0.75"	12'		SAV D
45	12"	FRAXINUS	0.75"	12'		SAV D
46	12"	FRAXINUS	0.75"	12'		SAV D
47	12"	FRAXINUS	0.75"	12'		SAV D
48	12"	FRAXINUS	0.75"	12'		SAV D
49	12"	FRAXINUS	0.75"	12'		SAV D
50	12"	FRAXINUS	0.75"	12'		SAV D
51	12"	FRAXINUS	0.75"	12'		SAV D
52	12"	FRAXINUS	0.75"	12'		SAV D
53	12"	FRAXINUS	0.75"	12'		SAV D
54	12"	FRAXINUS	0.75"	12'		SAV D
55	12"	FRAXINUS	0.75"	12'		SAV D
56	12"	FRAXINUS	0.75"	12'		SAV D
57	12"	FRAXINUS	0.75"	12'		SAV D
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60	12"	FRAXINUS	0.75"	12'		SAV D
61	12"	FRAXINUS	0.75"	12'		SAV D
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63	12"	FRAXINUS	0.75"	12'		SAV D
64	12"	FRAXINUS	0.75"	12'		SAV D
65	12"	FRAXINUS	0.75"	12'		SAV D
66	12"	FRAXINUS	0.75"	12'		SAV D
67	12"	FRAXINUS	0.75"	12'		SAV D
68	12"	FRAXINUS	0.75"	12'		SAV D
69	12"	FRAXINUS	0.75"	12'		SAV D
70	12"	FRAXINUS	0.75"	12'		SAV D
71	12"	FRAXINUS	0.75"	12'		SAV D
72	12"	FRAXINUS	0.75"	12'		SAV D
73	12"	FRAXINUS	0.75"	12'		SAV D
74	12"	FRAXINUS	0.75"	12'		SAV D
75	12"	FRAXINUS	0.75"	12'		SAV D
76	12"	FRAXINUS	0.75"	12'		SAV D
77	12"	FRAXINUS	0.75"	12'		SAV D
78	12"	FRAXINUS	0.75"	12'		SAV D
79	12"	FRAXINUS	0.75"	12'		SAV D
80	12"	FRAXINUS	0.75"	12'		SAV D
81	12"	FRAXINUS	0.75"	12'		SAV D
82	12"	FRAXINUS	0.75"	12'		SAV D
83	12"	FRAXINUS	0.75"	12'		SAV D
84	12"	FRAXINUS	0.75"	12'		SAV D
85	12"	FRAXINUS	0.75"	12'		SAV D
86	12"	FRAXINUS	0.75"	12'		SAV D
87	12"	FRAXINUS	0.75"	12'		SAV D
88	12"	FRAXINUS	0.75"	12'		SAV D
89	12"	FRAXINUS	0.75"	12'		SAV D
90	12"	FRAXINUS	0.75"	12'		SAV D
91	12"	FRAXINUS	0.75"	12'		SAV D
92	12"	FRAXINUS	0.75"	12'		SAV D
93	12"	FRAXINUS	0.75"	12'		SAV D
94	12"	FRAXINUS	0.75"	12'		SAV D
95	12"	FRAXINUS	0.75"	12'		SAV D
96	12"	FRAXINUS	0.75"	12'		SAV D
97	12"	FRAXINUS	0.75"	12'		SAV D
98	12"	FRAXINUS	0.75"	12'		SAV D
99	12"	FRAXINUS	0.75"	12'		SAV D
100	12"	FRAXINUS	0.75"	12'		SAV D

**TREE CALCULATION:**

EXISTING TREE DENSITY FACTOR  
 $N = 20 \times 0.43 \text{ ACRES} = 8.6 \text{ UNITS}$   
 EXISTING REMAINING TREE FACTOR  
 $RF = 18.8 \text{ UNITS}$   
 REMAINING TREE FACTOR (18.8 UNITS) > TREE DENSITY FACTOR (8 UNITS)  
 COMPLIANT WITH EXISTING ON-SITE TREES



PREPARED BY:  
**CRESCENT VIEW ENGINEERING, LLC**  
 630 WALLACE DRIVE  
 SUITE 107  
 DUNWOODY, GA 30328  
 (404) 251-1234  
 www.crescentview-engineering.com

---

PREPARED FOR:  
**ELIZABETH WATHEN**  
 630 WALLACE DRIVE  
 SUITE 107  
 DUNWOODY, GA 30328  
 (404) 251-1234  
 ewathen@crescentview.com

---

TREE PROTECTION PLAN

DATE:	NOV 14 2023
DRAWN BY:	ELIZABETH WATHEN
CHECKED BY:	ELIZABETH WATHEN
SCALE:	AS SHOWN

---

CONTRACT NO. 23-1111  
**1317 MILL GATE DRIVE**  
 LAND LOT 379, 16<sup>TH</sup> DISTRICT  
 CITY OF DUNWOODY, DE-KA-B COUNTY, GEORGIA

---

Sheet No.  
**C-3**

**APPLICATION OF MULCH**

BY CLASS OF MULCH APPLIED TO DEPTH OF 2 - 4 INCHES  
 MULCH CLASS, RATE, WEIGHT APPLIED TO DEPTH OF 2 - 4 INCHES

**De1**

SOILS	APPLIED MULCH CLASS	APPLIED MULCH RATE	APPLIED MULCH WEIGHT	APPLIED MULCH DEPTH	APPLIED MULCH CLASS	APPLIED MULCH RATE	APPLIED MULCH WEIGHT	APPLIED MULCH DEPTH
1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0

**DUST CONTROL ON DISTURBED AREAS**

THIS SHALL BE CONSIDERED TO APPLY TO ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION SITES, ROAD AND HIGHWAY SITES, AND OTHER AREAS WHERE DUST CONTROL IS REQUIRED. THIS SHALL BE CONSIDERED TO APPLY TO ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION SITES, ROAD AND HIGHWAY SITES, AND OTHER AREAS WHERE DUST CONTROL IS REQUIRED.

**Du**

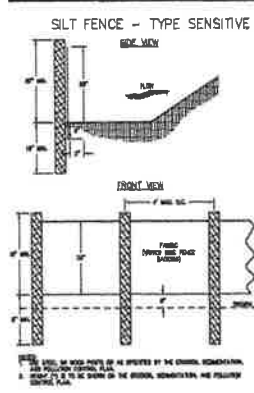
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1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0

**FERTILIZER REQUIREMENTS**

TOP OF STOCK	YEAR	APPLIED FERTILIZER	APPLIED FERTILIZER	APPLIED FERTILIZER
1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0	8.0
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10.0	10.0	10.0	10.0	10.0

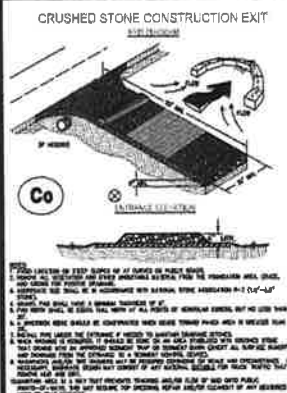
**TEMPORARY GRASSING**

**De2**



**PERMANENT GRASSING**

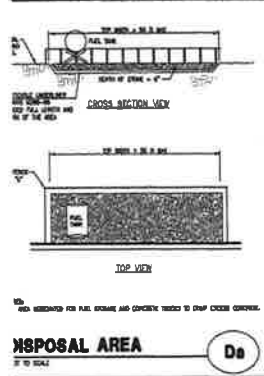
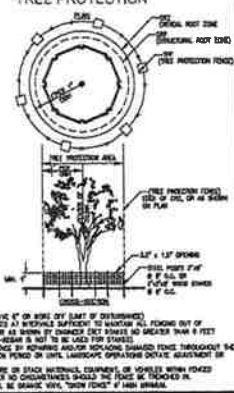
**De3**



**FERTILIZERS**

NOT TO SCALE

**TREE PROTECTION**



**De**

PREPARED BY:  
 CRESCENT VIEW  
 ENGINEERING, LLC.  
 1111 W. GATE DRIVE  
 SUITE 100  
 DUNWOODY, GEORGIA 30118  
 (770) 455-7648  
 WWW.CRESCENTVIEWENGINEERING.COM

PREPARED FOR:  
**ELIZABETH WATHEN**  
 1317 MILL GATE DRIVE  
 DUNWOODY, GEORGIA 30118  
 (770) 455-7648

**CONSTRUCTION DETAILS**

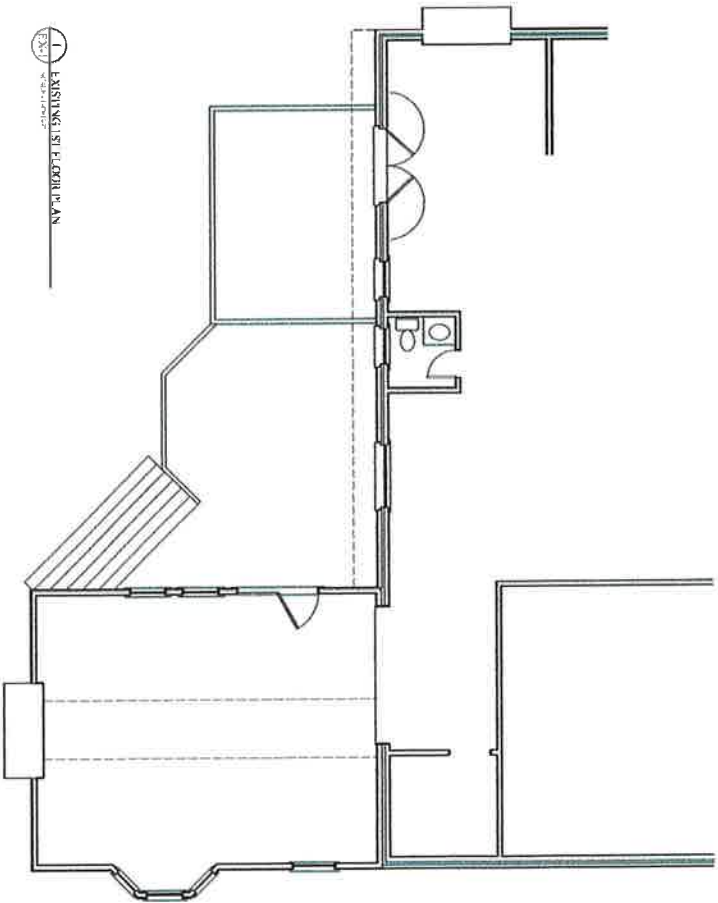
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2	01/15/20	ISSUED FOR PERMIT
3	01/15/20	ISSUED FOR PERMIT



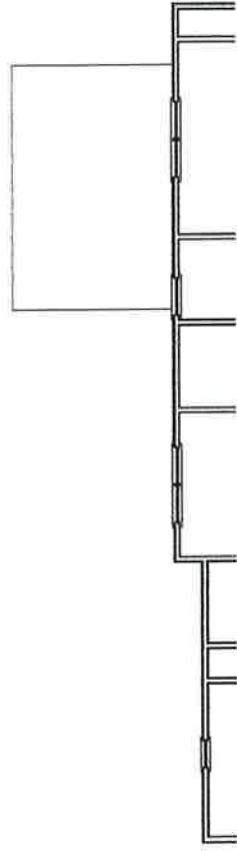
CONTRACT NO. 18-1111  
**1317 MILL GATE DRIVE**  
 LAND LOT 376, 18TH DISTRICT  
 CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA

Sheet No.  
**C-4**

1 EXISTING 1ST FLOOR PLAN



2 EXISTING AND FLOOR PLAN



THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

DESIGN BY MATTISON ARCHITECTS  
NOT FOR CONSTRUCTION

MATTISON ARCHITECTS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/1/20
2	ISSUED FOR PERMITS	10/1/20
3	ISSUED FOR PERMITS	10/1/20
4	ISSUED FOR PERMITS	10/1/20
5	ISSUED FOR PERMITS	10/1/20
6	ISSUED FOR PERMITS	10/1/20
7	ISSUED FOR PERMITS	10/1/20
8	ISSUED FOR PERMITS	10/1/20
9	ISSUED FOR PERMITS	10/1/20
10	ISSUED FOR PERMITS	10/1/20

**THE WATHEN RESIDENCE**  
 1317 MILL GATE DRIVE  
 DUNWOODY, GA 30338  
**RENOVATION & ADDITION**

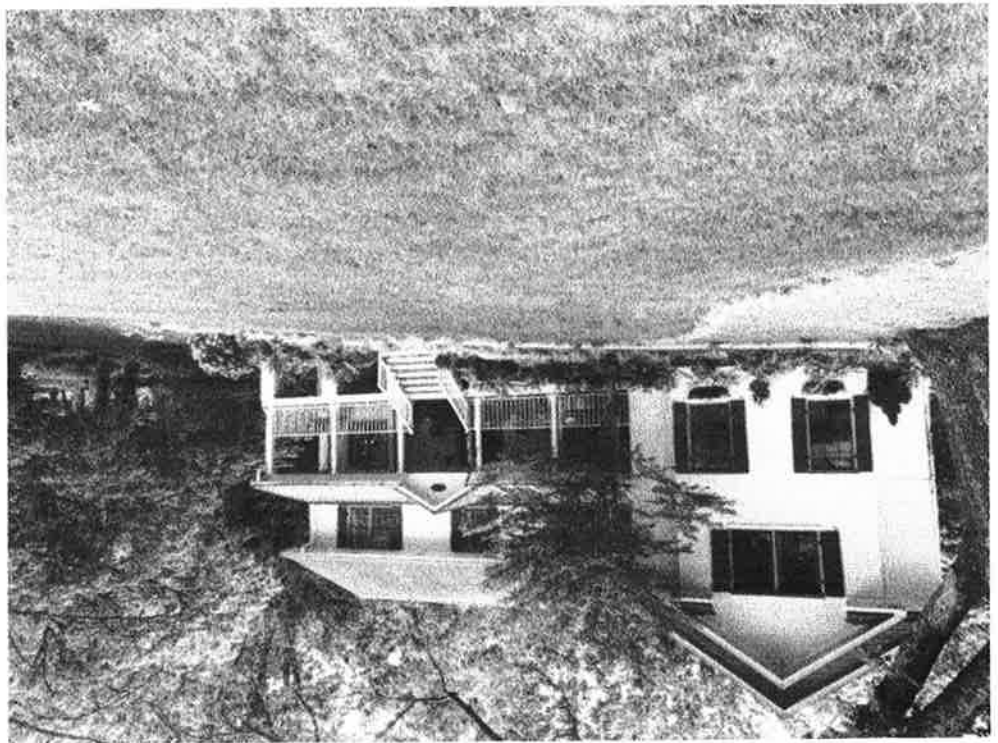
**MATTISON**  
 ARCHITECT

EX-1

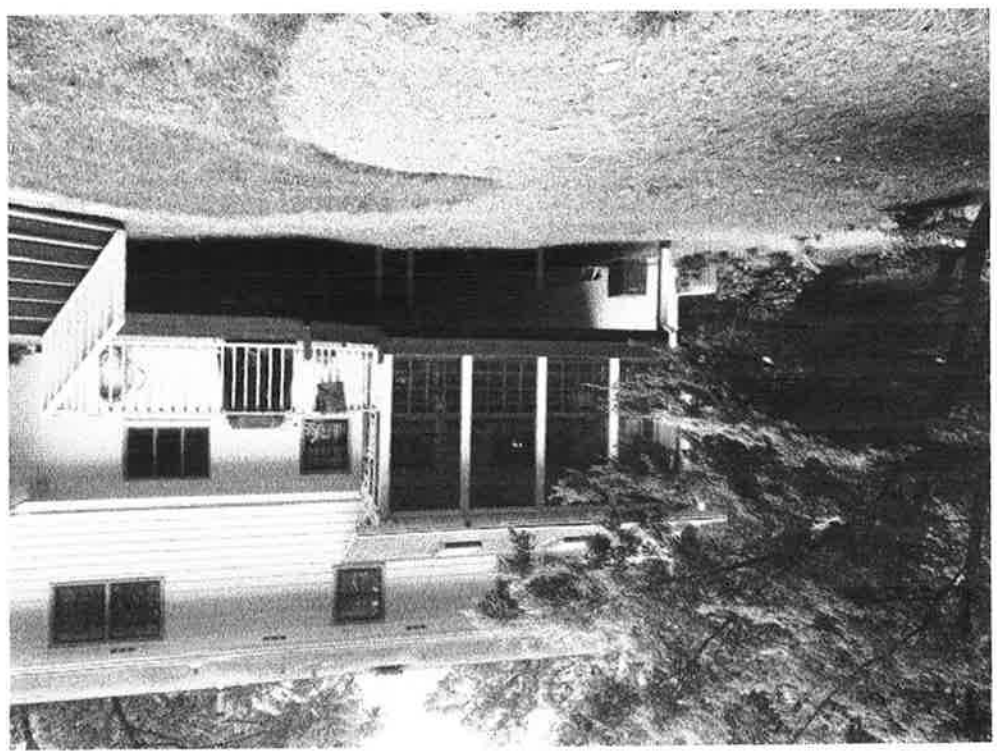




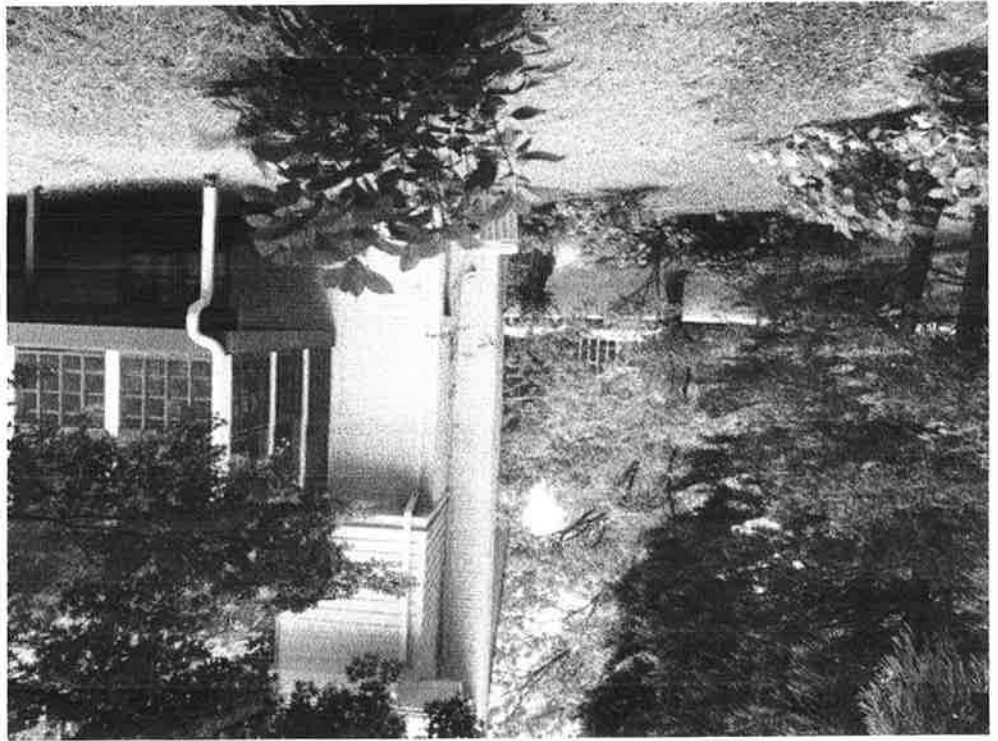
Wathen - Front of Property  
1317 Mill Gate Dr.  
Dunwoody, GA 30338



Weather - back of deck/screen porch view  
1317 Mill Gate Drive  
Dunwoody, GA 30338



Wathen - back & side view of screen porch  
1317 Mill Gate Drive  
Dunwoody, GA 30338

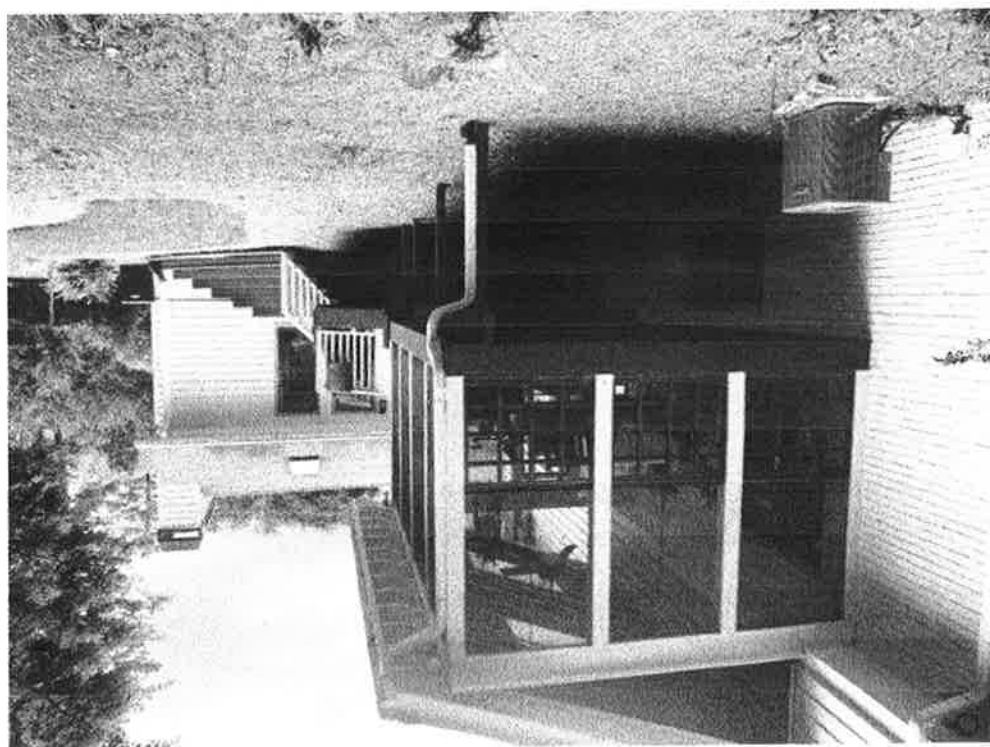




Dunwoody, GA 30338

1317 Mill Gate Dr.

Waltham - side view of screen porch & stairs to deck





Wathen - side yard view  
1317 Mill Gate Drive  
Dunwoody, GA 30338

Letter of Intent for Zoning Variance For:

David and Elizabeth Wathen

1317 Mill Gate Drive

Dunwoody, GA 30338

Zoning: Stream Buffer Variance – Chapter 16

Land Lot: 379 18<sup>th</sup> District Lot:4

Dear Planning and Zoning Members,

We are requesting a variance for 1317 Mill Gate Drive, Dunwoody, GA to seek relief of the required 75' stream buffer setback in our side and back yard, for the reasons detailed below. The proposed reduction of the side yard setback would allow us to replace the current deck and screen porch with a full screen porch that would be in character with the surrounding homes in the Mill Glen subdivision.

1. The house was built inside the 75' Stream Buffer and therefore the current deck and screen porch are also inside the 75' stream buffer. The current requirements of Zoning would deprive us of being able to rebuild a new porch and enjoy the yard. We are requesting a reduction of 27'.
2. Granting the variance will not be materially detrimental to the public welfare or injurious to the property, animal habitats, water runoff or improvements in the zoning district in which our property is located.
3. The granting of the variance would have a positive effect on any adjoining properties. The zoning relief (variance) requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to us, not just a casual/discretionary inconvenience.
4. The requested variance would be consistent with the look and design of the houses in Dunwoody. It will blend in and benefit our neighborhood. The neighbors on all sides of the property are all in favor of the project. Our neighbor across the street built a beautiful screen porch and it has enhanced the look of the property. We would like our large family to be able to enjoy the backyard in all seasons.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink that reads "David + Elizabeth Wathen". The signature is written in a cursive, flowing style.

Property Owner

**David and Elizabeth Wathen**

**1317 Mill Gate Drive**

**Dunwoody, GA 30338**


Letter of Support for the Wathen Family Porch Project

We, the undersigned, have spoken with David and Elizabeth Wathen about their upcoming variance request for their Porch Project. The current deck and screen porch will be replaced with a larger screen porch. We understand that they will be needing a variance for the stream buffer on the side of their home. We are in full support of their Porch project and stream buffer variance as it will add to the Wathen's enjoyment of their home and yard and furthermore will benefit the whole neighborhood.

Thank you,

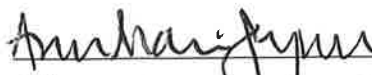
Julie and Chip McKnight

Address

  
5569 Glenloch Dr, Dunwoody, GA 30338

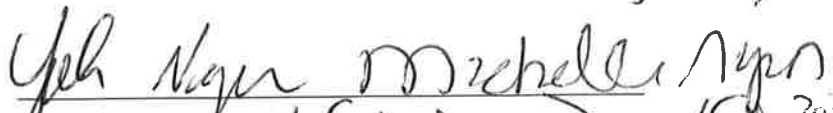
Joseph and AnnMarie Flynn

Address

  
5565 Mill Trace Ct. Dunwoody, GA 30338

Yale and Michelle Noggin

Address

  
1327 Mill Gate Drive Dunwoody GA 30338

Lisa Crosby

Address

  
1355 Mill Glen Drive Dunwoody, GA  
30338