



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, November 16, 2020
5:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

Discussion on Variance issues will be limited to 10 minutes per side. Questions from Architectural Review Board members and the resulting answers will not infringe on time limit.

[VAR2020-00038](#); Tracy Swearingen; 138 South Culver Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: ARCHITECTURAL REVIEW BOARD
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2020-00038; Tracy Swearingen; 138 South Culver Street

Department: Planning and Development

Date of Meeting: Monday, November 16, 2020

Presented By: Todd Hargrave

Action Requested: Consideration of new single-family dwelling design

Summary: The applicant requests the consideration of a new single-family dwelling design which includes adding a three-car garage on the front setback.

Attachments/Exhibits:

- Report
- Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE REPORT
ARCHITECTURAL REVIEW BOARD**

VARIANCE CASE NUMBER: VAR2020-00038

PROPERTY OWNER: ANDREA G. GASOA-ODERIZ

APPLICANT NAME: TRACY T. SWEARINGEN

PROPERTY IN QUESTION: 138 SOUTH CLAYTON STREET

PARCEL ID NUMBER: R5146D094

PRESENT ZONING: RS-150 (SINGLE-FAMILY RESIDENCE)

ORDINANCE SECTION AFFECTED: ZONING ORDINANCE, ARTICLE 6, ARCHITECTURAL AND DESIGN STANDARDS, SECTION 601, RESIDENTIAL MINIMUM ARCHITECTURAL AND DESIGN STANDARDS

VARIANCE TO ALLOW: BUILDING FAÇADE MATERIALS AND COLORS.

VARIANCE:

The Board shall have the power to grant or deny variances and exceptions for existing and new buildings/premises located in the Downtown Entertainment District from the architectural requirements of the Downtown Entertainment District provided the maximum effort is made to comply with the intent of the design standards established in the architectural requirements of the Downtown Entertainment District. Blanket variances may be granted for existing buildings by the board pursuant to the approval of a specific site plan and elevation drawings.

EXISTING OR NEW BUILDING: Demolition of existing single-family dwelling to build a new, bigger single family-dwelling with an attached garage.

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is proposing to demolish an existing single-family dwelling to build a new single-family dwelling to include an attached garage at a property located at 138 South Culver Street. The applicant is requesting the review by the Architectural Review Board because the property

lies within the Downtown Entertainment District. Even though the proposed development meets the minimum architectural standards set forth in Article 6, adding the garage does not meet the overall intent to maintain compatibility with surrounding buildings and community features. Additionally, the applicant is proposing fiber cement siding and stone to be used throughout the building, however, the structures in the surrounding area were developed with brick; the use of brick would be more appropriate for the design of the proposed building.

The proposal includes removing the current driveway and replacing the concrete with sod; creating a new driveway on the northwestern property line. Per Article 1, Section 102.3, The RS-150 zoning district (Single-Family Residential) requires a minimum front setback of 35 feet. Although the applicant is proposing a three-car garage within the appropriate setback, the properties adjacent to the subject property were developed at least 50 feet from the front property line and building a three-car garage closer to the front property line may also be inconsistent with the area. The applicant may have to redesign the location of the garage to create a more harmonious design with the adjacent properties. The applicant proposes to use hues of brown for the fiber cement siding which is consistent with Article 6, Section 602, A, 1. That requires the use of muted, subdued, or earth-tone colors.

If built as proposed, the property may not meet the intent of the Downtown Entertainment District. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.



LAWRENCEVILLE

GWINNETT METRO ATLANTA

ARCHITECTURAL REVIEW PROCESS

APPLICANT: Tracy T. Swearingen

PROPERTY OWNER: Andrea G. Casco - Odeniz

ADDRESS: P.O. Box 871183

ADDRESS: 138 Culver St. South
Lawrenceville, GA 30046

TELEPHONE NUMBER: 678-357-6238

TELEPHONE NUMBER: 470 318 9527

CONTACT PERSON: Tracy T. Swearingen, Sr.

CONTACT PERSON PHONE NUMBER 678 357-6238

PROPERTY IN QUESTION

STREET ADDRESS: 138 S. Culver St.

PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) RS 146D 849

CODE SECTION OF REQUEST: Article 6
CODE SECTION OF REQUEST: _____

CODE SECTION OF REQUEST: _____
CODE SECTION OF REQUEST: _____

DISCRIPTION OF VARIANCE REQUESTED: _____

PROPOSED USE: Demo existing home and build back single family residence per code. Please see attached drawings.

Tracy T. Swearingen, Sr. 10-21-20
SIGNATURE OF APPLICANT DATE

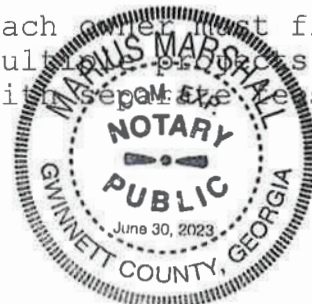
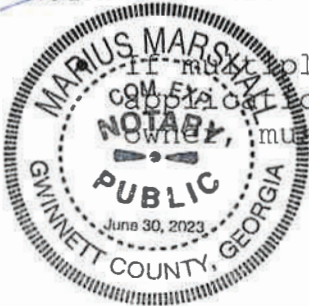
Tracy T. Swearingen, Sr. _____
TYPED OR PRINTED NAME DATE

Andrea G. Casco - Odeniz 10-21-2020
SIGNATURE OF PROPERTY OWNER DATE

CARLOS PATINO - ANIAS 10-21-2020
TYPED OR PRINTED NAME DATE

[Signature] 10/21/2020
NOTARY PUBLIC DATE

[Signature] 10/21/2020
NOTARY PUBLIC DATE



If multiple landowners for one project, each owner must file an application form, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

VAR2020.00036

October 23, 2020

Letter of Intent for 138 Culver St. S. Lawrenceville, GA 30046

To Lawrenceville City GA.
Architectural Review Board
70 S Clayton St.
Lawrenceville, GA 30046

We have been living in Lawrenceville GA for the last 13 years, Lawrenceville is a city with an amazing fusion of cultures and history. Our daughter grew up here and she is strongly identified just as we are with this beautiful city.

We had the opportunity of purchasing a property located in the Lawrenceville downtown area. This will be our primary residence. The property is located on 138 Culver St. S. Lawrenceville, GA 30046.

We would like with your approval and permission to demolish it and built a new house, our home, that full fills the current building requirements, regulations, and contribute keeping Lawrenceville down town beautiful.

The Department of Planning and Development kindly provide us with the Architectural and Design Standards requirements which for this location and use is consider as RS-150. Based on this information the project we are proposing it is a bungalow style house with an enclose garage for 3 vehicles. Front façade constructed on stone/brick. Sides façade 1/3 the same stone/brick and the rest of the sides facades as well as the rear with fiber cement siding. Roof will be made with architectural stile shingles in order to maintain compatibility with surrounding buildings.

Please find attached pictures of colors, materials and the documentation requested for this project.

We would like to thank you for your time and kind consideration to make this dream home a reality.

Truly yours,
Andrea G. Gasca- Oderiz and Carlos Patino-Arias
Home Owners

VAR 2020-00038

ACKNOWLEDGMENT AND RECEIPT OF ALTA SETTLEMENT STATEMENT

For and in consideration of Settlement Agent agreeing to act as closing agent in this transaction and for Lender agreeing to loan funds to facilitate the transaction, Purchaser and Seller agree to the statements on this page. Purchaser and Seller have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on their account or by them in this transaction and further certify that they have received a copy of the ALTA Settlement Statement. Purchaser acknowledges receipt of a copy of the Loan Estimate and Closing Disclosure prior to consummation of the loan transaction as required by state and/or federal law. Seller acknowledges receipt of payment in full of the proceeds due from the settlement and warrants the correctness of all payoff amounts for outstanding liens and encumbrances attached to Seller and/or the property. If any party receiving a payoff as set forth in the ALTA Settlement Statement refuses to accept that amount tendered, the party obligated to make such payoff (Purchaser or Seller) agrees to immediately pay to Settlement Agent sufficient additional funds to make such payment acceptable to the refusing/receiving party. Purchaser and Seller authorize Settlement Agent to cause the funds to be disbursed in accordance with this statement.

Purchaser, Seller and all other parties to this transaction, including those receiving real estate brokerage commissions, and any assignee of lender, acknowledge that all checks issued by settlement agent and its release or recording of all documents are contingent upon all checks, sight drafts and other instruments accepted as payment for amounts due under this transaction being honored for payment by the institution on which such instruments are drawn. Purchaser and Seller agree to indemnify and hold Settlement Agent harmless from any loss or damage suffered by them as a result of any negotiable instrument being dishonored or as a result of the authorized action of Settlement Agent.

Purchaser and Seller acknowledge that the closing attorney represents the legal interest of the lender if any and title insurance company and that the Settlement Agent and its closing attorney do not represent Purchaser, Seller or any other party in any matter related to this transaction. Purchaser and Seller acknowledge that they did not receive or rely upon any advice from said Settlement Agent or its closing attorney regarding any matter related to or a part of this transaction. Purchaser and Seller acknowledge that the charges for title insurance shown in Sections C and H of the Closing Disclosure include fees and compensation to Settlement Agent as an agent of the title insurance company underwriting this transaction.

Purchaser and Seller agree that the terms and conditions of the contract between them not performed before or at closing shall survive the closing and not be merged into or by the delivery of the warranty deed only as specifically agreed in said contract.

If any computation, charge or proration required by the contract of sale is erroneous or omitted, for any reason, Purchaser and Seller agree to re-prorate or adjust based on the correct figures as determined by the contract and to remit such sums to correct such error or omission. Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute corrective documents. Any excess recording costs are inadvertent and will be refunded upon written request. Purchaser and Seller acknowledge that Settlement Agent, its closing attorney and lender make no representations as to the status of any outstanding or past due water, sewerage or other utility bills applicable to the property. The status of such items shall be determined by and are the responsibility of the Purchaser and Seller.

If the proration of ad valorem property taxes, assessments or any other fee is made based on estimated amounts prior to receipt of current amounts due, Purchaser and Seller agree to adjust said prorations based on the actual base amount due between themselves after closing and to immediately remit to the other the funds to make said proration correct. Seller agrees to immediately forward any subsequent bills or notices received to Purchaser and to immediately remit to Purchaser the amounts for any taxes, assessments, penalties, interest or any other fees due, resulting from any assessment, reassessment or rebill, attributed to the time prior to the closing date. Notwithstanding the above, should a closing take place before tax bills are released by the Tax Commissioner, payment of the tax bill shall be the sole responsibility of the Purchaser.

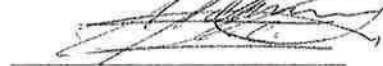
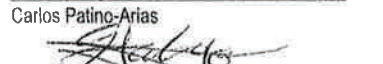
Purchaser hereby acknowledges that he/she/they are solely responsible to file a real property tax return and/or homestead exemption application with the county tax commissioner in which the property lies as required by law. Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser for any penalties caused by Seller's failure to file a proper and timely tax return.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 01 of section M of the Closing Disclosure constitutes the Gross Proceeds of this transaction.

SELLER(S):

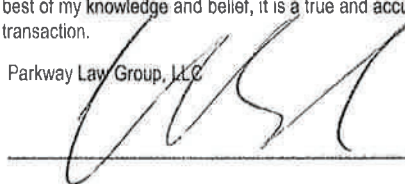

Virginia Cheek Kennedy

PURCHASER(S):


Carlos Pating-Arias

Andrea Gabriela Gasca-Oderiz

I have carefully reviewed the ALTA Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction.

Parkway Law Group, LLC



VAR 2020.00038

After Recording Return To:
Parkway Law Group, LLC
1755 North Brown Road, Suite 150
Lawrenceville, GA 30043

Order No.: 202632-S

LIMITED WARRANTY DEED

STATE OF *South Carolina*

COUNTY OF *Horry*

THIS INDENTURE, made this 17 day of September, 2020, between **Virginia Cheek Kennedy**, of the County of *Georgetown*, State of South Carolina, as party or parties of the first part, hereinafter called Grantor, and **Carlos Patino-Arias and Andrea Gabriela Gasca-Oderiz**, as party or parties of the second part, as joint tenants with survivorship and not as tenants in common, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the Fifth (5th) Land District of Gwinnett County, Georgia, part of Land Lot number 146, and in the city of Lawrenceville, fronting seventy five (75) feet on the east side of Culver Street, and more particularly described as follows: Beginning at the corner of the lands of Mrs. Anna McMcmLemore, on the east side of culver street, and running in an easterly direction along the lands of Mrs. Anna McMcmLemore 204.5 feet to the lands of Mrs. A.E. Ewing; thence in a northerly direction along the lands of Mrs. Ewing 75 feet; thence in a westerly direction 202 feet to Culver Street; thence in a southernly direction along the east side of Culver Street to the beginning corner. This tract or parcel of land is composed of tracts Nos. seventeen (17), eighteen (18) and nineteen (19) of the division of the lands of the A.H. Holland Estate made by G.L. Veal, Surveyor, from survey of September 22nd, 1931, a blue print of which is recorded in Plat Book B, page 205, Gwinnett County records, reference to which is hereby made for the correct shape, metes, courses and distances of said land. Previously referenced as follows: Book/Volume Plat Book B, Page 205 of the Recorder of Gwinnett County.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the aforementioned date.

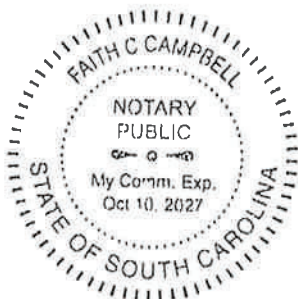
Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Virginia Cheek Kennedy
Virginia Cheek Kennedy

[Signature]
Notary Public

My Commission Expires: 10-10-27



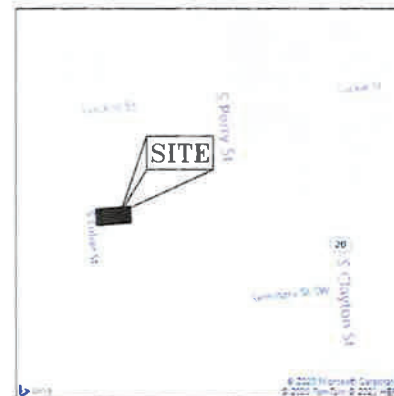
NOTARY PUBLIC

My Commission Expires: 10-10-27

LEGEND

- | | |
|------|---|
| | PROPOSED BUILDING |
| | EXISTING TOPOGRAPHIC CONTOURS |
| | PROPOSED TOPOGRAPHIC CONTOURS |
| | EXISTING SPOT ELEVATIONS |
| | PROPOSED SPOT ELEVATIONS |
| D1-1 | SILT FENCE BARRIER |
| Co | CONST. EXT./ ENTRANCE |
| D1-1 | DISTURBED AREA STABILIZATION
(WITH MULCH) |
| D1-2 | DISTURBED AREA STABILIZATION
(W/ TEMPORARY VEGETATION) |
| D1-3 | DISTURBED AREA STABILIZATION
(W/ PERMANENT VEGETATION) |
| D1-4 | DISTURBED AREA STABILIZATION
(WITH SEEDING) |

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
I.P.S.	1/2" IRON PIN SET
O.H.F.	OVERHEAD POWER LINE
P.P.	POWER POLE
L.L.	LAND LOT LINE
I.P.F.	1/2" IRON PIN FOUND
C.L.	CENTER LINE
(X)	LOT NUMBER
WM	WATER METER
G.M.	GAS METER
←	CLY. WRF



NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD
AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP
PANEL # 13135C0088F DATE: 9/29/2006

332.0' TO LUCIE STREET
R/W VARIES P.O.R

N/F
CULVER STREET PROPERTIES LLC
PARCEL ID: R5146D048
DB: 54094 PG: 305
ZONING: RS150
225

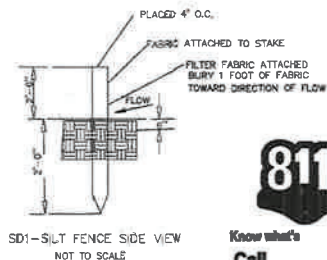
GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.
REFERENCE USE DEED BOOK: 49373 PAGE: 354
REFERENCE USE PLAT BOOK: B PAGE: 205

- 1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
- 4- NO STANDING WATER.
- 5- NO TREES TO BE DESTROY

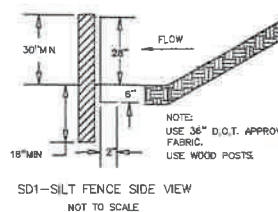
DIRT STATEMENT:
CUT = 40 CU.YDS.
FILL = 40 CU.YDS.
DIRT TO BE BALANCE ON SITE
DEMOLITION DEBRIS = 80 CU.YDS.

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

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



811
Know what's below.
Call



GRAPHIC SCALE



VICINITY MAP
NTS

GROSS LOT AREA
15,310. sq.ft.
0.351 acres

TOTAL DISTURBED AREA
11,823 SQ. FT. OR 0.27 AC.

EXIST BLDG

CONTRACTOR/DEVELOPER
CARLOS PATINO
TEL: (704)-488-9917

N/F
FULLER HENRY L.
PARCEL ID: R5146D050
DB: 6951 PG: 244
ZONING: RS150
237

SAN SEWER CONNECTION TO
BE CONNECTED TO EXIST. SERVICE.
CONTRACTOR SHALL VERIFY LOCATION
PRIOR BEGINING OF CONSTRUCTION

Before starting any land-disturbing activities, the contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control.

Call (404) 546-1305

Failure to schedule may result in a Stop Work Order or Permit Revocation

REVISIONS	
1	Initial Design
2	Revised Design
3	Final Design

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.



24 HOUR CONTACT/DEVELOPER

24 HOUR CONTACT/DEVELOPER
CARLOS PATINO
TEL: 704)-488-9917

JURD PRINCE & ASSOCIATES, INC.

Consulting Engineers & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737

PROJECT ADDRESS
38 CULVER STREET
LAWRENCEVILLE GA. 30046

PARCEL ID: R5146D049

LAND LOT:	LAND LOT 146
DISTRICT:	5 TH DISTRICT
CITY OF:	LAWRENCEVILLE
COUNTY:	GWINNETT
STATE:	GEORGIA

ZONING: RS-150

FRONT YARD SETBACK = 35 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 40 FEET

SHEET TITLE:
DEMOLITION PLAN FOR:

CARLOS PATINO

OWNER OF RECORD
KENNEDY VIRGINIA CHEEK

DATE: OCTOBER 19, 2020

JOB: 2715

DRAWN: W

CHECKED: F

SHEET NUMBER:

SHEET 1

Page 11

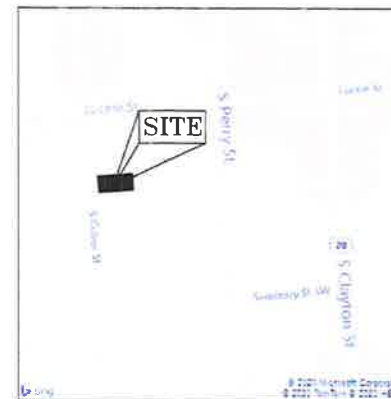
VAR 2020-00033

EROSION CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
7. SILT FENCE SHALL BE BY "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
8. DOUBLE ROW OF Sd1-C REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.

LEGEND

PROPOSED BUILDING		P.O.B. POINT OF BEGINNING
EXISTING TOPOGRAPHIC CONTOURS		P.O.R. POINT OF REFERENCE
PROPOSED TOPOGRAPHIC CONTOURS		I.P.S. 1/2" IRON PIN SET
EXISTING SPOT ELEVATIONS		O.H.P. OVERHEAD POWER LINE
PROPOSED SPOT ELEVATIONS		P.P. POWER POLE
Sd1-C SILT FENCE BARRIER		LL.L. LAND LOT LINE
CONST. EXIT/ ENTRANCE		I.P.F. 1/2" IRON PIN FOUND
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)		C.L. CENTER LINE
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)		LOT NUMBER
Ds3 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)		WM WATER METER
Ds4 DISTURBED AREA STABILIZATION (WITH SOODING)		G.M. GAS METER
		GUY WIRE



VICINITY MAP
NTS

SITE DATA

LOT AREA
15,310. sq.ft.
0.351 acres
TOTAL DISTURBED AREA
12,710 SQ. FT. OR 0.29 AC.

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:
NEW HOUSE ----- 3,064 SQ.FT.
NEW CONC DRIVEWAY ----- 1,490 SQ.FT.
NEW CONC WALK ----- 123 SQ.FT.
TOTAL IMPERVIOUS AREA ----- 4,677 SQ.FT.
LOT COVERAGE ----- 30%

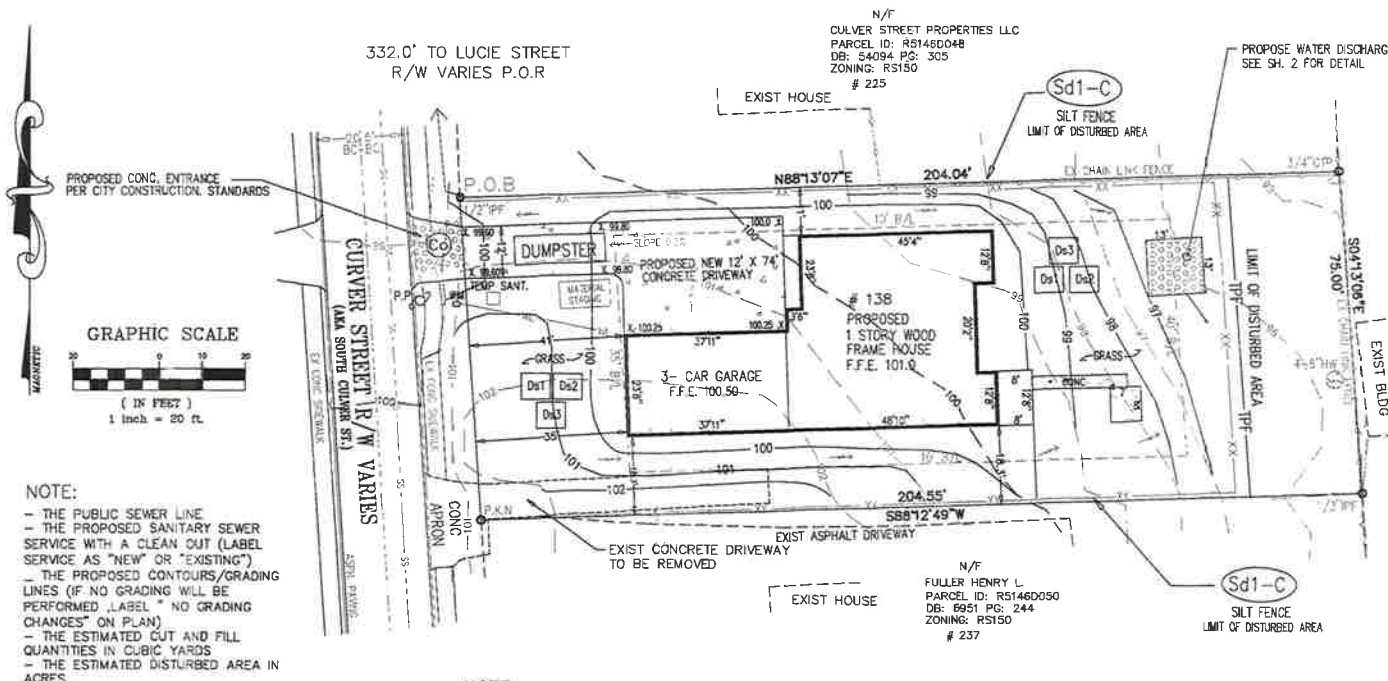
PROPOSED FLOOR AREA RATIO
MAIN FLOOR HEATED ----- 2,074 SQ.FT.
HEATED FLOOR AREA --- 2,074 SQ.FT./ 15,310 SQ.FT. = .13

SHEET INDEX
NO. 1 SITE PLAN & GRADING
NO. 2 WATER DISCHARGE SYSTEM
NO. 3 CONSTRUCTION STANDARDS

CONTRACTOR/DEVELOPER
CARLOS PATINO
TEL: (704)-488-9917

SAN SEWER CONNECTION TO BE CONNECTED TO EXIST. SERVICE.
CONTRACTOR SHALL VERIFY LOCATION PRIOR BEGINNING OF CONSTRUCTION

Before starting any land-disturbing activities, the contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control.
Call (404) 546-1305
Failure to schedule may result in a Stop Work Order or Permit Revocation



NOTE:

- THE PUBLIC SEWER LINE
- THE PROPOSED SANITARY SEWER SERVICE WITH A CLEAN OUT (LABEL SERVICE AS "NEW" OR "EXISTING")
- THE PROPOSED CONTOURS/GRADING LINES (IF NO GRADING WILL BE PERFORMED, LABEL "NO GRADING CHANGES" ON PLAN)
- THE ESTIMATED CUT AND FILL QUANTITIES IN CUBIC YARDS
- THE ESTIMATED DISTURBED AREA IN ACRES.

SITE PLAN NOTES

1. NO FILL SLOPE OR RETAINING WALLS REQUIRED FOR CONSTRUCTION
2. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
3. DUMPSTERS AND/OR TEMPORARY SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATION BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREA PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

NOTE:

- 1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
 - 2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
 - 3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
 - 4- NO STANDING WATER.
 - 5- NO TREES TO BE DESTROY
- DIRT STATEMENT:
CUT = 40 CU.YDS.
FILL = 40 CU.YDS.
DRT TO BE BALANCE ON SITE
DEMOLITION DEBRIS= 80 CU.YDS.

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 1313500088F DATE: 9/29/2006

NOTES

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

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

INSTRUMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.
REFERENCE USE DEED BOOK: 49373 PAGE: 354
REFERENCE USE PLAT BOOK: B PAGE: 205



REVISIONS

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MEASUREMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'THUS'.



24 HOUR CONTACT/DEVELOPER
CARLOS PATINO
TEL: (704)-488-9917

HURD PRINCE & ASSOCIATES, INC.
Consulting Engineers & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737

PROJECT ADDRESS
138 CULVER STREET
LAWRENCEVILLE, GA. 30046
PARCEL ID: R5146D049
LAND LOT: LAND LOT 146
DISTRICT: 5TH DISTRICT
CITY OF: LAWRENCEVILLE
COUNTY: GWINNETT
STATE: GEORGIA

ZONING: RS-150
FRONT YARD SETBACK = 35 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 40 FEET

SHEET TITLE:
SITE PLAN AND SOIL
EROSION CONTROL
PLAN FOR:

CARLOS PATINO

DATE: OCTOBER 19, 2020

JOB: 27151

DRAWN: W.A.

CHECKED: F.P.

SHEET NUMBER:

SHEET

VAR 2020.00033

(IN FEET)
1 inch = 20 ft.

DEMOLITION DEBRIS= 120 CU.YDS.

332.0' TO LUCIE STREET
R/W VARIES P.O.R

N/F
CULVER STREET PROPERTIES LLC
PARCEL ID: R5146D048
DB: 54094 PG: 305
ZONING: RS150
225

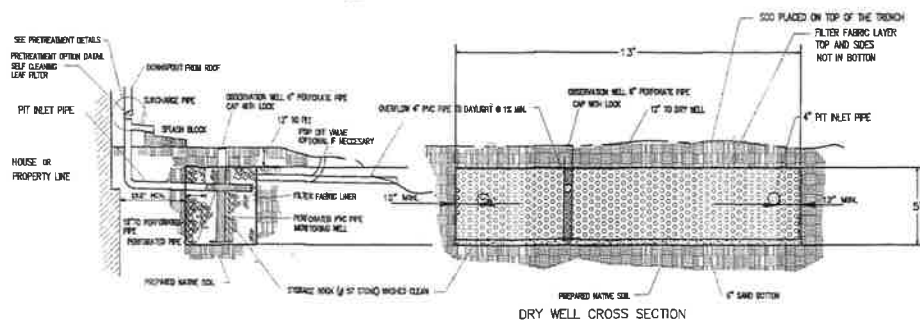
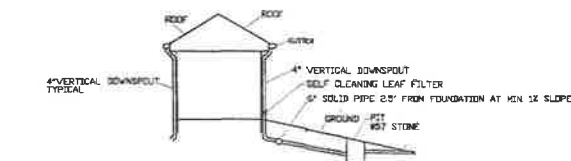
W.Q. CALCS: TOTAL AREA INTO WDS $\approx$ 2,964 SF
 2,964 SF (1.2"/12") = 296 CF TOTAL AREA INTO THE DRY WELL
 296 CF X 7.48 GAL = 2,217 TOTAL GAL REQ.

$$\begin{aligned} 13 \times 13 \times 5 \text{ \#57 STONE} &= 845 \text{ C.F.} \\ 845 \text{ C.F.} \times .40 &= 338 \text{ CF} \\ 338 \text{ CF} \times 7.48 \text{ GAL} &= 2,528 \text{ GAL} \\ \therefore 2,528 \text{ GAL} &> 2,217 \text{ GAL} \end{aligned}$$

* CONNECT AL DOWN SPOUT TO DRY WELL SYSTEM

DRY WELL MAINTENANCE :

1. INSPECT GUTTERS AND DOWNS POUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEMS.
2. IF APPLICABLE, INSPECT PRETREATMENT DIVIDES FOR SEDIMENT ACCUMULATION, REMOVE REMOVED ACCUMULATED TRASH AND DEBRIS.
3. INSPECT DRY WELL FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.



PROPOSE WATER DISCHARGE SYSTEM

SITE DATA

LOT AREA
15,310. sq.ft.
0.351 acres

TOTAL DISTURBED AREA
12,710 SQ. FT. OR 0.29 AC.

SHEET INDEX

- NO. 1 SITE PLAN & GRADING
NO. 2 WATER DISCHARGE SYSTEM
NO. 3 CONSTRUCTION STANDARDS

CONTRACTOR/DEVELOPER
CARLOS PATINO
TEL: (704)-488-9917



REVISIONS

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110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737

PROJECT ADDRESS	LAND LOT	LAND LOT 146
138 CULVER STREET	DISTRICT	5 TH DISTRICT
LAWRENCEVILLE GA. 30046	CITY OF	LAWRENCEVILLE
PARCEL ID: R51460049	COUNTY	GWINNETT
	STATE	GEORGIA

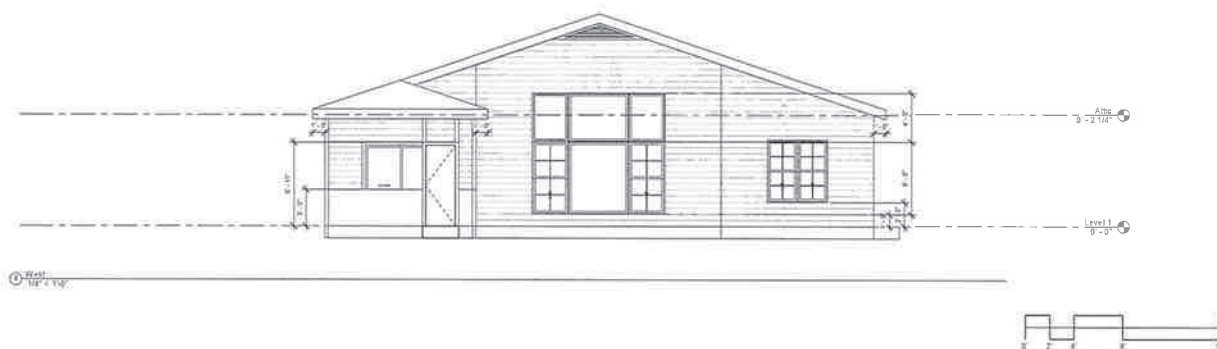
ZONING: RS-150
FRONT YARD SETBACK = 35 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 40 FEET

SHEET TITLE:
WATER DISCHARGE
SYSTEM
CARLOS PATINO

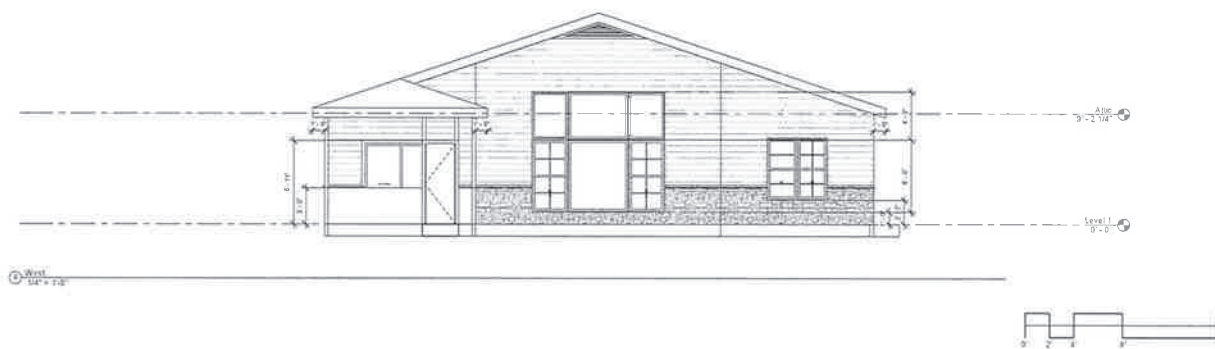
DATE: OCTOBER 19, 2020
JOB: 27151
DRAWN: W.A
CHECKED: F.P.
SHEET NUMBER:
SHEET

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VAR 1020.00038

[illegible]

Project Number	1
Date	10/17/2020
Drawn By	Natalia Chavez
Checked By	Bangsah Akuchu
A102	
Scale	1/4" = 1'-0"

[illegible]

Project Number	1
Date	10/17/2020
Drawn By	Natalia Chavez
Checked By	Bangseh Akuchu
A102	
Scale	1/4" = 1'-0"

#1 Paint

STONEHENGE GREIGE
PPG1024-5 | THD-D4





#1 Stone



Cypress

#2 Stone VAR 2020.000 38

#2 Paint

MIDTOWN
MQ2-47^M (I/E)



*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area**
File # VAR2020-00038

Applicant:
Tracy Swearingen

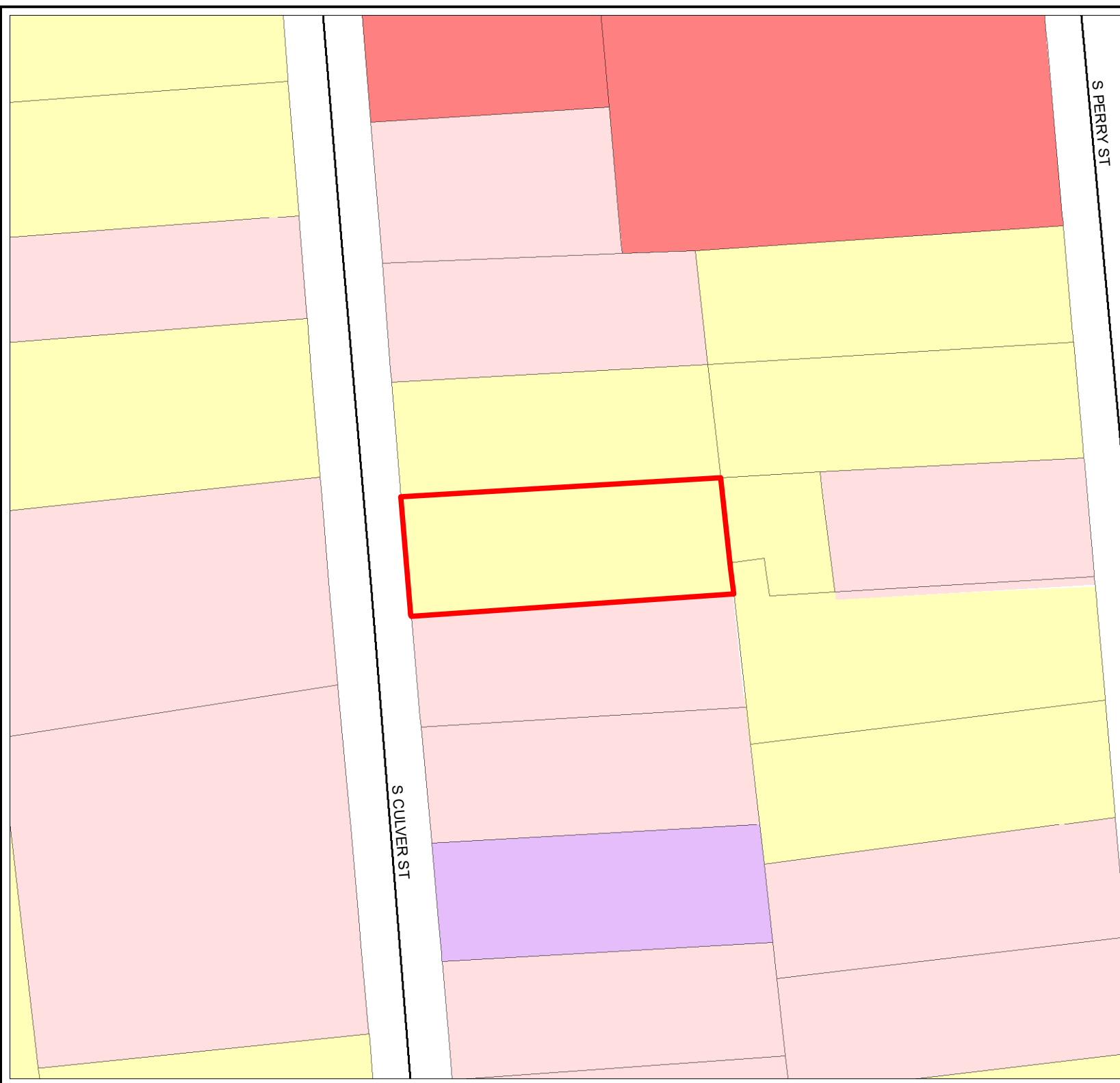
Legend

-  Subject Property
-  Parcels
-  Roads



0 25 50

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*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Zoning
File # VAR2020-00038

Applicant:
Tracy Swearingen

Legend

-  Subject Property
-  Parcels
-  Roads

Zoning Districts

-  BG General Business
-  OI Office/Institutional
-  ON Office/Neighborhood
-  RS150 Single-Family Residence

