

AGENDA
CITY OF BERKELEY LAKE
PLANNING & ZONING COMMISSION
JULY 9, 2024 at 7:15 PM
4040 South Berkeley Lake Road
Berkeley Lake, GA 30096

I. CALL TO ORDER

II. APPROVAL OR CHANGES TO THE AGENDA

III. APPROVAL OF MINUTES

a) February 13, 2024

IV. OLD BUSINESS

V. NEW BUSINESS

a) PZV24-05 – 4470 Peachtree Lakes Drive – Variance to Sec. 78-141, expansion of non-conforming structure and Sec. 78-302, to reduce the east side setback from 20 feet to 4 feet to allow the construction of a side gazebo.

VI. CITIZEN COMMENTS

VII. DISCUSSION SESSION

VIII. ADJOURNMENT

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
DRAFT MINUTES
FEBRUARY 13, 2024
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
Pekka Ignatius
George Kaffezakis
Rand Kirkus

City Officials: Leigh Threadgill - City Administrator

Citizens Present: 2

I. CALL TO ORDER

Huntington called the meeting to order at 7:17 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Huntington asked if there were any suggested changes to the agenda.

Ignatius moved to approve the agenda as submitted. Kaffezakis seconded and all voted to approve the agenda.

III. MINUTES

1. Minutes of November 14, 2023

Ignatius moved to approve the minutes of the November 14th meeting. Kirkus seconded and all voted to approve the minutes.

IV. OLD BUSINESS

There was no old business to discuss.

V. NEW BUSINESS

a) PZV24-01, 498 Lakeshore Drive, Variance to Sec. 78-141, expansion of non-conforming structure and Sec. 78-89, location of accessory structure in side yard 2 inches from side property line

Huntington recognized the applicant to review the variance requests.

Janine Brinton, 498 Lakeshore Drive, indicated that she was surprised to have to re-appear but now understands why. She thought the May variance was sufficient for the project. In May, five feet was approved for extending the garage, adding a laundry room and eat-in kitchen. They then contacted the architect because in the past they had drawn plans in advance, and it costs a lot of money to have plans drawn if they might get turned down. So they decided to go with the plan view presented in May, but they discussed afterward adding a storage room over the garage. Brinton remembered Commissioner Sansone asking her about what was going to happen above the garage during the variance consideration last year. At the time, they just intended to put the roof back on like it was. But the plans changed after the fact as they worked with the architect. They thought as long as what they did was within the dimensional restrictions associated with the building envelope approved by the May variance it would be permissible. The dilemma is that they are adding a conforming room to a non-conforming house and didn't realize that needed approval. Brinton thinks it's a lousy ordinance and even more so because it couldn't be handled administratively because it was within 12 months of the former variance approval. The other challenge is that with the state law change, they had to wait until February to appear because of new notice requirements. This caused a 9-week delay and cost about \$7,000 in additional rent due to having to come back through the process.

Brinton also noted the need for a variance to allow a recently constructed wood storage box that was intended to be a tasteful solution to avoid having to cover wood with blue tarps.

Huntington noted that he specifically asked how tall the area above the garage would be during the last variance process and that the applicant answered they did not know. Huntington asked what was submitted with the earlier variance request.

Threadgill noted that all that was submitted last time was a site plan, no elevations or renderings were submitted in the earlier application to indicate the vertical elements, which hadn't been determined at that point.

Brinton noted they just wanted to get the additional width to the garage, and then would engage the architect for new plans because of the expense. They hadn't made a decision about the addition above the garage.

Threadgill noted that all the commission had last time was the site plan and a narrative description of the project.

Kaffezakis clarified that they approved a modest increase, about 1%, in lot coverage and building coverage in May for the house renovation and that the application under consideration tonight does not impact those.

Threadgill acknowledged that was correct.

There was discussion about the height standards and where they are measured.

Huntington reviewed the elevation with the applicant, Marty Brinton, and asked about the height of the peak of the house. Brinton noted that the peak is at 33'6". Part of the new vertical elements was to improve the aesthetics, to alter the roofline.

There was discussion about the height of the chimney, and Brinton noted that the chimney, which is existing, is one foot shorter than the peak of the height as redesigned.

Marty Brinton noted that the house was built too close to the lake when it was built. He noted that the new second story on the front of the house does not encroach into the 40-foot rear setback. The rear of the house is not proposed for modification. All of the additional height is within the confines of the boundaries of all the required setbacks. There is no encroachment into the 40-foot rear setback with the addition.

Kaffeidakis moved to approve the variance to Sec. 78-141 to make a conforming change to a non-conforming structure in accordance with the plans presented. Kirkus seconded the motion. All were in favor and the motion passed.

There was discussion about the accessory structure's location in the side yard and the side setback encroachment.

Huntington clarified that the new primary structure garage expansion only encroaches into the side setback one foot at one corner of the garage per the May variance.

There was further discussion about the location of the firewood shed, which, Brinton explained, is currently located where it is because of the pending construction to renovate the house. He could put it next to the house, but then would have to move it during construction, and then he would have to move it back.

The applicant acknowledged the importance of preserving the view, which is why the location as proposed was chosen.

Ignatius noted that it is less about aesthetics and views and more about the principle of upholding the setbacks and asking for forgiveness and not permission. There was further discussion.

Historically, variances of this type have been denied, even less egregious applications in terms of setback dimensional changes.

Huntington noted that the commission has never allowed a setback variance of this magnitude, and to allow this is difficult.

There was further discussion. Threadgill clarified that this request isn't just to alter the side setback requirement but also to allow the location of an accessory structure in a side yard, which is prohibited by the zoning ordinance. Accessory structures are required to be in the rear yard, unless they are designed to match the primary structure, in which case they can be located in the side yard.

There was further discussion. It was noted that the house is not parallel to the side property line, so the setback widens from the front of the house to the rear.

There was discussion about moving the woodshed next to the house after the home renovation is complete and what an acceptable location would be.

Kirkus moved to approve the accessory structure woodshed location to remain for 12 months and after the 12-month expiration to approve a variance to allow the woodshed to be located no closer than 9 feet to the side property line and no closer than 4 feet to the northeast corner of the garage provided the woodshed dimensions are no more than 6 feet tall by 16 feet long by 3 feet wide. Ignatius seconded the motion. All were in favor and the motion passed.

b) Election of Chair

Ignatius nominated Dan Huntington to serve as chairman for 2024. Kaffezakis seconded the motion. Huntington abstained. All were in favor and the motion passed.

c) Election of Vice Chair

Ignatius nominated Kaffezakis to serve as vice chairman for 2024. Kirkus seconded the motion. Kaffezakis abstained. All were in favor and the motion passed.

d) Appointment of Secretary

Kirkus moved to appoint Leigh Threadgill as secretary for 2024. Kaffezakis seconded the motion. All were in favor and the motion passed.

VI. CITIZEN COMMENTS

There were no comments.

VII. DISCUSSION

Huntington noted that this case illuminated that the commission can't consider variances of this magnitude without renderings. The entire build is much bigger than what was understood in the May variance approval last year, especially in regard to height.

There was discussion about the original project scope of this project and other projects that have been approved based upon a site plan. Threadgill stated that applicants can be encouraged to provide elevations through the variance application checklist and by staff in pre-application conferences. To make it an application requirement may necessitate codifying the requirement in the pending code re-write that is going to be taking place in the coming months.

Huntington noted that he wished they had set limitations on the May approval, similar to what they did tonight, with regard to the home renovations, especially with regards to height, to set the expectation of what would be built.

There was further discussion about how to ensure adequate information is provided upon which the commission can make a decision, especially for larger projects of this nature.

VIII. ADJOURNMENT

There being no further business, Kirkus moved to adjourn. Kaffezakis seconded the motion. All were in favor. Huntington adjourned the meeting at 8:35 PM.

Respectfully submitted,

Leigh Threadgill
City Administrator

DRAFT

**City of Berkeley Lake
Staff Analysis**

CASE NUMBER:	PZV-24-05, 4470 PEACHTREE LAKES DR.
RELIEF REQUESTED:	EXPANSION OF NON-CONFORMING STRUCTURE AND REDUCTION IN EAST SIDE SETACK FROM 20 FEET TO 4 FEET
EXISTING ZONING:	GC-A(M-1), LIGHT INDUSTRIAL
PROPOSED USE:	GREATER GEORGIA CONCRETE
APPLICANT:	MARK LECRAW 3475 CORPORATE WAY, SUITE A DULUTH, GA 30096
OWNERS:	JEMA HOLDINGS LLC 4500 PEACHTREE LAKES DR BERKELEY LAKE, GA 30096
MEETING DATE:	JULY 9, 2024 P&Z COMMISSION

PROPOSED PROJECT:

Greater Georgia Concreted at 4500 Peachtree Lakes Drive recently purchased the neighboring property located at 4470 Peachtree Lakes Drive. In order to create an architectural aesthetic in harmony with the neighboring property, Greater Georgia Concrete has proposed modifications to the building located at 4470 Peachtree Lakes Drive. The building is, however, non-conforming with regard to the east side setback. An administrative variance was granted by Gwinnett County Planning & Development in 1997 to reduce the 20-foot east side setback to 16 feet. At some point thereafter an addition was constructed on the east side of the building that has since been removed. Staff is not aware of this addition having been authorized by building permit or variance. The applicant wishes to rebuild in the same footprint of that former addition, which brings the closest point of the structure to within 4 feet of the east side property line.

In addition, the building is going to be renovated to provide a front portico, which will meet front setbacks, and a roof extension will be added to the front and sides of the building. The roof overhang is 2 feet 10 inches wide and will meet setbacks except for a distance of approximately 30.5 feet along the southeast portion of the building. However, the overhang is a permitted encroachment according to the Gwinnett County standards governing the property.

FINDINGS OF FACT:

- 1.) The existing building is located at 4470 Peachtree Lakes Drive on a 1-acre lot and was built in 1996 according to Gwinnett County property records.
- 2.) In 1997, Gwinnett County granted an administrative variance authorizing the reduction in the east side setback from 20 feet to 4 feet to accommodate the location of the building on site.
- 3.) The new owners of the lot wish to renovate the building to be harmonious with the building located on the adjoining lot, 4500 Peachtree Lakes Drive, which they also own.

- 4.) Renovations include the addition of an 84-square-foot front portico, a 334-square-foot side gazebo, and a 2-foot, 10-inch-wide decorative roof overhang on the front and sides of the building.
- 5.) The application references a prior gazebo that was in the same footprint as the proposed gazebo, which will sit approximately 4 feet from the east side property line. Staff is not aware of any variance or building permit that was granted in the past to authorize the construction of the former gazebo.
- 6.) There are two issues to be considered for variance approval, expansion of a non-conforming structure per Section 78-141 and reduction of the side setback per Section 78-302.
- 7.) The first is the expansion of a non-conforming structure. Staff understands that it has been interpreted that any structure that does not meet the dimensional requirements of the zoning ordinance is considered non-conforming, even if the non-conformity was authorized by variance. Therefore, the front portico and decorative roof overhang additions, although compliant with setbacks, require a variance because the building is 16 feet, as authorized by variance, rather than 20 feet from the east side property line.
- 8.) Note that there is a portion (approximately 30.5 feet) of the roof overhang that will come closer than 16 feet to the east side property line, but the Gwinnett County Zoning Resolution that was in place at the time of annexation permits such an encroachment.
- 9.) The second issue is the side gazebo further encroaching into the east side setback, which requires a 16-foot variance to the 20-foot side setback standard. Put another way, the already reduced east side setback would be further reduced by 12 additional feet from 16 feet to 4 feet.
- 10.) Properties to the east and west are zoned GC-A(M-1) and the location of non-residential uses. Properties to the south are zoned GC-A(M-1), GC-A(OI) or GC-A(C-1) and are either undeveloped or the location of non-residential uses. Immediately to the north is the Peachtree Lakes Drive right-of-way and adjacent properties zoned GC-A(M-1) that are the location of non-residential uses.

STANDARDS FOR APPROVAL:

In considering whether to grant or deny this variance request, the commission must evaluate the application based on the criteria specified in Section 78-366 (a)(1) of the zoning ordinance:

a) *Applications for variances.*

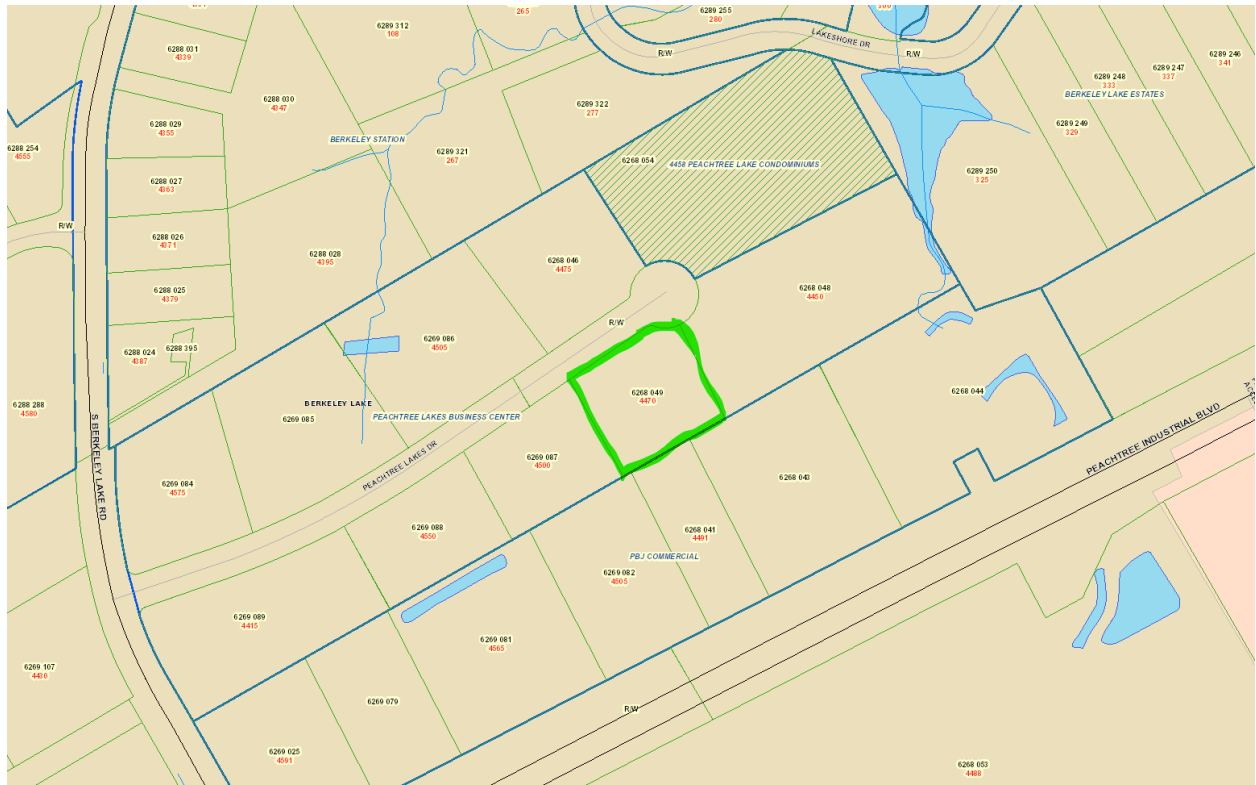
- (1) *All applications for variances shall be submitted initially, in writing, to the planning and zoning commission of the city, which shall consider these requests at its next called meeting. The planning and zoning commission may authorize such variance from the terms of this zoning chapter as will not be contrary to the public interest. The spirit of this chapter shall be observed, the public safety, health and welfare secured and substantial justice done. At the hearing, any party may appear in person or have authorized representation. Such variances may be granted in individual cases if the planning and zoning commission finds that:*
 - a. *There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and*
 - b. *The application of this chapter to this particular piece of property would create an unnecessary hardship; and*
 - c. *Such conditions are peculiar to the particular piece of property involved; and*
 - d. *Such conditions are not the result of any actions of the property owner; and*
 - e. *Relief, if granted, would not cause substantial detriment to the public nor impair the purposes or intent of this chapter; and*

f. The variance is granted for a use of land or building or structure that is not prohibited by this chapter.

SITE PHOTO



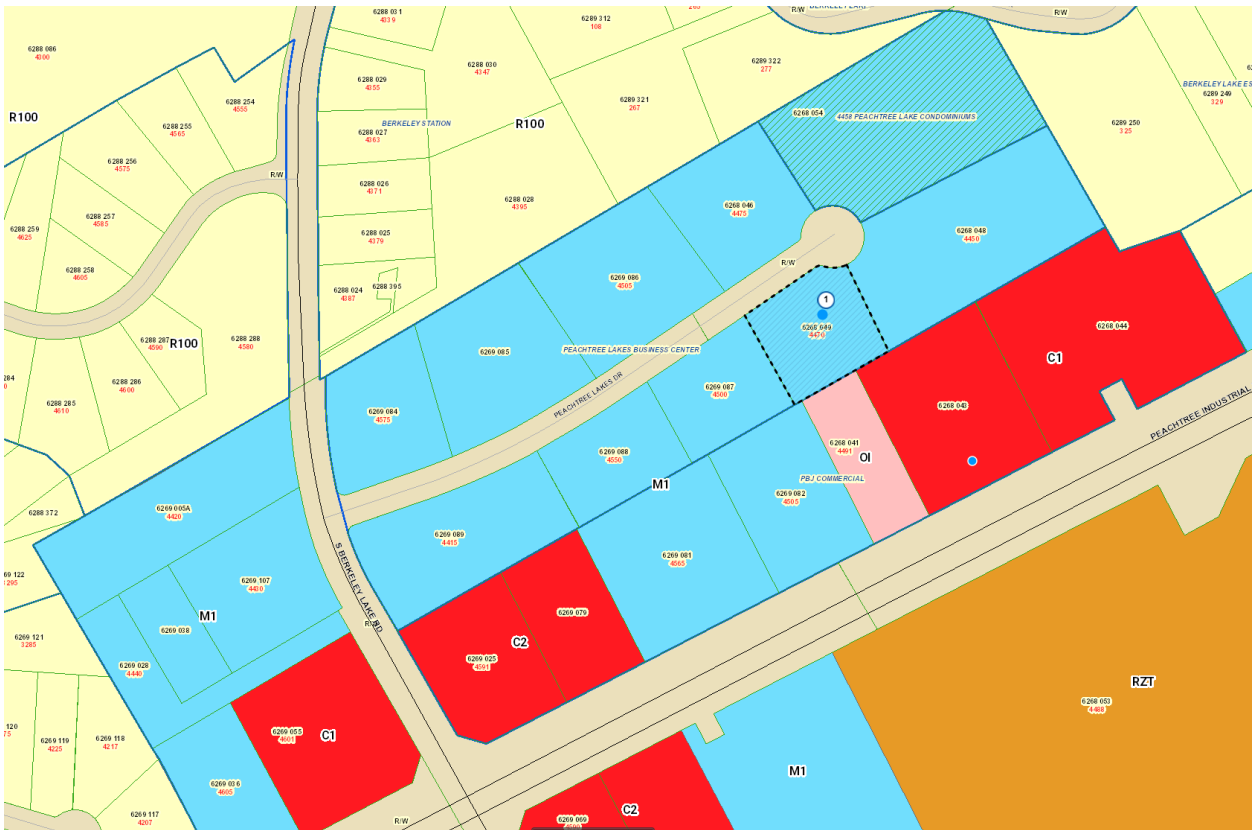
LOCATION MAP



AERIAL PHOTO



ZONING MAP





May 20, 2024

Leigh Threadgill
City of Berkeley Lake – City Administrator
4040 S Berkely Lake Road
Berkely Lake, GA 30096
770.368.9484 x102

Re: Greater Georgia Concrete – Variance Letter of Intent – 4470 Peachtree Lakes Drive

We are writing to express our intent to apply for a variance from Code Section 78-302 to undertake architectural enhancements to the existing building located at 4470 Peachtree Lakes Drive, Berkeley Lake, GA 30096. The proposed modifications include the addition of a front portico, installation of soffit, and replacement of the side gazebo. The primary aim of these alterations is to enhance the architectural aesthetics of the property, in line with the adjacent Greater Georgia Concrete development.

The current structure, while functional, lacks continuity with the adjacent Greater Georgia Concrete building. In combination, the proposed front portico and soffit are proposed to match the adjacent building, improving the visual appeal of the building while providing protection from the elements to visitors and structural elements of the building.

The side gazebo is intended to replace an existing gazebo which has been previously removed from the side of the building. To replace the side gazebo a variance will be required to reduce the side yard setback on the eastern side of the subject property from 16' as approved by Variance Case AV970329 to 4 feet. The proposed gazebo will be designed to be no larger than the previously demolished structure and blend seamlessly with the architectural style of the building.

Thank you for considering our variance application. We look forward to the opportunity to discuss this application further and to provide any additional information that may be required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark S. LeCraw', is written over a light blue horizontal line.

Mark S. LeCraw, P.E.
Vice President
Gaskins + LeCraw, Inc.

- Attachments
- Variance Application
 - Site Exhibit
 - Survey
 - Fee



Application for Variance

For Office Use Only	
Application #:	V/AV _____
Check #:	_____ Cash: _____
Date Paid:	_____
P&Z hearing date:	_____
Action:	_____
Appeal filed:	_____
Council hearing date:	_____
Account 100.34.1390.2	
Variance App	\$ _____

Part 1: Applicant Information

APPLICANT IS: Owner Agent Attorney

NAME Mark S. LeCraw DATE 05/20/2024

MAILING ADDRESS 3475 Corporate Way, Suite A

CITY Duluth STATE Georgia ZIP 30096

TELEPHONE 678-257-1929 MOBILE _____ FAX _____

E-MAIL nchapman@gaskinslecraw.com

Part 2: Property Owner Information

NAME(S) JEMA HOLDINGS LLC - Mark Richards

MAILING ADDRESS 4500 Peachtree Lakes Drive

CITY Berkeley Lake STATE Georgia ZIP 30096

TELEPHONE 770-235-8222 MOBILE _____ FAX _____

E-MAIL mark@ggcllc.com

Part 3: Property and Use Information

PROPERTY ADDRESS 4470 Peachtree Lakes Dr., Berkeley Lake, GA 30096 PARCEL ID 6268 049

PARCEL SIZE 1.000 ACRES (43,554 SF) ZONING Light Industrial (M-1)

EXISTING USE Greater Georgia Concrete (offices/warehouse)

I am requesting relief from code section Section 78-302 for the purpose of:

Adding a front portico and soffit, and to reduce the side yard setback to 4' along the eastern property line for the replacement of an unconforming side gazebo.

NOTICE: The granting of a Variance does not affect any requirement for a Building Permit for proposed construction.

The following supplemental documentation must be submitted with this application:

- Letter of Intent describing the proposed construction, development or improvements.
- Site Plan showing all existing and proposed improvements on the property.
- Survey of the property

Variance Application: Part 3: Property and Use Information (continued)

Applicant: Please provide written responses to the following items in order to support the request. Attach a separate sheet if necessary:

1) Explain the extraordinary and exceptional conditions pertaining to the size, shape or topography of the subject property; OR if this request is for the expansion of a non-conforming structure, explain whether granting the variance would result in an increase in the non-conforming aspects of the structure.

See attached response.

2) Explain how the application of the ordinance to the subject property would create an unnecessary hardship.

See attached response.

3) Explain how the conditions are peculiar or unique to the subject property.

See attached response.

4) Are the conditions requiring a variance the result of any actions of the property owner? If YES, explain.

See attached response.

5) What, if any, detriment to the public or impairment to the purposes of the ordinance would result if the variance were granted.

See attached response.

6) Is the proposed use of land, building or structure permitted by the zoning ordinance?

See attached response.

I hereby make application to the City of Berkeley Lake, Georgia for the above referenced property. I do hereby affirm that the information provided here, above and contained in all material I submit for the purposes of supporting my request for a Variance, to the best of my knowledge is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken as a result of this application. I understand that it is my/our responsibility to conform to all City of Berkeley Lake ordinances in full and obtain any additional permits as may be required and that failure to do so will result in enforcement action taken by the City.

Applicant's Signature 

Date 05/20/2024

Owner's Signature 

Date 5/20/24



- 1) Explain the extraordinary and exceptional conditions pertaining to the size, shape or topography of the subject property; OR if this request is for the expansion of a non-conforming structure, explain whether granting the variance would result in an increase in the nonconforming aspects of the structure.**

The previously functioning site was not in conformance with the current City of Berkeley Lake Codes of Ordinances. Granting the variance would not result in minimal increase to the nonconforming aspects of the structure. Per an approved 1997 variance, Case #: AV970329, the 20' side setback was reduced to 16'. The proposed front portico and majority of the soffit are within the existing approved setbacks of the site.

Approximately 30.5 feet of soffit will extend into the 16' building setback at the southeast corner of the building. The demolished gazebo on the eastern side of the building extended within the 16' setback in the existing condition. Our proposal is to further reduce the side yard setback to 4' to allow the proposed gazebo and soffit to be in conformance with the City of Berkeley Lake requirements. The gazebo is to be replaced by one that is no larger than the demolished gazebo to prevent any increase in the non-conforming aspects of the structure.

- 2) Explain how the application of the ordinance to the subject property would create an unnecessary hardship.**

The existing gazebo may not be replaced and the structure may not be enlarged or extended unless a variance for such has been granted by the planning and zoning commission. Should the ordinance be applied to this site, the owner will not be able to improve the façade of the building and match the styling of the adjacent Greater Georgia Concrete building. None of the "enlargement" increases the occupiable SF of the building. Instead, all improvements are exterior and meant to improve the visual and practical aspects of the existing building.

- 3) Explain how the conditions are peculiar or unique to the subject property.**

The subject property previously had a side setback reduction from 20' to 16' (Case #: AV970329) to bring the structure from non-conforming to conforming. However, since then a side gazebo was installed which extended over the side setback, making the building non-conforming.

- 4) Are the conditions requiring a variance the result of any actions of the property owner? If YES, explain.**

Yes, the expansion/modification of a non-conforming structure to improve the visual appearance and provide continuity with the adjacent Greater Georgia Concrete building.



5) What, if any, detriment to the public or impairment to the purposes of the ordinance would result if the variance were granted.

There is no detriment to the public or impairment to the purposes of the ordinance should the variance be granted.

6) Is the proposed use of land, building or structure permitted by the zoning ordinance?

The intended use of this structure is “enclosed warehouse with offices” which is permitted within the Light Industrial District (M-1) per Sec. 78-240 of the “CODE OF THE CITY OF BERKELEY LAKE, GEORGIA”.



PREPARED IN THE OFFICE OF:
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 SUITE A
 DULUTH, GA 30096
 PHONE - 678.546.8100
 FAX - 770.441.0288
 www.gaskinslecrow.com
 PEF008127

REVISIONS:			
NO.	DATE	BY	DESCRIPTION

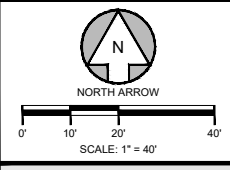
CLIENT:
GREATER GEORGIA CONCRETE
 4500 PEACHTREE LAKES DRIVE, BERKELEY LAKE, GEORGIA

PROJECT:
GREATER GEORGIA CONCRETE
 4470 PEACHTREE LAKES DRIVE
 PARCEL ID: 6268 049
 CITY OF BERKELEY LAKE, GWINNETT COUNTY, GEORGIA

CALL BEFORE YOU DIG



SCALE & NORTH ARROW:



DESIGN INFO:
 DRAWN BY: NCC
 DESIGNED BY: ---
 REVIEWED BY: MSL
 JOB #: 6650001
 DATE: MAY 20, 2024

VARIANCE EXHIBIT

EX-1.0

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION



PREPARED IN THE OFFICE OF:
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 3475 CORPORATE WAY
 SUITE A
 DULUTH, GA 30096
 PHONE - 678.546.8100
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 LSF001371

REVISIONS:

NO.	DATE	BY	CHKD BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SURVEYED PROPERTY DESCRIPTION

ALL THAT PARCEL OF LAND LYING IN LAND LOT 268, OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PEACHTREE LAKES DRIVE (60' RW) AND THE EASTERLY RIGHT-OF-WAY OF BERKELEY LAKE ROAD (80' RW);
 THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PEACHTREE LAKES DRIVE 893.46 FEET TO A NAIL FOUND AND HAVING A GEORGIA WEST STATE PLANE COORDINATES (N= 1,446,142.93, E= 2,291,753.84), SAID POINT BEING THE POINT OF BEGINNING;
 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF PEACHTREE LAKES DRIVE NORTH 55 DEGREES 39 MINUTES 39 SECONDS EAST 186.64 FEET TO A POINT;
 THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 13.90 FEET, WITH A RADIUS OF 15.00 FEET, SUBTENDED BY A CHORD OF 13.40 FEET, WITH A CHORD BEARING OF NORTH 82 DEGREES 11 MINUTES 58 SECONDS EAST TO A POINT;
 THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 46.92 FEET, WITH A RADIUS OF 60.00 FEET, SUBTENDED BY A CHORD OF 45.74 FEET, WITH A CHORD BEARING OF NORTH 86 DEGREES 19 MINUTES 57 SECONDS EAST TO A 1/4 INCH REBAR FOUND;
 THENCE SOUTH 26 DEGREES 05 MINUTES 54 SECONDS EAST 186.24 FEET TO A 1/4 INCH REBAR SET;
 THENCE SOUTH 60 DEGREES 04 MINUTES 33 SECONDS WEST 209.14 FEET TO A 1/4 INCH REBAR FOUND;
 THENCE NORTH 29 DEGREES 21 MINUTES 03 SECONDS WEST 198.29 FEET TO A NAIL FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 CONTAINING 43,554 SQUARE FEET OR 1.000 ACRE, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00'	13.90'	13.40'	N 82° 11' 58" E
C2	60.00'	46.92'	45.74'	N 86° 19' 57" E

GEORGIA SURVEY NOTES:

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 05-09-2024. ANY CHANGES IN SITE CONDITIONS AFTER THIS DATE ARE NOT REFLECTED ON THE SURVEY.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 16,463 FEET, AN ANGULAR 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- HORIZONTAL DATUM IS BASED ON NAD 83, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING GPS RINEX REAL TIME NETWORK USING SPECTRA SP 85.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 425,848.4 FEET.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- EQUIPMENT USED: TRIMBLE S5, SPECTRA SP 85
- SOURCE OF TITLE: JEMA HOLDINGS, LLC., DEED BOOK 60956, PAGE 788, PLAT BOOK 54, PAGE 79 (LOT 4)
- PROPERTY CORNERS SET (#4RBS) ARE 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "G+L LSF-1371", UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- PROPERTY ADDRESS: 4470 PEACHTREE LAKES DRIVE
TAX PARCEL ID: R6288 049
- THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOODPLAIN AND IS IN ZONE "X" ACCORDING TO F.E.M.A. FLOOD INFORMATION RATE MAP, COMMUNITY NUMBER: 130450, MAP NUMBER: 13135C00068G, DATED: 03/04/2013.
- LOCATION OF EXISTING UTILITIES ON OR SERVING THE PROPERTY IS SHOWN BY ABOVE GROUND VISIBLE EVIDENCE ONLY. OTHER BURIED STRUCTURES OR UTILITIES MAY EXIST ON THE PROPERTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDERSIGNED AND GASKINS + LECRAW MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- IT IS THE RECOMMENDATION OF GASKINS + LECRAW TO HAVE EASEMENTS AND RIGHTS-OF-WAY MARKED AND VERIFIED BY THE APPROPRIATE UTILITY OWNER, ROAD JURISDICTION OR RAILROAD PRIOR TO ANY CONSTRUCTION NEAR SAID EASEMENT OR RIGHT-OF-WAY. SOURCE OF INFORMATION USED TO ESTABLISH EASEMENTS AND RIGHTS-OF-WAY REFERENCED HEREON, IF PROVIDED BY CLIENT, SURVEYED PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD THAT MAY NOT BE SHOWN HEREON.

SURVEYOR'S CERTIFICATION

(I) 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. REGISTRATION 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.

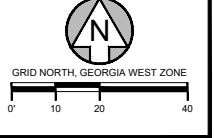
GRAEME KAISER
 GEORGIA PLS No. 3277
 DATE: 05/15/2024

SURVEY FOR
GREATER GEORGIA CONCRETE
 PROJECT LOCATION
PEACHTREE LAKES DRIVE
 LAND LOT 268, 6TH DISTRICT
 CITY OF BERKELEY LAKE, GWINNETT COUNTY, GEORGIA

CALL BEFORE YOU DIG

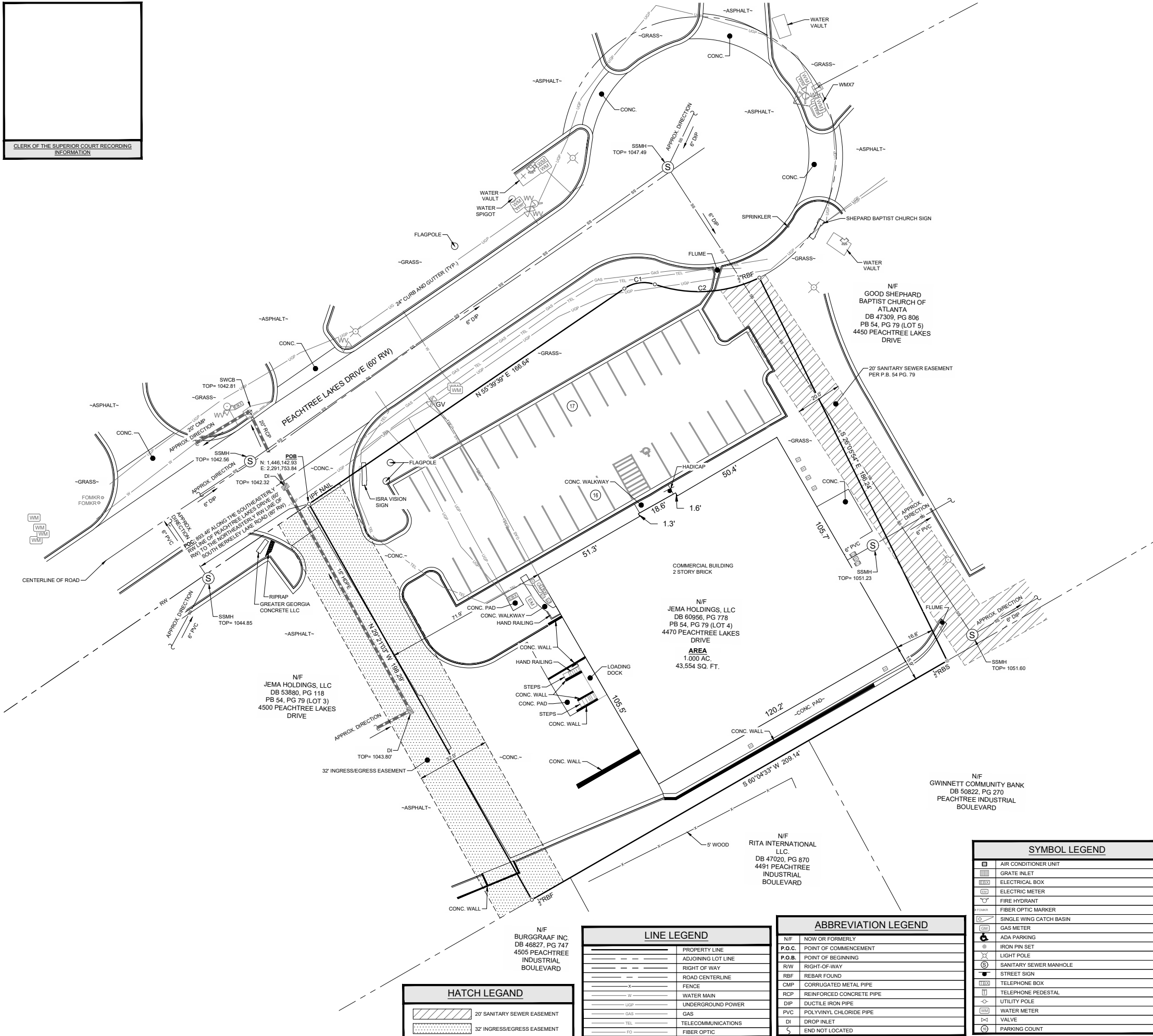


SCALE & NORTH ARROW:



SURVEY INFO:
 DRAWN BY: BES/KS
 REVIEWED BY: GK
 JOB #: 66500001
 DATE: 05-15-2024

SHEET NUMBER
 1 OF 1



HATCH LEGEND

	20' SANITARY SEWER EASEMENT
	32' INGRESS/EGRESS EASEMENT

LINE LEGEND

	PROPERTY LINE
	ADJOINING LOT LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	FENCE
	WATER MAIN
	UNDERGROUND POWER
	GAS
	TELECOMMUNICATIONS
	FIBER OPTIC

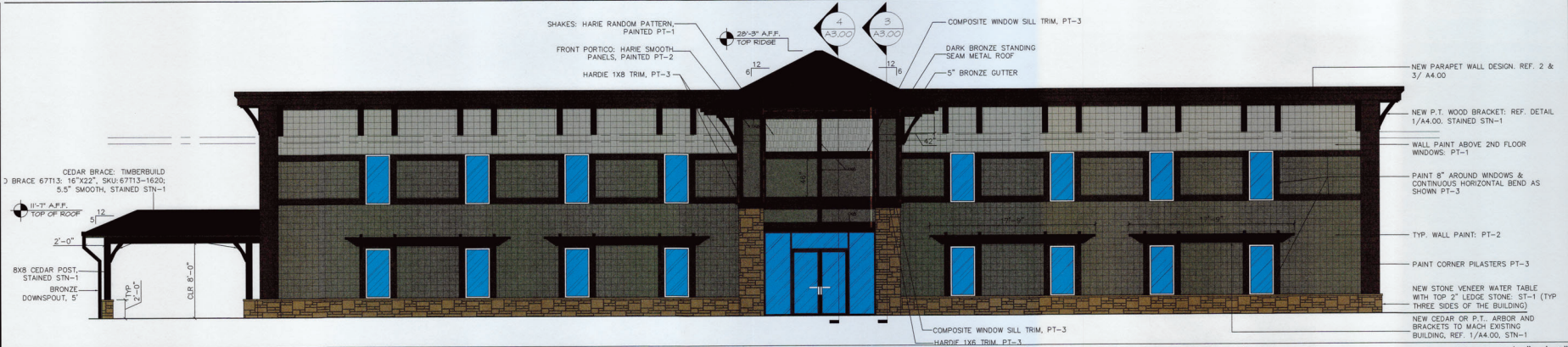
ABBREVIATION LEGEND

N/F	NOW OR FORMERLY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
RFB	REBAR FOUND
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	DROP INLET
S	END NOT LOCATED

SYMBOL LEGEND

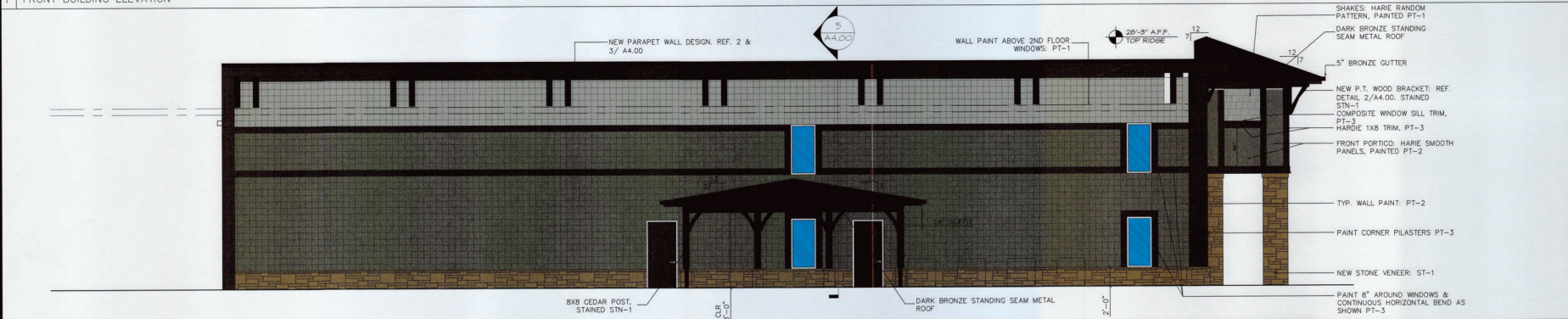
	AIR CONDITIONER UNIT
	GRATE INLET
	ELECTRICAL BOX
	ELECTRIC METER
	FIRE HYDRANT
	FIBER OPTIC MARKER
	SINGLE WING CATCH BASIN
	GAS METER
	ADA PARKING
	IRON PIN SET
	LIGHT POLE
	SANITARY SEWER MANHOLE
	STREET SIGN
	TELEPHONE BOX
	TELEPHONE PEDESTAL
	UTILITY POLE
	WATER METER
	VALVE
	PARKING COUNT

Drawing name: C:\Users\kaiserz\Gaskins+LeCraw\Dropbox\Share\Folders\Survey\48500001-Peachtree Lakes Drive\DWG\DWG\66500001-Peachtree Lakes Drive.dwg 24:26 May 15, 2024, 3:46pm by kaiserz



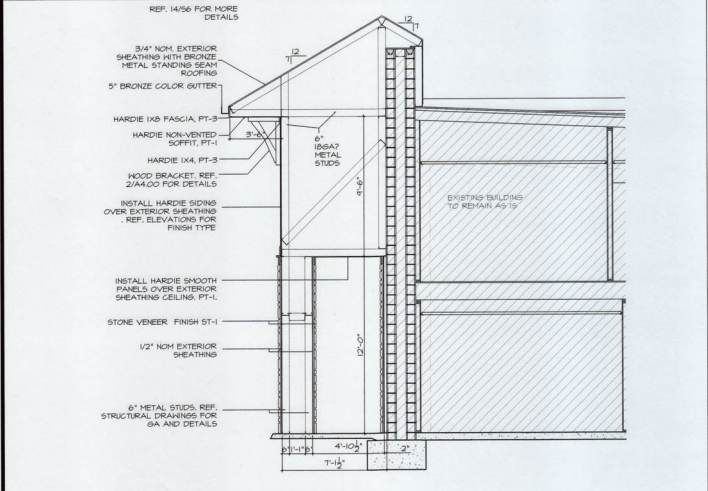
1 FRONT BUILDING ELEVATION

SCALE: 3/16"=1'-0"



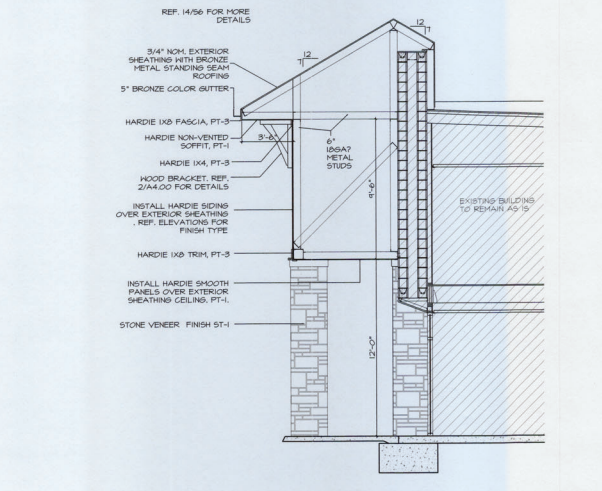
2 LEFT BUILDING ELEVATION

SCALE: 3/16"=1'-0"



3 BUILDING SECTION 1

SCALE: 1/4"=1'-0"



4 BUILDING SECTION 2

SCALE: 1/4"=1'-0"

FINISH SCHEDULE			
KEY	ITEM	MANUFACTURER	DESCRIPTION
PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS LOXON	SH 2822 DOWNING SAND, SATIN FINISH
PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS LOXON	SH 2826 COLONIAL REVIVAL GREEN, STONE, SATIN FINISH
PT-3	EXTERIOR PAINT	SHERWIN WILLIAMS LOXON	SH 2841 WEATHERED SHINGLE, SATIN FINISH
STN-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 3532 HILL COUNTRY
ST-1	STONE VENEER	HORIZON STONE OR EQ.	MATCH EXISTING

PT-1	PT-2	PT-3	STN-1

5 EXTERIOR FINISH SCHEDULE

"GREAT GEORGIA CONCRETE" BUILDING RENOVATION

4470 PEACHTREE LAKES DR., BERKLEY LAKE, GA 30096

1. 01.23.20 ISSUE FOR CONSTRUCTION
 No. Date Remarks



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 DESIGN TODAY 2020

DRAWING TITLE:
 EXTERIOR ELEVATIONS & SECTIONS
 ISSUE DATE:

SHEET NO:
 DT
 SHEET NUMBER:
A3.00

