

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: June 3rd, 2025

TYPE OF REVIEW: FINAL COURTESY CASE # _____

PROJECT INFORMATION

PROJECT NAME: Lyndon Creek

PROJECT ADDRESS: 1010 Lyndon Lane

OVERLAY/FORM BASED CODE: _____

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES NO

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE _____
BUILDING _____
SALES TRAILER _____
DEMOLITION _____
ZONING/USE PERMIT/VARIANCE
OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: Variance being requested for relief from ordinance that disallows hardscape/driveways from entering the 20' Rural Viewshed.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Solomon Lee

COMPANY: Paces Ferry Builders LLC

ADDRESS: 44 Milton Ave, Suite 250, Alpharetta, GA 30009

PHONE: 770.527.5119 FAX: _____

EMAIL: guy@pacesferrybuilders.com; michael@pacesferrybuilders.com; solomon@pacesferrybuilders.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on June 3rd, 2025, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant:  Date 4.29.2025



VARIANCE COURTESY REVIEW (6B)

Applicant: Solomon Lee

Address: 1010 Lyndon Lane

MILTON

ESTABLISHED 2006



VARIANCE COURTESY REVIEW (6B)



Variance Request:

Sec. 3.1.7.B.2 – Unified Development Code. To reduce the 20 feet minimum secondary rural viewshed from Cogburn Road to 3.2 feet for a proposed single-family home driveway.

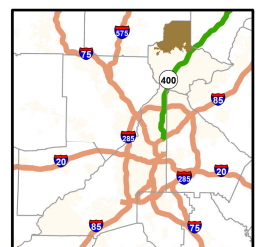
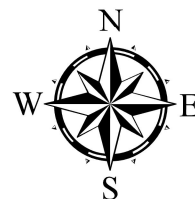
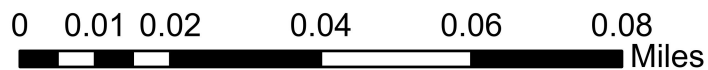




V25-13
1010 Lyndon Lane

-  Subject Site
-  Parcels
-  City Limits

City of Milton
2025



MILTON
ESTABLISHED 2006

LEGEND:

IPF	IRON PIN SET	B/L	BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC	HANDI-CAP
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
OT	CRIMP TOP PIN	Z	OVERHEAD UTILITY LINE(S)
RB	REINFORCING BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	DWCB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
L/L	LAND LOT LINE	DI	DROP INLET
L	LINE	HW	HEAD WALL
R	RADIUS	CMF	CORRUGATED METAL PIPE
CONC	CONCRETE	CP	CORRUGATED PLASTIC PIPE
Q	CURVE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	DE	DRAINAGE EASEMENT
LP	LAMP POLE	WV	WATER VALVE
SS	SANITARY SEWER	PV	POST INDICATOR VALVE
FC	FENCE CORNER	WM	WATER METER
X	FENCE	CO C/O	SANITARY SEWER CLEANOUT
AE	ACCESS EASEMENT	POB	POINT OF BEGINNING
PROP	PROPOSED	POC	POINT OF COMMENCEMENT
AC	AIR-CONDITIONER	NTS	NOT TO SCALE
GA	GAS POWER MANHOLE	SWCB	SINGLE WING CATCH BASIN
PB	POWER BOX	UE	UTILITY EASEMENT
CTV	CABLE TELEVISION JUNCTION BOX	PM	POWER METER
TB	TELEPHONE JUNCTION BOX	CLF	CHAIN-LINK FENCE
APP	ABANDONED POWER POLE	CTW	CROSS-TIE WALL
		HCS	HANDI-CAP SIGN

CURRENT OWNER/DEVELOPER

PACES FERRY BUILDERS, LLC

44 MILTON AVE

ALPHARETTA, GA 30009

24 HOUR CONTACT

GUY CHERWONUK

770-527-5119

VARIANCE PLAN & HOUSE LOCATION PLAN

PACES FERRY BUILDERS, LLC

1010 LYNDON LANE
LAND LOT 690
2nd DISTRICT - 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF MILTON
EXISTING ZONING: AG-1
PIN: 22 506006901060

43,656 SQ FT
1.00 ACRES

TOTAL DISTURBED AREA = 0.65 AC

ZONING/SETBACKS:

AG-1 - CURRENT ZONING

FRONT: 60 FT

SIDE: 25 FT

CORNER SIDE: 40 FT

REAR: 50 FT

MIN HEATED FLOOR AREA: N/A

PARKING SPACES(S) PER DWELLING UNIT: N/A

MINIMUM LOT AREA: 1 ACRE

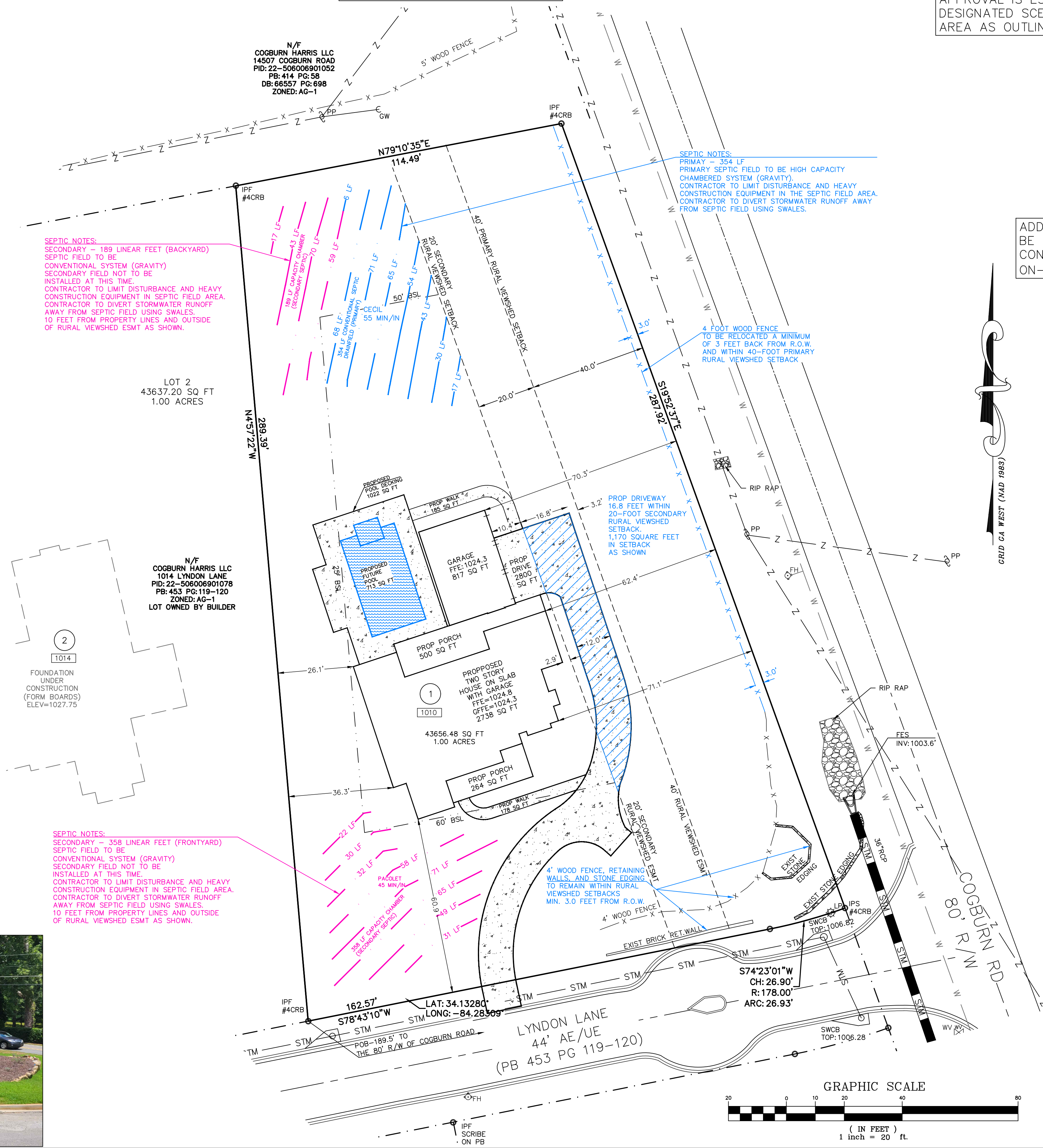
MINIMUM LOT FRONTAGE: 35 FT

MINIMUM LOT WIDTH AT THE BUILDING LINE: 100 FT

MAX BUILDING HEIGHT: 40 FT

- CITY OF MILTON POOL NOTES:**
- PERMANENT FENCING AND GATED ENCLOSURES ARE REQUIRED FOR ALL POOLS IN THE CITY. FENCE DESIGN SHALL NOT PRODUCE A "LADDER" EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.
 - POOL FENCES MUST INCLUDE AT LEAST ONE GATED EXIT WITH A MINIMUM WIDTH OF 36" WIDE. THIS EXIT MUST OPEN OUTWARD AND BE SELF-CLOSING AND SELF-LATCHING.
 - THE MINIMUM HEIGHT OF POOL FENCES MUST BE FIVE FEET, AND THE MAXIMUM HEIGHT OF THE POOL FENCE SHALL NOT EXCEED EIGHT (8) FEET.
 - FENCES AND WALLS USED AS FENCES, MAY NOT BE FINISHED WITH BRIGHT OR PRIMARY COLORS. IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
 - ARC APPROVAL FOR ALL PROPERTY WITHIN 2,000 FEET OF THE CHATTAHOOCHEE RIVER.
 - ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

PROPOSED IMPERVIOUS AREA	
PROPOSED HOUSE	2738 SQ FT
PROPOSED GARAGE	817 SQ FT
PROPOSED FRONT PORCH	264 SQ FT
PROPOSED REAR PORCH	500 SQ FT
PROPOSED DRIVEWAY	2610 SQ FT
PROPOSED FUTURE POOL AND DECKING (NOT AT THIS TIME)	713 SQ FT
PROPOSED WALKS	363 SQ FT
TOTAL IMPERVIOUS AREA	8005 SQ FT
TOTAL LOT AREA	43656 SQ FT
% IMPERVIOUS AREA OF LOT	18.3%



NOTE:
THE FINAL LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY OF MILTON TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE 40-FOOT PRIMARY VIEWSHED SETBACK AND 20-FOOT SECONDARY RURAL VIEWSHED SETBACKS. THE FENCE SHALL BE RE-LOCATED A MINIMUM OF 3 FEET OUTSIDE OF THE ROAD RIGHT-OF-WAY AND PLACED WITHIN THE 40-FOOT PRIMARY VIEWSHED SETBACK. THE RETAINING WALLS, STONES, AND FENCE SHALL REMAIN IN THE RURAL VIEWSHED SETBACKS. THIS APPROVAL IS ESSENTIAL FOR PRESERVING THE DESIGNATED SCENIC AND RURAL CHARACTERISTICS OF THE AREA AS OUTLINED IN CITY PLANNING OBJECTIVES.

ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

NOTE: ALL RETAINING WALLS, STRUCTURAL ELEMENTS, GEOTECHNICAL CONSIDERATIONS, AND SOIL CONDITIONS NECESSARY FOR THE CONSTRUCTION OF THIS HOME ARE TO BE DESIGNED BY OTHERS (APPROPRIATE PROFESSIONALS).
THE CONTRACTOR HOLDS RESPONSIBILITY FOR SECURING THE REQUIRED PROFESSIONAL EXPERTISE PERTAINING TO THESE DESIGN COMPONENTS.
NOTE: CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ALL WATER & SEWER TAPS FOR THE DEVELOPMENT.
NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE GRADING IS DONE IN A WAY THAT DOES NOT DIRECT ANY WATER TOWARD THE HOUSE
NOTE: THE CONTRACTOR MUST VERIFY THAT SOILS ARE SUITABLE FOR INFILTRATION OF STORMWATER MANAGEMENT STRUCTURES/DEVICES PRIOR TO INSTALLATION.

OWNER/DEVELOPER NOTES:
THIS SITE PLAN REVISION PLAN IS SUBMITTED DUE TO A CONFLICT WITH THE FRONT ENTRANCE GATE AND A REQUEST BY THE INSPECTOR TO SHOW THE LANDSCAPING PLAN FOR THE 20' RURAL VIEWSHED TO CONFIRM THE SITE PRESERVES THE CITY OF MILTON'S INTENT TO PRESERVE BIOLGIC VIEWS FROM THE ROAD.
THE PRE-CONSTRUCTION MEETING HAS BEEN COMPLETED ON THIS LOT
THIS LOT (LOT 1) HAS BEEN GRADED BY THE BUILDER
THE LOT IS STAKED AND THE FOUNDATION IS UNDER CONSTRUCTION
NOTE: ALL RETAINING WALLS, STRUCTURAL ELEMENTS, GEOTECHNICAL CONSIDERATIONS, AND SOIL CONDITIONS NECESSARY FOR THE CONSTRUCTION OF THIS HOME ARE TO BE DESIGNED BY OTHERS (APPROPRIATE PROFESSIONALS).
THE CONTRACTOR HOLDS RESPONSIBILITY FOR SECURING THE REQUIRED PROFESSIONAL EXPERTISE PERTAINING TO THESE DESIGN COMPONENTS.
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NOTE: THE CONTRACTOR MUST VERIFY THAT SOILS ARE SUITABLE FOR INFILTRATION OF STORMWATER MANAGEMENT STRUCTURES/DEVICES PRIOR TO INSTALLATION.
NOTE: THIS LOT IS PART OF A MASTER STORMWATER MANAGEMENT PLAN DESIGNED TO ACCOMMODATE THE OVERALL SUBDIVISION DESIGN, WATER QUALITY AND DETENTION FOR THIS LOT HAVE BEEN ADDRESSED BY THE APPROVED STORMWATER MANAGEMENT PLAN.
NOTE: BUILDER HOLDS THE PRIMARY PERMIT FOR THIS DEVELOPMENT AND IS TO REFER TO ALL SEDIMENT & EROSION CONTROL FOUND IN THE APPROVED DEVELOPMENT PLANS FOR THIS SUBDIVISION AND IS TO COMPLY WITH ALL SEDIMENT & EROSION CONTROL MEASURES CONTAINED THEREIN.

IF YOU DIG GEORGIA... CALL US FIRST!

1-800-282-7411

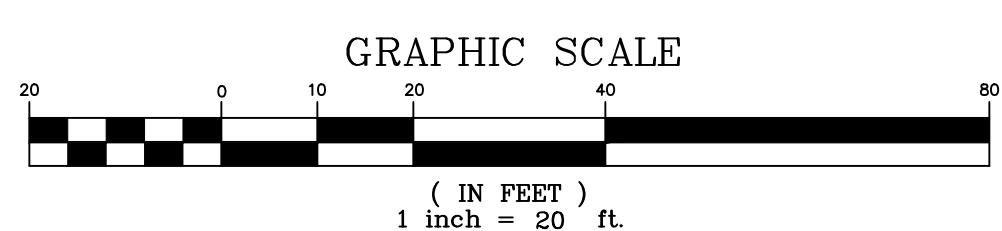
UTILITIES PROTECTION CENTER
IT'S THE LAW!

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 000006668

ISSUED: 08/18/2018 EXPIRES: 08/18/2027



SHEET NAME: VARIANCE PLAN & HOUSE LOCATION PLAN

SHEET NO.: C 0.3

DATE: 06/14/2024

SCALE: 1" = 20'

RESIDENTIAL ADDITION SITE PLAN FOR: PACES FERRY BUILDERS, LLC

LAND LOT: 268

LOT: 6

2nd DISTRICT

2nd SECTION

FULTON COUNTY, GEORGIA

REVISION:

REVISED	SEPTIC	DATE

CITY COMMENTS:

PHASE:

UNIT:

BLOCK:

NO. 3201

PROFESSIONAL

EDWARD PEAY, III

FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSP#000631

JOB #: 83449

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NAMING SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE DEEMED TO BE THE PROPERTY OF THE CLIENT.

Submitted electronically via Milton CityView Portal

April 24th, 2025

*Board of Zoning Appeals
City of Milton
2006 Heritage Walk
Milton, GA 30004*

RE: 1010 Lyndon Lane aka Lot 1 Lyndon Creek - Variance Request

Dear Board Members:

The purpose of this letter is to formally and humbly request that the board consider and approve the proposed variance supplying relief from UDC Sec. 3.1.7.B.2, which disallows a driveway from being placed within the 20' Rural Viewshed. We will also present the hardships that have been placed on the involved entities, as well as the background leading up to the current state of the viewshed(s) located east of 1010 Lyndon Lane, Milton GA, 30004 (aka Lot 1 of the Lyndon Creek subdivision).

The applicant, Solomon Lee, with Paces Ferry Builders ("PFB"), would also like to present a plan to not only observe the ordinance regarding the above-mentioned viewshed, but also reinforce it by addressing the current condition of it.

To help convey the details surrounding our request, we will address the following conditions stipulated in our application:

A. Relief, if granted, would not offend the spirit of the intent of the Ordinance

We acknowledge and fully support the spirit of the ordinance regarding viewsheds within the City of Milton and are seeking to embody it within our plan. Beyond stating the code itself, the UDC ordinance goes into further explanation in the subsequent section:

- *The intent of the rural viewshed is to preserve the bucolic views from the roads throughout the Rural Milton Overlay...[i]t is the intent to utilize the existing vegetation when possible as well as provide additional native plantings to enhance the existing viewshed when needed.*
 - *When performing a design review of the primary rural viewshed and secondary rural viewshed setbacks, the design committee must address the following:*

- Evaluation of current state of the site including vegetation, both the primary and secondary rural viewshed setbacks.
- Determination of whether existing vegetation should be removed or vegetation should be planted to enhance the rural viewshed.

It is under this further codified explanation of the purpose and spirit of the ordinance that we wish to communicate our desire to observe it. As you will find in the section to follow, extraordinary circumstances exist that we look to address, and the intent of the rural viewshed is at the forefront of our minds. Because of this, our aim is not only to avoid offending it, but to support it.

B. Extraordinary and exceptional situations or conditions:

On May 31st, 2022, The City of Milton provided PFB with a building permit [Exhibit A] and an approved site plan for this lot that featured the proposed plan and [Exhibit B]. That plan included the same portion of the driveway existing within the 20' Rural Viewshed. That approval was subsequently revoked.

In August 2024, Suwanee Electric Membership Corporation (SEMC) entered the viewshed and removed all trees and vegetation in Rural Viewshed that they determined posed a threat to power lines. As a result, two (2) large specimen trees, both providing significant canopy and much of the vegetation that shielded Lot 1 from Cogburn Road, are now gone. The sum of this event is that what existed of the Rural Viewsheds were virtually destroyed. There now exists no "bucolic view" from Cogburn Road, adjacent to this lot.

In addition, on June 4th, 2024, Dr. & Mrs. Mark Cohen purchased the adjacent lot at 1014 Lyndon Lane and their contract contained an agreed-upon plan that put their driveway on the right side of their home, a pool in the back yard, and an outdoor kitchen on the right side of the yard [Exhibit C]. This was done with the intent of allowing the Cohen family to enjoy these amenities with a certain level of privacy.

If a driveway for Lot 1 of Lyndon Creek is placed on the left side of the home, the privacy that the Cohen Family is currently planning for will be destroyed due to the natural topography of the lot and through no fault of the Applicant or the Cohen Family. Aside from that, vehicle headlights from the future owners of Lot 1 will spill into the Cohens' back yard and any noise occurring in the driveway/garage of Lot 1 will carry directly over to the Cohen home.

C. Relief, if granted, would not cause substantial detriment to the public good and surrounding properties:

The solution(s) to the above circumstances would require relief from the subject ordinance and, if granted, would not cause harm, but actually benefit the public good (in restoring the bucolic view from Cogburn Road), as well as the surrounding properties, including and especially the adjacent property belonging to the new homeowners. It is also worth noting that Dr. Cohen sits on the Board of Directors for the Lyndon Creek Homeowners Association, and he brings the full support of the HOA with him to this plan and request.

PFB looks for any opportunity to work with the City of Milton to resolve problems and seek the best possible solutions. To that end, the attached proposed Landscape Plan [Exhibit D] is designed to allow PFB to build the home that has been planned as well as provide landscaping that will not only fully revitalize both Viewsheds, but also further enhance them.

The plan puts Lot 1's driveway away from the Cohen residence and the proposed landscaping will heavily screen the driveway from Cogburn Road (to the point that it shall not even be visible to anyone walking or driving by). This plan will repair the damage to the viewshed caused by Suwanee Electric Membership Corporation (SEMC) in properly maintaining its right of way.

D. Public Safety, Health, and Welfare are secured, and substantial justice is done:

We truly hope that this letter has communicated the ways in which our request upholds the safety and welfare of the community and public. One of our aims is to provide a wonderfully incorporated landscape that blends itself into and enhances the surrounding area, creating a perfect depiction of the Milton that we all love and are proud of. This is of prime importance to us.

It should be important to note that the 40' Rural Viewshed here was quite bare to begin with. Anyone driving down Cogburn Road was always able to peer directly into Lyndon Creek, via Lot 1. We seek to change that by filling out the space. Photos before SEMC removed the specimen trees as well as after are presented to you in [Exhibit E].

To that end, the proposed landscape plan features larger elements such as a Deodar Cedar, a Red Oak, and Green Giants. It will also contain visually appealing components such as jade distylium, which provides year-round color and texture, as well as two (2) different species of hydrangeas, which always add more variety and hue. You will also see Tea Olive Osmanthus adding a strong, fruity-floral fragrance to the air nearby. This



will be what passersby will experience in the 40' Rural Viewshed, visible from Cogburn Road. It does not even take into account the additional elements that will be added on the other side of the 40' (in and around the 20' Viewshed) by the landscaping plan for the actual home, which is yet to be finalized.

As stated above, included in our wish to build this home for the prospective homeowner of Lot 1 is the intent to do so while heavily considering the public good, including and especially their future neighbors. That makes our other aim to protect the health and welfare of the residents that have already chosen Milton as their home. The Cohen Family is a wonderful addition to the citizens of Milton, Georgia, and we owe it to them to help provide them with the home of their dreams so that Milton feels like home for decades to come.

We fully respect and appreciate the spirit of each and every ordinance that the City has in place and are committed to helping make and keep Milton beautiful. The completed homes in Lyndon Creek are already a perfect example of this and we hope you will consider our request as a way to continue further enhancing the community.

Please consider this plan and our request. We welcome the opportunity to work with the Board and the City of Milton to make any adjustments or additions to the plan that you feel will help revitalize the viewsheds so that all parties enjoy the benefit of a restored viewshed as we work together to keep Milton beautiful.

Sincerely Yours,

Solomon Lee
Paces Ferry Builders

Exhibit-A



Permit No:
PRSF202200504
ISSUED

NEW SINGLE FAMILY DWELLING PERMIT

Milton, GA

Job Address	1010 Lyndon, Milton, GA 30004
Owner	
Applicant	Dannille McGouirk 707 Park Place Drive Jackson, GA 30233
Contractor	Guy Cherwonuk 44 Milton Avenue Alpharetta, GA 30005 Solomon Lee 44 Milton Ave. Ste 250 Alpharetta, GA 30009 [REDACTED] Rick Shoup 44 Milton Ave, Suite 250 Alpharetta, GA 30009
Description of Work	Lot 1 - Lyndon Creek - Single Family Home

Parcel #		Type of Construction New	
Permit #	PRSF202200504	Permit Types	New Single Family Dwelling

Building Components:

Quantity	Units	Description
3800	SQ FT	Residential Square Footage
800	SQ FT	Garage

Total Value of Work: \$611,558.00

Permit in force for period of 180 days from above date. Provided, however, the above named party complies with all of the regulations as set out in the Building and Zoning Ordinances as are now in effect or that may be enacted during the time this permit is in effect. This permit covers only the building specified. Any other building must have a separate permit. Any violations of Ordinances and Building Codes if not corrected will automatically cancel this permit.

Gary Mullinix
Building Official
Milton, GA

SIGNED: Rema Abdelfattah

EROSION CONTROL SYMBOLS	
SLT FENCE (6x6x6)	
TEMP. MULCH BARRIERS	
PERM. GRASSING	
POST CONTROL	
SLOPE STABILIZATION	
WATER FLOW	
20' WOOD CONSTRUCTION OUTLET (6x6 WITH UNDERNEATH)	

THE SOLE PURPOSE OF THIS DRAWING IS TO DEMONSTRATE COMPLIANCE WITH THE CITY OF MILTON TREE CANOPY ORDINANCE.

APPROVED Site
05/31/2022 10:57:20 AM

APPROVED Architecture
05/31/2022 10:57:30 AM

APPROVED Arborist
05/31/2022 10:57:08 AM

APPROVED Building
05/31/2022 10:57:12 AM

APPROVED Planning & Zoning
05/31/2022 10:57:16 AM

CANOPY CALCULATIONS
LOT AREA - 43,656 SF (1.00 AC)
EXISTING CANOPY PRE-DEVELOPMENT - 21,738
REMAINING CANOPY POST-DEVELOPMENT - 13,778 SF
REQUIRED CANOPY PER ZONING - 14,884 SF (97%)
D.T.T.S. OF REMAINING 2,484 SF
1,989 ADDITIONAL CANOPY PLANTINGS REQUIRED

CANOPY PROPOSED
REPLACED CANOPY - 1,600 SF
1,600 SF OF REPLACED @ 100% SF REQUIRED

TREES 6" OR LARGER ON THIS SITE HAVE BEEN SHOWN ON THIS PLAN.

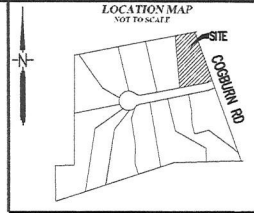


Exhibit-B

BUILDING SETBACKS
FRONT-60'
REAR-50'
SIDE-25'

PRESENT ZONING:
AG-1

AREA:
1.00 ACRES

43,656 SQ.FT.

DISTURBED AREA:
2,599 ACRES
17,390 SQ.FT.

BUILDING HEIGHT:
28'-0" TO
FFE - RIDGE

IMPERVIOUS AREAS:
Drive/Walk - 2,555 Sq.Ft.
House/Porch - 4,105 Sq.Ft.

TOTAL - 6,660 sq.ft. (15.26%)

PROPERTY ADDRESS:
1010 LYNDON LANE
MILTON, GA

OWNER / DEVELOPER:
PACES FERRY BUILDERS, LLC
44 MILTON AVENUE
ALPHARETTA, GEORGIA 30009

24 HR CONTACT:
GUY CHERIQUIN
770-521-5115
GUY@PACESFERRYBUILDERS.COM

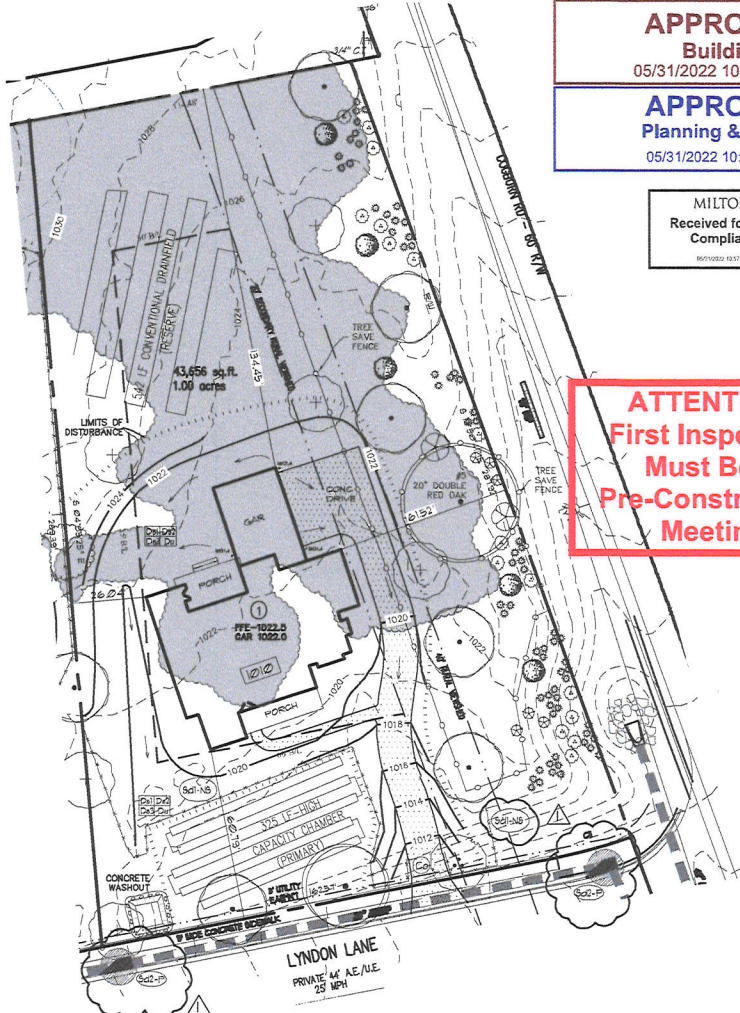
BLOOD REGISTRATION:
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO MILTON COUNTY FIRM PANEL #320202G DATED: JUNE 15, 2010

NOTE:
THIS LOT IS PART OF A MASTER STORM WATER PLAN DESIGNED AS PART OF THE OVERALL SUBDIVISION DESIGN. WATER QUALITY AND STORMWATER DETENTION FOR THIS LOT HAVE BEEN ADDRESSED BY THAT SYSTEM.
SEE PLAT BOOK 442 PG 119-120

NOTE:
WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

NOTE:
ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DETERMINED NECESSARY BY THE ON-SITE INSPECTOR.

NOTE:
BUILDER HOLDS THE PRIMARY PERMIT FOR THIS DEVELOPMENT AND IS TO REFER TO ALL SEDIMENT & EROSION CONTROL FOUND IN THE APPROVED DEVELOPMENT PLANS FOR THIS SUBDIVISION AND IS TO COMPLY WITH ALL SEDIMENT AND EROSION CONTROL MEASURES CONTAINED THEREIN.



ATTENTION!
First Inspection
Must Be A
Pre-Construction
Meeting

MILTON
Received for Code
Compliance
05/31/2022 10:57:36 AM

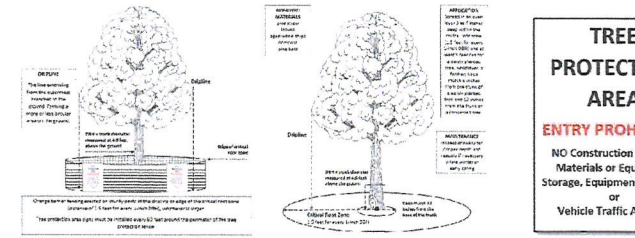
PLANT SCHEDULE DEV. TREES LOT 1

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	1	October Glory Maple / Acer rubrum 'October Glory' TM	B & B	4"Cal
	1	Duraheat River Birch / Betula nigra 'Duraheat'	B & B	4"Cal
	1	Black Gum / Nyssa sylvatica 'Wildfire'	B & B	4"Cal
	1	Willow Oak / Quercus phellos	B & B	4"Cal

PLANT SCHEDULE CANOPY TREES LOT 1

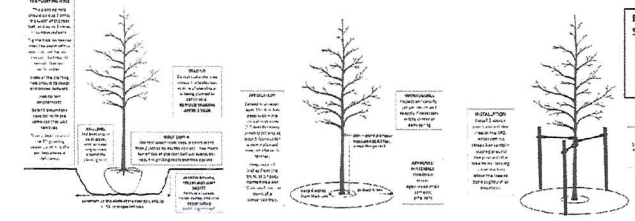
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	CANOPY	TOTAL
	4	Black Gum / Nyssa sylvatica 'Wildfire'	B & B	4"Cal	500 SF	3600 SF
	5	Willow Oak / Quercus phellos	B & B	4"Cal	1600 SF	8000 SF

2. Tree Protection Fencing Detail
3. Tree Marking Detail - Conventional Tree
4. Tree Protection Area Sign Detail



TREE PROTECTION AREA
ENTRY PROHIBITED
NO Construction Activity,
Materials or Equipment
Storage, Equipment Washout
or
Vehicle Traffic Allowed

5. Tree Planting Detail
6. Tree Mulching Detail - Newly Planted Tree
7. Tree Staking Detail



REMOVE STAKING AND STRAPS AFTER 1 YEAR

DISCLAIMER:
Every effort has been made to identify code violations. Any oversight by the reviewers shall not be considered as authority to violate, set aside, cancel, or alter applicable codes or ordinances. The plan review and issuance of any permit shall not be considered a warranty or guarantee.

SHADED AREA IS PRE-DEVELOPMENT CANOPY TAKEN FROM AERIAL PHOTOGRAPHS.

DGM

LAND PLANNING CONSULTANTS, INC.



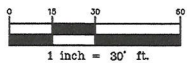
1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGM.LPC.COM

TREE CANOPY PLAN FOR:

PACES FERRY BUILDERS

BEING LOT 1, LYNDON CREEK
LAND LOT 699 & 751, 2ND DISTRICT, 2ND SECTION
CITY OF MILTON, FULTON COUNTY, GEORGIA
SCALE: 1" = 30' DATE: APRIL 20, 2022



REV 1 - PER COMMENTS FROM CITY OF MILTON.



12 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.



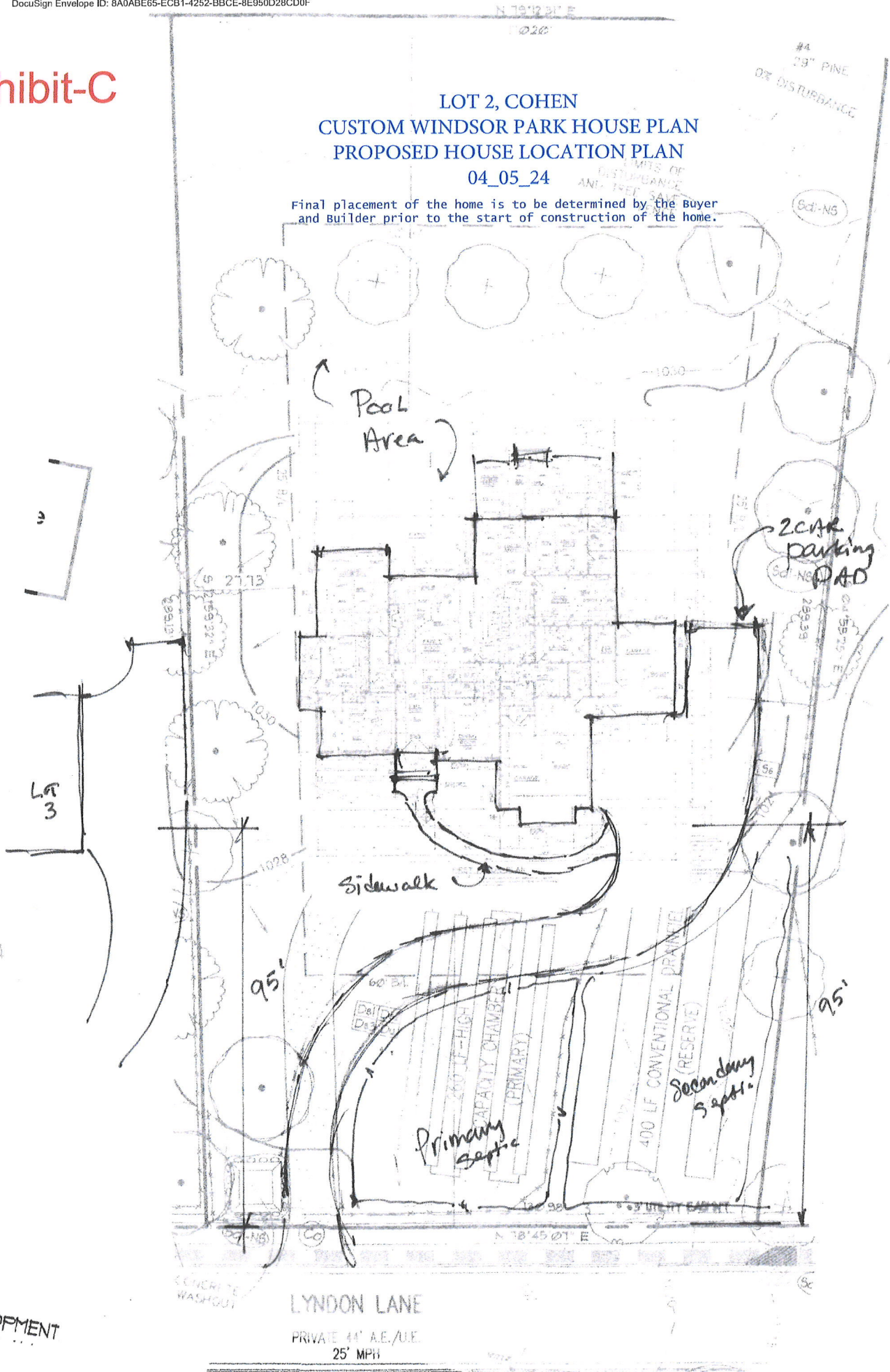
Know what's below.
Call before you dig.

Exhibit-C

LOT 2, COHEN CUSTOM WINDSOR PARK HOUSE PLAN PROPOSED HOUSE LOCATION PLAN

04_05_24

Final placement of the home is to be determined by the Buyer and Builder prior to the start of construction of the home.



COMMENT

LYNDON LANE
PRIVATE 44' A.E./L.E.
25' MPH

EXHIBIT E

