



**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030



Michael L. Thurmond  
Chief Executive Officer

**Wednesday, February 10, 2021 at 1:00 PM**

**Planning Department Staff Analysis**

**N2 Case No: A-21-1244565 Parcel ID(s): 18-001-09-004**

**Commission District: 02 Super District 06**

**Applicant:** Michael Streger  
1800 Lake Park Drive, Suite 200  
Smyrna, GA 30080

**Owner:** Susan Clare  
1339 Chalmette Drive  
Atlanta, GA 30306

**Project Name:** 1339 Chalmette Drive

**Location:** The property is located south of Chalmette Drive, at 1339 Chalmette Drive Atlanta, GA 30306.

**REQUEST:** Variances from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance to (1) increase the maximum allowed lot coverage from 35% to 46.32%, and (2) to reduce the western side yard setback from 7.5 feet to 5 feet for a proposed swimming pool and rear addition, relating to the R-75 zoning district.

**Staff Recommendation:** Denial.

## **STAFF FINDINGS:**

### **Variance Analysis:**

The subject property is located within the R-75 (Residential Medium Lot-75) Zoning District. Per Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the *DeKalb County Zoning Ordinance*, the minimum lot area for R-75 zoned properties is 10,000 square feet, and the minimum lot width is 75 feet. Based on the submitted site plan, the subject property has a lot size of 13,697 square feet and a lot width of 70 feet, therefore, the subject property is legally, non-conforming.

Based on the submitted materials, the applicant is proposing to install a 336 square foot swimming pool in the rear of the existing two-story home, along with additional patio space, a fireplace, and grilling area. Based on the submitted site plan, the proposed additions will increase the impervious area approximately 11.32% over the maximum allowed lot coverage of 35%. The existing lot coverage on the subject property is 35.75%. The applicant is also requesting a second variance to reduce the western side yard setback from 7.5 to 5 feet.

Based on the submitted site plan, the requested variances may go beyond the minimum necessary to afford relief and may constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located. Therefore, the requested variances may not be consistent with the criteria of approval, as listed below:

**1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district:**

Based on the submitted materials, the strict application of the requirements of this chapter may not deprive the property owner of rights and privileges enjoyed by other property owners. Although the subject lot is legally, non-conforming based on its width, the buildable area appears to contain reasonable space for the accommodation of the proposed accessory structure and site improvements.

**2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:**

It appears that the requested variance may go beyond the minimum necessary to afford relief since the requested variance is 11% greater than the minimum allowed lot coverage. Therefore, granting this variance may constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

**3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:**

Based on the submitted materials, it appears that granting the variance may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district since the bulk of the improvements are proposed behind the existing home. The applicant's letter of intent states "not reflected on the plan, but there will be full plantings to help soften/buffer the grill and fireplace located between those components and the property line/fence." Additionally, the applicant explains "the additional impervious square footage mentioned will be mitigated by capturing stormwater from the residence's downspouts into Flo-wells (dry wells). This system allows subsurface containment and slow release.

**4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:**

Based on the submitted materials, the strict application of the applicable provisions and requirements of this chapter may not cause an undue hardship for the applicant.

**5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:**

Based on the submitted materials, it appears that the requested variance may be inconsistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

**FINAL STAFF ANALYSIS:**

Considering the lot size and the parameters of existing lot coverage and setback requirements, the proposed improvements may be feasible without the requested relief. Therefore, granting this variance may constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located. Therefore, the Department of Planning and Sustainability recommends denial of the requested variances.

In the event the Board approves the requests, Staff recommends the following condition:

1. The applicant shall install a dry well system, rain garden, and/or other sustainable means of stormwater mitigation, as approved by the County Land Development Division.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. \_\_\_\_\_

Applicant and/or
Authorized Representative Michael Streger

Mailing Address: 1800 Lake Park Dr, Suite 200, Smyrna, GA 30080

City/State/Zip Code: Smyrna, GA 30080

Email: Michael@LDCon.net

Telephone Home: \_\_\_\_\_ Business: 404-597-8839 Fax No.: \_\_\_\_\_

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Susan Clare

Address (Mailing): 1339 Chalmette Drive

City/State/Zip Code: Atlanta, GA 30306

Email: sclare06@gmail.com

Telephone Home: \_\_\_\_\_ Business: \_\_\_\_\_ Fax No.: \_\_\_\_\_

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1339 Chalmette Drive City: Atlanta State: GA Zip: 30306

District(s): 18 Land Lot(s): 12 Block: C Parcel: 18-001-09-004

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

Zoning Classification: R-75 Commission District & Super District: \_\_\_\_\_

CIRCLE TYPE OF HEARING REQUESTED

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_



## ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals  
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 1/4/2021

Applicant: *Susan M. Clau*  
Signature

DATE: \_\_\_\_\_

Applicant: \_\_\_\_\_  
Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZBOA APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE 1-4-2021

CHECK TYPE OF APPLICATION:

( ) ADMINISTRATIVE APPEAL

VARIANCE

( ) SPECIAL EXCEPTION

TO WHOM IT MAY CONCERN:

( I ) / ( WE ), Susan Clare

**[Name of owner(s)]**

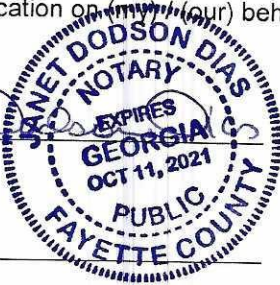
being ( owner ) / ( owners ) of the property described below or attached hereby delegate authority to

Michael Streger

**[Name of Applicant or Representative]**

to file an application on ~~(my)~~ (our) behalf.

Janet Dodson Dias  
Notary Public



Notary Public

Susan M. Clare

Owner

Owner

Notary Public

Owner

## LETTER OF INTENT FOR VARIANCE (SECTION 27)

January 5, 2021

Dear Zoning Board of Appeals,

We are requesting lot coverage and side-interior building setback variances (27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements, Section 2.2.1) for the residence located at 1339 Chalmette Drive. This is the home of the Clare family.

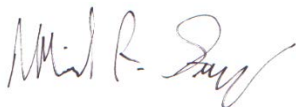
The property contains a house, driveway, and necessary sidewalks to the home. These existing components yield an impervious total areas of 35% of the total lot, being the maximum lot coverage allowed in this zoning. The Clare family is proposing to add a pool, some surrounding patio, fireplace, and grilling area. These additions would yield approx. 1,560 sq. feet of impervious surface. This is approx. 11.32% over the maximum lot coverage, therefore we understand variance is necessary.

In attempt to keep the design footprint efficient and small as possible ( while still successfully fulfilling the use intent) the grill area and fireplace have been “ nudged back” some toward the side property line, causing an encroachment into the side setback. Approx. 2.67 feet. We again understand this required a variance. Not reflected on the plan, but there will be full plantings to help soften / buffer the grill and fireplace located between those components and the property line / fence.

Several variations of the design were considered and worked through, but the current proposed design seemed to be the most efficient use of space with the least overall impact. As part of the proposed design, the additional impervious square footage mentioned will be mitigated by capturing stormwater from the residence’s downspouts into Flo-wells (dry wells). This system allows subsurface containment and slow release.

They Clare’s immensely enjoy this friendly neighborhood in Dekalb County but have grown more aware of the lack of usable outdoor space they have. A hardship that needed to be considered when conceptualizing this new space was making sure the selected surfaces offered safe passage. Mrs. Clare had an ankle injury a few years ago that has continued to cause significant issues with her with stability and navigating uneven surfaces. In addition to Mrs. Clare’s challenge, the Clare’s do have elderly parents that regularly visit . The intent to was to use a solid fairly smooth surface that again would be easier to navigate and give safe passage, vs. using an uneven paver or material that would have large gaps. Important to mention, and part of the introduction of this component is the therapeutic benefit of the pool for Mrs. Clare’s ankle injury.

Thank you for your consideration,



Michael Streger, PLA  
**Land Design and Consulting, LLC**

# CLARE RESIDENCE

## HARDSCAPE PLANS

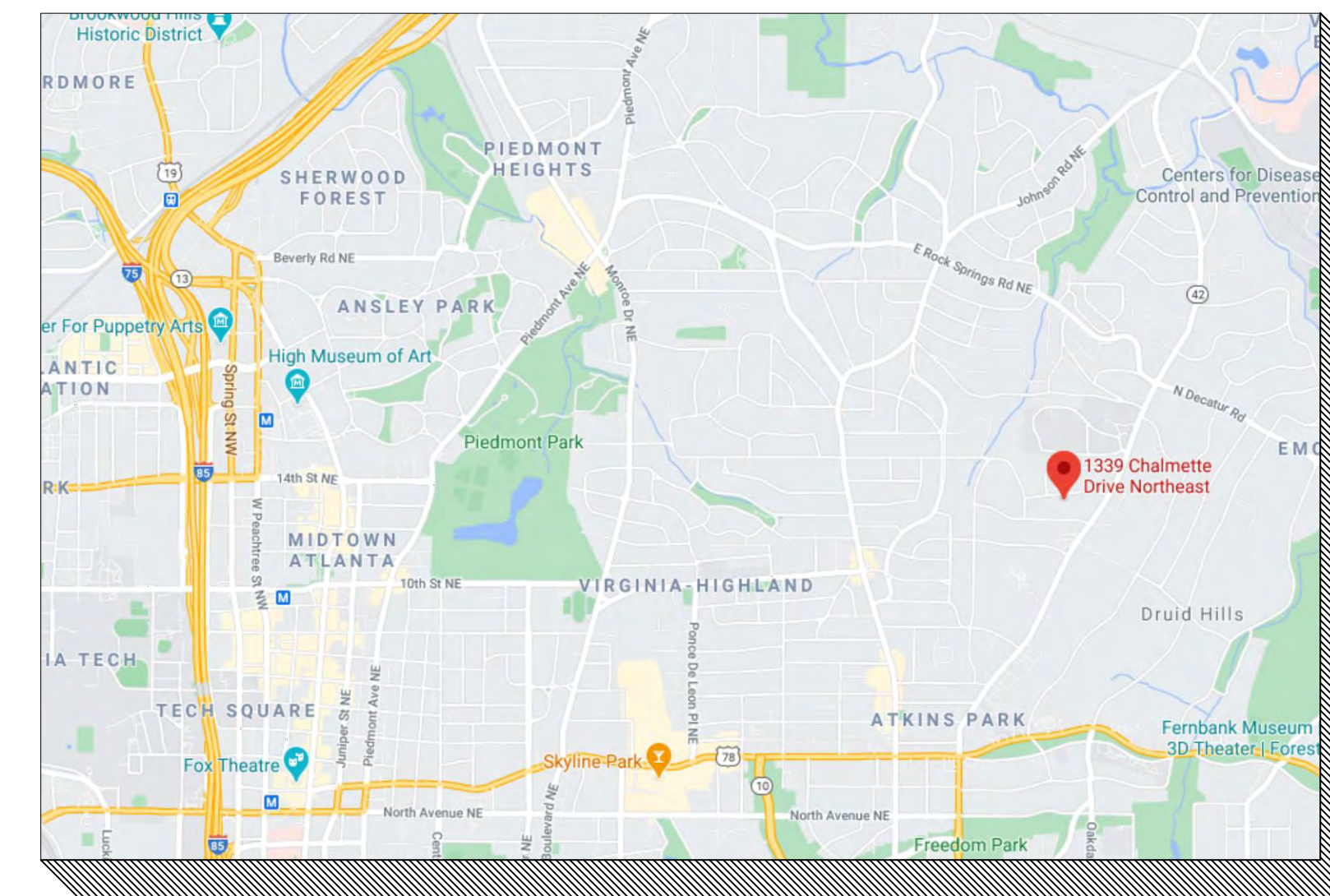
## SUSAN AND BEN CLARE

RELEASED FOR CONSTRUCTION

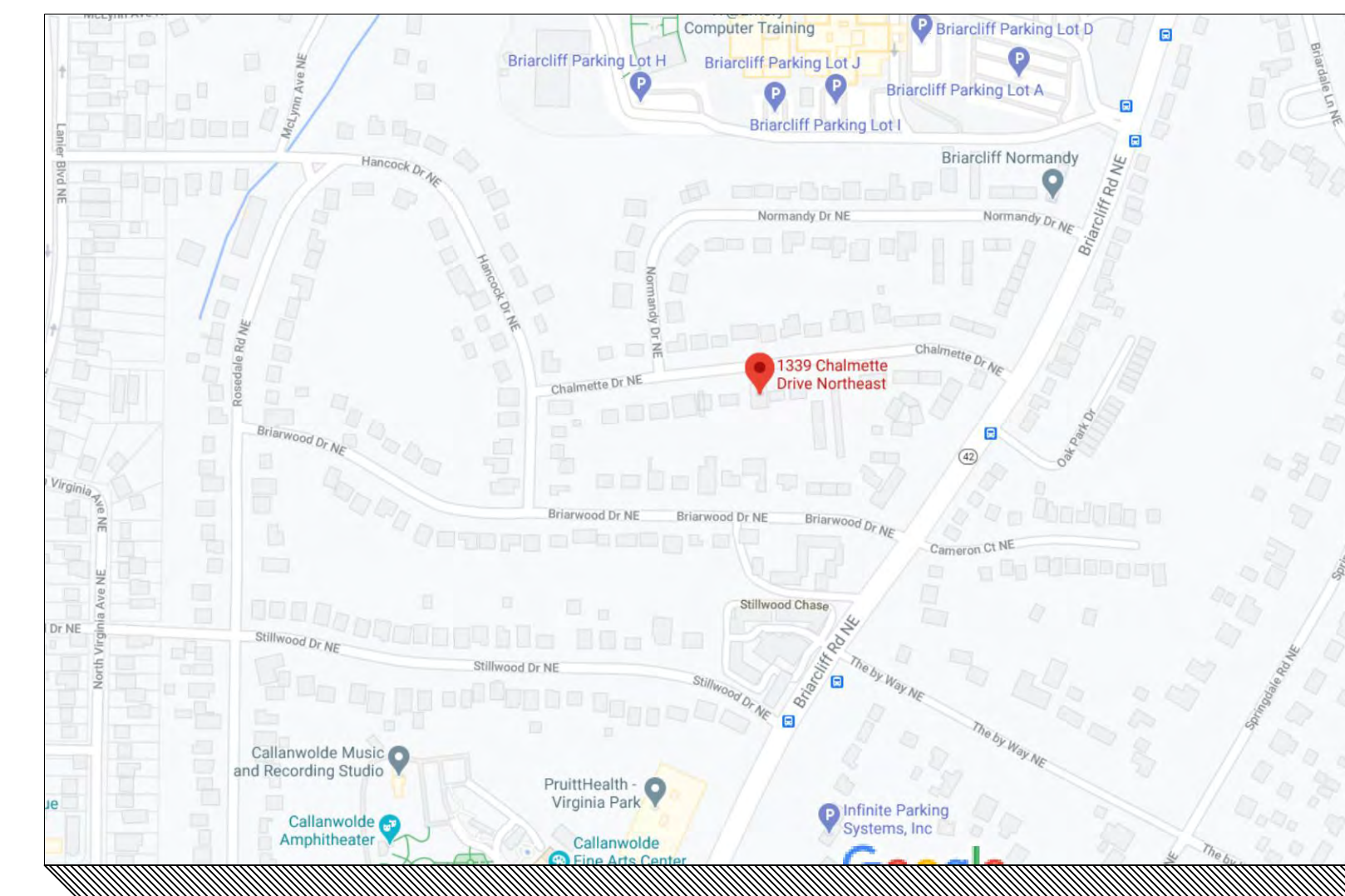
NOTES:

-This project to demonstrate compliance with grade separation and positive drainage requirements of the International Residential Code R401.3, R403.1.7.3 and R404.1.6

### OVERALL MAP



### LOCATION MAP



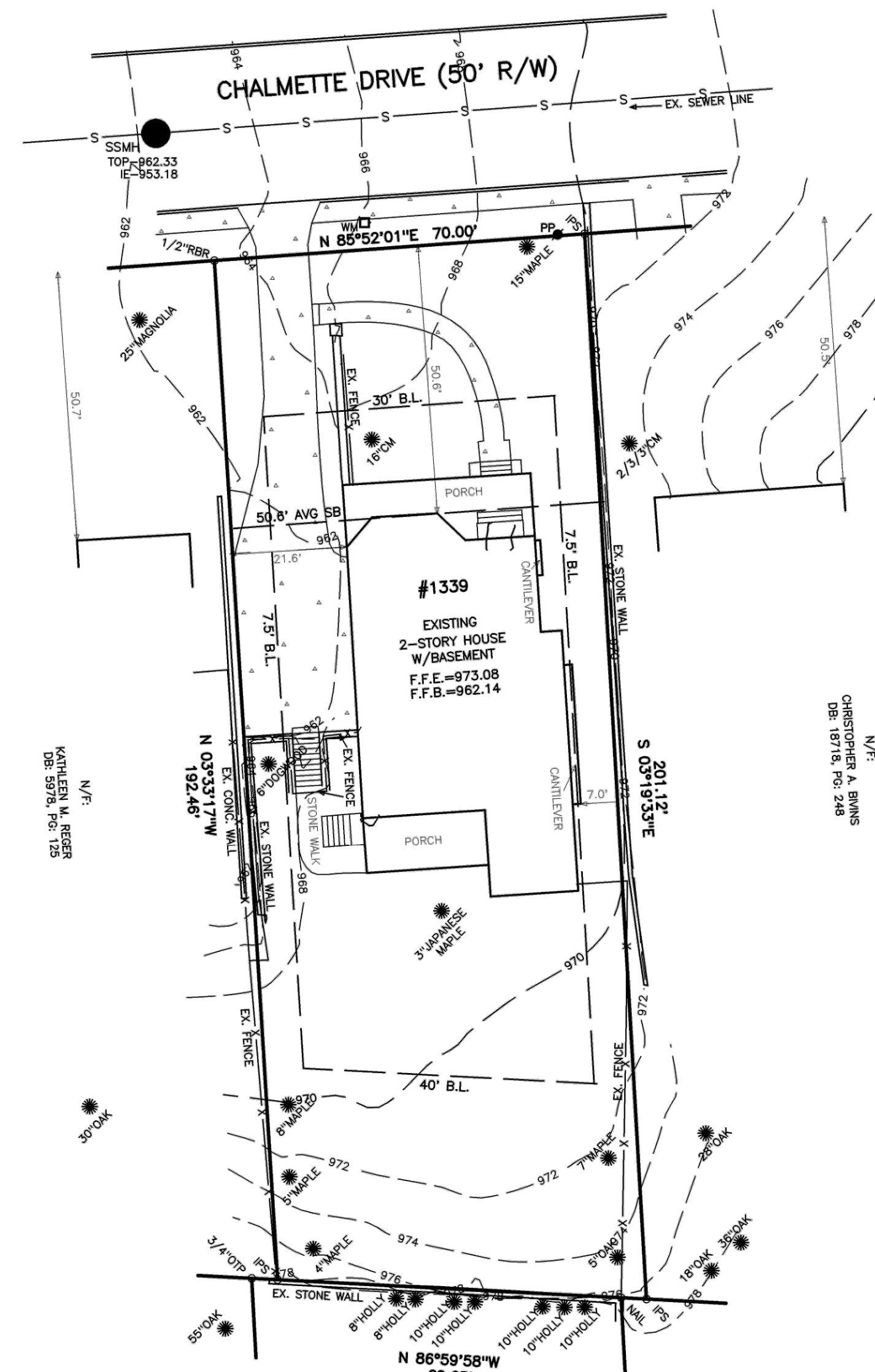
The field data upon which this plat is based has a closure precision of one foot in 20,559 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 109,703 feet.

Equipment used: Topcon GT5-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062 K, DATED 08/15/19

LOT AREA:  
13,697 sf.  
0.314 ACRES



LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- S = STORM SEWER LINE/PIPE
- W = WATER LINE
- C.L. = GAS LINE
- FW = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTF = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O. C. G. A. 15-6-67

ALPHA LAND SERVICES  
P.O. BOX 1851  
LOGANVILLE, GA. 30052  
CONTACT: ROBERT RICHARDSON  
PH: 770.698.4054 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM

SURVEY FOR:  
**1339 CHALMETTE DRIVE**  
TAX PARCEL #18-001-09-004

REVISION:	LAND LOT: 1	LOT: 12	BLOCK: C
	DISTRICT: 18TH	SUB: BRIARCLIFF	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 11/22/19	AREA = 0.316 ACRES		
PLAT DATE: 11/23/19	JOB No. 19-11-553		

REF. PLAT: PB. 15 P. 11

SHEET INDEX:

SHT#	DESCRIPTION
CP-1.0	COVER PAGE/ EXISTING CONDITIONS
HS-1.0	HARDSCAPE LABELING PLAN
HS-2.0	DIMENSIONING PLAN
HS-3.0	GRADING / DRAINAGE PLAN
TP-1.0	TREE PROTECTION PLAN
PL-1.0	POOL PLAN
PL-2.0	POOL DETAILS
DT-1.0	DETAILS
DT-2.0	DETAILS
DT-2.1	GRILL STATION DETAILS
DT-3.0	DETAILS
DR-1.0	DRAINAGE PLAN
DR-2.0	DRAINAGE PLAN
DR-3.0	FLO-WELL SPECIFICATIONS

DATE	DESCRIPTION
12-22-20	FINAL
12-28-20	REVISE



**CLARE RESIDENCE**  
**HARDSCAPE PLANS**  
 1339 CHALMETTE DRIVE - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
 SUSAN AND BEN CLARE

**LAND DESIGN**  
AND CONSULTING, LLC

678.503.0390-0

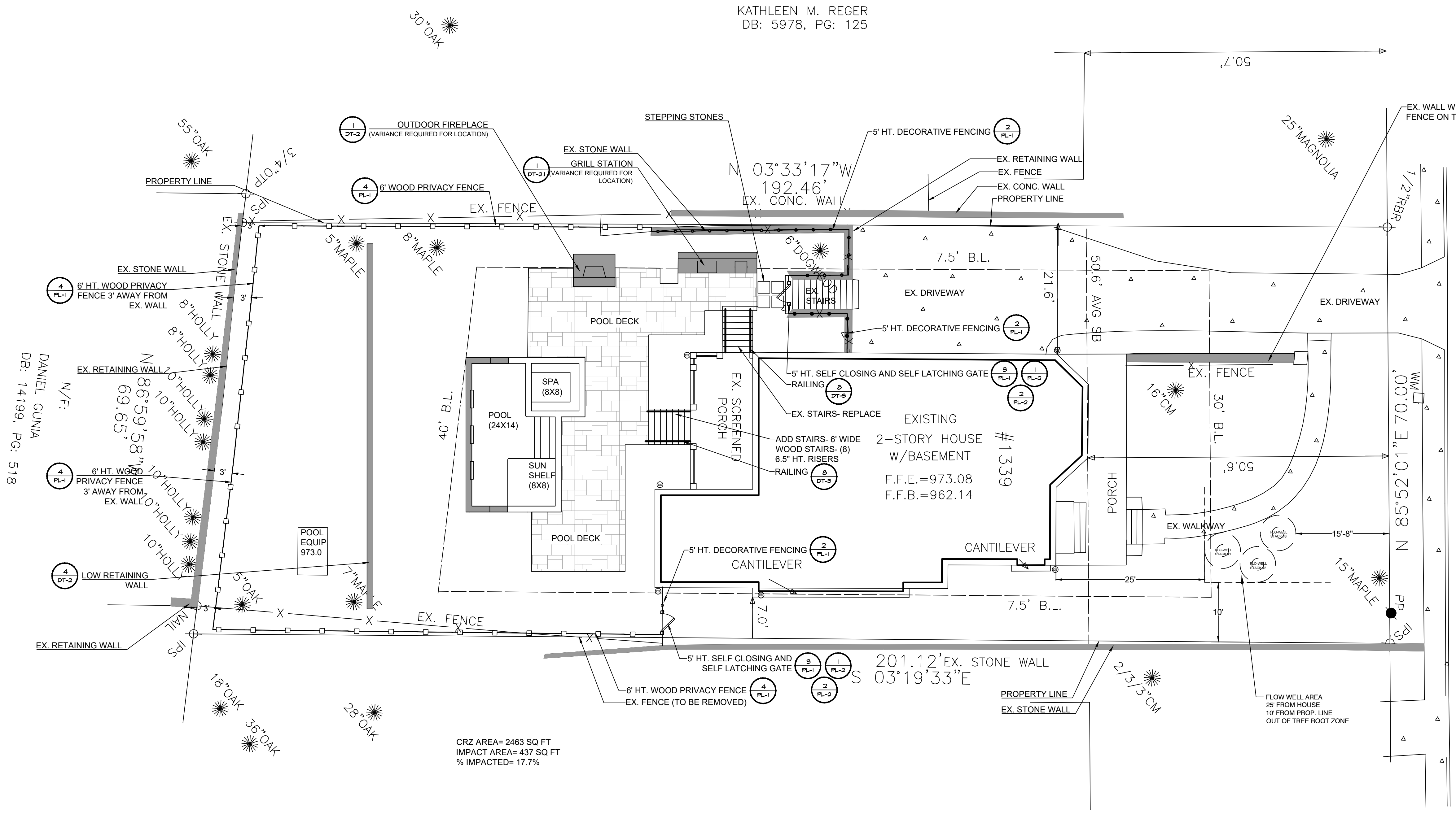
COVER PAGE/  
EXISTING CONDITIONS

SCALE  
VARIES

SHEET NUMBER  
CP-1.0



DATE	DESCRIPTION
12-21-20	FOR REVIEW
12-22-20	FINAL
12-28-20	REVISE



**IMPERVIOUS CALCULATIONS**

Lot Size (SQ FT)	13,697.00
35% Allowable Impervious (SQ FT)	4,793.95

**EX. IMPERVIOUS**

HOUSE	2,600.00
FRONT PORCH	325.30
FRONT STEPS AND WALKWAY	241.20
DRIVEWAY	1,373.70
FRONT WALL ALONG DRIVE	44.70
STONE WALL AND STEPS TO BACK YARD	153.00
STONE WALK BACK YARD	112.00
EX STEPS BACK PORCH	46.10
<b>TOTAL EXISTING IMPERVIOUS (SQ FT)</b>	<b>4,896.00</b>
<b>% EXISTING IMPERVIOUS</b>	<b>35.75%</b>

**IMPERVIOUS REDUCTION**

STONE WALK BACK YARD	112.00
<b>TOTAL IMPERVIOUS (SQ. FT.)</b>	<b>6,344.00</b>
<b>% IMPERVIOUS</b>	<b>46.32%</b>

**PROPOSED IMPERVIOUS**

ADD STAIRS OFF BACK PORCH	42.00
POOL	456.00
RETAINING WALL	55.00
POOL DECK	951.00
2X2 STEPPING STONES (4)	16.00
POOL EQUIPMENT AREA	40.00
<b>TOTAL IMPERVIOUS (SQ. FT.)</b>	<b>6,344.00</b>
<b>% IMPERVIOUS</b>	<b>46.32%</b>

<b>% PRECONSTRUCTION IMPERVIOUS</b>	<b>35.75%</b>
<b>% POST CONSTRUCTION IMPERVIOUS</b>	<b>46.32%</b>
<b>% MAX ALLOWABLE IMPERVIOUS</b>	<b>35.00%</b>

<b>% OVER MAX IMPERVIOUS</b>	<b>11.32%</b>
<b>SQ. FEET OVER MAX IMPERVIOUS</b>	<b>1550.05</b>

**ACREAGE INFORMATION**

- TOTAL LOT SIZE (SQ FT): 13,697
- TOTAL DISTURBED AREA (SQ FT): 6,000

**WATERS OF THE STATE NOTE:**

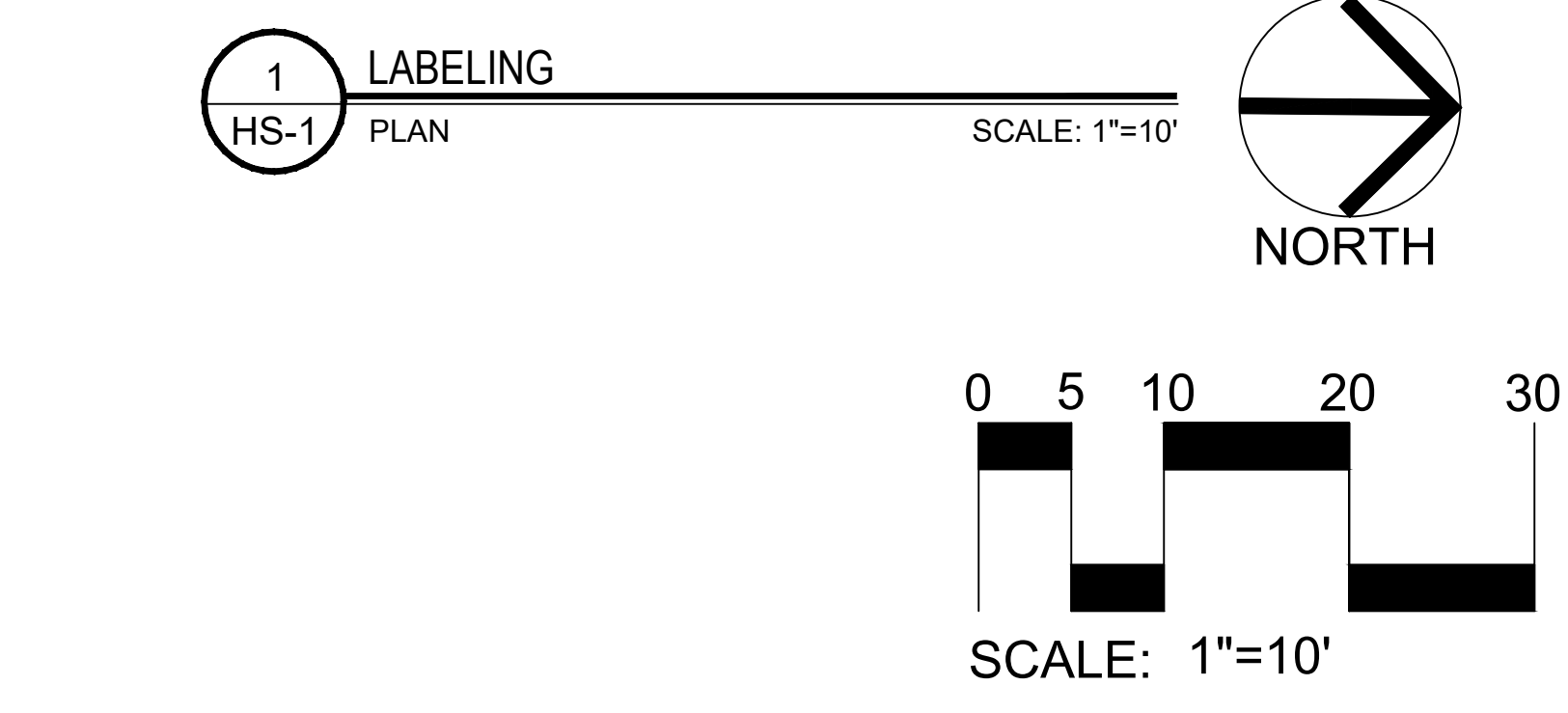
- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

**DIRT STATEMENT:**

- Cut: 18 Cubic Yards
- Fill: 9 Cubic Yards
- Total Removed From Site: 9 Cubic Yards

**SITE DATA:**

Tax Parcel ID:	18-001-09-004
Land Lot:	12
District:	18
Zoning:	R-75
Acres:	0.314 ACRES
Address:	1339 Chalmette Drive ATLANTA 30306 DEKALB COUNTY
Owner:	SUSAN AND BEN CLARE
24 Hour contact:	Adam Ardoin 404-556-8691



**NOTE:**

- As-built water quality certification or lot as-built survey (including water quality devices) is required prior to certificate of occupancy.
- Water quality devices to be installed at the time of final landscaping.
- All collected water shall be directed to the water quality devices.

Specific Requirements for below ground infiltration measures:

- All stone / gravel washed (having no fines). Maximum allowable void ratio is 40%.
- Simple equation for determining total gravel volume -  $WQv \text{ (cuft)} \times 0.093 = \text{Gravel Volume (cubic yards)}$ .
- Distribute runoff within a linear gravel deice using a slotted / perforated flex pipe. For downspout connections to the device, use solid walled PVC (schedule 20 minimum)
- Provide a cleanout and an emergency bypass for excess flows installed on the piping system prior to piping reaching the infiltration device.
- Infiltration devices placed on a 0% grade.
- A non-woven filter fabric placed between the soil and the device or gravel.

**NOTE:**

- Lots and buildings shall be developed in a manner to ensure that stormwater exiting individual parcels or lots under post developed conditions does not adversely impact the adjacent parcels or lots as a result of concentrated flows, flooding, erosion, or deposits of silt or sediment.
- The stormwater discharge from a downspout, cistern, or any water collection device shall be located a distance of no less than ten feet from common property line and oriented so direction of concentrated flow is not toward the adjacent property line.
- Discharge from any downspout described above must be dissipated, infiltrated, or diverted such that flows will not be concentrated.
- No person shall erect, construct, or otherwise permit and obstruction that prevents the natural or contained flow of water to any component of the stormwater system of the City of Atlanta, unless such obstruction is allowed on part of an approved permit.

**NOTE:**

- LIMIT OF DISTURBANCE GRAPHIC LINES ARE TRUE.
- TREE SAVE FENCE AND SILT FENCE ARE GRAPHICALLY NOTED TO BE CLEARLY REPRESENTED ON DRAWING.
- TREE SAVE FENCE AND SILT FENCE SHOULD BE WITHIN 12" OF MARKED LIMIT OF DISTURBANCE.

**NOTES:**

- Before starting land disturbing activities, the contractor is required to schedule a preconstruction meeting with Erosion and Sediment Control.
- Failure to Schedule may result in STOP WORK ORDER or PERMIT REVOCATION.

**SILT FENCE**

- 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.

**MAINTENANCE STATEMENT**

- Any disturbed area left idle for a period greater than 14 days shall be stabilized with temporary seeding; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
- Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.

**STATEMENT**

- Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.

**DIRT STATEMENT**

- No graded slope shall exceed 2h:1v
- Permanent vegetation shall be established after construction is complete.

# CLARE RESIDENCE

## HARDSCAPE PLANS

1339 CHALMETTE DRIVE - ATLANTA, GEORGIA 30306 - DEKALB COUNTY

SUSAN AND BEN CLARE



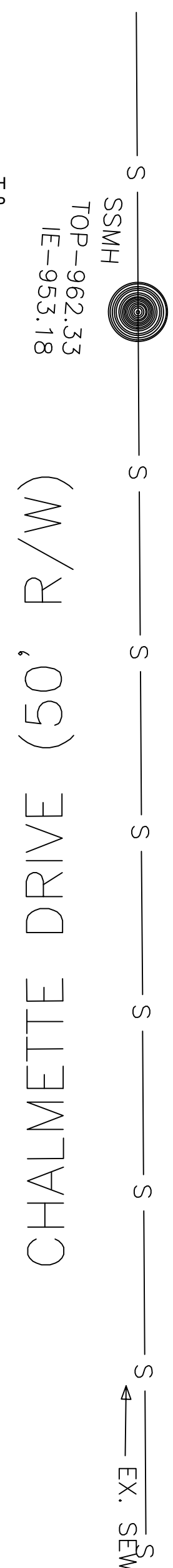
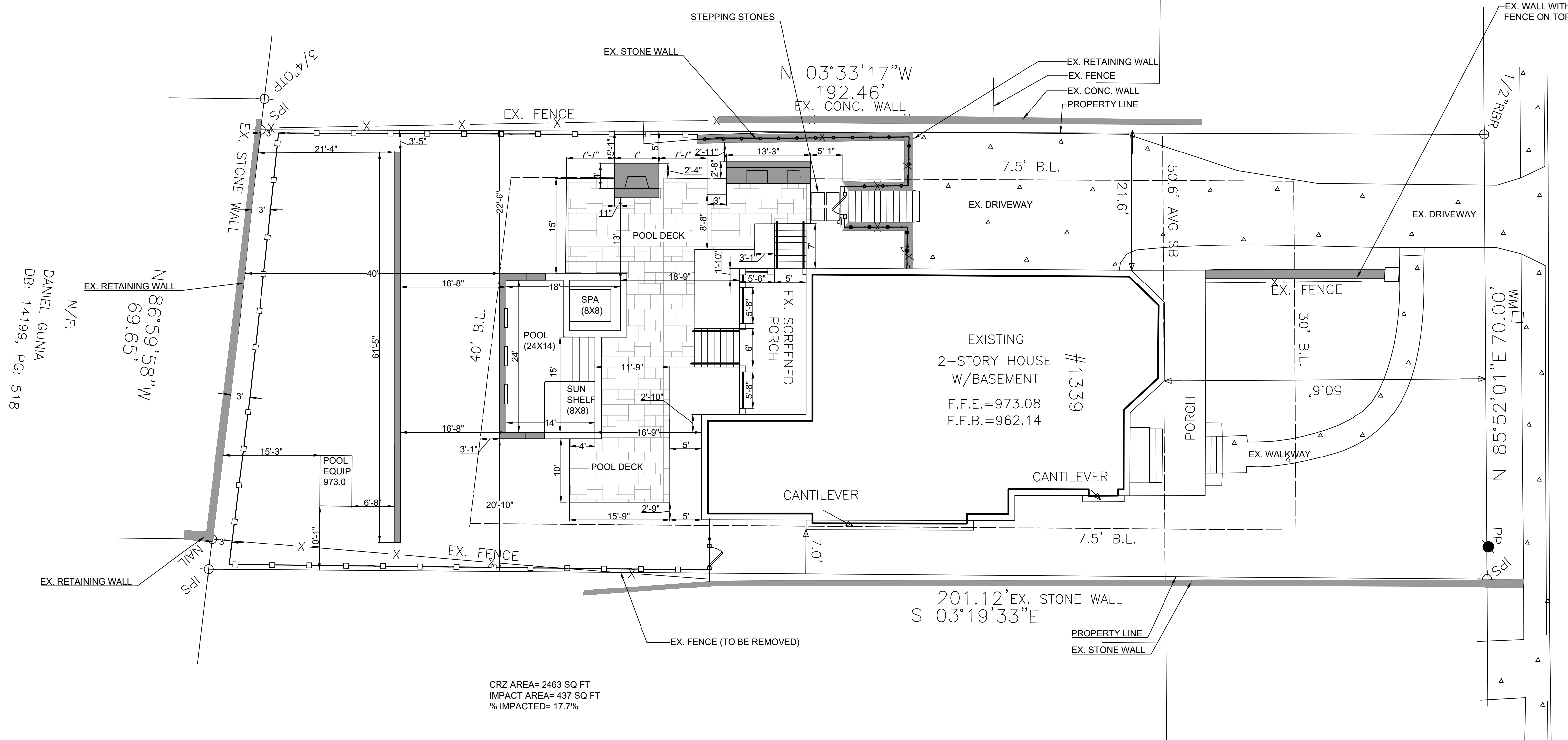
678.503.0390-0

LABELING PLAN

SCALE  
1"=10'

SHEET NUMBER  
HS-1.0

KATHLEEN M. REGER  
DB: 5978, PG: 125



**IMPERVIOUS CALCULATIONS**

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35% Allowable Impervious (SQ FT)	4,793.95

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EX STEPS BACK PORCH	46.10
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**TOTAL EXISTING IMPERVIOUS (SQ FT) 4,896.00**  
**% EXISTING IMPERVIOUS 35.75%**

**IMPERVIOUS REDUCTION**

STONE WALK BACK YARD	112.00
<b>TOTAL</b>	<b>112.00</b>

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POOL DECK	951.00
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POOL EQUIPMENT AREA	40.00
<b>TOTAL</b>	<b>1,560.00</b>

**TOTAL IMPERVIOUS (SQ. FT.) 6,344.00**  
**% IMPERVIOUS 46.32%**

**% PRECONSTRUCTION IMPERVIOUS 35.75%**  
**% POST CONSTRUCTION IMPERVIOUS 46.32%**  
**% MAX ALLOWABLE IMPERVIOUS 35.00%**

**% OVER MAX IMPERVIOUS 11.32%**  
**SQ. FEET OVER MAX IMPERVIOUS 1550.05**

**ACREAGE INFORMATION**

- TOTAL LOT SIZE (SQ FT): 13,697
- TOTAL DISTURBED AREA (SQ FT): 6,000

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- Fill: 9 Cubic Yards
- Total Removed From Site: 9 Cubic Yards

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Acreage:	0.314 ACRES
Address:	1339 Chalmette Drive ATLANTA 30306 DEKALB COUNTY
Owner:	SUSAN AND BEN CLARE
24 Hour contact:	Adam Ardoin 404-556-8691

**NOTE:**

- Lots and buildings shall be developed in a manner to ensure that stormwater exiting individual parcels or lots under post developed conditions does not adversely impact the adjacent parcels or lots as a result of concentrated flows, flooding, erosion, or deposits of silt or sediment.
- The stormwater discharge from a downspout, cistern, or any water collection device shall be located a distance of no less than ten feet from common property line and oriented so direction of concentrated flow is not toward the adjacent property line.
- Discharge from any downspout described above must be dissipated, infiltrated, or diverted such that flows will not be concentrated.
- No person shall erect, construct, or otherwise permit and obstruction that prevents the natural or contained flow of water to any component of the stormwater system of the City of Atlanta, unless such obstruction is allowed on part of an approved permit.

**NOTE:**

- LIMIT OF DISTURBANCE GRAPHIC LINES ARE TRUE.
- TREE SAVE FENCE AND SILT FENCE ARE GRAPHICALLY NOTED TO BE CLEARLY REPRESENTED ON DRAWING.
- TREE SAVE FENCE AND SILT FENCE SHOULD BE WITHIN 12" OF MARKED LIMIT OF DISTURBANCE.

**NOTES:**

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- Failure to Schedule may result in STOP WORK ORDER or PERMIT REVOCATION.

**SILT FENCE**

- 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.

**MAINTENANCE STATEMENT**

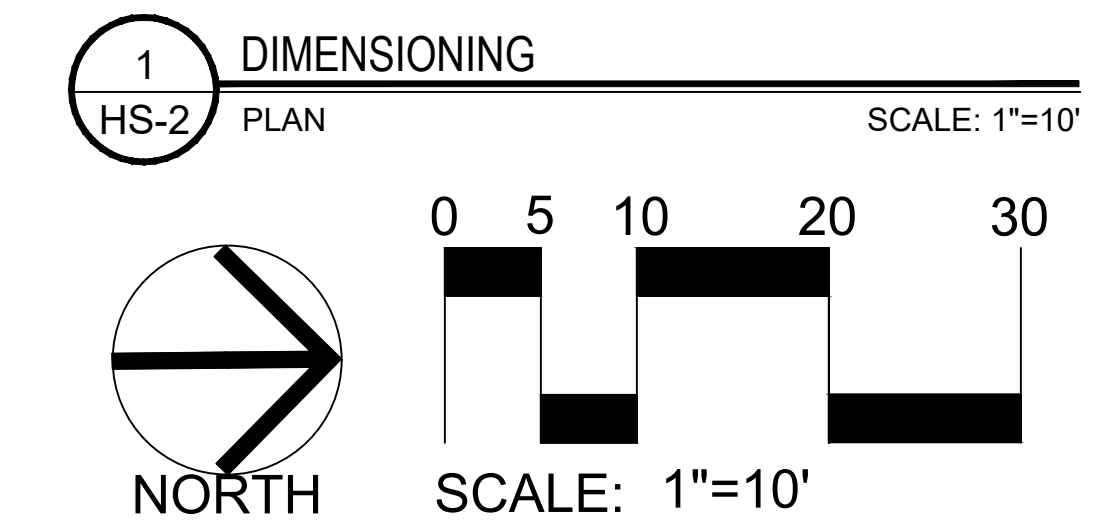
- Any disturbed area left idle for a period greater than 14 days shall be stabilized with temporary seeding; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
- Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.

**STATEMENT**

- Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.

**DIRT STATEMENT**

- No graded slope shall exceed 2h:1v
- Permanent vegetation shall be established after construction is complete.



DATE	DESCRIPTION
12-22-20	FINAL
12-28-20	REVISE



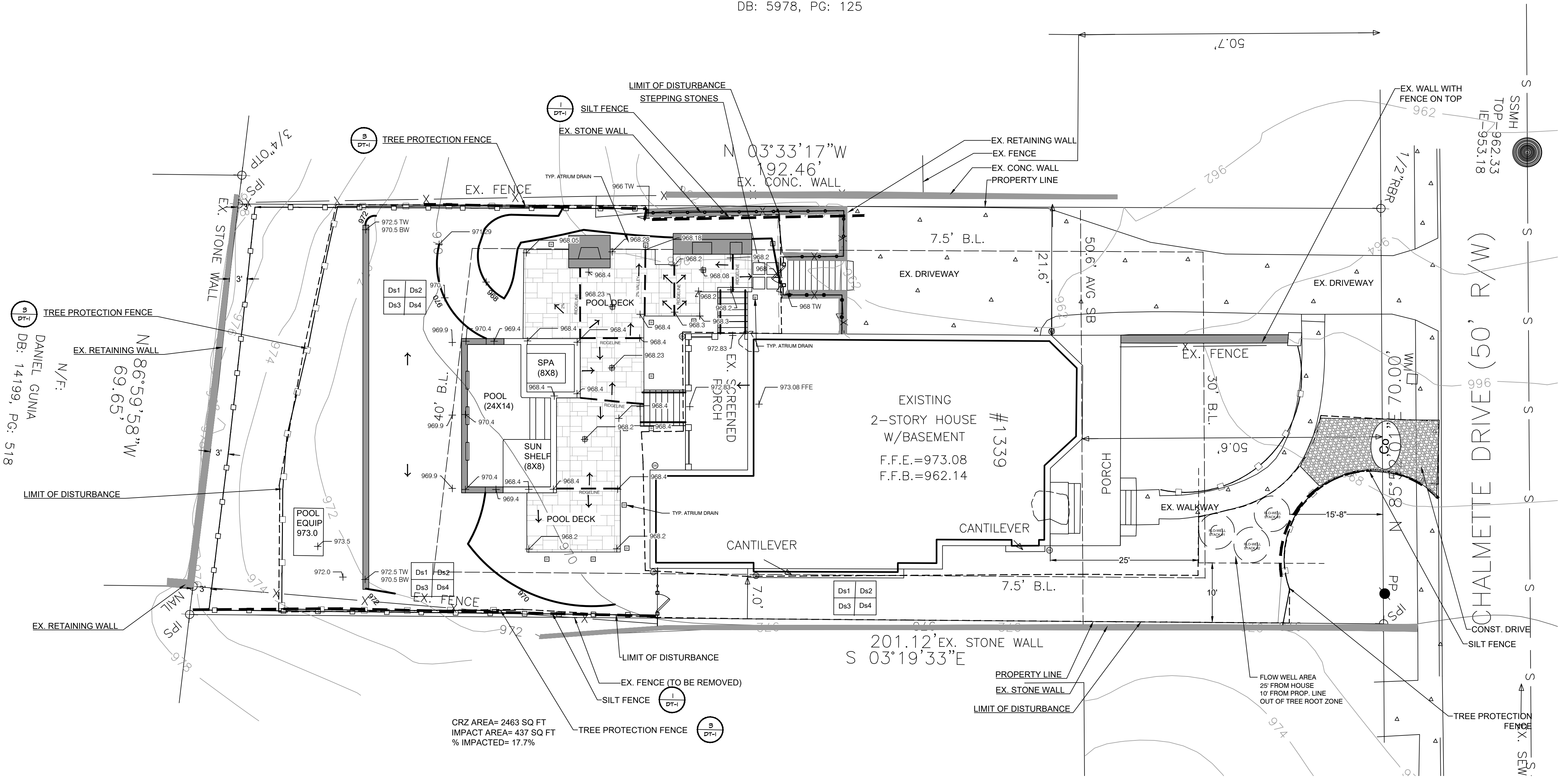
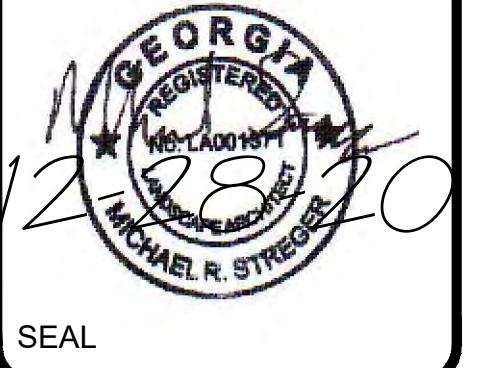
**CLARE RESIDENCE**  
**HARDSCAPE PLANS**  
1339 CHALMETTE DRIVE - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
SUSAN AND BEN CLARE

**LAND DESIGN**  
AND CONSULTING, LLC  
678.503.0390-0

DIMENSIONING PLAN
SCALE 1"=10'
SHEET NUMBER HS-2.0

IV / P :  
KATHLEEN M. REGER  
DB: 5978, PG: 125

DATE	DESCRIPTION
12-22-20	FINAL
12-28-20	REVISE



**IMPERVIOUS CALCULATIONS**

Lot Size (SQ FT)	13,697.00
35% Allowable Impervious (SQ FT)	4,793.95

**EX. IMPERVIOUS**

HOUSE	2,600.00
FRONT PORCH	325.30
FRONT STEPS AND WALKWAY	241.20
DRIVEWAY	1,373.70
FRONT WALL ALONG DRIVE	44.70
STONE WALL AND STEPS TO BACK YARD	153.00
STONE WALK BACK YARD	112.00
EX STEPS BACK PORCH	46.10
<b>TOTAL EXISTING IMPERVIOUS (SQ FT)</b>	<b>4,896.00</b>
<b>% EXISTING IMPERVIOUS</b>	<b>35.75%</b>

**IMPERVIOUS REDUCTION**

STONE WALK BACK YARD	112.00
<b>TOTAL IMPERVIOUS (SQ. FT.)</b>	<b>6,344.00</b>
<b>% IMPERVIOUS</b>	<b>46.32%</b>

**PROPOSED IMPERVIOUS**

ADD STAIRS OFF BACK PORCH	42.00
POOL	456.00
RETAINING WALL	55.00
POOL DECK	951.00
2X2 STEPPING STONES (4)	16.00
POOL EQUIPMENT AREA	40.00
<b>TOTAL IMPERVIOUS (SQ. FT.)</b>	<b>1,560.00</b>

**ACREAGE INFORMATION**

TOTAL LOT SIZE (SQ FT):	13,697
TOTAL DISTURBED AREA (SQ FT):	6,000

**WATERS OF THE STATE NOTE:**

<b>% PRECONSTRUCTION IMPERVIOUS</b>	<b>35.75%</b>
<b>% POST CONSTRUCTION IMPERVIOUS</b>	<b>46.32%</b>
<b>% MAX ALLOWABLE IMPERVIOUS</b>	<b>35.00%</b>

**DIRT STATEMENT:**

<b>% OVER MAX IMPERVIOUS</b>	11.32%
<b>SQ. FEET OVER MAX IMPERVIOUS</b>	1550.05

**ACREAGE INFORMATION**

- TOTAL LOT SIZE (SQ FT): 13,697
- TOTAL DISTURBED AREA (SQ FT): 6,000

**WATERS OF THE STATE NOTE:**

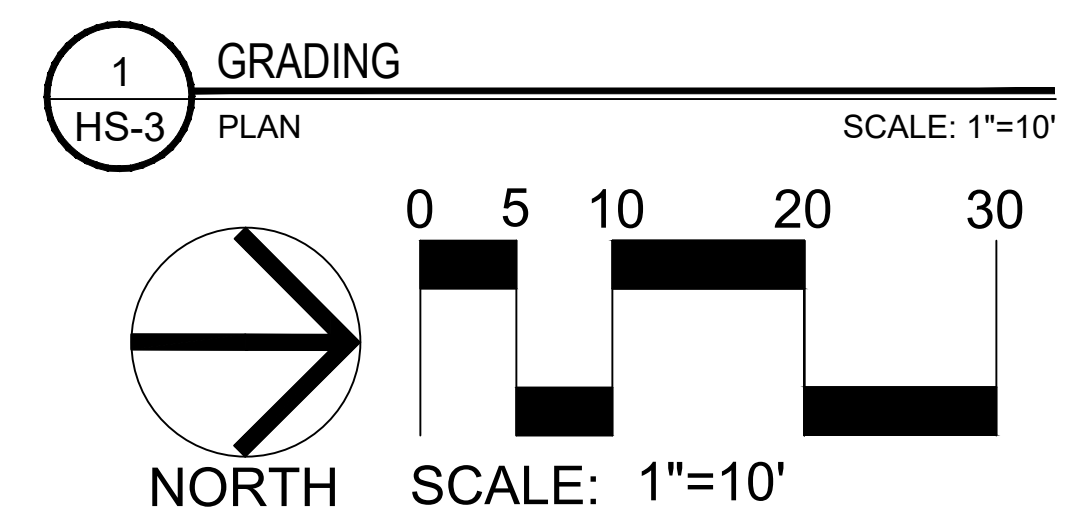
- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

**DIRT STATEMENT:**

- Cut: 18 Cubic Yards
- Fill: 9 Cubic Yards
- Total Removed From Site: 9 Cubic Yards

**SITE DATA:**

Tax Parcel ID:	18-001-09-004
Land Lot:	12
District:	18
Zoning:	R-75
Acreage:	0.314 ACRES
Address:	1339 Chalmette Drive ATLANTA 30306 DEKALB COUNTY
Owner:	SUSAN AND BEN CLARE
24 Hour contact:	Adam Ardoin 404-556-8691



**NOTE:**  
- REFER TO DT-1 FOR EROSION CONTROL DETAILS

**NOTE:**  
- Lots and buildings shall be developed in a manner to ensure that stormwater exiting individual parcels or lots under post developed conditions does not adversely impact the adjacent parcels or lots as a result of concentrated flows, flooding, erosion, or deposits of silt or sediment.  
- The stormwater discharge from a downspout, cistern, or any water collection device shall be located a distance of no less than ten feet from common property line and oriented so direction of concentrated flow is not toward the adjacent property line.  
- Discharge from any downspout described above must be dissipated, infiltrated, or diverted such that flows will not be concentrated.  
- No person shall erect, construct, or otherwise permit and obstruction that prevents the natural or contained flow of water to any component of the stormwater system of the City of Atlanta, unless such obstruction is allowed on part of an approved permit.

**NOTE:**  
- LIMIT OF DISTURBANCE GRAPHIC LINES ARE TRUE.  
- TREE SAVE FENCE AND SILT FENCE ARE GRAPHICALLY NOTED TO BE CLEARLY REPRESENTED ON DRAWING.  
- TREE SAVE FENCE AND SILT FENCE SHOULD BE WITHIN 12" OF MARKED LIMIT OF DISTURBANCE.

**NOTES:**

- Before starting land disturbing activities, the contractor is required to schedule a preconstruction meeting with Erosion and Sediment Control.
- Failure to Schedule may result in STOP WORK ORDER or PERMIT REVOCATION.

**SILT FENCE**

- 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.

**MAINTENANCE STATEMENT**

- Any disturbed area left idle for a period greater than 14 days shall be stabilized with temporary seeding; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
- Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.

**STATEMENT**

- Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.

**DIRT STATEMENT**

- No graded slope shall exceed 2h:1v
- Permanent vegetation shall be established after construction is complete.

**CLARE RESIDENCE**  
HARDSCAPE PLANS  
1339 CHALMETTE DRIVE - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
SUSAN AND BEN CLARE



**GRADING AND EROSION CONTROL PLAN**

SCALE  
1"=10'

SHEET NUMBER  
HS-3.0

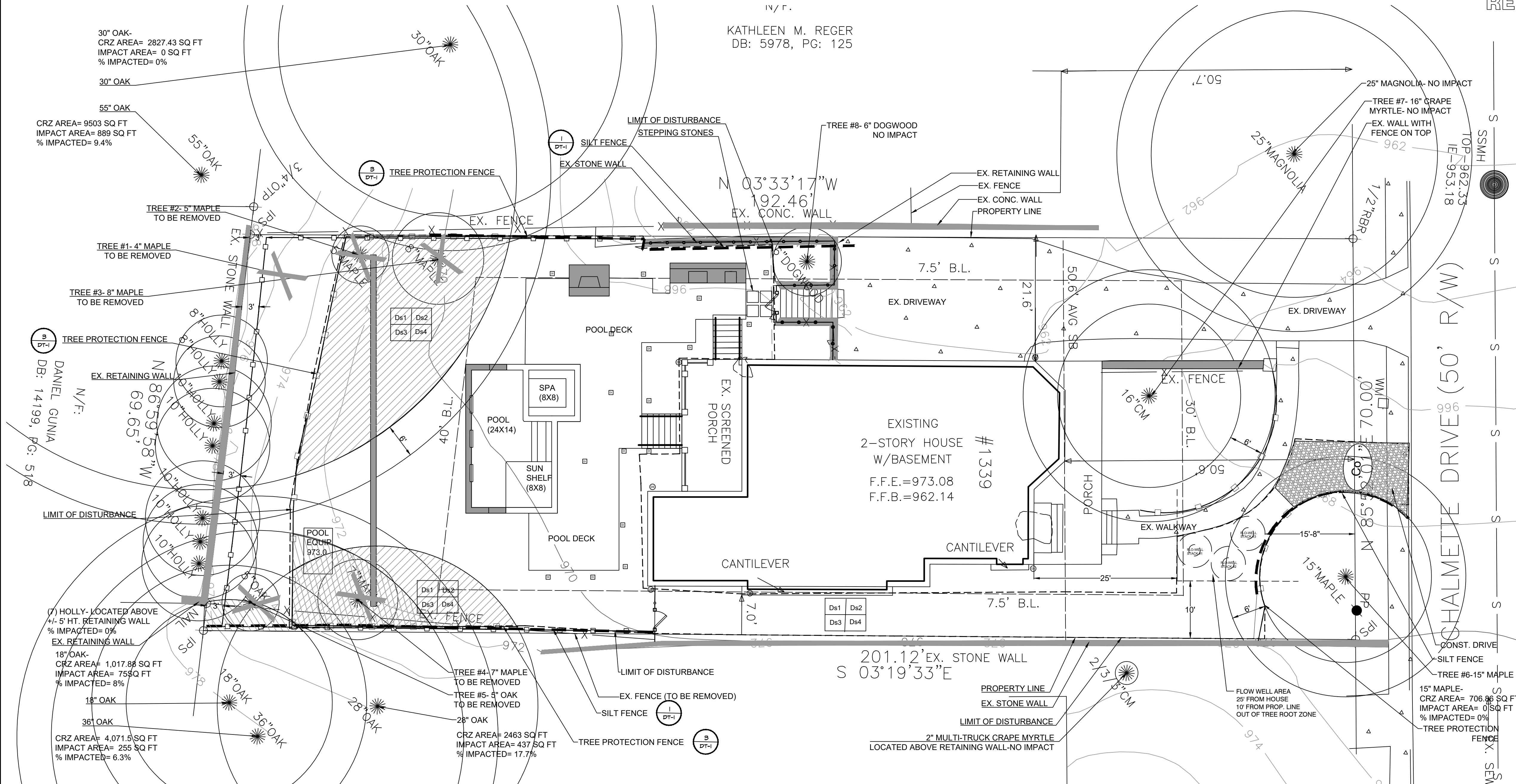
DATE	DESCRIPTION
12-28-20	FINAL

# CLARE RESIDENCE

## HARDSCAPE PLANS

1339 CHALMETTE DRIVE - ATLANTA, GEORGIA 30306 - DEKALB COUNTY

SUSAN AND BEN CLARE



- NOTE:**
- No one **SHALL** encroach, place solvents, building, machinery, building debris or any other material within 6' outside the periphery of the **CRZ** or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.
  - All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
  - A tree that is designated to be saved, but is damaged during construction, **SHALL** be replaced with 4" caliper trees equal to the unit value of the tree removed. Any specimen tree damaged **SHALL** be replaced with 4" caliper trees equal to 1.5 times the DBH of the damaged specimen tree.

- NOTE:**
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
  - ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
  - ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
  - NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
  - ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

**NOTE:**

- Lots and buildings shall be developed in a manner to ensure that stormwater exiting individual parcels or lots under post developed conditions does not adversely impact the adjacent parcels or lots as a result of concentrated flows, flooding, erosion, or deposits of silt or sediment.
- The stormwater discharge from a downspout, cistern, or any water collection device shall be located a distance of no less than ten feet from common property line and oriented so direction of concentrated flow is not toward the adjacent property line.
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- No person shall erect, construct, or otherwise permit or obstruction that prevents the natural or contained flow of water to any component of the stormwater system of the City of Atlanta, unless such obstruction is allowed on part of an approved permit.

**NOTE:**

- LIMIT OF DISTURBANCE GRAPHIC LINES ARE TRUE.
- TREE SAVE FENCE AND SILT FENCE ARE GRAPHICALLY NOTED TO BE CLEARLY REPRESENTED ON DRAWING.
- TREE SAVE FENCE AND SILT FENCE SHOULD BE WITHIN 12" OF MARKED LIMIT OF DISTURBANCE.

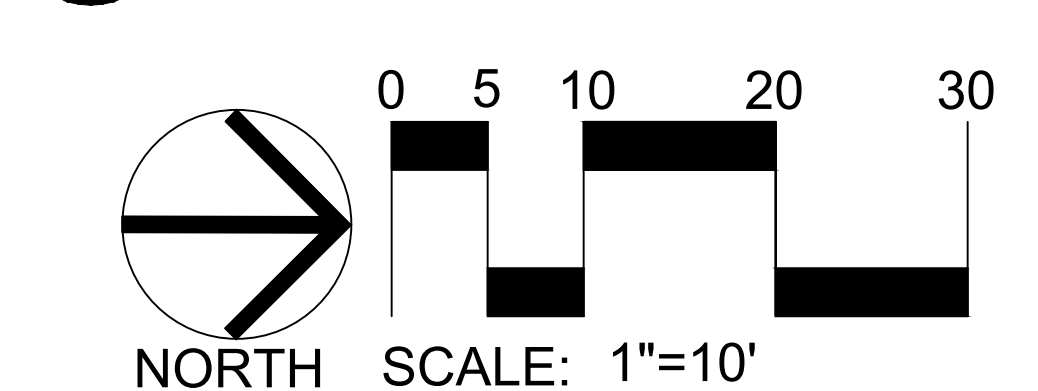
- NOTES:**
- Before starting land disturbing activities, the contractor is required to schedule a preconstruction meeting with Erosion and Sediment Control.
  - Failure to Schedule may result in **STOP WORK ORDER** or **PERMIT REVOCATION**.

- SILT FENCE**
- 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.

- MAINTENANCE STATEMENT**
- Any disturbed area left idle for a period greater than 14 days shall be stabilized with temporary seeding; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
  - Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.

- STATEMENT**
- Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.

- DIRT STATEMENT**
- No graded slope shall exceed 2h:1v
  - Permanent vegetation shall be established after construction is complete.



**ACREAGE INFORMATION**

- TOTAL LOT SIZE (SQ FT): 13,697
- TOTAL DISTURBED AREA (SQ FT): 6,000

**WATERS OF THE STATE NOTE:**

- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

**DIRT STATEMENT:**

- Cut: 18 Cubic Yards
- Fill: 9 Cubic Yards
- Total Removed From Site: 9 Cubic Yards

**SITE DATA:**

Tax Parcel ID:	18-001-09-004
Land Lot:	12
District:	18
Zoning:	R-75
Acreage:	0.314 ACRES
Address:	1339 Chalmette Drive ATLANTA 30306 DEKALB COUNTY
Owner:	SUSAN AND BEN CLARE
24 Hour contact:	Adam Ardoin 404-556-8691

**NOTE:**

- 2 TREES PRESERVED IN FRONT YARD
- THIS PROJECT IS EXEMPT FROM THE TREE ORDINANCE DUE TO NOT REMOVING MORE THAN 5 TREES BETWEEN THE SIZE OF 8" AND 29" DBH.

**LAND DESIGN**  
AND CONSULTING, LLC

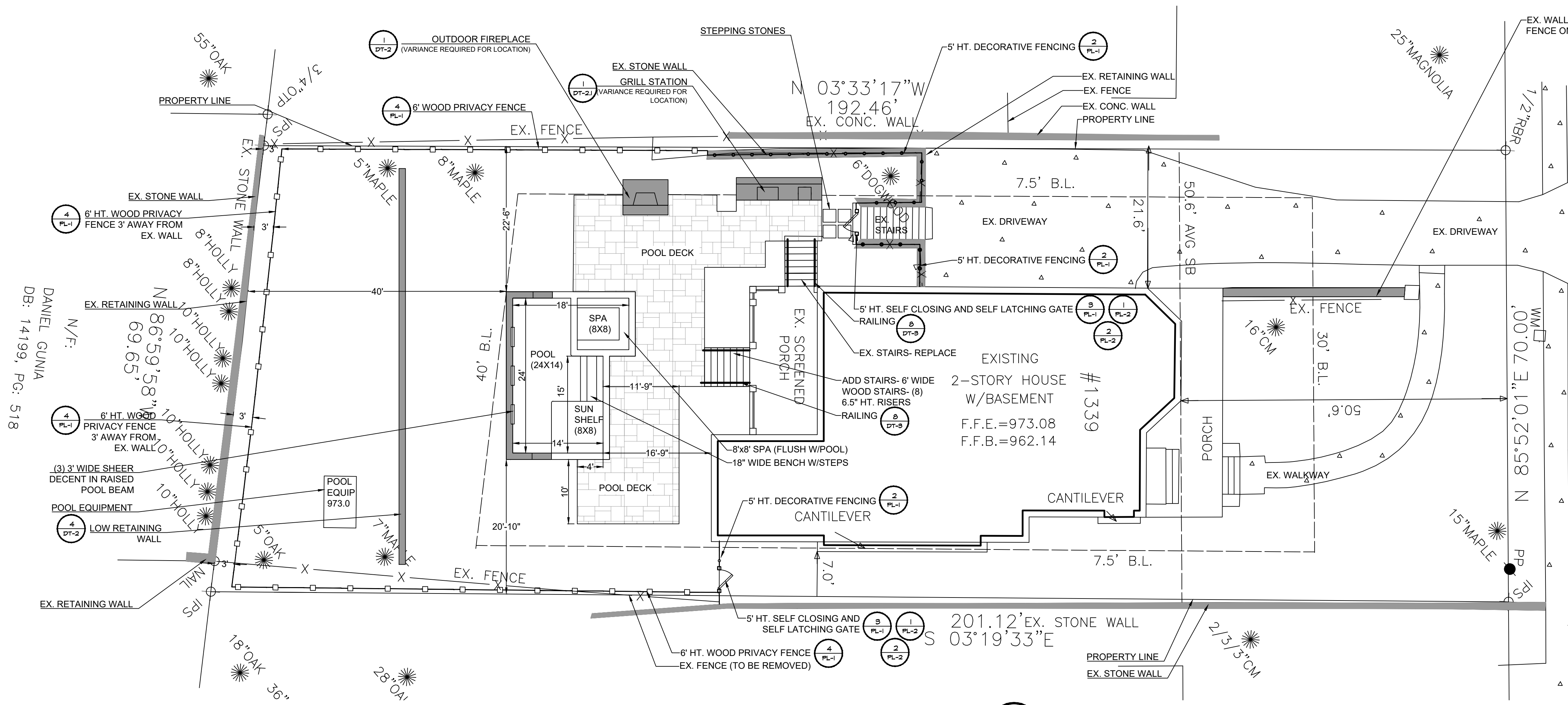
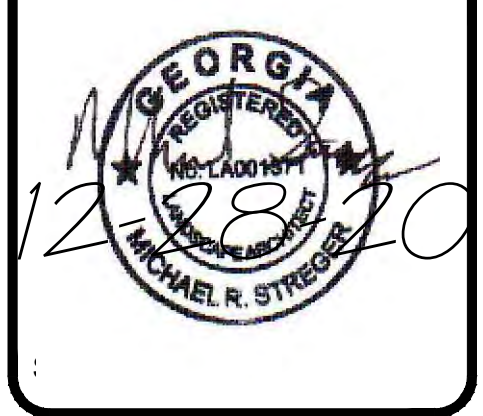
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TREE PROTECTION PLAN

SCALE  
1"=10'

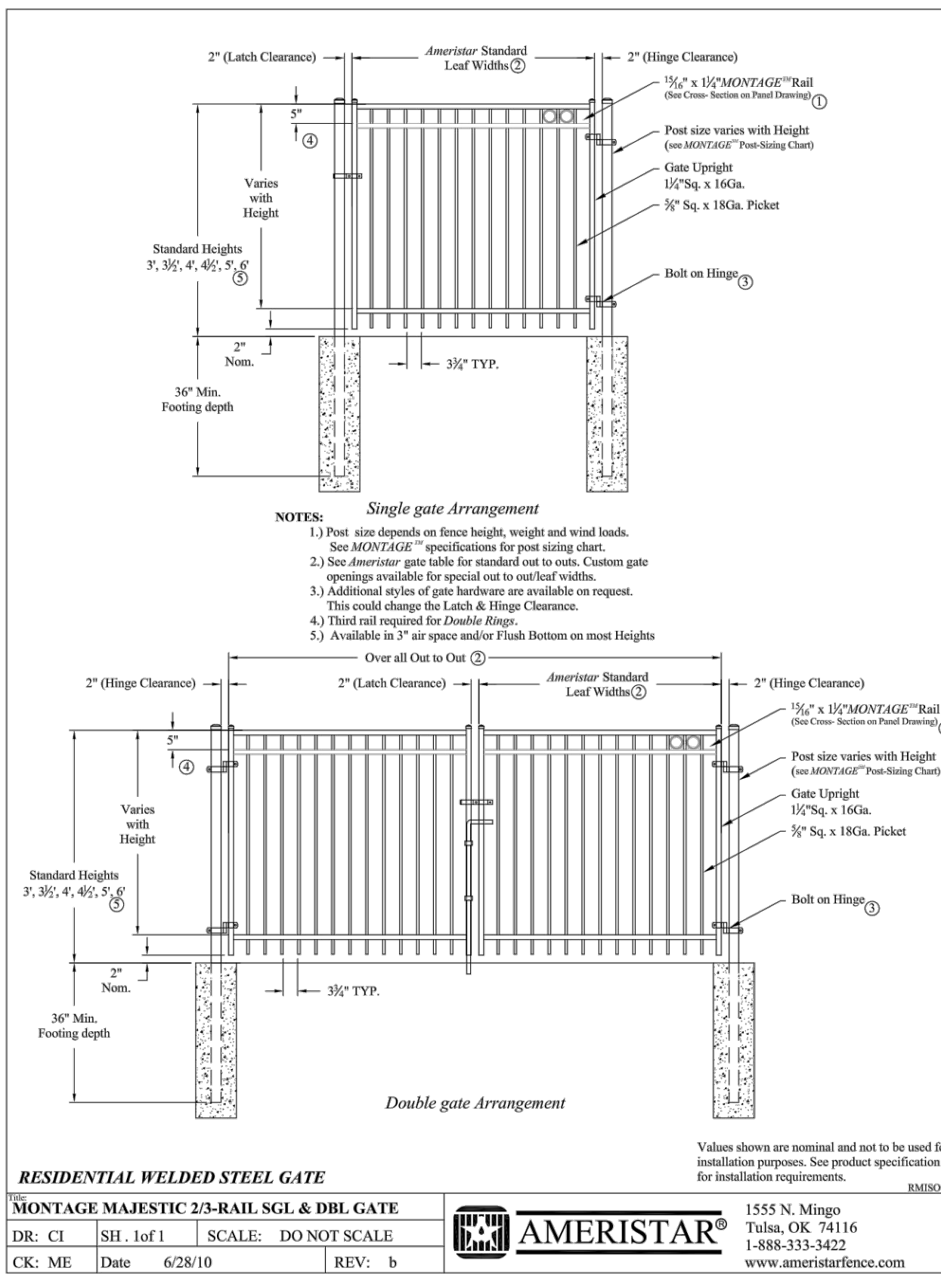
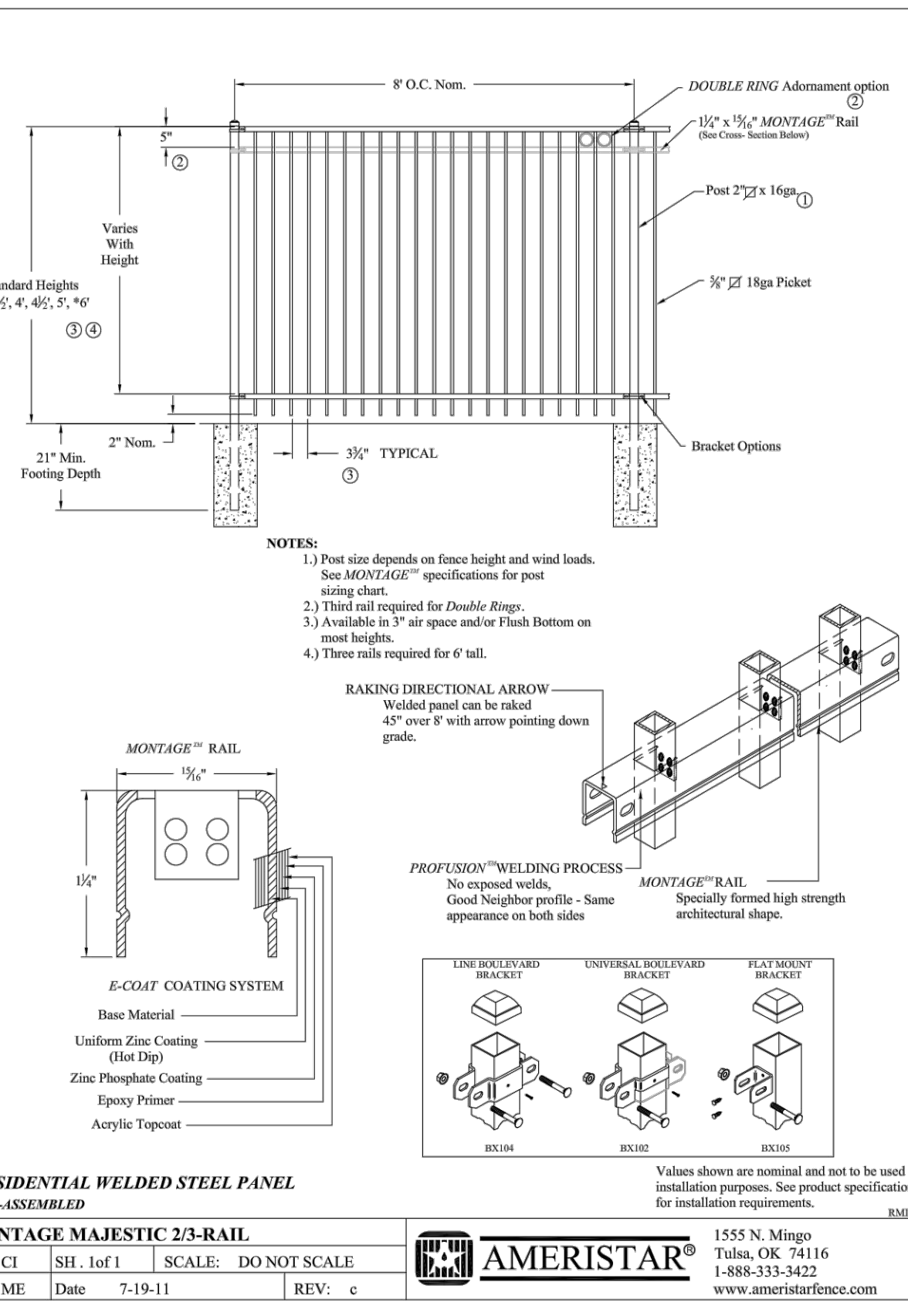
SHEET NUMBER  
TP-1.0

DATE	DESCRIPTION
12-21-20	FOR REVIEW
12-28-20	FINAL

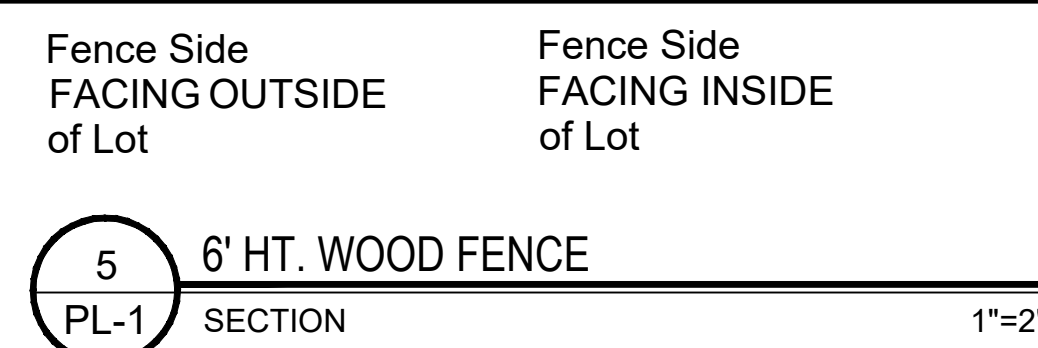
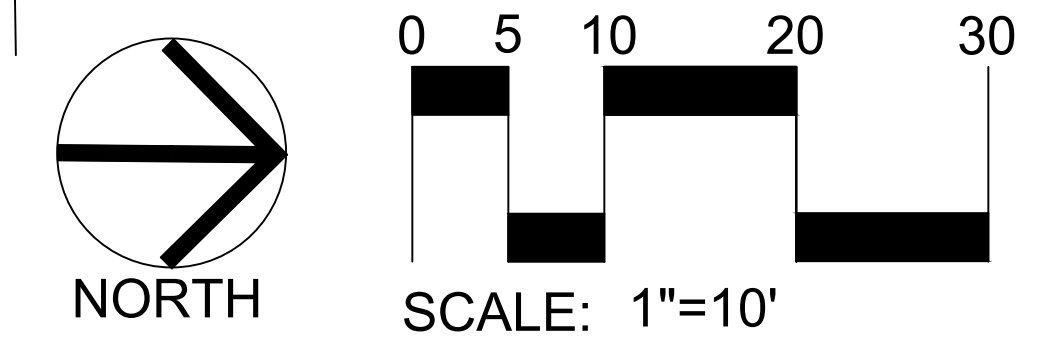
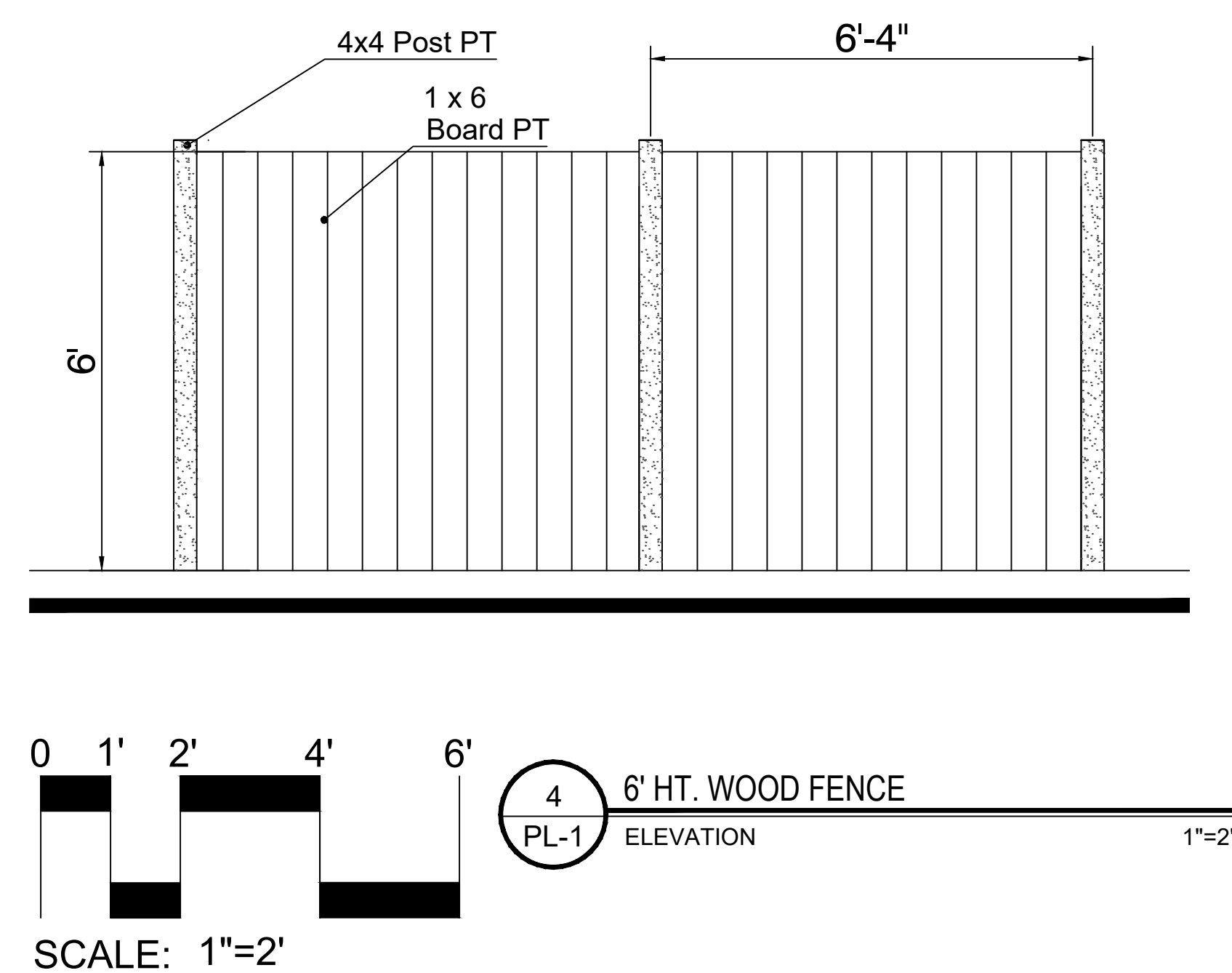


CHALMETTE DRIVE (50' R/W)

DANIEL GUINIA  
DB: 14199, PG: 518



1 LABELING PLAN SCALE: 1"=10'



**SITE DATA:**

Tax Parcel ID:	18-001-09-004
Land Lot:	12
District:	18
Zoning:	R-75
Acresage:	0.314 ACRES
Address:	1339 Chalmette Drive ATLANTA 30306 DEKALB COUNTY
Owner:	SUSAN AND BEN CLARE
24 Hour contact:	Adam Ardoin 404-556-8691

NOTES:  
-Fence and Gates not to have third rail.  
-Fence and Gates to have 52.75" from top of bottom rail to top of top rail. Per code, the rails must be separated by a minimum of 48" ht.

**\* PROPERTY IS ON SEWER**

NOTES:  
-Vertical edged corners and all protrusions greater than 6" below water level shall have a minimum three- inch radius. Horizontal edges and corners of steps, benches, seats and similar surfaces shall have a minimum one- inch radius.

2 5' HT. DECORATIVE FENCING PL-1 INFORMATION NTS

3 5' HT. DECORATIVE GATES PL-1 INFORMATION NTS

**CLARE RESIDENCE**  
HARDSCAPE PLANS  
1339 CHALMETTE DRIVE - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
SUSAN AND BEN CLARE

**LAND DESIGN**  
AND CONSULTING, LLC  
678.503.0390-0

POOL PLAN AND DETAILS
SCALE VARIES
SHEET NUMBER PL-1.0

DATE	DESCRIPTION
12-21-20	FOR REVIEW
12-28-20	FINAL



**CLARE RESIDENCE**  
**HARDSCAPE PLANS**  
 1339 CHALMETTE DRIVE - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
 SUSAN AND BEN CLARE

**LAND DESIGN**  
 AND CONSULTING, LLC  
 678.503.0390-0

POOL DETAILS

SCALE  
**VARIES**

SHEET NUMBER  
**PL-2.0**

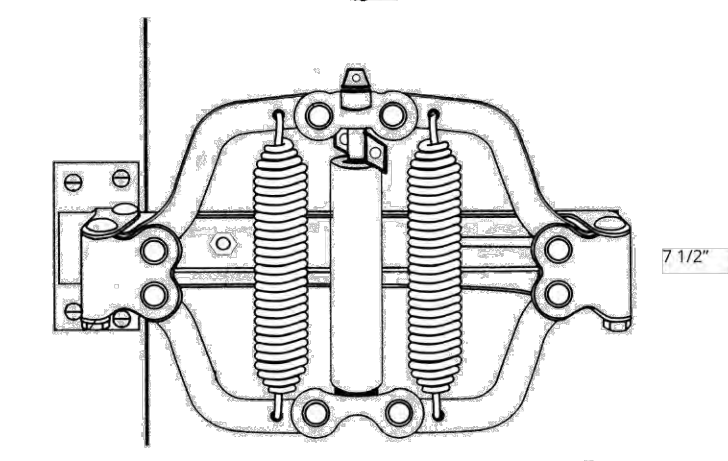
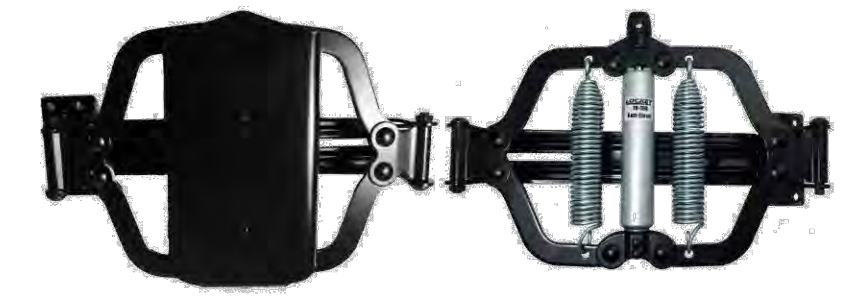
**SITE DATA:**

<b>Tax Parcel ID:</b>	18-001-09-004
<b>Land Lot:</b>	12
<b>District:</b>	18
<b>Zoning:</b>	R-75
<b>Acreage:</b>	0.314 ACRES
<b>Address:</b>	1339 Chalmette Drive ATLANTA 30306 DEKALB COUNTY
<b>Owner:</b>	SUSAN AND BEN CLARE
<b>24 Hour contact:</b>	Adam Ardoin 404-556-8691

**LOCKEY USA** **TB100 GATE CLOSER**



**FEATURES**  
 Gently closes both small and large gates up to 125lbs.  
 Pushes gate closed  
 Adjustable closing speed  
 Can be installed on top, bottom or middle of gate  
 Recommended for pool, garden and barrier gates  
 Can be used on lightweight (non fire-rated) doors  
 Works best on gates with in-line/flush hinges



**DIMENSIONS & SPECIFICATIONS**

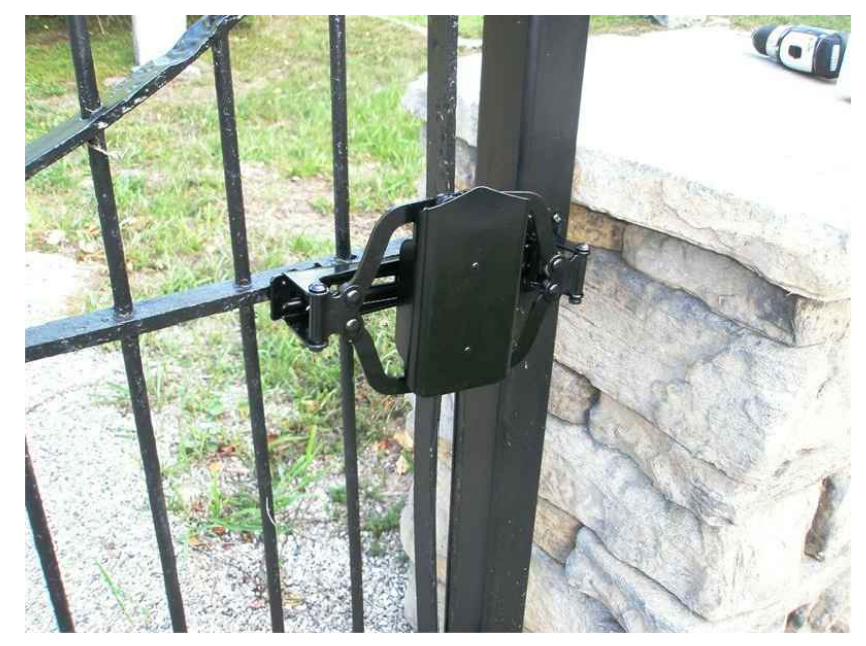
**Dimensions:**  
 Length: 7 1/2"  
 Width: 13"  
 Depth: 2 1/2"  
**Mounting Bracket Dimensions:** 3 1/4" x 1 3/4"  
**Max. Gate Weight:** 125 lbs.  
**Max. Gate Width:** 54"  
**Max. Opening Angle:** 90 degrees  
**Min. Operating Temperature:** 10 degrees  
**Max. Operating Temperature:** 110 degrees  
**Type of Gate Material:** Vinyl, Wood, Steel, Chain Link  
**Closing/Latching Method:** Hydraulic  
**Material:** Steel  
**Finish:** Powder-Coated  
**Color:** Black  
**Hinge Arrangements:** In-line/flush hinges  
**Opening Pressure:** Variable, depending on gate size

*The LockeyUSA Turtle Back TB100 Hydraulic Gate closer must mount on the hinge side/pull side of the gate in order to push the gate closed. The TB100 works best if the gate has in-line/flush hinges flush with the gate post with 1" or less gap.*

**ORDERING INFORMATION**

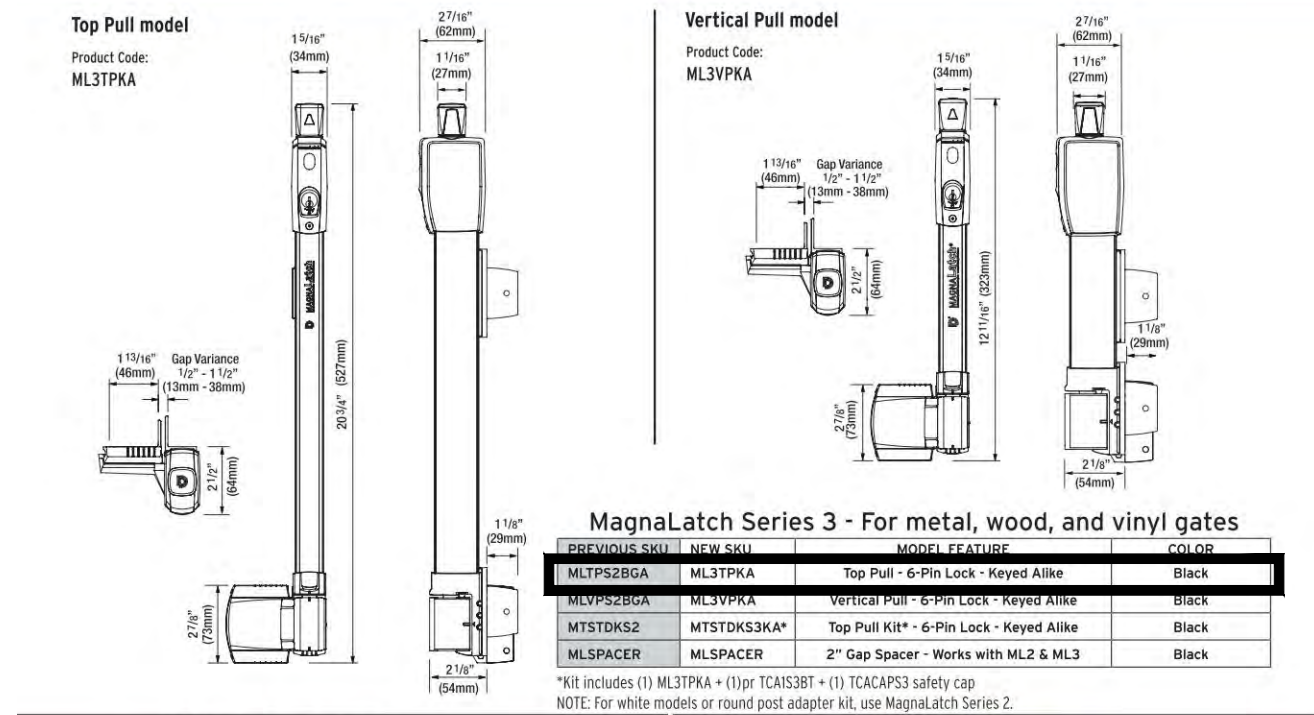
Order #: TB100

[www.LockeyUSA.com/TB100](http://www.LockeyUSA.com/TB100)



**NEW MagnaLatch® Top Pull**  
 With its release knob out of reach of children, the MagnaLatch Top Pull sets the standard for safety gates around swimming pools, childcare centers or wherever safety is critical. No wonder it's the world's most trusted safety gate latch.

**NEW MagnaLatch® Vertical Pull**  
 Perfect for pet security gates and general gates around the home, MagnaLatch Vertical Pull offers the same innovative design as MagnaLatch Top Pull, only in a smaller, more compact model.



**NOTES:**  
 -Use ML3TPKA  
 -To be mounted a minimum of 45" above the ground surface directly below gate.

1 POSITIVE- LATCHING MECHANISM  
 PL-2 INFO NTS

2 SELF CLOSING GATE LATCH  
 PL-2 INFO NTS

RELEASED FOR CONSTRUCTION

DATE	DESCRIPTION
12-28-20	FINAL



SEAL



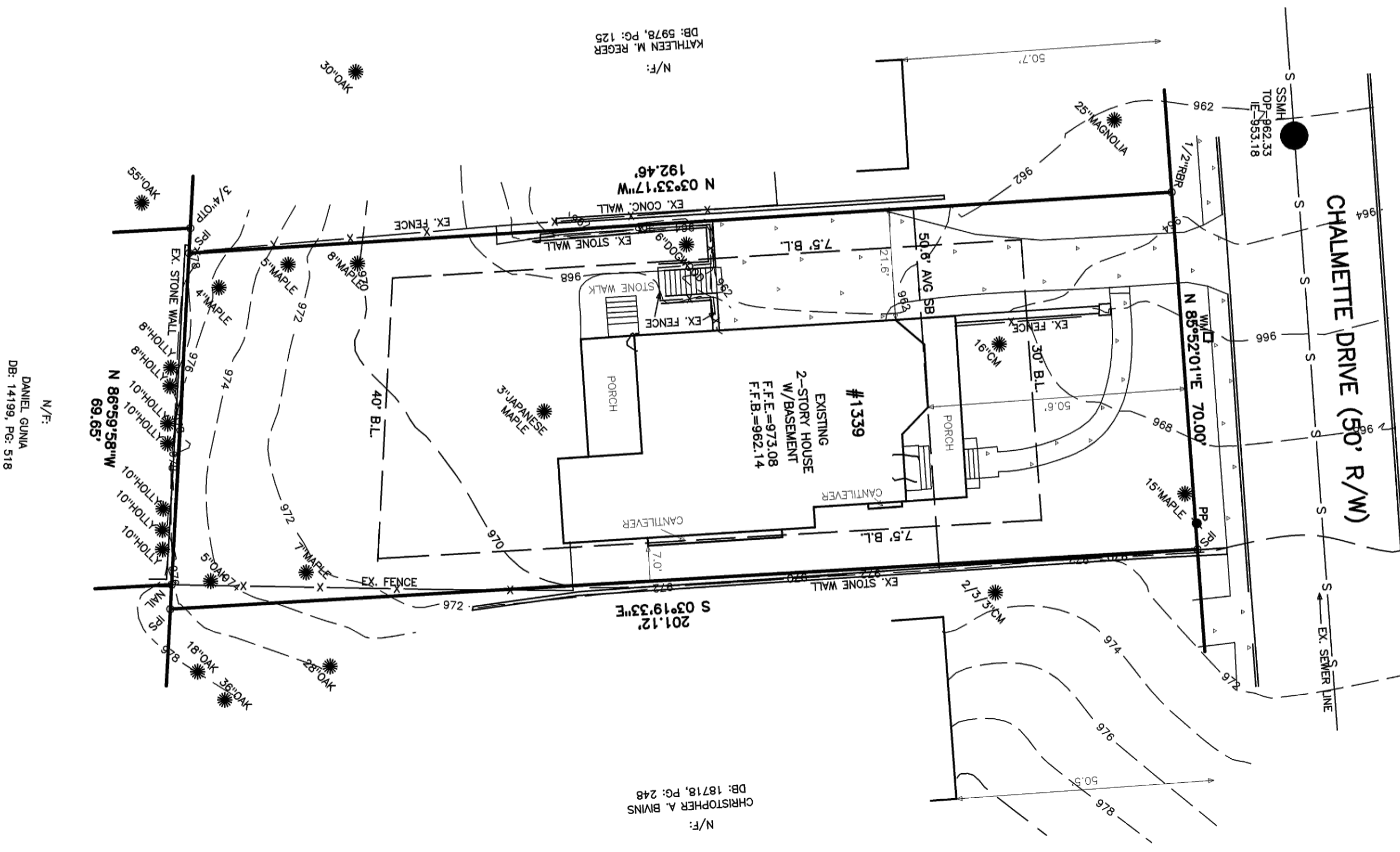
\* VIEW TO WEST



\* VIEW FROM DRIVEWAY TO BACKYARD



\* VIEW TO SOUTH



\*BACK OF HOUSE



\*VIEW TO EAST NEIGHBOR

<b>SITE DATA:</b>	
Tax Parcel ID:	18-001-09-004
Land Lot:	12
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# CLARE RESIDENCE

## HARDSCAPE PLANS

1339 CHALMETTE DRIVE - ATLANTA, GEORGIA 30306 - DEKALB COUNTY

SUSAN AND BEN CLARE

**LAND DESIGN**  
AND CONSULTING, LLC

678.503.0390-0

SITE PHOTOS
SCALE VARIES
SHEET NUMBER SP-1.0

DATE	DESCRIPTION
12-30-20	FINAL



**CLARE RESIDENCE**  
**HARDSCAPE PLANS**  
 1339 CHALMETTE DR - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
 SUSAN AND BEN CLARE

**LAND DESIGN**  
 AND CONSULTING, LLC  
 678.503.0390-O

EROSION CONTROL /  
 TREE PROTECTION  
 DETAILS  
 SCALE  
**VARIES**  
 SHEET NUMBER  
**DT-1.0**

**NOTE:**

- LIMIT OF DISTURBANCE GRAPHIC LINES ARE TRUE.
- TREE SAVE FENCE AND SILT FENCE ARE GRAPHICALLY NOTED TO BE CLEARLY REPRESENTED ON DRAWING.
- TREE SAVE FENCE AND SILT FENCE SHOULD BE WITHIN 12" OF MARKED LIMIT OF DISTURBANCE.

**NOTES:**

- Before starting land disturbing activities, the contractor is required to schedule a preconstruction meeting with Erosion and Sediment Control.
- Failure to Schedule may result in **STOP WORK ORDER** or **PERMIT REVOCATION**.

**SILT FENCE**

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- 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.

**MAINTENANCE STATEMENT**

- Any disturbed area left idle for a period greater than 14 days shall be stabilized with temporary seeding; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
- Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.

**STATEMENT**

- Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.

**DIRT STATEMENT**

- No graded slope shall exceed 2h:1v
- Permanent vegetation shall be established after construction is complete.

**NOTE:**

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- No person shall erect, construct, or otherwise permit and obstruction that prevents the natural or contained flow of water to any component of the stormwater system of the City of Atlanta, unless such obstruction is allowed on part of an approved permit.

<b>Ds1</b>	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		<b>Ds1</b>	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
<b>Ds2</b>	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		<b>Ds2</b>	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
<b>Ds3</b>	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		<b>Ds3</b>	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
<b>Ds4</b>	DISTURBED AREA STABILIZATION (WITH SODDING)		<b>Ds4</b>	A permanent vegetative cover using sods on highly erodible or critically eroded lands.

**Ds1 - Disturbed Area Stabilization (With Mulching Only)** Mulching can be used as a singular erosion control method on areas at rough grade. Mulch can be an option for up to six months provided that the mulch is applied at the appropriate depth (depending on type of mulch used), anchored, and has a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth, anchorage, and 90% cover. If an area will remain undisturbed for greater than six months, permanent (perennial) vegetation shall be used.

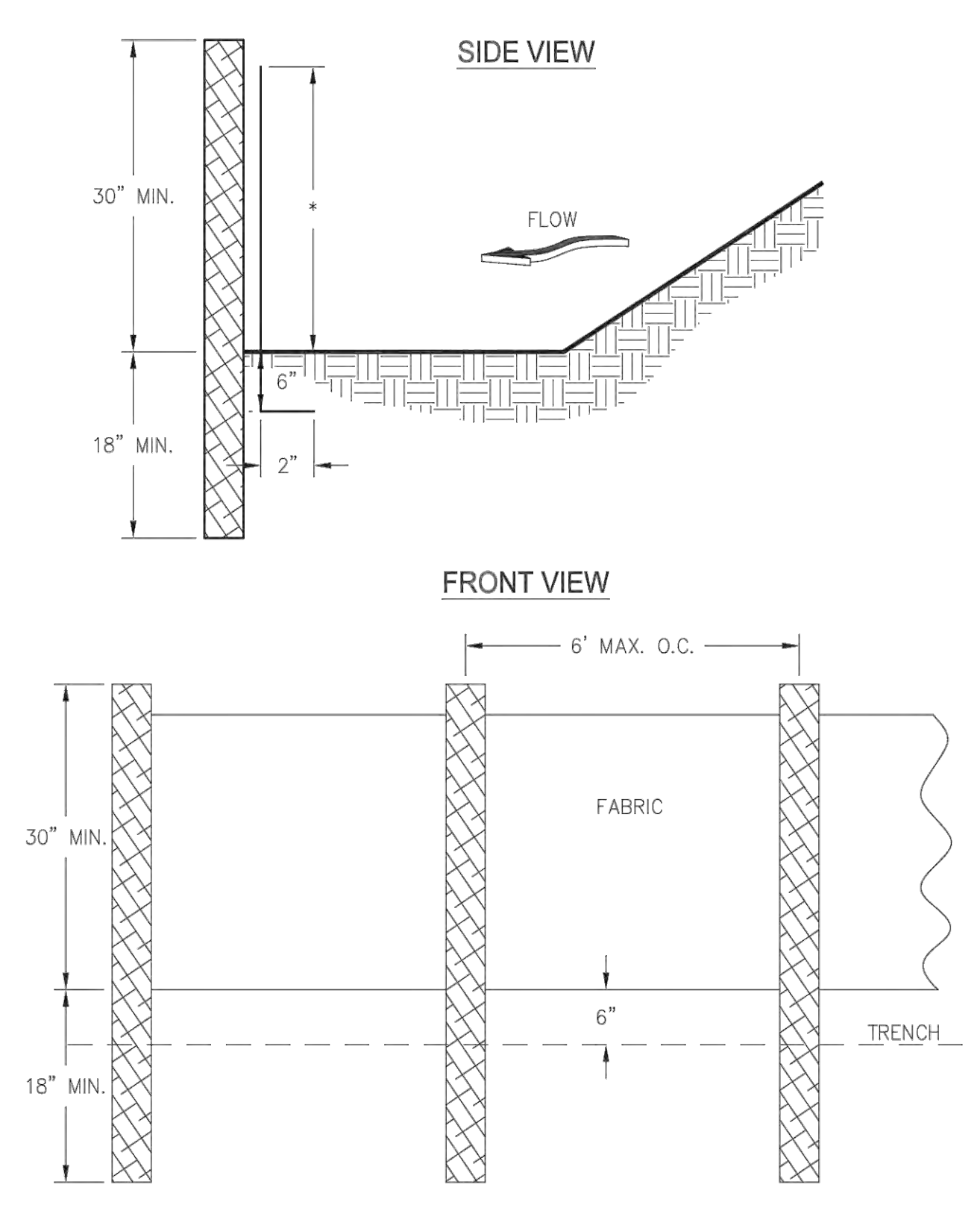
**Ds2 - Disturbed Area Stabilization (With Temporary Seeding)** Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

**Ds3 - Disturbed Area Stabilization (With Permanent Vegetation)** Permanent (perennial) vegetation or sod shall be used immediately on areas at final grade. Permanent (perennial) vegetation shall be used on rough graded areas that will be undisturbed for more than six months.

**Ds4 - Disturbed Area Stabilization (With Sodding)** may be used in place of Ds3.

**"Stabilization"** of an area is accomplished when 70 percent of the surface area is covered in a uniform, vegetative cover (permanent or temporary) or anchored mulch of the appropriate thickness with 90% coverage. **"Final stabilization"** means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, at least 70% of the soil surface is uniformly covered in permanent vegetation or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been employed.

**SILT FENCE - TYPE B**

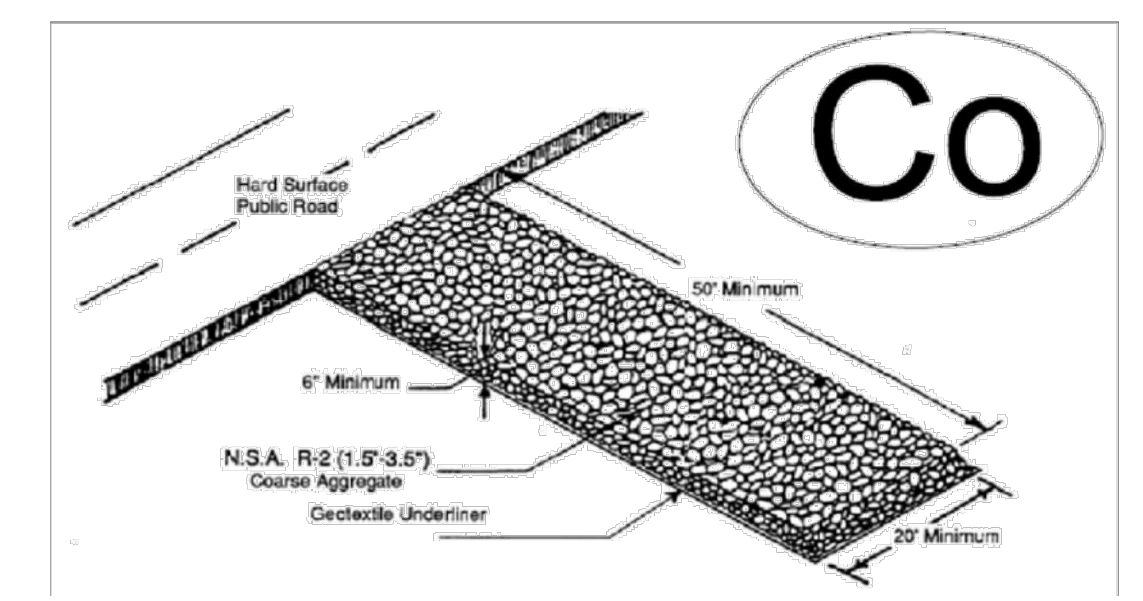


**NOTES:**

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GSWCC 2016 Edition

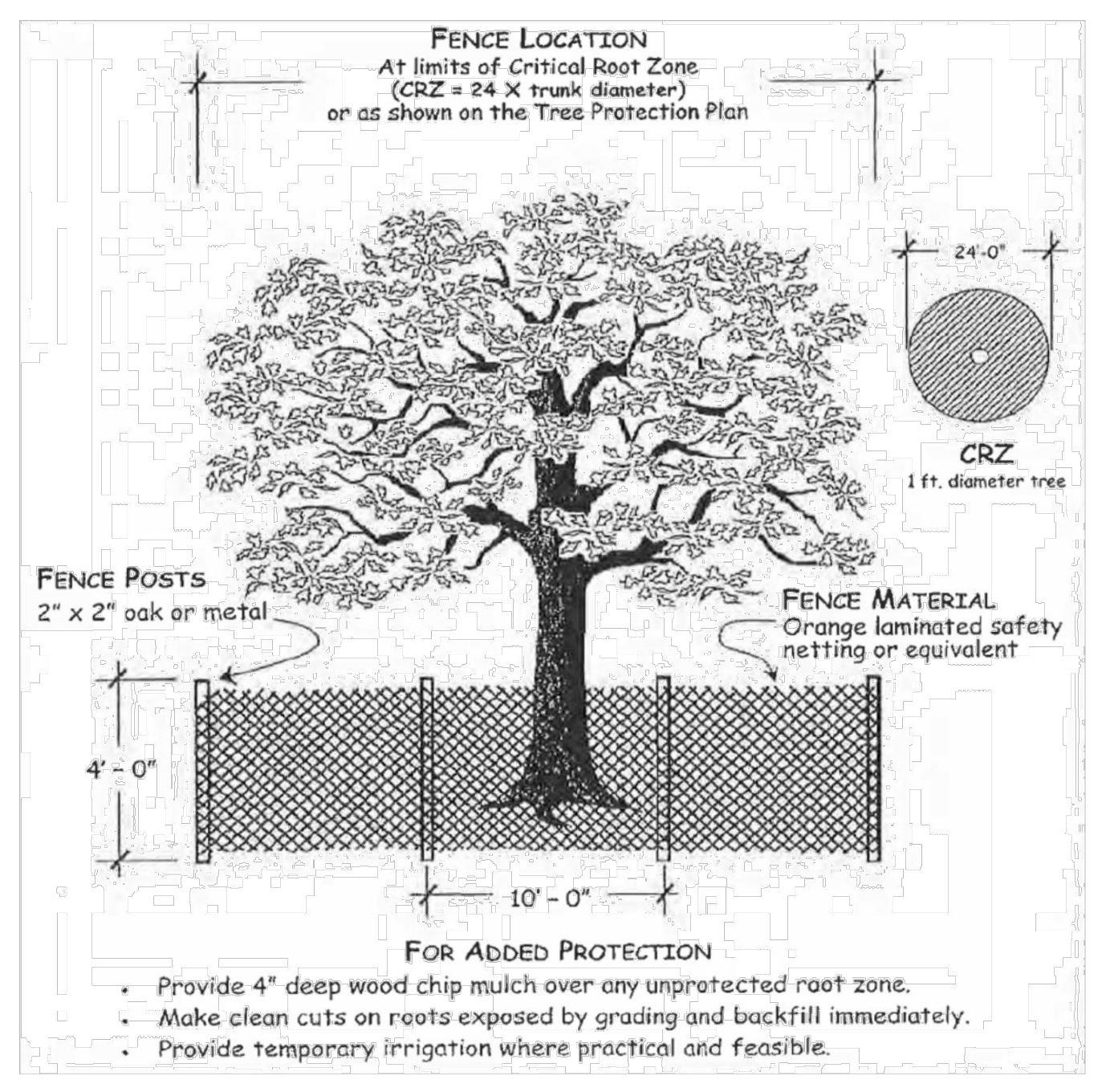
**1** TYPE B SILT FENCE  
 DT-1 SECTION/ELEVATION NTS



**Construction Exit Maintenance**

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

**2** CONSTRUCTION EXIT  
 DT-1 DETAIL NTS



**3** TREE PROTECTION FENCE  
 DT-1 ELEVATION NTS

**ACREAGE INFORMATION**

- TOTAL LOT SIZE (SQ FT): 13,697
- TOTAL DISTURBED AREA (SQ FT): 6,000

**WATERS OF THE STATE NOTE:**

- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

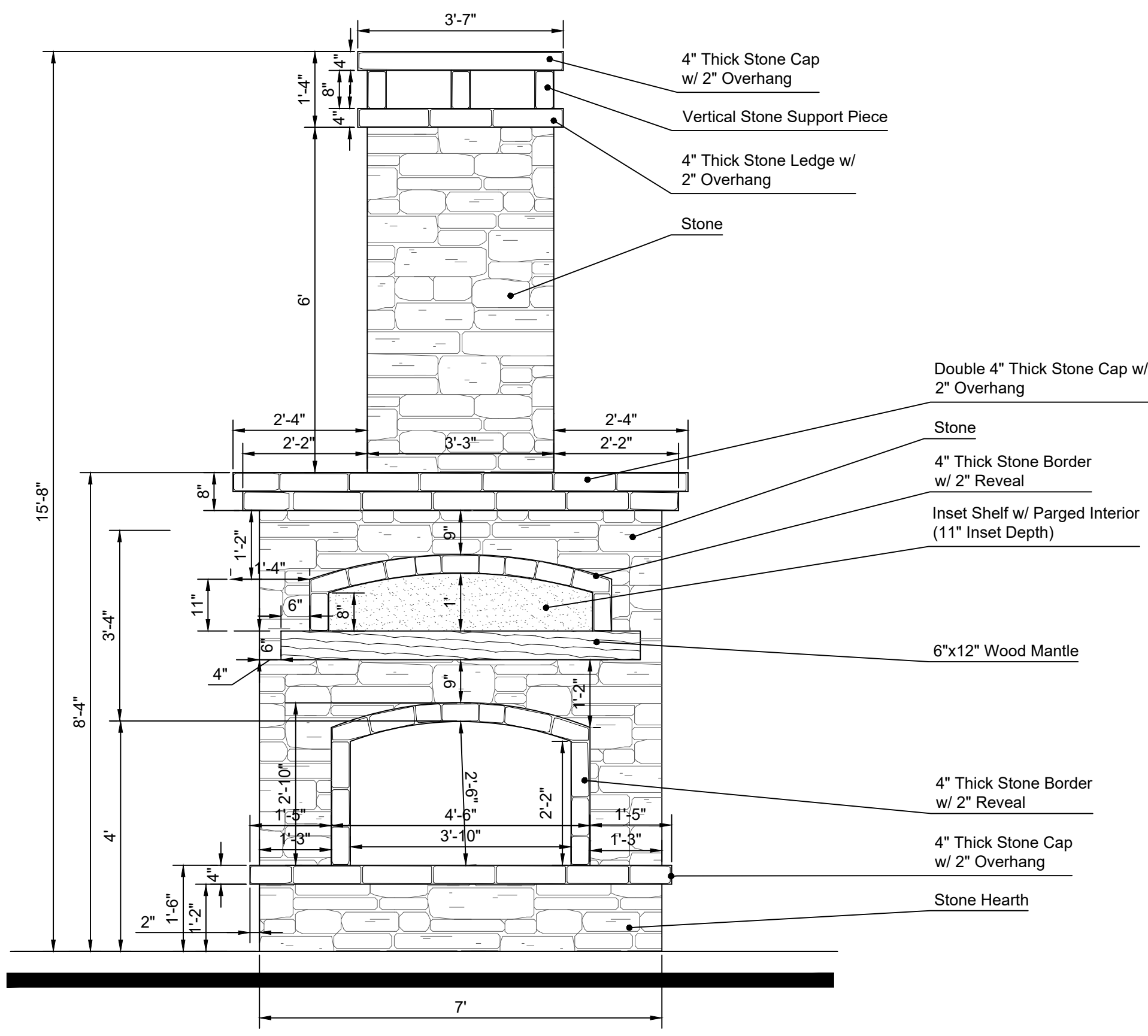
**DIRT STATEMENT:**

- Cut: 18 Cubic Yards
- Fill: 9 Cubic Yards
- Total Removed From Site: 9 Cubic Yards

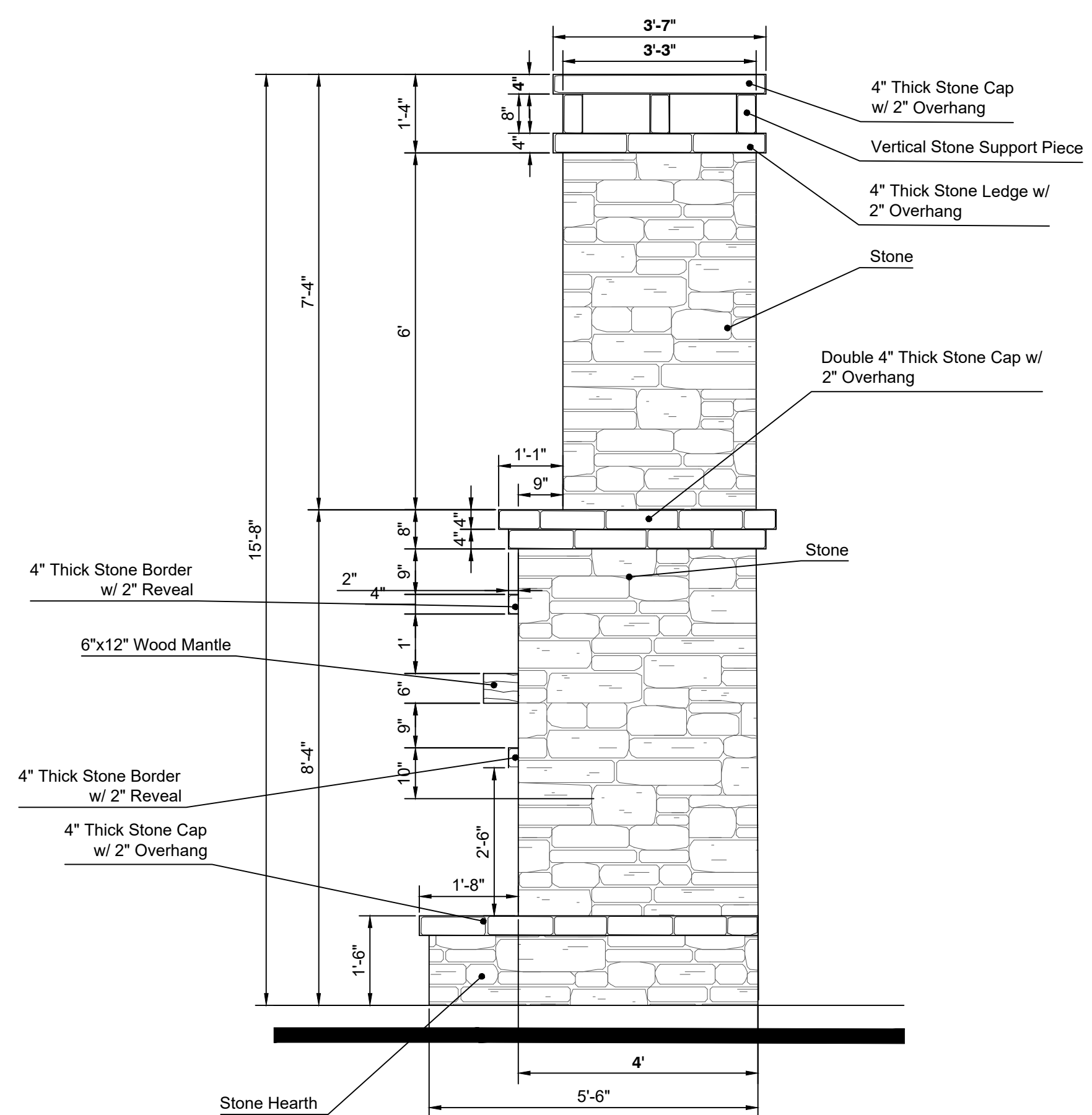
**SITE DATA:**

Tax Parcel ID: 18-001-09-004  
 Land Lot: 12  
 District: 18  
 Zoning: R-75  
 Acreage: 0.314 ACRES  
 Address: 1339 Chalmette Drive  
 ATLANTA 30306  
 DEKALB COUNTY  
 SUSAN AND BEN CLARE  
 Owner: Adam Ardoin  
 24 Hour contact: 404-556-8691

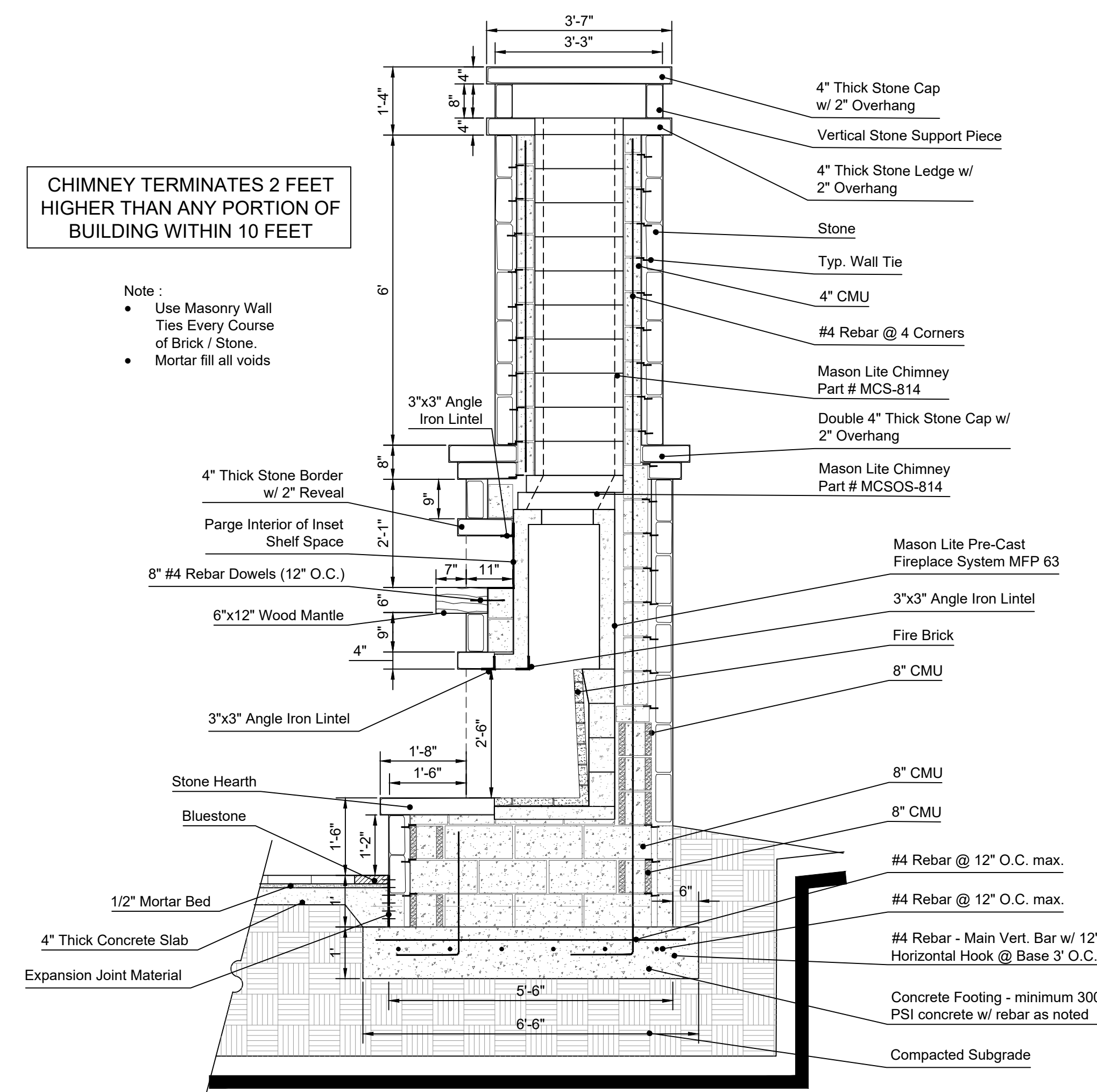




**1** OUTDOOR FIREPLACE  
DT-2 ELEVATION 1"=2'



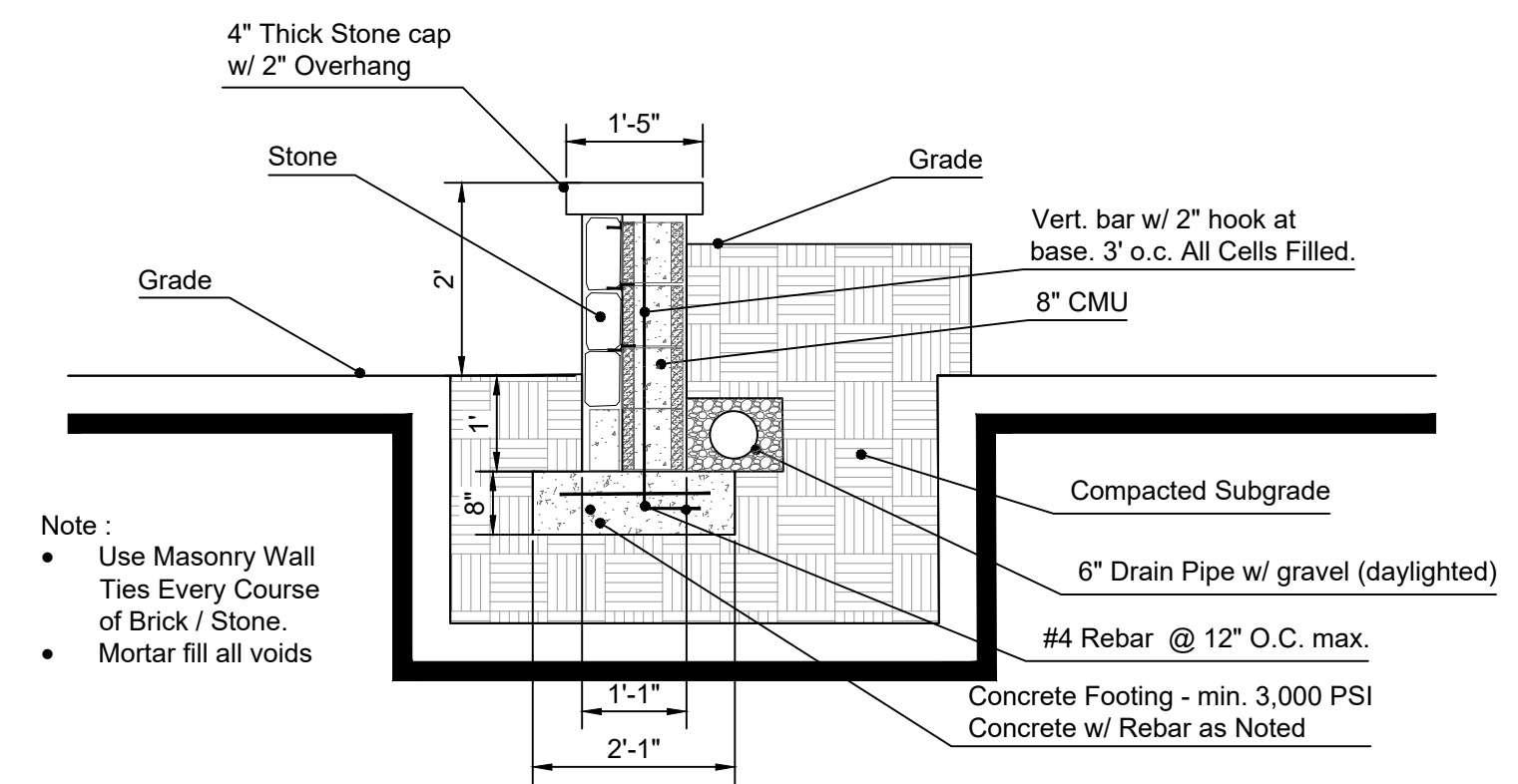
**2** OUTDOOR FIREPLACE  
DT-2 ELEVATION 1"=2'



CHIMNEY TERMINATES 2 FEET HIGHER THAN ANY PORTION OF BUILDING WITHIN 10 FEET

- Note:
- Use Masonry Wall Ties Every Course of Brick / Stone.
  - Mortar fill all voids

**3** OUTDOOR FIREPLACE  
DT-2 SECTION 1"=2'



- Note:
- Use Masonry Wall Ties Every Course of Brick / Stone.
  - Mortar fill all voids

**4** LOW RETAINING WALL  
DT-2 SECTION 1"=2'

**ACREAGE INFORMATION**

- TOTAL LOT SIZE (SQ FT): 13,697
- TOTAL DISTURBED AREA (SQ FT): 6,000

**WATERS OF THE STATE NOTE:**

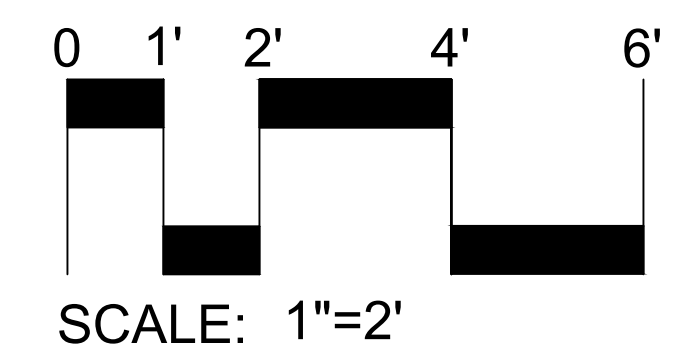
- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

**DIRT STATEMENT:**

- Cut: 18 Cubic Yards
- Fill: 9 Cubic Yards
- Total Removed From Site: 9 Cubic Yards

**SITE DATA:**

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 ATLANTA 30306  
 DEKALB COUNTY  
 SUSAN AND BEN CLARE  
 Adam Ardoin  
 404-556-8691



DATE	DESCRIPTION
12-30-20	FINAL



**CLARE RESIDENCE**  
**HARDSCAPE PLANS**  
 1339 CHALMETTE DR - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
 SUSAN AND BEN CLARE



MISC DETAILS

SCALE  
 VARIES

SHEET NUMBER  
 DT-2.0

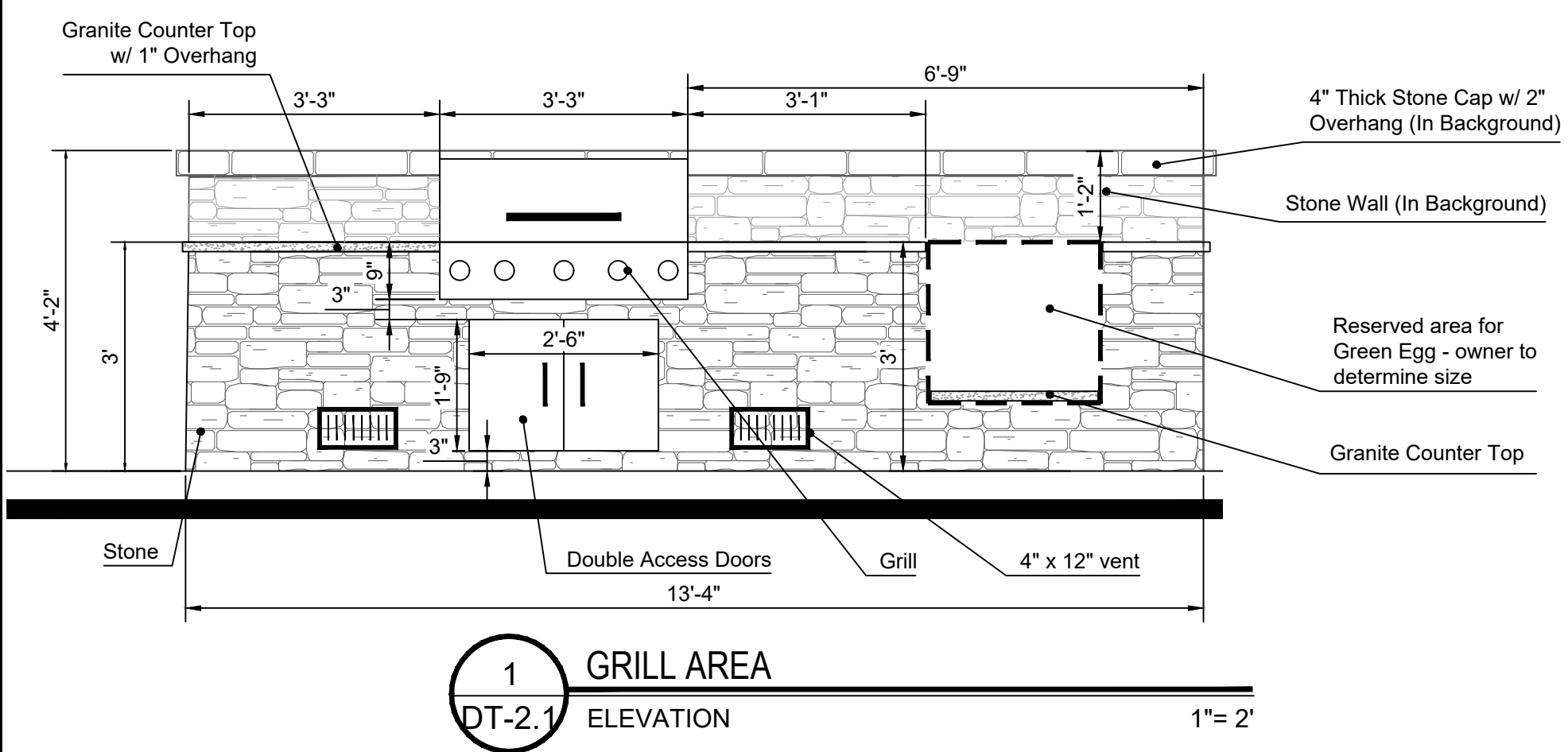
DATE	DESCRIPTION
12-30-20	FINAL



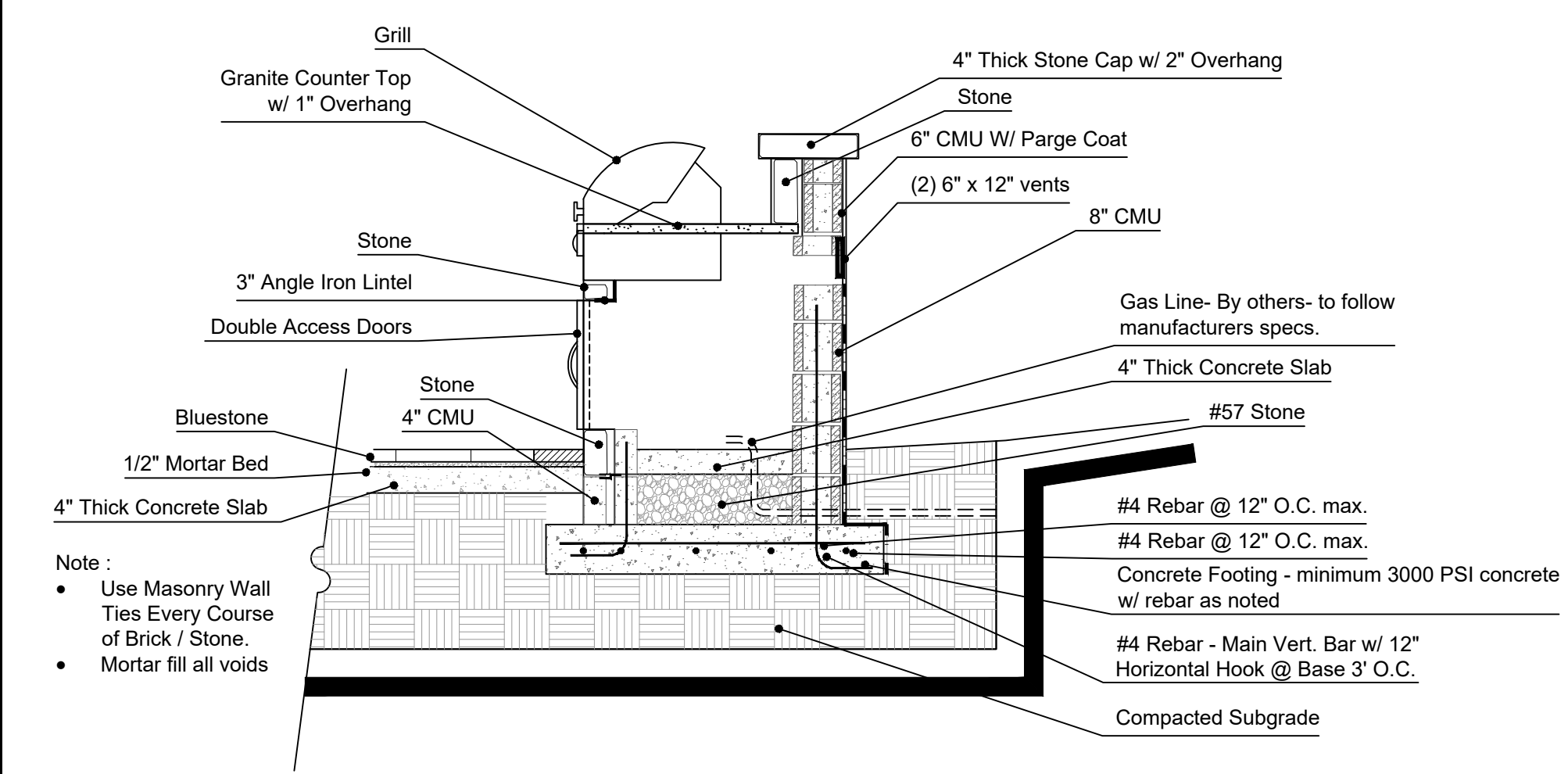
# CLARE RESIDENCE

## HARDSCAPE PLANS

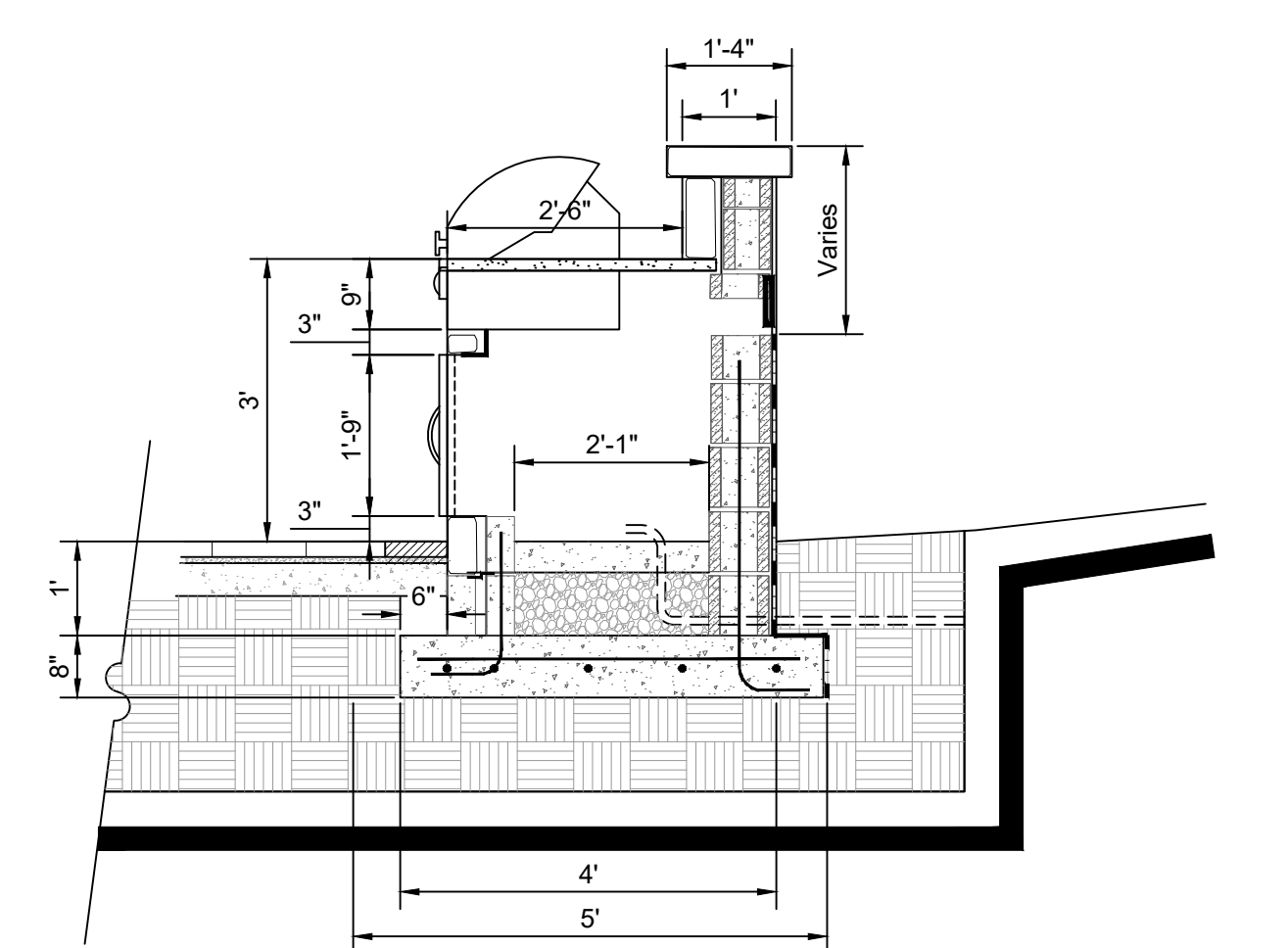
1339 CHALMETTE DR - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
SUSAN AND BEN CLARE



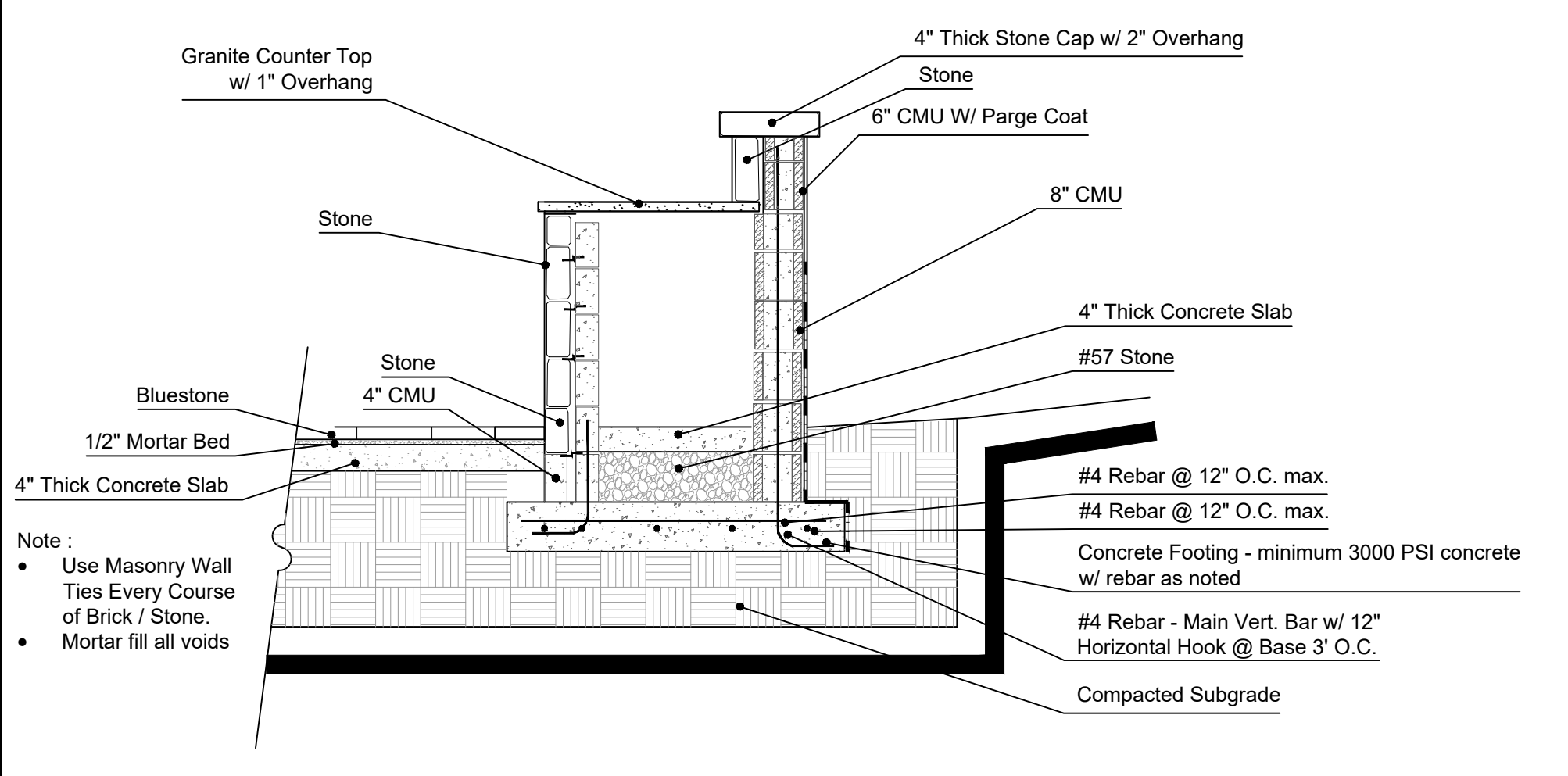
1 GRILL AREA  
DT-2.1 ELEVATION 1"=2'



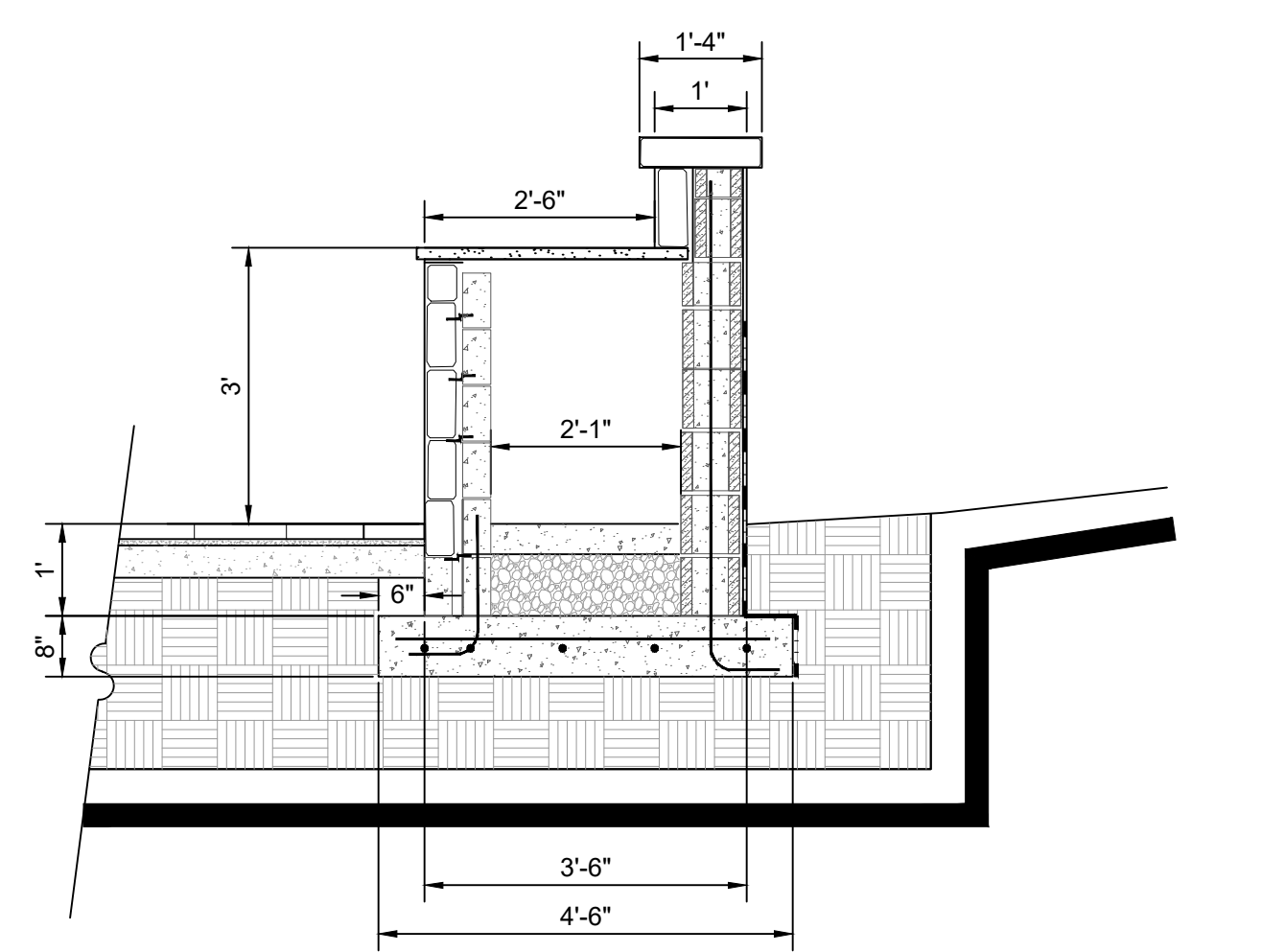
2 GRILL STATION LABELS  
DT-2.1 SECTION 1"=2'



3 GRILL STATION DIMENSIONS  
DT-2.1 SECTION 1"=2'



4 GRILL STATION (NO GRILL) LABELS  
DT-2.1 SECTION 1"=2'



5 GRILL STATION (NO GRILL) DIMENSIONS  
DT-2.1 SECTION 1"=2'

**ACREAGE INFORMATION**

- TOTAL LOT SIZE (SQ FT): 13,697
- TOTAL DISTURBED AREA (SQ FT): 6,000

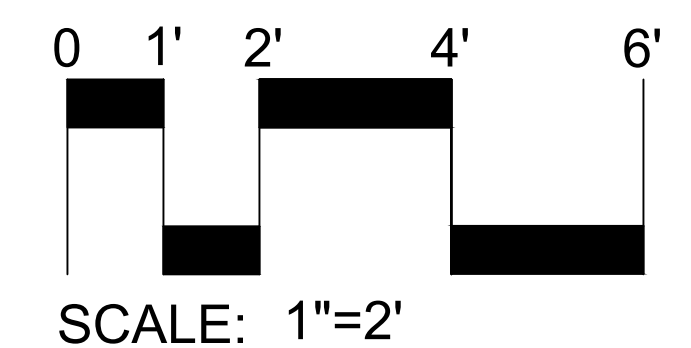
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 ATLANTA 30306  
 DEKALB COUNTY  
 SUSAN AND BEN CLARE  
 Owner:  
 24 Hour contact: Adam Ardoin  
 404-556-8691



GRILL STATION  
DETAILS

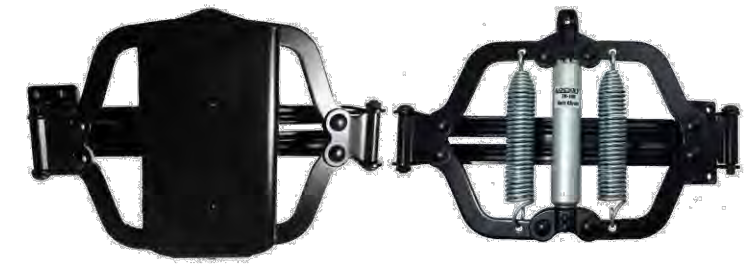
SCALE  
VARIES

SHEET NUMBER  
DT-2.1



**FEATURES**

- Gently closes both small and large gates up to 125lbs.
- Pushes gate closed
- Adjustable closing speed
- Can be installed on top, bottom or middle of gate
- Recommended for pool, garden and barrier gates
- Can be used on lightweight (non fire-rated) doors
- Works best on gates with in-line/flush hinges



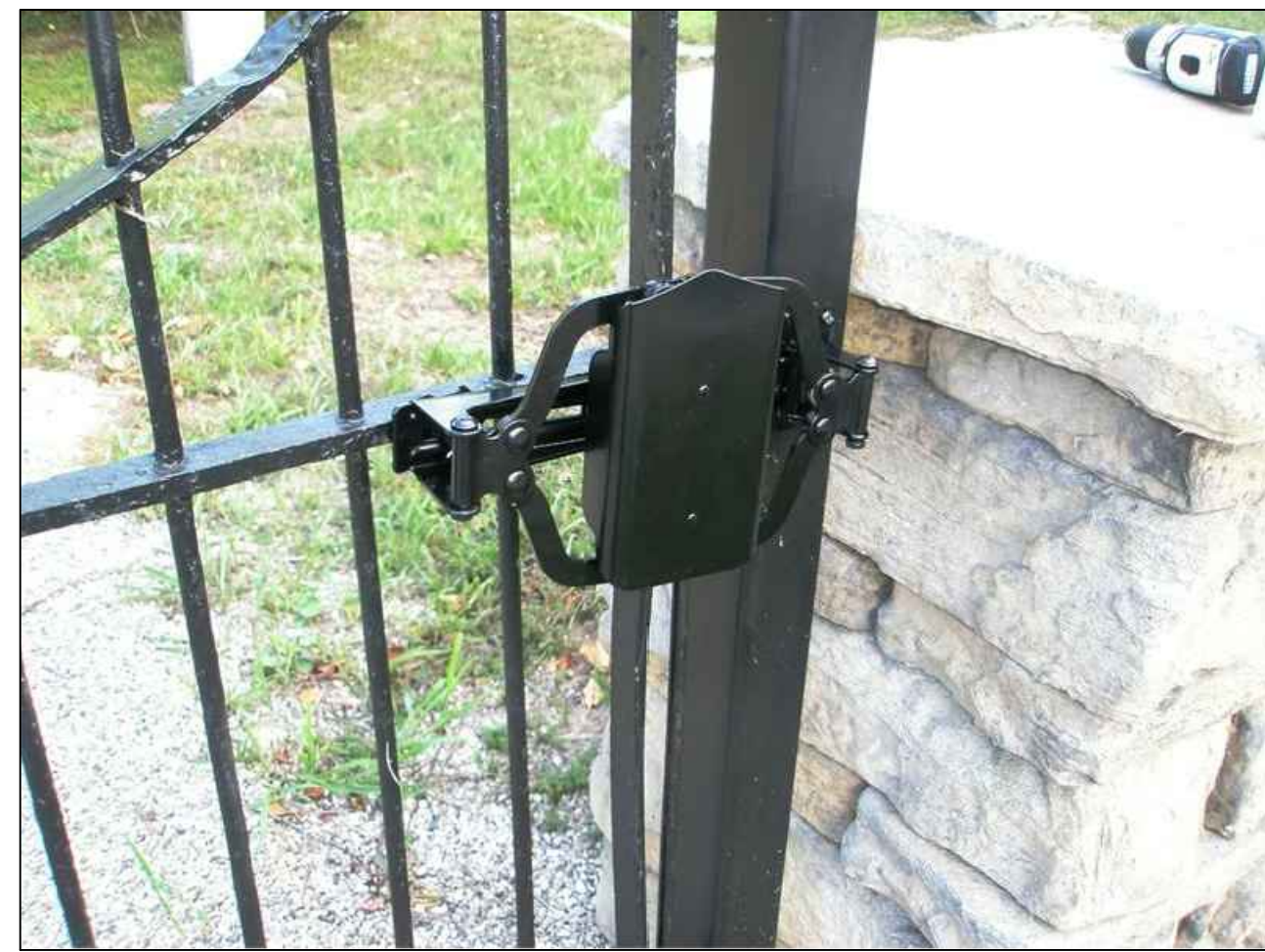
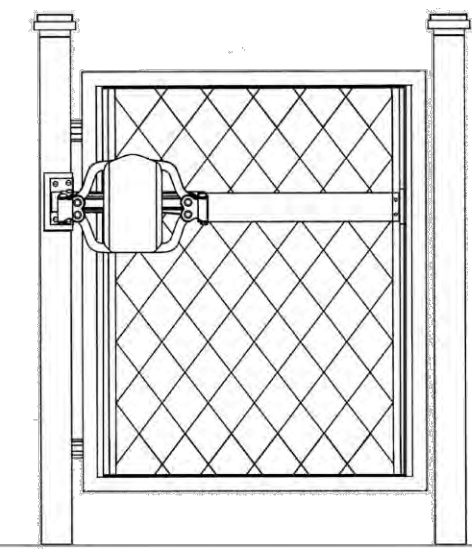
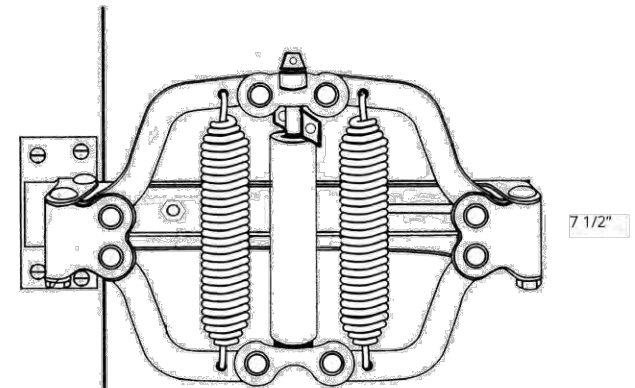
**DIMENSIONS & SPECIFICATIONS**

**Dimensions:**  
 Length: 7 1/2"  
 Width: 1 3/4"  
 Depth: 2 1/2"  
**Mounting Bracket Dimensions:** 3 1/4" x 1 3/4"  
 Max. Gate Weight: 125 lbs.  
 Max. Gate Width: 54"  
 Max. Opening Angle: 90 degrees  
 Min. Operating Temperature: 10 degrees  
 Max. Operating Temperature: 110 degrees  
 Type of Gate Material: Vinyl, Wood, Steel, Chain Link  
 Closing/Latching Method: Hydraulic  
 Material: Steel  
 Finish: Powder-Coated  
 Color: Black  
 Hinge Arrangements: In-line/flush hinges  
 Opening Pressure: Variable, depending on gate size

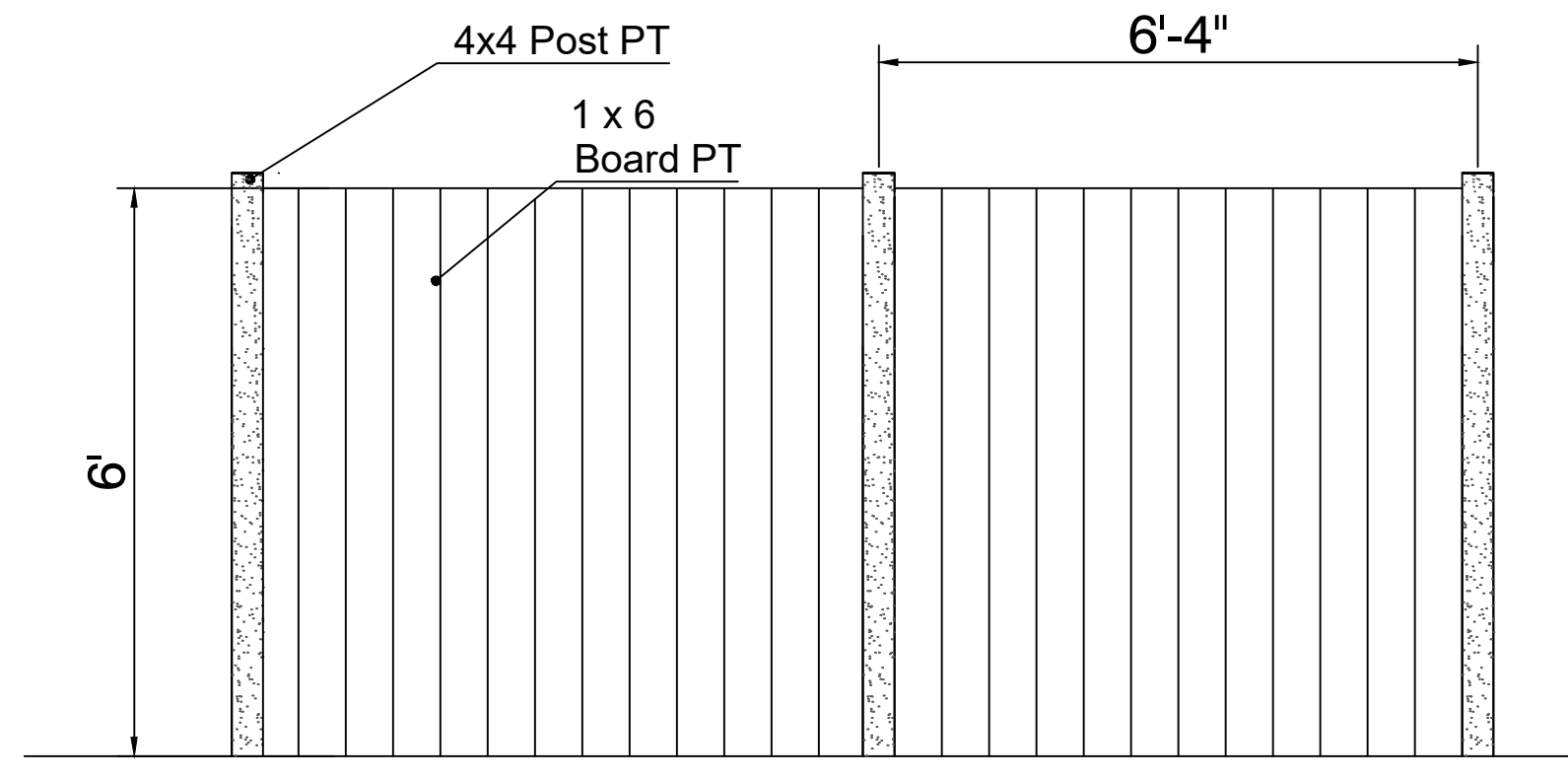
The LockeyUSA Turtle Back TB100 Hydraulic Gate closer must mount on the hinge side/pull side of the gate in order to push the gate closed. The TB100 works best if the gate has in-line/flush hinges flush with the gate post with 1" or less gap.

**ORDERING INFORMATION**

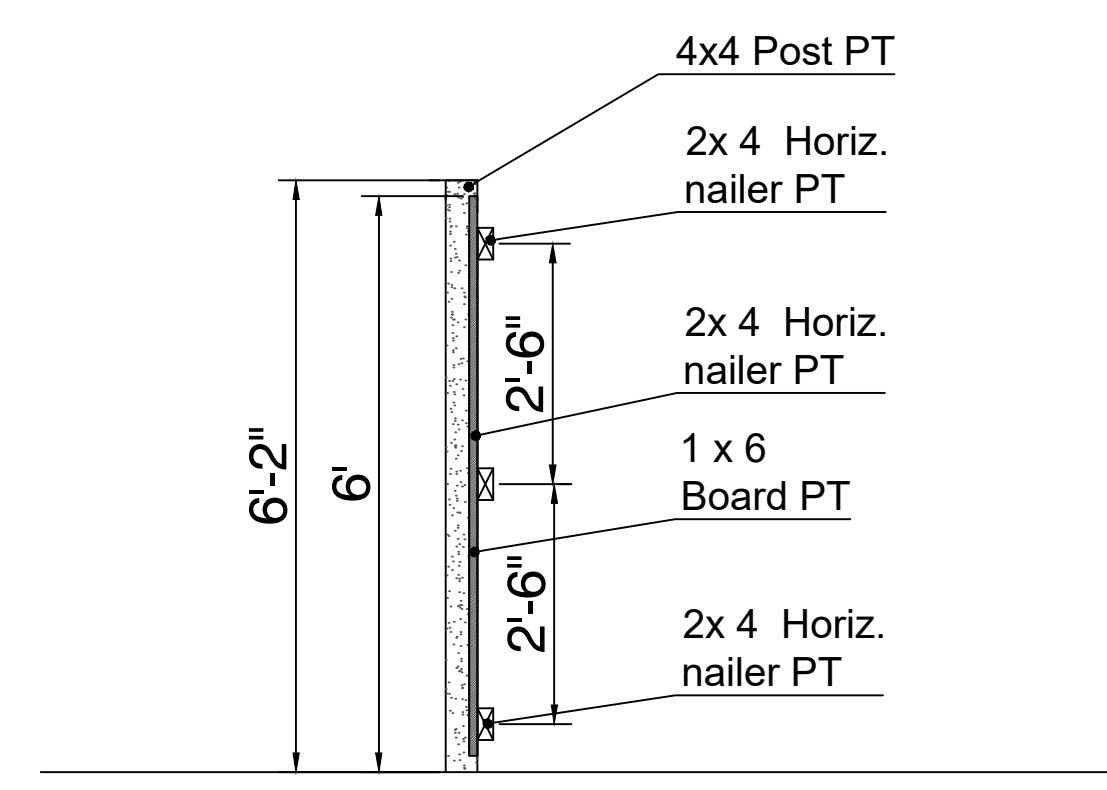
Order #: TB100



**2 SELF CLOSING GATE LATCH**  
 DT-3 PHOTO NTS



**3 6' HT. WOOD FENCE**  
 DT-3 ELEVATION 1"=2"



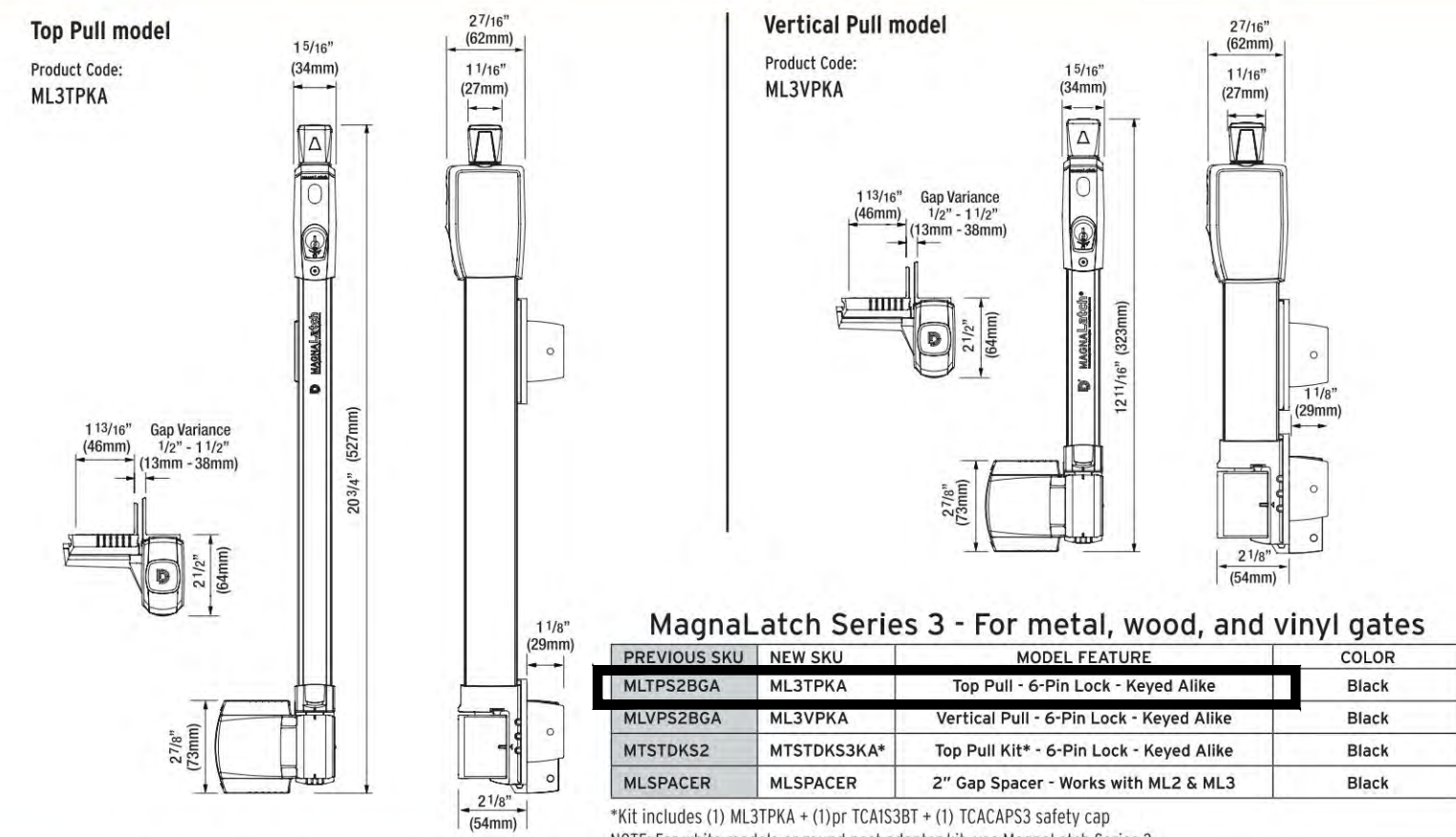
**4 6' HT. WOOD FENCE**  
 DT-3 SECTION 1"=2"

**NEW MagnaLatch® Top Pull**

With its release knob out of reach of children, the MagnaLatch Top Pull sets the standard for safety gates around swimming pools, childcare centers or wherever safety is critical. No wonder it's the world's most trusted safety gate latch.

**NEW MagnaLatch® Vertical Pull**

Perfect for pet security gates and general gates around the home. MagnaLatch Vertical Pull offers the same innovative design as MagnaLatch Top Pull, only in a smaller, more compact model.



**NOTES:**  
 -Use ML3TPKA  
 -To be mounted a minimum of 45" above the ground surface directly below gate.

**5 POSITIVE LATCHING MECHANISM**  
 DT-3 INFORMATION NTS

**ACREAGE INFORMATION**

- TOTAL LOT SIZE (SQ FT): 13,697
- TOTAL DISTURBED AREA (SQ FT): 6,000

**WATERS OF THE STATE NOTE:**

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- Fill: 9 Cubic Yards
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**SITE DATA:**

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 ATLANTA 30306  
 DEKALB COUNTY  
 SUSAN AND BEN CLARE  
 Adam Ardoin  
 404-556-8691

DATE	DESCRIPTION
12-30-20	FINAL



**CLARE RESIDENCE**  
**HARDSCAPE PLANS**  
 1339 CHALMETTE DR - ATLANTA, GEORGIA 30306 - DEKALB COUNTY  
 SUSAN AND BEN CLARE

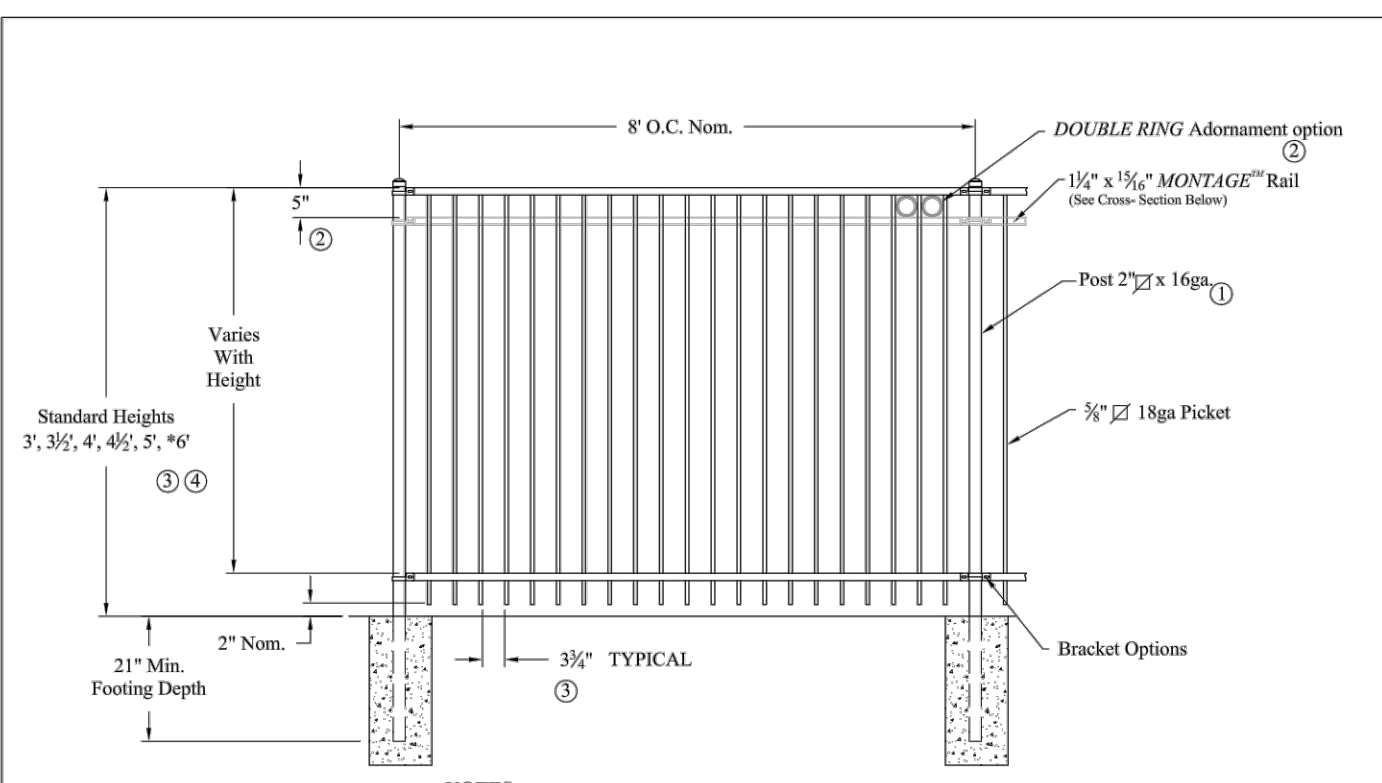
**LAND DESIGN**  
 AND CONSULTING, LLC  
 678.503.0390-0

MISC DETAILS

SCALE  
**VARIABLES**

SHEET NUMBER  
**DT-3.0**

**1 SELF CLOSING GATE LATCH**  
 DT-3 INFORMATION NTS

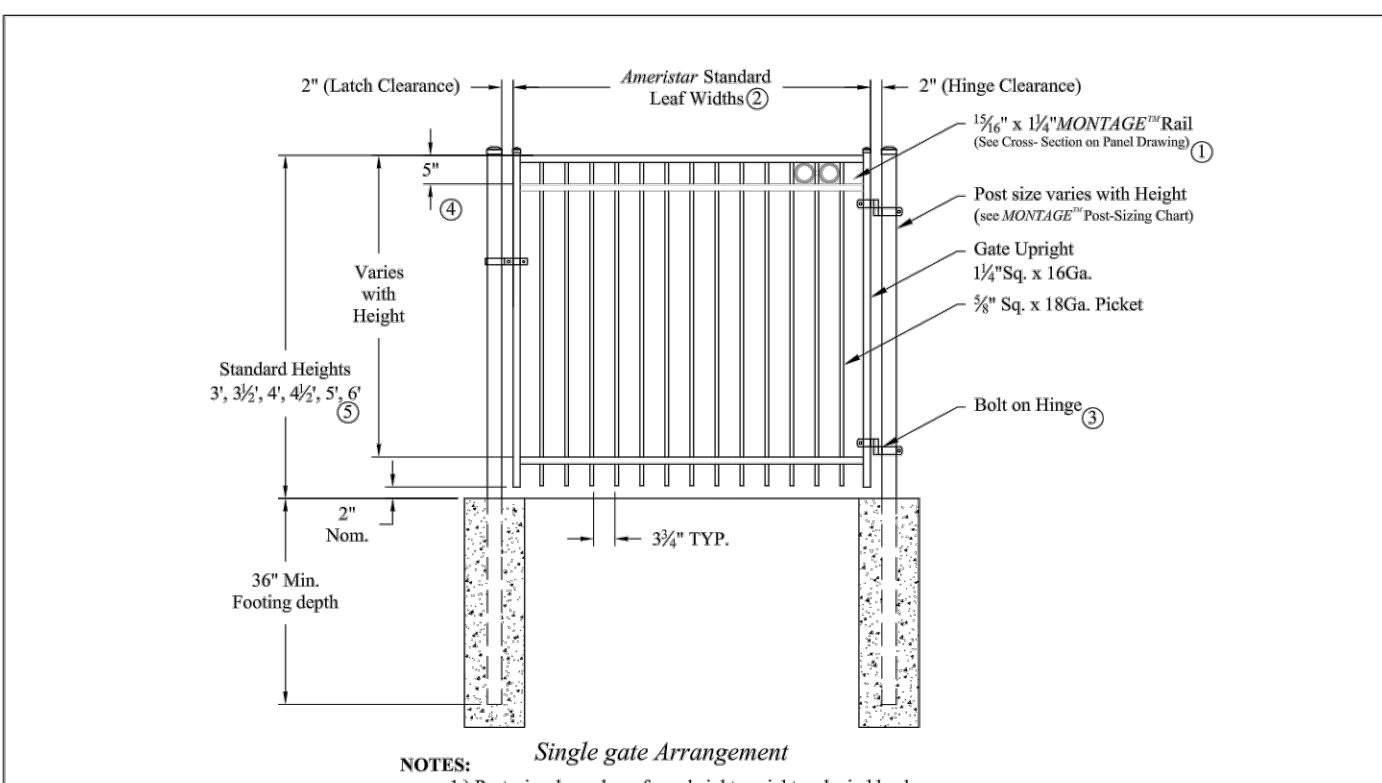


**RESIDENTIAL WELDED STEEL PANEL**  
 PRE-ASSEMBLED

**MONTAGE MAJESTIC 2/3-RAIL**

DR: CI SH: 1of1 SCALE: DO NOT SCALE  
 CK: ME Date: 7-19-11 REV: c

**AMERISTAR®**  
 1555 N. Mingo  
 Tulsa, OK 74116  
 1-888-333-3422  
 www.ameristarfence.com



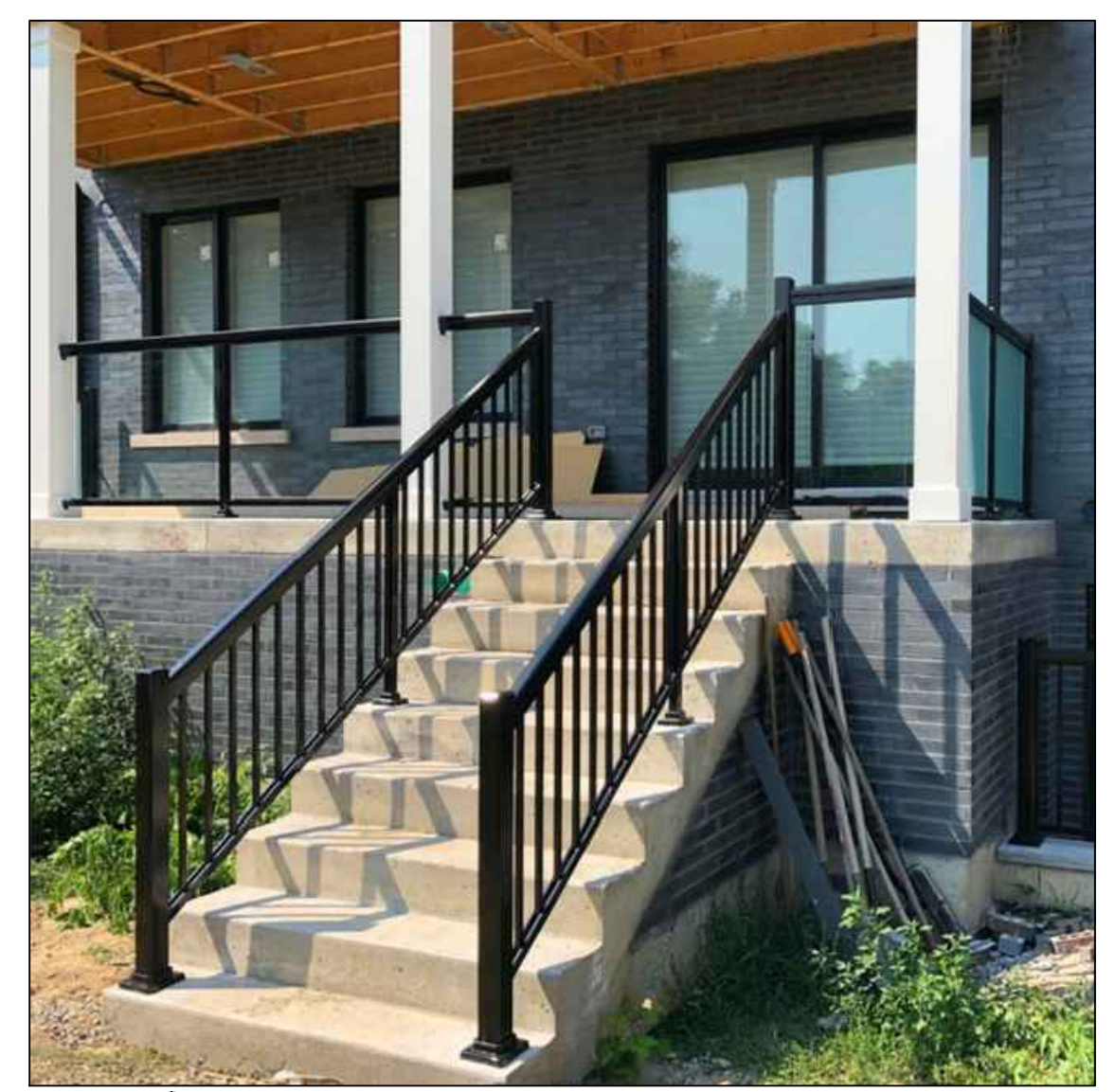
**RESIDENTIAL WELDED STEEL GATE**  
**MONTAGE MAJESTIC 2/3-RAIL SGL & DBL GATE**

DR: CI SH: 1of1 SCALE: DO NOT SCALE  
 CK: ME Date: 6/28/10 REV: b

**AMERISTAR®**  
 1555 N. Mingo  
 Tulsa, OK 74116  
 1-888-333-3422  
 www.ameristarfence.com

**7 5' HT. DECORATIVE GATES**  
 DT-3 INFORMATION NTS

**6 5' HT. DECORATIVE FENCING**  
 DT-3 INFORMATION NTS



**8 TYP. RAILING ON STEPS**  
 DT-3 PHOTO NTS

**NOTES:**  
 -Fence and Gates not to have third rail.  
 -Fence and Gates to have 52.75" from top of bottom rail to top of top rail. Per code, the rails must be separated by a minimum of 48" ht.

N-12 FITTINGS

SOIL-TIGHT FITTINGS (Cleated Bells)

Table listing TEE, BELL/BELL fittings with columns for Part #, Size, and Replaces. Includes part numbers like 0460ST, 0660ST, 0661ST, etc.

Table listing WYE, BELL/BELL fittings with columns for Part #, Size, and Replaces. Includes part numbers like 0480ST, 0680ST, 0681ST, etc.

Table listing 45° ELBOW, BELL/BELL fittings with columns for Part #, Size, and Replaces. Includes part numbers like 0494ST, 0694ST, 0894ST, etc.

Table listing 90° ELBOW, BELL/BELL fittings with columns for Part #, Size, and Replaces. Includes part numbers like 0499ST, 0699ST, 0899ST, etc.

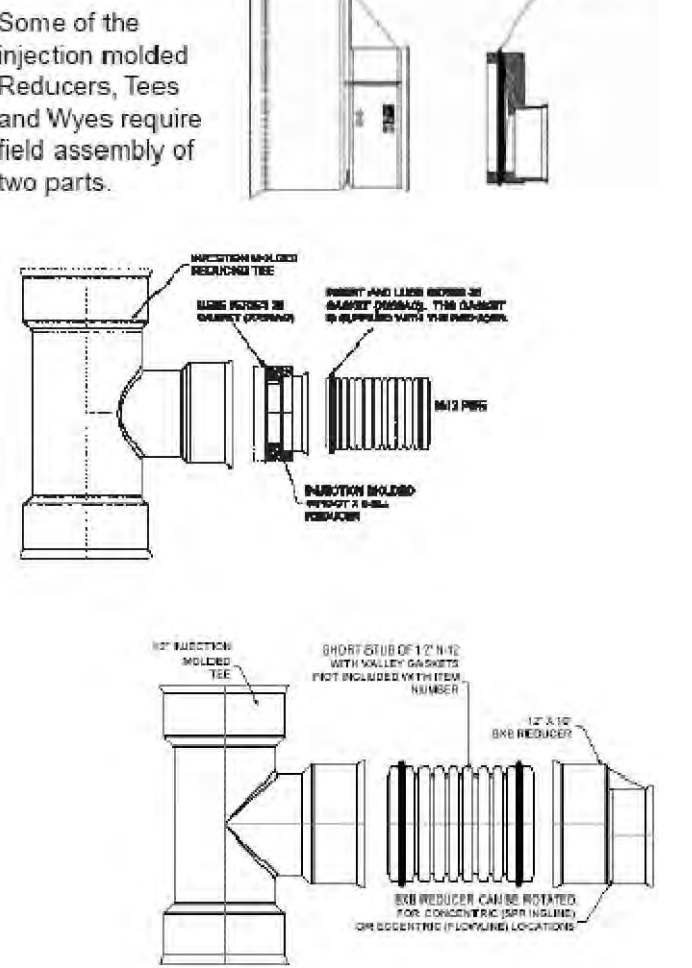
Table listing N-12 BELL COUPLER fittings with columns for Part #, Size, and Replaces. Includes part numbers 0613AA, 0813AA, 1013AA.

SOIL-TIGHT — TEE (BELL / BELL)

Table listing TEE fittings with columns for Part #, Size, Tee, and Reducer. Includes combinations like 0660ST 6" x 4" 0661ST 6" + 0674WT 6" x 4".

SOIL-TIGHT — WYE (BELL / BELL)

Table listing WYE fittings with columns for Part #, Size, Wye, and Reducer. Includes combinations like 0680ST 6" x 4" 0681ST 6" + 0674WT 6" x 4".



N-12 PIPE

DUAL WALL / N-12 SMOOTH INNER SURFACE (4" - 60")



Table showing N-12 Pipe Size vs # Sticks /Pallet. Lists sizes from 4" to 60" and corresponding stick counts.

ADS 4" N-12 ASTM F 405 AASHTO M 252

Table listing ADS 4" N-12 fittings with columns for Perforated, Solid, and description (e.g., 2 HOLE PIPE, 3 HOLE PIPE).

ADS 6" N-12 ASTM F 405 AASHTO M 252

Table listing ADS 6" N-12 fittings with columns for Perforated, Solid, and description (e.g., STICK W/SOCK (0624HA)).

ADS 8" N-12 ASTM F 667 AASHTO M 252

Table listing ADS 8" N-12 fittings with columns for Perforated, Solid, and description (e.g., STICK W/SOCK (0824HA)).

ADS 10" N-12 ASTM F 667 AASHTO M 252

Table listing ADS 10" N-12 fittings with columns for Perforated, Solid, and description (e.g., STICK W/SOCK (1024HA)).

ADS 12" N-12 ASTM F 667 AASHTO M 294

Table listing ADS 12" N-12 fittings with columns for Perforated, Solid, and description (e.g., STICK W/SOCK (1224HA)).

N-12 BENDS

These fabricated fittings are also available "plain end" as shown, "bell/spigot end" and "bell/bell end".

N-12 Fabricated 11.25° Bends

Table listing N-12 Fabricated 11.25° Bends with columns for Part # and Pipe Size. Includes part numbers 0491AN to 6091AN.

N-12 Fabricated 22.5° Bends

Table listing N-12 Fabricated 22.5° Bends with columns for Part # and Pipe Size. Includes part numbers 0492AN to 6092AN.

N-12 Fabricated 30° Bends

Table listing N-12 Fabricated 30° Bends with columns for Part # and Pipe Size. Includes part numbers 0495AN to 3695AN.

N-12 Fabricated 30° Bends (Two-Miter)

Table listing N-12 Fabricated 30° Bends (Two-Miter) with columns for Part # and Pipe Size. Includes part numbers 4295AN to 6095AN.

N-12 Fabricated 45° Bends (Two-Miter)

Table listing N-12 Fabricated 45° Bends (Two-Miter) with columns for Part # and Pipe Size. Includes part numbers 1294AN to 6094AN.

N-12 Fabricated 90° Bends (Three-Miter)

Table listing N-12 Fabricated 90° Bends (Three-Miter) with columns for Part # and Pipe Size. Includes part numbers 1299AN to 1899AN.

N-12 PIPE INTERGRATED BELL

Table listing N-12 Pipe Intergrated Bell fittings with columns for Perforated\*, Solid\*, and description (e.g., 0411 - 0020' IB).

\*4" - 10" Limited Geographically

Table listing N-12 Pipe Intergrated Bell fittings with columns for Perforated, Solid, and description (e.g., 1281 - 0020' IB).

Table listing N-12 Pipe Intergrated Bell fittings with columns for Perforated, Solid, and description (e.g., 1581 - 0020' IB).

Table listing N-12 Pipe Intergrated Bell fittings with columns for Perforated, Solid, and description (e.g., 1881 - 0020' IB).

Table listing N-12 Pipe Intergrated Bell fittings with columns for Perforated, Solid, and description (e.g., 2481 - 0020' IB).

N-12 ADAPTORS

N-12 ADAPTER with SDR 35 spigot

Table listing N-12 Adapter with SDR 35 spigot with columns for Size and ADS code. Includes sizes 4" to 24".

N-12 ADAPTER with Schedule 40 spigot

Table listing N-12 Adapter with Schedule 40 spigot with columns for Size and ADS code. Includes sizes 4" to 24".

EXTERNAL COUPLER SW\*

Table listing External Coupler SW\* with columns for Part #, Size, and description. Includes part numbers 0312AA to 1012AA.

SINGLE WALL PIPE

ADS 4" I.D. ASTM F 405

Table listing ADS 4" I.D. ASTM F 405 fittings with columns for Perforated, Solid, and description (e.g., 0481 - 0100' STICK).

ADS 4" I.D. AASHTO M 252

Table listing ADS 4" I.D. AASHTO M 252 fittings with columns for Perforated, Solid, and description (e.g., 0441 - 0100' STICK).

ADS 6" I.D. ASTM F 405

Table listing ADS 6" I.D. ASTM F 405 fittings with columns for Perforated, Solid, and description (e.g., 0601 - 0010' STICK).

ADS 6" I.D. AASHTO M 252

Table listing ADS 6" I.D. AASHTO M 252 fittings with columns for Perforated, Solid, and description (e.g., 0641 - 0020' STICK).

ADS 8" I.D. ASTM F 667

Table listing ADS 8" I.D. ASTM F 667 fittings with columns for Perforated, Solid, and description (e.g., 0801 - 0020' STICK).

ADS 8" I.D. AASHTO M 252

Table listing ADS 8" I.D. AASHTO M 252 fittings with columns for Perforated, Solid, and description (e.g., 0841 - 0020' STICK).

NOTE: State approved stock lots may add a two letter code to the end of the product number.

SINGLE WALL PIPE FITTINGS

DOWNSPOUT ADAPTER

Table listing Downspout Adapter fittings with columns for Part #, Tube Size, and Downspout. Includes part numbers 0364AA to 0664AA.

WYES

Table listing Wyes fittings with columns for Part #, Size, and description. Includes part numbers 0322AA to 0822AA.

SNAP TEE

Table listing Snap Tee fittings with columns for Part #, Size, and description. Includes part numbers 0321AA to 0626AA.

REDUCING TEE

Table listing Reducing Tee fittings with columns for Part #, Size, and description. Includes part numbers 0523AA to 0625AA.

EXTERNAL COUPLER SW\*

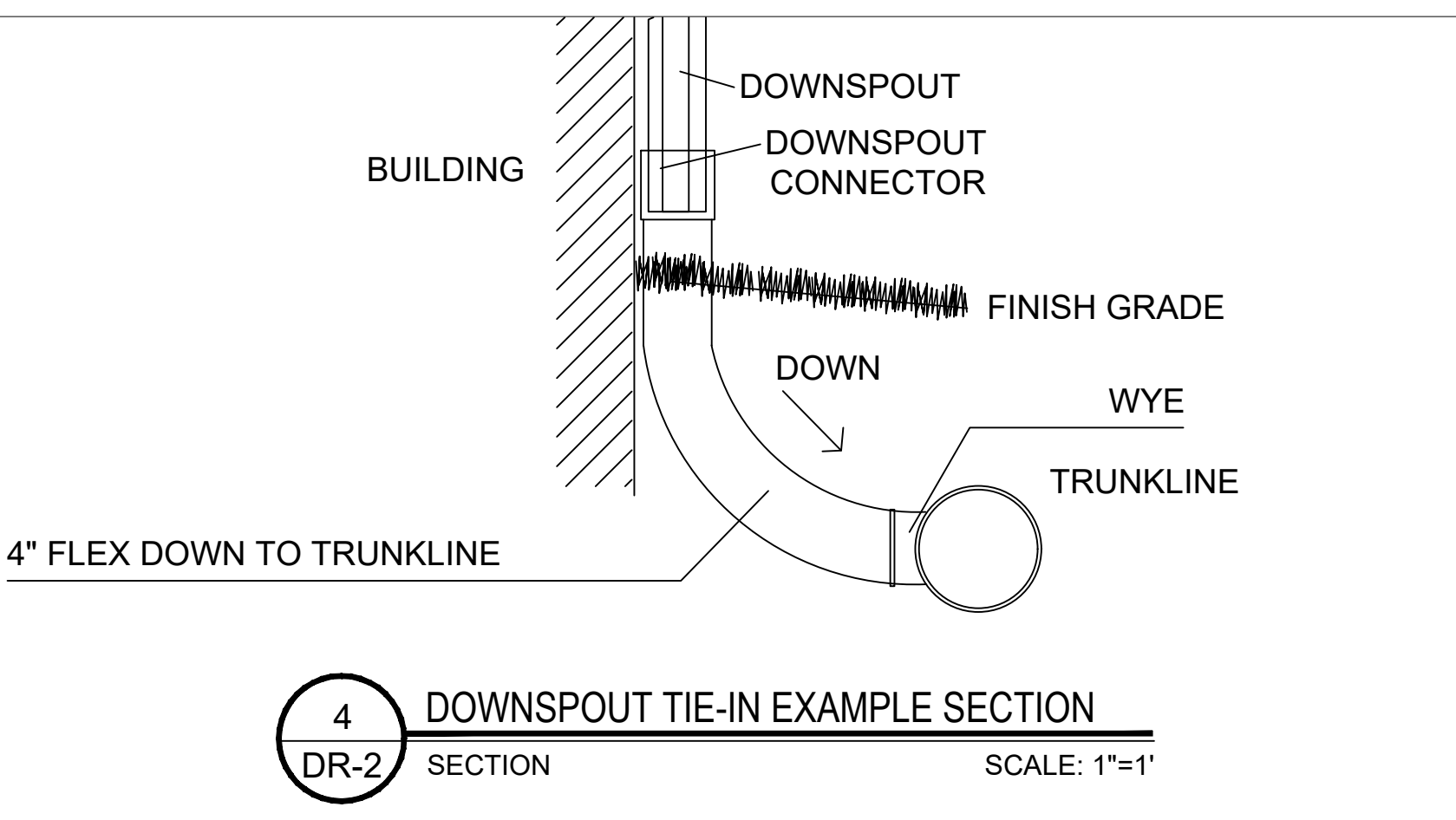
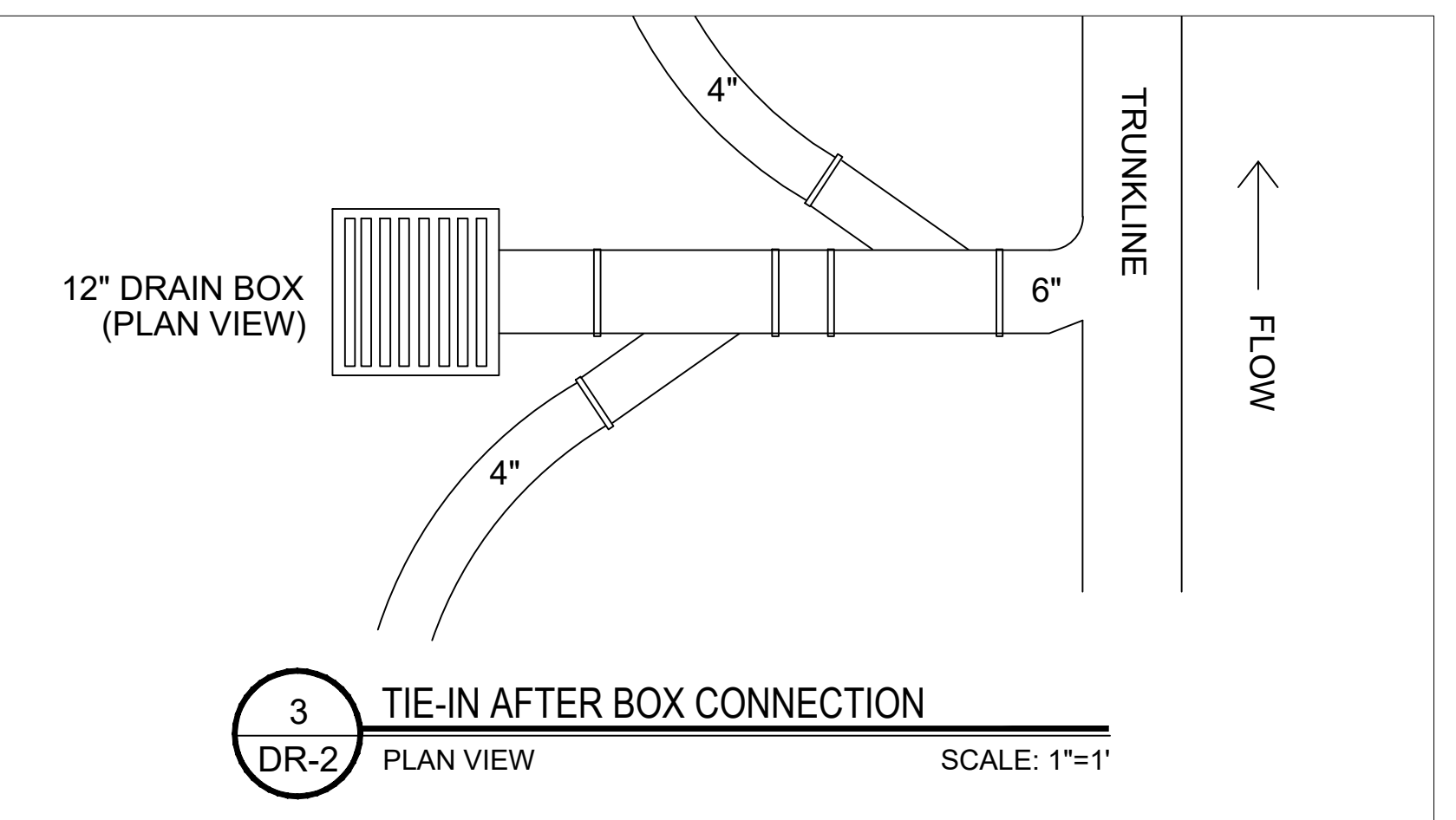
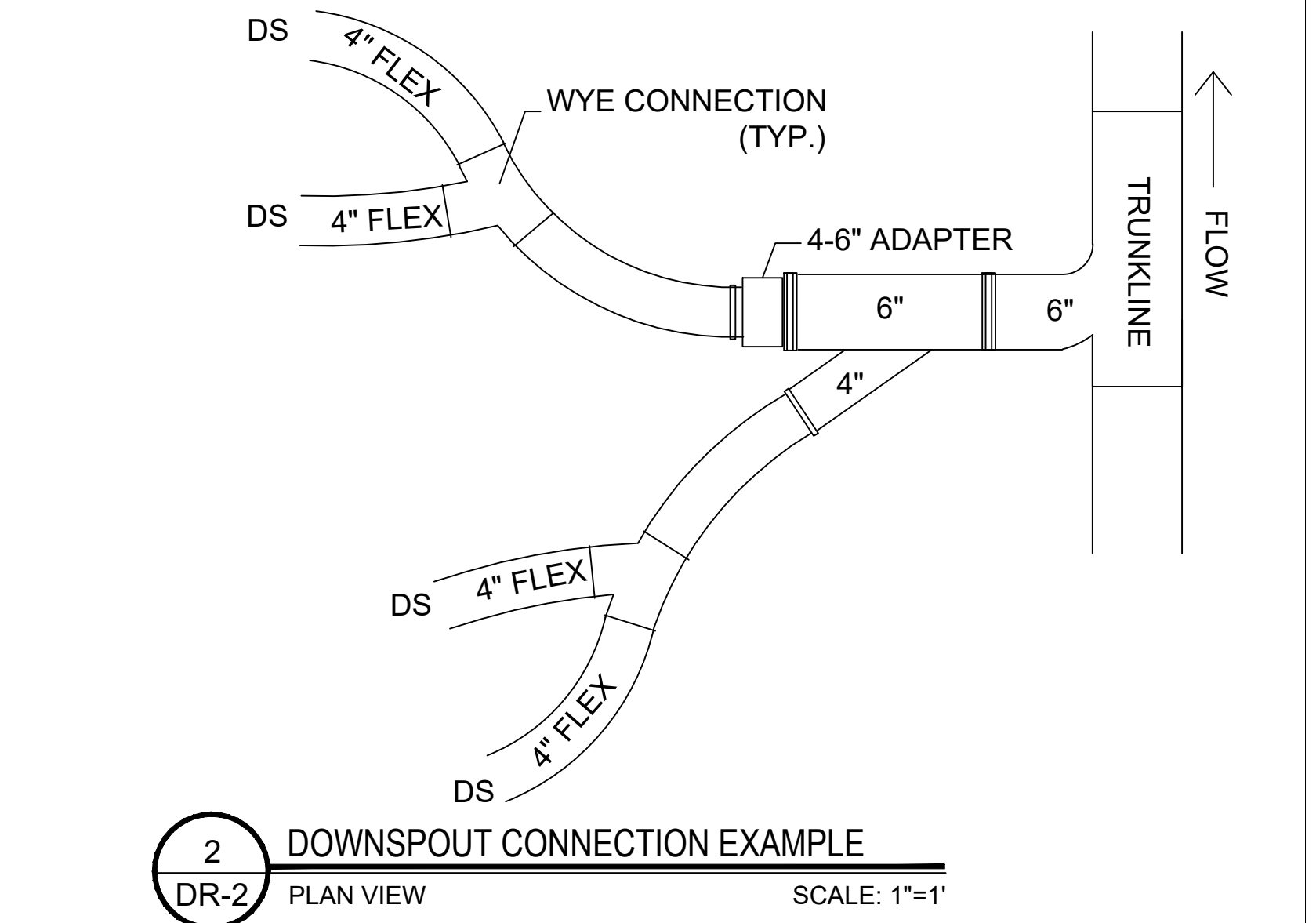
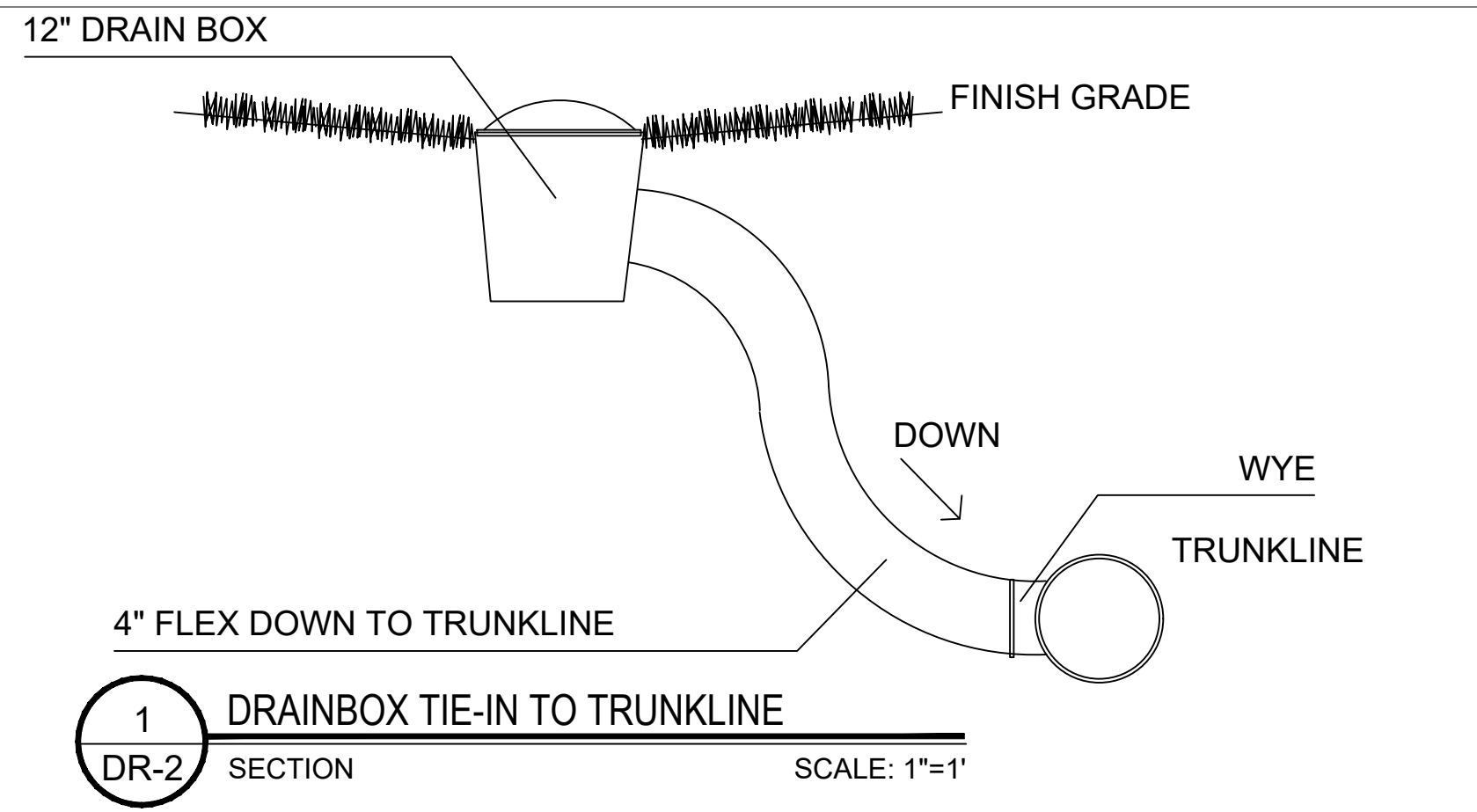
Table listing External Coupler SW\* fittings with columns for Part #, Size, and description. Includes part numbers 0312AA to 1012AA.

DATE DESCRIPTION table with entries for 12-30-20 FINAL and a Georgia Professional Seal for Michael R. Stricker.

CLARE RESIDENCE HARDSCAPE/LANDSCAPE PLANS 1339 CHALMETTE DRIVE - ATLANTA, GA 30306 SUSAN AND BEN CLARE

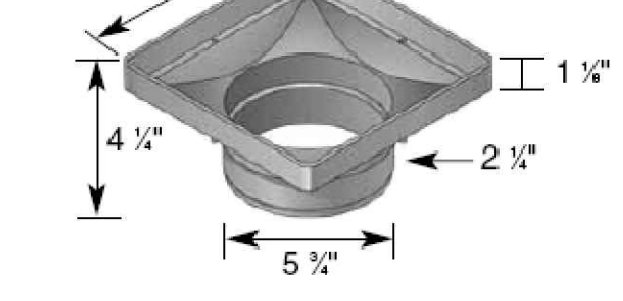
GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

SITE DATA: Tax Parcel ID: 18-001-09-004, Land Lot: 12, District: 18, Zoning: R-75, Acreage: 0.314 ACRES, Address: 1339 Chalmette Drive, Atlanta 30306, DEKALB COUNTY, SUSAN AND BEN CLARE, 404-556-8691.



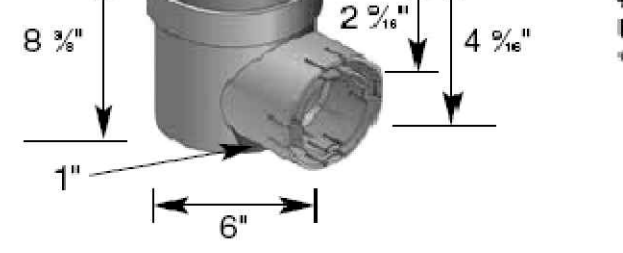
### SPEED DRAIN

Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
932	9" x 9" Low Profile Housing Adapter	Black	8	1.13	24.60	10ND	NDS #932, 9"x9" Square Low Profile Housing Adapter with 6" Outlet.



### SPEE-D BASINS

Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
101	1 - 3" and 4" Locking Outlet *	Black	10	1.60	13.40	10ND	NDS #101 and #201
201	2 - 3" and 4" Locking Outlets *	Black	10	1.90	13.40	10ND	NDS #101 and #201 locking outlet #2 or #350, 6" Spee-D Basin. Patent #1



Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
981	9" x 9" Atrium Grate	Black	6	0.87	28.51	10ND	NDS #981, #991, 9" Atrium Grate
991	9" x 9" Atrium Grate	Green	6	0.87	28.51	10ND	Structural Foam Polyolefin Dome Atrium Grate with UV inhibitor. Open surface area 31.50 square inches. 41.27 GPM.

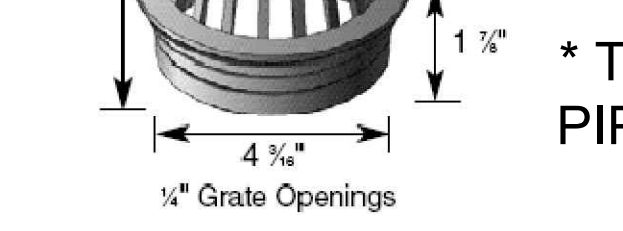


Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
980	9" Square Grate	Black	8	1.50	24.71	10ND	NDS #980, #990, #999, or #999S, 9" Square Grate with UV inhibitor.
990	9" Square Grate	Green	8	1.50	24.71	10ND	Structural Foam Polyolefin Grate with UV inhibitor.
999	9" Square Grate	Gray	8	1.50	24.71	10ND	Open surface area 39.50 square inches. 51.75 GPM.
999S	9" Square Grate	Sand	8	1.50	24.71	10ND	ADA Compliant

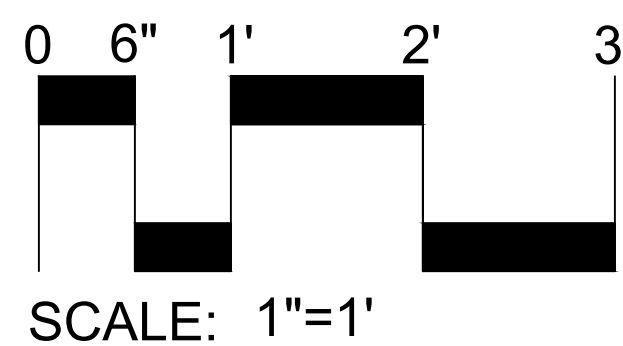


### SPEED DRAIN

Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
75	4" Atrium Grate	Green	20	0.30	9.39	10ND	NDS #75, #76, #78, or #78S, Flat Top Structural Foam Polyolefin Atrium Grate with UV inhibitor.
76	4" Atrium Grate	Gray	20	0.30	9.39	10ND	Open surface area 17.00 square inches. 22.27 GPM.
78	4" Atrium Grate	Black	20	0.30	9.39	10ND	
78S	4" Atrium Grate	Sand	20	0.30	9.39	10ND	ADA Compliant

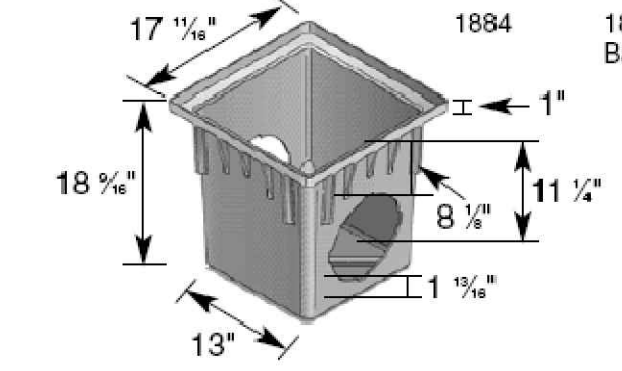


\* TO BE CONNECTED DIRECTLY TO 4" FLEX PIPE

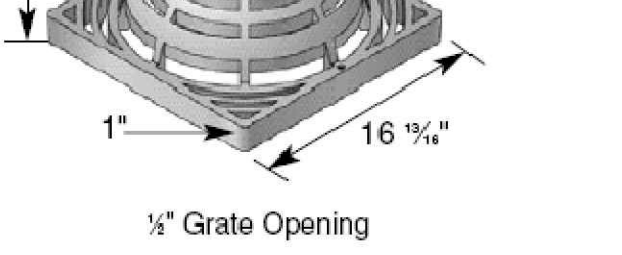


### 18" DRAIN INLET

Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
1882	18" One Piece Catch Basin 2 Opening	Black	1	10.00	208.52	10ND	NDS #1882, #1884, 18" x 18" One-Piece Tapered Catch Basin.
1884	18" One Piece Catch Basin 4 Opening	Black	1	9.50	222.41	10ND	Requires either #1206, #1242, #1243, #1245, #1266, #1889. Universal outlets. (See page 24.) Includes 2 or 4 #1890 Reducer Ring.



Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
1881	18" x 18" Atrium Grate	Black	4	3.50	84.47	10ND	NDS #1881, #1891, 18" x 18" Atrium Grate
1891	18" x 18" Atrium Grate	Green	4	3.50	84.47	10ND	Use with 18" x 18" Catch Basin Series.

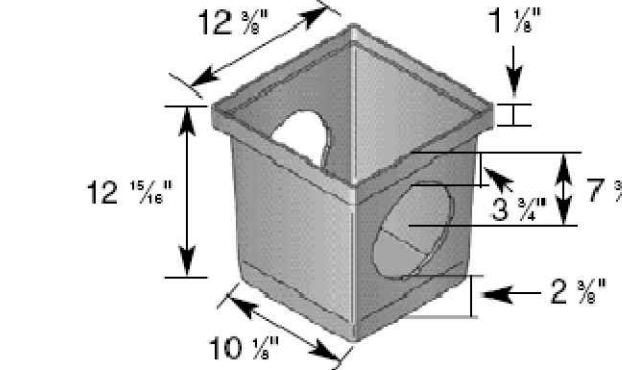


Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
1810	18" x 18" Square Grate	Gray	4	5.50	134.81	10ND	NDS #1810, #1811, #1812, #1812S, 18" Square Grate with UV inhibitor.
1811	18" x 18" Square Grate	Black	4	5.50	134.81	10ND	Open surface area 104.00 square inches. 136.24 GPM.
1812	18" x 18" Square Grate	Green	4	5.50	134.81	10ND	ADA Compliant

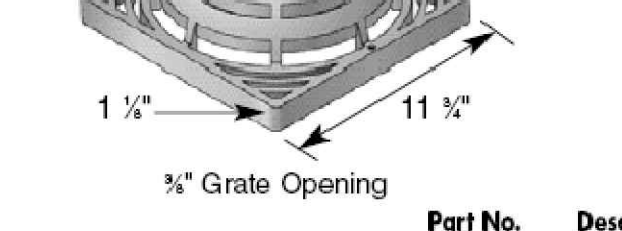


### 12" DRAIN INLET

Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
1200	12" x 12" Catch Basin, 2 Openings	Black	4	4.25	32.68	10ND	NDS #1200, #1203, or #1204, 12" x 12" Tapered Catch Basin.
1203	12" x 12" Catch Basin, 3 Openings	Black	4	3.75	40.39	10ND	
1204	12" x 12" Catch Basin, 4 Openings	Black	4	3.75	44.27	10ND	



Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
1280	12" x 12" Atrium Grate	Green	8	2.00	41.86	10ND	NDS #1280, #1290, 12" x 12" Atrium Grate
1290	12" x 12" Atrium Grate	Black	8	2.00	41.86	10ND	Use with 12" x 12" Catch Basin Series.



Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	EA. List Price (\$)	Product Class	Specifications
1210	12" x 12" Square Grate	Gray	8	2.00	36.69	10ND	NDS #1210, #1211, #1212, or #1212S, 12" Square Grate with UV inhibitor.
1211	12" x 12" Square Grate	Black	8	2.00	36.69	10ND	Open surface area 50.50 square inches. 66.29 GPM.
1212	12" x 12" Square Grate	Green	8	2.00	36.69	10ND	
1212S	12" x 12" Square Grate	Sand	8	2.00	36.69	10ND	ADA Compliant



**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below. Call before you dig.

**SITE DATA:**  
Tax Parcel ID: 18-001-09-004  
Land Lot: 12  
District: 18  
Zoning: R-75  
Acreage: 0.314 ACRES  
Address: 1339 Chalmette Drive ATLANTA 30306  
DEKALB COUNTY  
Owner: SUSAN AND BEN CLARE  
24 Hour contact: Adam Ardoin 404-556-8691

DATE	DESCRIPTION
12-30-20	FINAL



# CLARE RESIDENCE

## HARDSCAPE/LANDSCAPE PLANS

1339 CHALMETTE DRIVE - ATLANTA, GA 30306  
SUSAN AND BEN CLARE

**LAND DESIGN**  
AND CONSULTING, LLC  
678.503.0390-0

DRAINAGE SPECIFICATIONS  
SCALE VARIES  
SHEET NUMBER DR-2.0



Home • Flo-well Calculator

### NDS Flo-Well Calculator

#### Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)

Enter the Square Feet of Drainage Area 2: (Ex. Grass)

#### Step 2:

Choose the Coefficient of Runoff for Area 1:

Choose the Coefficient of Runoff for Area 2:

#### Step 3:

Choose the 25 Year Rainfall: (see rainfall map)   
 in/hr

#### Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:  
 (Dimension A)  ft

#### Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:  
 (Dimension B)  ft

#### Step 6:

Press the Calculate button for results:

#### Step 7: View results:

Runoff	40.87 GPM 0.1 CFS
Volume of water to be stored	1226.10 Gallons 163.92 Cubic feet

# of Flo-Wells Needed **6**

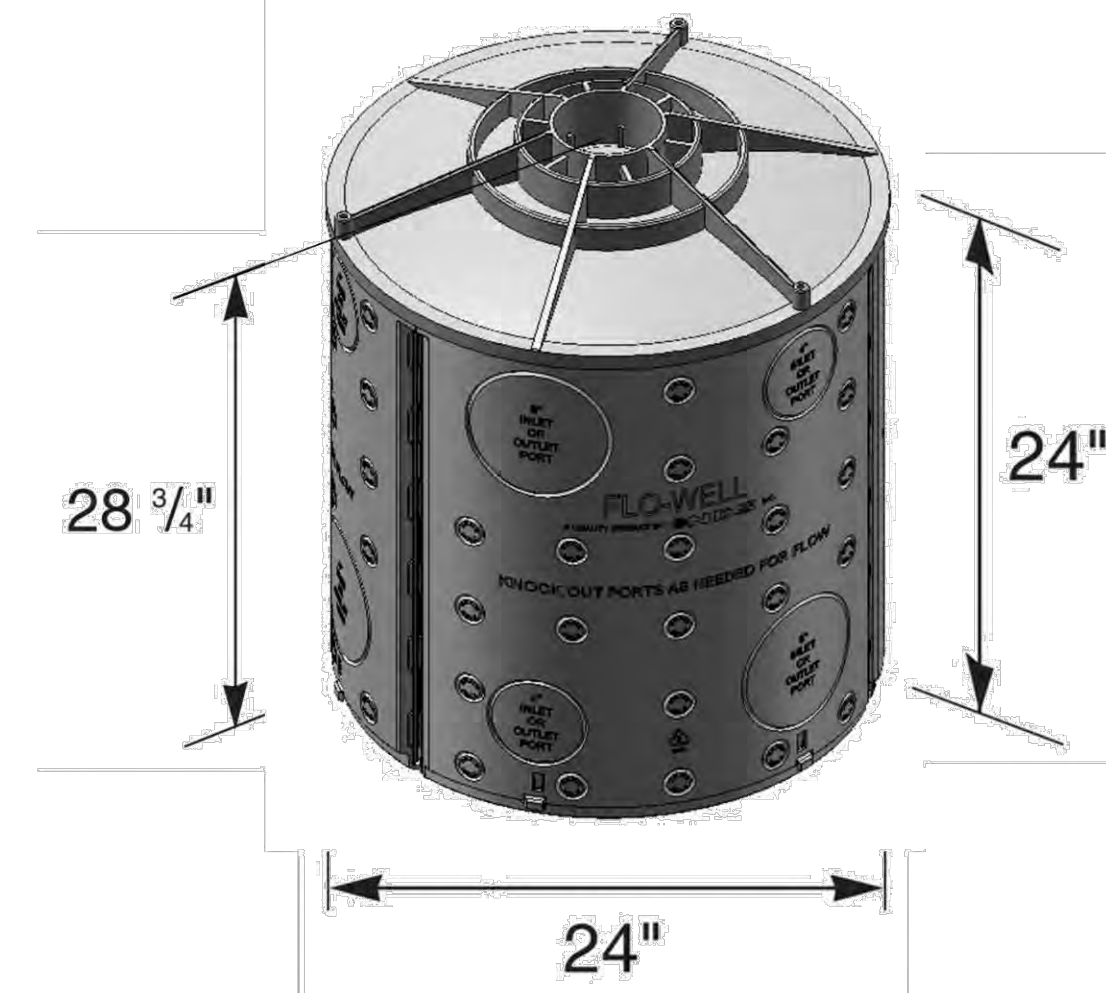
Amount of Gravel Needed	13.91 Cubic yards 375.57 Cubic feet
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#### Download Installation Details

[Stacked Flo-Well\(TM\) Installation Detail](#)  
[Side-by-Side Flo-Well\(TM\) Installation Detail](#)



### FLO-WELL® STORM WATER LEACHING SYSTEM



Part #: FWAS24  
 Material: UV Protected High Density Polypropylene (HDPE)  
 Colors: Black  
 Weight: 18.96 lbs each  
 Fits: 4" SCH-40 and DWV pipe  
 Will hold 50 gallons of water  
 Includes (3) FWSPS33 Side Panels and (1) FWAS24C cover  
 \*\*LFWAS24 also includes (1) FWFF67 Filter Fabric Wrap\*\*



#### FLO-WELL CALCULATIONS

PROPOSED IMPERVIOUS	SQUARE FEET
ADDITIONAL STAIRS BACK PORCH	42
POOL	456
POOL DECK	951
LOW RETAINING WALL	55
2'X2' STEPPING STONES (4)	16
POOL EQUIPMENT AREA	40
<b>TOTAL PROPOSED/ADDED IMPERVIOUS</b>	<b>1560</b>

PROPOSED IMPERVIOUS TO BE CAPTURED	
4 DOWNSPOUTS OF HOUSE (APPROX 67% OF HOUSE)	1573
<b>TOTAL STORMWATER TO BE CAPTURED (SQ. FT.)</b>	<b>1573</b>

**REQUIRED WATER QUALITY VOLUME**  
 WQv(cuft)=0.1 x 1573 (Square Feet of Impervious Area)  
 (roof area, driveways, patios, and etc.) **157.3 WQv (cuft)**  
 WQv (gallons)= 0.1 x 1573 (Square Feet of Impervious Area) x 7.5 **1179.75 WQv (gallons)**

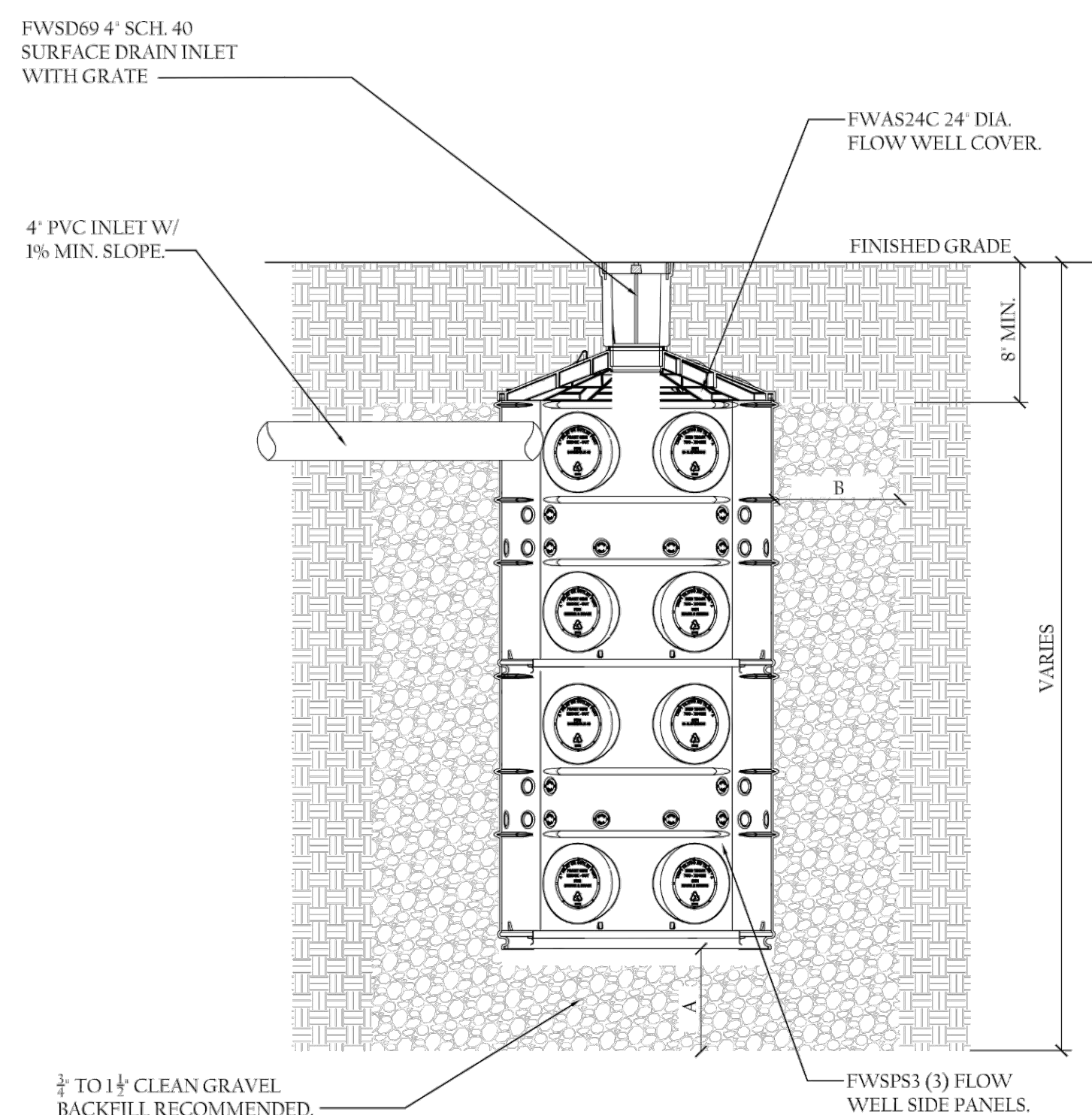
OVERALL FLO-WELL TANKS (FROM NDS FLO-WELL CALCULATOR)	
FLO-WELL STACK #1 COVERAGE (2 FLO-WELLS, STACKED)	54.64
FLO-WELL STACK #2 COVERAGE (2 FLO-WELLS, STACKED)	54.64
FLO-WELL STACK #3 COVERAGE (2 FLO-WELLS, STACKED)	54.64
<b>PROVIDED TOTAL WATER QUALITY VOLUME TO BE CAPTURED (CU. FT.)</b>	<b>164</b>

**REQUIRED TOTAL WATER QUALITY VOLUME** **157**

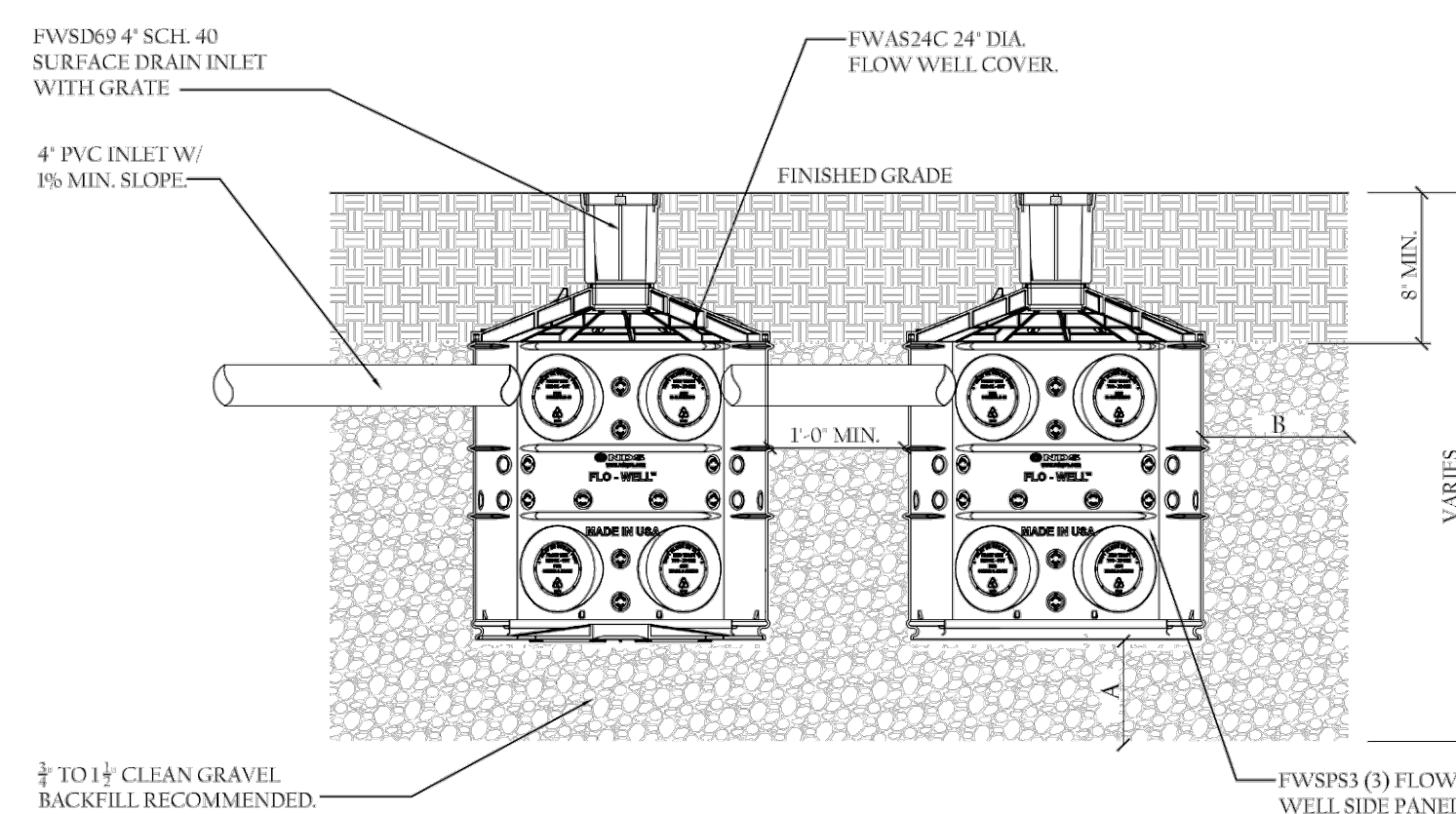
1 FLO-WELL CALCULATION  
 DR-3 CHART NTS

2 FLO-WELL SIZING  
 DR-3 CALCULATIONS NTS

3 FLO-WELL  
 DR-3 SPECIFICATIONS NTS



4 STACKED FLO-WELL  
 DR-3 ELEVATION NTS



5 SIDE BY SIDE FLO-WELL  
 DR-3 ELEVATION NTS



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 1339 CHALMETTE DRIVE - ATLANTA, GA 30306  
 SUSAN AND BEN CLARE

**LAND DESIGN**  
 AND CONSULTING, LLC  
 678.503.0390-0

FLO-WELL SPECIFICATIONS  
 SCALE VARIES  
 SHEET NUMBER DR-3.0