



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, January 12, 2022 at 1:00 PM

Planning Department Staff Analysis

N5 Case No: A-22- 1245386 **Parcel ID(s):** 18-010-07-165; 18-010-07-174;
18 -010-07-173

Commission District: 04 Super District 06

Applicant: Rockbridge Residential Holdings, LLC.
2849 Paces Ferry Road, Suite 625
Atlanta, GA 30339

Owner: Same as applicant

Project Name: 3246 & 3250 ROCKBRIDGE ROAD AVONDALE ESTATE, GA 30002
280 STRATFORD STREET AVONDALE ESTATES, GA 30002

Location: The properties are located north of Rockbridge Road, at 3246 and 3250 Rockbridge Road Avondale Estates, GA 30002, and 280 Stratford Street Avondale Estates, GA 30002.

REQUEST: To request a special exception from the *DeKalb County Land Development Ordinance* for the following:

1. Special exception to remove specimen trees on subject properties

Section 14-39 (g) (1) "If significant trees exist on a tract of land for which a permit subject to this section is sought, either one hundred twenty (120) inches (DBH) per acre or twenty-five (25) percent of existing significant trees per acre of such significant trees, whichever is less, shall be preserved on the site."

Staff Recommendation: "Denial"

STAFF FINDINGS:

Scope of project:

The applicant is proposing to construct one detached single structure on each subject lot. The applicant proposes to remove the existing specimen trees on each site.

Justification by County Arborist:

The request to remove trees was denied on the subject lots in the Avondale East site. These trees were marked to be saved on the land development permit (LDP).

Per the County's Land-Development Code - Tree Protection 14-39, *120"/acre shall be preserved and there shall be recompense for the removal of specimen trees.* This site was approved with over 550 trees were removed. On-site planting and on-site tree preservation did not compensate for the removal of so many trees. The Developer had to submit an Off-Site Reforestation Agreement.

The terms of the Offsite Reforestation Agreement has been met thru the replanting of trees off-site as well as monetary recompense to the Tree Bank.

During the development of this project only a fraction of the trees marked to be saved on the LDP plans have been saved.

As a result of the removal of saved trees and of a recent request by the Developer to remove trees on a lot that were marked to be saved on the LDP with monetary payment to the Tree Bank, citizen complaints were received to the Department that no additional trees marked to be saved on the LDP were to be removed.

Per Chapter 14-39(p)(6) of the *Dekalb County Land Development Ordinance*,

"Special exception. The zoning board of appeals is authorized to consider requests for special exception for the removal of an unauthorized specimen tree. All such requests shall be filed, notice given, and all procedures shall be as is required in the zoning ordinance. No such special exception for the unauthorized removal of a specimen tree shall be granted by the zoning board of appeals unless the applicant has demonstrated and the board has found that the property is not capable of earning a reasonable economic return absent the grant of the special exception. In making this determination the board shall consider the following factors:

- 1. Value of the trees in question, considering their age, size, health.**
- 2. The current level of economic return on the property.**
- 3. The marketability of the property; and the unfeasibility of alternate design or uses.**
- 4. Appeals from final decisions of the board shall be as provided for in Chapter 27 of the DeKalb County Code of Ordinances."**

RECEIVED

By Rachel Bragg at 9:51 am, Dec 02, 2021



Hon. Michael Thurmond
Chief Executive Officer

Department of Planning & Sustainability
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 Rockbridge Residential Holdings, LLC

Mailing Address: 2849 Paces Ferry Rd., Suite 625

City/State/Zip Code: Atlanta, GA 30339

Email: jhuckaby@seccompanies.com

Telephone Home: _____ Business: 404-504-0514 Fax No.: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Rockbridge Residential Holdings, LLC

Address (Mailing): 2849 Paces Ferry Rd., Suite 625

City/State/Zip Code: Atlanta, GA 30339

Email: jhuckaby@seccompanies.com

Telephone Home: _____ Business: 404-504-0514 Fax No.: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

280 Stratford St.

Address: 3250 + 3246 Rockbridge Rd. City: Avondale Estates State: GA Zip: 30002

District(s): 18TH Land Lot(s): 10 Block: _____ Parcel: 18 010 07 012

District(s): 18TH Land Lot(s): 10 Block: _____ Parcel: 18 010 07 174

District(s): 18TH Land Lot(s): 10 Block: _____ Parcel: 18 010 07 165

Zoning Classification: R-75 Commission District & Super District: SD06 CD04

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.) For tree removal.
- OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: _____

Fee Paid: _____



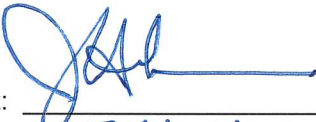
ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

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: 11/8/21

Applicant: 
Signature John Huckaby

DATE: _____

Applicant: _____
Signature

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT 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 and that I authorize the applicant/agent to apply for a hearing to the Zoning
Board of Appeals for the requests as shown in this application

DATE: 11/8/21

Applicant/Agent: 
Signature JOHN HUCKABY

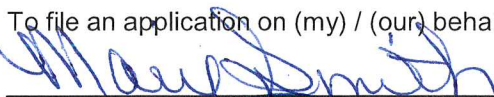
TO WHOM IT MAY CONCERN:

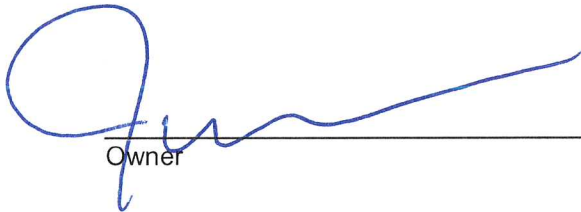
(I)/ (WE) ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC
(Name of Owners)

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

John Huckaby or Carl Westmoreland (Morris, Manning, & Martin)
(Name of Applicant or Representative)

To file an application on (my) / (our) behalf


Notary Public

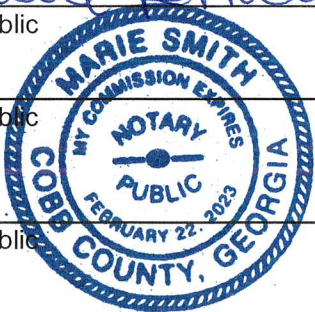

Owner

Notary Public

Owner

Notary Public

Owner



Letter of Intent and Justifications

Avondale East

Applicant is in the process of completing the development of a single-family detached residential subdivision in the Avondale East development and is down to the final three lots. Applicant requests, by this application, a special exception in accordance with Section 14-39(p)(6) to allow for the removal of certain specimen trees as identified in the attached plans. The Zoning Board of Appeals is authorized to allow the removal of specimen trees upon the showing that the property is not capable of earning a reasonable economic return absent the grant of a special exception in accordance with the following criteria:

a. Value of the trees in question, considering their age, size, health, and significance;

The trees in question are of little value considering their age, size, health and significance. For Lot 14, there is a total of two specimen trees that are planned to be removed. One is 12 inches in diameter at breast height (DBH) and the other is 18 inches DBH. On Lot 13, four specimen trees are proposed to be removed that are 6, 8, 12 and 36 inches DBH. On Lot 5 there are eight significant trees on site, three of which are specimen trees that are proposed to be removed. The three specimen trees range in size from three to six inches DBH. There is nothing about the age, size, health or significance of the trees that warrants them being saved. To the extent possible, certain trees that are outside of the buildable area are being saved in accordance with the attached plans. Where trees are not being saved, the applicant is proposing significant recompense at a total of 138 inches to the tree bank. Beyond the recompense, the applicant is also proposing to replant trees on the lots in question as a part of the landscaping.

b. The current level of economic return on the property;

In the current state, there is no economic return on the property. The trees in question are located in the buildable area of lots 5, 13 and 14 that have already been approved to be developed as a part of the larger Avondale East residential subdivision. By not allowing the removal of the trees identified in the application, the homes for those lots are unable to be built. Consequently, the level of economic return on the property is little to none.

c. The marketability of the property; and the unfeasibility of alternate design or uses.

The property has been marketed as three individual lots for the purposes of building single family detached homes. The marketability of these lots is greatly reduced, if not completely diminished, by prohibiting the removal of the trees in question. Applicant has considered all alternatives, including alternative designs and uses, none of which are feasible. The timing is particularly problematic as the other lots in the development have been marketed and/or sold without the ability to account for the reduced marketability and economic return of these three lots if the trees are unable to be removed. There is no alternative design or use that will provide a reasonable economic return.

Summary Notes

Russell Tanning (DeKalb County Arborist) instructed not to allow any further tree recompense or tree removal for Avondale East.

He said that he has enormous pressure from the neighboring lot owners of Avondale East so he is unable to help. He also mentioned that this has been an ongoing issue since the Development started and for the number of trees that have been already removed.

The problem is that without the tree removal for Lot 5 and for Lot13/14, no house is able to be built on the lots since the trees are in the building envelope of the house and cannot be moved anywhere else on the lot. These are the last 3 lots in the community that would have such issues; the permits are approved for these lots; and they are under contract to future Deklab County residents.

Mr. Tanning said that we would have to take this up with some of the other Officials at Dekalb County. We did this, but Chief Marcus Robinson said we would have to file an appeal with the zoning board to get a variance to remove the trees noted on Lots 4, 13, & 14.

Below are two contacts if someone can reach out to them. Attached is all of the information and justification for the tree recompense requests, but it sounds like someone higher up will have to review and approve at this point due to the homeowner action group adjacent to the neighborhood.



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyga.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

DEKALB COUNTY
LAND DEVELOPMENT CODE
SEC. 14-39
TREE PROTECTION

(a) *Statement of purpose:*

- The purpose of these standards is to facilitate the preservation and/or replacement of trees as a part of land development in the county.
- The DeKalb County Board of Commissioners finds that the preservation of existing trees is a public purpose that protects the public health, safety, general welfare and aesthetics of DeKalb County and all its citizens.
- Provide standards for the preservation of trees as part of the land development process.
- Prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.
- Protect trees during construction to enhance the quality of life in DeKalb County.
- Protect trees in construction of public facilities and utilities.

**SUMMARY OF
TREE PLAN REVIEW
FOR
AVONDALE EAST I & AVONDALE EAST II
(AP# 20959)
FORMERLY ROCKLAND MANOR (AP# 210795)**

SITE DESCRIPTION:

Site Area: Overall Development 17.1 acres

Zoning: R-75; / Scottdale Overlay District

TREE SURVEY:

505 Significant Trees on site (SHEET NUMBER 15.1). Per DeKalb County Land Development Code Chapter 14, Article I. Sec. 14-1. Definition of significant tree; “*means any existing, healthy, living tree eight (8) inches DBH (Diameter at Breast Height) or greater in size.*”

TREE PRESERVATION AND REPLACEMENT REQUIREMENTS:

Chapter 14 of DeKalb County Land Development Code Sec. 14-39 *Tree preservation and replacement requirements (g) (1):*

“The following tree preservation and replacement requirements are hereby established:

If significant trees exist on a tract of land for which a permit subject to this section is sought, either one hundred twenty (120) inches (DBH) per acre or twenty-five (25) percent of existing significant trees per acre of such significant trees, whichever is less, shall be preserved on the site.”

Per DeKalb Land Development Code:

(505 Significant Trees/17.1 Acres) * 0.25 = 7.4 Significant Trees/Acre shall be preserved.

OR

120”DBH/Acre * 17.1 Acres = 2,052” DBH shall be preserved.

Chapter 14 of DeKalb County Land Development Code Sec. 14-39 *Tree preservation and replacement requirements (g) (8):*

“Any specimen tree removed from a parcel shall be replaced by one and five-tenths (1.5) times the equivalent inches (DBH) of replacement trees or existing trees in excess of the tree preservation and replacement requirements, using species with potentials for comparable size and quality at maturity.”

Per Table 1 on SHEET NUMBER 15.0, twenty-four (24) specimen trees are to be removed with a total DBH recompense of 1,317” (DBH * 1.5).

TREE SAVE PLAN:

Per SHEET NUMBER 15.0; TABLE 2., a total of twenty-one (21) significant (11) and specimen (10) trees will be saved on the 17.1 acre project.

Russell Toning - DeKalb County Arborist

21 Significant Trees/17.1 Acres = 1.2 Significant Trees/Acre saved.

1.2 Significant Trees/Acre < 7.4 Significant Trees/Acre

Does not meet Tree Preservation Requirement

Per SHEET NUMBER 15.0; TABLE 2., a total of twenty-one (21) significant (11) and specimen (10) trees will be saved on the 17.1 acre project. The total DBH of the twenty-one saved trees is 513”.

513”DBH < 2,052”DBH

**Does not meet Tree Preservation Requirement
Alternative Compliance Sec. 14.39 (j)(m) to be Used**

TREE REPLACEMENT PLAN:

Per SHEET NUMBER 15.2, there are 369 trees to be planted; thirty-eight (38) trees are 2” caliper, the remaining 331 are 4” caliper trees. A total of 1,324” are to be planted.

TREE RECOMPENSE:

The 1,324” of planted trees exceeds the recompense required for the removal of 24 specimen trees (1,317”).

Recompense Met

Recompense required for 120”DBH/acre on 17.1 acres is 2,053”.

2,052” – 1,324” = 728”

728” Deficit

Twenty-one (21) significant trees are saved on site total 513”.

728” - 513” = 215”

215” Deficit - owed to County

Per DeKalb County Land Development Code Sec. 14-39 *Alternative compliance* (m) (2) Tree banking:

“If trees cannot be planted on site and there is insufficient common area for replanting, the balance of trees will be accepted by the director for tree banking within unincorporated DeKalb County. Participants in the tree banking program administered by the director, including the signing of an off-site reforestation agreement.”

An off-site reforestation agreement must be submitted to plant a total of 215”, which is the equivalent of planting fifty-four (54) 4” caliper trees.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

OFF SITE REFORESTATION AGREEMENT

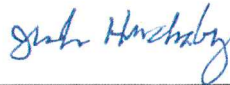
DEKALB COUNTY DEPARTMENT OF PLANNING & SUSTAINABILITY

This contract is applicable to properties that cannot meet the requirements of the DeKalb County Tree Ordinance, within the bounds of said property. Section 14-39 (m) (2) provides for tree banking, where the balance of required trees shall be planted within unincorporated DeKalb County.

The completion of this contract is acknowledgment of responsibility for the offsite planting and warranty of said trees in accordance with the DeKalb County Tree Ordinance. The representative for Environmental Compliance Division shall determine species, location and time of planting. Failure to comply with the terms of this agreement is a code violation and will result in enforcement action taken by the DeKalb County Development Department.

SPECIES AND SIZE TO BE SELECTED BY DEKALB COUNTY

Density units required for replacement: 45"

Property Owner ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC	Project Name and Address AVONDALE EAST I - LOT 14 #3246 ROCKBRIDGE ROAD
Owner's Address 2849 PACES FERRY RD, SUITE 625 ATLANTA, GA 30339	Development or Building Permit File # 3083451
Owner's Printed Name & Signature 	Landscape Contractor HARVE SOUTH COMMUNITIES, LLC
Owner' Phone # (404) 504-0514	L/S Contractor's Phone # (404) 863-8197

COMPLETE & RETURN ORIGINAL TO:

DeKalb County Planning & Sustainability
Environmental Compliance Division
Attn: County Arborist
330 W. Ponce de Leon Avenue
3rd Floor
Decatur, GA 30030

2" caliper tree = 0.4 density factor = trees
3" caliper tree = 0.5 density factor = trees
4" caliper tree = 0.7 density factor = trees
5" caliper tree = 0.8 density factor = trees
6" caliper tree = 1.0 density factor = trees

GENERAL NOTES

- ALL MATTERS PERTAINING TO TITLE ARE ACCEPTED.
- NO N.G.S MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.
- THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR OR NAMED PERSON, PERSONS OR ENTITY.
- LOT AND BOUNDARY INFORMATION TAKEN FROM FINAL PLAT FOR AVONDALE EAST I & II, P.B. 275 PG.5, DEKALB COUNTY RECORDS.
- TOPOGRAPHY SHOWN REFERENCED FROM THE APPROVED CONSTRUCTION PLANS.
- BUILDER TO VERIFY ALL HOUSE DIMENSIONS PRIOR TO CONSTRUCTION.
- BUILDER TO VERIFY ALL SURFACE RUNOFF AWAY FROM HOUSE.
- APPROVED SITE PLAN REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
- SILT TO BE CONTROLLED ON THE LOT BY THE BUILDER PER DEKALB COUNTY STANDARD NO. 900.
- EROSION AND SILTATION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO ACROSS, AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THIS RECORDED LOT, FOR THE PURPOSE OF INSPECTION, REPAIR AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, REPAIR OF, IMPROVEMENTS WITHIN SAID EASEMENT.
- DRIVEWAY TO COMPLY WITH DEKALB COUNTY STANDARD NO. 709 AND NO. 710.
- LIMITS OF CONSTRUCTION DISTURBANCE LIE OUTSIDE THE PROPOSED SILT FENCE LOCATION.
- FOUNDATION LOCATION CERTIFICATE REQUIRED PRIOR TO POURING FOOTINGS.
- LOT AS-BUILT SURVEY IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- COMPACTION CERTIFICATION REQUIRED BEFORE FOOTING IS POURED.
- MUST HAVE BUFFER STAKED PRIOR TO BEGINNING CONSTRUCTION.
- NO SLOPE TO EXCEED 3%.
- GRADE TO DRAIN AWAY FROM FOUNDATION.
- THERE ARE NO EXISTING TREES ON PROPERTY.
- 2" - 3" CALIBER OVERSTORY TREES REQUIRED IN EACH FRONT YARD PER 14-34(G)(12).
- FINAL AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO FIELD-VERIFY UTILITY TIE-IN TO EXISTING FACILITIES.
- NO DUMPSTER, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY.
- ZONING: R-75 (SCOTTDALE OVERLAY DISTRICT - TIER IV), MINIMUM LOT SIZE: 6,000 SQ. FT. MAX. BUILDING HEIGHT 35'. MAX. LOT COVERAGE 35%.
- WATER QUALITY SATISFIED THROUGH OVERALL LDP.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD-STATE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO LAND-DISTURBING ACTIVITIES.
- ALL TREE PROTECTION DEVICES TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- DUMPSTERS AND/OR TEMPORARY SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER TO BE DIRECTED TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
- THE PLANTING, RE-RESTORATION AND TREE PROTECTION HAS BEEN MET THROUGH THE LDP AND FINAL PLAT PERMITTING PROCESS.

OWNER/BUILDER/EROSION CONTROL

ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC.
2849 PACES FERRY ROAD, SUITE 625
ATLANTA, GA 30339

24 HOUR EMERGENCY CONTACT:

ERIC GENTRY
678-898-9550

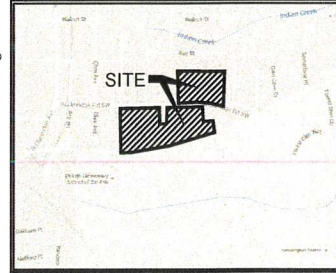
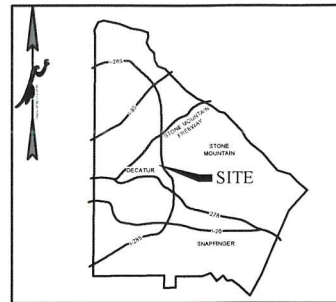
LOT COVERAGE

MAXIMUM LOT COVERAGE: 35%
LOT AREA: 8,683 SQ. FT.
PROPOSED BUILDING COVERAGE: 1,516 SQ. FT.
PROPOSED BUILDING HEIGHT: 32'-0"

IMPERVIOUS CALCULATIONS:

BUILDING: 1,516 SQ. FT.
STOOP/PORCH: 122 SQ. FT.
PATIO/DECK/COV. PORCH: 229 SQ. FT.
DRIVEWAY & SIDEWALK: 560 SQ. FT.
TOTAL IMPERVIOUS AREA: 2,427 SQ. FT.
% TOTAL IMPERVIOUS AREA: 28.0%

THE IMPERVIOUS AREA FROM THIS LOT DRAINS TO INLETS IN THE STREET WHICH ARE PIPED TO THE ON SITE DETENTION AND WATER QUALITY FACILITY, WHICH PROVIDES TREATMENT FOR RUNOFF FROM THIS LOT.



LOCATION MAP
(NOT TO SCALE)

EROSION CONTROL LEGEND

Co	CONSTRUCTION EXIT
Sd1	SEDIMENT BARRIER
Ds1	DISTURBED AREA STABILIZATION WITH MULCHING ONLY
Ds2	DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
Ds4	DISTURBED AREA STABILIZATION WITH SOD
Sd2	INLET SEDIMENT TRAP

TOTAL LIMITS OF DISTURBANCE = 0.25 AC.

CONTOUR LEGEND

— 900 —	PROPOSED CONTOUR
- - - - -	EXISTING CONTOUR
x 900	SPOT ELEVATION
- x - x - x -	SILT FENCE

F.F.E. - FINISH FLOOR ELEVATION
← - STORMWATER FLOW ARROW

FLOOD NOTE

ACCORDING TO THE F.I.R.M. OF DEKALB COUNTY PANEL NUMBERS 13089C0067L AND 13089C0069J, REVISED MAY 16, 2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

TREE NOTE

PROPOSED TREES SHOWN PER ALTERNATE COMPLIANCE LANDSCAPE PLAN FOR AVONDALE EAST I & II, DEKALB LDP # AP 20959.

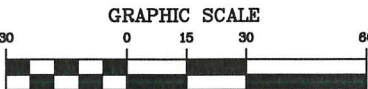
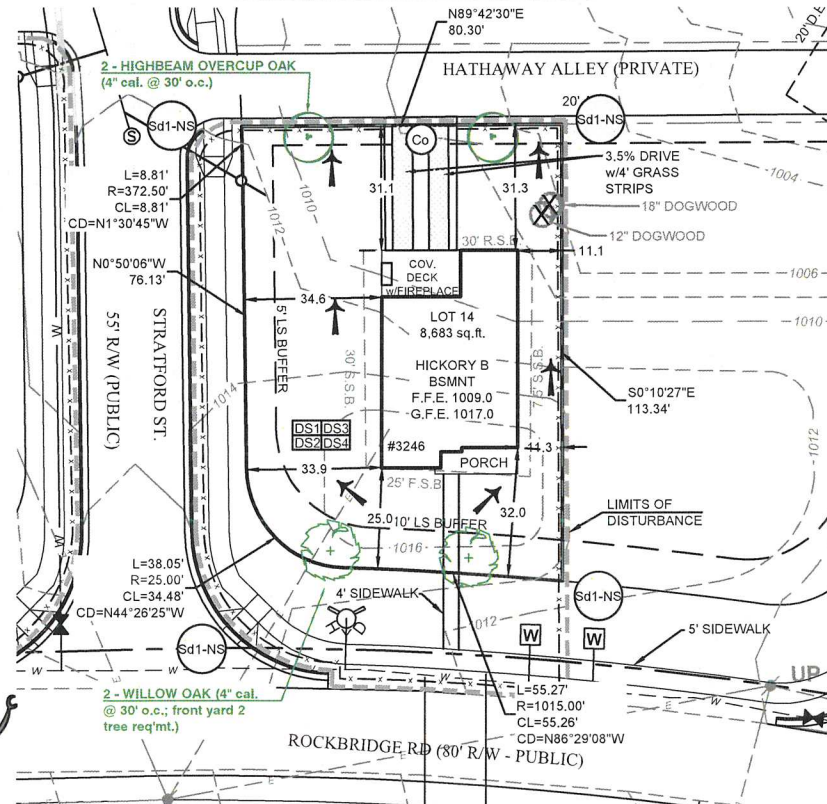
TREE PRESERVATION CALCULATIONS:

TREES TO BE REMOVED: 2 (2 SPECIMEN)
TREE RECOMPENSE REQUIRED = 1.5 x DBH
1.5 x (12" + 18") = 45"
(93" OF TREES TO BE SAVED WILL BE ADDED TO TREE BANK)

FRONT SETBACK: 25 FT (W/REAR ENTRY)
FRONT SETBACK: 30' (FROM LOCAL)
FRONT SETBACK: 35' (FROM COLLECTOR)
REAR SETBACK: 30 FT
SIDE SETBACK: 7.5 FT



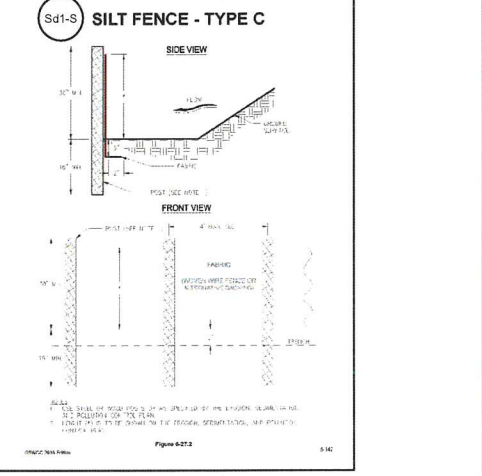
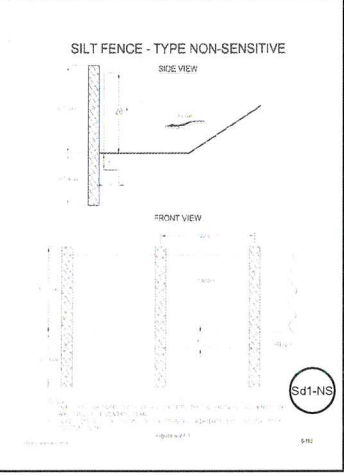
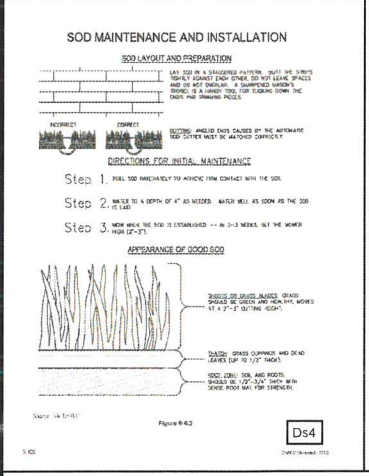
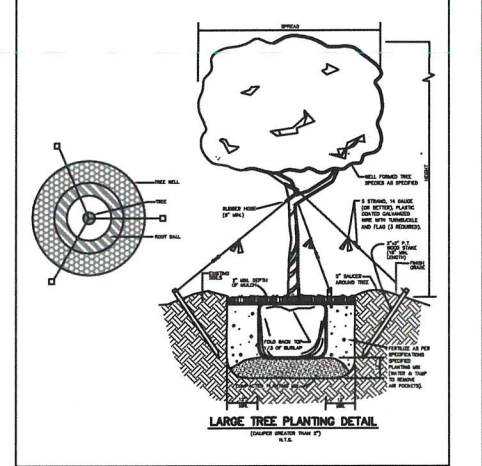
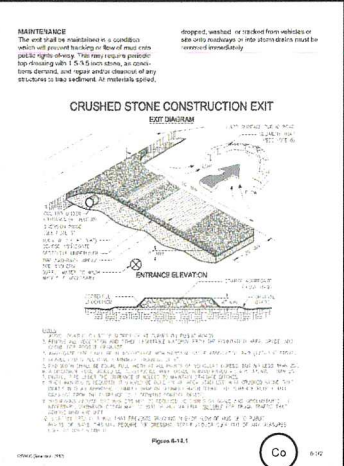
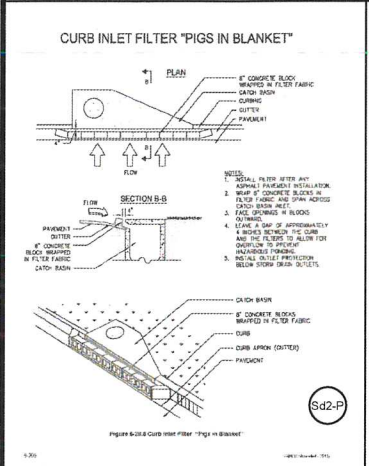
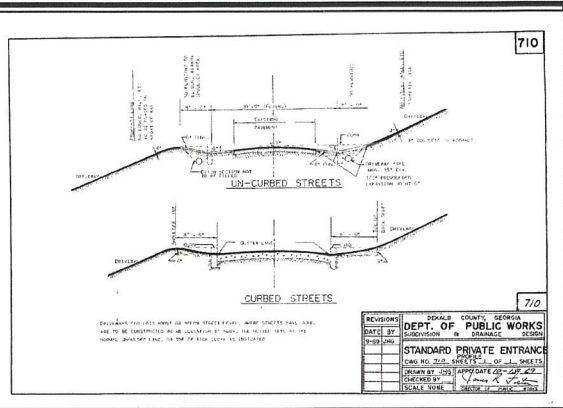
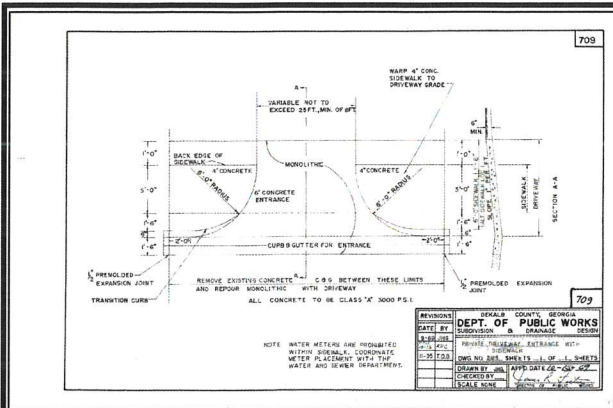
9/17/21



(IN FEET)
1 inch = 30 ft.

SHEET NUMBER:
1 of 3

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<p>DATE: 9/17/21 SCALE: 1" = 30' DRAWN BY: CMITCHELL REVIEWED BY: SHAYES</p>	<p>SITE PLAN FOR: #3246 ROCKBRIDGE ROAD LOT 14 AT AVONDALE EAST I SUBDIVISION LOCATED IN: LAND LOT 10, 18th DISTRICT DEKALB COUNTY, GEORGIA</p>
<p>PREPARED FOR: ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC 2849 PACES FERRY RD, SUITE 625 ATLANTA, GA 30339</p>	
<p>Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811</p>	<p>1. ADDED TREE RECOMPENSE FOR SPECIMEN TREE REMOVAL - 9/17/21 2. 3. 4. 5.</p>
<p>ENGINEERING PLANNING SURVEYING 231 CORP CNTR DR, STE 200 STOCKBRIDGE, GA 30281 PH: 770-938-4666 FAX: 770-938-4656 VISIT US ON OUR WEBSITE www.fdc-llc.com</p>	



NOTES

1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6. ALL TREE PROTECTION AREAS TO BE PROTETED FROM SEDIMENTATION.
7. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
11. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
12. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
13. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OF TREE SAVE/CRITICAL ROOT ZONE.
14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00 AM-7:00 PM
SATURDAY 8:00 AM-5:00 PM

Sean Paul Hayes CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

SHEET NUMBER:
2 of 3



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DATE: 9/17/21
SCALE: NTS
DRAWN BY: CMITCHELL
REVIEWED BY: SHAYES

PREPARED FOR:
ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC
2849 PACES FERRY RD, SUITE 625
ATLANTA, GA 30339

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

EROSION CONTROL DETAILS AND NOTES FOR: #3246 ROCKBRIDGE ROAD LOT 14 AT AVONDALE EAST I SUBDIVISION LOCATED IN: LAND LOT 10, 18th DISTRICT DEKALB COUNTY, GEORGIA	
1.	ADDED TREE RECOMPENSE FOR SPECIMEN TREE REMOVAL - 9/17/21
2.	
3.	
4.	
5.	



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

MATERIAL	RATE
STRAW OR HAY	2" DEEP
WOOD WASTE CHIPS	2" DEEP
SMOULDER ON BANK	2" DEEP
POLYETHYLENE FILM	COMPLETELY COVER AREA

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

Species	Broadcast Rates	Resource Area	Planting Dates by Resource Area	Remarks
BARLEY <i>Hordeum vulgare</i>	None In Mixture: 3 bu. (144 lbs) 3.3 bu. 1/2 bu. (24 lbs) 0.6 bu.	MAL P C	J F M A M J J A S O N D	14,000 seed per pound. Winter hardy. Use on productive soils.
LEPIDEAZA ANNUAL <i>Lepidoluzula sericea</i>	None In Mixture: 40 bu. 0.9 bu. 10 bu. 0.2 bu.	MAL P C	J F M A M J J A S O N D	350,000 seed per pound. May substitute for several years. Use abundant EL.
LOVEGRASS WEEPING <i>Eragrostis curvula</i>	None In Mixture: 4 bu. 0.1 bu. 2 bu. 0.06 bu.	MAL P C	J F M A M J J A S O N D	1,500,000 seed per pound. May list for several years. Use with Seneca spirochloa.
MILLET BROWNTOP <i>Panicum fasciculatum</i>	None In Mixture: 40 bu. 0.9 bu. 10 bu. 0.2 bu.	MAL P C	J F M A M J J A S O N D	137,000 seed per pound. Quick dense cover. Will provide excellent competition in mixtures if seeded at high rate.
MILLET PEARL <i>Panicum polyanthemum</i>	None In Mixture: 50 bu. 1.1 bu.	MAL P C	J F M A M J J A S O N D	95,000 seed per pound. Quick dense cover. May reach 5 feet in height, not recommended for mixtures.
OATS <i>Avena sativa</i>	None In Mixture: 4 bu. (120 lbs) 2.9 bu. 1 bu. (30 lbs) 0.7 bu.	MAL P C	J F M A M J J A S O N D	11,000 seed per pound. Use on productive soils. Not as a winter hardy as oat or barley.
RYE <i>Secale cereale</i>	None In Mixture: 3 bu. (108 lbs) 3.9 bu. 1/2 bu. (24 lbs) 0.6 bu.	MAL P C	J F M A M J J A S O N D	16,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
RYEGRASS ANNUAL <i>Lolium temulentum</i>	None In Mixture: 40 bu. 0.9 bu.	MAL P C	J F M A M J J A S O N D	237,000 seed per pound. Dense cover. Very competitive and hard to be used in mixtures.
SUDANGRASS <i>Sorghum sudanense</i>	None In Mixture: 60 bu. 1.4 bu.	MAL P C	J F M A M J J A S O N D	25,000 seed per pound. Good on draughty sites. Not recommended for mixtures.
TRIFOLIUM <i>Trifolium repens</i>	None In Mixture: 3 bu. (144 lbs) 3.3 bu. 1/2 bu. (24 lbs) 0.6 bu.	C P C	J F M A M J J A S O N D	*Use on lower part of Southern Coastal Plain and Atlantic Coastal Plain. MDRs
WHEAT <i>Triticum aestivum</i>	None In Mixture: 3 bu. (180 lbs) 4.1 bu. 1/2 bu. (30 lbs) 0.7 bu.	MAL P C	J F M A M J J A S O N D	15,000 seed per pound. Winter hardy.

*Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily.
 †Reduce seeding rates by 50% when drilled.
 MAL represents the Mountain, Blue Ridge, and Ridge and Valley MLRAs.
 P represents the Southern Piedmont MLRA.
 C represents the Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs.
 (See Figure 6-4.1, p. 6-49 of the Georgia Manual for Sedimentation and Erosion Control, 2014.)

Ds4 DISTURBED AREA STABILIZATION (WITH SOD)

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
COMMON BERMUDAGRASS	COMMON TIFGRASS (TIFLAWN)	MAL, P, C	WARM WEATHER
BAHIAGRASS	PENSACOLA	P, C	WARM WEATHER
CENTPEEDE	-	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBULE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MITEE	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY	MAL, P	COOL WEATHER

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (lb/PK)	RATE (lb/Acre)	NITROGEN (lb/1000)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 50-100 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 50-100 30



3/17/21

CONSTRUCTION ACTIVITY SCHEDULE

WEEKS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
INITIAL PERIMETER AND SEDIMENT STORAGE BMPs																						
CLEARING AND GRUBBING																						
EROSION CONTROL IMPLEMENTATION AND MAINTENANCE																						
CUT AND FILL																						
GRASSING (LIMIT EXPOSURE TO SEVEN (7) DAYS)																						
UTILITY INSTALLATION																						
CONSTRUCTION																						
TRUCK TRAILING																						
FINAL STABILIZATION AND PERMANENT GRASSING																						

DATE: 3/17/21
 SCALE: NTS
 DRAWN BY: CMITCHELL
 REVIEWED BY: SHAYES
 PREPARED FOR:
 ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC
 2849 PACES FERRY RD, SUITE 625
 ATLANTA, GA 30339

EROSION CONTROL DETAILS AND NOTES FOR:
 #3246 ROCKBRIDGE ROAD
 LOT 14 AT AVONDALE EAST I
 SUBDIVISION
 LOCATED IN:
 LAND LOT 10, 18th DISTRICT
 DEKALB COUNTY, GEORGIA

Know what's below.
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- ADDED TREE RECOMPENSE FOR SPECIMEN TREE REMOVAL - 9/17/21
-
-
-
-

SHEET NUMBER:
 3 of 3





Department of Planning & Sustainability
Residential Building Permit

LOT 14

PERMIT # 3083451

To schedule an inspection call: (404)371-3010

Project	
Permit Type: D-STRUCT	Phone Number of Record: (770)374-7678
Project: AVONDALE EAST I&II LOT 14	Primary Contact: CYNTHIA PRINCE *
Work Type: NEW CONSTRUCTION	Construction Type: VB
Inspection Zone: 4	Occupancy Type: D-SFD

Property				
Address: 3246 Rockbridge RD Avondale Estates GA 30002			Parcel ID: 18 010 07 174	
Zoning: R-75	Lot #: -	Land Use: TN	Septic: -	District: SD06 CD04
Setbacks:	Front: 25.0 Feet	Rear: 30.0 Feet	Left: 30.0 Feet	Right: 7.5 Feet

Contacts		
Owner: ROCKBRIDGE RESIDENTIAL HOLDINGS LLC 2849 PACES FERRY RD ATLANTA, GA 30339 (404)274-4492 CWALTERS@HOMESOUTHCOMMUNITIES.COM	Applicant: REINER RIETIG* 390 BROGDON RD SUWANEE, GA 30024 (770)932-1332 RRIETIG@HOMESOUTHCOMMUNITES.COM	Contractor: - HOME SOUTH COMMUNITIES** 390 BROGDON ROAD SUWANNE, GA 30024 (404)863-8197 rrietig@homesouthcommunities.com
Contractor's Business License: RBQ005044		Trade License: -

Scope of Work			
# Stories	2.0	Lot Size (SF)	8683.00
# Rooms	14	Heated Area (SF)	3905
# Baths	4.5	Basement (SF)	214
# Kitchens	1	Garage (SF)	445
Exterior Finish	BRICK	Outdoor Living Space (SF)	366
Roof Finish	ASPHAL	Total Area (SF)	4930
		Building Valuation:	\$462,651.30

Description of Work
NEW SINGLE FAMILY- LOT 14

Other Permits Required
HVAC, ELECTRICAL, PLUMBING

Inspections Required
E-BIFINAL, E-BIINIT, E-BIPRGRAD, L-FINALWSD, S-FINAL, S-FOOT, S-FRAMING, S-PRECLAD, S-SLAB

Holds

Processing	
Total Fees: \$2,000.00	Issue Date: 07/12/2021
Processed By: WEB	Issued By: UCAUDILL



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

OFF SITE REFORESTATION AGREEMENT

DEKALB COUNTY DEPARTMENT OF PLANNING & SUSTAINABILITY

This contract is applicable to properties that cannot meet the requirements of the DeKalb County Tree Ordinance, within the bounds of said property. Section 14-39 (m) (2) provides for tree banking, where the balance of required trees shall be planted within unincorporated DeKalb County.

The completion of this contract is acknowledgment of responsibility for the offsite planting and warranty of said trees in accordance with the DeKalb County Tree Ordinance. The representative for Environmental Compliance Division shall determine species, location and time of planting. Failure to comply with the terms of this agreement is a code violation and will result in enforcement action taken by the DeKalb County Development Department.

SPECIES AND SIZE TO BE SELECTED BY DEKALB COUNTY

Density units required for replacement: 93"

Property Owner ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC	Project Name and Address AVONDALE EAST I - LOT 13 #3250 ROCKBRIDGE ROAD
Owner's Address 2849 PACES FERRY RD, SUITE 625 ATLANTA, GA 30339	Development or Building Permit File # 3DB3450
Owner's Printed Name & Signature <i>John Hinchey</i>	Landscape Contractor HOME SOUTH COMMUNITIES, LLC
Owner' Phone # (404) 564-0514	L/S Contractor's Phone # (404) 863-8197

COMPLETE & RETURN ORIGINAL TO:

DeKalb County Planning & Sustainability
Environmental Compliance Division
Attn: County Arborist
330 W. Ponce de Leon Avenue
3rd Floor
Decatur, GA 30030

- 2" caliper tree = 0.4 density factor = trees
- 3" caliper tree = 0.5 density factor = trees
- 4" caliper tree = 0.7 density factor = trees
- 5" caliper tree = 0.8 density factor = trees
- 6" caliper tree = 1.0 density factor = trees

GENERAL NOTES

- ALL MATTERS PERTAINING TO TITLE ARE ACCEPTED.
- NO N.G.S MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.
- THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
- LOT AND BOUNDARY INFORMATION TAKEN FROM FINAL PLAT FOR AVONDALE EAST I & II, P.B. 276 PG.5, DEKALB COUNTY RECORDS.
- TOPOGRAPHY SHOWN REFERENCED FROM THE APPROVED CONSTRUCTION PLANS.
- BUILDER TO VERIFY ALL HOUSE DIMENSIONS PRIOR TO CONSTRUCTION.
- BUILDER TO VERIFY ALL SURFACE RUNOFF AWAY FROM HOUSE.
- APPROVED SITE PLAN REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT
- SILT TO BE CONTROLLED ON THE LOT BY THE BUILDER PER DEKALB COUNTY STANDARD NO. 600.
- EROSION AND SILTATION CONTROL DEVICES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS, AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THIS RECORDED LOT FOR THE PURPOSE OF INSPECTION, REPAIR, AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, REPAIR OF, IMPROVEMENTS WITHIN SAID EASEMENT.
- DRIVEWAY TO COMPLY WITH DEKALB COUNTY STANDARD NO. 709 AND NO. 710
- LIMITS OF CONSTRUCTION DISTURBANCE TO BE OUTSIDE THE PROPOSED SILT FENCE LOCATION.
- FOUNDATION LOCATION CERTIFICATE REQUIRED PRIOR TO POURING FOOTING.
- LOT AS-BUILT SURVEY IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- COMPACTION CERTIFICATION REQUIRED BEFORE FOOTINGS IS POURED.
- MUST HAVE BUFFER STAKED PRIOR TO BEGINNING CONSTRUCTION.
- NO SLOPE TO EXCEED 3:1.
- GRADE TO DRAIN AWAY FROM FOUNDATION.
- THERE ARE NO EXISTING TREES ON PROPERTY.
- 2" - 3" CALIPER OVERSTORY TREES REQUIRED IN EACH FRONT YARD PER 14-34(G)(2).
- A FINAL AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO FIELD-VERIFY UTILITY TIE-IN TO EXISTING FACILITIES.
- NO DUMPSTER, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY.
- ZONING R-75 (SCOTTDALE OVERLAY DISTRICT - TIER IV), MINIMUM LOT SIZE: 6,000 SQ.FT. MAX. BUILDING HEIGHT 35'. MAX. LOT COVERAGE 35%.
- WATER QUALITY SATISFIED THROUGH OVERALL LDP.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD-VERIFY ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- DUMPSTERS AND/OR TEMPORARY SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER TO BE DIRECTED TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVENET/ROOT ZONE.
- THE PLANTING, RE-FORESTATION AND TREE PROTECTION HAS BEEN MET THROUGH THE LDP AND FINAL PLAT PERMITTING PROCESS.

OWNER/BUILDER/EROSION CONTROL:

ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC.
2849 PACES FERRY ROAD, SUITE 625
ATLANTA, GA 30339

24 HOUR EMERGENCY CONTACT:

ERIC GENTRY
678-898-9550

LOT COVERAGE

MAXIMUM LOT COVERAGE: 35%
LOT AREA: 9,080 SQ. FT.
PROPOSED BUILDING COVERAGE: 1,597 SQ. FT.
PROPOSED BUILDING COVERAGE: 17.6%
PROPOSED BUILDING HEIGHT: 32'-0"

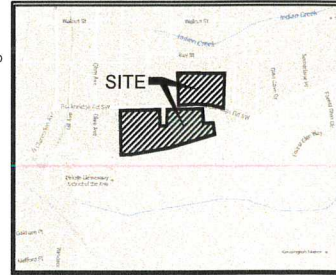
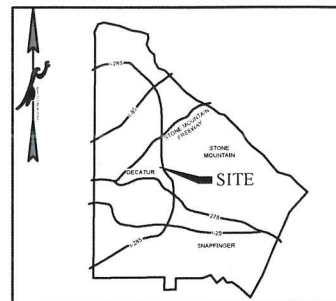
IMPERVIOUS CALCULATIONS:

BUILDING: 1,597 SQ. FT.
STOOP/PORCH: 110 SQ. FT.
PATIO/DECK/COV. PORCH: 197 SQ. FT.
DRIVEWAY & SIDEWALK: 534 SQ. FT.
TOTAL IMPERVIOUS AREA: 2,438 SQ. FT.
% TOTAL IMPERVIOUS AREA: 26.8%

THE IMPERVIOUS AREA FROM THIS LOT DRAINS TO INLETS IN THE STREET WHICH ARE PIPED TO THE ON SITE DETENTION AND WATER QUALITY FACILITY, WHICH PROVIDES TREATMENT FOR RUNOFF FROM THIS LOT.

EROSION CONTROL LEGEND

Co	CONSTRUCTION EXIT
Sd1	SEDIMENT BARRIER
Ds1	DISTURBED AREA STABILIZATION WITH MULCHING ONLY
Ds2	DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
Ds4	DISTURBED AREA STABILIZATION WITH SOD
Sd2	INLET SEDIMENT TRAP



LOCATION MAP

(NOT TO SCALE)

CONTOUR LEGEND

— 900 —	PROPOSED CONTOUR
- - - 900 - - -	EXISTING CONTOUR
x 900	SPOT ELEVATION
- x - x - x -	SILT FENCE

F.F.E. - FINISH FLOOR ELEVATION

← - STORMWATER FLOW ARROW

FLOOD NOTE

ACCORDING TO THE F.I.R.M. OF DEKALB COUNTY PANEL NUMBERS 13089C0067L AND 13089C0069J, REVISED MAY 16, 2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

TREE NOTE

PROPOSED TREES SHOWN PER ALTERNATE COMPLIANCE LANDSCAPE PLAN FOR AVONDALE EAST I & II, DEKALB LDP # AP 20959.

TREE PRESERVATION CALCULATIONS:

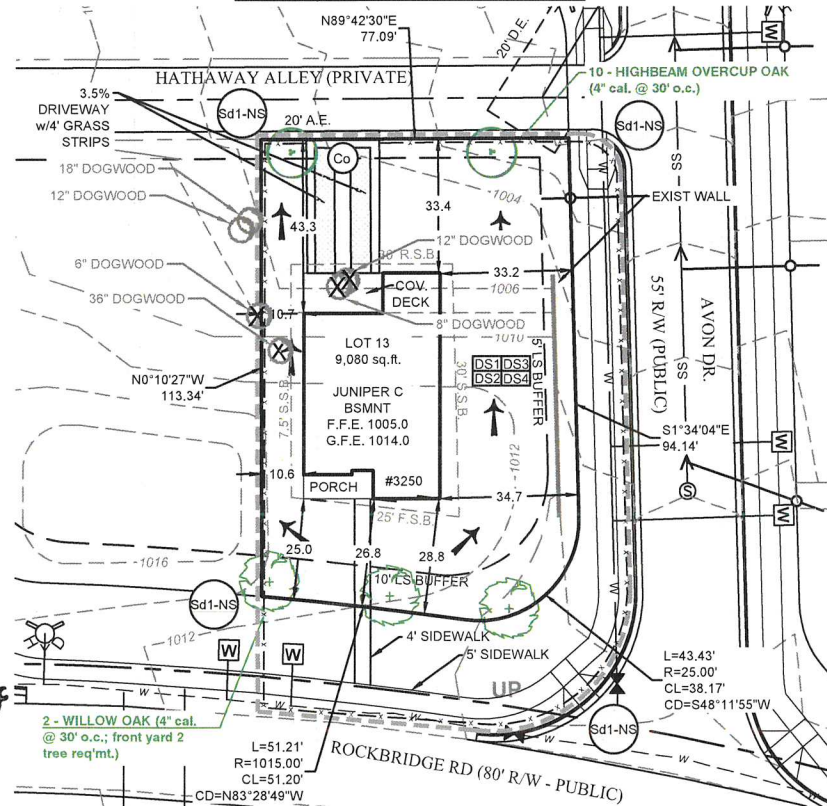
TREES TO BE REMOVED: 4 (4 SPECIMEN)
TREE RECOMPENSE REQUIRED = 1.5 x DBH
1.5 x (36" + 6" + 12" + 8") = 93"
(93" OF TREES TO BE SAVED WILL BE ADDED TO TREE BANK)

FRONT SETBACK: 25 FT (w/REAR ENTRY)
FRONT SETBACK: 30' (FROM LOCAL)
FRONT SETBACK: 35' (FROM COLLECTOR)
REAR SETBACK: 30 FT
SIDE SETBACK: 7.5 FT

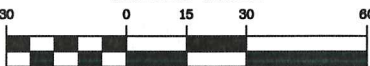


9/17/21

TOTAL LIMITS OF DISTURBANCE = 0.25 AC.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SHEET NUMBER:

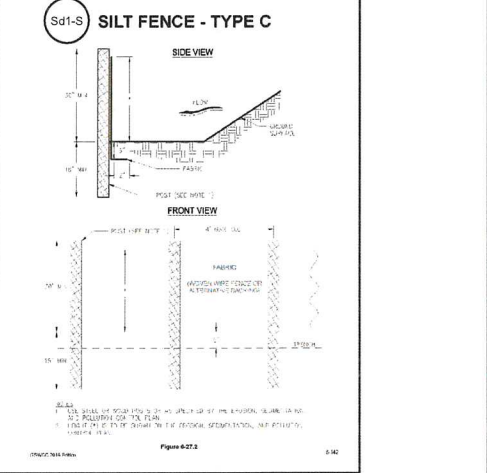
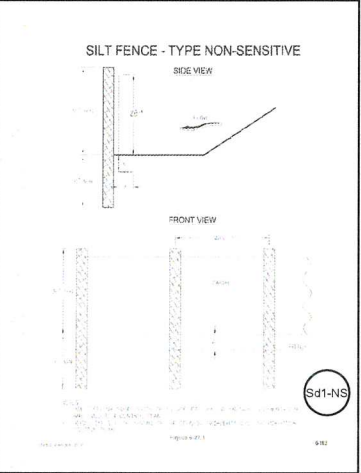
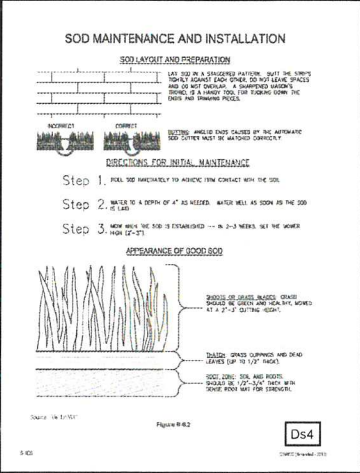
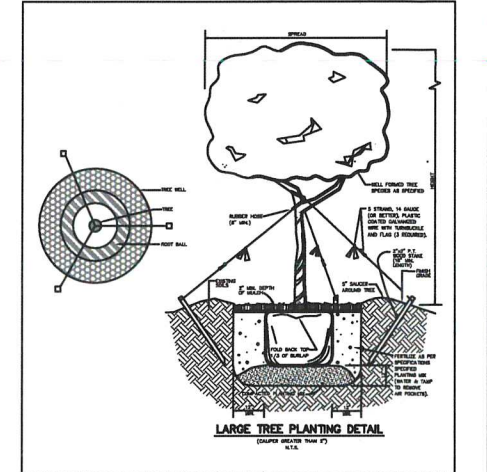
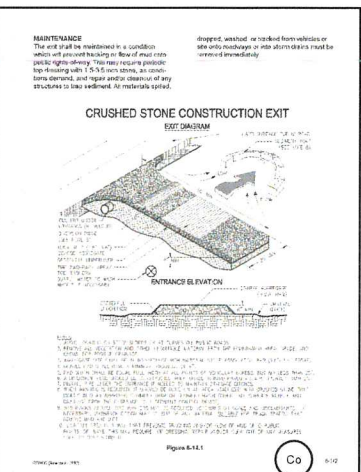
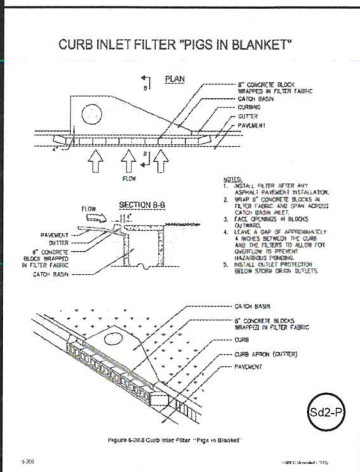
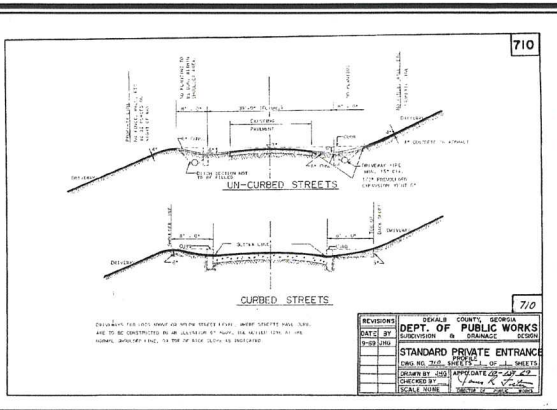
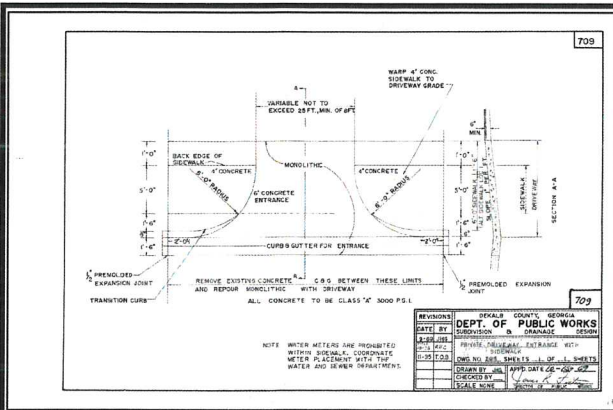
1 of 3

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DATE:	9/17/21
SCALE:	1" = 30'
DRAWN BY:	CMITCHELL
REVIEWED BY:	SHAYES
PREPARED FOR:	ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC 2849 PACES FERRY RD, SUITE 625 ATLANTA, GA 30339

SITE PLAN FOR:
#3250 ROCKBRIDGE ROAD
LOT 13 AT AVONDALE EAST I
SUBDIVISION
LOCATED IN:
LAND LOT 10, 18th DISTRICT
DEKALB COUNTY, GEORGIA

FALCON DESIGN
ENGINEERING PLANNING SURVEYING
231 CORP. CNTR. DR., STE. 200
STOCKBRIDGE, GA 30281
PH: (770) 868-4666
FAX: (770) 868-4656
VISIT US ON OUR WEBSITE
www.fdc-llc.com



NOTES

1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6. ALL TREE PROTECTION AREAS TO BE PROTETED FROM SEDIMENTATION.
7. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
11. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
12. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
13. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OF TREE SAVE/CRITICAL ROOT ZONE.
14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00 AM-7:00 PM
SATURDAY 8:00 AM-5:00 PM

Sean Paul Hayes CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

SHEET NUMBER:
2 of 3



DATE: 3/17/21
SCALE: NTS
DRAWN BY: CMITCHELL
REVIEWED BY: SHAYES
PREPARED FOR:
ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC
2849 PACES FERRY RD, SUITE 625
ATLANTA, GA 30339
Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

EROSION CONTROL DETAILS AND NOTES FOR: #3250 ROCKBRIDGE ROAD LOT 13 AT AVONDALE EAST I SUBDIVISION LOCATED IN: LAND LOT 10, 18th DISTRICT DEKALB COUNTY, GEORGIA	
1.	ADDED TREE RECOMPENSE FOR SPECIMEN TREE REMOVAL - 9/17/21
2.	
3.	
4.	
5.	



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
MATERIALS AND RATES

MATERIAL	RATE
STRAW OR HAY	3" DEEP
WOOD WASTE CHIPS SAW DUST OR BARK	3" DEEP
POLYETHYLENE FILM	COMPLETELY COVER AREA

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

SEEDING RATES FOR TEMPORARY SEEDINGS

Species	Broadcast Rates	Resource Area	Planting Dates by Resource Area	Remarks
BARLEY <i>Hordeum vulgare</i>	Alone 3 bu. (144 lbs.) 3.3 bu. In Mixture 1/2 bu. (24 lbs.) 0.6 bu.	M, L, P C	J F M A M J J A S O N D	14,000 seed per pound. Winter hardy. Use on productive soils.
LESPEDEZA ANNUAL <i>L. sericea</i>	Alone 40 lbs. 0.9 bu. In Mixture 10 lbs. 0.2 bu.	M, L, P C	J F M A M J J A S O N D	200,000 seed per pound. May volunteer for several years. Use standard EL.
LOVEGRASS WEEPING <i>Eragrostis curvula</i>	Alone 4 bu. 0.1 bu. In Mixture 2 bu. 0.05 bu.	M, L, P C	J F M A M J J A S O N D	500,000 seed per pound. May last for several years. Mix with <i>Sesuvia</i> response.
MILLET BROWNTOP <i>Panicum fasciculatum</i>	Alone 40 lbs. 0.9 bu. In Mixture 10 bu. 0.2 bu.	M, L, P C	J F M A M J J A S O N D	17,000 seed per pound. Quick denser cover. Will provide successive competition in mature if seeded at high rate.
MILLET PEARL <i>Panicum glaucum</i>	Alone 50 lbs. 1.1 bu.	M, L, P C	J F M A M J J A S O N D	95,000 seed per pound. Quick denser cover. May reach 5' tall in height, not recommended for mowers.
ORZOT <i>Syntherisma sp.</i>	Alone 4 bu. (120 lbs.) 2.9 bu. In Mixture 1 bu. (30 lbs.) 0.7 bu.	M, L, P C	J F M A M J J A S O N D	13,000 seed per pound. Use on productive soils. Not as winter hardy as ryegrass.
RYE <i>Cereale</i>	Alone 3 bu. (108 lbs.) 3.3 bu. In Mixture 1/2 bu. (24 lbs.) 0.6 bu.	M, L, P C	J F M A M J J A S O N D	18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
RYEGRASS ANNUAL <i>Lolium perenne</i>	Alone 40 lbs. 0.9 bu.	M, L, P C	J F M A M J J A S O N D	227,000 seed per pound. Dense cover. Very competitive and is not to be used in pastures.
SUDANGRASS <i>Sorghum sudanense</i>	Alone 60 bu. 1.4 bu.	M, L, P C	J F M A M J J A S O N D	55,000 seed per pound. Good on rougher sites. Not recommended for mowers.
TRIFOLIUM <i>Trifolium repens</i>	Alone 7bu. (144 lbs.) 3.3 bu. In Mixture 1/2 bu. (24 lbs.) 0.6 bu.	C	J F M A M J J A S O N D	**Use on lower part of Southern Coastal Plan and Atlantic Coast Flatwoods MLRAs only.
WHEAT <i>Triticum aestivum</i>	Alone 3 bu. (108 lbs.) 4.3 bu. In Mixture 1/2 bu. (30 lbs.) 0.7 bu.	M, L, P C	J F M A M J J A S O N D	5,000 seed per pound. Winter hardy.

*Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily.
 †Reduce seeding rates by 50% when drilled.
 ‡ML represents the Mountain, Blue Ridge, and Ridge and Valley MLRAs
 †† represents the Southern Piedmont MLRA
 ††† represents the Southern Coastal Plan, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs
 (see Figure 6-4.1, p. 6-40 of the Georgia Manual for Sedimentation and Erosion Control, 2014)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

NOTE: AGRICULTURAL LIME IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS DETERMINE OTHERWISE.

Species	Broadcast Rates	Resource Area	Planting Dates by Resource Area	Remarks
BAHIA, PENNSACOLA <i>Paspalum notatum</i>	Alone or With Temporary Cover 60 lbs. 1.4 bu.	M, L, P C	J F M A M J J A S O N D	100,000 seed per pound. Low growing. Soil forming. Slow to establish. Plant with a companion crop. Will tolerate herbicides and frost. Mix with <i>Sesuvia</i> for sodas or weeping lawns.
BAHIA, WILMINGTON <i>Paspalum notatum</i>	Alone or With Temporary Cover 60 lbs. 1.4 bu.	M, L, P C	J F M A M J J A S O N D	Same as above.
BERNADIA, COMMON <i>Cynodon dactylon</i>	Alone 10 lbs. 0.2 bu. In Mixture 8 bu. 0.7 bu.	M, L, P C	J F M A M J J A S O N D	1,700,000 seed per pound. Quick cover. Low growing and soil forming. Full sun. Good for athletic fields.
BERNADIA, COMMON <i>Cynodon dactylon</i>	Alone 10 lbs. 0.2 bu. In Mixture 8 bu. 0.7 bu.	M, L, P C	J F M A M J J A S O N D	Plant with winter annuals. Plant with Tall Fescue.
BERNADIA SPICED <i>Cynodon dactylon</i>	Alone 40 cut 0.9 cut or 1/4 cu. 1/4 cu. 1/4 cu. plugs 1/4 cu.	M, L, P C	J F M A M J J A S O N D	A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
CENTPEDE <i>Dactyloctenium aegyptium</i>	Block sod only	M, L, P C	J F M A M J J A S O N D	Croutch tolerant. Full sun or partial shade. Effective against soil erosion and in concentrated flow areas. Irrigation is needed until fully established. Do not seed in wet areas. Winter heavy as far as North Adams and Atlanta.
CROWNVEGET <i>Cynodon dactylon</i>	With winter annuals or soil erosion grasses 15 bu. 0.3 bu.	M, L, P C	J F M A M J J A S O N D	100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink, and white blossoms during late fall. Mix 70 pounds of Tall Fescue or 15 pounds of Ryegrass. Provide seed with 10 mulches. Use from North Atlanta and Northward.
FESCUE TALL <i>Festuca arundinacea</i>	Alone 50 bu. 1.1 bu. In Mixture 30 bu. 0.7 bu.	M, L, P C	J F M A M J J A S O N D	227,000 seed per pound. Use alone only on better soils. Mix with perennial leguminosa or crownvetch. Apply fertilization in spring following fall planting. Not for heavy use areas or athletic fields.
KUDZU <i>Lespedeza bicolor</i>	Plants or crowns 3" x 7" apart	ALL	J F M A M J J A S O N D	Rapid and vigorous growth. Excellent in gully erosion control. Will do good brushwork.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	Unseeded 60 bu. 1.4 bu. In Mixture 75 bu. 1.7 bu.	M, L, P C	J F M A M J J A S O N D	550,000 seed per pound. Widely adapted. Low maintenance. Mix with weeping lovegrass, common bermudagrass, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on railroads. Inoculate seed with EL inoculant.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	Seed-bearing hay 3 tons 133 bu.	M, L, P C	J F M A M J J A S O N D	Mix with all fescue or winter annuals. Cut when seed mature in mature but before a stubble. Add tall fescue or winter annuals.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	Unseeded 60 bu. 1.4 bu.	M, L, P C	J F M A M J J A S O N D	550,000 seed per pound. Height of growth is 18 to 24 inches. Adaptation in urban areas. Sprouting-type growth. Low growth has better coloration. Mix with weeping lovegrass, common bermudagrass, tall fescue or winter annuals. Do not mix with <i>Sesuvia</i> or <i>Trifolium repens</i> . Slow to remove. Seed stands. Inoculate seed with EL inoculant.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	In Mixture 75 bu. 1.7 bu.	M, L, P C	J F M A M J J A S O N D	Same as above.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	Alone 60 bu. 1.4 bu.	M, L, P C	J F M A M J J A S O N D	550,000 seed per pound. Height of growth is 18 to 24 inches. Adaptation in urban areas. Sprouting-type growth. Low growth has better coloration. Mix with weeping lovegrass, common bermudagrass, tall fescue or winter annuals. Do not mix with <i>Sesuvia</i> or <i>Trifolium repens</i> . Slow to remove. Seed stands. Inoculate seed with EL inoculant.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	In Mixture 75 bu. 1.7 bu.	M, L, P C	J F M A M J J A S O N D	Same as above.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	Alone 60 bu. 1.4 bu.	M, L, P C	J F M A M J J A S O N D	550,000 seed per pound. Height of growth is 18 to 24 inches. Adaptation in urban areas. Sprouting-type growth. Low growth has better coloration. Mix with weeping lovegrass, common bermudagrass, tall fescue or winter annuals. Do not mix with <i>Sesuvia</i> or <i>Trifolium repens</i> . Slow to remove. Seed stands. Inoculate seed with EL inoculant.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	In Mixture 75 bu. 1.7 bu.	M, L, P C	J F M A M J J A S O N D	Same as above.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	Alone 60 bu. 1.4 bu.	M, L, P C	J F M A M J J A S O N D	550,000 seed per pound. Height of growth is 18 to 24 inches. Adaptation in urban areas. Sprouting-type growth. Low growth has better coloration. Mix with weeping lovegrass, common bermudagrass, tall fescue or winter annuals. Do not mix with <i>Sesuvia</i> or <i>Trifolium repens</i> . Slow to remove. Seed stands. Inoculate seed with EL inoculant.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	In Mixture 75 bu. 1.7 bu.	M, L, P C	J F M A M J J A S O N D	Same as above.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	Alone 60 bu. 1.4 bu.	M, L, P C	J F M A M J J A S O N D	550,000 seed per pound. Height of growth is 18 to 24 inches. Adaptation in urban areas. Sprouting-type growth. Low growth has better coloration. Mix with weeping lovegrass, common bermudagrass, tall fescue or winter annuals. Do not mix with <i>Sesuvia</i> or <i>Trifolium repens</i> . Slow to remove. Seed stands. Inoculate seed with EL inoculant.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	In Mixture 75 bu. 1.7 bu.	M, L, P C	J F M A M J J A S O N D	Same as above.

*Reduce seeding rates by 50% when drilled.
 †EL is an abbreviation for Pure Live Seed. Refer to Section 1.6. of these specifications.
 ‡ML represents the Mountain, Blue Ridge, and Ridge and Valley MLRAs
 † represents the Southern Piedmont MLRA
 †† represents the Southern Coastal Plan, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs
 (see Figure 6-4.1, p. 6-40 of the Georgia Manual for Sedimentation and Erosion Control, 2014)

Ds4 DISTURBED AREA STABILIZATION (WITH SOD)

TABLE 6-4.2 SOD PLANTING REQUIREMENTS			
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TRIFOLIUM TIFGREEN TFLAWN	M, L, P, C	WARM WEATHER
BAHIAGRASS	PENSACOLA	P, C	WARM WEATHER
CENTPEDE	-	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MERER	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY	M, L, P	COOL WEATHER

TABLE 6-4.3 FERTILIZER REQUIREMENTS FOR SOD				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (lb./sq-ft)	NITROGEN DRESSING RATE (lb./acre)	
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	1000	-
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	800	50-100



3/17/21

CONSTRUCTION ACTIVITY SCHEDULE

WEEKS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
INITIAL PERIMETER AND SEDIMENT STORAGE BMPs																						
CLEANING AND GRUBBING																						
EROSION CONTROL IMPLEMENTATION AND MAINTENANCE																						
CUT AND FILL																						
DRAINING (LIMIT EXPOSURE TO SEVEN (7) DAYS)																						
UTILITY INSTALLATION																						
CONSTRUCTION																						
FINISH GRADING																						
FINAL STABILIZATION AND PERMANENT GRASSES																						

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DATE: 3/17/21
 SCALE: NTS
 DRAWN BY: CMITCHELL
 REVIEWED BY: SHAYES

PREPARED FOR:
 ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC
 2849 PACES FERRY RD, SUITE 625
 ATLANTA, GA 30339

Know what's below.
 Call before you dig.
 UTILITIES PROTECTION CENTER
 1 (800) 282-7411 THROUGHOUT GEORGIA
 OR DIAL 811

EROSION CONTROL DETAILS AND NOTES FOR:
#3250 ROCKBRIDGE ROAD
 LOT 13 AT AVONDALE EAST I
 SUBDIVISION
 LOCATED IN:
 LAND LOT 10, 18th DISTRICT
 DEKALB COUNTY, GEORGIA

1. ADDED TREE RECOMPENSE FOR SPECIMEN TREE REMOVAL - 9/17/21
 2.
 3.
 4.

SHEET NUMBER:
3 of 3

FALCON DESIGN
 ENGINEERING PLANNING SURVEYING

285 CORP. CNTR. DR., STE. 200
 STOCKBRIDGE, GA 30211
 P.O. BOX 184866
 FAX: 770-359-4656

VISIT US ON OUR WEBSITE
 www.fdc-llc.com



Department of Planning & Sustainability
 Residential Building Permit
PERMIT # 3083450

LOT 13

To schedule an inspection call: (404)371-3010

Project	
Permit Type: D-STRUCT Project: AVONDALE EAST I&II LOT 13 Work Type: NEW CONSTRUCTION Inspection Zone: 4	Phone Number of Record: (770)374-7678 Primary Contact: CYNTHIA PRINCE* Construction Type: VB Occupancy Type: D-SFD

Property				
Address: 3250 Rockbridge RD Avondale Estates GA 30002			Parcel ID: 18 010 07 012	
Zoning: R-75	Lot #: -	Land Use: TN	Septic: -	District: SD06 CD04
Setbacks:	Front: 35.0 Feet	Rear: 30.0 Feet	Left: 7.5 Feet	Right: 30.0 Feet

Contacts		
Owner: ROCKBRIDGE RESIDENTIAL HOLDINGS LLC 2849 PACES FERRY RD ATLANTA, GA 30339 (404)274-4492 CWALTERS@HOMESOUTHCOMMUNITIES.CO	Applicant: REINER RIETIG* 390 BROGDON RD SUWANEE, GA 30024 (770)932-1332 RRIETIG@HOMESOUTHCOMMUNITES.COM	Contractor: - HOME SOUTH COMMUNITIES** 390 BROGDON ROAD SUWANNE, GA 30024 (404)863-8197 rrietig@homesouthcommunities.com
Contractor's Business License: RBQ005044		Trade License: -

Scope of Work			
# Stories	2	Lot Size (SF)	9080.00
# Rooms	14	Heated Area (SF)	4035
# Baths	4	Basement (SF)	52
# Kitchens	1	Garage (SF)	1587
Exterior Finish	BRICK	Outdoor Living Space (SF)	286
Roof Finish	ASPHAT	Total Area (SF)	5960
		Building Valuation:	\$522,489.90

Description of Work
New 2 story over basement SFR with rear garage entry. LOT 13

Other Permits Required
HVAC, ELECTRICAL, PLUMBING

Inspections Required
E-BIFINAL, E-BIINIT, E-BIPRGRAD, L-FINALWSD, S-FINAL, S-FOOT, S-FRAMING, S-PRECLAD, S-SLAB

Holds

Processing	
Total Fees: \$2,000.00	Issue Date: 10/06/2021
Processed By: WEB	Issued By: BDBARNEY

GENERAL NOTES

- ALL MATTERS PERTAINING TO TITLE ARE ACCEPTED.
- NO N.G.S MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.
- THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY.
- LOT AND BOUNDARY INFORMATION TAKEN FROM FINAL PLAT FOR AVONDALE EAST I & II, AP# 1235285, P.B. 276 PG.5, DEKALB COUNTY RECORDS.
- TOPOGRAPHY SHOWN REFERENCED FROM THE APPROVED CONSTRUCTION PLANS.
- BUILDER TO VERIFY ALL HOUSE DIMENSIONS PRIOR TO CONSTRUCTION.
- BUILDER TO VERIFY ALL SURFACE RUNOFF AWAY FROM HOUSE.
- APPROVED SITE PLAN REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
- SILT TO BE CONTROLLED ON THE LOT BY THE BUILDER PER DEKALB COUNTY STANDARD NO. 300.
- EROSION AND SILTATION CONTROL DEVICES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO ACROSS, AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THIS RECORDED LOT, FOR THE PURPOSE OF INSPECTION, REPAIR, AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, REPAIR OF, IMPROVEMENTS WITHIN SAID EASEMENT.
- DRIVEWAY TO COMPLY WITH DEKALB COUNTY STANDARD NO. 709 AND NO. 710.
- LIMITS OF CONSTRUCTION DISTURBANCE LIE OUTSIDE THE PROPOSED SILT FENCE LOCATION.
- FOUNDATION LOCATION CERTIFICATE REQUIRED PRIOR TO POURING FOOTING.
- LOT AS-BUILT SURVEY IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- COMPACTION CERTIFICATION REQUIRED BEFORE FOOTING IS POURED.
- MUST HAVE BUFFER STRIP PRIOR TO BEGINNING CONSTRUCTION.
- NO SLOPE TO EXCEED 3:1.
- GRADE TO DRAIN AWAY FROM FOUNDATION.
- THERE ARE NO EXISTING TREES ON PROPERTY.
- 2" - 3" CALIBER OVERSTORY TREES REQUIRED IN EACH FRONT YARD PER 14-340(G)(2).
- A FINAL AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO FLEAD VERIFY UTILITY TIE-IN TO EXISTING FACILITIES.
- NO DUMPSTER, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY.
- ZONING: R-75 (SCOTTDALE OVERLAY DISTRICT - TIER IV), MINIMUM LOT SIZE: 6,000 SQ.FT, MAX. BUILDING HEIGHT 35', MAX. LOT COVERAGE 35%.
- WATER QUALITY SATISFIED THROUGH OVERALL LDP.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION DEVICES TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- DUMPSTERS AND/OR TEMPORARY SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER TO BE DIRECTED TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE CRITICAL ROOT ZONE.
- THE PLANTING, RE-RESTORATION AND TREE PROTECTION HAS BEEN MET THROUGH THE LDP AND FINAL PLAT PERMITTING PROCESS.

OWNER/BUILDER/EROSION CONTROL

ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC.
2849 PACES FERRY ROAD, SUITE 625
ATLANTA, GA 30339

24 HOUR EMERGENCY CONTACT:

ERIC GENTRY
678-898-9550

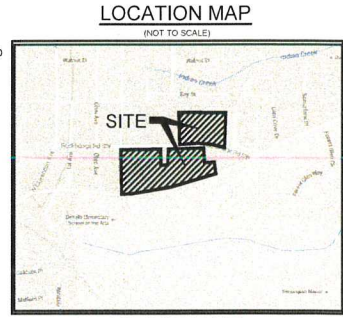
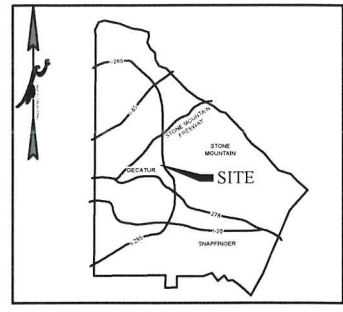
LOT COVERAGE

MAXIMUM LOT COVERAGE: 35%
LOT AREA: 10,797 SQ. FT.
PROPOSED BUILDING COVERAGE: 1,809 SQ. FT.
PROPOSED BUILDING COVERAGE: 16.8%
PROPOSED BUILDING HEIGHT: 32'-0"

IMPERVIOUS CALCULATIONS:

BUILDING: 1,809 SQ. FT.
STOOP/PORCH: 96 SQ. FT.
PATIO/DECK/COV. PORCH: 186 SQ. FT.
DRIVEWAY & SIDEWALK: 484 SQ. FT.
TOTAL IMPERVIOUS AREA: 2,555 SQ. FT.
% TOTAL IMPERVIOUS AREA: 23.7%

THE IMPERVIOUS AREA FROM THIS LOT DRAINS TO INLETS IN THE STREET WHICH ARE PIPED TO THE ON SITE DETENTION AND WATER QUALITY FACILITY, WHICH PROVIDES TREATMENT FOR RUNOFF FROM THIS LOT.



EROSION CONTROL LEGEND

	CONSTRUCTION EXIT
	SEDIMENT BARRIER
	DISTURBED AREA STABILIZATION WITH MULCHING ONLY
	DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING
	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
	DISTURBED AREA STABILIZATION WITH SOD
	INLET SEDIMENT TRAP

TOTAL LIMITS OF DISTURBANCE = 0.25 AC.

FRONT SETBACK: 25 FT (w/REAR ENTRY)
FRONT SETBACK: 30' (FROM LOCAL)
FRONT SETBACK: 35' (FROM COLLECTOR)
REAR SETBACK: 30 FT
SIDE SETBACK: 7.5 FT

CONTOUR LEGEND

	900	PROPOSED CONTOUR
	900	EXISTING CONTOUR
	x 900	SPOT ELEVATION
	x - x - x - x	SILT FENCE

F.F.E. - FINISH FLOOR ELEVATION
← - STORMWATER FLOW ARROW

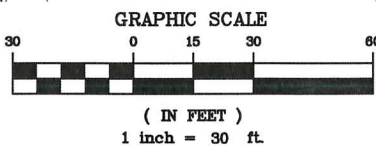
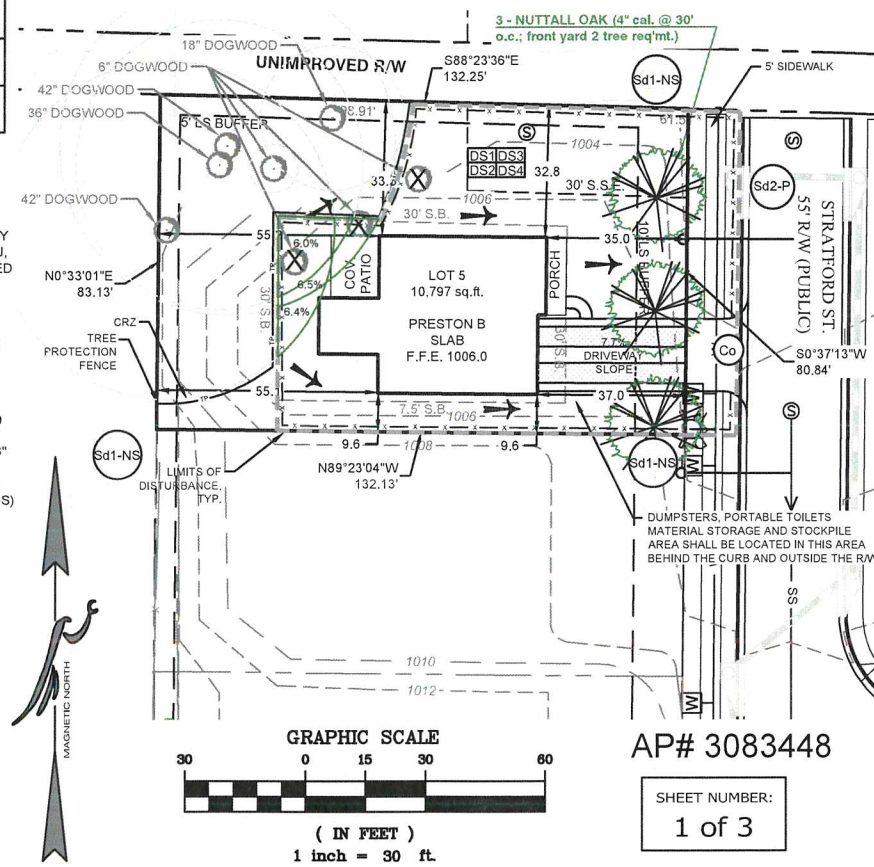
FLOOD NOTE
ACCORDING TO THE F.I.R.M. OF DEKALB COUNTY PANEL NUMBERS 13089C0067L AND 13089C0069J, REVISED MAY 18, 2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

TREE NOTE
PROPOSED TREES SHOWN PER ALTERNATE COMPLIANCE LANDSCAPE PLAN FOR AVONDALE EAST I & II, DEKALB LDP # AP 20959.

TREE RECOMPENSE:
SIGNIFICANT TREES ON SITE: 8
TREES TO BE REMOVED = 3 - 6" DOGWOOD (38%)
TREE DENSITY REQ'D = 120"/AC, = 120 * 0.25 = 30"
TREE INCHES TO REMAIN = 42" + 42" + 36" + 18" = 138"

SPECIMEN TREE RECOMPENSE CALCULATIONS:
SPECIMEN TREES REMOVED: 3 (3-6" DOGWOODS)
RECOMPENSE = 3 * 6 * 1.5 = 27"
TREES TO BE REMAIN ON SITE = 138"
RECOMPENSE = 0"

CRITICAL ROOT ZONE IMPACTS:
18" DOGWOOD = NONE
6" DOGWOOD = NONE
42" DOGWOOD = 6.5%
36" DOGWOOD = 6.0%
42" DOGWOOD = 6.4%

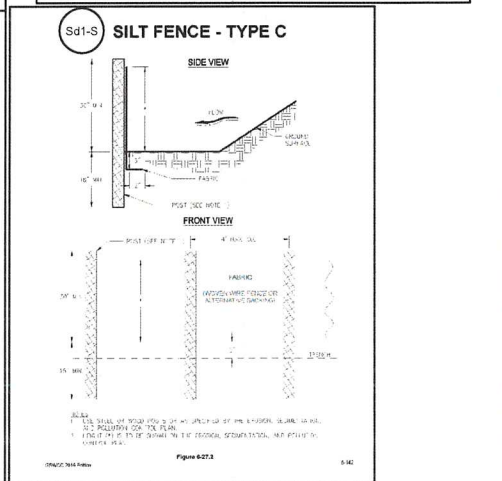
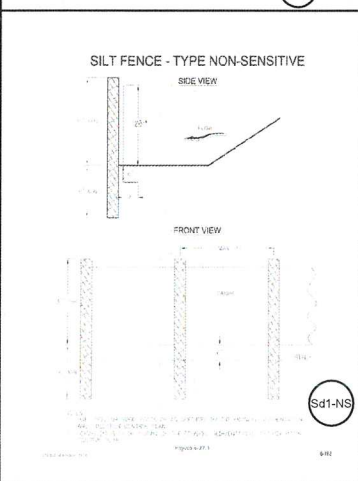
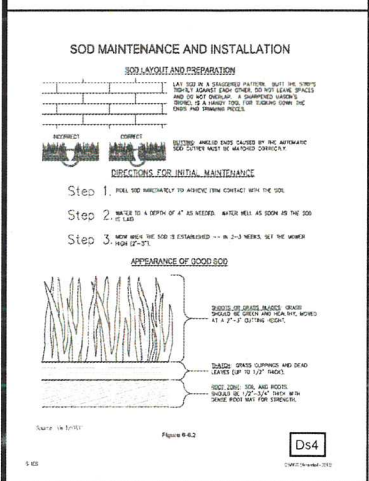
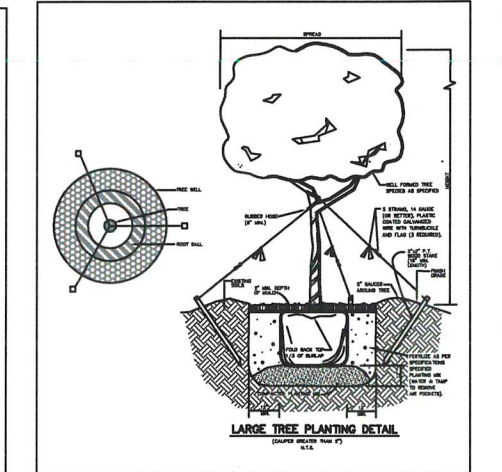
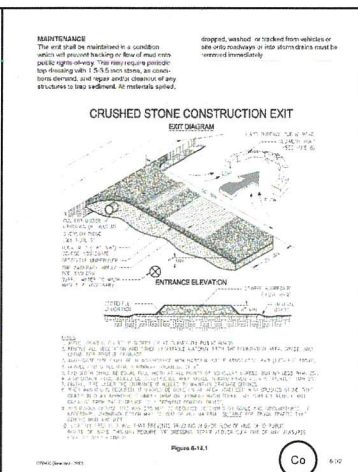
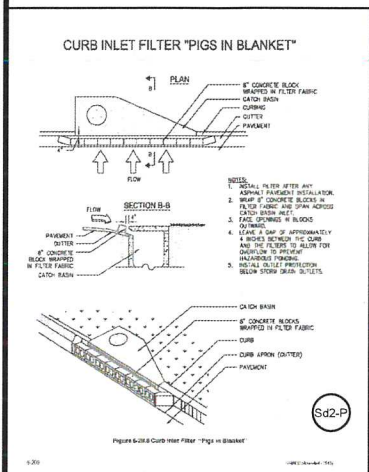
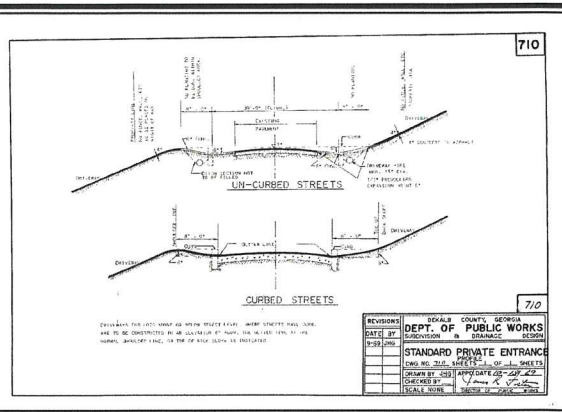
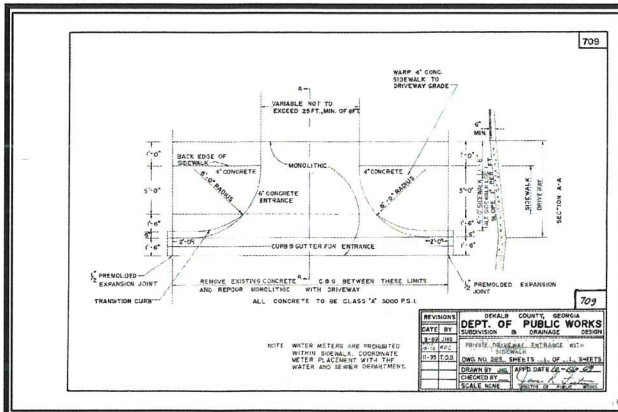


AP# 3083448
SHEET NUMBER:
1 of 3

DATE:	3/18/21
SCALE:	1" = 30'
DRAWN BY:	CAM
REVIEWED BY:	SPH
PREPARED FOR:	ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC 2849 PACES FERRY RD, SUITE 625 ATLANTA, GA 30339
Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811	<ol style="list-style-type: none"> REMOVED WALL - 6/3/21 PER COUNTY COMMENTS - 6/9/21 ADDED TREE RECOMPENSE CALCS - 9/17/21

SITE PLAN FOR:
**#280 STRATFORD STREET
LOT 5 AT AVONDALE EAST I**
SUBDIVISION
LOCATED IN:
LAND LOT 10, 18th DISTRICT
DEKALB COUNTY, GEORGIA

FALCON DESIGN
ENGINEERING PLANNING SURVEYING
255 CORP CNTR DR, STE 200
STOCKBRIDGE, GA 30281
PH: (770) 388-8666
FAX: (770) 388-8656
VISIT US ON OUR WEBSITE
www.fdc-llc.com



NOTES

1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6. ALL TREE PROTECTION AREAS TO BE PROTETED FROM SEDIMENTATION.
7. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
11. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
12. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
13. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OF TREE SAVE/CRITICAL ROOT ZONE.
14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00 AM-7:00 PM
SATURDAY 8:00 AM-5:00 PM

Sean Paul Hayes CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

SHEET NUMBER:
2 of 3



DATE: 3/18/21	EROSION CONTROL DETAILS AND NOTES FOR: #280 STRATFORD STREET LOT 5 AT AVONDALE EAST I SUBDIVISION LOCATED IN: LAND LOT 10, 18th DISTRICT DEKALB COUNTY, GEORGIA	
SCALE: NTS		
DRAWN BY: CAM	<p>Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811</p>	<p>203 CORP. CNTR. DR., STE. 200 ROCKBRIDGE, GA 30081 PH: 770-969-6656 FAX: 770-969-6656</p> <p>VISIT US ON OUR WEBSITE www.fdc-llc.com</p>
REVIEWED BY: SPH		
PREPARED FOR: ROCKBRIDGE RESIDENTIAL HOLDINGS, LLC 2849 PACES FERRY RD, SUITE 625 ATLANTA, GA 30339	<ol style="list-style-type: none"> 1. REMOVED WALL - 6/3/21 2. PER COUNTY COMMENTS - 6/9/21 3. ADDED TREE RECOMPENSE CALCS - 9/17/21 4. 5. 	

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
MATERIALS AND RATES

MATERIAL	RATE
STRAW OR HAY	2'-4" DEEP
WOOD WASTE CHIPS SAWDUST OR BARK	3'-3" DEEP
POLYETHYLENE FILM	COMPLETELY COVER AREA

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)
SEEDING RATES FOR TEMPORARY SEEDINGS

Species	Broadcast Rates	Resource Area	Planting Dates by Resource Area	Remarks
SEEDING RATES FOR TEMPORARY SEEDINGS				
Use from any of the following dates if the species is not listed in the table below.				
BARLEY <i>Hordeum vulgare</i>	3 bu. (144 lbs) 3.3 bu. 12 bu. (24 lbs) 0.6 bu. 10 bu. 0.2 bu.	ML, P, C	J F M A M J J A S O N D	14,000 seed per pound. Winter hardy. Use on productive soils.
LESPEDEZA ANNUAL <i>Lespedeza annua</i>	40 bu. 0.9 bu. 10 bu. 0.2 bu.	ML, P, C	J F M A M J J A S O N D	200,000 seed per pound. May volunteer for several years. Use insulant EL.
LOVEGRASS WEEPING <i>Eragrostis curvula</i>	4 bu. 0.1 bu. 2 bu. 0.05 bu.	ML, P, C	J F M A M J J A S O N D	500,000 seed per pound. May last for several years. Mix with <i>Sarcoba racemosa</i> .
MILLET BROWNTOP <i>Panicum brownianum</i>	40 bu. 0.9 bu. 10 bu. 0.2 bu.	ML, P, C	J F M A M J J A S O N D	37,000 seed per pound. Quick dense cover. Will provide excessive competition in mixtures if created at high rate.
MILLET REBEL <i>Panicum polyanthemum</i>	50 bu. 1.1 bu.	ML, P, C	J F M A M J J A S O N D	85,000 seed per pound. Quick dense cover. May require 5' x 10' spacing. Not recommended for mixtures.
OATS <i>Avena sativa</i>	4 bu. (128 lbs) 2.9 bu. 1 bu. (22 lbs) 0.7 bu.	ML, P, C	J F M A M J J A S O N D	13,000 seed per pound. Use on productive soils, but as a winter hardy spring or barley.
PTE <i>Styrago canadensis</i>	3 bu. (108 lbs) 3.9 bu. 10 bu. (24 lbs) 0.6 bu.	ML, P, C	J F M A M J J A S O N D	18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
RYEGRASS ANNUAL <i>Lolium perenne</i>	40 bu. 0.9 bu.	ML, P, C	J F M A M J J A S O N D	227,000 seed per pound. Dense cover. Very competitive and <u>not</u> to be used in mixtures.
SUDANGRASS <i>Sorghum sudanense</i>	60 bu. 1.4 bu.	ML, P, C	J F M A M J J A S O N D	55,000 seed per pound. Good on roughly <u>not</u> recommended for mixtures.
TRIFOLIUM <i>Trifolium subterraneum</i>	3 bu. (144 lbs) 3.3 bu. 10 bu. (24 lbs) 0.6 bu.	C	J F M A M J J A S O N D	* Use on lower part of Southern Coastal Plain and Atlantic Coastal Flatwoods only.
WHEAT <i>Triticum aestivum</i>	3 bu. (108 lbs) 4.1 bu. 10 bu. (24 lbs) 0.7 bu.	ML, P, C	J F M A M J J A S O N D	5,000 seed per pound. Winter hardy.

*Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily.
 *Reduce seeding rates by 50% when drilled.
 ML represents the Mountain, Blue Ridge, and Ridge and Valley MLRAs
 P represents the Southern Piedmont MLRA
 C represents Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs
 (see Figure 6-4.1, p. 6-40 of the Georgia Manual for Sedimentation and Erosion Control, 2014)

Ds4 DISTURBED AREA STABILIZATION (WITH SOD)

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	TIPULAY TIFORGEN TIFLAWN	ML, P, C	WARM WEATHER
BANHAGRASS	PENSACOLA	P, C	WARM WEATHER
CENTIPEDE	-	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MIER	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY	ML, P	COOL WEATHER

TABLE #4-3 FERTILIZER REQUIREMENTS FOR SOD				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (lb/acre)	RATE (lb/acre)	NITROGEN TOP DRESSING RATE (lb/acre)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	1000	-
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	800	50-100



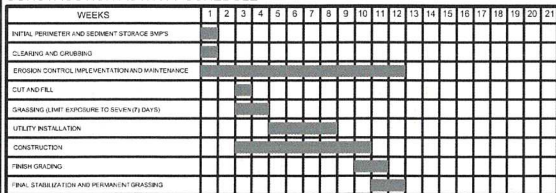
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

NOTE: AGRICULTURAL LINE IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS DETERMINE OTHERWISE.

Species	Broadcast Rates	Resource Area	Planting Dates by Resource Area												Remarks		
			J	F	M	A	M	J	J	A	S	O	N	D			
BANHA PENSACOLA <i>Panicum polyanthemum</i>	30 bu. 0.7 bu.	C															100,000 seed per pound. Low ground-soil forming. Slow to establish. Plant with a companion tree. Will grow into termoid pastures and lawns. Mix with <i>Sarcoba racemosa</i> or weeping <i>LOVEGRASS</i> .
BANHA WILMINGTON <i>Panicum polyanthemum</i>	40 bu. 1.4 bu.	ML															Same as above.
BERMUDA COMMON <i>Cynodon dactylon</i>	10 bu. 0.2 bu. 4 bu. 0.7 bu. 10 bu. 0.2 bu.	P, C															1,707,000 seed per pound. Quick cover. Low growing and soil forming. Full sun. Good for athletic fields.
BERMUDA COMMON <i>Cynodon dactylon</i>	10 bu. 0.2 bu. 9 bu. 0.1 bu.	P, C															Plant with winter annuals. Plant with Tall Fescue.
BERMUDA SPRINGS <i>Cynodon dactylon</i>	40 cu ft. 0.9 cu ft.	ML															A cubic foot contains approximately 650 plugs. A 50-gallon container, 1.25 cubic feet or approximately 800 plugs.
COASTAL COMMON or TIF 44	30 bu. 0.7 bu.	C															Southern Coastal Plain only.
CENTIPEDE <i>Panicum capillare</i>	Block soil only	P, C															Although tolerant for rich or partial shade. Effective adjacent to concrete and in excavated and low area. Irrigation is needed until fully established. Do not broadcast pastures. Winter hardy and for north Athens and Atlanta.
CRIDWIVETECH <i>Crabgrass</i>	15 bu. 0.3 bu.	ML															100,000 seed per pound. Dense growth. Drought tolerant and for seepage. Plant with winter annuals or cool season grasses.
FESCUE TALL <i>Festuca arvensis</i>	50 bu. 1.1 bu.	ML															227,000 seed per pound. Use alone only on better soils. Use with perennial lespedeza or crownvetch. Apply herbicide in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 bu. 0.7 bu.	P															
MUDU <i>Plantain</i>	Plants or crowns	7' x 7' apart	ALL														Rapid and vigorous growth. Excellent in bulky erosion control. VM dms good forsoak forage.
LESPEDEZA SERICEA <i>Lespedeza sericea</i>	50 bu. 1.4 bu.	ML, P, C															350,000 seed per pound. Viscidly adapted. Low maintenance. Mix with weeping lovegrass, common bermuda, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on pastures. Inoculate seed with EL inoculant.
unseeded	75 bu. 1.7 bu.	ML, P, C															
seed-bearing hay	3 tons (1200 bu.)	C															Mix with all fescue or winter annuals. Cut when seed mixture is mature but before it shatters. Add tall fescue or winter annuals.
LESPEDEZA ANNUAL <i>Lespedeza annua</i>	40 bu. 0.9 bu.	ML, P, C															350,000 seed per pound. Height of growth is 18 to 24 inches. Adapted to urban areas. Spreading-type growth. Low growth but dense sod-forming. Mix with weeping lovegrass, common bermuda, or tall fescue. Inoculate seed with EL inoculant. Do not mix with <i>Sarcoba racemosa</i> . Slow to invade old stands. Inoculate seed with EL inoculant.
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*Reduce seeding rates by 50% when drilled.
 *EL is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specifications.
 ML represents the Mountain, Blue Ridge, and Ridge and Valley MLRAs
 P represents the Southern Piedmont MLRA
 C represents Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs
 (see Figure 6-4.1, p. 6-40 of the Georgia Manual for Sedimentation and Erosion Control, 2014)

CONSTRUCTION ACTIVITY SCHEDULE



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 DATE: 3/18/21
 SCALE: NTS
 DRAWN BY: CAM
 REVIEWED BY: SPH

EROSION CONTROL DETAILS AND NOTES FOR:
#280 STRATFORD STREET
LOT 5 AT AVONDAL EAST I
 SUBDIVISION
 LOCATED IN:
 LAND LOT 10, 18TH DISTRICT
 DEKALB COUNTY, GEORGIA

Know what's below.
Call before you dig.
 UTILITIES PROTECTION CENTER
 1 (800) 282-7411 THROUGHOUT GEORGIA
 OR DIAL 811

1. REMOVED WALL - 6/3/21
2. PER COUNTY COMMENTS - 6/9/21
3. ADDED TREE RECOMPENSE CALCS - 9/17/21
- 4.
- 5.

SHEET NUMBER:
3 of 3

LDT S



Department of Planning & Sustainability
Residential Building Permit
PERMIT # 3083448

To schedule an inspection call: (404)371-3010

Project	
Permit Type: D-STRUCT	Phone Number of Record: (770)374-7678
Project: AVONDALE EAST I & II LOT 5	Primary Contact: CYNTHIA PRINCE *
Work Type: NEW CONSTRUCTION	Construction Type: VB
Inspection Zone: 4	Occupancy Type: D-SFD

Property				
Address: 280 Stratford ST Avondale Estates GA 30002			Parcel ID: 18 010 07 165	
Zoning: R-75	Lot #: -	Land Use: TN	Septic: -	District: SD06 CD04
Setbacks:	Front: 30.0 Feet	Rear: 30.0 Feet	Left: 7.5 Feet	Right: 30.0 Feet

Contacts		
Owner: ROCKBRIDGE RESIDENTIAL HOLDINGS LLC 2849 PACES FERRY RD ATLANTA, GA 30339 (404)274-4492 CWALTERS@HOMESOUTHCOMMUNITIES.COM	Applicant: REINER RIETIG* 390 BROGDON RD SUWANEE, GA 30024 (770)932-1332 RRIETIG@HOMESOUTHCOMMUNITES.CO M	Contractor: - HOME SOUTH COMMUNITIES** 390 BROGDON ROAD SUWANNE, GA 30024 (404)863-8197 rrietig@homesouthcommunities.com

Contractor's Business License: RBQ005044

Scope of Work			
# Stories	2.0	Lot Size (SF)	10797.00
# Rooms	14	Heated Area (SF)	2866
# Baths	3.5	Basement (SF)	0
# Kitchens	1	Garage (SF)	389
Exterior Finish	BRICK	Outdoor Living Space (SF)	282
Roof Finish	ASPHAL	Total Area (SF)	3537
Building Valuation:			\$340,075.86

Description of Work

07/12/2021: NEW SFR ON LOT 5 OF AVONDALE EAST SUBDIVISION 1 & 2 WITH FRONT ENTRY GARAGE RECESSED AT LEAST TWO FEET BEHIND THE PRIMARY FRONT FACADE FASCIA OF THE HOUSE.

Other Permits Required

HVAC, ELECTRICAL, PLUMBING

Inspections Required

E-BIFINAL, E-BIINIT, E-BIPGRAD, L-FINALWSD, S-FINAL, S-FOOT, S-FRAMING, S-PRECLAD, S-SLAB

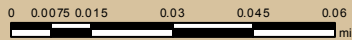
Holds

Hold for AS BUILT

Total Fees: \$2,000.00	Issue Date: 07/12/2021
Processed By: WEB	Issued By: KBAILEY



Location Map



Date Printed: 12/30/2021



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