



Michael L. Thurmond
Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, July 13, 2022, at 1:00 PM

Planning Department Staff Analysis



Andrew Baker, AICP
Director

N6. Case No: A-22-1245842 Parcel ID(s): 18-248-01-075

Commission District 01 Super District 07

Applicant: James Murphy and Katherine Murphy
2689 Braithwood Road NE
Atlanta, GA 30345

Owner: James Murphy and Katherine Murphy
2689 Braithwood Road NE
Atlanta, GA 30345

Project Name: 2689 Braithwood Road NE

Location: The property is located at the southwest corner of the intersection of Braithwood Road and Braithwood Court, at 2689 Braithwood Road, Atlanta, GA 30345.

Request: Variance from Section 27-2.2 to reduce the corner side yard setback from 35 feet to 24 feet to construct an addition to a single-family detached home within an R-100 (Residential Medium Lot-100) Zoning District.

Staff Recommendation: Disapproval.

STAFF FINDINGS:

Variance Analysis:

The applicant proposes to construct an addition, because the subject property is a corner lot, there are limited locations for an addition therefore they are requesting a variance.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), 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, as distinguished from a special privilege or convenience sought by the property owner.

Although the property is a corner lot, there do not appear to be extraordinary or exceptional physical conditions pertaining to the property.

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:

The requested variance may not go beyond the minimum necessary to afford relief. The proposed location for the small addition appears to be the most appropriate given the specific shape and location of the property.

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:

Granting the variance may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. The addition will be more than 24-feet from the road and is unlikely to impact nearby properties.

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

Strict application of the provisions and requirements of this chapter may cause an undue and unnecessary hardship. There does not appear to be a better or less impactful location for an addition.

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

The future land use designation of this property is Suburban (SUB). The intent of the Suburban character area is to “recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns.” Approving the requested variance may support this goal.

FINAL STAFF ANALYSIS:

Although the property is a corner not, it does not appear to have extraordinary or exceptional physical conditions. Therefore, even though the application appears to meet the other four variance criteria, Staff recommends disapproval.

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

BOA No. _____

Applicant and/or
Authorized Representative James Murphy & Katherine Murphy

Mailing Address: 2689 Braithwood Rd. NE

City/State/Zip Code: Atlanta, GA 30345

Email: jchrismurphy9@gmail.com

Telephone Home: 404 630 2660 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: James Murphy & Katherine Murphy

Address (Mailing): 2689 Braithwood Rd NE Atlanta GA 30345

Email: jchrismurphy9@gmail.com

Telephone Home: 404 630 2660 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2689 Braithwood Rd NE City: Atlanta State: GA Zip: 30345

District(s): 18 Land Lot(s): 248 Block: 01 Parcel: 18-248-01-075

Zoning Classification: R-100 Commission District & Super District: District 1 / Super District 7

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.)

☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

*** PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS. ***

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: 5/25/2022

Applicant: James C. Murphy
Signature

DATE: 5/25/2022

Applicant: Katherine Murphy
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: 5/25/2022

Applicant/Agent:
Signature

James C. Murphy
Katharine Murphy

TO WHOM IT MAY CONCERN:

(I)/ (WE) _____
(Name of Owners)

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

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

To whom it may concern,

5/25/2022

We are requesting a variance for 2689 Braithwood Road to build a garage for storage and vehicles along with a new master suite to accommodate a senior family member who will be moving in with us. The proposed relief to the front setback (side yard on a corner lot) would allow for a typical size garage to be built off the side of the existing house. The garage would be attached to the master suite addition which would all be tied into the rear of the existing structure. An alternative to the plan would be to allow a variance to the backyard setback. This plan has not been put on paper yet.

- 1) The property in question is a corner lot. The shape of the property makes it difficult to add living and storage space to the existing house due to the front setbacks of 35 feet and the rear setback of 40 feet. In order to have a full-size garage, we must cross the setback toward the side street (Braithwood Court). This variance will then allow for the limited space in the back of the house, 40-foot setback, to be used for the master suite. I am asking for the front setback, toward the side street Braithwood Court, to be reduced from 35 feet to 25 feet.
- 2) Our plan is the best possible way to utilize our property because it is flat and extends to a road. The back of the house is downhill from our rear neighbors. This would make it harder to landscape and route water away from the house. It would also make the addition's roofline closer to the ground because of the incline. The existing backyard could also still be utilized by the family and the pets that like to roam around. The garage needs to be big due to the size of cars these days.
- 3) The proposed addition will create a more beautiful corner lot that would add curb appeal to the neighborhood. The value of the property would increase, making the neighbors happy. Being able to park cars in the garage and store outdoor equipment and seating will also help with the clutter that currently exists in our driveway and side yard. The neighborhood would greatly benefit from a great looking addition to an existing blank space.
- 4) Not being granted this variance will cause hardships to the family due to not having the living space to house an aging family member. With another person in the house will call for more things. The lack of storage and proper parking for cars makes our corner lot look out of place. This variance will allow for us to keep up with the changing times and be up to par with our wonderful neighbors. The steep slope to the rear of the house does not allow for building space much less casual space for family and pets. The requested variance will avoid certain issues with the lay of the land while creating an aesthetic look for the neighborhood.
- 5) This requested variance is consistent with the classification of the neighborhood and single-family homes. The addition will remain consistent with other homes in the neighborhood. The proposed variance will allow us to improve a single-family home that conforms with the DeKalb County comprehensive plan.

Thank you for your consideration,
James & Katherine Murphy

24 HOUR EMERGENCY CONTACT: JAMES MURPHY 404-630-2660

CONSTRUCTION DOCUMENTS FOR

2689 BRAITHWOOD ROAD NE

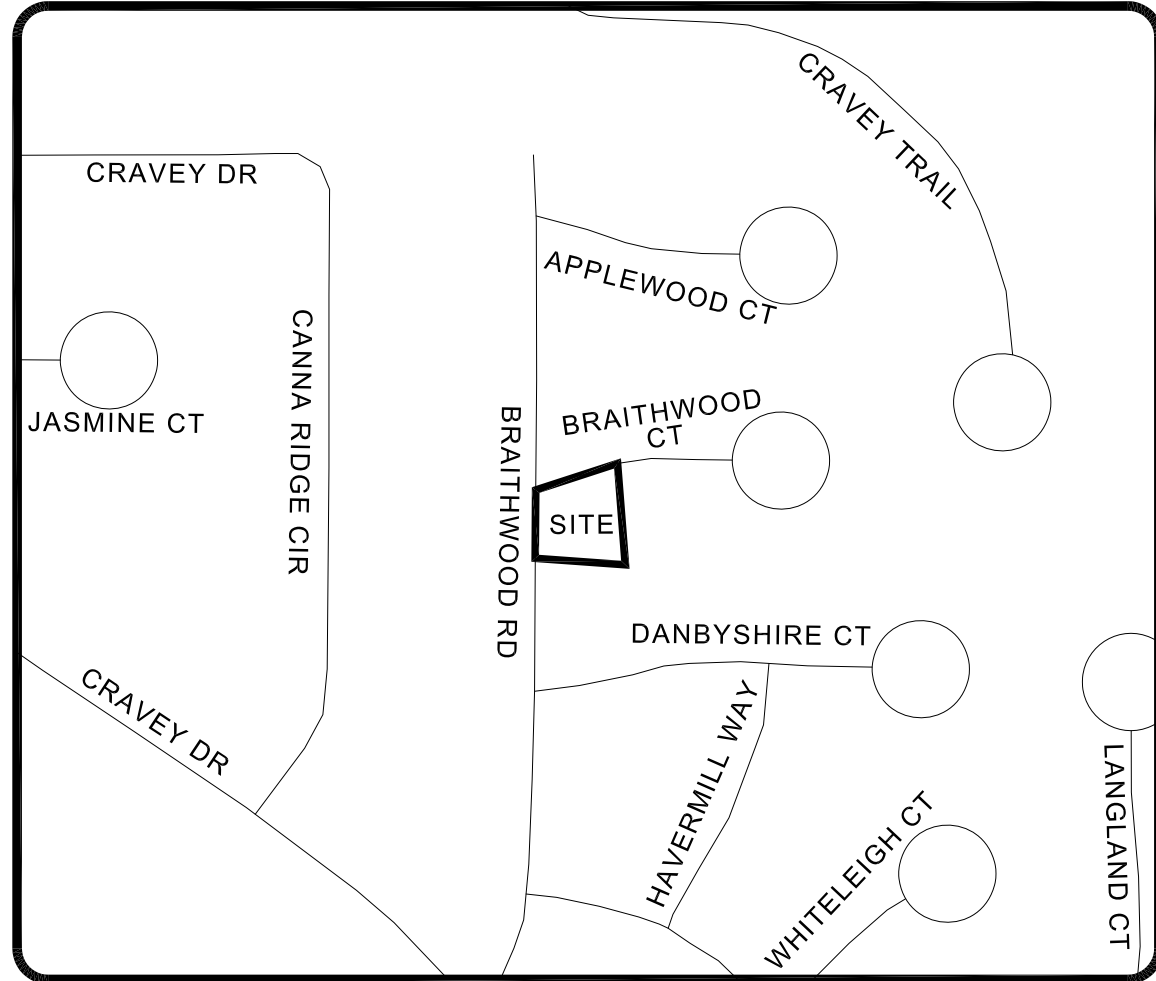
LAND LOT 248, DISTRICT 18

DEKALB COUNTY, GEORGIA

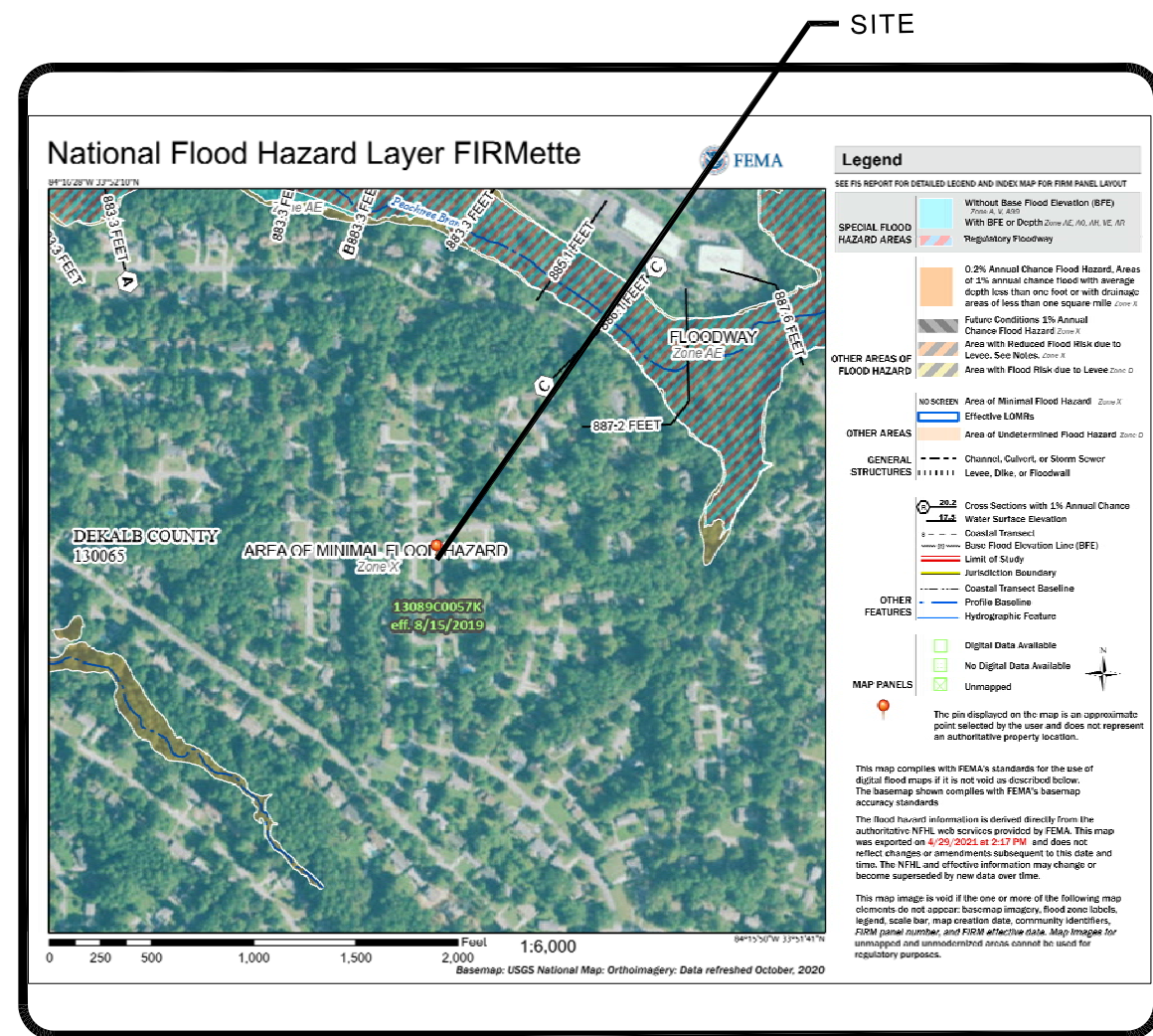
TAX PARCEL: 18-248-01-075

Site Notes:

- TOTAL SITE AREA: 0.48 ACRES (TOTAL 20,693 SF)
TOTAL DISTURBED AREA: 0.15 ACRES
- SITE ADDRESS: 2689 BRAITHWOOD RD NE, DEKALB COUNTY, GA 30345.
TAX PARCEL ID NUMBERS: 18-193-05-105
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS, INC. DATED DEC. 08, 2020.
AND GIS COUNTY DATA
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0057 KDATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.



Location Map
N.T.S.



FEMA Map
N.T.S.

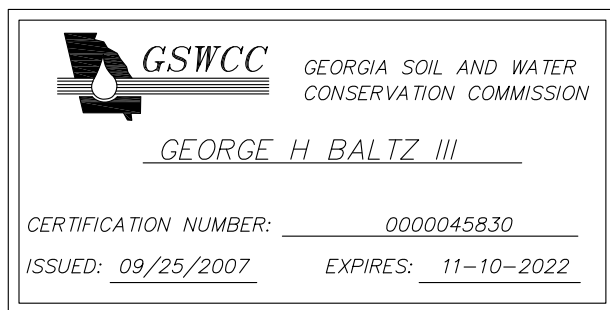
THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0057 KDATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.

Zoning Conformance:

SITE ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 15000 SF
LOT WIDTH: 100 FEET, MIN AT STREET
100 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)
SIDE SETBACK: 10 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 2000 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 28 FEET
OPEN SPACE: 20%

Lot Data:

LOT AREA = 20,693 SF = 0.48 ACRES
EXISTING IMPERVIOUS AREA = 4,353 SF = 0.10 ACRES / 21.04% COVERAGE
DISTURBED AREA: 6,611 SF = 0.15 ACRES
BUILDABLE AREA: 6,877 SF = 0.16 ACRES



SIGNED
NUMBER: 0000045830
EXPIRATION 11-10-2022

"I CERTIFY UNDER THE 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"

CERTIFIED BY
DATE

DeKalb Tree Notes:

- NO ONE SHALL ENCROACH, PLACE SOLVEMENTS, 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.
- ALL PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOTZONE(CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF THE 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.
- THE PROTECTION SIGNS ARE TO BE PLACED AT LEAST EVERY 50' ALONG THE LENGTH OF THE TREE PROTECTION FENCE. THE SIGNS SHOULD BE IN LANGUAGE SO THAT ALL WORKERS ON SITE ARE ABLE TO UNDERSTAND.

Project Benchmark:

TEMPORARY PROJECT BENCHMARK IS TOP OF THE
SANITARY SEWER MANHOLE ON BRAITHWOOD COURT.
ELEV = 960.00

Lot Coverage

Proposed Impervious Area	SF
Existing House (To Remain)	2409
Existing Driveway	747
Existing Front Walkway	195
Existing Front Porch + Steps	99
Existing Rear Concrete Patio	197
Existing Side Concrete pad	9
Existing Timber Walls + Steps	176
Existing AC Pads	15
Proposed Addition	908
Proposed Wall	30
Proposed Impervious Area - TOTAL	4785
Lot Coverage	23.12%

TOTAL AREA= 0.48 ACRES
DISTURBED AREA= 0.15 ACRES

Legend

COVER SHEET
SURVEY
DEMOLITION PLAN
PROPOSED CONDITIONS PLAN
DETAILS

Sheet

CV
S-1
D-1
C-1
C-2

Prepared For
JAMES MURPHY
404-630-2660
jchiamurphy@gmail.com

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street
Marietta, GA 30062
678-324-8410
www.crescentvieweng.com

Cover

DATE	6-11-21	REVISIONS
SCALE	AS SHOWN	
DRAWN	GHB	
CHECKED	PZ	



Construction Plans For
2689 BRAITHWOOD ROAD NE
Land Lot 248, 18th District
DeKalb County, Georgia

CV# P# 21-306

Sheet No.

CV

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

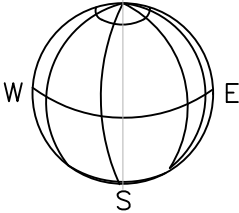
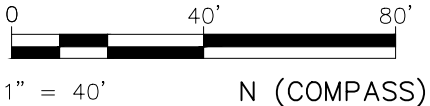
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

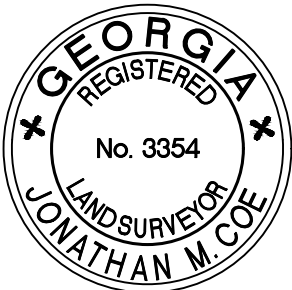
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

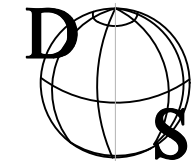


LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- RB STEEL REBAR
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- CP COVERED PORCH



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



www.dekalbsurveys.com
COA 1086

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USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

REFERENCE: DEED BOOK 24700 PG 248
PLAT BOOK 37 PG 122

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0057J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 24700 PG 248
PROPERTY OWNER AT TIME OF SURVEY:
JAMES C. MURPHY & KATHERINE BARRY MURPHY
PARCEL NUMBER: 18-248-01-075

BEARING BASIS IS A SINGLE COMPASS READING &
ANGLES TURNED

TOTAL AREA: 20,693 SQ FT, 0.47 AC

CALCULATED PLAT CLOSURE: 1:58,934

FIELD DATA:

DATE OF FIELD SURVEY 12-4-2020

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.015 FEET.

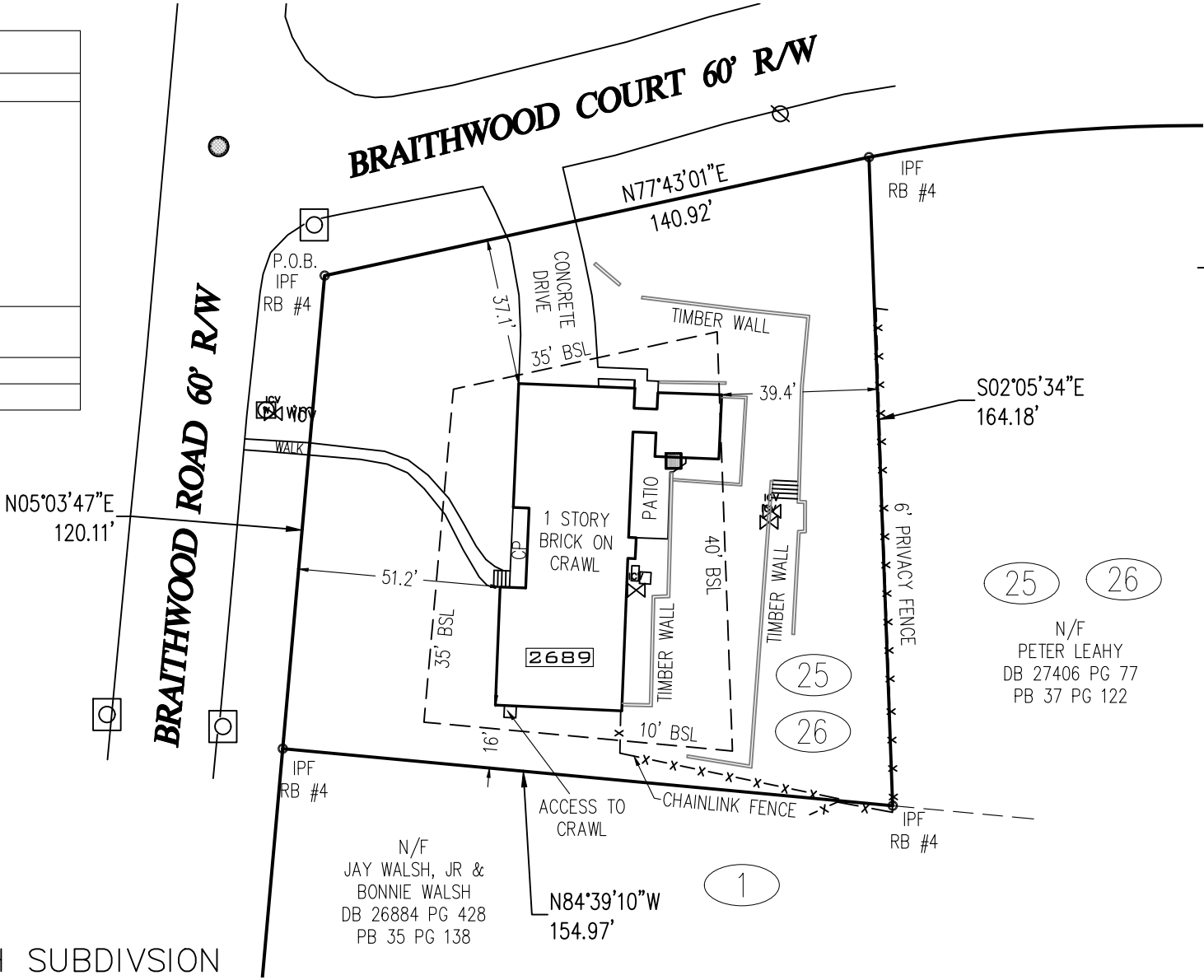
EQUIPMENT:
ELECTRONIC TOTAL STATION

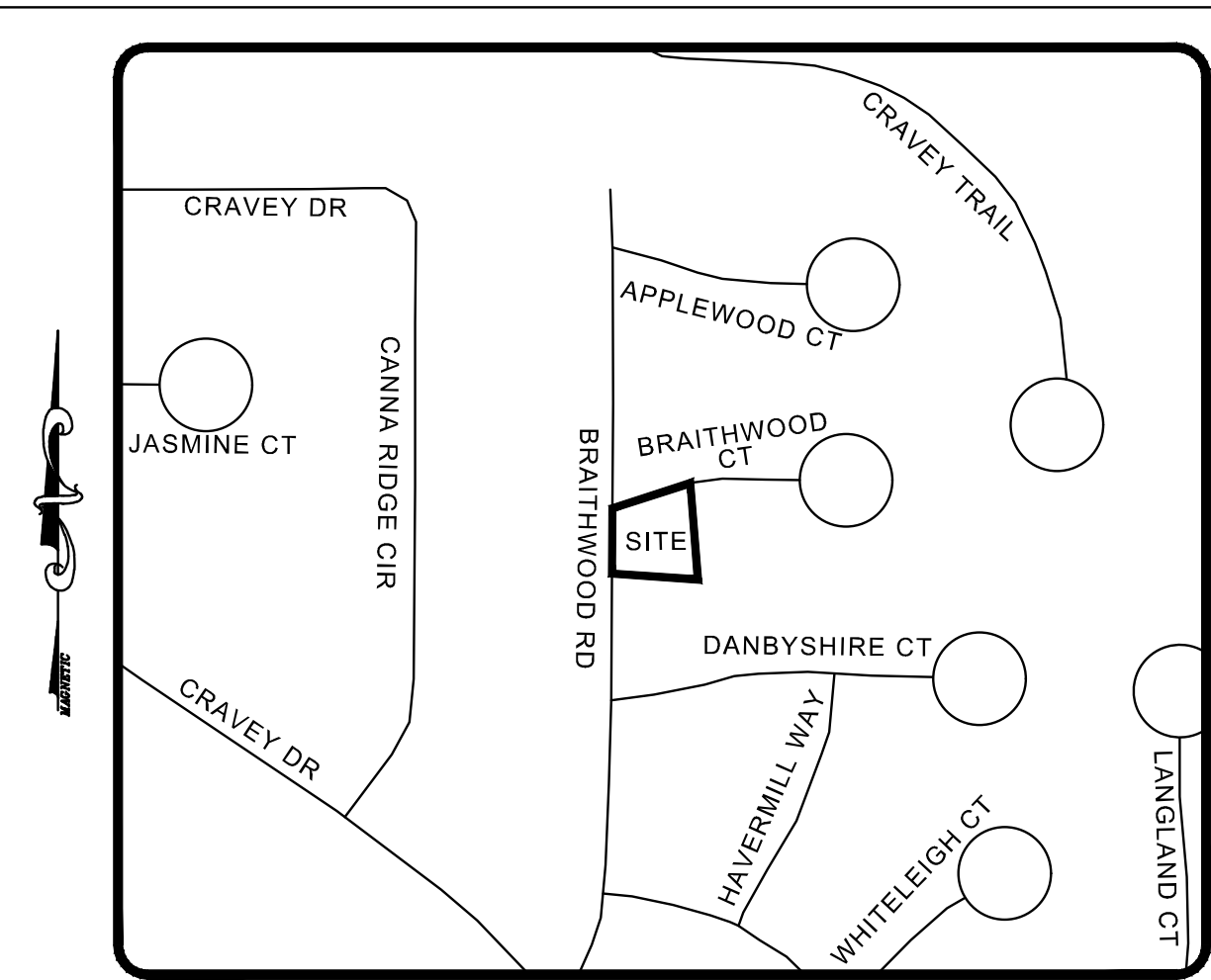
BOUNDARY SURVEY FOR
WALTER COURSEY
P/O LOT(S) 25 & 26, BLOCK B, NORTH SHENANDOAH SUBDIVISION

2689 BRAITHWOOD ROAD

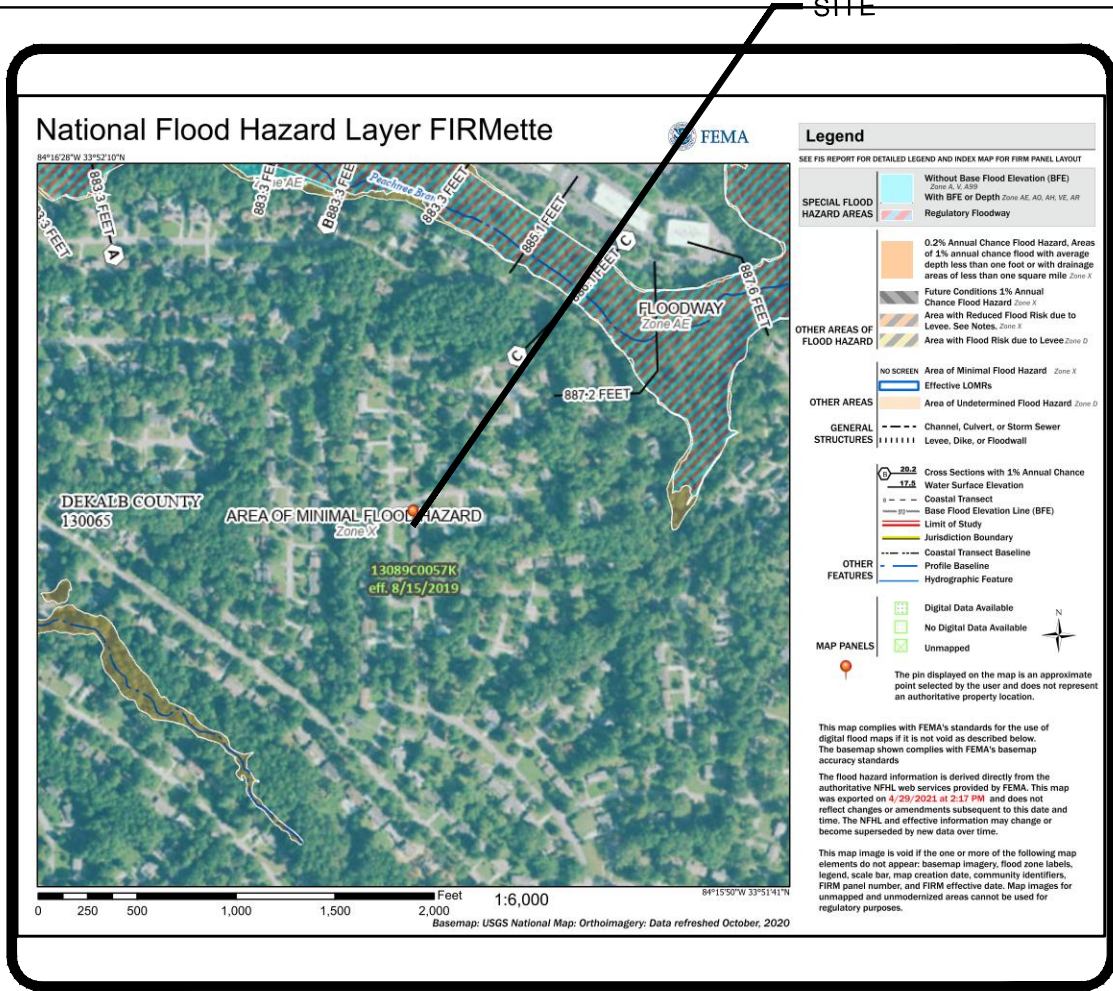
DEKALB COUNTY, GEORGIA
LAND LOT 248, DIST 18
DATE: DECEMBER 8, 2020

2689 BRAITHWOOD ROAD
ZONING: R-100
HOUSE = 2,706 S.F. CONCRETE DRIVE = 824 S.F. FRONT WALK = 195 S.F. FRONT PORCH / STEPS = 99 S.F. REAR CONCRETE PATIO = 249 S.F. SIDE CONCRETE PAD = 9 S.F. TIMBER WALL(S) / STEPS = 256 S.F. AC PADS = 15 S.F.
IMPERVIOUS TOTAL = 4,353 S.F.
LOT AREA = 20,693 S.F.
LOT COVERAGE (%) = 21.0





Location Map
N.T.S.



FEMA Firm Map
N.T.S.

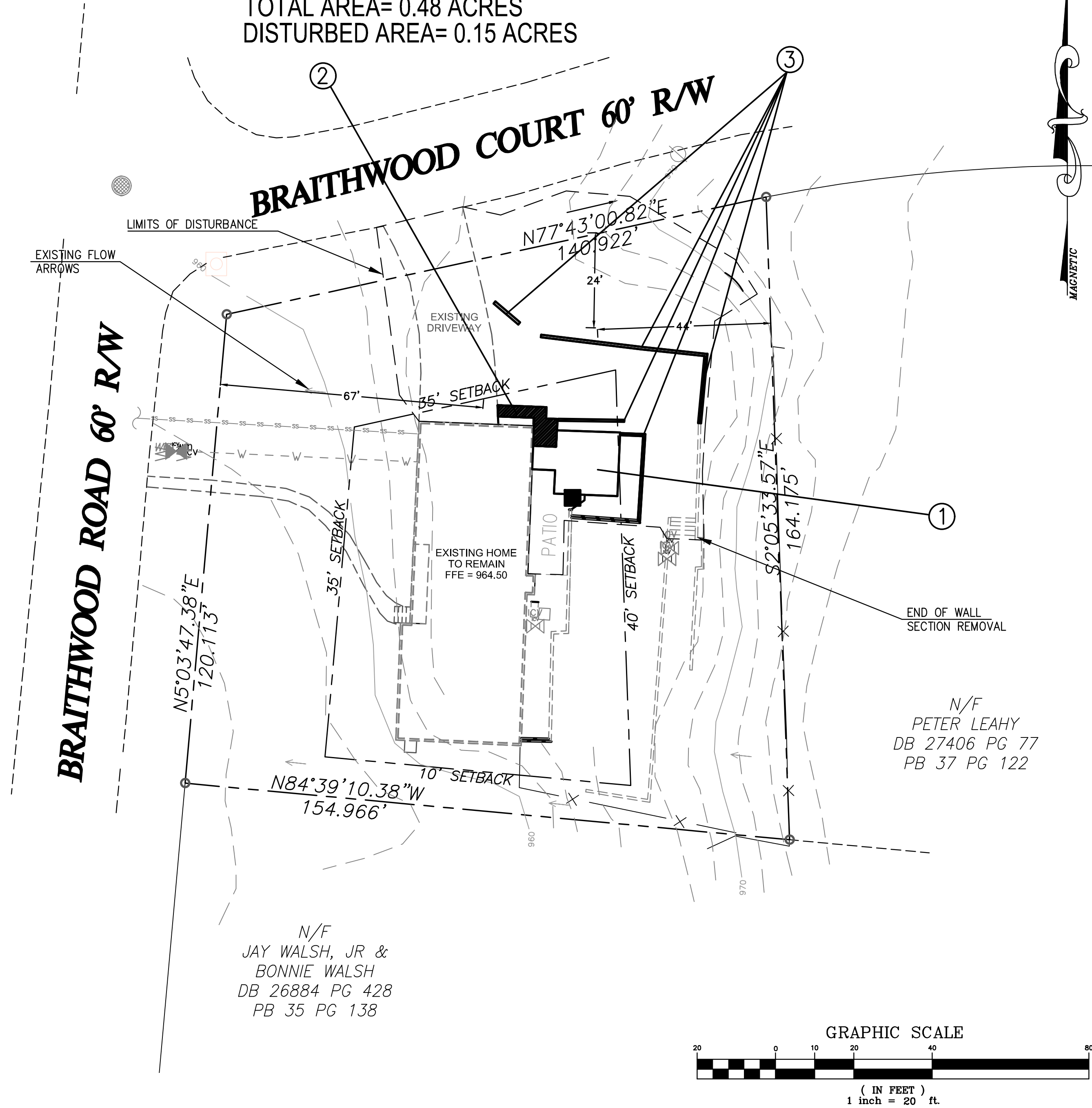
THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS
DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0056 J DATED
MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.

Project Benchmark:

TEMPORARY PROJECT BENCHMARK IS TOP OF THE
SANITARY SEWER MANHOLE ON BRAITHWOOD COURT.
ELEV = 960.00

24 HOUR EMERGENCY CONTACT: JAMES MURPHY 404-630-2660

TOTAL AREA= 0.48 ACRES
DISTURBED AREA= 0.15 ACRES



General Demolition Scope:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS.
CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE
COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY
QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR
EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE
OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- 1 REMOVE REAR ADDITION, PREPARE EXISTING HOUSE FOR RENOVATIONS
- 2 REMOVE PORTION OF EXISTING DRIVEWAY
- 3 REMOVE EXISTING WALLS IN PREPARATION FOR REPLACEMENT
- 4 EXISTING UTILITIES TO BE USED IN NEW CONSTRUCTION (UTILITIES TO BE
COORDINATED WITH APPROPRIATE UTILITY COMPANY)

NO TREES TO BE REMOVED DURING DEMOLITION. TO BE
REMOVED DURING THE CONSTRUCTION PHASE

Owner/Builder Information:

JAMES & KATHERINE B. MURPHY
2689 BRAITHWOOD RD NE,
DEKALB COUNTY, GEORGIA 30345

DeKalb County Notes:

1. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
9. 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.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO OCCUPANCY.
18. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
21. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE
22. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA, OR RIGHT OF WAY.

Lot Data:

LOT AREA = 20,693 SF = 0.48 ACRES
EXISTING IMPERVIOUS AREA = 4,353 SF = 0.10 ACRES / 21.04% COVERAGE
DISTURBED AREA: 6,611 SF = 0.15 ACRES
BUILDABLE AREA: 6,877 SF = 0.16 ACRES

Addressing:

2689 BRAITHWOOD RD NE,
DEKALB COUNTY, GEORGIA 30345

Vegetation Plan:

DISTURBED AREA STABILIZATION METHODS & SAMPLES

- D51 (MULCHING ONLY) - A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL. ON OR BEFORE THE 14TH DAY (OR Ds2)
- D52 (TEMPORARY SEEDING) - ESTABLISH A TEMPORARY VEGETATIVE COVER W/FAST GROWING SEEDS APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN 6 MONTHS. (THEN Ds3)
- D53 (PERMANENT VEGETATION) - AFTER (30) DAYS ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES. (AND/OR Ds4)
- D54 SOD FOR HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS-ALLOWS IMMEDIATE GROUND COVER REDUCING RUNOFF, EROSION, DUST & SEDIMENT.

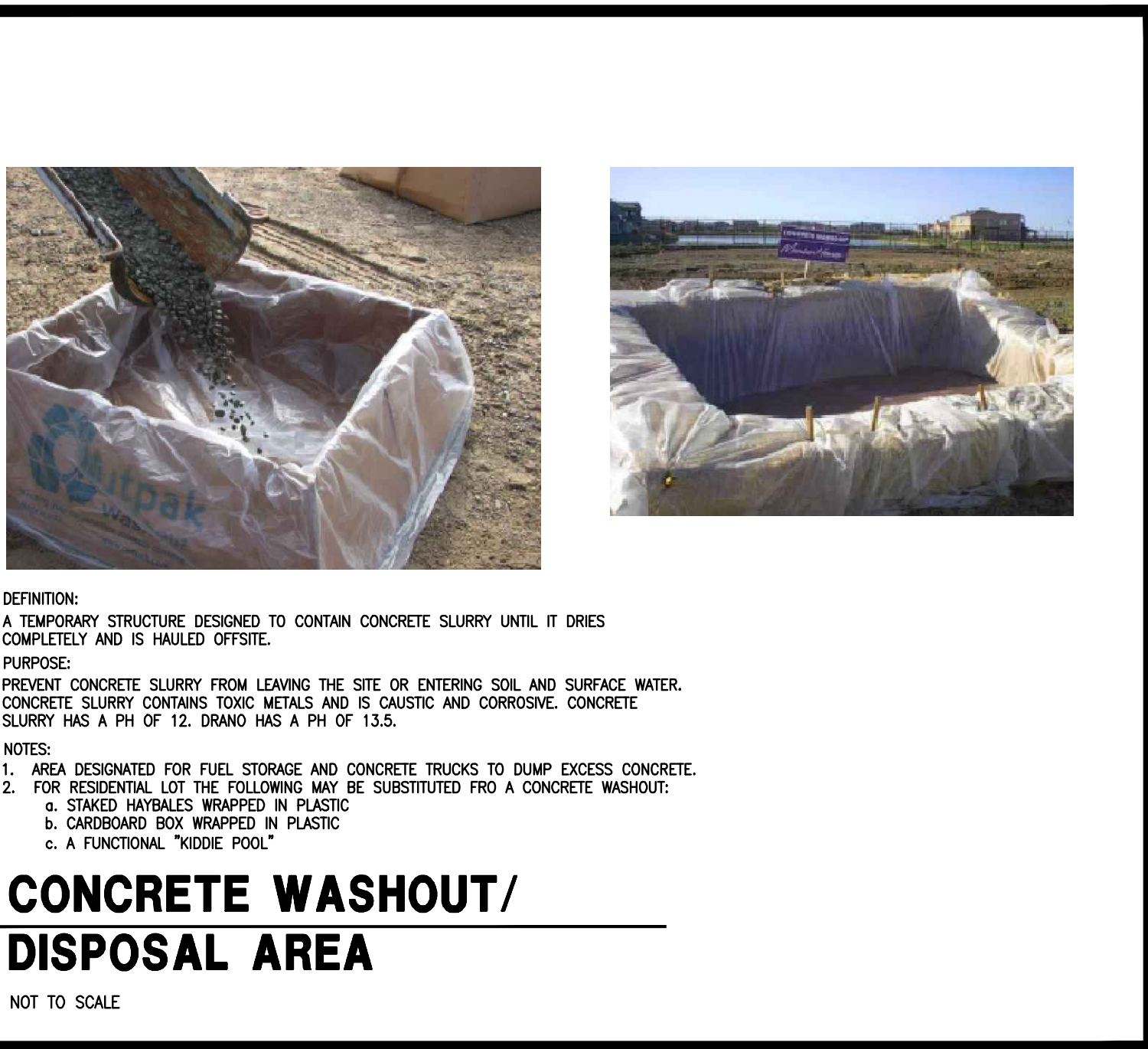
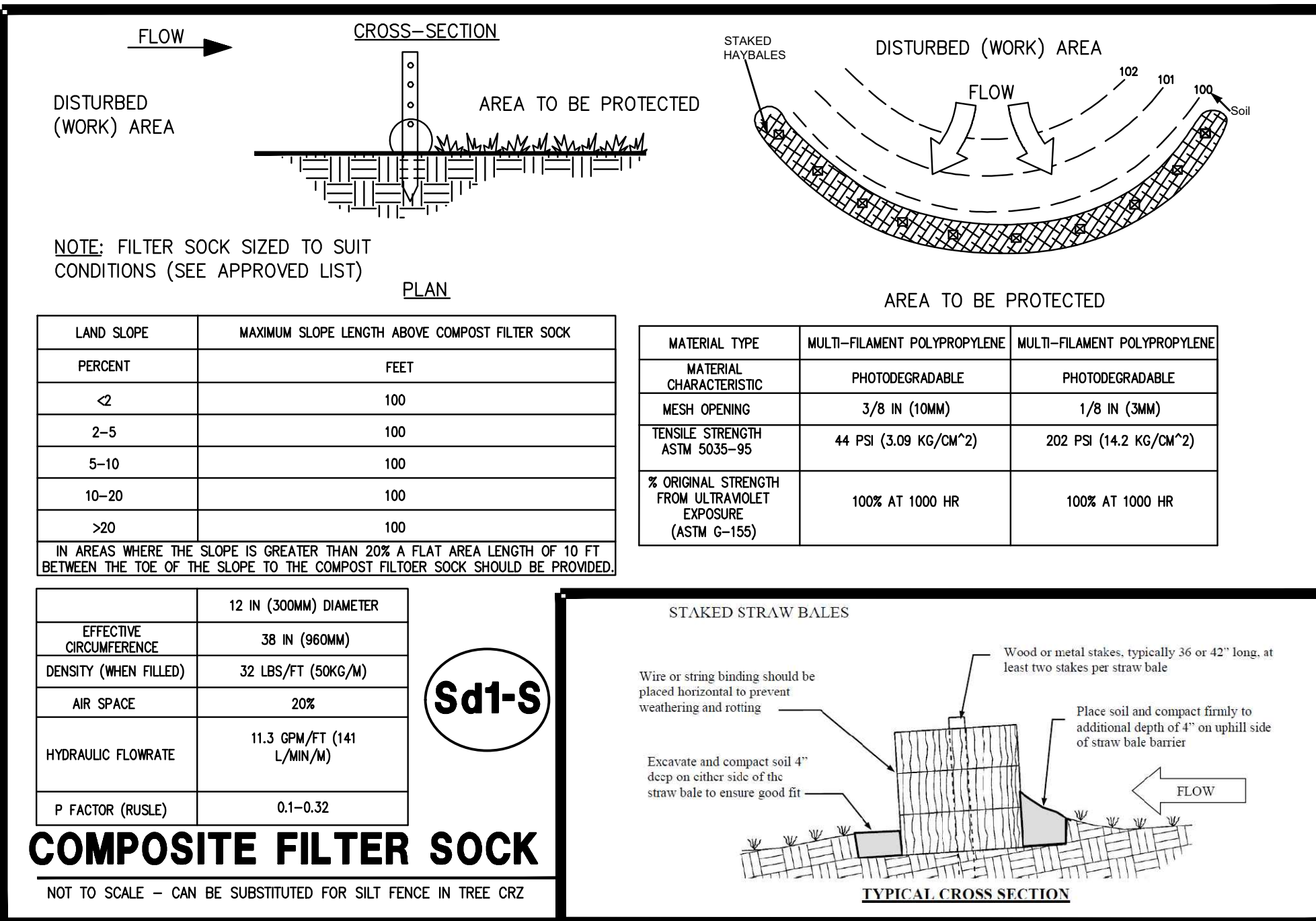
FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)					
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)	
COOL SEASON GRASSES	FIRST	6-12-12	1500	0-50	
	SECOND	6-12-12	1000	---	
	MAINTENANCE	10-10-10	400	---	
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	50-100	
	SECOND	6-12-12	1000	50-100	
	MAINTENANCE	10-10-10	400	30	
WARM SEASON GRASSES	FIRST	6-12-12	1500	50	
	SECOND	6-12-12	800	---	
	MAINTENANCE	10-10-10	400	---	
WARM SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	50-100	
	SECOND	6-12-12	1000	---	
	MAINTENANCE	10-10-10	400	30	



Know what's below.
Call before you dig.

Zoning Conformance:

SITE ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 15000 SF
LOT WIDTH: 100 FEET, MIN AT STREET
100 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)
SIDE SETBACK: 10 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 2000 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC.
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Marietta, GA 30062
678-324-8410
www.crescentvieweng.com

Prepared For
JAMES MURPHY
404-630-2660
jchismurphys@gmail.com

Demolition Plan

REVISIONS			
DATE	6-11-21	AS SHOWN	
SCALE		GHB	PZ
DRAWN			
CHECKED			



Construction Plans For
2689 BRAITHWOOD ROAD NE
Land Lot 248, 18th District
DeKalb County, Georgia

CVE Pl # 21-306

Sheet No.

D-1

Site Notes:

1. TOTAL SITE AREA: 0.48 ACRES (TOTAL 20,693 SF)
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS, INC. DATED DEC. 08, 2020. AND COUNTY GIS DATA
3. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0057 KDATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
4. THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY
5. TOTAL DISTURBED AREA: 0.15 ACRES
6. IT IS THE OWNERS UNDERSTANDING THAT THERE ARE EXISTING UTILITY CONNECTIONS AND TAPS ONSITE THAT PROVIDE SERVICE TO THE EXISTING HOUSE. IF NEW CONNECTIONS ARE NECESSARY THEN APPROVAL FROM DEKALB COUNTY WATER AND SEWER IS REQUIRED PRIOR TO INSTALLATION OF PROPOSED UTILITY LINES.

Lot Data:

LOT AREA = 20,693 SF = 0.48 ACRES
EXISTING IMPERVIOUS AREA = 4,353 SF = 0.10 ACRES / 21.04% COVERAGE
DISTURBED AREA: 6,611 SF = 0.15 ACRES
BUILDABLE AREA: 6,877 SF = 0.16 ACRES

Grading Notes:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS, INC. DATED DEC. 08, 2020.
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

ES&PC Notes:

1. THE CONSTRUCTION STAGING AREA WILL BE THE PROPOSED DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC
4. ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
5. ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
6. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
7. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
8. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
9. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN TWO WEEKS.
10. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
12. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM ENTERING THE STREAM BUFFER.
SILT FENCE PROVIDED = 162 LINEAR FEET OF SILT FENCE
SEDIMENT STORAGE REQUIRED = 0.15 DISTURBED ACRES x 67 CY/DISTURBED ACRE = 10.18 CY
SEDIMENT STORAGE PROVIDED = 210 LINEAR FEET x 0.05 CY/LINEAR FEET= 10.5 CY

Site Plan Notes:

1. IT IS THE OWNERS UNDERSTANDING THAT THERE MIGHT BE EXISTING UTILITY CONNECTIONS AND TAPS ONSITE (NOT SHOWN ON SURVEY). IF NEW CONNECTIONS ARE NECESSARY THEN APPROVAL FROM DEKALB COUNTY WATER AND SEWER IS REQUIRED PRIOR TO INSTALLATION OF PROPOSED UTILITY LINES.
2. THE PROPOSED HOUSE AND DECK FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
3. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.

24 HOUR EMERGENCY CONTACT: JAMES MURPHY 404-630-2660

TOTAL AREA= 0.45 ACRES
DISTURBED AREA= 0.15 ACRES

Zoning Conformance:

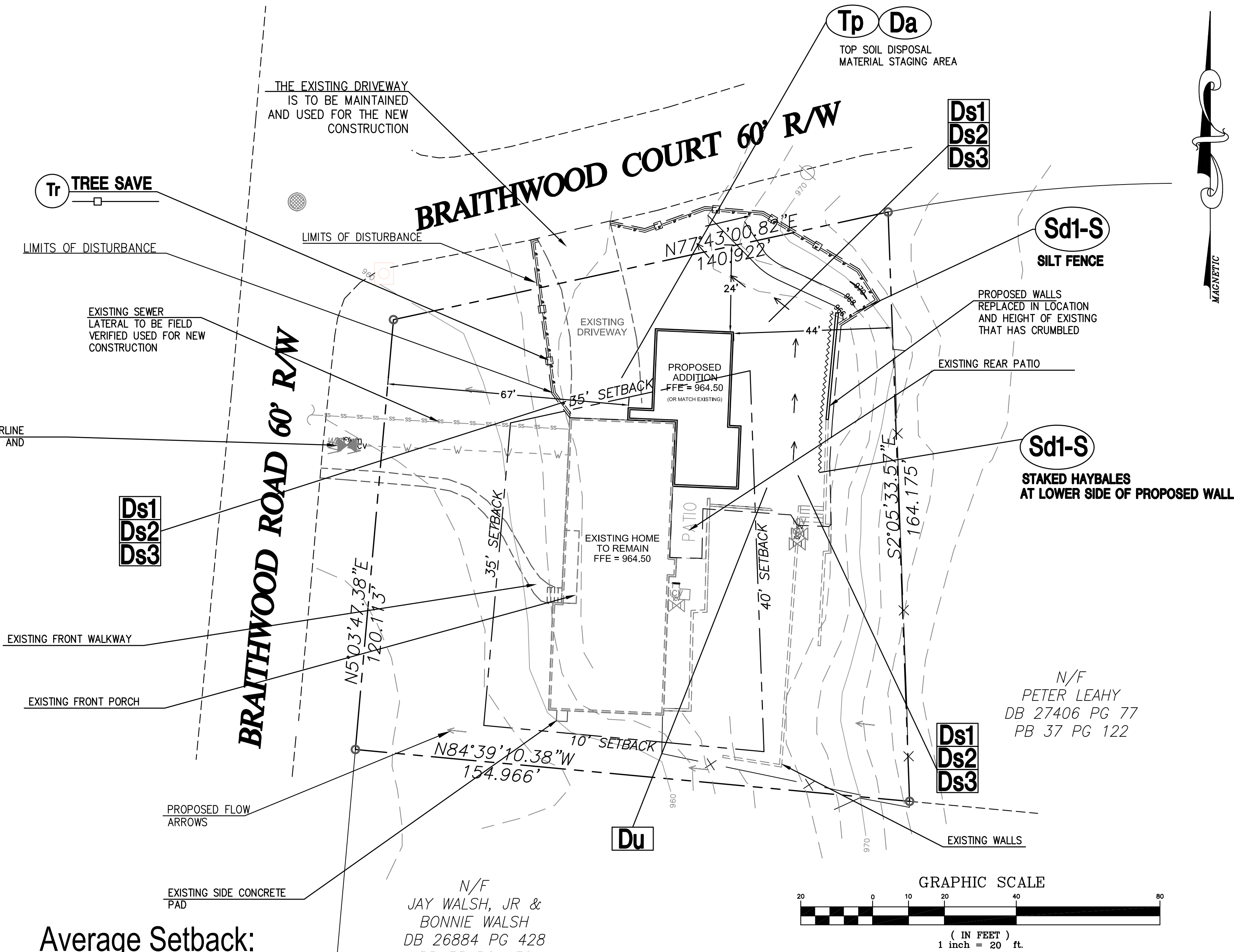
SITE ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 15000 SF
LOT WIDTH: 100 FEET, MIN AT STREET
100 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)
SIDE SETBACK: 10 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 2000 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 28 FEET
OPEN SPACE: 20%

Lot Coverage

Proposed Impervious Area	SF
Existing House (To Remain)	2409
Existing Driveway	747
Existing Front Walkway	195
Existing Front Porch + Steps	99
Existing Rear Concrete Patio	197
Existing Side Concrete pad	9
Existing Timber Walls + Steps	176
Existing AC Pads	15
Proposed Addition	908
Proposed Wall	30
Proposed Impervious Area - TOTAL	4785
Lot Coverage	23.12%

TOTAL EXISTING IMPERVIOUS =4,353 SF
TOTAL PROPOSED IMPERVIOUS = 4785 SF
TOTAL NEW IMPERVIOUS = 938 SF
TOTAL IMPERVIOUS INCREASE = 432 SF

TOTAL NEW IMPERVIOUS AREA =938 SF, LESS THAN 1,000 SF. THEREFORE,
WATER QUALITY BMP IS NOT PROPOSED



Average Setback:

THE EXISTING FRONT SETBACK TO REMAIN THE SAME FOR EXISTING HOME

Tree Note:

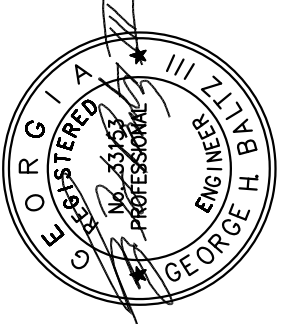
NO TREES ARE TO BE IMPACTED, DESTROYED OR REMOVED DURING THIS PROJECT

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30062
678-324-9410
www.crescentvieweng.com

Prepared For
JAMES MURPHY
404-630-2660
jcm@murphy9@gmail.com

Proposed Conditions Plan

DATE	6-11-21	AS SHOWN	REVISIONS
SCALE		GHB	
DRAWN			
CHECKED		PZ	



Construction Plans For
2689 BRAITHWOOD ROAD NE
Land Lot 248, 18th District
DeKalb County, Georgia

CVE PI # 21-306

Sheet No.

C-1

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SANDUST APPLIED TO DEPTH OF 2 - 3 INCHES

Ds1

Du

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS									
PLANTING DATES BY RESOURCE AREAS					PLANTING DATES BY RESOURCE AREAS				
SPECIES	BROADCAST RATES 2/-PLS. 3/ PER ACRE	RESOURCE AREAS 4/ (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS		SPECIES	BROADCAST RATES 2/-PLS. 3/ PER ACRE	RESOURCE AREAS 4/ (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS	
BARLEY (HORDEUM VULGARE)	3 bu. 3.3 lb. (144 lb.) 1/2 bu. 0.6 lb. (24 lbs.)	M-L P C	14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.		MILLET, PEARL (PENNESTETUM GLAUCUM)	50 lbs. 1.1 lb.	M-L P C	88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 9 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.	
ALONE					ALONE				
IN MIXTURES					IN MIXTURES				
LESPEDEZA, ANNUAL (LESPEDEZA STRATA)	40 lbs. 0.9 lb.	M-L P C	200,000 SEED PER POUND. MAY VOLUNTARILY COVER FOR SEVERAL YEARS. USE INOCULANT EL.		RYE (SECALE CEREALE)	4 bu. 2.9 lb. (128 lb.) 1 bu. 0.7 lb. (32 lbs.)	M-L P C	13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.	
ALONE					ALONE				
IN MIXTURES					IN MIXTURES				
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)	4 lbs. 0.1 lb.	M-L P C	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA		RYEGRASS, ANNUAL (LOLIUM TEMULENTUM)	3 bu. 3.9 lb. (156 lb.) 1/2 bu. 0.6 lb. (24 lbs.)	M-L P C	18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.	
ALONE					ALONE				
IN MIXTURES					IN MIXTURES				
MILLET, BROWN TOP (Panicum fasciculatum)	40 lbs. 0.9 lb.	M-L P C	137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOP MUCK COMPETITION IN MIXTURES IF SEED AT HIGH RATES.		BERMUDA, COMMON (CYNODON DACTYLON)	10 lbs. 0.2 lb.	M-L P C	227,000 SEED PER POUND. DENSE COVER. VARY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.	
ALONE					ALONE				
IN MIXTURES					IN MIXTURES				

TEMPORARY GRASSING

NOT TO SCALE

Ds2

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED.
TEMPORARY METHODS: Ds1-MULCHING, Tg-TACKIFIERS AND BINDERS, Ds2-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER									
PLANTING DATES BY RESOURCE AREAS					PLANTING DATES BY RESOURCE AREAS				
SPECIES	BROADCAST RATES 1/-PLS. 2/ PER ACRE	RESOURCE AREAS 3/ (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS		SPECIES	BROADCAST RATES 1/-PLS. 2/ PER ACRE	RESOURCE AREAS 3/ (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS	
BAHAPENSACOLA (PASPALUM NOTATUM)	60 lbs. 1.4 lb.	P C	166,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MID-COASTAL, COMMON, W/ SERICEA LESPEDEZA OR WEEPING LOVEGRASS.		BERMUDA SPRIGS (CYNODON DACTYLON)	40 cu.ft. 0.9 cu.ft. OR SOD PLUGS 3"x3"	M-L P C	A CUBIC FOOT CONTAINS APPROXIMATELY 650 SPRIGS. A BUSHEL CONTAINS 125 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.	
ALONE OR WITH TEMPORARY COVER					ALONE OR WITH TEMPORARY COVER				
W/ OTHER PERENNIALS					W/ OTHER PERENNIALS				
BAHAWILMINTON (PASPALUM NOTATUM)	60 lbs. 1.4 lb.	M-L P C	SAME AS ABOVE.		CENTPEDE (EREMOCLODA OPHUROIDES)	BLOCK SOD ONLY	P C	DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.	
ALONE OR WITH TEMPORARY COVER					ALONE OR WITH TEMPORARY COVER				
W/ OTHER PERENNIALS					W/ OTHER PERENNIALS				
BERMUDA, COMMON (CYNODON DACTYLON)	10 lbs. 0.2 lb.	P C	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.		BERMUDA, COMMON (CYNODON DACTYLON)	50 lbs. 1.1 lb.	M-L P C	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNWEED. APPLY FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.	
WITH TEMPORARY COVER					WITH TEMPORARY COVER				
WITH OTHER PERENNIALS					WITH OTHER PERENNIALS				
BERMUDA, COMMON (CYNODON DACTYLON)	10 lbs. 0.2 lb.	P C	PLANT WITH WINTER ANNUALS. PLAT WITH TALL FESCUE.		ALONE				
ALONE					ALONE				
WITH OTHER PERENNIALS					WITH OTHER PERENNIALS				

PERMANENT GRASSING

NOT TO SCALE

Ds3

FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N DRESSINGS RATE
1. COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	10-100 lbs./ac. 1/2/ 30
2. COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	0-50 lbs./ac. 1/ - -
3. GROUND COVERS	FIRST SECOND MAINTENANCE	10-10-10 10-10-10 10-10-10	1300 lbs./ac. 3/ 1300 lbs./ac. 3/ 1100 lbs./ac.	- - -
4. PINE SEEDLING	FIRST	20-10-5	ONE 21-GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	-
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	0-10-10 0-10-10	700 lbs./ac. 700 lbs./ac. 4/	-
6. TEMPORARY COVER CROPS SEEDS ALONE	FIRST	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1200 lbs./ac. 800 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 2/6/ 50-100 lbs./ac. 2/ 30 lbs./ac.
8. WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50 lbs./ac. 6/ -

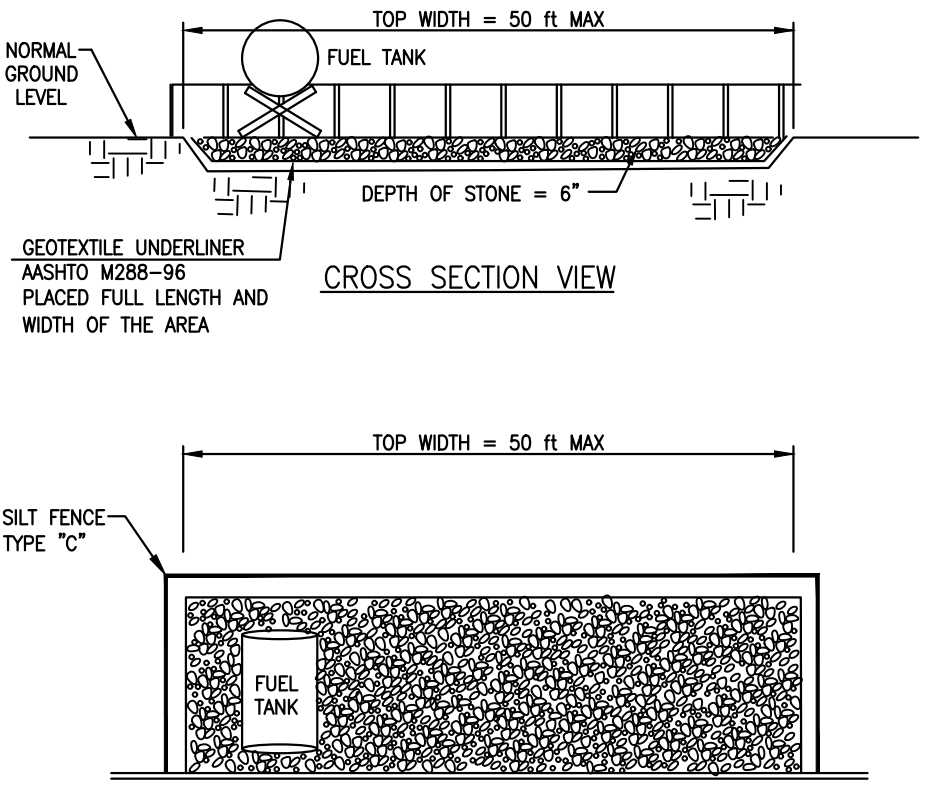
- 1) APPLY IN SPRING FOLLOWING SEEDING.
- 2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
- 3) APPLY IN 3 SPLIT APPLICATIONS.
- 4) APPLY WHEN PLANTS ARE PRUNED.
- 5) APPLY TO GRASS SPECIES ONLY.
- 6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

LIME APPLICATION REQUIREMENT - 2 TONS/ACRE

50% PASS THROUGH 10 - WASH SIEVE
25% PASS THROUGH 25 - MESH SIEVE

FERTILIZERS

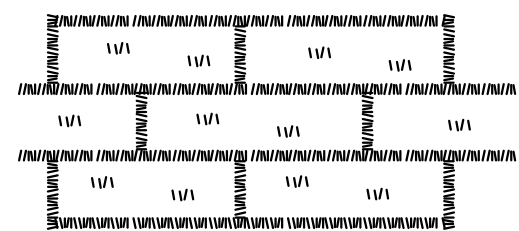
NOT TO SCALE



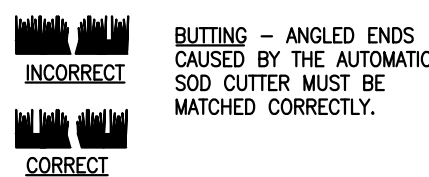
- NOTES:
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

DISPOSAL AREA

NOT TO SCALE

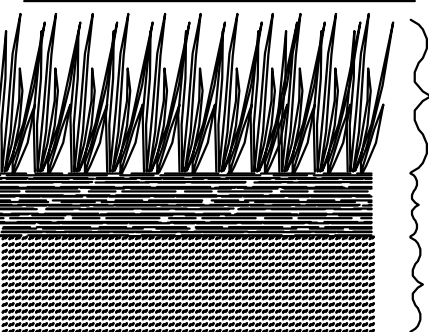


LAY SOD IN A STAGGERED PATTERN, BUT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.



1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



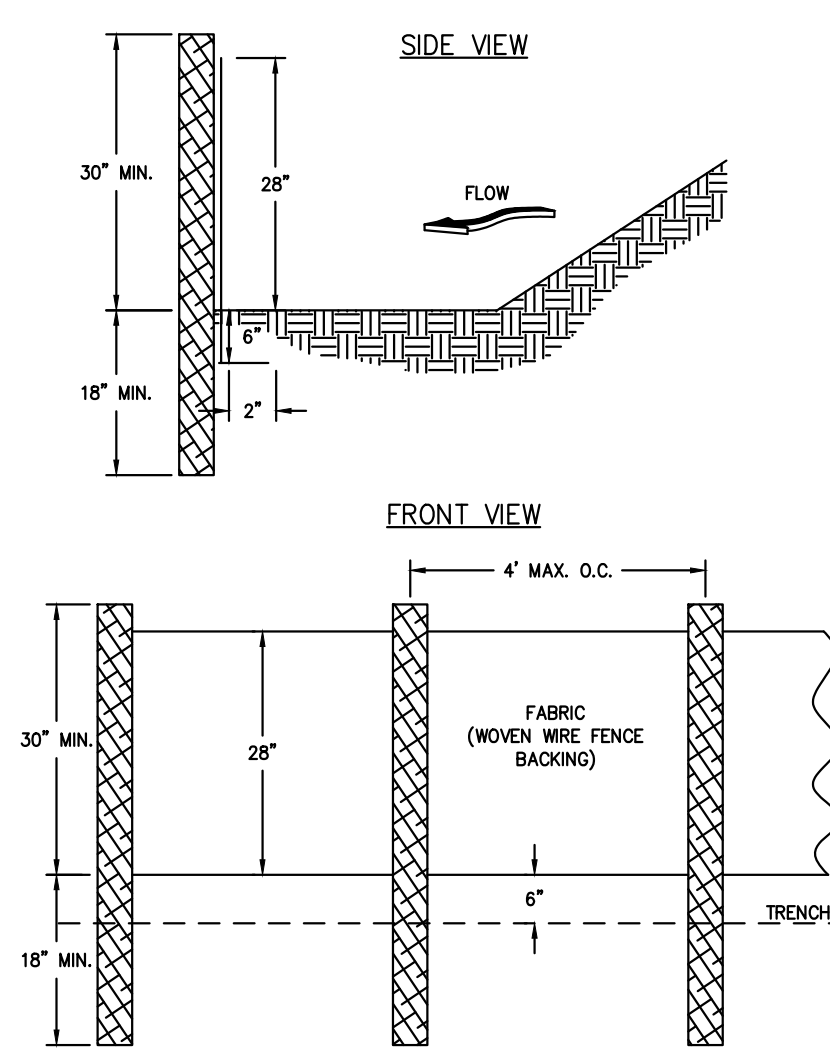
THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.
ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

SODDING

NOT TO SCALE

Ds4

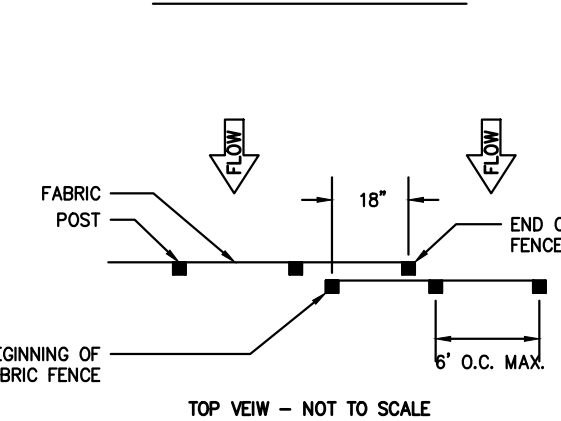
SILT FENCE - TYPE SENSITIVE



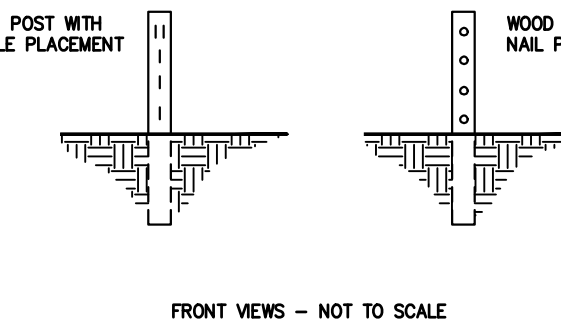
- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



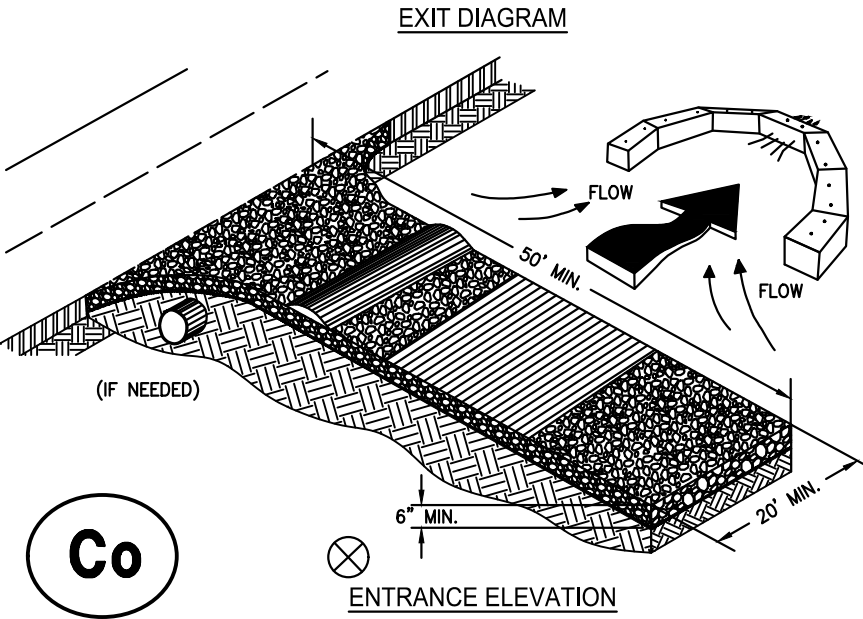
TOP VIEW - NOT TO SCALE



- NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WEAVED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

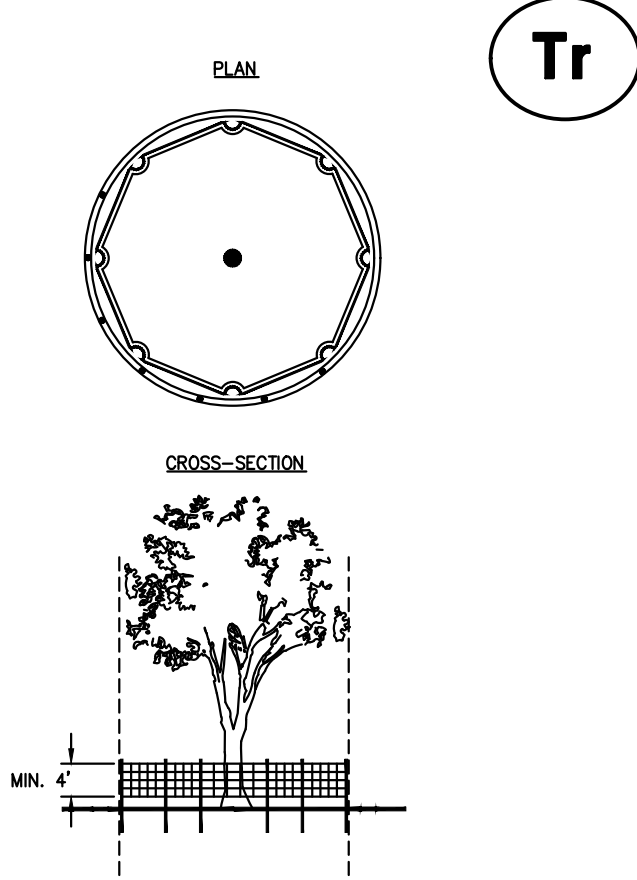
Sd1-S

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRAKES AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRAKES DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

TREE PROTECTION FENCE



- NOTES:
1. STAKE ALONG DRIP LINE (LIMIT OF CLEARING) AND LIGHTLY COMPACT.
 2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 5. FENCE SHALL BE ORANGE VINYL "TREE PROTECTION" 4" HIGH MINIMUM.
- THERE SHALL BE NO TRENCHING IN THE INSTALLATION OF THIS FENCE.

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Construction Details		REVISIONS	
DATE	6-11-21	AS SHOWN	
SCALE		DRAWN	GHB
CHECKED		PZ	



Construction Plans For
2689 BRAITHWOOD ROAD NE
Land Lot 248, 18th District
DeKalb County, Georgia

CVE PI # 21-306

Sheet No.

C-2



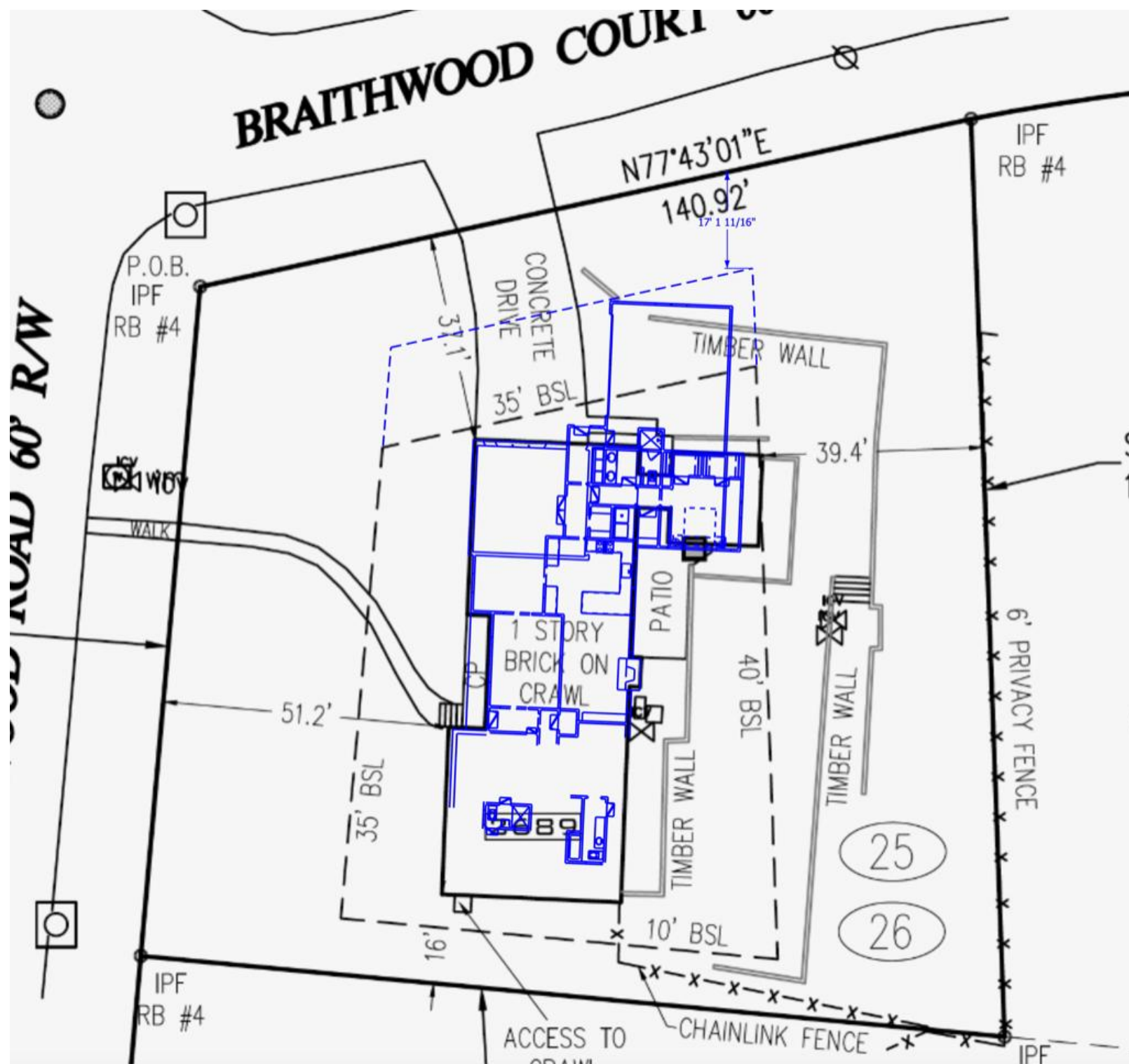


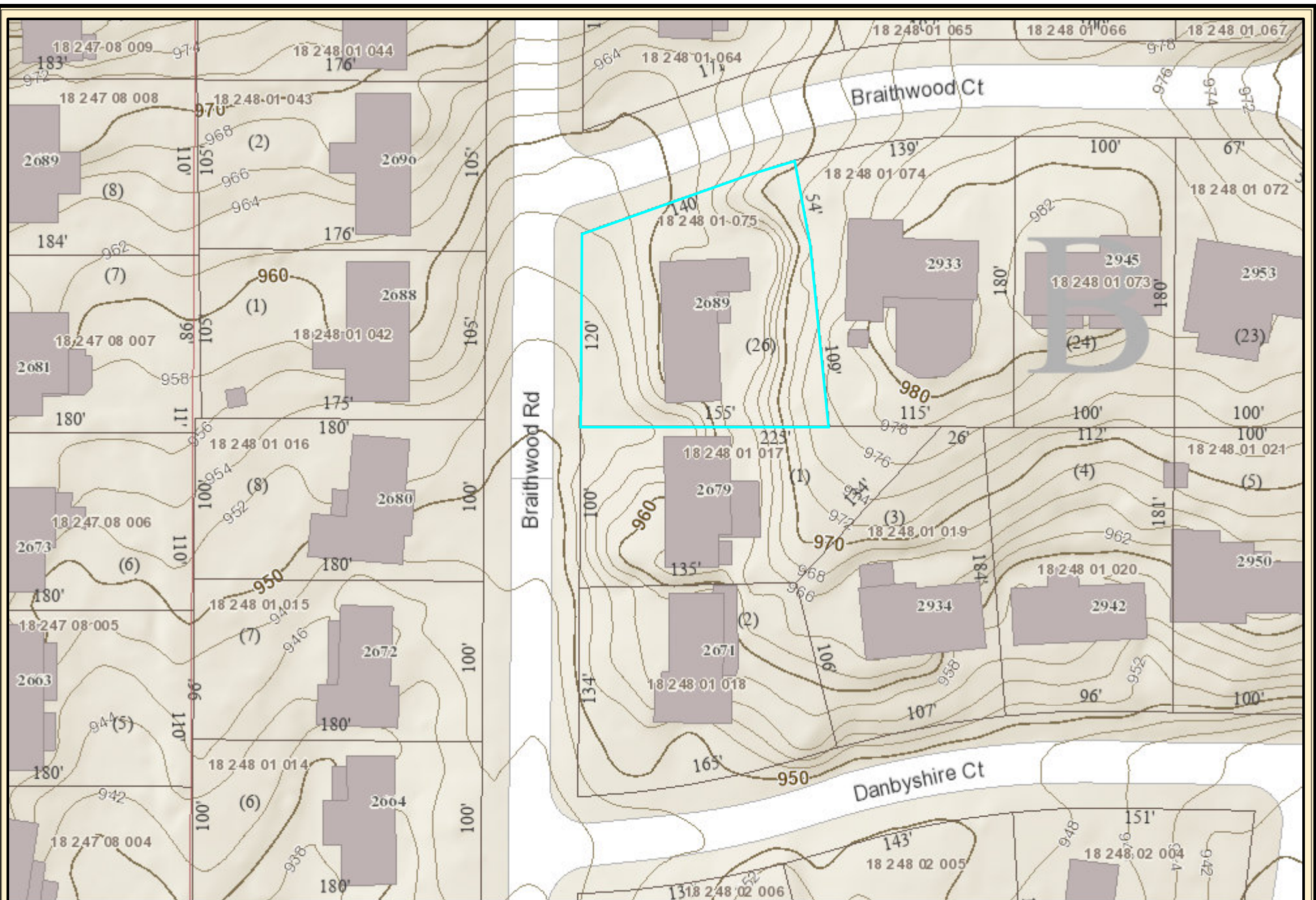




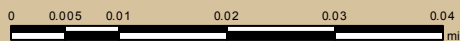
BRAITHWOOD COURT

ROAD 60' R/W





DeKalb County Parcel Map



Date Printed: 6/7/2022



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