



Michael L. Thurmond

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

Wednesday, January 10th, 2023, at 1:00 PM

Planning Department Staff Analysis



Cedric Hudson

Interim Director

N5. Case No: A-23-1246721

Parcel ID(s): 18 041 01 080

Commission District 04 Super District 07

Applicant: **Jordan Tomesch**
150 Patriot Court
Singer, WI 53086

Owner: **Jordan Tomesch**
150 Patriot Court
Singer, WI 53086

Project Name: 662 Oak Hill Circle- New house construction

Location: 662 Oak Hill Court, Stone Mountain, GA 30083

Request: Variance from Sections 27-2.2.1 and 27-5.4.7 of the DeKalb County Zoning Ordinance to

1. Reduce side-yard setbacks from ten (10) feet to zero (0) feet along the northern property line and ten (10) feet to three and a half (3.5) feet along the southern boundary line;
2. Reduce the minimum unit size from 2,000 square feet to 400 square feet;
3. Increase the maximum retaining wall height from four (4) feet to six (6) feet to construct a single-family residence within the R-100 (residential medium lot) zoning district.

Staff Recommendation: Denial.

Staff Findings:

The applicant is requesting several variances from Sections 27-2.2.1 and 27-5.4.7 from the DeKalb County Zoning Ordinance in order to construct a small guest suite adjacent to the City of Pine Lake, a small community located in northeast DeKalb County. Should the Board be in favor of the requested reductions in unit size and side yard setbacks, the retaining wall increase from four (4) feet to six (6) feet to accommodate the grade change and allow for off street parking shall be reviewed. This request is typically done administratively and given the environmental conditions of the lot, would likely be approved.

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.

The property at 662 Oak Hill is located within the R-100 (Residential Medium Lot-100) zoning district which requires lot sizes to be a minimum of 15,000 square feet. The subject site does not meet the required lot dimensions of R-100 zoning districts. The site totals 3,353 square feet with approximately fifteen (15) feet of frontage. As presented there appear to be physical conditions that inhibit development such as steep sloping and an exceptionally narrow lot. However, while Staff and the Board have been favorable to reduce minimum unit size based upon conditions, the requested setback reduction to zero (0) feet along the northern property line does not only pose the question of suitability for development of the lot but also presents concerns of potential fire hazards. There is a structure adjacent to the southern and northern property line.

2. The requested variances for the property may not go beyond the minimum necessary to afford relief, given the property's constraints. The updated proposal has been carefully tailored to adapt to the narrow and small size of the lot while ensuring the construction of a viable residential unit. The applicant is proposing a single solution, crafted to provide a feasible solution that meets the owner's needs without excessively infringing upon zoning guidelines.

The proposed variances may go beyond the minimum necessary to afford relief. The applicant did not include elevations of the guest house design but the site plan (C-1) dated 9/22/2023 proposes a small single-family house with 928.5 square feet of floor area. Given the steep grade, narrowness, and the applicants desire to preserve natural canopy, this proposal may not extend beyond a response to the lot's unique dimensions. However, it presents a potential grant of special privilege inconsistent with the limitations imposed on other properties zoned R-100. This approach might impact R-100 standards and possibly have implications on neighboring properties.

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 requested variance(s) for the subject site may be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. While the City of Pine Lake encourages small houses that do not interfere with the natural environment the proposed setback reduction to zero (0) could qualify as injurious. Approval of the request may present a scenario without proper space for construction and once complete, lack of both privacy and potential safety to the adjacent property. While Staff appreciates the applicants' alternate requests to accommodate the proposal and Zoning Ordinance, this could set a precedent for future developments.

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

The literal interpretation and strict application of the provisions or requirements of this chapter may not result in undue and unnecessary hardship. While the combination of the narrowness and steep grading constraint the buildable area for the applicant to construct any livable structure. The proposed size of the house and a setback of zero (0) drastically deter from the requirements within the R-100 zoning district.

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

The *2050 DeKalb County Unified Plan* states 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. Although the proposal is a new development it may undermine the intent of the traditional suburban character area.

FINAL STAFF ANALYSIS:

Upon review of the applicant's proposal and the variance criteria, staff recommends denial of the variance requests. While the proposal seeks to provide a unique guesthouse opportunity in the Pine Lake community, it does so with a design that drastically departs from the district's *minimum* requirements. The proposed variances could potentially be materially detrimental to public welfare or injurious to the properties within the R-100 zoning district. The number of variance requests pose question to the suitability of the lot for this development. Therefore, a denial of the requested variances is recommended.

Staff Recommendations: Denial.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

CHECK 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.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: _____

Applicant
Signature:

Jordan Tomesch

DATE: _____

Applicant
Signature:

Ordinances from Which I am Seeking a Variance:

Sec. 2.2.1. - Dimensional Requirements for R-100 found in Table 2.2

- 1) Minimum side setback to be 10 feet**
- 2) Minimum unit size to be 2,000 sq/ft**

Sec. 5.4.7. – Retaining Walls (exposed height)

- 1) Maximum Height to be 4 feet**

Variance Requests

- 1) North side setback to be 3 feet
- 2) South side setback to be 0 feet
- 3) Heated square footage of unit to be 400 square feet
- 4) Retaining wall height to be 6 feet

Summary:

The property located at 662 Oak Hill Circle is zoned as residential, however, due to the dimensional requirements of the R-100 zoning district I am unable to develop the property without first applying for a variance. The property has been a legal lot of record at least since July 20th, 1970, whereas the amended R-100 dimensional restrictions had been put in place on August 25th, 2015. I am in the process of building a tiny house in the City of Pine Lake, but would also like a guest house close by so that when friends and family come visit me they have a place to stay. My intention is to build a guest house on the property at 662 Oak Hill Circle.

Firstly, I am requesting a variance from the minimum side setbacks. I am requesting the 10 foot side setbacks be reduced to 3 feet on the north side and to 0 feet on the south side.

By reducing the setbacks to 0 on the south side I am able to preserve some of the trees in the vicinity and build a single-family home that conforms with international residential building codes. The minimum width of any habitable room must be 7 feet, but when factoring in insulation and siding etc., the building needs to be at least 8 feet wide. This translates to the property needing a minimum of 3.5 feet at the side setbacks. I am seeking a 3 foot side setback to the north and a 0 foot side setback to the south to preserve the trees in the vicinity of the property and to allow for the minimum habitable room width required by the international residential building code. If the board feels the 0 foot side back is unreasonable, I would ask that the board consider a minimum of 3.5 feet for both the north and south side setbacks.

Second, I am requesting that the minimum unit size of 2,000 sq/ft. be reduced to 400 sq/ft. The lot size of this property is 3,352.5 sq/ft and the minimum lot size for the R-100 zoning district is 15,000 sq/ft. While the unit size may initially seem small, the unit size is actually proportional to

the size of the lot, which has already been zoned as R-100. The lot is 78% smaller than the zoning district minimums and the unit size is 80% smaller than the zoning district minimums.

The requirement of a 2,000 sq/ft unit size is unreasonable for this property because the lot coverage cannot exceed 35% per the zoning dimensional requirements. This means that there is 493 sq/ft allotted for the dwelling after taking into consideration a driveway, walkway, and porch for access into the dwelling. This means that a 3 story single family home with a finished basement with each floor being 493 sq/ft still would not meet the minimum unit size of 2,000 sq/ft. Therefore, I ask the board to grant me this variance as it will allow me to build a single family home proportional to the lot size of this property.

If the board feels a reduction of the unit size to 400 sq/ft is unreasonable, I would ask that the board reduce the unit size to a number in between 400-2,000 sq/ft. If the board feels any reduction of the unit size below 2,000 sq/ft is unreasonable, I would ask the board to increase the maximum building height to 45 feet AND/OR increase the maximum lot coverage to 35-50%.

Lastly, I am asking for an increase in the height of the retaining wall from 4 feet to 6 feet, so that I have the necessary off-street parking for this home. If the increased height of the retaining wall is unreasonable, I would ask the board to waive the off-street parking requirement.

Variance Application Requirements:

A variance shall only be issued when all of the following conditions are present:

- 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.**

The characteristics of this particular piece of property are so extraordinary that I cannot develop the property without first obtaining a variance. The lot length is normal and even longer than other R-100 zoned properties, however my property is much smaller in width, being only 15 feet wide. I also have many trees on the property, which I would like to preserve. Therefore, I have moved the house closer to the south side in order to preserve these trees. The lot is also somewhat steep, hence the need for the retaining wall around the driveway. These characteristics of the property were not created by me or any of the previous owners. The strict application of the requirements highlighted above would leave me unable to develop my 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 does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege. I am requesting the ability to build on my property in the same way that all of neighbors are able to live in a house on their property. I have requested the minimum necessary relief and even offered alternatives, which would afford me similar relief.

- 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.**

The granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. In fact, the property will benefit the public by creating additional affordable housing. My goal here is not to develop the property to make money, but to provide a place for my family and friends to stay when they come to visit. Additionally, the development of the property will allow the raising of additional tax revenue. A granting of this variance will simply afford me the use of my property, which is zoned as residential R-100.

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

The strict application of the dimensional requirements of Table 2.2 in Sec. 2.2.1 would deprive me of the rights and privileges enjoyed by other property owners. All of the surrounding properties zoned as R-100 are able to enjoy the rights and privileges of a single-family residence on their property. If I am not granted this variance it would result in an undue and exceptional hardship, since I am unable to use the property, for which it is zoned.

- 5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.**

I am intending to use the property in a manner consistent with the 2050 master plan, which designates my property as "SUB" suburban. Moreover, the size of the dwelling is consistent with Dekalb county zoning rules in that my dwelling is similar to an Auxiliary Dwelling Unit (ADU). Dekalb county allows ADUs and even limits their size to 900 square feet. In essence I am building an ADU on a property, whose building envelope is too small to accommodate a 2,000 square foot home. Furthermore, the City of Pine Lake, which is adjacent to the property, has no minimum square footage for any of the properties in their jurisdiction.

3. TOTAL SITE AREA: 0.076 ACRES / 3,353 SF
TOTAL DISTURBED AREA: 0.036 ACRES / 1,580 SF
2. SITE ADDRESS: 662 OAK HILL CIRCLE, DEKALB COUNTY, GA 30083
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS, INC..
DATED 4-5-2023.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE.X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0087J
DATED MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
5. 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.
6. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
7. 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.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE
PLANS.
10. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS
AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
11. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
12. 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.
13. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
14. ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS
PROPERTY ARE SHOWN ON THESE PLANS
15. 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

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 SHALL 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 CERTIFICATE OF 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. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
22. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
23. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
24. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
25. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
26. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
27. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
28. ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
29. DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
30. NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT". (I.E. STUMPS, ETC)
31. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

SINGLE FAMILY HOUSE ADDITION CONSTRUCTION DOCUMENTS FOR:

- SITE



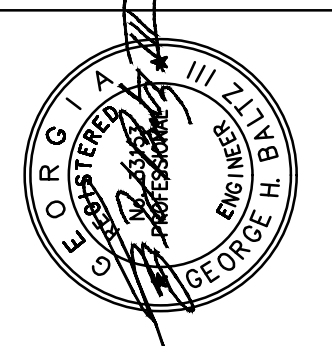
SIGNED
NUMBER: 0000045830
EXPIRATION 11-10-2025

CERTIFIED BY  DATE 9-22-2023

1. NO ONE SHALL ENCROACH, PLACE SOLVENTS, BUILDING, MACHINERY, BUILDING DEBRIS OR ANY OTHER MATERIAL WITHIN 6' OUTSIDE THE PERIPHERY OF THE CRZ OR WITHIN ANY TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
2. ALL TREE FENCE AND OTHER TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CO IS ISSUED.
3. 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.
4. ALL PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
5. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
7. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
8. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
9. 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.

POST-CONSTRUCTION IMPERVIOUS AREA	
Remaining Impervious Area	SF 0
Total Existing Impervious Area to Remain	0
Proposed Impervious Area	SF
Proposed Driveway	532
Proposed Walkway	55
Proposed Tiny House	200
Proposed Deck	189
Total Proposed Impervious Area	976
TOTAL POST-CONSTRUCTION IMPERVIOUS AREA	976
LOT COVERAGE %	29.09%

COVER			
DATE	9-22-2023		REVISIONS
SCALE	AS SHOWN		
DRAWN	AJC		
CHECKED	GHB		



CVE PI #	23-285
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SHEET NO

SHEET LIST	
SHEET NO.	SHEET TITLE
CV	COVER
S-1	SURVEY
D-1	DEMOLITION PLAN
C-1	SITE PLAN
C-2	ES&PC PLAN
C-3	TREE PLAN
C-4	CONSTRUCTION DETAILS

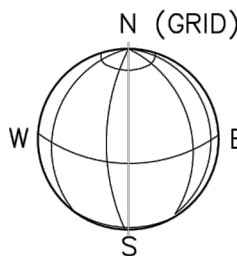
GENERAL NOTES:

- 1: This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
- 2: This plot 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 WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT
TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR
DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



REFERENCE: DEED BOOK 2638 PG 726
PLAT BOOK 14 PG 136
PLAT BOOK 55 PG 30

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0087J EFFECTIVE DATE MAY 16, 2013
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 2638 PG 726
PROPERTY OWNER AT TIME OF SURVEY:
E. RANDALL HILL
PARCEL NUMBER: 18-041-01-080

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE GPS NETWORK

TOTAL AREA: 3,353 SQ FT, 0.077 AC

CALCULATED PLAT CLOSURE: 1:90,483

FIELD DATA:

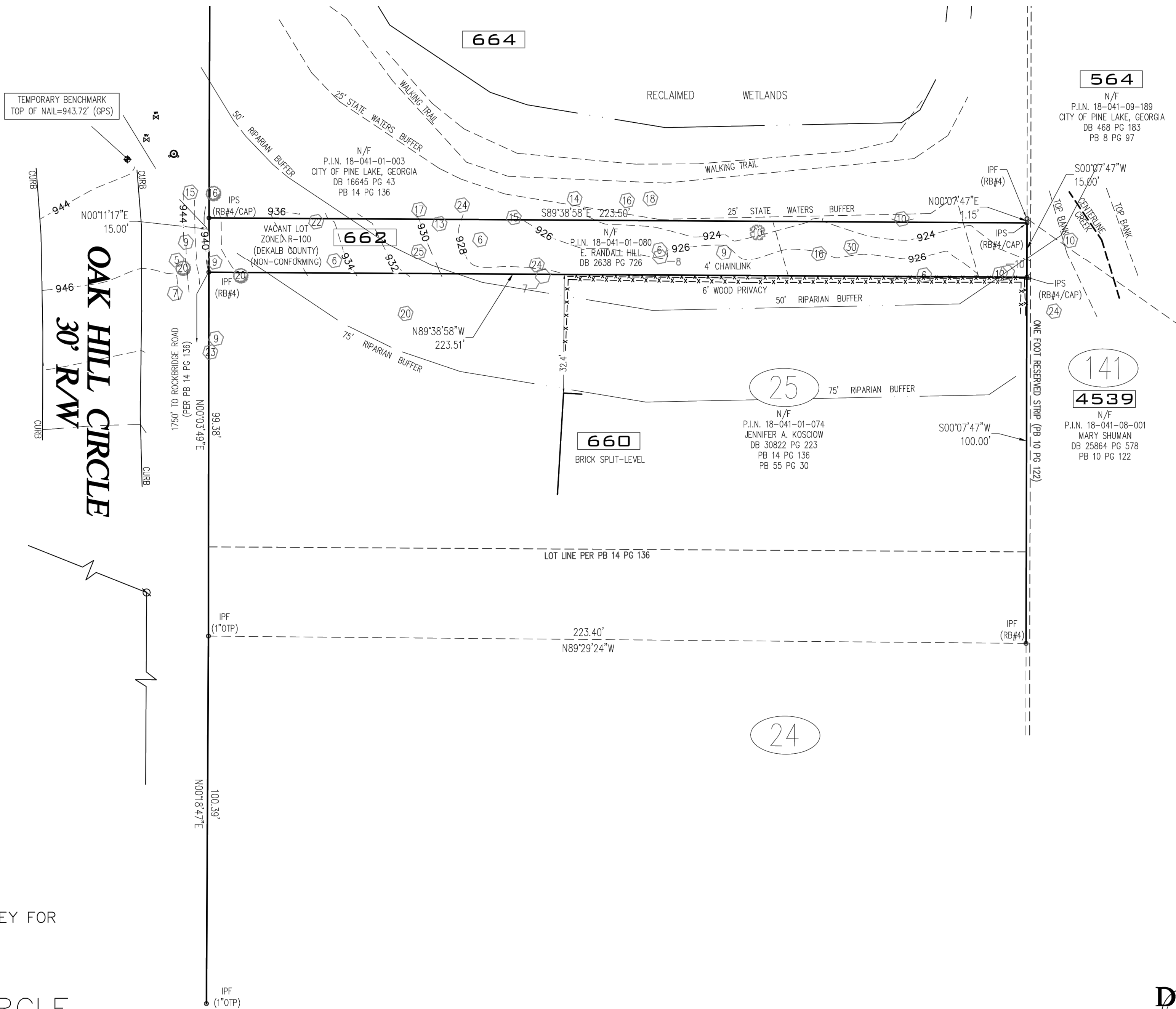
DATE OF FIELD SURVEY 4-5-2023

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

EQUIPMENT USED:
TRIMBLE S5 ROBOTIC TOTAL STATION




JORDAN TOMESCH

OAK HILLS SUBDIVISION
662 OAK HILL CIRCLE
DEKALB COUNTY, GEORGIA
LAND LOT 41, DIST 18
DATE: APRIL 13, 2023



	EOP	EDGE OF PAVEMENT
	CURB	BACK OF CURB
	BSL	BUILDING SETBACK LINE (PRIMARY)
	LLL	LAND LOT LINE
	PP	POWER POLE
	R/W	RIGHT OF WAY
	IP	IRON PIPE SOUND
	IPS	1/2\"/>
	SW	SIDE WALK
		BOLLARD
	OHP	OVERHEAD POWER
	-P-	UNDERGROUND POWER
	-GAS-	GAS UNDERGROUND GAS
	-W-	UNDERGROUND WATER
	-UT-	UNDERGROUND TELEPHONE
	-S-	UNDERGROUND SEWER
	FH	FIRE HYDRANT
	FDC	FIRE DEPT. CONNECTION
	CB	CATCH BASIN
	DWCB	DOUBLE WING CATCH BASIN
	SWCB	SINGLE WING CATCH BASIN
	MH	MANHOLE
	EB	EJECTION BOX
	WM	WATER METER
	WV	WATER VALVE
	GV	GAS VALVE
	GM	GAS METER
	CO	CLEANOUT
	EM	ELECTRIC METER
	AC	AIR CONDITIONING UNIT
		TELEPHONE BOX
	LP	LIGHT POLE
		CONCRETE PAD

TREE SYMBOLS
 X = DIAMETER IN INCHES

	HARDWOOD
	PINE
	MAGNOLIA



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



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REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

SITE NOTES:

1. TOTAL SITE AREA: 0.076 ACRES / 3,353 SF
TOTAL DISTURBED AREA: 0.036 ACRES / 1,580 SF
2. SITE ADDRESS: 662 OAK HILL CIRCLE, DEKALB COUNTY, GA 30083
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS, INC. DATED 4-5-2023.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.J.R.M. COMMUNITY PANEL NUMBER 13089C0087J DATED MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
5. 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.
6. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
7. 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.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
10. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
11. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
12. 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.
13. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
14. ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
15. 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
16. 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.

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 CERTIFICATE OF 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. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
22. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
23. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
24. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
25. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
26. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
27. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
28. ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
29. DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
30. NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT". (I.E. STUMPS, ETC)
31. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

POST-CONSTRUCTION IMPERVIOUS:

POST-CONSTRUCTION IMPERVIOUS AREA	
Remaining Impervious Area	SF
	0
Total Existing Impervious Area to Remain	0
Proposed Impervious Area	SF
Proposed Walkway	252
Proposed Home	200
Proposed Deck	189
Proposed Driveway	178
Proposed Walls	61
Total Proposed Impervious Area	880
TOTAL POST-CONSTRUCTION IMPERVIOUS AREA	880
LOT COVERAGE %	26.23%

ZONING CONFORMANCE:

SITE ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 15,000 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%

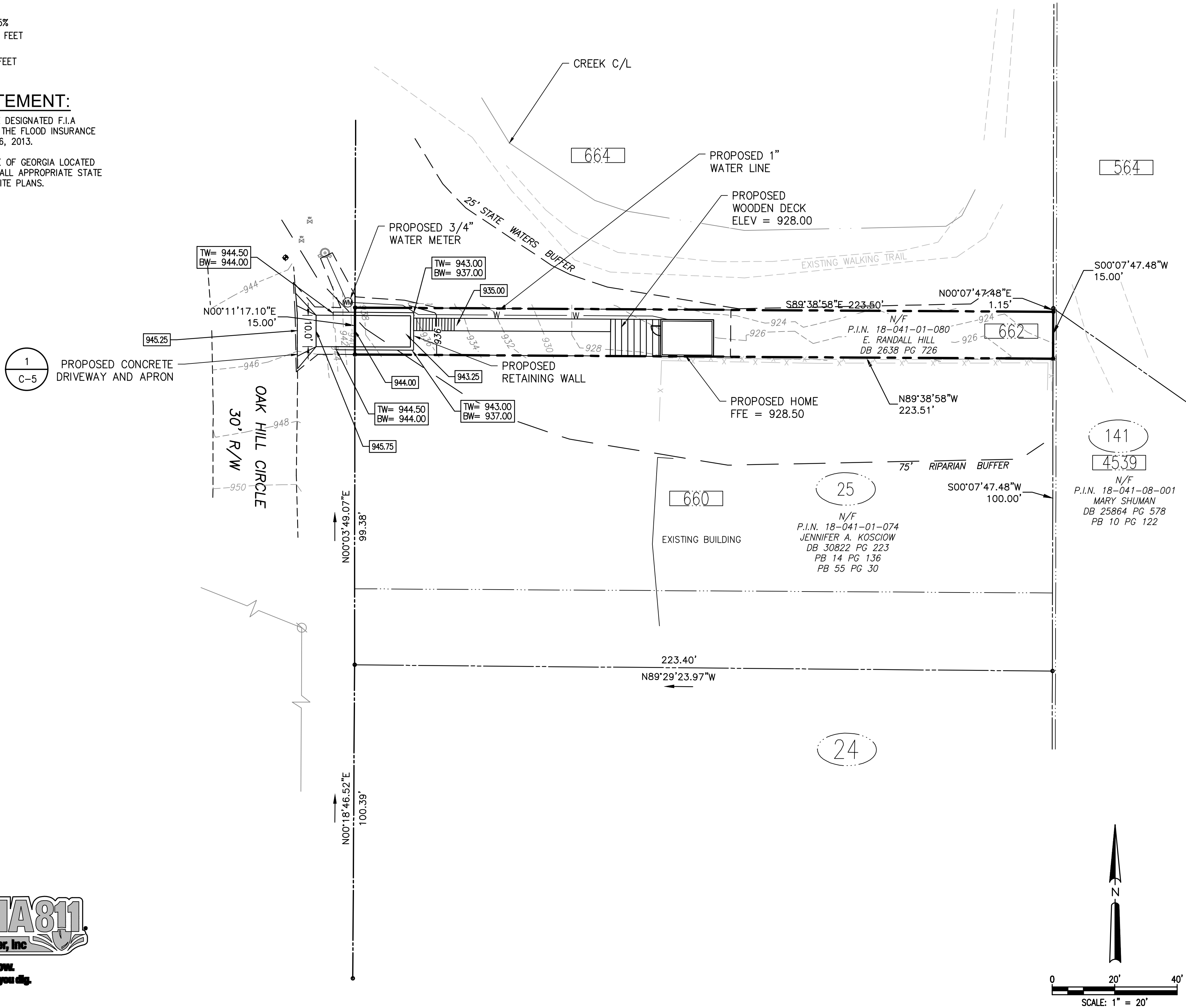
STATEWATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP 13089C0087J, DATED MAY 16, 2013.

THERE ARE NOT WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.



24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825

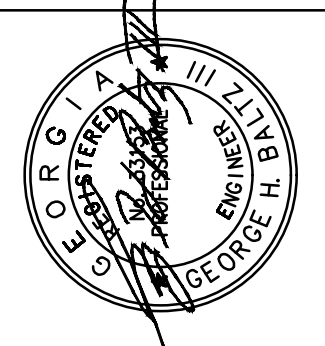


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Jordan Tomesch
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Bayside, WI 53217
414-331-8825
jtomesch@gmail.com

SITE PLAN

REVISIONS	
DATE	9-22-2023
SCALE	AS SHOWN
DRAWN	AJC
CHECKED	GHB



CONSTRUCTION PLANS FOR:
662 Oak Hill Circle
LAND LOT 41, 18 DISTRICT
DEKALB COUNTY, GEORGIA

CVE PI # 23-285

SHEET NO.

C-1

GRADING NOTES:

APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)

SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ALPHA LAND SERVICES.
DATED 4-10-2023.

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.

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.

CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND 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.

ALL ELEVATIONS SHOWN ARE FINISHED GRADE.

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.

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.

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.
13. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE
14. SEDIMENT AND EROSION MEASURES AND PRACTICES TO BE INSPECTED DAILY
15. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
16. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES
17. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR A VARIANCE MAY BE AN OPTION
18. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN PROJECT IS RELEASED BY THE INSPECTOR
19. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA', PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S)OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GA10000 (1, 2 OR 3)
20. I 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
21. INSPECTIONS BY A QUALIFIED PERSONNEL PROVIDED BY THE PRIMARYPERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCEWITH GAR. 10000_ (1, 2 OR 3).
22. NOTICE OF INTENT AND NOTICE OF TERMINATION MUST BE FILED WITH GA. E.P.D. A COPY OF THE SUBMITTAL ID # TO THE GEOS AND A COPY OF THE NOI FORM SHALL BE SUBMITTED TO THE COUNTY BEFORE ISSUANCE OF PERMIT; IF LAND DISTURBANCE IS ONE ACRE OR MORE OR WITHIN 200 FEET OF STATE WATERS.

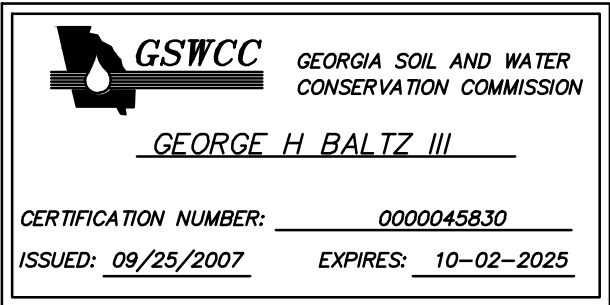
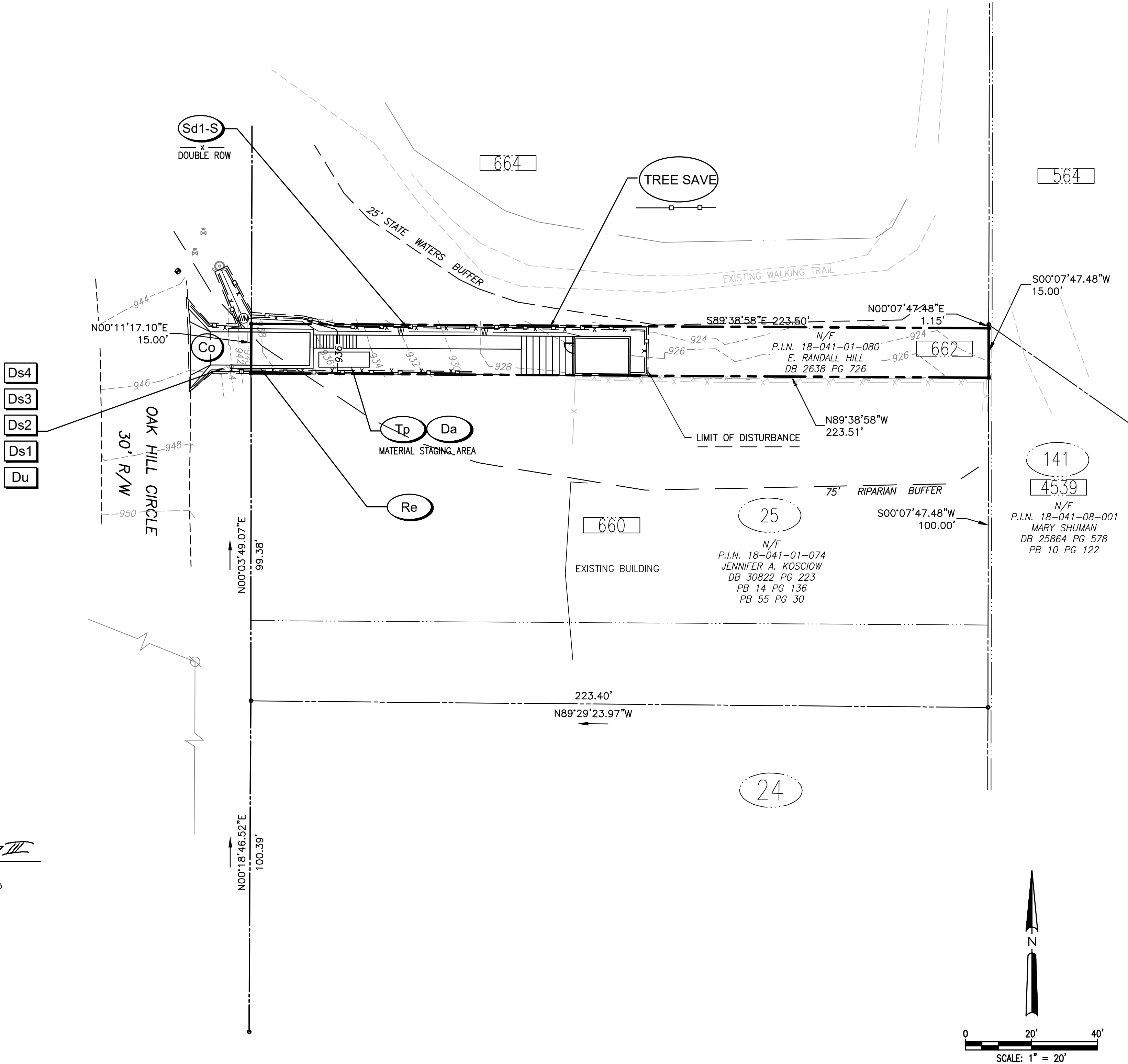
SEDIMENT STORAGE CALCULATIONS:

SILT FENCE PROVIDED = 263 LINEAR FEET OF SILT FENCE
SEDIMENT STORAGE REQUIRED = 67 * .036 DIST AC = 2.41 CY
SEDIMENT STORAGE PROVIDED = 263 LF * .04 = 10.52 CY

COMPACTION STATEMENT:

COMPACTION OF ALL FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES TO BE 95% STANDARD PROCTOR MUST BE CERTIFIED BY GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF CURB. THIS CERTIFICATION WILL BE SUBMITTED TO THE CHIEF OF DEVELOPMENT INSPECTIONS. LOTS WITH 2' OF FILL OR GREATER, AS DELINEATED ON THE CONSTRUCTION PLANS, WILL REQUIRE A COMPACTION CERTIFICATIONS PRIOR TO ISSUANCE OF BUILDING PERMITS. THE ENGINEER WILL ALSO PROVIDE A LETTER LISTING THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION. THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAT.

24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825

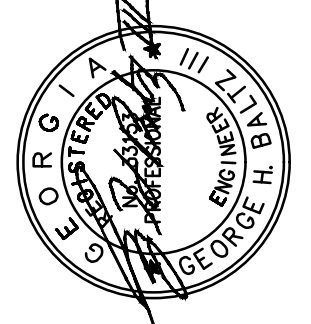


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ES&PC PLAN

DATE	9-22-2023	AS SHOWN	AJC	REVISIONS
SCALE				
DRAWN				
CHECKED				



CONSTRUCTION PLANS FOR:
662 Oak Hill Circle
LAND LOT 41, 18 DISTRICT
DEKALB COUNTY, GEORGIA

CVE PI # 23-285

SHEET NO.

C-2

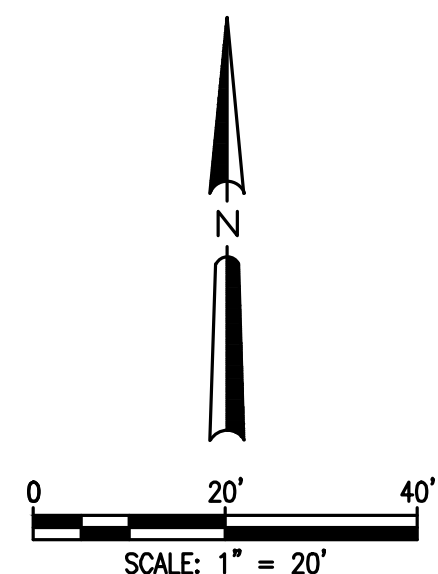
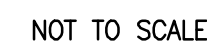
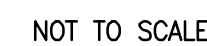
1. NO ONE SHALL ENCROUGH, PLACE SOLEVENTS, BUILDING, MACHINERY, BUILDING DEBRIS OR ANY OTHER MATERIAL WITHIN 6' OUTSIDE THE PERIPHERY OF THE CRZ OR WITHIN ANY TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
2. ALL TREE FENCE AND OTHER TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CO IS ISSUED.
3. 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.
4. ALL PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
5. 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.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
7. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION FENCE(CRZ).
8. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
9. 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.

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES TO BE INSTALL PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES TO OCCUR WITHIN TREE PROTECTION AREAS OR WITHIN SIX (6) FEET OF THE CRZ.
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER DATE OF FINAL INSPECTION.

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www.crescentvieweng.com

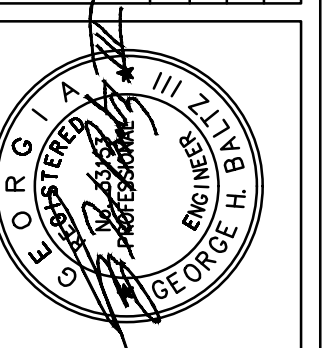
	TREE #	DIAMETER	TYPE	CRZ	IMPACTED CRZ	DISTURBED CRZ %	STATUS	DEKALB UNIT
BOUNDARY	1	23	HARDWOOD	1662	11	0.7%	SAVED	6.0
BOUNDARY	2	9	HARDWOOD	254	0	0.0%	SAVED	2.4
BOUNDARY	3	7	HARDWOOD	154	154	100.0%	DESTROYED	2.4
BOUNDARY	4	20	PINE	1257	1257	100.0%	DESTROYED	5.4
BOUNDARY	5	5	HARDWOOD	79	79	100.0%	DESTROYED	1.6
BOUNDARY	6	9	HARDWOOD	254	254	100.0%	DESTROYED	2.4
BOUNDARY	7	15	HARDWOOD	107	107	100.0%	DESTROYED	4.0
BOUNDARY	8	16	PINE	804	804	100.0%	DESTROYED	4.8
ONSITE	9	9	HARDWOOD	254	254	100.0%	DESTROYED	2.4
BOUNDARY	10	20	PINE	1257	1257	100.0%	DESTROYED	5.4
ONSITE	11	22	HARDWOOD	1521	1521	100.0%	DESTROYED	6.0
ONSITE	12	6	HARDWOOD	113	113	100.0%	DESTROYED	1.6
BOUNDARY	13	20	HARDWOOD	1257	212	16.9%	SAVED	5.4
ONSITE	14	25	HARDWOOD	1963	1963	100.0%	DESTROYED	6.8
BOUNDARY	15	17	HARDWOOD	908	908	100.0%	DESTROYED	4.8
ONSITE	16	13	HARDWOOD	531	531	100.0%	DESTROYED	4.0
BOUNDARY	17	24	HARDWOOD	1810	1810	100.0%	DESTROYED	6.0
BOUNDARY	18	15	HARDWOOD	707	707	100.0%	DESTROYED	4.0
ONSITE	19	6	HARDWOOD	113	113	100.0%	DESTROYED	1.6
ONSITE	20	24	HARDWOOD	1810	1810	100.0%	DESTROYED	6.0
BOUNDARY	21	7	HARDWOOD	154	154	100.0%	DESTROYED	2.4
BOUNDARY	22	14	HARDWOOD	618	22	3.6%	SAVED	4.0
BOUNDARY	23	16	HARDWOOD	804	0	0.0%	SAVED	4.8
BOUNDARY	24	18	HARDWOOD	1018	0	0.0%	SAVED	4.8
ONSITE	25	6	HARDWOOD	113	0	0.0%	SAVED	1.6
ONSITE	26	8	HARDWOOD	201	0	0.0%	SAVED	2.4
ONSITE	27	9	HARDWOOD	254	0	0.0%	SAVED	2.4
ONSITE	28	10	MAGNOLIA	314	0	0.0%	SAVED	3.2
BOUNDARY	29	10	HARDWOOD	314	0	0.0%	SAVED	3.2
ONSITE	30	6	HARDWOOD	113	0	0.0%	SAVED	1.6
ONSITE	31	8	HARDWOOD	452	0	0.0%	SAVED	3.2
ONSITE	32	10	HARDWOOD	314	0	0.0%	SAVED	3.2
BOUNDARY	33	24	HARDWOOD	1810	0	0.0%	SAVED	6.0

<p align="center">ONSITE TREE REQUIREMENT CALCULATIONS</p> <p>SITE DENSITY REQUIRED = 15 UNITS X 0.34 ACRES = 5.1 UNITS</p> <p>REQUIRED UNITS = 5.1 UNITS</p> <p>REMAINING UNITS = 61.4 UNITS</p> <p align="center">DENSITY REQUIREMENT MET THROUGH EXISTING TREES TO REMAIN</p>



TREE PLAN

DATE	9-22-2023	REVISIONS
SCALE	AS SHOWN	
DRAWN	AJC	
CHECKED	GHB	



CVE PI #	23-285
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SHEET NO. _____

C-3

APPLICATION OF MULCH

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

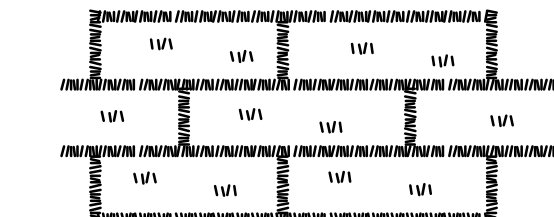
Ds1

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS									
SPECIES	BROADCAST RATES 1/-PLS. 2/ PER ACRE	RESOURCE AREA 4/ DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES	PLANTING DATES BY RESOURCE AREA	REMARKS	SPECIES	BROADCAST RATES 1/-PLS. 2/ PER ACRE	RESOURCE AREA 4/ DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES	PLANTING DATES BY RESOURCE AREA	REMARKS
BARLEY (HORDEUM VULGARE)			J F M A M J J A S O N D		MILLET, PEARL (Pennisetum glaucum)			J F M A M J J A S O N D	
ALONE	3 bu. (144 lb.)				ALONE	50 lbs. 1.1 lb.			
IN MIXTURES	1/2 bu. 0.6 lb. (24 lbs.)								
LESPEDEZA, ANNUAL (LESPEDEZA STRADA)			J F M A M J J A S O N D		OATS (Avena sativa)			J F M A M J J A S O N D	
ALONE	40 lbs. 0.9 lb.				ALONE	4 bu. (128 lb.)			
IN MIXTURES	10 lbs. 0.2 lb.				IN MIXTURES	1/2 bu. 0.7 lb. (32 lbs.)			
LOVEGRASS, WEEPING (ERAGROSIS CURVULA)			J F M A M J J A S O N D		RYE (SECALE CEREALE)			J F M A M J J A S O N D	
ALONE	4 lbs. 0.1 lb.				ALONE	3 bu. (18 lb.)			
IN MIXTURES	2 lbs. 0.07 lb.				IN MIXTURES	1/2 bu. 0.6 lb. (28 lbs.)			
MILLET, BROWNIPTOP (Panicum fasciculatum)			J F M A M J J A S O N D		RYEGRASS, ANNUAL (Lolium temulentum)			J F M A M J J A S O N D	
ALONE	40 lbs. 0.9 lb.				ALONE	40 lbs. 0.9 lb.			
IN MIXTURES	10 lbs. 0.2 lb.				IN MIXTURES	60 lbs. 1.4 lb.			

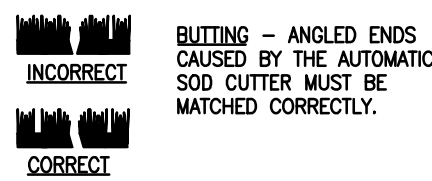
TEMPORARY GRASSING

NOT TO SCALE

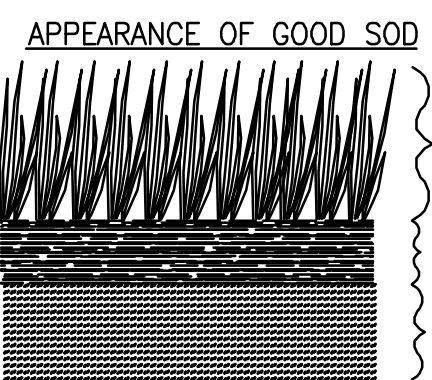
Ds2



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.



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



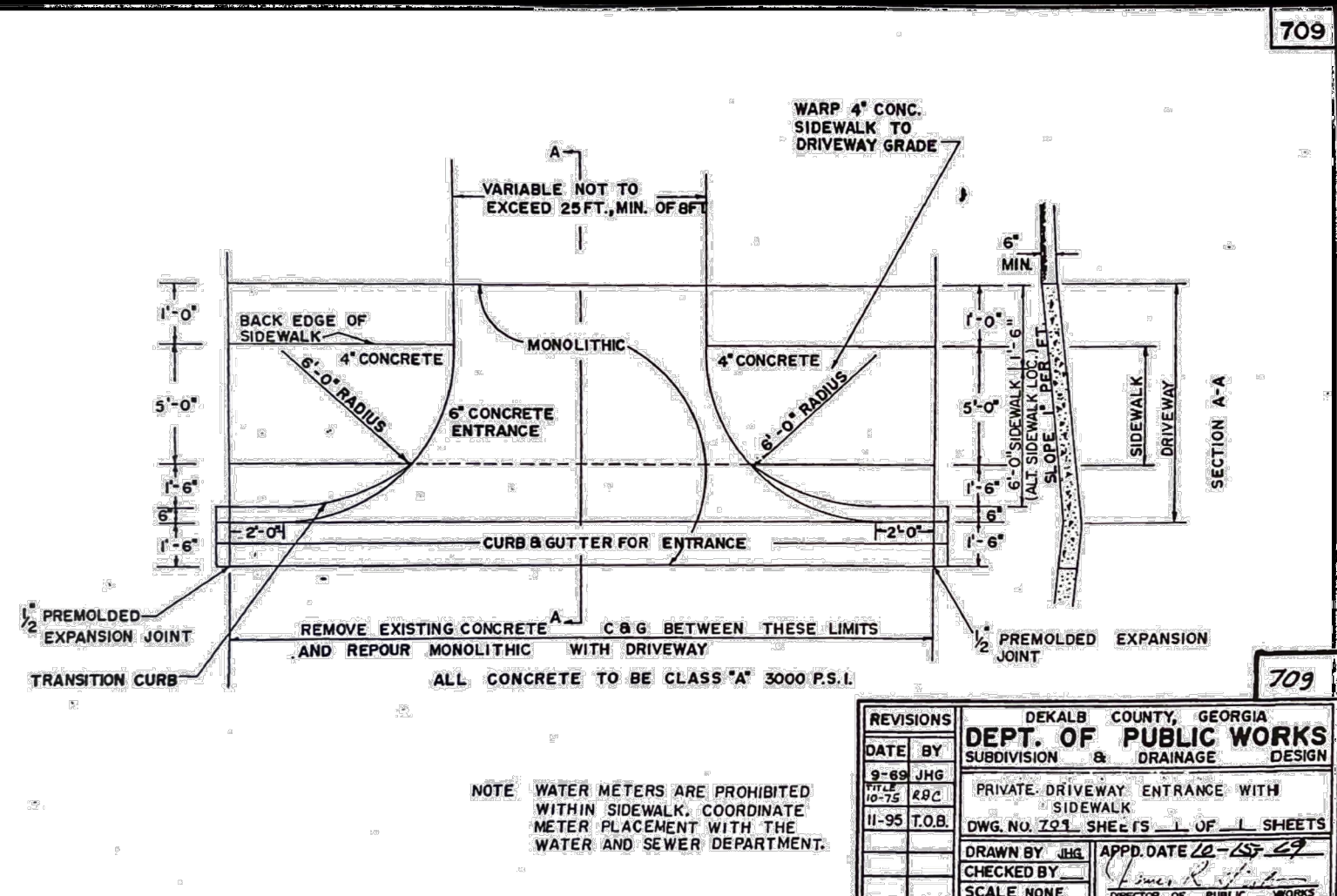
SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

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

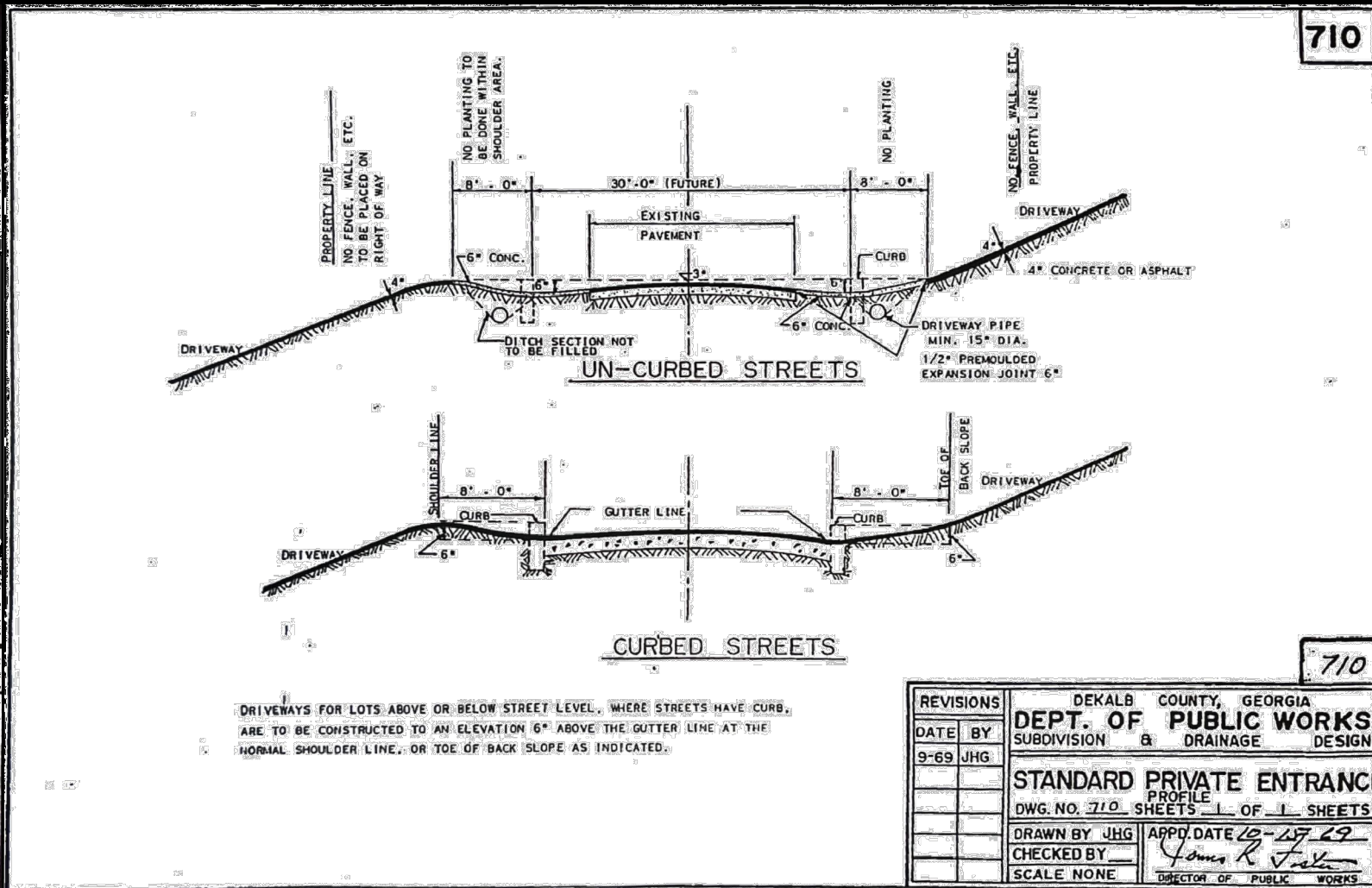
Ds4



DEKALB DRIVEWAY DETAIL 709

NOT TO SCALE

1
C-5



DEKALB DRIVEWAY DETAIL 710

NOT TO SCALE

1
C-5

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, Ds2-RACKERS AND BINDERS, Ds3-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

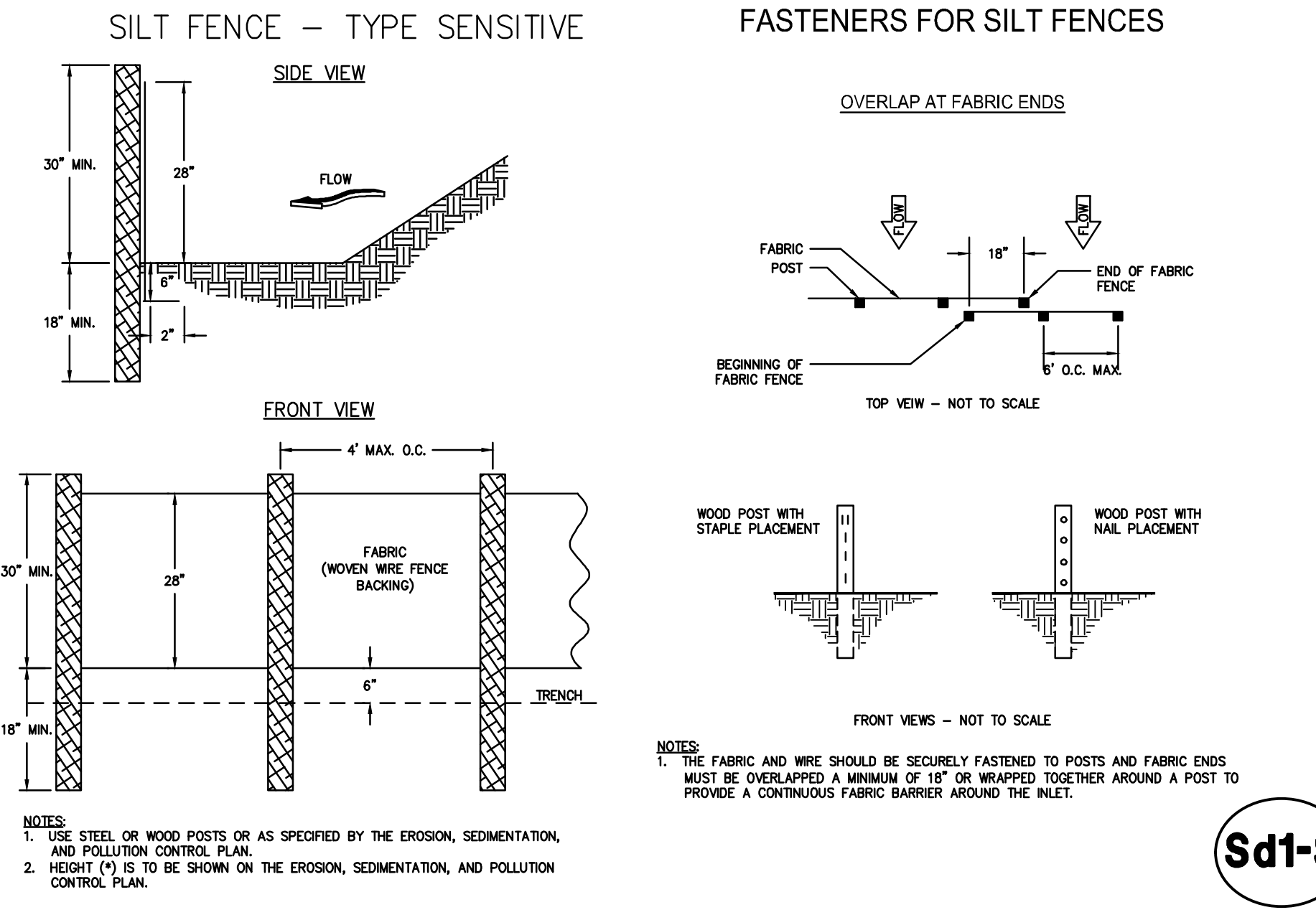
Du

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER									
SPECIES	BROADCAST RATES 1/-PLS. 2/ PER ACRE	RESOURCE AREA 4/ DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES	PLANTING DATES BY RESOURCE AREA	REMARKS	SPECIES	BROADCAST RATES 1/-PLS. 2/ PER ACRE	RESOURCE AREA 4/ DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES	PLANTING DATES BY RESOURCE AREA	REMARKS
BAHIA/PENSACOLA (PASPALUM NOTATUM)			J F M A M J J A S O N D		BERMUDA SPRIGS (CYNODON DACTYLON)			J F M A M J J A S O N D	
ALONE OR WITH TEMPORARY COVER	60 lbs. 1.4 lb.				ALONE OR WITH TEMPORARY COVER	40 cu.ft. 0.9 cu.ft. OR SOD PLUGS 3'x3'			
W/ OTHER PERENNIALS	30 lbs. 0.7 lb.								
BAHIA/MILKWEED (PASPALUM NOTATUM)			J F M A M J J A S O N D		CENTPEDE (ERMOCLOA OPHUROIDES)			J F M A M J J A S O N D	
ALONE OR WITH TEMPORARY COVER	60 lbs. 1.4 lb.				ALONE OR WITH TEMPORARY COVER	BLOCK SOD ONLY			
W/ OTHER PERENNIALS	30 lbs. 0.7 lb.								
BERMUDA, COMMON (CYNODON DACTYLON)			J F M A M J J A S O N D		BERMUDA, COMMON (CYNODON DACTYLON)			J F M A M J J A S O N D	
ALONE	10 lbs. 0.2 lb.				ALONE	10 lbs. 0.2 lb.			
WITH TEMPORARY COVER	6 lbs. 0.1 lb.				WITH OTHER PERENNIALS	6 lbs. 0.1 lb.			
BERMUDA, COMMON (CYNODON DACTYLON)			J F M A M J J A S O N D		BERMUDA, COMMON (CYNODON DACTYLON)			J F M A M J J A S O N D	
ALONE	10 lbs. 0.2 lb.				ALONE	10 lbs. 0.2 lb.			
WITH OTHER PERENNIALS	6 lbs. 0.1 lb.				WITH OTHER PERENNIALS	6 lbs. 0.1 lb.			

PERMANENT GRASSING

NOT TO SCALE

Ds3



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

Sd1-S

24 HOUR EMERGENCY CONTACT: JORDAN TOMESCH 414-331-8825

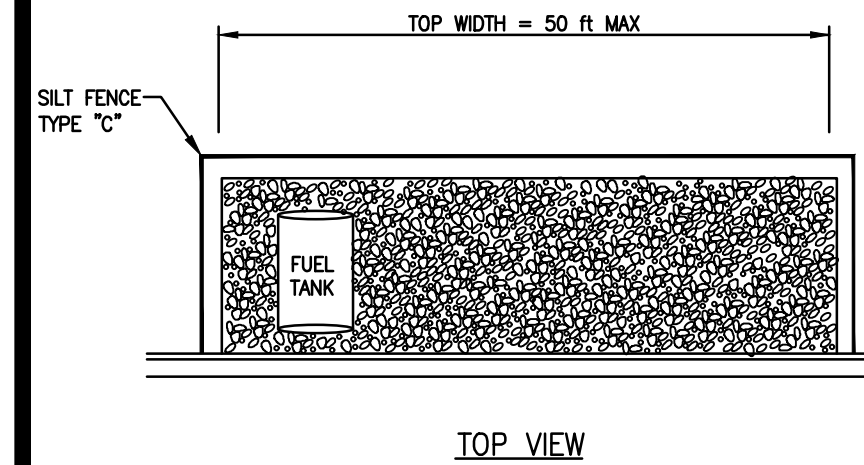
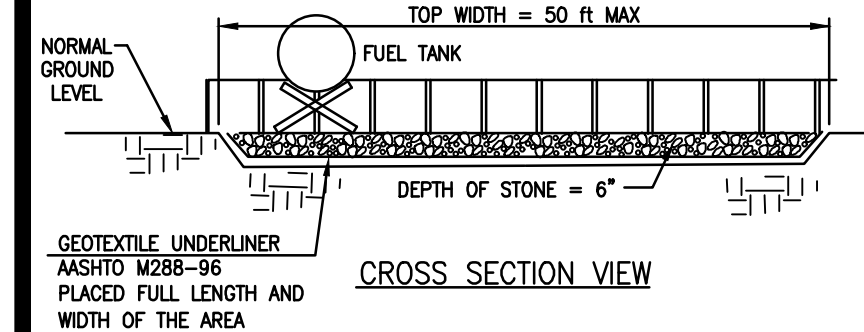
FERTILIZER REQUIREMENTS					
TOP OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	TOP DRESSINGS RATE	
1. COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	10-100 lbs./ac. 1/2/ 30	
2. COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE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

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

LIME APPLICATION REQUIREMENT - 2 TONS/ACRE
50% PASS THROUGH 10 - MESH SIEVE
25% PASS THROUGH 25 - MESH SIEVE

FERTILIZERS

NOT TO SCALE

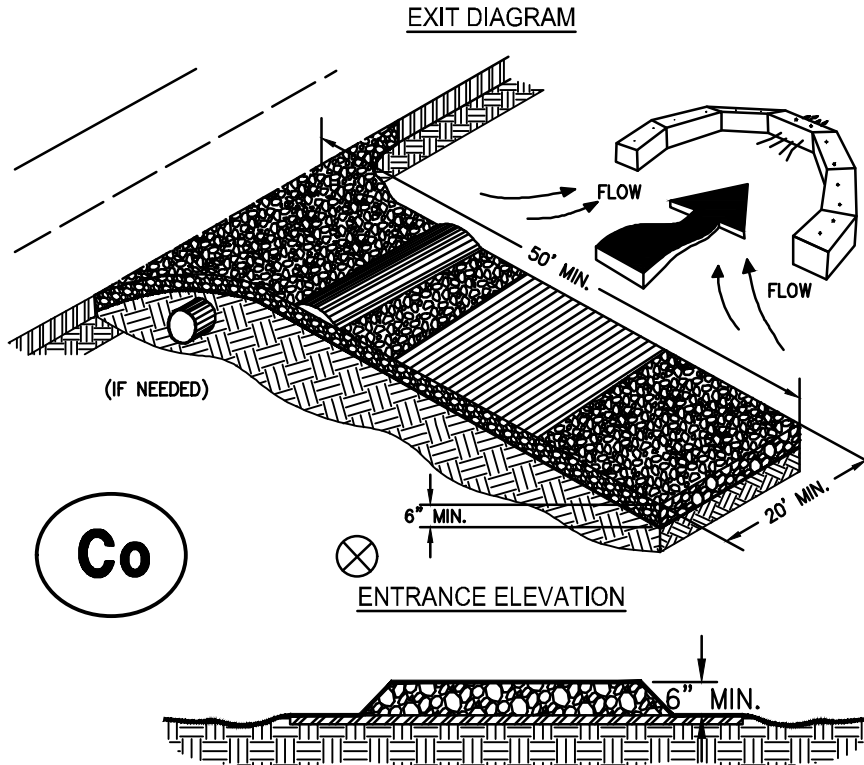


- NOTES:
- AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

DISPOSAL AREA

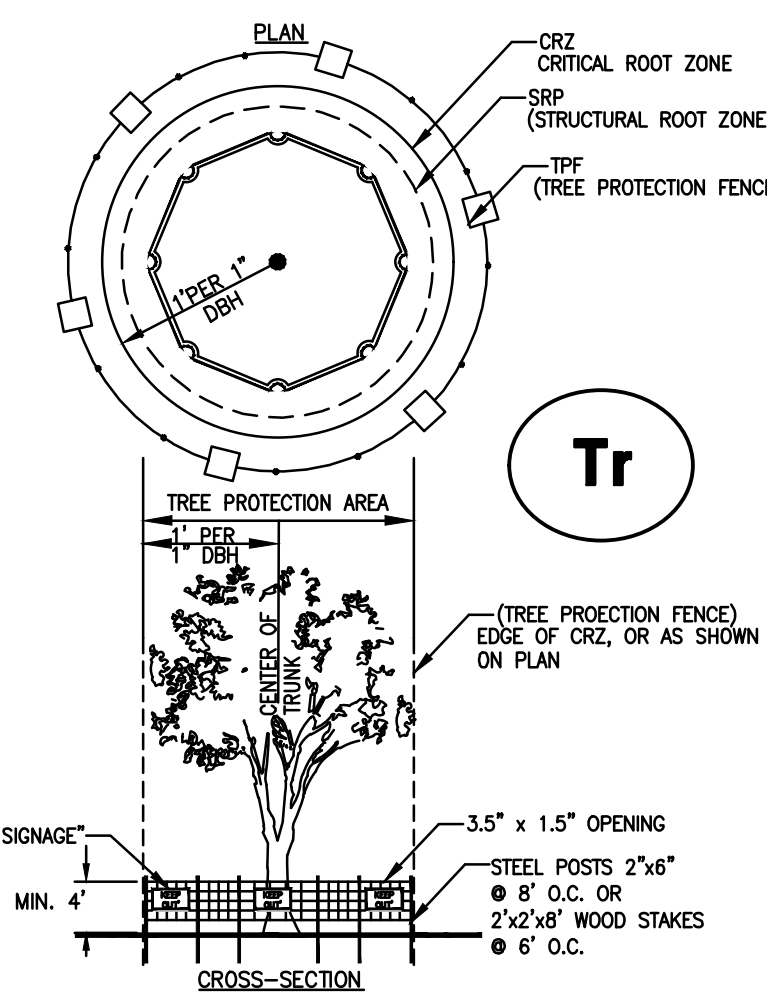
NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - 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 (INVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHSTAKES AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHSTAKE DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - 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



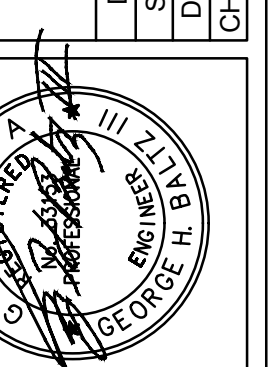
- NOTES:
- SET TREE SAVE 6" OR MORE OFF (LIMIT OF DISTURBANCE).
 - SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 - MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL LANDSCAPE OPERATIONS DICTATE ADJUSTMENT OR REMOVAL.
 - DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA, UNDER NO CIRCUMSTANCES SHOULD THE FENCE BE TRENCHED IN.
 - FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4" HIGH MINIMUM.

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
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Marietta, GA 30060
678-324-9410
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PREPARED FOR:
Jordan Tomesch
1260 East Donges Court
Bayside, WI 53217
414-331-8825
jtomesch@gmail.com

CONSTRUCTION DETAILS

DATE	REVISIONS
9-22-2023	AS SHOWN
SCALE	AJC
DRAWN	CHB
CHECKED	CHB



CONSTRUCTION PLANS FOR:
662 Oak Hill Circle
LAND LOT 41, 18 DISTRICT
DEKALB COUNTY, GEORGIA

CVE PI # 23-285

SHEET NO.

C-4