

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability 178 Sams Street, Decatur, GA 30030

Wednesday, May 14, 2025



Cedric Hudson

Interim Director

Lorraine Cochran-Johnson

Planning Department Staff Analysis

Chief Executive Officer

D5. Case No: A-25-1247390 Parcel ID(s): 18 025 01 170

Commission District 04 Super District 07

Applicant: Gail Mooney

660 Lake Drive Snellville, GA 30039

Owner: 1272 Lynwyn Lane SE LLC

281 New Hope Drive McDonough, GA 30252

Project Name: 6938 Shadow Ridge -

Location: 6938 Shadow Ridge Lane, Stone Mountain, GA 30087

Requests: Application by Gail Mooney to request variance from Section 27-7.5 of the DeKalb County Zoning

Ordinance to reduce front yard setback from 25 to 14 feet for new single-family residence in RSM

(Residential Small Mix) zoning district.

Staff Recommendation: Denial.

STAFF FINDINGS:

The applicant seeks a variance from Section 27-7.5 of the DeKalb County Zoning Ordinance to reduce the front yard setback from twenty-five (25) feet to fourteen (14) feet for a new single-family residence at 6938 Shadow Ridge Lane, Stone Mountain, GA located in the RSM (Residential Small Mix) zoning district. The request comes after the house was built incorrectly by a prior owner and later sold to the current owner. The structure was inadvertently "flipped" along the Y-axis from its approved permit, resulting in the garage exceeding the front yard setback.

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 6938 Shadow Ridge Lane does not exhibit extraordinary or exceptional physical conditions that would typically warrant a variance. While there is a steep slope at the rear of the property with a 20-foot drop, the primary hardship results from a construction error made by the prior owner, who unintentionally "flipped" the house along the Y-axis. This mistake has caused the garage to exceed the front yard setback, creating a situation that the current owner did not cause. Therefore, the hardship is not due to the natural features of the land or unique physical conditions but rather due to the prior owner's actions.

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 meet the standard of being the minimum necessary to afford relief. The house, as originally constructed under the prior owner, could have been built within the required setbacks as per the approved permits. However, the current situation, where the house was "flipped" along the Y-axis, creates a need for variance to address the encroachment of the garage into the front yard setback. While a variance is necessary to resolve the current non-compliant structure, the criteria for variance relief are typically interpreted in the context of new construction, rather than retroactive adjustments to an already built structure.

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 grant of the variance is not expected to be materially detrimental to the public welfare or injurious to surrounding properties in the zoning district. The house, as currently situated, maintains ample distance from neighboring properties, minimizing any potential negative impact. The property has not caused any harm or disturbance during the time it has been in its current state, further suggesting that the variance would not result in any material detriment.

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 zoning provisions may cause a hardship in this case, though not for purposes that would typically warrant a variance. While the prior owner's mistakes have resulted in the current non-compliant structure, forcing a strict adherence to the zoning requirements may require the removal and reconstruction of a substantial portion of the house that is not causing any harm to the surrounding area.

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

The requested variance, while necessary to address the current structural issues, is not entirely consistent with the spirit and purpose of the DeKalb County Zoning Ordinance or the DeKalb County Comprehensive Plan Text. The intent of the Suburban Character Area, as outlined in the Comprehensive Plan, emphasizes promoting development that encourages increased connectivity and accessibility, as well as preserving and enhancing existing greenspaces. The variance request could be seen as a deviation from these broader goals, as it would allow a structure to remain non-compliant with setback requirements, potentially limiting future development opportunities for greater connectivity or greenspace preservation.

FINAL STAFF ANALYSIS:

The variance request, though a reasonable solution to address the existing non-compliance, does not align with the typical criteria for granting relief, as the hardship was manmade. The structure is not causing harm to the neighborhood and that reconstruction would impose significant disruption, but due to the nature of the original mistake, staff recommends denial of the variance request. This denial is based on the technicality that the hardship was created by the prior owner, rather than an extraordinary condition of the property itself.

Staff Recommendation: Denial



Development Services Center 178 Sams Street Decatur, GA 30030 www.dekalbcountyga.gov/planning 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director

Michael Thurmond

Cedric Hudson

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

Applicant and/or Authorized Representative: Gail Mooney	
Mailing Address: 660 Lake Dr	
City/State/Zip Code: SNELLVILLE, GA 30039	
Email: gail@surveysatlanta.com	Telephone
Home: 770-558-7895 Business: 770-558-7895	
OWNER OF RECORD OF SUBJECT PROPERTY	
Owner:	
1272 LYNWYN LANE SE LLC	
Address (Mailing): 281 NEW HOPE DR	
Email: tristont21@gmail.com Telephone Home: 929-400-3112 Business:	
ADDRESS/LOCATION OF SUBJECT PROPERTY	
Address: 6938 SHADOW RIDGE LN City: Stone Mountain State: GA	Zip:
District(s): 18TH Land Lot(s): 25 Block: A Parcel: 18 025 Zoning Classification: R3 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 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 ZoningBoard of Appeals for the requests as shown in this application.

DATE: 12/27/24	Applicant/Agent Signature:	Gail Mooney
TO WHOM IT MAY CONCERN: (I)/ (WE):		
signed agent/applicant.	ty described below o	r attached hereby delegate authority to the above Mm Owner Signature
Notary Public		Owner Signature
Notary Public		Owner Signature



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and me Subject Property.	mbers of the Zoning Board of Appeals to inspect the premises of the
I hereby certify that the information p	rovided in the application is true and correct.
I hereby certify that I am the owner of	f the property subject to the application.
DATE: 12/27/24	Applicant <u>Gail Mooney</u> Signature:
DATE: 12/30/24	Applicant

Applicant ___ Signature:



SURVEY SYSTEMS ATLANTA 660 LAKE DR, SW ATLANTA, GA 30039 770-558-7895

January 15, 2025

Letter of Intent/Justification Letter 6938 Shadow Ridge Ln, Stone Mountain, GA 30087 Reduce Front Setback

We request a variance for the property located at 6938 Shadow Ridge Ln, Stone Mountain, GA 30087 to reduce the front setback from 25 ft to 14.5 ft as indicated in Section 27-7.5. or 7.5.4. The new homeowner purchased this property without being fully aware that the house was constructed over the front building setback line. This request does not go beyond the minimum necessary to afford relief and does not continue a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in with this property is located.

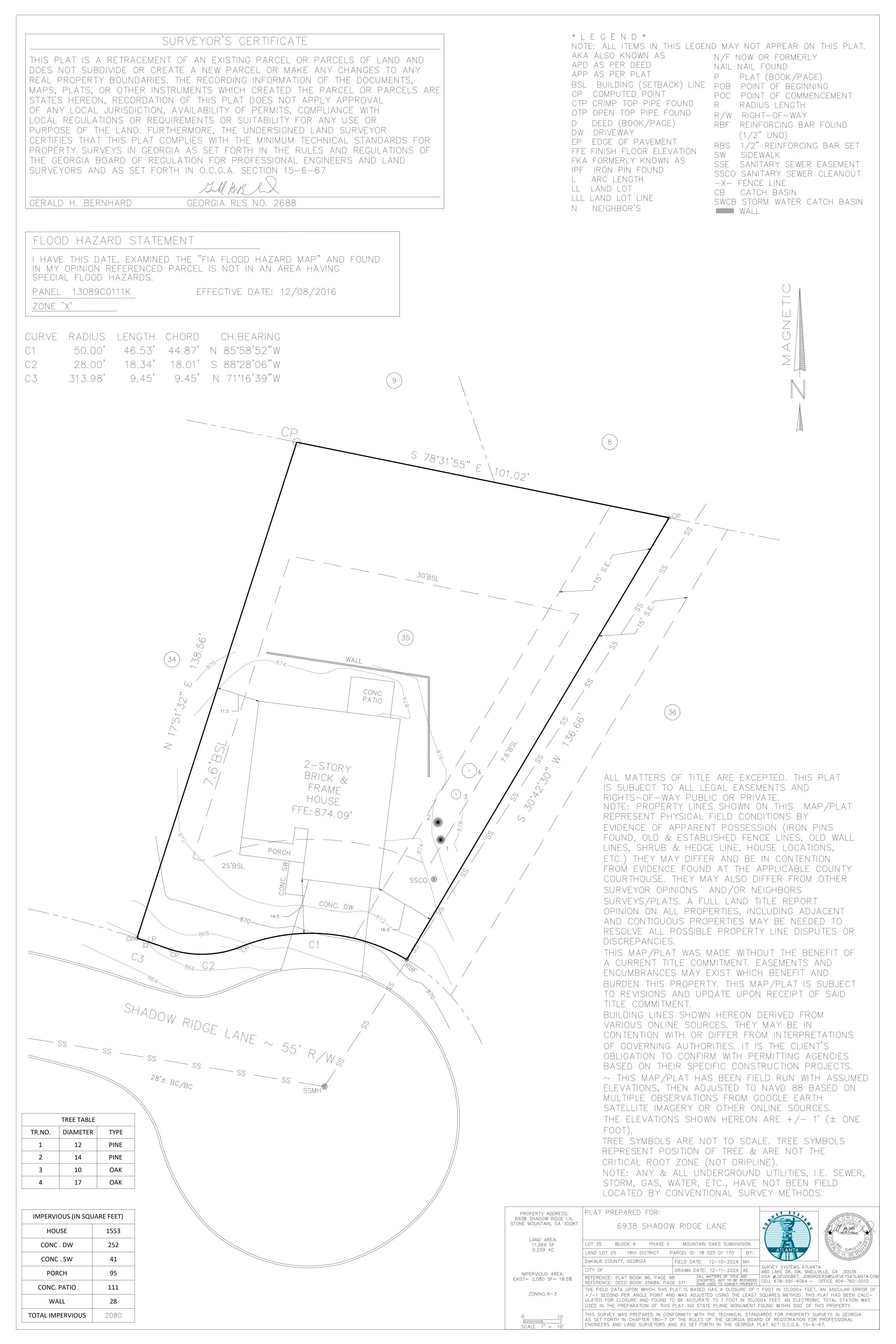
Given that the encroachment was an oversight prior to ownership, we are requesting a variance to allow the existing structure to remain as is. We believe this variance will not negatively impact the surrounding properties or neighborhood aesthetics, and it will provide the owner the ability to preserve the integrity and livability of the home.

Thank you for considering this request.

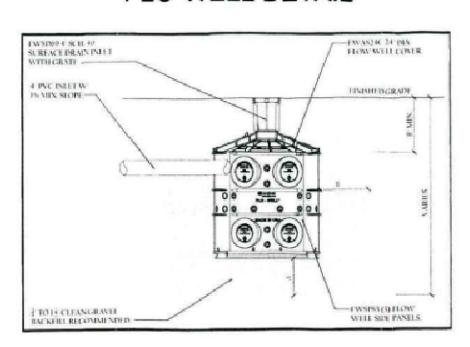
Sincerely,

Gail Mooney

GAIL Mooney, agent for the property owners of 6938 Shadow Ridge Ln, Stone Mountain, GA 30087



FLO-WELL DETAIL



Water Quality Calculations

IMPERVIOUS AREA = 1,899.1 S.F., 0.045 ACRES RUNOFF COEFFICIENT =1 16.54% PERVIOUS AREA = 9,370.9 S.F. RUNOFF COEFFICIENT = 0.35 SITE AREA TOTAL: .26 ARCES 90th percentile strom = 2.5 IN/HR DEPTH OF GRAVEL BACKFILL BENEATH FLO-WELL = 2.5' THICKNESS OF GRAVEL BACKFILL AROUND FLOW-WELL = 2.5' # OF FLO-WELLS NEEDED = 8 (http://www.ndspro.com/flo-well-calculator) PROVIDED WQ VOLUME = 539.64 GRAVEL VOLUME NEEDED = 434.97 C.F.

- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- . ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3. ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
- . DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- CALL FOR FINAL INSPECTION AT (404) 546-1300.

Tree Notes

- # PINES >= 12" DBH =

 (A) TOTAL # OF TREES =

 # TREES REMOVED =

 # TREES LOST= (B) TOTAL # TREES REMOVED OR LOST= DBH HARDWOODS>=6" DBH PINES> 12"= (C) TOTAL DBH OF TREES = (D) DBH OF TREES REMOVED OR LOST= (E) DBH OF TREES RETAINED= PERCENT TREES RETAINED=(E/C)= QUALIFY FOR MAX. RECOMPENSE? F) # REPLACEMENT TREES=
- G) TOTAL CALIPER INCHES OF (G) TOTAL CAUPER INCIDES (G) TOTAL CAUPER INCIDENTS:

 MINIMUM DBH SAVED FOR NEW SINGLE FAMILY DWELLING= 15UNITS PER ACRE
 REQUIRED INCHES FOR SITE= 4.383 INCHES REQUIRED INCHES SAVED AND REPLACED= 8 INCHES PROPOSED
- PROPOSED 4" WILLOW OAK (OR EQUIVALENT SPECIES)





Floor Area Ratio (F.A.R.)

FIRST FLOOR = 1,116 S.F. SECOND FLOOR = 1,027 S.F. GARAGE = 400 S.F. FRONT PORCH = 111 S.F. PATIO = 120 S.F.

TOTAL HOUSE = 2,774 S.F. LOT=11,270 5.F RATIO = .246

Lot Coverage (Impervious Area)

= 0.204= 20.4%

PROPOSED HOUSE 1,703.31 S.F. (INCLUDING PORCH AND PATIO) PROPOSED DRIVEWAY 2,300.7 S.F. 2,300.7/ 11,270 S.F. LOT COVERAGE

Lot Data

6938 SHADOW RIDGE LANE

ADDRESS: LOT AREA: 11,270 S.F. (0.2587 AC.)

Statement of Zoning

ZONING: (R-CD) SINGLE-FAMILY (RESIDENTIAL COMMUNITY DEVELOPMENT)
AS PER CODE OF DEKALB COUNTY JONING MAP.

MINIMUM FRONT YARD ADJACENT TO PUBLIC STREET:
1. MAJOR THORDUGHFARE: 30 FEET 2. MINOR THOROUGHFARE: 25 FEET
3. COLLECTOR STREET: 10 FEET
4. OTHER STREET: 10 FEET
MINIMUM SIDE YARD: 0 TO 7.6 FEET MINIMUM REAR YARD: 30 FEET

MINIMUM LOT AREA: 6,000 S.F. MINIMUM LOT WIDTH: 60 FEET MAXIMUM BUILDING HEIGHT: 35 FEET

Owner / Developer

GARKUSHA GROUP LLC. OWNER: 24HR. CONTACT: ALEX GARKUSHA

(67B) 469-6173

DEVELOPER:

P L J CONSTRUCTION INC. 4090 ASHEVILLE MANOR COURT CUMMING, GA 30040 PH: (678)-469-6173

GRANT SHEPHERD & ASSOCIATES,

735 LONGLEAF BOULEVARD, ST A LAWRENCEVILLE, GA 30096 770-418-9823 WILLIAM G. SHEPHERD

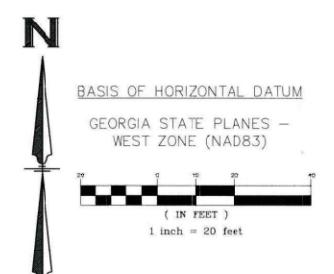
Dirt Statement

CUT - 102 CUBIC YARDS FILL + 19 CUBIC YARDS

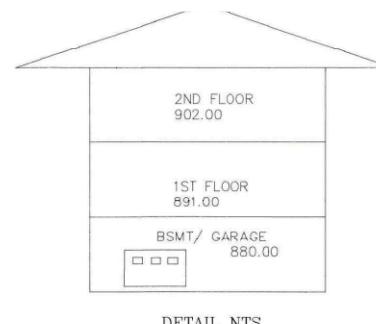
BUILDING DOESNT IMPACT ANY EXISTING TREES

2ND FLOOR 902.00 1ST FLOOR 891.00 BSMT/ GARAGE 880.00

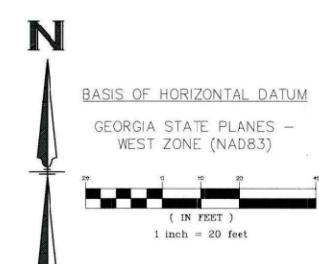
(FOR EXAMPLE ONLY)



NET EXPORT 83 CUBIC YARDS



DETAIL NTS



Date of Field Survey 02/02/2017

Scale

(L)

RD

6938

0

 $1' - \frac{1}{2}'' = 1' - 0''$

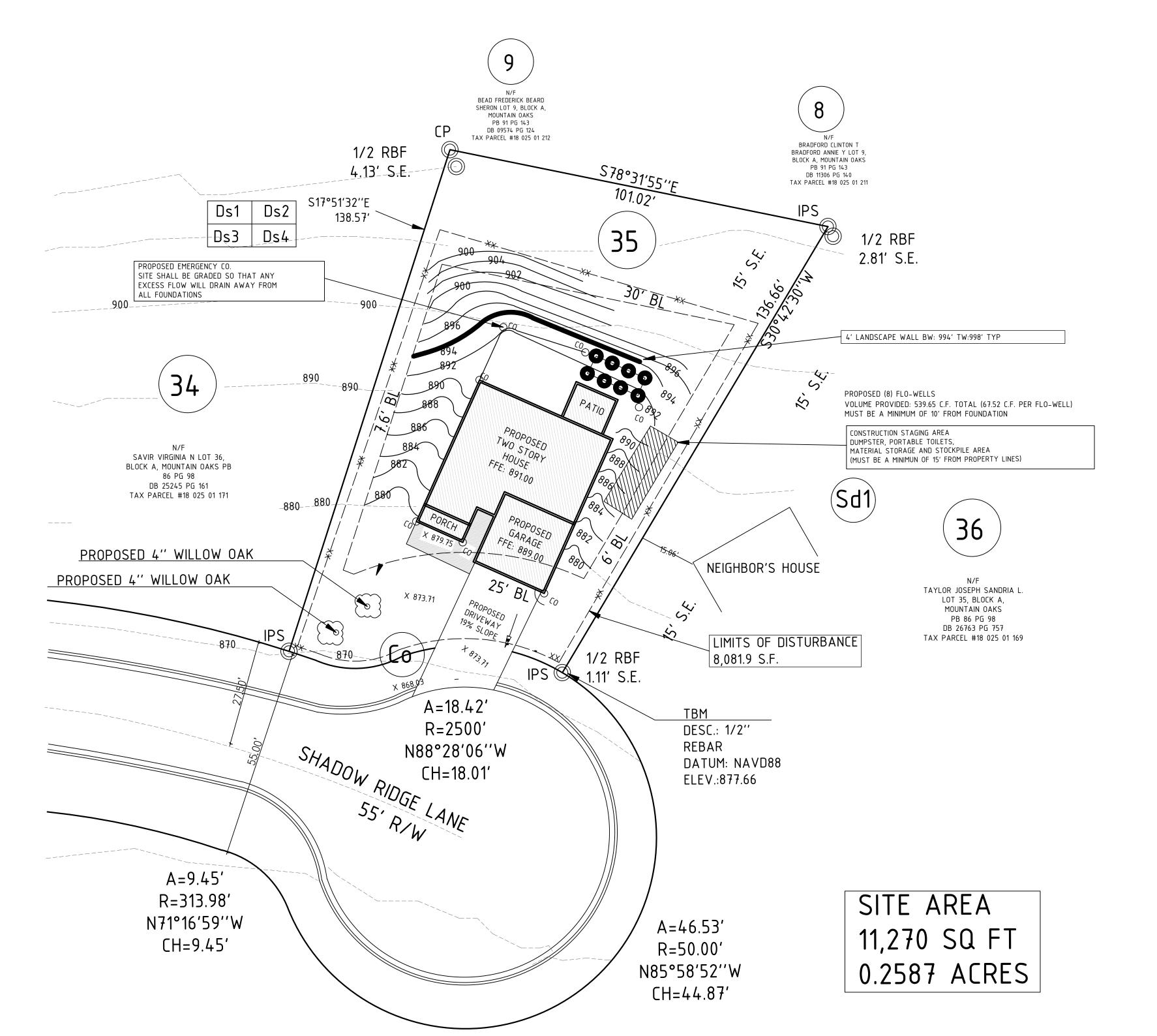
DEK

5, BLOCK A, MOUNTAIN OA IVISION, PHASE II, 300K 86, PAGE 98 LOT 25 OF 18TH DISTRICT TY, GEORGIA

Sheet No. 2 of 3

Job File No.

17-01-480



ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING

PERMIT BEING ISSUED. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.

NO FILL GREATER THAN 2' IS REQUIRED.

RETAINING WALLS TO BE CONTINUOUS WITH FOUNDATION.

FRONT SETBACK WAS TAKEN FROM AN AVERAGE. TOPOGRAPHIC INFORMATION WAS OBTAINED BY A FIELD RUN SURVEY.

CONTOUR INTERVAL IS 2'-0". SAFETY RESTRAINTS WILL BE PROVIDED FOR WALLS 30" AND HIGHER.

THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

10. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

11. 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.

12. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

13. LOCATE AND FIELD-STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

14. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

15. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

16. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND

REPAIRED OR REPLACED AS NEEDED. 17. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF

18. WORK HOURS AND CONSTRUCTION DELIVERIES ARE: MONDAY - FRIDAY 7:00AM - 7:00PM SATURDAY 8:00AM - 5:00PM

CRITICAL AREA VEGETATIVE PLAN

GENERAL
THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER
CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN
AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGES FROM SEDIMENT
AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATA.

FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL

BUT THE MOST HARDY PLANTS.

CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DETERMINED ON SITE. THE SEEDBED, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDIR. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES

AGRICULTURAL LIMESTONE FERTILIZER, 5-10-15 MULCH, STRAW OR HAY	4,000 LBS/ACRE 1,500 LBS/ACRE 5,000 LBS/ACRE	5	
SEED SPECIES	SEED SPECIES RATE/ACRE	PLANTING DATES	
HULLED COMMON BERMUDA GRASS	10 LBS	3/1 - 6/15	
FESCUE	50 LBS	9/1 - 10/31	Ds
FESCUE RYE GRASS	50 LBS 50 LBS	11/1 - 2/28	Ds
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15 - 8/31	

B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%)

300 LBS/ACRE C. SECOND-YEAR FERTILIZER: (5-10-15 OR EQUIVALENT) 800 LBS/ACRE

INFILTRATION TRENCH INSPECTION & MAINTENANCE:

- ENSURE THAT CONTRIBUTING AREA, FACILITY & INLETS ARE CLEAR OF DEBRIS;

 ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED; - REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL

AS OVERFLOW STRUCTURES;

2. SEMI-ANNUALLY: - CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER, FAILURE TO

- MOW GRASS FILTER STRIPS AS NECESSARY , REMOVE GRASS CLIPPINGS

PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING; - INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT

BUILD-UP AND STRUCTURAL DAMAGE;

- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH 3. AS NEEDED:

- REPLACE PEA GRAVEL/TOPSOIL AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED)





. THE UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR NOT SHOWN OR FOR UTILITIES CURRENTLY UNDER CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS REGARDING THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER FOR ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS.

3. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES

AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION. 4. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES

NECESSARY TO CONDUCT REQUIRED SOIL TEST. ALL ARRANGEMENTS AND SCHEDULING FOR TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. 5. SOILS TESTING AND ON-SITE INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE

COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.

6. ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHOULD BE STRIPPED OF ORGANIC MATERIAL AND TOP SOIL PRIOR TO COMMENCEMENT OF CONSTRUCTION. TOPSOIL SHOULD BE STOCK PILLED ON SITE FOR LATER USE IN LANDSCAPE AREAS (IF APPROVED BY THE OWNER), DISPOSED OF IN A DESIGNATED AREA ON SITE, OR WASTED OF SITE. TOPSOIL SHOULD NOT BE USED AS STRUCTURAL FILL.

7. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPRESENTATIVE OF THE GEOTECHNICAL **ENGINEER SHOULD MONITOR ALL FILL OPERATIONS.**

8. TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

9. ALL SEDIMENT CONTROL DEVICES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

10. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT EACH CONSTRUCTION ACCESS POINT (PRIOR TO LAND DISTURBANCE).

11. ALL SLOPES SHOULD BE STABILIZED AS SOON AS POSSIBLE. 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED

MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.

13. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE

14. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION ON ALL PUBLIC ROADS.

15. DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE. 16. PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS

ARE FINISHED GRADE. 17. MAXIMUM SLOPE OF EMBANKMENT SHALL BE THREE FEET HORIZONTAL TO 1

FOOT VERTICAL, 3:1. 18. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR AS NOTED. 19. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE

AUTHORIZED BY THE OWNER. 20. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY

FLAGGING AND/ OR FENCING PRIOR TO COMMENCING ANY LAND DISTURBANCE 21. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.

SOD	PLANTING F	REQUIREMEN	ITS			¥	
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON				
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER	*1 APPLY IN SPRING			
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER	*2 APPLY IN SPLIT AI *6 APPLY WHEN PLAN		A CONTRACTOR CONTRACTO	
CENTIPEDE	1=2	P,C	WARM WEATHER				
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	С	WARM WEATHER			JIREMENTS FO	
ZOYSIA	EMERALD MYER	c	WARM WEATHER	FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/SQ FT)	SEA
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER	10-10-10	1000	0.025	FA

SOI	L SURFACE	APPLICATION	
FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/SQ FT)	SEASON
10-10-10	1000	0.025	FALL

analysis of YEAR **EQUIVELENT** TOP DRESSING N-P-K 6-12-12 1500 LBS./AC. 50-100 LBS./AC. *1*2 SECOND 6-12-12 1000 LBS./AC. MAINTENANCE 10-10-10 400 LBS./AC. 30 LBS./AC.

1500 LBS./AC.

800 LBS./AC.

400 LBS./AC.

50-100 LBS./AC. *2*6

50-100 LBS./AC. *2

30 LBS./AC.

FERTILIZER REQUIREMENTS FOR SOD

6-12-12

10-10-10

FERTILIZER REQUIREMENTS

TYPE OF SPECIES

1. COOL SEASON

GRASSES

2. WARM SEASON

GRASSES

SECOND

MAINTENANCE

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVELENT N-P-K	RATE	N TOP DRESSING RATE
COOL SEASON	FIRST	6-12-12	1500 LBS./AC.	50-100 LBS./AC.
GRASSES	SECOND	6-12-12	1000 LBS./AC.	
	MAINTENANCE	10-10-10	400 LBS./AC.	30 LBS./AC.
WARM SEASON	FIRST	6-12-12	1500 LBS./AC.	50-100 LBS./AC.
GRASSES	SECOND	6-12-12	800 LBS./AC.	50-100 LBS./AC.
	MAINTENANCE	10-10-10	400 LBS./AC.	30 LBS./AC.

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).

CALL FOR FINAL INSPECTION AT (404) 371-4913.

BMP WATER QUALITY NOTES: WATER QUALITY BMP(S) WATER QUALITY DEVICES TO BE INSTALLED AT TIME

OF FINAL LANDSCAPING. 2. AS-BUILT WATER QUALITY CERTIFICATION AND LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE

OF OCCUPANCY. 3. BMP LOCATIONS SHOWN ARE APPROXIMATE AND ANY DEVIATIONS FROM LOCATION SHALL BE APPROVED BY THE ENGINEER.

4. STONE BEDDING TO BE NO. 57 STONE PLACED ON LEVEL TRENCH BOTTOM. 5. ALL DOWNSPOUTS AND DRAINAGE INLETS TO BE DIRECTED TO THE BMP

DEVICE. ALL DRAIN PIPES SHALL HAVE A POSITIVE SLOPE. SCHEDULE 20 OR 40 PVC SHALL BE USED, NO FLEX PIPE ALLOWED.

7. INFILTRATOR PIPE INVERT SHALL BE AT LEAST 42" BELOW THE LOWEST FLOOR ELEVATION. 8. WATER QUALITY BMP(S) SHALL BE A MINIMUM OF 10' FROM THE FOUNDATION

WITH A POSITIVE SLOPE AWAY FROM THE FOUNDATION, UNLESS SOILS

ANALYSIS INDICATES OTHERWISE 9. SLOTTED/PERFORATED FLEX PIPE ALLOWED UNDERGROUND WITHIN INFILTRATION TRENCH. PVC (SCHEDULE 20 MINIMUM) REQUIRED ABOVE GROUND WITH POSITIVE DRAINAGE AND UNDERGROUND CONNECTING

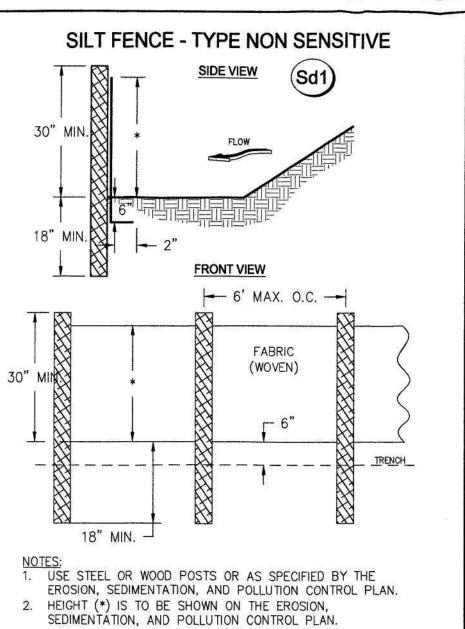
DOWNSPOUTS/WATER QUALITY DEVICE. 10. A CLEAN OUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED. 11. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)

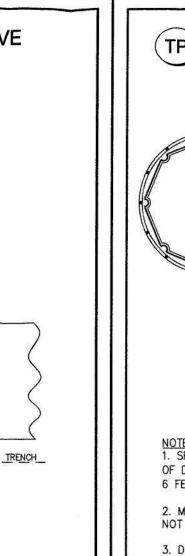
12. WATER QUALITY BMP(S) LOCATIONS(S) SHOWN ARE APPROXIMATE. ANY DEVIATIONS FROM ORIGINAL PLAN SHALL BE APPROVED BY THE DESIGN PROFESSIONAL. 13. OVERFLOW FROM BMP WATER QUALITY CONTROL STRUCTURES WILL NOT

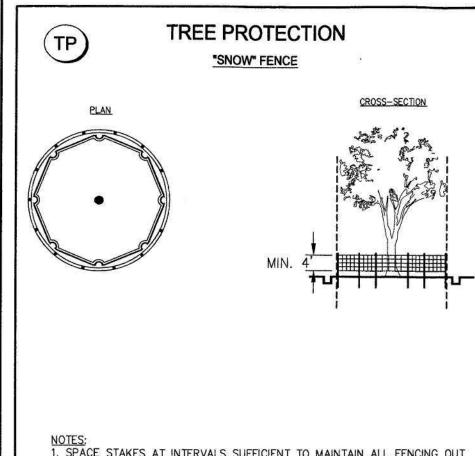
ADVERSELY AFFECT ADJACENT PROPERTIES. 14. REFER TO MANUFACTURER'S DESIGN/GEORGIA STORM WATER MANAGEMENT MANUAL VOL. II/DEVELOPMENT REVIEW TOOL FOR INFORMATION, DETAIL, GUIDELINES AND DESIGN SPECIFICATIONS.

15. PERMANENT BMP'S WILL BE INSPECTED TWICE YEARLY TO MAINTAIN EFFECTIVE OPERATION.

16. NO WATER QUALITY BMP(s) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE AREAS.



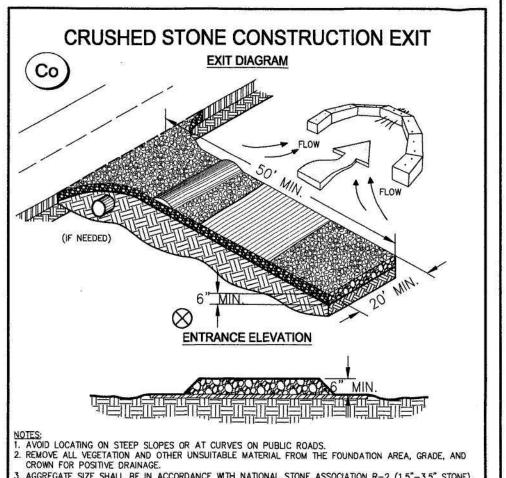


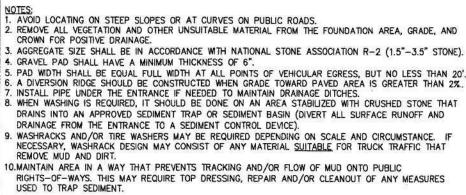


1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES). 2. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO

NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS. 3. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.

4. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.





STRUCTURAL PRACTICES

VEGETATIVE PRACTICES

construction site exit to provide a place for

A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and pole

Strip of undisturbed original vegetation, enhanced or restored existing vegetation or

Planting vegetation on dunes that are denu artificially constructed, or re-nourished.

a suitable growing season to produce an erosion retarding cover.

Establishing a temporary vegetative cover

Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or

A permanent vegetative cover using sods o

Substance formulated to assist in the

Du Controlling surface and an information dust on construction site, roadways and similar sites.

FI-Co solids/liquid separation of suspended

Sb

The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.

A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes where the

vegetation on steep slopes, shore lines, or

particles in solution.

Substance used to anchor straw or hay mulch by causing the organic material to bind together.

with fast growing seedings on disturbed

the reestablishment of vegetation surroundi an area of disturbance or bordering stream

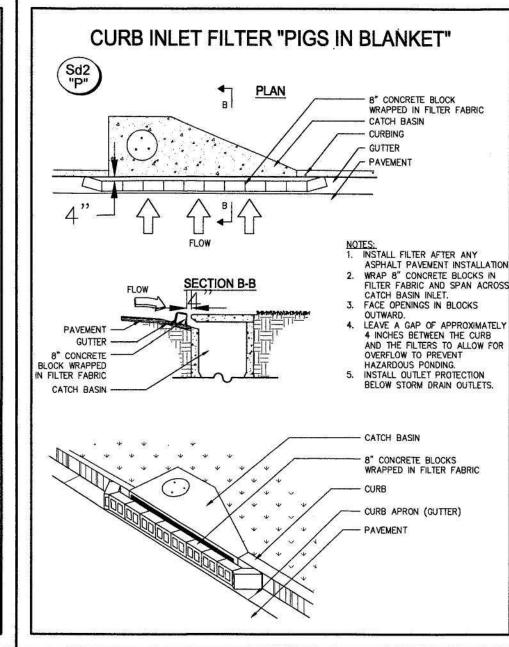
gravel, or a silt fence.

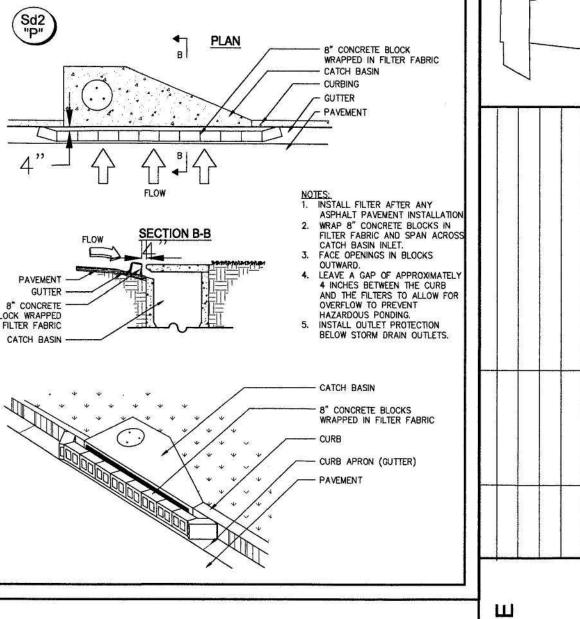
DETAIL

CODE PRACTICE

CONSTRUCTION

CODE PRACTICE DETAIL





GEORGIA

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

HADO/ SITE PLAN FOR (PARCEL 18 025 0 LOT 35, BLOCK / SUBDIVISION, PPLAT BOOK 86, FLAND LOT 25 OF DEKALB COUNT

Date of Field Survey 02/02/2017 N/A *Unless Otherwise Noted* Sheet No.

03 OF 03 Job/File No.

17 - 01 - 480

Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

Symbols & Abbreviations

PP D POWERPOLE ● 1/2" RBF --- SS-- SANITARY SEWER PIPING > GUY WIRE ① 1/2" RBS (S) SEWER MANHOLE LP LIGHT POLE P.K. NAIL FOUND COO CLEAN OUT P.K. NAIL SET O- STREET LIGHT POLE ---SD --- STORM DRAIN PIPING X FND X MARK (D) STORM DRAIN MANHOLE AC AIR CONDITIONER X SET X MARK SI STORM INLET - BE - BURIED ELECTRIC A R.R. SPIKE FOUND 四 CURB INLET ---OHE-OVERHEAD ELECTRIC △ R.R. SPIKE SET DROP INLET --- UGE --- UNDERGROUND ELECTRIC (E) ELEC. MANHOLE BENCHMARK A PAY PHONE

BACK FLOW

PREVENTOR GAS VALVE

GAS METER

MWO MONITORING WELL

- G - GAS LINE

B.H.O BORE HOLE

MB MAIL BOX

P POWER BOX

TV TRAVERSE POINT

—X—X— FENCE LINE

GAS MANHOLE

UNKNOWN MANHOLE

R/W CONC. R/W MARKER

(R) RECORD DATA

(M) MEASURED DATA

R/W RIGHT OF WAY

PVC PLASTIC PIPE

L/S LANDSCAPING

EXCEPTIONS

IPS IRON PIN SET

1/2"RBF 1/2" RE-BAR FOUND

P.O.B. POINT OF BEGINNING

1"CTP 1"CRIMP TOP PIPE FOUND OTP OPEN TOP PIPE

P.O.C. POINT OF COMMENCEMENT SW SIDEWALK

B.M. TEMPORARY BENCH MARK (A) PIPE LINE A

MTL METAL

TREE

(C) CALCULATED DATA

BSL BLDG SETBACK LINE

RCP REINFORCED CONC PIPE

CMP CORRUGATED METAL PIPE

E ELECTRIC METER TELEPHONE BOX ----W --- WATER LINE (T) TELEPHONE MANHOLE WATER MANHOLE TELEPHONE POLE WATER VALVE --- UGT--- UNDERGROUND TELEPHONE LINE WATER METER O/H T OVERHEAD TELEPHONE LINE FIRE HYDRANT

--- C--- CABLE TELEVISION LINE

O/H C OVERHEAD CABLE

TS TRAFFIC POLES

TRAFFIC SIGNAL

TRAFFIC MANHOLE

EP EDGE OF PAVEMENT

EC EDGE OF CONCRETE

PROPERTY LINE

DRAINAGE EASEMENT LANDSCAPE EASEMENT S.S.E. SANITARY SEWER ESMT

T-S TRAFFIC SIGNAL BOX

C CABLE BOX

STOP SIGN

BOLLARD

BC/BOC BACK OF CURB

SIGN

- MONTHS. 4. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- 5. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS

CLASSIFIED AS A "SITE PLAN SURVEY". AND COMPLETED ON

AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME

NETWORK.

"02/2/2017" UTILIZING A TOPCON GS ROBOTIC TOTAL STATION

KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS

2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE

AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL

ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS,

3. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK

BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT

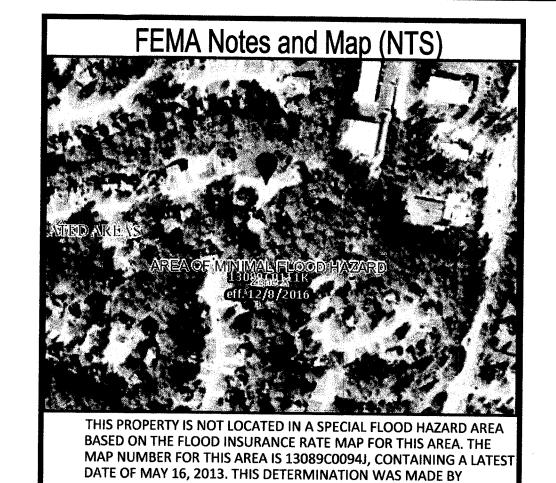
SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.

SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL

Utility Notes

- 1. THE UTILITIES IF ANY SHOWN HEREIN ARE BASED ON VISIBLE
- 2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS
- 3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Vicinity Map (NTS) rockbridge Rd SW Sherwin-Williams Paint Store CVS Red Hills Jerk Center 🕡 5938 Shadow Ridge Lane 🌗 21 min drive - home



GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM

(FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Map and Plat References

1. Plat Book: 86 Page: 98 2. DB: 25684, PG: 371

Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 64,989.57' FEET.
- 2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2"REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2 FOOT CONTOUR INTERVAL.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR **ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS** CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER **EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION** SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

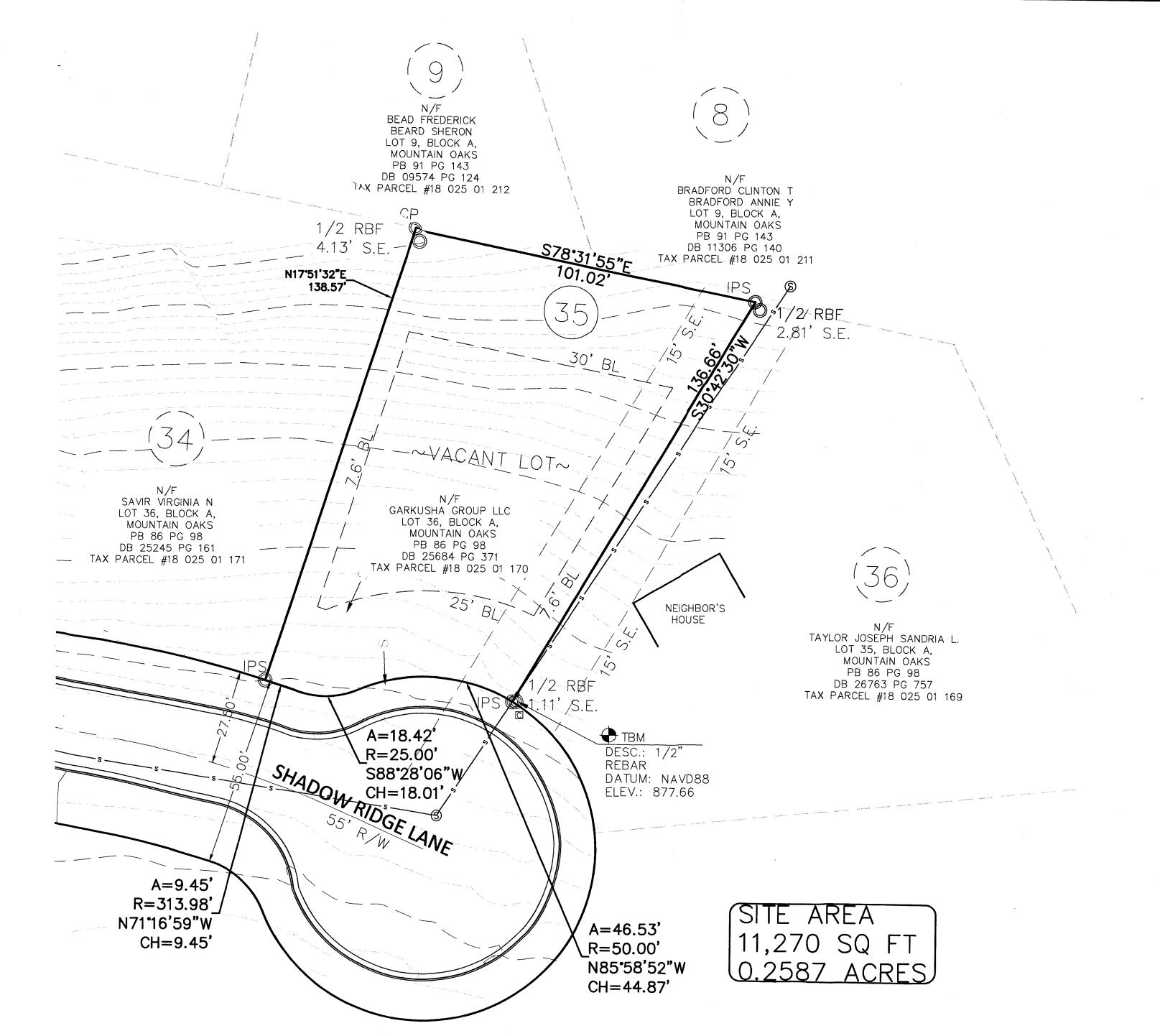
Map or Plat Certification

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.

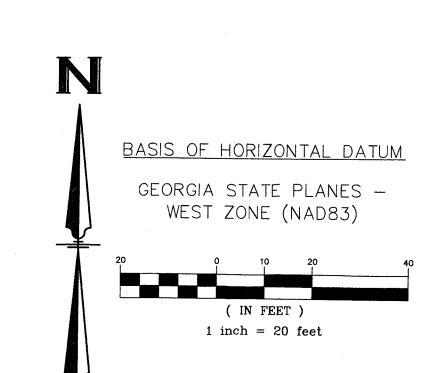
FURTHERMORE, THE UNDERSIGNED SURVEYOR CERTIFIES THAT: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

Registered Land Surveyor No. 2136 In the State of Georgia Date of Plat or Map: 2/12/2018 Date of Last Revision: 3/12/2019





EXISTING SURVEY CONDITIONS



6 4

S S S S

SITE PLAN FOR 6938 SHAD PARCEL18 025 01 0170
LOT 35, BLOCK A, MOUNTA SUBDIVISION, PHASE II, PLAT BOOK 86, PAGE 98
LAND LOT 25 OF 18TH DIST DEKALB COUNTY, GEORGIA

Date of Field Survey 02/02/2017 Scale

1" = 20'Sheet No.

01 OF 03 Job/File No.

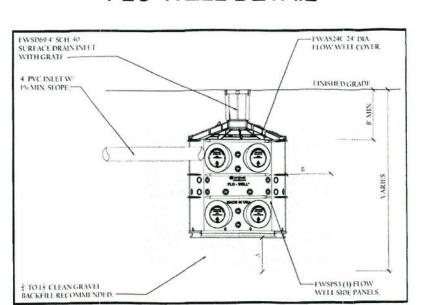
17-01-480

Utilities Protection Center, Inc.

1-800-282-7411 Know what's below.

Call before you dig.

FLO-WELL DETAIL



Water Quality Calculations

IMPERVIOUS AREA = 1,899.1 S.F., 0.045 ACRES RUNOFF COEFFICIENT =1 16.54% PERVIOUS AREA = 9,370.9 S.F. RUNOFF COEFFICIENT = 0.35 SITE AREA TOTAL: .26 ARCES 90th percentile strom = 2.5 IN/HR DEPTH OF GRAVEL BACKFILL BENEATH FLO-WELL = 2.5' THICKNESS OF GRAVEL BACKFILL AROUND FLOW-WELL = 2.5' # OF FLO-WELLS NEEDED = 8 (http://www.ndspro.com/flo-well-calculator) PROVIDED WQ VOLUME = 539.64 GRAVEL VOLUME NEEDED = 434.97 C.F.

- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- . ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
- . DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER
- ADDITIONAL FROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- . CALL FOR FINAL INSPECTION AT (404) 546-1300.

Tree Notes

- # HARDWOODS >==6" DBH = # PINES >= 12" DBH =

 (A) TOTAL # OF TREES=

 # TREES REMOVED =

 # TREES LOST= (B) TOTAL # TREES REMOVED OR LOST= DBH HARDWOODS>=6' DBH PINES> 12"=

 (C) TOTAL DBH OF TREES = D) DBH OF TREES REMOVED OR LOST= E) DBH OF TREES RETAINED= PERCENT TREES RETAINED=(E/C)= QUALIFY FOR MAX. RECOMPENSE? F) # REPLACEMENT TREES=
-) TOTAL CALIPER INCHES OF REQUIREMENTS: MINIMUM DBH SAVED FOR NEW SINGLE FAMILY DWELLING= 15UNITS PER ACRE
 REQUIRED INCHES FOR SITE= 4.383 INCHES REQUIRED
 INCHES SAVED AND REPLACED= 8 INCHES PROPOSED

PROPOSED 4" WILLOW OAK (OR EQUIVALENT SPECIES)





Floor Area Ratio (F.A.R.)

FIRST FLOOR = 1,116 S.F. SECOND FLOOR = 1,027 S.F. GARAGE = 400 S.F.FRONT PORCH = 111 S.F.PATIO = 120 S.F.

TOTAL HOUSE = 2,774 S.F LOT=11,270 S.F

RATIO = .246

Lot Coverage (Impervious Area)

PROPOSED HOUSE 1,703.31 S.F. (INCLUDING PORCH AND PATIO) PROPOSED DRIVEWAY

LOT COVERAGE

597.39 S.F. 2,300.7 S.F. 2,300.7/ 11,270 S.F. = 0.204= 20.4%

> BEAD FREDERICK BEARD SHERON LOT 9, BLOCK A MOUNTAIN OAKS PB 91 PG 143 DB 09574 PG 124

TAX PARCEL #18 025 01 212

Co

A=18.42'

R=25.00

SHADOW RIDS - LANE

1/2 RBF

N17'51'32"E 138.57

PROPOSED EMERGENCY CO SITE SHALL BE GRADED SO THAT ANY

EXCESS FLOW WILL DRAIN AWAY FROM ALL FOUNDATIONS

SAVIR VÍRGINIA N

LOT 36, BLOCK A, MOUNTAIN OAKS

PB 86 PG 98

DB 25245 PG 161 TAX PARCEL #18 025 01 171

PROPOSED 4" WILLOW OAK

A=9.45'

R=313.98'

CH = 9.45'

N71°16'59"W

PROPOSED 4" WILLOW OAK

Lot Data

HOUSE

8,081.9 S.F.

REBAR

A = 46.53

R=50.00'

N85°58'52"W

CH = 44.87'

DATUM: NAVD88

ELEV.: 877.66

ADDRESS: 6938 SHADOW RIDGE LANE LOT AREA: 11,270 S.F. (0.2587 AC.)

Statement of Zoning

ZONING: (R-CD) SINGLE-FAMILY (RESIDENTIAL COMMUNITY DEVELOPMENT) AS PER CODE OF DEKALB COUNTY ZONING MAP.

SETBACKS

MINIMUM FRONT YARD ADJACENT TO PUBLIC STREET: . MAJOR THOROUGHFARE: 30 FEET 2. MINOR THOROUGHFARE: 25 FEET COLLECTOR STREET: 10 FEET
 OTHER STREET: 10 FEET MINIMUM SIDE YARD: 0 TO 7.6 FEET MINIMUM REAR YARD: 30 FEET

MINIMUM LOT AREA: 6,000 S.F. MINIMUM LOT WIDTH: 60 FEET MAXIMUM BUILDING HEIGHT: 35 FEET

Owner / Developer

OWNER: GARKUSHA GROUP LLC. 24HR. CONTACT: ALEX GARKUSHA (678) 469-6173

P L J CONSTRUCTION INC. DEVELOPER: 4090 ASHEVILLE MANOR COURT

CUMMING, GA 30040 PH: (678)-469-6173

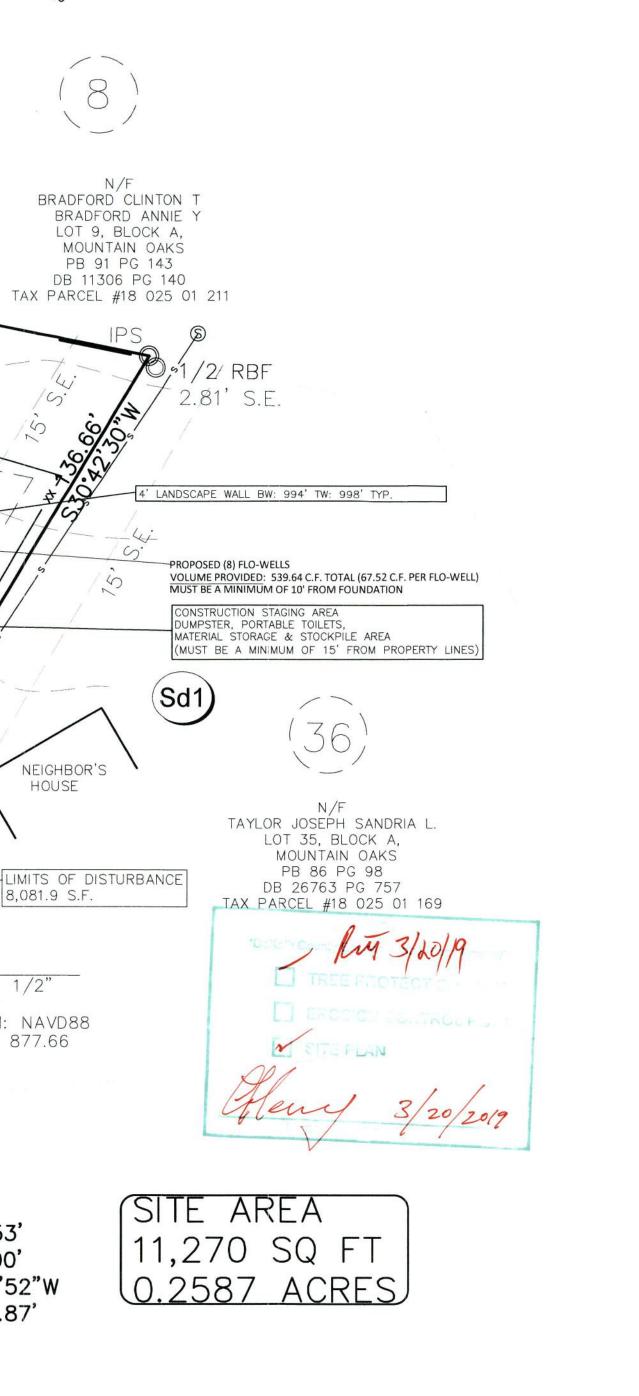
GRANT SHEPHERD & ASSOCIATES, 735 LONGLEAF BOULEVARD, ST A LAWRENCEVILLE, GA 30096 770-418-9823

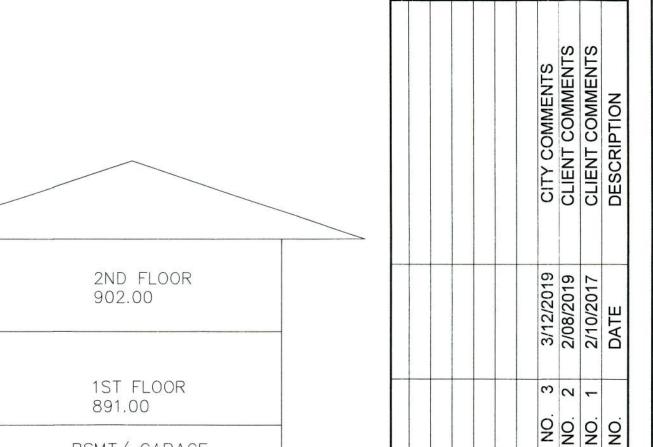
WILLIAM G. SHEPHERD

Dirt Statemen

CUT - 102 CUBIC YARDS FILL + 19 CUBIC YARDS NET EXPORT 83 CUBIC YARDS

DESIGNER:





DETAIL NTS (FOR EXAMPLE ONLY)

BSMT/ GARAGE

880.00

Dekall County Planning & Sustainability Development Services - Zohing

Approval subject to final field inspections and all applicable codes and ordinances.

BASIS OF HORIZONTAL DATUM GEORGIA STATE PLANES - LANDSCAPE WEST ZONE (NAD83)

(IN FEET) 1 inch = 20 feet

ate of Field Survey 02/02/2017

RIDGE

Scale 1" = 20'

Sheet No. 02 OF 03

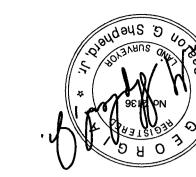
SITE PLAN FOR 6938 SHADOW R
PARCEL18 025 01 0170
LOT 35, BLOCK A, MOUNTAIN OA
SUBDIVISION, PHASE II,
PLAT BOOK 86, PAGE 98
LAND LOT 25 OF 18TH DISTRICT
DEKALB COUNTY, GEORGIA

lob/File No.

17 - 01 - 480

PROPOSED LAYOUT

Call before you dig. Know what's below. **トト47-282-008-ド** Protection Center, Inc.



CLOGGED REPLACE PEA GRAVEL/TOPSOIL AND TOP SURFACE FILTER FABRIC (WHEN REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH

BUILD-UP AND STRUCTURAL DAMAGE; INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING; CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER, FAILURE TO

MOW GRASS FILTER STRIPS AS NECESSARY, REMOVE GRASS CLIPPINGS AS OVERFLOW STRUCTURES;

REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED; ENSURE THAT CONTRIBUTING AREA, FACILITY & INLETS ARE CLEAR OF DEBRIS;

NEILTRATION TRENCH INSPECTION & MAINTENANCE:

C. SECOND-YEAR FERTILIZER: (5-10-15 OR EQUIVALENT) 800 LBS/ACRE FERTILIZER (AMMONIUM NITRATE 33.5%) B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

	15/8 - 31/9	2000 FB2	HAY MULCH FOR TEMPORARY COVER
[Se]	82/2 - 1/11	20 FB2 20 FB2	BAE GBASS EESCOLE
7,50	15/01 - 1/6	S87 0S	EESCUE
	S1/9 - 1/£ .	IO FBS	HOFFED COMMON BEKWODA CKASS
	PLANTING DATES	SEED SPECIES RATE/ACRE	SEED SHECIES
		1,500 LBS/ACRE	FERTILIZER, 5-10-15 MULCH, STRAW OR HAY

SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES

REATMENT SPECIFICATIONS

SOIL CONDITIONS

SOIL CONDITIONS AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUTTY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

SEVERAL.

SEVERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL RREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLENTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DEWECES FROM SEDIMENT AND RUNDFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

CRITICAL AREA VEGETATIVE PLAN

M900:3 - MA00:8 YAGRUTAS MQ00:7 - MA00:7 YAQIAA - YAQNOM 18. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF 17. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT

REPAIRED OR REPLACED AS NEEDED. 16. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND

DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

15. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND

14. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM

LAND-DISTURBING ACTIVITIES. LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY

13. LOCATE AND FIELD-STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD

NECESSARY BY THE ON-SITE INSPECTOR. 12. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED

SEDIMENT SOURCE. MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND

MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE 11. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR

10. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL SUBJECT PROPERTY. REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE

FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF 9. THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING

ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH ZONING

SAFETY RESTRAINTS WILL BE PROVIDED FOR WALLS 30" AND HIGHER. CONTOUR INTERVAL IS 2'-0".

TOPOGRAPHIC INFORMATION WAS OBTAINED BY A FIELD RUN SURVEY.

FRONT SETBACK WAS TAKEN FROM AN AVERAGE. RETAINING WALLS TO BE CONTINUOUS WITH FOUNDATION.

3. NO FILL GREATER THAN 2' IS REQUIRED. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.

PERMIT BEING ISSUED. CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION

CALL FOR FINAL INSPECTION AT (404) 371-4913.

400 FBS:\VC

800 LBS./AC.

1200 FBS:\YC:

400 FBS:\VC

1000 LBS./AC.

RATE

800 LBS./AC.

1500 LBS./AC.

400 LBS./AC.

1000 LBS./AC.

1200 LBS./AC.

COOL WEATHER

MARM WEATHER

WARM WEATHER

WARM WEATHER

NARM WEATHER

GROWING

20-100 LBS./AC.

LOP DRESSING

20-100 LBS./AC. *2

20-100 FBS:\VC: *5*6

20-100 LBS./AC. *1*2

01-01-01

ЭTАЯ

TOP DRESSING

01-01-01

8-12-12

6-12-12

01-01-01

21-21-9

9-12-15

EQUIVELENT

ANALYSIS OR

01-01-01

6-12-12

6-12-12

01-01-01

6-12-12

6-12-12

N-P-K

FERTILIZER REQUIREMENTS

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M-L,P,C

AREA

RESOURCE

21. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND

19. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE

18. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR AS NOTED.

17. MAXIMUM SLOPE OF EMBANKMENT SHALL BE THREE FEET HORIZONTAL TO 1

16. PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS

CONSENT OF THE OWNER, HIS REPRESENTATIVE OR THE ENGINEER MAY BE

SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND 14. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC

THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY

MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE

13. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL

AT EACH CONSTRUCTION ACCESS POINT (PRIOR TO LAND DISTURBANCE).

10. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR

ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER

ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND

COMPACTED FILL THICKNESS. A REPRESENTATIVE OF THE GEOTECHNICAL

SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN

AS OBTAINED BY STANDARD PROCTOR, WITHIN 1 FOOT BELOW PAVEMENT

ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO

DESIGNATED AREA ON SITE, OR WASTED OF SITE. TOPSOIL SHOULD NOT BE

CONSTRUCTION. TOPSOIL SHOULD BE STOCK PILLED ON SITE FOR LATER USE IN

STRIPPED OF ORGANIC MATERIAL AND TOP SOIL PRIOR TO COMMENCEMENT OF

6. ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHOULD BE

REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE

INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE

OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS

COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE

E. SOILS TESTING AND ON-SITE INSPECTIONS SHALL BE PERFORMED BY AN

AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER

2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER FOR ANY

FOR UTILITIES CURRENTLY UNDER CONSTRUCTION. IT SHALL BE THE

DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS.

SOLE RESPONSIBILITY OF THE CONTRACTOR.

SCHEDULING FOR TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

NECESSARY TO CONDUCT REQUIRED SOIL TEST. ALL ARRANGEMENTS AND

I. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES

3. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES

ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE

INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN

THE PLANS REGARDING THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN.

WITHIN THE LIMITS OF THE WORK. THE CONTRACTOR SHALL IMMEDIATELY

CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES

ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR NOT SHOWN OR

THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLAUS. THE ENGINEER

THE UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY.

7. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF

LANDSCAPE AREAS (IF APPROVED BY THE OWNER), DISPOSED OF IN A

MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY

9. ALL SEDIMENT CONTROL DEVICES AND TEMPORARY SEDIMENT POND FEATURES

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED

MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

8. TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE

ENGINEER SHOULD MONITOR ALL FILL OPERATIONS.

CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.

11. ALL SLOPES SHOULD BE STABILIZED AS SOON AS POSSIBLE.

15. DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR

20. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY

FLAGGING AND/ OR FENCING PRIOR TO COMMENCING ANY LAND DISTURBANCE.

EQUIVELENT

FERTILIZER REQUIREMENTS FOR SOD

WAINTENANCE

FIRST

AINTENANCE

SECOND

TRSIT

MAINTENANCE

FIRST

MAINTENANCE

ZECOND

TRSIT

KENJOCKA

EMERALD

ВІТТЕКВСUE

PENSACOLA

JIECREEN

YAW3IT

COMMON

VARIETIES

CAUSE FOR THE WORK TO BE UNACCEPTABLE.

THE CONSTRUCTION ON ALL PUBLIC ROADS.

SOD PLANTING REQUIREMENTS

CKASSES

WARM SEASON

CKASSES

COOF SEASON

TYPE OF SPECIES

CKASSES

NOSYS MYAM .

CKASSES

1. COOL SEASON

TYPE OF SPECIES

TALL FESCUE

AISYOZ

ST. AUGUSTINE

CENTIPEDE

BAHIAGRASS

BEKWIDAGRASS

CRASS

MUST BE STORED WITHIN SITE.

AUTHORIZED BY THE OWNER.

THEIR FUNCTION AT ALL TIMES.

CONSTRUCTION OR GRADING.

USED AS STRUCTURAL FILL.

DAMAGE AND SOIL EROSION.

CONSTRUCTION NOTES:

NECESSARY BY THE ON-SITE INSPECTOR(S). ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED

LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE

YOUR DEMOLITION DEBRIS TO BE HAUL OFF SITE.

620.0

BATE

1000

RATE

RERTILIZER

*6 APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

*2 APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.

4 APPLY IN SPRING FOLLOWING SEEDING.

SOIL SURFACE APPLICATION

FERTILIZER REQUIREMENTS FOR

APPROVED PLANS INDICATE OTHERWISE. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS

COMPLETION OF DEMOLITION. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON

Тас	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.
ss	NOITAZIJIBATZ 34012		ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
qs	STREAMBANK STREAMBANK (USING) PERM VEGETATION)		qs	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
PO-I	FLOCCULANTS AND STNALLENTS		EI-Co	Subatance formulated to assist in the solids/liquid separation of suspended particles in solution.
na	DUST CONTROL ON PUST CONTROL ON		na	Controlling surface and air movement of dust on construction site, roadways and similar sites.
₩SC	A38A 0389UT2KI NOTAZIJIBAT2 (SNIGGO2)		ÞSO	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
EaC	A3RA DSTURBED AREA HTM (WITH CHIMATE (SUIDERS MRST	000000	Esa	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
SsC	A39A GBBUTZIO HTM) WOITAZLIBATZ (SNIG332 9M3T		DsZ	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
rsC	DISTURBED AREA STABILIZATION (WITH WULCHING ONLY)		rsd	Establishing temporary protection for disturbed areas where seediings may not have a suitable growing season to produce an erosion retarding cover.
sɔ	COASTAL DUNE STABLICATION (WITH VEGETATION)	Personal Property of the Party	ce	Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
18	BUFFER ZONE	000		Strip of undisturbed original vegetation, enhanced or restored existing vegetation surrounding the reestablishment of vegetation surrounding an area of disturbance or bordering streams.

CODE PRACTICE DETAIL SYMBOL **VEGETATIVE PRACTICES**

A barrier to prevent sediment from leav the construction site. It may be sandbar bales of straw or hay, brush, logs and p gravel, or a silt fence.	Chica Services		SEDIMENT BARRIER	(LPS)
A crushed stone pad located at the construction site exit to provide a place removing mud from tires thereby protect			CONSTRUCTION EXIT	(S)
DESCRIPTION	TOBWAS	JIATEG	∃OITOA84	CODE

SECTION IN STRUCTION STRUC

UNIFORM CODING SYSTEM

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

084-10-71

03 OF 03

| AUNIess Otherwise

7102/20/20

SITE PLAN FOR 6938 SHADOW PARCEL18 025 01 0170 LOT 35, BLOCK A, MOUNTAIN (SUBDIVISION, PHASE II, PLAT BOOK 86, PAGE 98 LAND LOT 25 OF 18TH DISTRIC DEKALB COUNTY, GEORGIA

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FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

- CURB APRON (GUTTER) WKAPPED IN FILTER FABRIC --- 8" CONCRETE BLOCKS CATCH BASIN

> SAVE/CRITICAL ROOT ZONE AREAS. EFFECTIVE OPERATION.

INFORMATION, DETAIL, GUIDELINES AND DESIGN SPECIFICATIONS. MANAGEMENT MANUAL VOL. II/DEVELOPMENT REVIEW TOOL FOR 14. REFER TO MANUFACTURER'S DESIGN/GEORGIA STORM WATER

DEVINITIONS FROM ORIGINAL PLAN SHALL BE APPROVED BY THE DESIGN

DOWNSPOUTS/WATER QUALITY DEVICE. GROUND WITH POSITIVE DRAINAGE AND UNDERGROUND CONNECTING INFILTRATION TRENCH. PVC (SCHEDULE 20 MINIMUM) REQUIRED ABOVE

WITH A POSITIVE SLOPE AWAY FROM THE FOUNDATION, UNLESS SOILS 8. WATER QUALITY BMP(S) SHALL BE A MINIMUM OF 10' FROM THE FOUNDATION

INFILTRATOR PIPE INVERT SHALL BE AT LEAST 42" BELOW THE LOWEST 9: SCHEDULE 20 OR 40 PVC SHALL BE USED, NO FLEX PIPE ALLOWED.

5. ALL DOWNSPOUTS AND DRAINAGE INLETS TO BE DIRECTED TO THE BMP

3. BMP LOCATIONS SHOWN ARE APPROXIMATE AND ANY DEVIATIONS FROM OF OCCUPANCY. (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE

OF FINAL LANDSCAPING. WATER QUALITY BMP(S) WATER QUALITY DEVICES TO BE INSTALLED AT TIME BMP WATER QUALITY NOTES.

RICHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES 10.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND OR FLOW OF MUD ONTO PUBLIC NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THA 3. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE) DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND 3. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT . 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. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20' . GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6". 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE MITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE). . 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. **NOITAVALE ELEVATION**

CRUSHED STONE CONSTRUCTION EXIT

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE

SEDIMENTATION, AND POLLUTION CONTROL PLAN.

2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION,

16. NO WATER QUALITY BMP(s) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE 15. PERMANENT BMP'S WILL BE INSPECTED TWICE YEARLY TO MAINTAIN

ADVERSELY AFFECT ADJACENT PROPERTIES. 13. OVERFLOW FROM BMP WATER QUALITY CONTROL STRUCTURES WILL NOT **PROFESSIONAL.**

12. WATER QUALITY BMP(S) LOCATIONS(S) SHOWN ARE APPROXIMATE. ANY 11. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S) 10. A CLEAN OUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.

 SLOTTED/PERFORATED FLEX PIPE ALLOWED UNDERGROUND WITHIN ANALYSIS INDICATES OTHERWISE

DEVICE. ALL DRAIN PIPES SHALL HAVE A POSITIVE SLOPE.

4. STONE BEDDING TO BE NO. 57 STONE PLACED ON LEVEL TRENCH BOTTOM. LOCATION SHALL BE APPROVED BY THE ENGINEER.

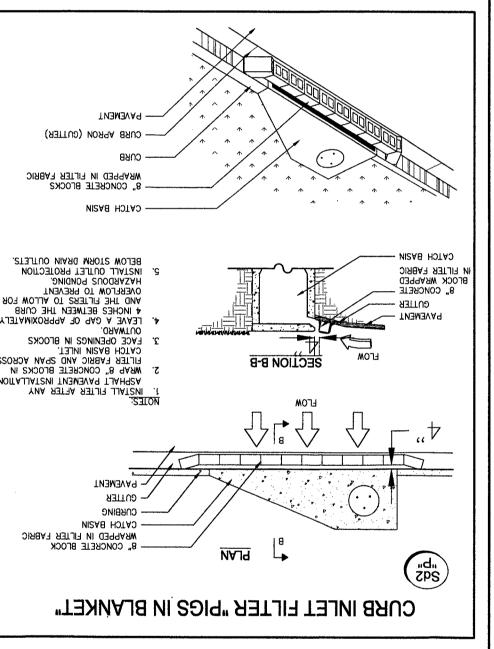
2. AS-BUILT WATER QUALITY CERTIFICATION AND LOT AS-BUILT SURVEY

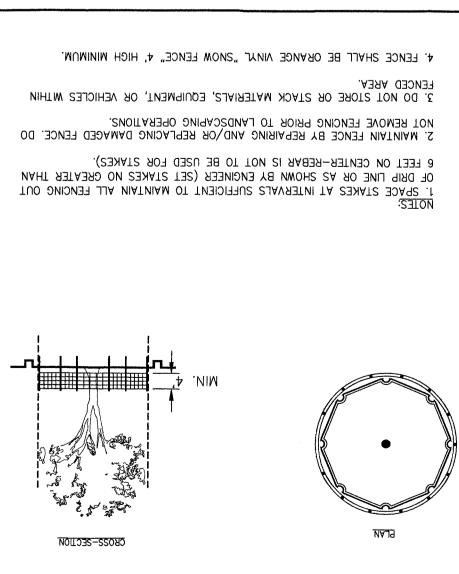
30" MIN. **SIDE NIEM** SILT FENCE - TYPE NON SENSITIVE

(MONEN)

FABRIC

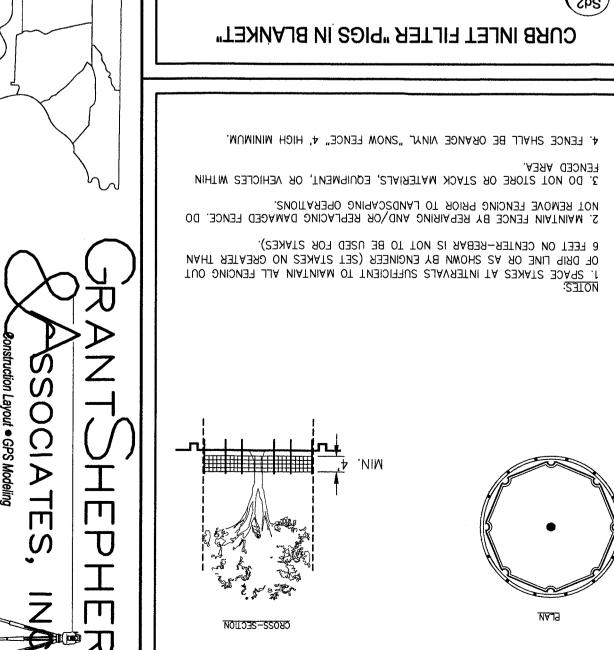
- 6' MAX. O.C.





"SNOW" FENCE

TREE PROTECTION



12/27/24, 12:30 PM

PARID: 18 025 01 170

Tax Dist: 04-UNINCORPORATED 1272 LYNWYN LANE SE LLC

6938 SHADOW RIDGE LN

Parcel

Status ACTIVE

Parcel ID 18 025 01 170

Alt ID 2357932

Address 6938 SHADOW RIDGE LN

Unit

City STONE MOUNTAIN

Zip Code 30087-Neighborhood 1043

Super NBHD

Class R3 - RESIDENTIAL LOT Land Use Code 101-Residential 1 family

Living Units

Zoning R3 - CITY RESIDENTIAL

Appraiser COVEA - COVEA JACOBS (404) 371-2547

Mailing Address

1272 LYNWYN LANE SE LLC 281 NEW HOPE DR MCDONOUGH GA 30252

Current Ownership

Owner Co-Owner

1272 LYNWYN LANE SE LLC

Ownership on January 1st

Owner Co-Owner

1272 LYNWYN LANE SE LLC

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