



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, July 9, 2025

Planning Department Staff Analysis



Cedric Hudson

Interim Director

D2. 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 - New single-family residence

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 encroach into 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 public welfare or injurious to surrounding properties within the zoning district. The home, as currently situated, maintains adequate separation from adjacent properties. Concerns were raised by neighbors indicating that the existing structure projects forward relative to other homes on the street, creating a noticeable deviation in the established building line.

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 created by a prior owner. 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



DeKalb County
GEORGIA

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

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: 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 01 170

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 Zoning Board of Appeals for the requests as shown in this application.

DATE: 12/27/24 Applicant/Agent Gail Mooney
Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): Jashua Thom
(Name of Owners) _____

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.



Notary Public





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 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: 12/27/24

Applicant Gail Mooney
Signature: _____

DATE: 12/30/24

Applicant [Signature]
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 which 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

SURVEYOR'S CERTIFICATE

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 STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67



GERALD H. BERNHARD GEORGIA RLS NO. 2688

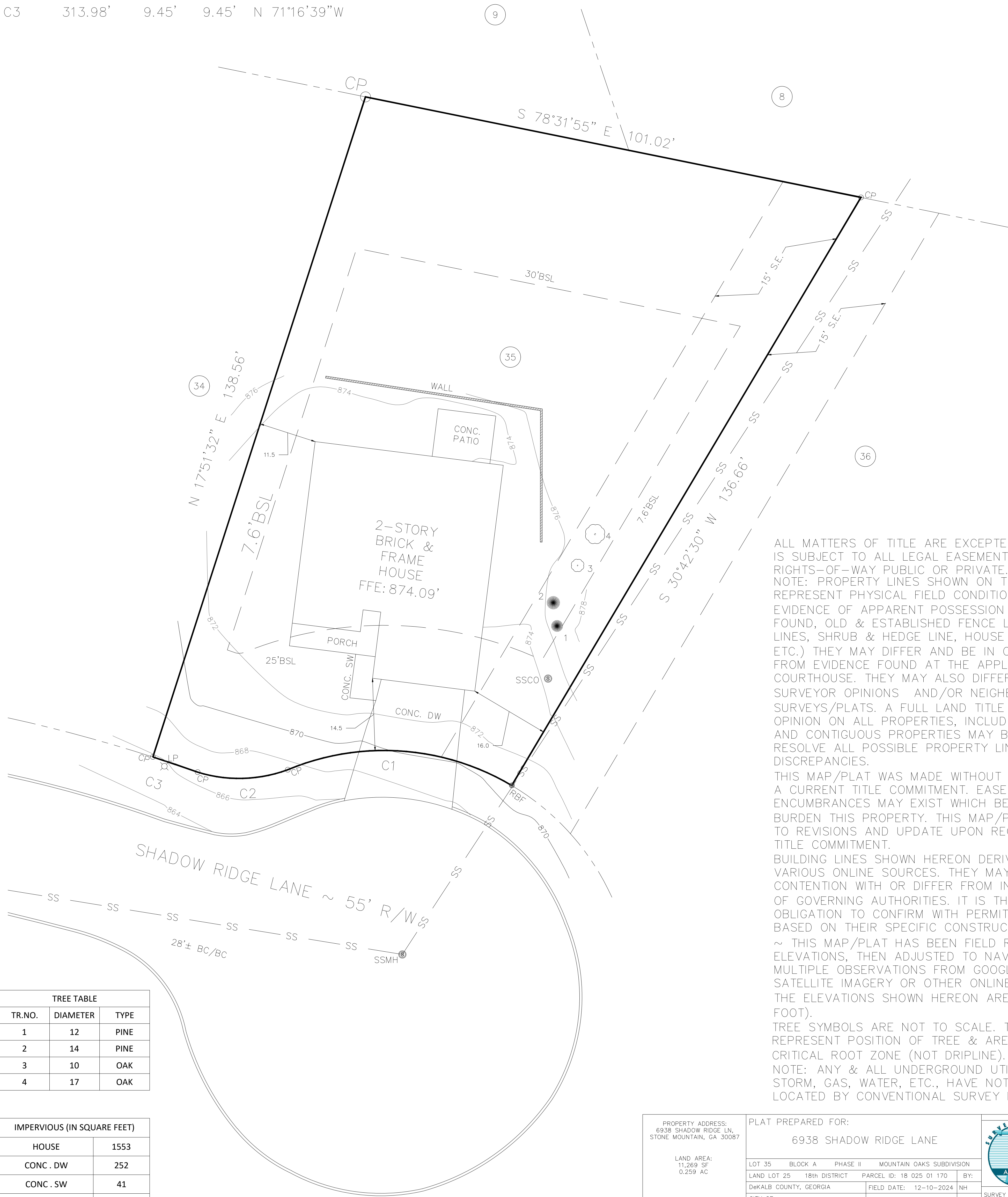
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.	
AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND	R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE)	RBF REINFORCING BAR FOUND
DW DRIVEWAY	(1/2" UNO)
EP EDGE OF PAVEMENT	RBS 1/2" REINFORCING BAR SET
FFE FINISH FLOOR ELEVATION	SW SIDEWALK
FKA FORMERLY KNOWN AS	SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND	SSCO SANITARY SEWER CLEANOUT
L ARC LENGTH	-X- FENCE LINE
LL LAND LOT	CB CATCH BASIN
LLL LAND LOT LINE	SWCB STORM WATER CATCH BASIN
N NEIGHBOR'S	■ WALL

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

EFFECTIVE DATE: 12/08/2016

ZONE 'X'

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	50.00'	46.53'	44.87'	N 85°58'52"W
C2	28.00'	18.34'	18.01'	S 88°28'06"W
C3	313.98'	9.45'	9.45'	N 71°16'39"W



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES.

THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	12	PINE
2	14	PINE
3	10	OAK
4	17	OAK

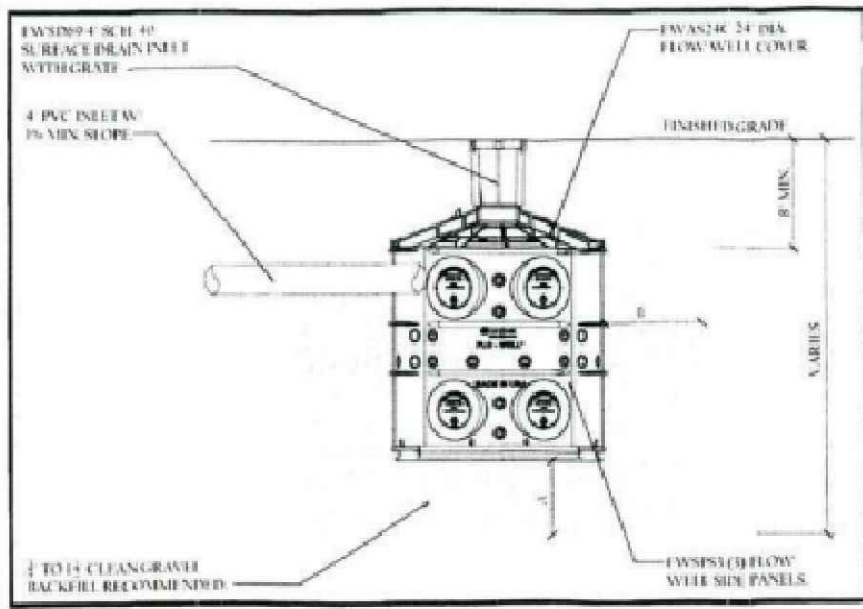
IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1553
CONC . DW	252
CONC . SW	41
PORCH	95
CONC. PATIO	111
WALL	28
TOTAL IMPERVIOUS	2080

PLAT PREPARED FOR:				
6938 SHADOW RIDGE LANE				
LOT 35	BLOCK A	PHASE II	MOUNTAIN OAKS SUBDIVISION	
LOT 25	18th DISTRICT	PARCEL ID:	18 025 01 170	NH
DEKALB COUNTY, GEORGIA			FIELD DATE:	12-10-2024
CITY OF			DRAWN DATE:	12-11-2024
REFERENCE: PLAT BOOK 86, PAGE 98			ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY	
REFERENCE: DEED BOOK 25654, PAGE 371				
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ± 1/4" PER HUNDRED FEET AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE FIELD DATA WAS FOUND TO BE ACCURATE TO 1 FOOT IN 30.0 FEET. THIS PLAT IS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF GEORGIA.				
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEYING AND LAND SURVEYORS' ACT.				




SURVEY SYSTEMS ATLANTA
 660 LAKE DR, SW, SNELLVILLE, GA 30039
 COA #LFS000867, JOBORDERS@SURVEYSYATLANTA.COM
 CELL 678-591-6064 ~ OFFICE 404-760-0010

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 ACRES
90th percentile storm = 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.

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

Tree Notes

HARDWOODS >= 6" DBH = 0
PINES >= 12" DBH = 0
(A) TOTAL # OF TREES = 0
TREES REMOVED = 0
TREES LOST = 0
(B) TOTAL # TREES REMOVED OR LOST = 0
DBH HARDWOODS >= 6" = 0
DBH PINES > 12" = 0
(C) TOTAL DBH OF TREES = 0
(D) DBH OF TREES REMOVED OR LOST = 0
(E) DBH OF TREES RETAINED = 0
PERCENT TREES RETAINED = (E/C) = 0%
QUALITY FOR MAX. RECOMPENSE = NO
(F) # REPLACEMENT TREES = 2
(G) TOTAL CALIPER INCHES OF REQUIREMENTS = 8
MINIMUM DBH SAVED FOR NEW SINGLE FAMILY DWELLING = 15 UNITS 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
(INCLUDING PORCH AND PATIO)
PROPOSED DRIVEWAY
TOTAL
LOT COVERAGE
1,703.31 S.F.
597.39 S.F.
2,300.7 S.F.
2,300.7 / 11,270 S.F.
= 0.204 = 20.4%

Lot Data

ADDRESS: 6938 SHADOW RIDGE LANE
LOT 35
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:
1. MAJOR THOROUGHFARE: 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

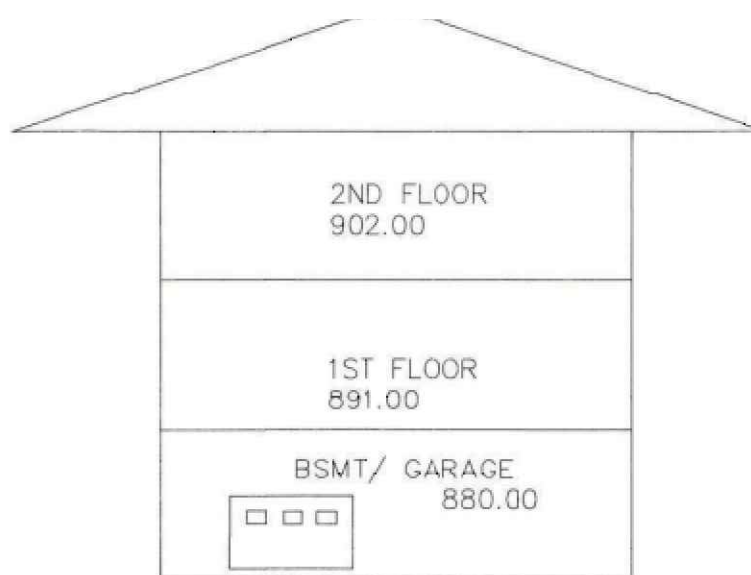
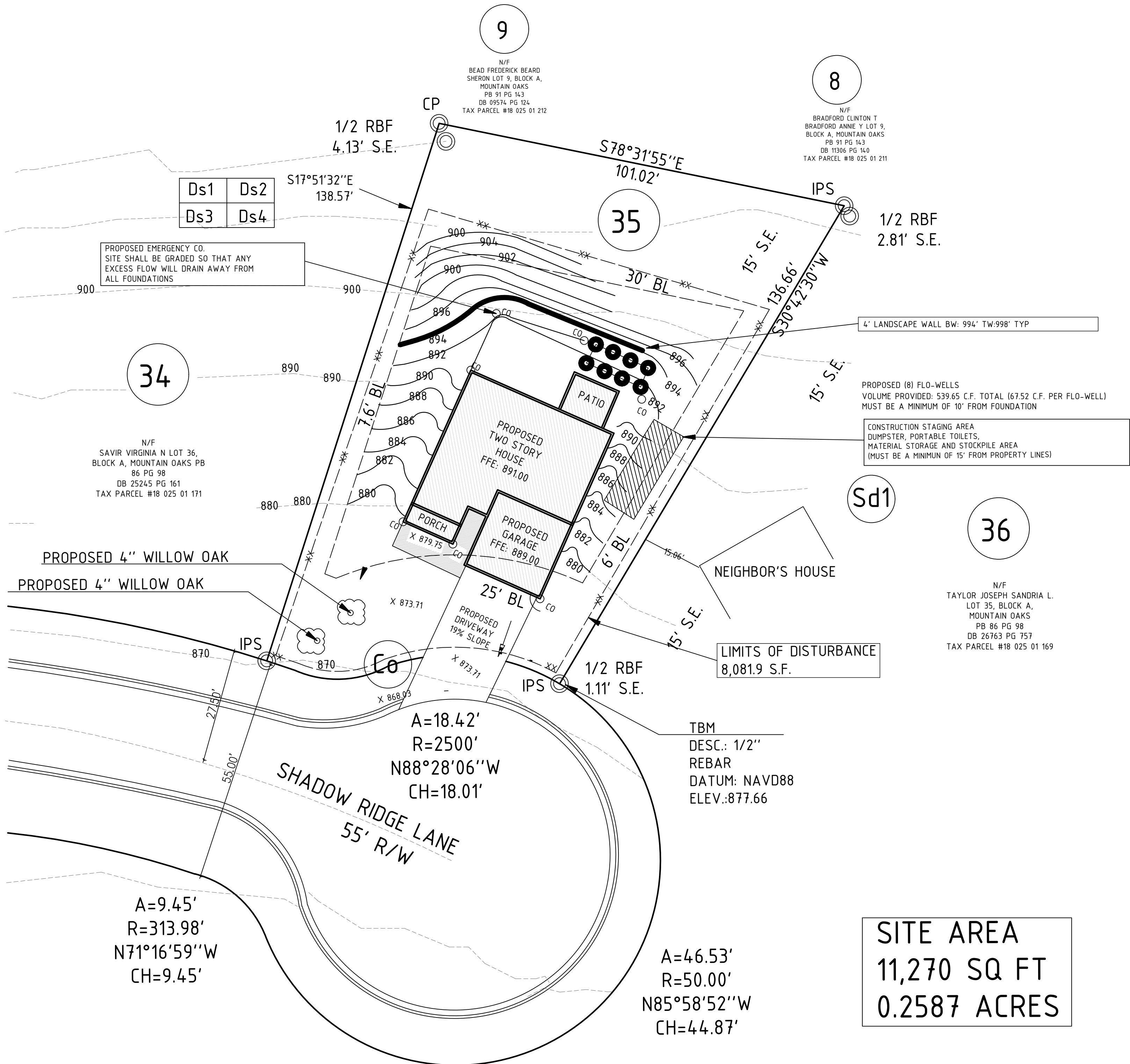
Owner / Developer

OWNER: GARKUSHA GROUP LLC.
24HR. CONTACT: ALEX GARKUSHA
(678) 469-6173
DEVELOPER: P. L. J. CONSTRUCTION INC.
4090 ASHEVILLE MANOR COURT
CUMMING, GA 30040
PH: (678)-469-6173
DESIGNER: GRANT SHEPHERD & ASSOCIATES,
INC.
735 LONGLEAF BOULEVARD, ST. A
LAWRENCEVILLE, GA 30096
770-418-9823
WILLIAM G. SHEPHERD

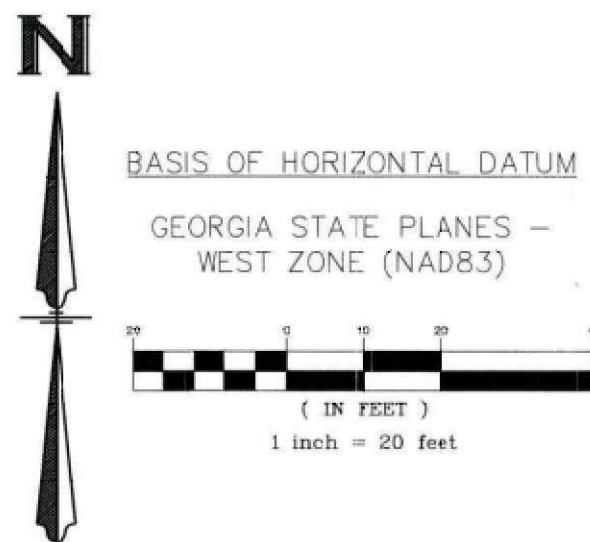
Dirt Statement

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

BUILDING DOESNT IMPACT ANY EXISTING TREES



DETAIL NTS
(FOR EXAMPLE ONLY)



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

SITE AREA
11,270 SQ FT
0.2587 ACRES

GENERAL NOTES:

- 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 PLAN. 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.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- LOCATE AND FIELD-STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 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.

TREATMENT SPECIFICATIONS:

CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION. SEEDING AND FERTILIZER FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDING PREPARATION. A SEEDING WILL BE PREPARED BY GRADING AND FIRMING TO A DEPTH OF 1" TO 4" INCHES AS DETERMINED ON SITE. THE SEEDING WILL BE WELL PULVERIZED, SMOOTHED 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 MUST BE APPLIED 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 FERTILIZER APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE FERTILIZER, 5-10-15	4,000 LBS./ACRE
MULCH, STRAW OR HAY	1,500 LBS./ACRE
	5,000 LBS./ACRE

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
FESCUE	50 LBS	11/1 - 2/28
RYE GRASS	50 LBS	
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:

- MONTHLY:
 - 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;
 - MOW GRASS FILTER STRIPS AS NECESSARY, REMOVE GRASS CLIPPINGS
- SEMI-ANNUALLY:
 - CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER, FAILURE TO 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
- AS NEEDED:
 - REPLACE PEA GRAVEL/TOPSOIL AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED)

CONSTRUCTION NOTES:

- 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.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER FOR ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- 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.
- 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.
- 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 PILED 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.
- 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.
- 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.
- ALL SEDIMENT CONTROL DEVICES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT EACH CONSTRUCTION ACCESS POINT (PRIOR TO LAND DISTURBANCE).
- ALL SLOPES SHOULD BE STABILIZED AS SOON AS POSSIBLE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
- 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 OWNER.
- 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.
- 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.
- PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADE.
- MAXIMUM SLOPE OF EMBANKMENT SHALL BE THREE FEET HORIZONTAL TO 1 FOOT VERTICAL, 3:1.
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR AS NOTED.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
- ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCING ANY LAND DISTURBANCE.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIPOREEN TIPLAWN	M-L-P P-C P-C P-C	WARM WEATHER
BAHAGRASS	PENSACOLA	P-C	WARM WEATHER
CENTPEDE	-	P-C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L-P	COOL WEATHER

- *1 APPLY IN SPRING FOLLOWING SEEDING.
*2 APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
*6 APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

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

FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING 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.	50-100 LBS./AC. *1*2 30 LBS./AC.
2. WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 LBS./AC. 800 LBS./AC. 400 LBS./AC.	50-100 LBS./AC. *2*6 50-100 LBS./AC. *2 30 LBS./AC.

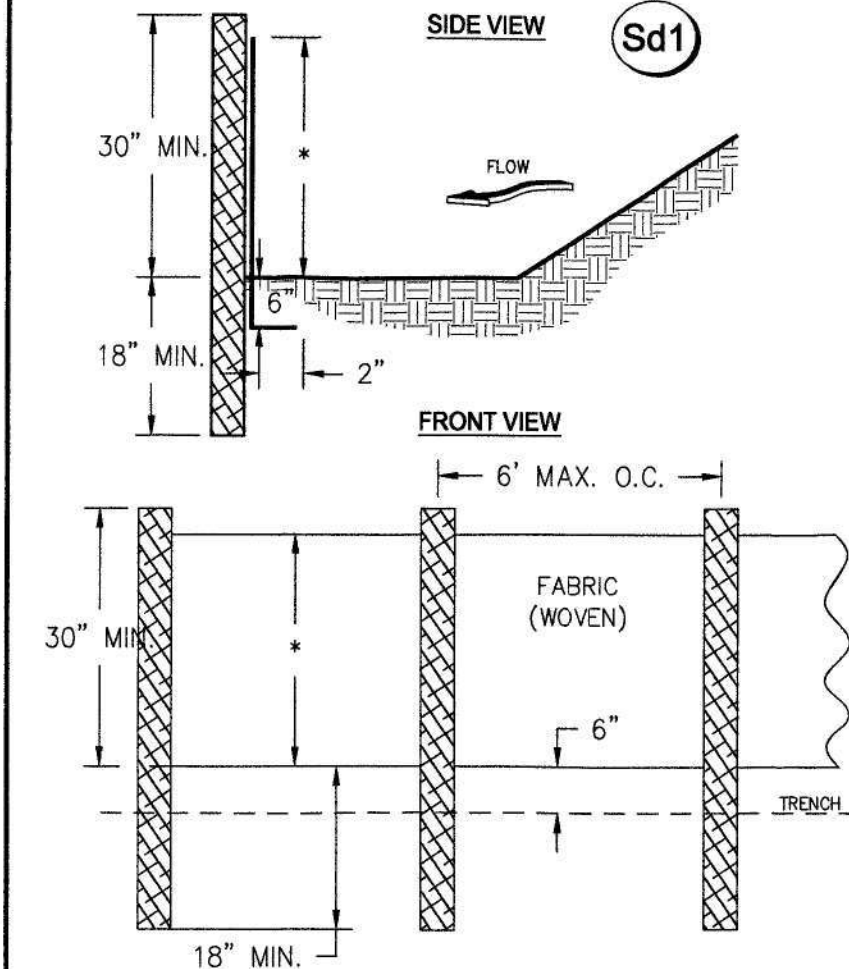
FERTILIZER REQUIREMENTS FOR SOD

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
COOL 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. 30 LBS./AC.
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BMP WATER QUALITY NOTES:

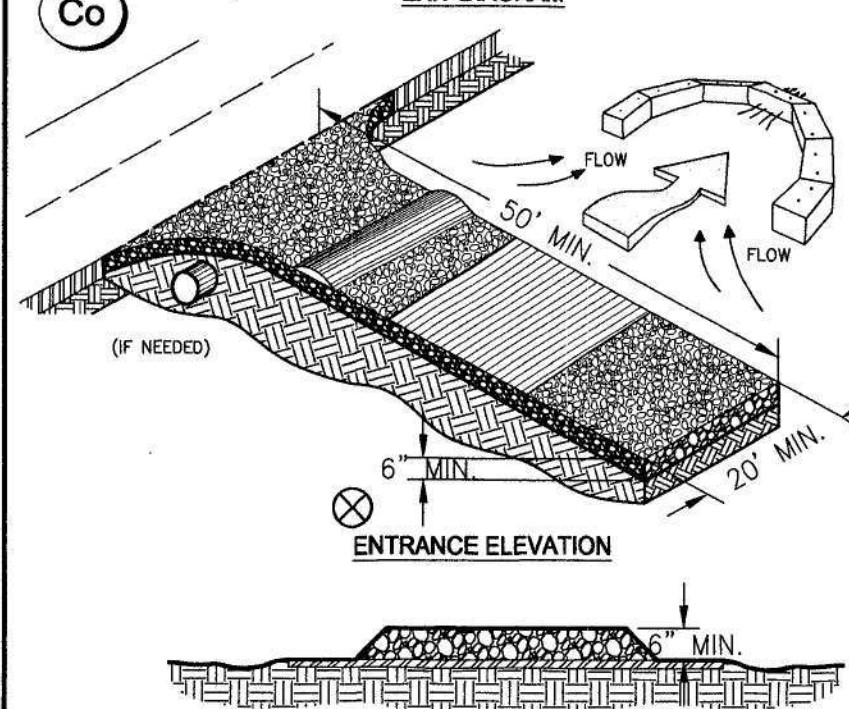
- WATER QUALITY BMP(S) WATER QUALITY DEVICES TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
- AS-BUILT WATER QUALITY CERTIFICATION AND LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- BMP LOCATIONS SHOWN ARE APPROXIMATE AND ANY DEVIATIONS FROM LOCATION SHALL BE APPROVED BY THE ENGINEER.
- STONE BEDDING TO BE NO. 57 STONE PLACED ON LEVEL TRENCH BOTTOM.
- 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.
- INFILTRATOR PIPE INVERT SHALL BE AT LEAST 42" BELOW THE LOWEST FLOOR ELEVATION.
- 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.
- 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.
- A CLEAN OUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WATER QUALITY BMP(S) LOCATIONS(S) SHOWN ARE APPROXIMATE. ANY DEVIATIONS FROM ORIGINAL PLAN SHALL BE APPROVED BY THE DESIGN PROFESSIONAL.
- OVERFLOW FROM BMP WATER QUALITY CONTROL STRUCTURES WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- REFER TO MANUFACTURER'S DESIGN/GEORGIA STORM WATER MANAGEMENT MANUAL VOL. II/DEVELOPMENT REVIEW TOOL FOR INFORMATION, DETAIL, GUIDELINES AND DESIGN SPECIFICATIONS.
- PERMANENT BMP'S WILL BE INSPECTED TWICE YEARLY TO MAINTAIN EFFECTIVE OPERATION.
- NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE AREAS.

SILT FENCE - TYPE NON SENSITIVE



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

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).
 - GRADE 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).
 - WASHRAIDS AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRAID 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.

STRUCTURAL PRACTICES

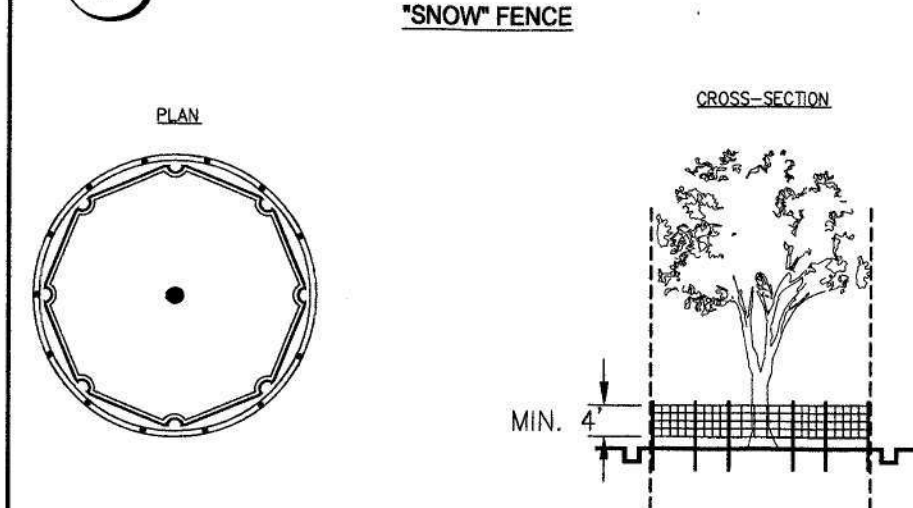
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH MULCH AND SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH MULCH AND SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WOODING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (WITH VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKLING AND BINDERS			Substance used to anchor straw or hay mulch by coating the organic material to bind together.

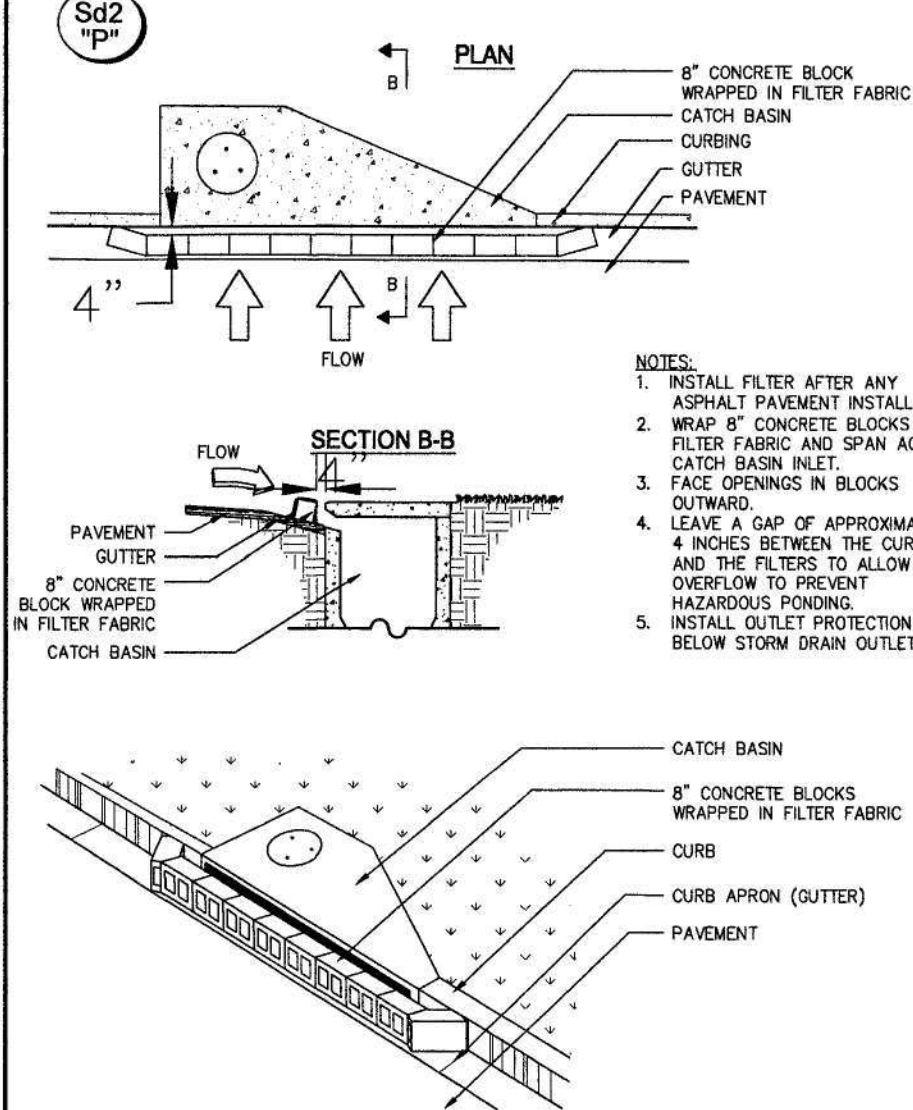
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- CALL FOR FINAL INSPECTION AT (404) 371-4913.

TREE PROTECTION



- NOTES:
- 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. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 - DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 - FENCE SHALL BE ORANGE VINYL, "SNOW FENCE" 4' HIGH MINIMUM.

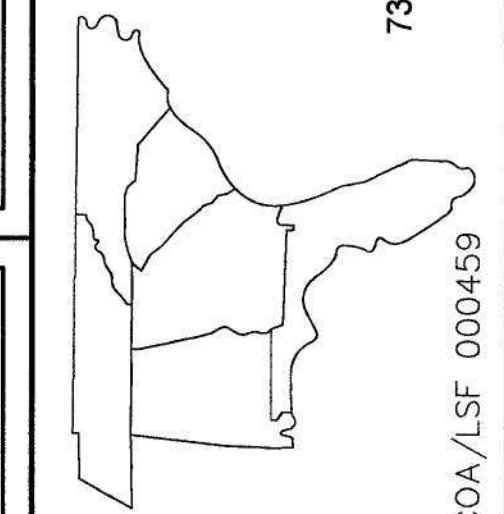
CURB INLET FILTER "PIGS IN BLANKET"



- NOTES:
- INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 - WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
 - FACE OPENINGS IN BLOCKS OUTWARD.
 - LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
 - INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GRANT SHEPHERD & ASSOCIATES, INC.
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NO.	DATE	SUBMITTAL	CLIENT COMMENT
1	11-13-18	10-12-18	
2			

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

Date of Field Survey
02/02/2017
Scale
N/A *Unless Otherwise Noted*
Sheet No.
03 OF 03
Job/File No.
17-01-480

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.



Symbols & Abbreviations

● 1/2" RBF	PP POWERPOLE	—SS— SANITARY SEWER PIPING
○ 1/2" RBS	GY GUY WIRE	⊙ SEWER MANHOLE
■ P.K. NAIL FOUND	LP LIGHT POLE	CO CLEAN OUT
□ P.K. NAIL SET	ST STREET LIGHT POLE	—SD— STORM DRAIN PIPING
× FND X MARK	ET ELEC. TRANSFORMER	⊙ STORM DRAIN MANHOLE
× SET X MARK	AC AIR CONDITIONER	⊙ STORM INLET
▲ R.R. SPIKE FOUND	—BE— BURIED ELECTRIC	⊙ CURB INLET
△ R.R. SPIKE SET	—OHE— OVERHEAD ELECTRIC	⊙ DROP INLET
⊙ BENCHMARK	—UG— UNDERGROUND ELECTRIC	⊙ PAY PHONE
⊙ CONC. R/W MARKER	⊙ ELEC. MANHOLE	⊙ TELEPHONE BOX
(R) RECORD DATA	⊙ ELEC. METER	⊙ TELEPHONE MANHOLE
(M) MEASURED DATA	—W— WATER LINE	⊙ TELEPHONE POLE
(C) CALCULATED DATA	⊙ WATER MANHOLE	—UGT— UNDERGROUND TELEPHONE LINE
R/W RIGHT OF WAY	⊙ WATER VALVE	O/H T OVERHEAD TELEPHONE LINE
BSL BLDG. SETBACK LINE	⊙ FIRE HYDRANT	—C— CABLE TELEVISION LINE
RCP REINFORCED CONC PIPE	⊙ BACK FLOW PREVENTOR	O/H C OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	⊙ GAS VALVE	⊙ CABLE BOX
PVC PLASTIC PIPE	⊙ GAS METER	⊙ TRAFFIC POLES
MTL METAL	⊙ GAS MANHOLE	⊙ TRAFFIC SIGNAL
L/S LANDSCAPING	⊙ GAS LINE	⊙ TRAFFIC MANHOLE
⊙ TREE	B.H. BORE HOLE	⊙ TRAFFIC SIGNAL BOX
⊙ EXCEPTIONS	MW MONITORING WELL	⊙ STOP SIGN
IPS IRON PIN SET	⊙ MAIL BOX	⊙ SIGN
1/2" RBF 1/2" RE-BAR FOUND	⊙ UNKNOWN MANHOLE	⊙ BOLLARD
1" CRIMP TOP PIPE FOUND	⊙ POWER BOX	BC/BOC BACK OF CURB
P.O.C. POINT OF COMMENCEMENT	—X— FENCE LINE	OTP OPEN TOP PIPE
P.O.B. POINT OF BEGINNING	⊙ SW SIDEWALK	EC EDGE OF CONCRETE
T.B.M. TEMPORARY BENCH MARK	⊙ TV TRAVERSE POINT	⊙ PROPERTY LINE
	⊙ PIPE LINE A	D.E. DRAINAGE EASEMENT
		L.E. LANDSCAPE EASEMENT
		S.S.E. SANITARY SEWER ESMT

Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "SITE PLAN SURVEY". AND COMPLETED ON "02/02/2017" UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

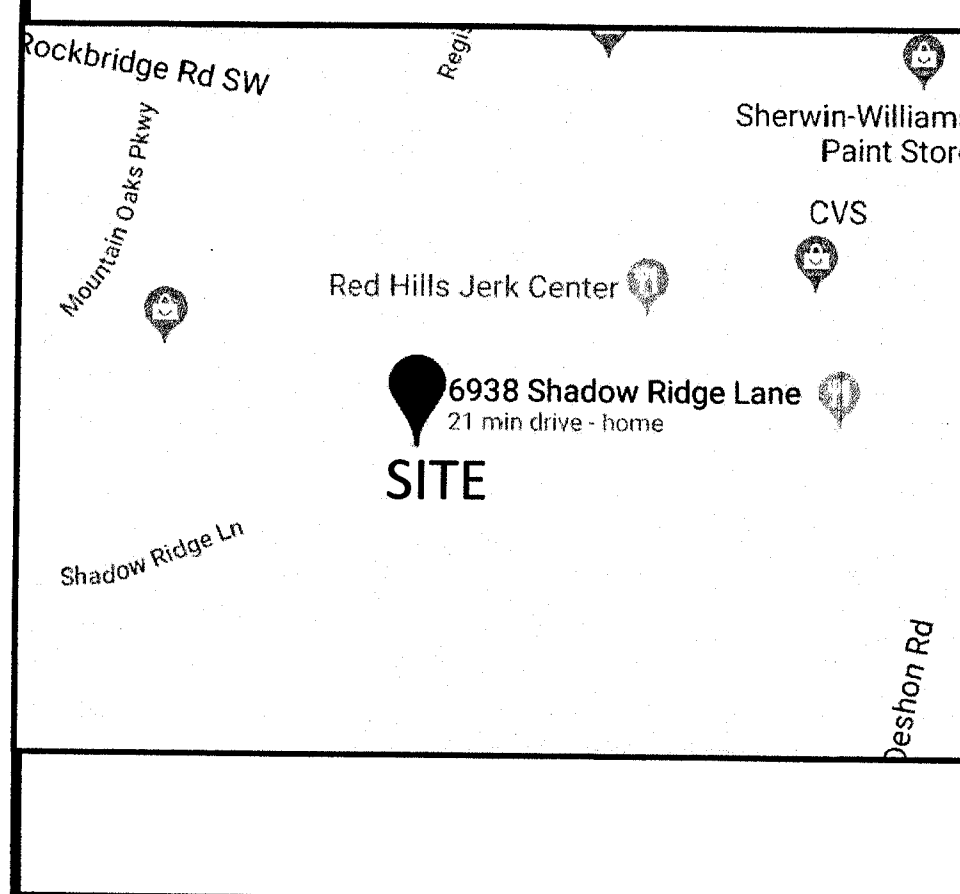
Utility Notes

- THE UTILITIES IF ANY SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
- 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 ABILITY.
- 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.

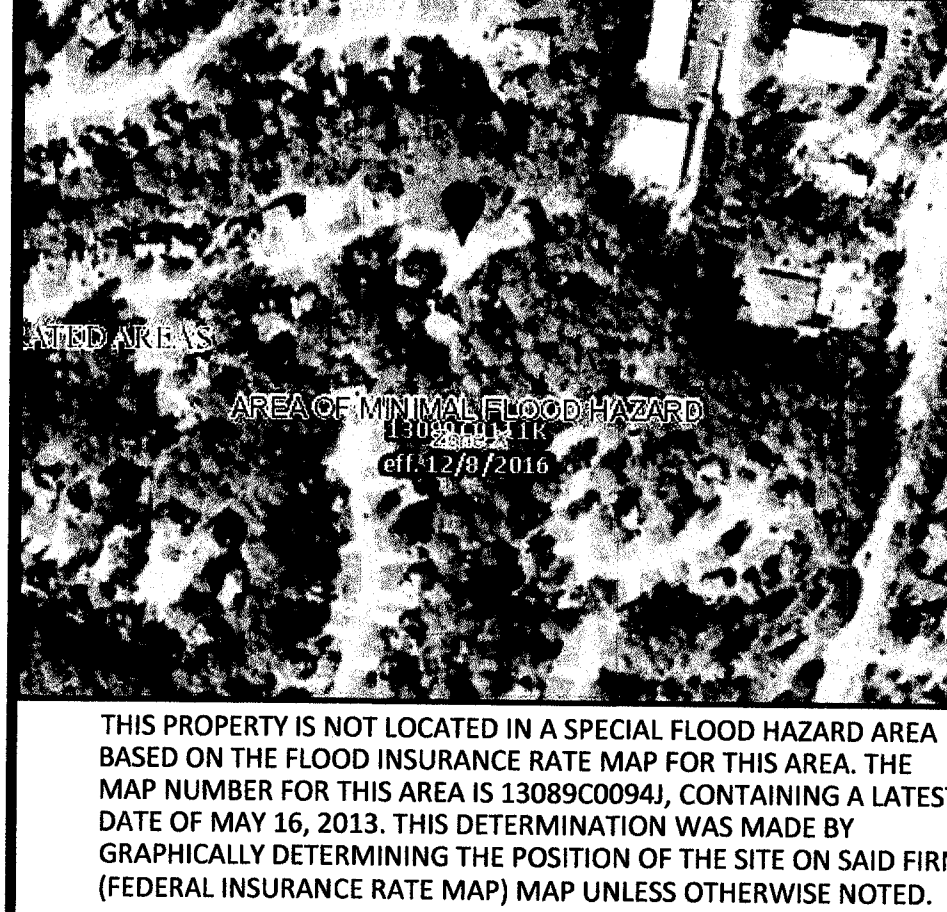
Map and Plat References

- Plat Book: 86 Page: 98
- DB: 25684, PG: 371

Vicinity Map (NTS)



FEMA Notes and Map (NTS)



Map or Plat Closure Statement & Notes

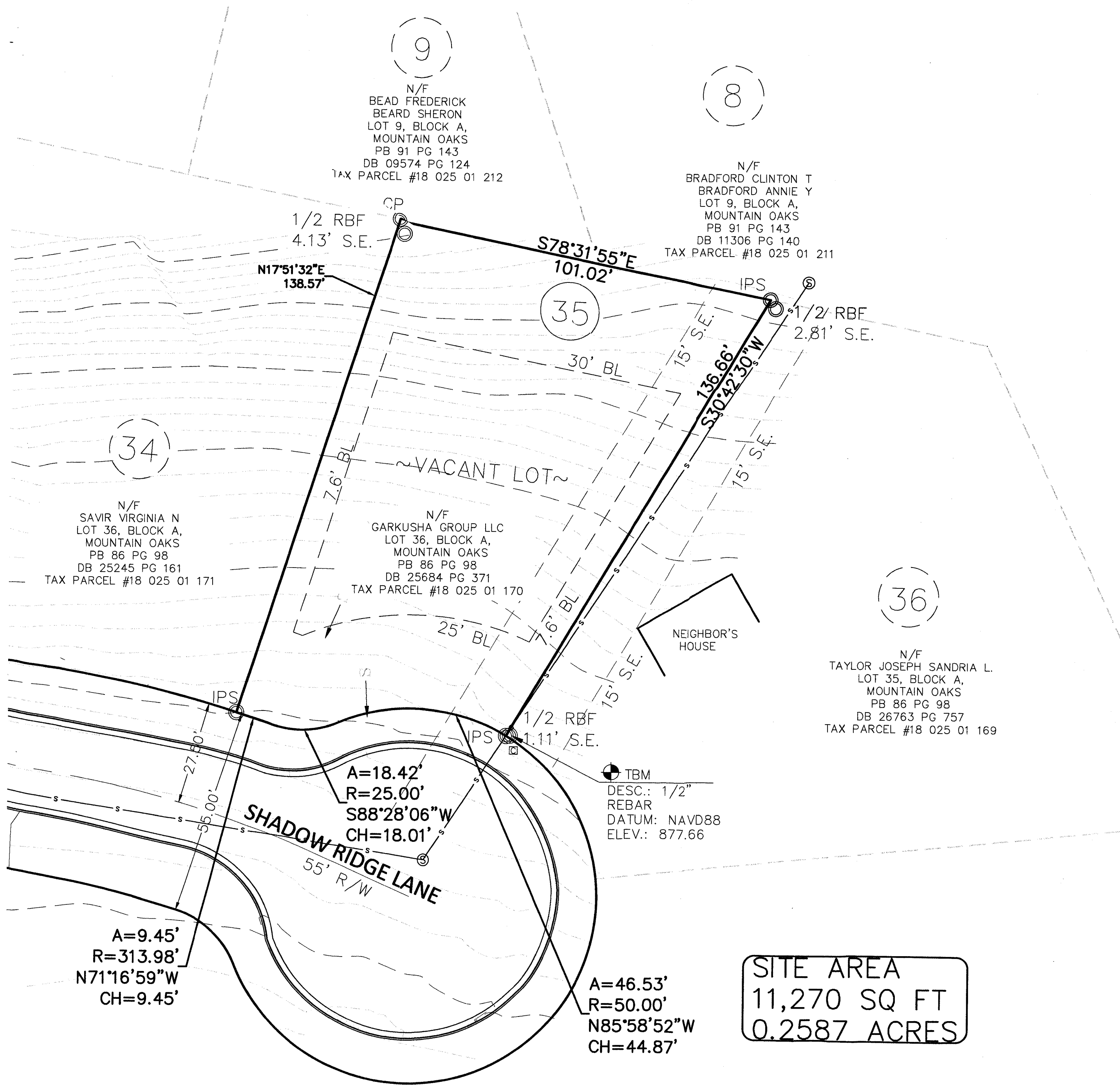
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 64,989.57' FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE 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 NAVD83, 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.

Seaton G. Shepherd, Jr.
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

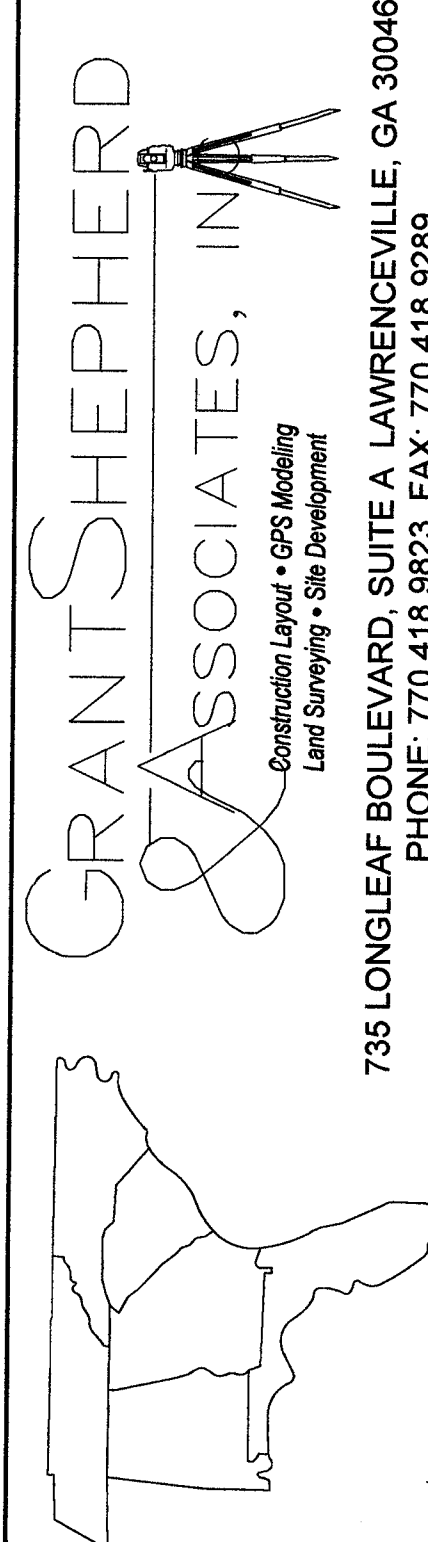


SITE AREA
11,270 SQ FT
0.2587 ACRES

SITE PLAN FOR 6938 SHADOW RIDGE LANE
PARCEL 18 025 01 0170
LOT 35, BLOCK A, MOUNTAIN OAKS
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PLAT BOOK 86, PAGE 98
LAND LOT 25 OF 18TH DISTRICT
DEKALB COUNTY, GEORGIA

Date of Field Survey	02/02/2017
Scale	1" = 20'
Sheet No.	01 OF 03
Job/File No.	17-01-480

NO.	DATE	DESCRIPTION
NO. 3	3/12/2019	CITY COMMENTS
NO. 2	2/08/2019	CLIENT COMMENTS
NO. 1	2/10/2017	CLIENT COMMENTS



Technical drawing of a 4-way split indoor unit. The drawing shows a top-down view of the unit with four circular air outlets. Callouts include:

- 1. FAN MOTOR & 4-WAY SPLIT SURFACE DRAIN PAN (WITH LEAK)
- 2. FAN MOTOR SLOPE
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IMPERVIOUS AREA = 1,899.1 S.F., 0.045 ACRES
 RUNOFF COEFFICIENT = 0.1654
 PERVIOUS AREA = 9,370.9 S.F.
 RUNOFF COEFFICIENT = 0.35
 SITE AREA TOTAL: 26 ACRES
 90th percentile storm = 2.5 IN/HR
 DEPTH OF GRAVEL BACKFILL BENEATH FLO-WELL = 2.5'
 THICKNESS OF GRAVEL BACKFILL AROUND FLOW-WELL = 2.5'
 # OF FLO-VELLS NEEDED = 8
 (<http://www.ndsprco.com/flo-well-calculator>)
 PROVIDED WQ VOLUME = 539.64
 GRAVEL VOLUME NEEDED = 434.97 C.F.

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

#	HARDWOODS >= 6" DBH =	0
#	PINES >= 12" DBH =	0
(A)	TOTAL # OF TREES=	0
#	TREES REMOVED =	0
#	TREES LOST=	0
(B)	TOTAL # TREES REMOVED OR LOST=	0
DBH	HARDWOODS >= 6"	0
DBH	PINES- 12"	0
(C)	TOTAL DBH OF TREES =	0
(D)	TOTAL # TREES REMOVED OR LOST=	0
(E)	DBH OF TREES RETAINED=	0
PERCENT	TREES RETAINED=(E/C)=	0%
QUALIFY	FOR MAX. RECOMPENSE=	NO
(F)	# REPLACEMENT TREES =	2
(G)	TOTAL CALIPER INCHES OF	8
REQUIREMENTS:		
MINIMUM	DBH SAVED FOR NEW SINGLE FAMILY DWELLING=	15UNITS PER ACRE
REQUIRED	INCHES FOR SITE	4.303 INCHES REQUIRED
SAVED	AND ADDED =	8 INCHES PROPOSED

 PROPOSED 4" WILLOW OAK
(OR EQUIVALENT SPECIES)

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

PROPOSED HOUSE (INCLUDING PORCH AND PATIO)	1,703.31 S.F.
PROPOSED DRIVEWAY	597.39 S.F.
<u>TOTAL</u>	<u>2,300.7 S.F.</u>
 LOT COVERAGE	 2,300.7/ 11,270 S.F. = 0.204= 20.4%

ADDRESS: 6938 SHADOW RIDGE LANE
LOT 35
LOT AREA: 11,270 S.F. (0.2587 AC.)

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

SETBACKS

MINIMUM FRONT YARD ADJACENT TO PUBLIC STREET:
1. MAJOR THOROUGHFARE: 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

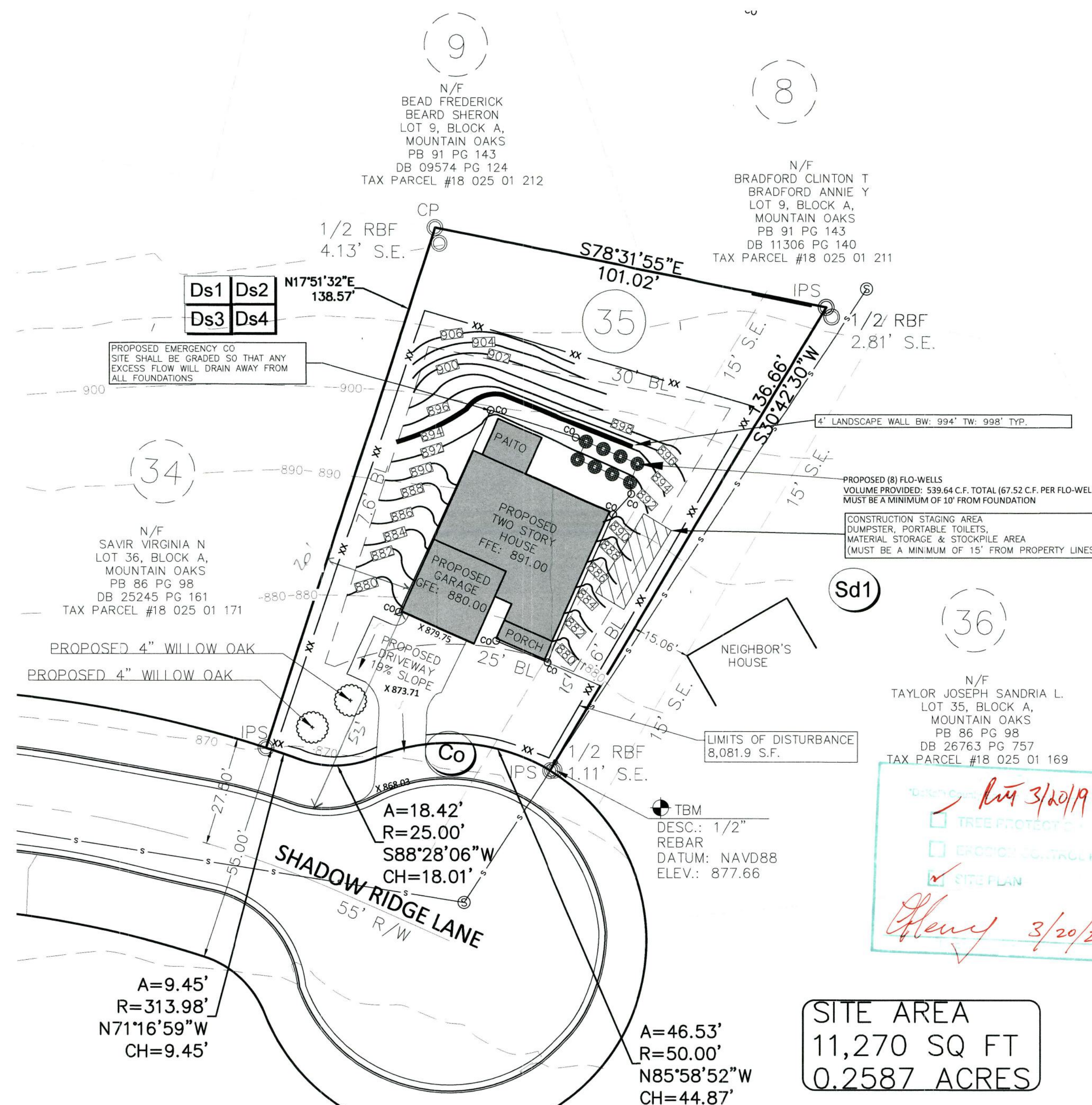
OWNER: GARKUSHA GROUP LLC.

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

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

DESIGNER: GRANT SHEPHERD & ASSOCIATES,
INC.
735 LONGLEAF BOULEVARD, ST A
LAWRENCEVILLE, GA 30096
770-418-9823
WILLIAM G. SHEPHERD

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



(CONF) SEE ONLY
Berkeley County Planning & Sustainability
Development Services - Zoning

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

Date: 3/26/19 (New York)

By T. A. Smith

By: [Signature]
 Date: 10/10/2019 Time: 11:45

$$T_{\text{eff}} = T_{\text{ref}} \cdot C_{\text{eff}} = 100^\circ\text{F} \cdot 0.9$$

Front-Endy GATA Co-AP1

M. EISENBERG. WTA MAX. 4

BASIS OF HORIZONTAL DATUM

GEORGIA STATE PLANES - LAN

WEST ZONE (NAD83) *W*

(IN FEET)

1 inch = 20 feet

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

2015/17

11 30/8/2

COA/LSF 000459

GRANT SHEPHERD
& ASSOCIATES, INC.

Construction Layout • GPS Modeling
Land Surveying • Site Development

735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.geasurveying.com

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| NO. | DATE | CITY COMMENTS |
|-------|-----------|-----------------|
| NO. 3 | 3/12/2019 | CLIENT COMMENTS |
| NO. 2 | 2/08/2019 | CLIENT COMMENTS |
| NO. 1 | 2/10/2017 | CLIENT COMMENTS |
| NO. | DATE | DESCRIPTION |

SITE PLAN FOR 6938 SHADOW RIDGE LANE
PARCEL 18 025 01 0170
LOT 35, BLOCK A, MOUNTAIN OAKS
SUBDIVISION, PHASE II,
PLAT BOOK 86; PAGE 98
LAND LOT 25 OF 18TH DISTRICT
DEKALB COUNTY, GEORGIA

| | |
|-------------------------|------------|
| Date of
Field Survey | 02/02/2017 |
| Scale | 1" = 20' |
| Sheet No. | 02 OF 03 |
| Job/File No. | 17-01-480 |

| SEED SPECIES | SEED RATE/ACRE | PLANTING DATES |
|------------------------------|----------------|----------------|
| HULLED COMMON BERNUDA GRASS | 10 LBS | 3/1 - 6/15 |
| FESCUE | 50 LBS | 9/1 - 10/31 |
| FESCUE | 50 LBS | 11/1 - 2/28 |
| HAY MUCH FOR TEMPORARY COVER | 5000 LBS | 6/15 - 8/31 |

DS2

DS3

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

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

CRITICAL AREA VEGETATIVE PLAN



[illegible]

1. THE CONTRACTOR SHALL BE INSTALLED BY THE CONTRACTOR AT EACH CONSTRUCTION ACCESS POINT (PRIOR TO LAND DISTURBANCE).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE PROPER FUNCTIONING.
3. THE 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 OWNER.
4. 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 NO ON-AL PUBLIC ROADS.
5. 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.
6. FINISHED GRADE SHALL BE INDICATED BY THE ENGINEER AS LABELED ALL PROPOSED CONTOURS.
7. MAXIMUM SLOPE OF EMBANKMENT SHALL BE THREE FEET HORIZONTAL TO 1 FOOT VERTICAL.
8. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR AS NOTED.
9. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
10. ALL BATTERS AND TREE SAVES SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCING ANY LAND DISTURBANCE.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN NIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.

THESE MAY BE REVERSED UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER FOR UTILITIES CURRENTLY UNDER CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION 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. THE CONTRACTOR SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION. 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. 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 STRIPED OF ORGANIC MATERIAL AND TOP SOIL PRIOR TO COMMENCEMENT OF CONSTRUCTION. TOPSOIL SHOULD BE STOCK PILED ON SITE FOR LATER USE IN LANDSCAPE AREAS (IF APPROVED BY THE OWNER), DISPOSED OF IN A DESIGNATED AREA ON SITE OR WASTED OR SHOULD NOT BE USED AS STRUCTURAL FILL. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC OR OTHERWISE DETRIMENTAL MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR. FILL SHALL BE PLACED IN EXCEEDED 6 INCHES IN COMPACTED FILL THICKNESS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHOULD MONITOR ALL FILL OPERATIONS. THREE PROCTOR AND MOISTURE CONTROL MEASURES SHALL BE TO ACOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. ALL SEDIMENT CONTROL DEVICES AND TEMPORARY EROSION POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER

| FERTILIZER REQUIREMENTS FOR
SOIL SURFACE APPLICATION | | | |
|---|-----------------------------------|-------------------------------------|----------|
| FERTILIZER TYPE | FERTILIZER
RATE
(LBS./ACRE) | FERTILIZER
RATE
(LBS./50 FT.) | SEASON |
| | | 0.025 | FALL |
| | | 1000 | 10-10-10 |

*2 APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
*6 APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

| CODE | PRACTICE | DETAIL | SYMBOL | DESCRIPTION |
|------|--------------|--------|---|---|
| CS | CONSTRUCTION | EST |  | <p>A finished stone pool located at the construction site. It may be a pond, a stream, a lake, or a river. It may be a public stream.</p> |
| SP1 | SEEDLING | BARKER |  | <p>A young tree or shrub, or a tall fern, growing at a site location.</p> |

[illegible]

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

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

2. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO
NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.

1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT
6 FEET ON CENTER (SET STAKES NO GREATER THAN
6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).

NOTES:

1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT
6 FEET ON CENTER (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.

CROSS-SECTION

PLAN

"SNOW FENCE"


TREE PROTECTION

[illegible]

1. BMP WATER QUALITY NOTES:
2. WATER QUALITY NOTES:
3. BMP LOCATION:
4. BMP LOCATION SHALL BE APPROVED BY THE ENGINEER.
5. STONE BEDDING TO BE NO. 57 STONE PLACED ON LEVEL TRENCH BOTTOM.
6. ALL DRAIN PIPES SHALL HAVE A POSITIVE SLOPE.
7. SCHEDULE 20 OR 40 PVC SHALL BE USED NO FLEX PIPE ALLOWED.
8. INFILTRATION PIPE INVERT SHALL BE AT LEAST 4' BELOW THE LOWEST FLOOD PLANE.
9. WATER QUALITY BMP(S) SHALL BE A MINIMUM OF 10' FROM THE FOUNDATION WITH A POSITIVE SLOPE AWAY FROM THE FOUNDATION.
10. ANALYSIS INDICATES OTHERWISE.
11. 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.
12. A CLEAN OUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
13. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S) (WATER QUALITY BMP(S) SHOWN ARE APPROXIMATE. ANY DEVIATIONS FROM ORIGINAL PLAN SHALL BE APPROVED BY THE DESIGN PROFESSIONAL.
14. OVERFLOW FROM BMP WATER QUALITY CONTROL STRUCTURES WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
15. REFER TO MANUFACTURER'S DESIGN/GEORGIA STORM WATER MANAGEMENT MANUAL VOL. I/DEVELOPMENT REVIEW TOOL FOR INFORMATION, DETAIL, GUIDELINES AND DESIGN SPECIFICATIONS.
16. PERMANENT BMP'S WILL BE INSPECTED TWICE YEARLY TO MAINTAIN EFFECTIVE OPERATION.
17. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE AREAS.

ANTS**SHEPHERD**

ASSOCIATES, INC.



*Construction Layout • GPS Modeling
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SUULEVARD, SUITE A LAWRENCEVILLE GA 30046
TEL: 770.418.9823 FAX: 770.418.8229

www.gssurveying.com

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 | |

Notices of Assessment

| Tax Year | Notice Type | Download |
|----------|--------------------|-------------------|
| 2024 | Annual Notice\Real | Click Here |
| 2023 | Annual Notice\Real | Click Here |
| 2022 | Annual Notice\Real | Click Here |

File an Appeal to Board of Equalization

Click Here To File an Appeal Online

Property Tax Information

Click Here for Property Tax Information