

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1140 Springdale Rd NE, Atlanta, Georgia 30306

Applicant: Brendan Hunter E-Mail: [REDACTED]

Applicant Mailing Address: 1140 Springdale Rd NE, Atlanta, Georgia 30306

Applicant Phone(s): [REDACTED] Fax: _____

Applicant's relationship to the owner: Owner ☒ Architect: ☐ Contractor/Builder ☐ Other ☐

Owner(s): Brendan Hunter E-Mail: [REDACTED]

E-Mail: _____

Owner(s) Mailing Address: 1140 Springdale Rd NE, Atlanta, Georgia 30306

Owner(s) Telephone Number: [REDACTED]

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1925

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☐
New accessory building ☒ Landscaping ☐ Fence/Wall ☒ Other environmental changes ☐
Sign installation or replacement ☐ Other ☒

Description of Work: See attached documents.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.



2/9/2026

Signature of Applicant/Date

Revised 1/26/17

Brendan Hunter – 1140 Springdale Rd NE, Atlanta, Georgia 30306

I have been approved to remove an existing garage and associated wall located at the property. I am seeking approval to build a new garage and pool. I have enclosed drawings for the pool and the garage, as well as a site plan for the improvements. There will be grass around the pool with azaleas, hydrangeas, gardenias, and roses, but will otherwise maintain a natural setting.

POOL FINISHES

Pool Surface: PebbleTec

Color: Tahoe Blue



Pool Tile: PebbleTec Glass Tile

Color: Blue Shore



Coping: Shell Tumbled Travertine Bullnose Coping



The pool will look similar to this pool but with the above finishes. Additionally, there will be a single strip of coping around the pool and then surrounded by grass.



GARAGE FINISHES

Roof: CertainTeed Landmark Architectural Shingles in Moiré Black



Siding: Hardie Plank

Color: Sherwin-Williams Cotton White – SW 7104 - to match existing house



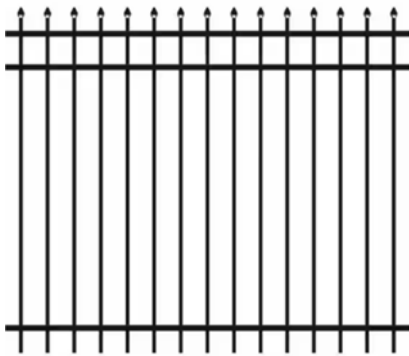
Brick: Red Range Wirecut 6024



Garage Door: OHD Atlanta Plantation Collection 381 - CH#3



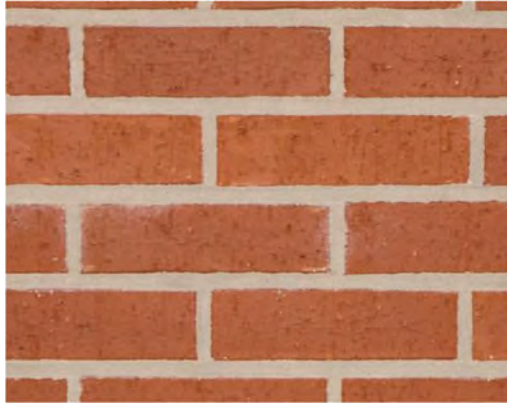
FENCE: Front facing and along the front sides– Black Aluminum – 5 ft.



Rear sides and rear – Black chain link – 5 ft. (match existing neighbor's fence)



RETAINING WALL: Red Range Wirecut 6024



After the permit is issued contact the department of Community Development through the online portal to schedule a Building Pre-Construction Meeting with the Building Inspector prior to any land disturbance, building construction, or demolition. (This is in addition to the Site Pre-Construction Meeting.)

1405 Scenicline Road NE Atlanta, Georgia 30306

TO CONSTRUCT A DETACHED GARAGE WITH
LIVING SPACE ABOVE OF APPROXIMATELY
643 HEATED SQUARE FEET.

A-0	COVER SHEET
A-1	FOUNDATION PLAN
A-2	FIRST LEVEL PLAN
A-3	UPPER LEVEL PLAN
A-4	ROOF PLAN
A-5	FRONT AND REAR ELEVATIONS
A-6	RIGHT AND LEFT ELEVATIONS
A-7	BALL SECTION, PORCH SECTION, AND REC.
A-8	STAIR SECTION AND MISCELLANEOUS DETAILS

2-1 MAIN LEVEL ELECTRICAL PLAN
2-2 UPPER LEVEL ELECTRICAL PLAN

- 5-0 STRUCTURAL DESIGN NOTES
- 5-1 FOUNDATION PLAN
- 5-2 SECOND LEVEL MEANS PLAN
- 5-3 GROUND LEVEL MEANS PLAN
- 5-4 ROOF MEANS PLAN
- 5-5 STRUCTURAL DETAILS

- 1. 1/8" VENTILATION IN ALL AREAS FOR ATTIC AND UNDER FLOOR (WHENEVER APPLICABLE)
- 2. FAN OR NO WINDOWS IN BATH AND OR REQUIRED IN ALL BOST ROOMS.
- 3. NO FAN LIGHT AND NO FAN VENTILATION AREA IN ALL HABITABLE ROOMS.
- 4. DOUBLE GLAZED JOISTS UNDER ALL PARALLEL PARTITION WALLS AND BOLD CONTAINERS IN BOLD BUILDING UNDER ALL PERPENDICULAR PARTITION WALLS. ALL LOAD BEARING WALLS TO HAVE DOUBLE GLAZED OR BOLD JOISTS.
- 5. FIRESTOPS IN ALL BOLD ATTIC FLOOR CHAMBERS AND SOFFITS.
- 6. VENTILATION REQUIRED ON EACH RESIDENTIAL BOLD REQUIRED = ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS.
- 7. 1/2" MIN. SHEATHING ON EACH FLOOR PLATE TO FLUTE OR 1/4" LET-IN OR APPROVED STEEL STRIPS ATTACHED TO THE STUDS AT 16" O.C. AND 1/2" MIN. SHEATHING ON EACH WALL TO 1/4" O.C. AND 1/2" MIN. SHEATHING ON ALL CORNERS AT ALL LEVELS WITH BOLD FINISHES. LET-IN AS CLOSE TO JOIST AS POSSIBLE.
- 8. TEMPERED GLAZED REQUIRED UNDER SLT IS LESS THAN 8" W.P.P. 24" FROM EXTERIOR DOOR OPENING, AND 1/2" MIN. SHEATHING ON EACH FLOOR PLATE TO FLUTE OR 1/4" LET-IN OR APPROVED STEEL STRIPS ATTACHED TO THE STUDS AT 16" O.C. AND 1/2" MIN. SHEATHING ON EACH WALL TO 1/4" O.C. AND 1/2" MIN. SHEATHING ON ALL CORNERS AT ALL LEVELS WITH BOLD FINISHES. LET-IN AS CLOSE TO JOIST AS POSSIBLE.
- 9. 1/2" MIN. HEAD CLEARANCE REQUIRED ABOVE STAIR AT ANY POINT, NOT ON 34" HGT. HANDRAILS, BED AT STAIR END, 34" OR MORE FROM ADJACENT LIVING, AND 34" MIN. HEAD SLASH BOLD STAIRS.
- 10. 1/2" MIN. HGT. RAILING ON ALL BALCONY, PORCH, DECK OR OTHER HGT. ENCLOSURE IS 34" OR MORE.
- 11. IF 0" MIN. ACCESS WITH THROUGH-OUT STRUCTURE INTERIOR (E.G. STAIR, HALL, ETC.
- 12. IF 0" MIN. ACCESS REQUIRED.
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- 99. IF 0" MIN. ACCESS REQUIRED.
- 100. IF 0" MIN. ACCESS REQUIRED.

This architectural drawing shows the front elevation of a house. It features a gabled roof with a central dormer window containing two panes. The main body of the house has horizontal siding. A front porch is supported by four square columns, with brickwork visible at the base of the columns and along the foundation. The drawing is a black and white line art representation.

CURRENT MANDATORY CODES AS ADOPTED BY DCA

2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL FIRE CODE 2018 EDITION INC GEORGIA AMENDMENTS (CONTACT STATE FIRE MARSHALL BELOW)
2024 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL MECHANICAL CODE (IMC) WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL FUEL GAS CODE (IFGC) WITH GEORGIA AMENDMENTS
2023 NATIONAL ELECTRICAL CODE (NEC) WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL ENERGY CONSERVATION CODE 2018 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)
2024 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPPSC) WITH GEORGIA AMENDMENTS

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 100) OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA

DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2015)
DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2015)
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2002 EDITION WITH GEORGIA AMENDMENTS 2006
INTERNATIONAL EXISTING BUILDING CODE, 2002 EDITION WITH GEORGIA AMENDMENTS 2016
NATIONAL GREEN BUILDING CODE STANDARD, 2008 EDITION WITH GEORGIA AMENDMENTS 2011

Upper Level Plan	443 Sq. Ft.
Total Heated Square Footage	443 Sq. Ft.

Finch	302 unhd. Sp. Ft.
Grackle	128 unhd. Sp. Ft.
Total Un-Hatched Spouse Footage	1030 unhd. Sp. Ft.

Average	20-5"
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Deming.

Chet Design Group, LLC
314 Alexander Street SE
Suite 7
Marietta, Georgia 30060
(770) 473-5300

Koblarz & Kohnen Engineering, P.C.
333 Cheststone Ridge
Woodstock, Georgia 30188
(404) 862-3600

Strandcrest Homes
 425 West Cranswick Road
 Suite 204
 Raleigh, Georgia 30015
 (478) 434-2500

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PROJECT
HUNTER RESIDENCE
1140 SPRINGDALE ROAD NE
ATLANTA, GEORGIA

DATE	2-9-26
PROJECT NUMBER	2023 54

DRAWN BY
DCQ

2012

* RELEASED FOR
CONSTRUCTION

SHEET	OF
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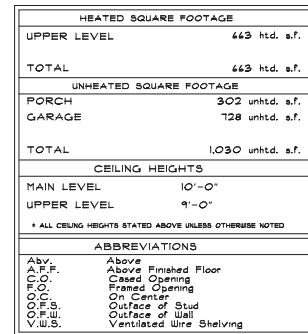
316 ALEXANDER STREET SE
SUITE 7
MARIETTA, GEORGIA 30060
770-422-5200

olahdesigngroup@bellsouth.net
www.olahdesigngroup.com



PROJECT		DATE	REVISIONS
HUNTER RESIDENCE 1140 SPRINGDALE ROAD NE ATLANTA, GEORGIA			
DATE		2-9-26	
PROJECT NUMBER		2023.54	
DRAWN BY		DCO	
TUBE			
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The logo for Olah Design Group features a stylized house silhouette at the top. Below the silhouette, the company name "OLAH DESIGN GROUP" is written in a large, bold, sans-serif font. Underneath the name, the text "RESIDENTIAL AND BUILDING DESIGNERS" is written in a smaller, all-caps, sans-serif font. Further down, the address "316 ALEXANDER STREET SE SUITE 7" is listed, followed by "MARIETTA, GEORGIA 30060" and the phone number "770-422-5230". The website address "olahdesigngroup@bellsouth.net" is provided below the phone number. At the bottom of the logo area, there is a disclaimer in small text: "This drawing is the property of Olah Design Group, L.L.C. and its use without the express written consent of the company is strictly prohibited. Olah Design Group, L.L.C. disclaims any liability for errors or omissions. The user assumes full responsibility for the accuracy of the information provided. No warranty is made by the company." Below the disclaimer is a list of three items: 1. Creation and custody: ALL DRAWINGS/NOTES are prepared with contractors. 2. Project completion: ALL DRAWINGS/NOTES will only comply with ALL LOCAL BUILDING CODES with the exception of the following: 3. From outside location only, engineering support that incorporates all other drawings.

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HEATED SQUARE FOOTAGE	
UPPER LEVEL	443 htd. s.f.
TOTAL	443 htd. s.f.
UNHEATED SQUARE FOOTAGE	
PORCH	302 unhtd. s.f.
GARAGE	728 unhtd. s.f.
TOTAL	1,030 unhtd. s.f.
CEILING HEIGHTS	
MAIN LEVEL	10'-0"
UPPER LEVEL	9'-0"
* ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED	
ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Ceased Opening
F.O.	Framed Opening
O.C.	On Center
O.O.F.S.	Outside of Stud
U.W.I.	Outside of Wall
V.W.S.	Ventilated Wire Shelving

OLAH DESIGN GROUP
RESIDENTIAL AND BUILDING DESIGNERS

316 ALEXANDER STREET SE
SUITE 2
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olahdesigngroup@bellsouth.net
www.olahdesigngroup.com

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PLUMBING NOTE: OLG shall be responsible for all in structure connections due to the fact, in the responsibility of the contractor to provide the following building inspection requirements:

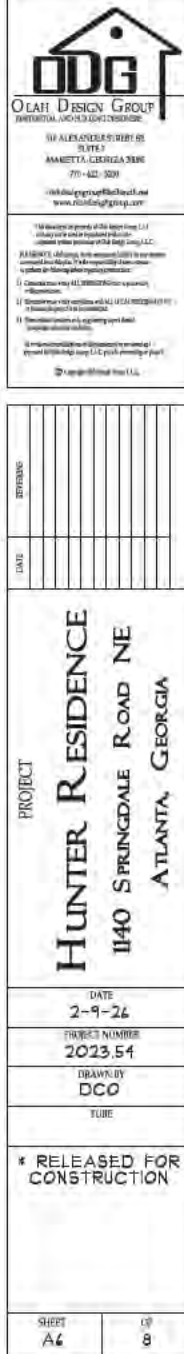
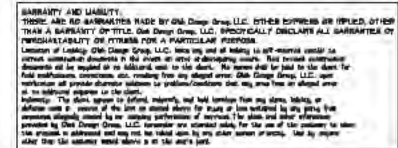
- 1) Contractor must notify ALL DMS/OSDs prior to providing connections
- 2) Contractor must notify ALL LOCAL BUILDING CODES with the date the project is to be completed.
- 3) Plans shall not be altered without engineering approval and acceptance at all conditions.

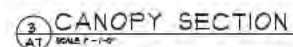
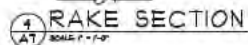
All revisions or modifications to these plans are reviewed and approved by Olah Design Group, L.L.C. prior to their construction.

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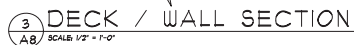


PROJECT		HUNTER RESIDENCE	
DATE		2-9-24	
PROJECT NUMBER		2023.54	
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A4		8	





SHEET A1	OF 8
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PROJECT
HUNTER RESIDENCE
1140 SPRINGDALE ROAD NE
ATLANTA, GEORGIA

DATE	2-9-26
PROJECT NUMBER	2023.54
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TUBE	

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SHEET A8	OF 8
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www.olahdesigngroup.com

COVERED PORCH

PREWIRE FOR CLG. PAN. LIGHT COMBO.

2-CAR GARAGE

PREWIRE FOR CLG. OUTLETS FOR GARAGE DOOR OPENERS

S.H.

ELECTRICAL KEY	
	FAN EXHAUST FAN
	GROUND FAULT INTERUPTTER OUTLET
	SMOKE DETECTOR
	SPRINKLER HEAD
	CARBON MONOXIDE ALARIM

[illegible]

PROJECT
HUNTER RESIDENCE
1140 SPRINGDALE ROAD NE
ATLANTA, GEORGIA

DATE 2-9-26	
PROJECT NUMBER 2023.54	
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SHEET E1	OF 2

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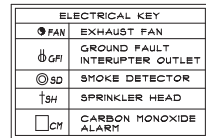
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PLUMBING NOTE: Olah Design Group assumes liability for an electric connection made by the Plumber, in the responsibility of the contractor to provide the following: (1) Existing piping to be replaced.

- 1) Contractor must verify ALL DIMENSIONS are per plan provided with instructions.
- 2) Contractor must verify ALL DIMENSIONS are per plan provided with instructions and ALL LOCAL BUILDING CODES with the City of the project is to be installed.
- 3) Plumb, lock and seal all work, ensuring airtight condition, acceptable and safe for conditions.

All services are modifications to the original plans reviewed and approved by Olah Design Group, L.L.C. prior to any construction.

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FOUNDATION LEGEND	
FOOTINGS	
FOUNDATION WALLS	
COLUMNS ABOVE	
BRICK ABOVE	
STUD WALLS	

KOBLASZ & KENNISON
ENGINEERING, P.C.
333 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188

404 | 860 | 2600

THESE DRAWINGS, DESIGNS, AND SPECIFICATIONS REPRESENTED ARE THE PROPERTY OF THE STRUCTURAL ENGINEER OF RECORD, AND MAY NOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN CONSENT. COPYRIGHT AS PER DRAWING DATE. BUILDER SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT THESE PLANS ARE ACCURATE AND THAT THE STRUCTURE IS CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.

HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS

10/10/2020 STRUCTURAL DESIGN REVIEW

PROJECT NUMBER: 29602

DESIGNED BY: WILLIAM KOB
WILLIAM.KOB@K&K-ENG.COM
wllam@k&k-eng.com

CHECKED BY: LUIS KENNISON

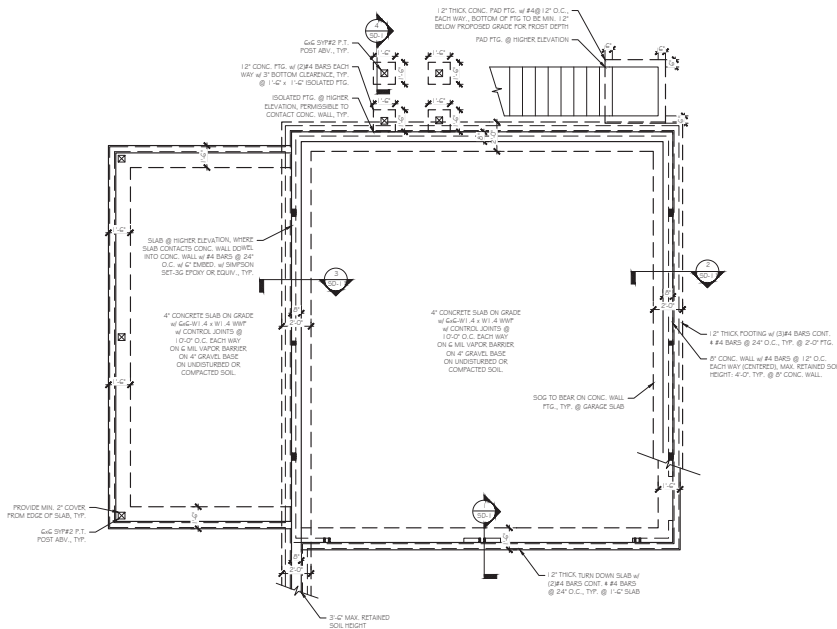
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FOUNDATION PLAN

S-1

RELEASED FOR CONSTRUCTION

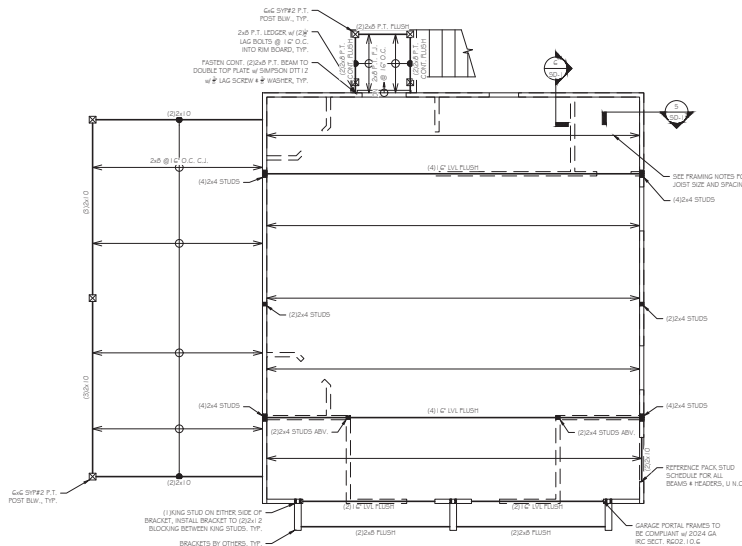


FOUNDATION NOTES

- ALL FOUNDATION WALLS GREATER THAN 4'-0" TALL SHALL BE CONTINUOUS FROM FOOTING TO FLOOR SYSTEM U.L.O.
- SOIL / SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH ϕ ANCHOR BOLTS @ 4" MAXIMUM OF 6'-0" O.C. MINIMUM (2 BOLTS PER PLATE SECTION AND (1) BOLT WITHIN 12" FROM END OF PLATE SECTION. MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FOUNDATION. THESE NOTES INCLUDE ALLOWABLE SOIL BEARING CAPACITY, SHORING REQUIREMENTS, AND CONCRETE/STEEL STRENGTH.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



1
5-2 2ND LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

2ND LEVEL FRAMING LEGEND	
1ST LEVEL WALLS	
2ND LEVEL WALLS	
HEADERS OR BEAMS	
JOISTS	
COLUMNS BELOW	

2ND LEVEL FLOOR DESIGN LOADS	
40 PSF	LIVE LOAD
10 PSF	DEAD LOAD
2ND LEVEL CEILING DESIGN LOADS	
20 PSF	LIVE LOAD
10 PSF	DEAD LOAD

1ST LEVEL PACKED STUD SCHEDULE *		
(APPLIES TO COLUMNS SUPPORTING BEAMS IN 2ND LEVEL)		
NUMBER OF PLIES IN BEAM	NUMBER OF STUDS ON EACH END	
(2)PLY BEAM	(2)STUD	
(3)PLY BEAM	(3)STUD	
(4)PLY BEAM	(4)STUD	
1ST LEVEL JACK STUD SCHEDULE *		
(APPLIES TO HEADERS IN 1ST LEVEL WALLS)		
HEADER SPAN	NUMBER OF JACK STUDS ON EACH END	
≤ 2'-0"	(1)JN JACK	
> 2'-0"	(2)JN JACKS	
1ST LEVEL KING STUD SCHEDULE *		
(APPLIES TO HEADERS IN 1ST LEVEL WALLS)		
INT. or EXT. WALL	HEADER SPAN	NUMBER OF KING STUDS ON EACH END
INTERIOR	ANY	(1)JN KING
EXTERIOR	< 8'-0"	(1)JN KING
EXTERIOR	8'-0" ≤ 12'-0"	(2)JN KINGS
EXTERIOR	12'-0" < 24'-0"	(3)JN KINGS
* SCHEDULE APPLIES ONLY WHEN COLUMN IS NOT SPECIFIED ON PLAN		

1ST LEVEL WALL (BELOW 2ND FLOOR) FRAMING NOTES:

- STUD WALLS TO BE 2x4 @ 12" O.C. w/ 12'-0" MAXIMUM STUD HEIGHT, U.N.O.
- WINDLOAD BEARING WALLS SHALL HAVE BLOCKING BETWEEN STUDS. DISTANCE BETWEEN BLOCKING PANELS AND BOTTOM/TOP PLATES SHALL NOT EXCEED 9'-0" O.C.
- EXTERIOR WALLS TO BE FULLY SHEATHED w/ APA RATED SHEATHING ATTACHED w/ 12x16 @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE. NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

2ND FLOOR FRAMING NOTES:

- ALL FLOOR JOISTS TO BE 12" x 16" BCI 90s @ 12" O.C., U.N.O.
- FLOOR DECKING TO BE 3/4" APA RATED 2ND-FLOOR 24 GC ADHERED PER JOIST MANUFACTURER TO RESIST COMPOSITE ACTION & ATTACHED w/ 12x16 @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
- WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. IN 1ST BAY TO BRACE WALL.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIFICATIONS, HANGER SPECIFICATIONS, AND BEAM PLY ATTACHMENT.

KOBLASZ & KENNISON ENGINEERING, P.C.

333 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188

404 | 860 | 2600

THESE DRAWINGS, DESIGNS, AND SPECIFICATIONS REPRESENTED ARE THE PROPERTY OF THE STRUCTURAL ENGINEER OF RECORD, AND MAY NOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN CONSENT. COPYRIGHT AS PER DRAWING DATE. BUILDER SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT THESE PLANS ARE ACCURATE AND THAT THE STRUCTURE IS CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.

HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:

10/10/2019 STRUCTURAL DESIGN REVIEW

PROJECT NUMBER: 29602

DESIGNED BY: WILLIAM BRAD
WILLIAM BRAD
william@k&k-eng.com

CHECKED BY: LUKAS KENNISON

STAMP



2ND LEVEL FRAMING PLAN

S-2

RELEASED FOR CONSTRUCTION

THESE DRAWINGS, DESIGNS, AND SPECIFICATIONS REPRESENTED ARE THE PROPERTY OF THE STRUCTURAL ENGINEER OF RECORD, AND MAY NOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN CONSENT. COPYRIGHT AS PER DRAWING DATE. BUILDER SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT THESE PLANS ARE ACCURATE AND THAT THE STRUCTURE IS CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.

HUNTER
RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:

10/10/2024 STRUCTURAL DESIGN REVIEW

PROJECT NUMBER: 20602

DESIGNED BY: WILLIAM BRAD
WILLIAM BRADLEY
wbrad@k&k-eng.com

CHECKED BY: LUKAS KENNISON

STAMP



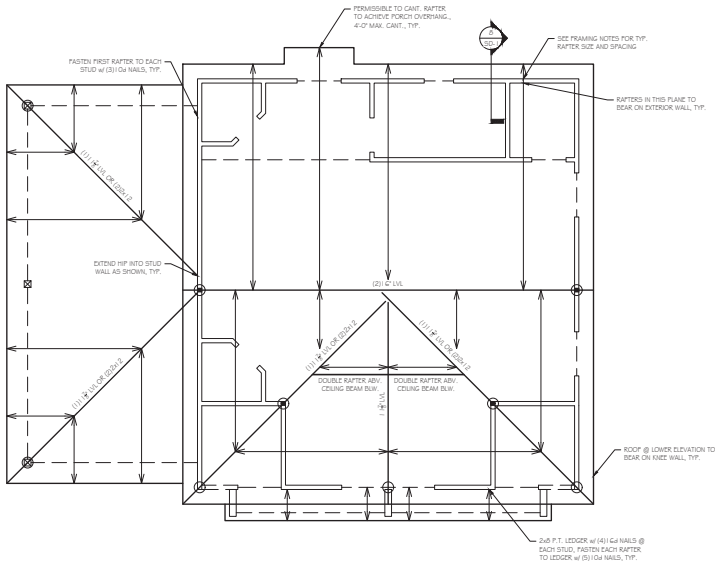
ROOF FRAMING
PLAN

S-4

RELEASED FOR CONSTRUCTION

ROOF FRAMING LEGEND	
ROOF FRAMING	
2ND LEVEL WALLS	
1ST LEVEL WALLS OUTSIDE BOTTOM OF WALL	
HEADERS OR BEAMS	
BEAMS BELOW	
RAFTERS	
ROOF BRACING	

ROOF DESIGN LOADS	
20 PSF	U/G LOAD (S.F. x 1.2) (S.F. x 1.2)
10 PSF	U/G LOAD (S.F. x 1.2) (S.F. x 1.2)
12 PSF	U/G LOAD (S.F. x 1.2) (S.F. x 1.2)
10 PSF	DEAD LOAD



ROOF FRAMING NOTES:

- ALL RAFTERS TO BE 4" x 8" @ 12' O.C. U.N.O.
- ALL RIF. VALLEY & RIDGE BOWERS TO BE 12" x 12" U.N.O.
- ROOF DECKING TO BE 1/2" x 12" x 1/2" SHEATHING ATTACHED W/ 10d NAILS @ 12" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
- CONNECT CEILING JOISTS TO RAFTERS W/ A MIN. OF 10d NAILS U.N.O.
- ONLY BRACK FURNISH & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.

SEE SHEET S-5 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIFICATIONS, TRUSS SPECIFICATIONS, AND BEAM FLY ATTACHMENT.

1
S-4
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

THESE DRAWINGS, DESIGN, AND SPECIFICATIONS REPRESENTED ARE THE PROPERTY OF THE STRUCTURAL ENGINEER OF RECORD, AND MAY NOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN CONSENT. CONSTRUCTION SHALL BE RESPONSIBLE FOR ENSURING THAT THESE PLANS ARE ACCURATE AND THAT THE STRUCTURE IS CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. DIMENSIONS SHOULD BE READ ON CALCULATED AND VERIFIED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.

HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS

REVISIONS: (REVISIONS, COMMENTS, ETC.)

PROJECT NUMBER: 0000

DESIGNED BY: WILLIAMSON, KENNISON & ASSOCIATES, P.C.

ENGINEERED BY: JAMES KENNISON

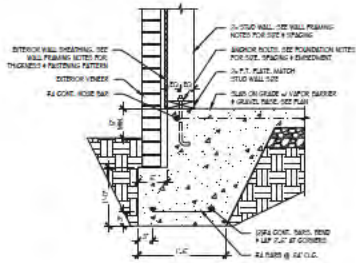
DATE: 11/11/11



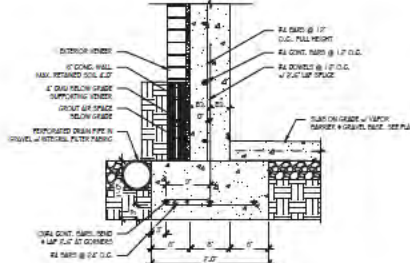
STRUCTURAL DETAILS

SD-1

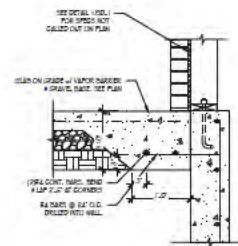
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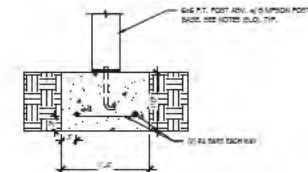
1 SECTION
SD-1 SCALE: 1" = 1'-0"



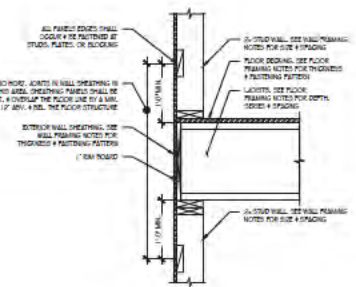
2 SECTION
SD-1 SCALE: 1" = 1'-0"



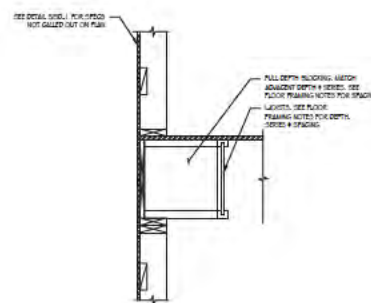
3 SECTION
SD-1 SCALE: 1" = 1'-0"



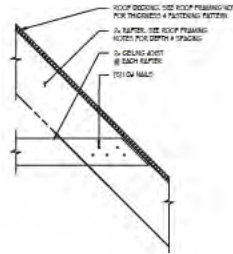
4 SECTION
SD-1 SCALE: 1" = 1'-0"



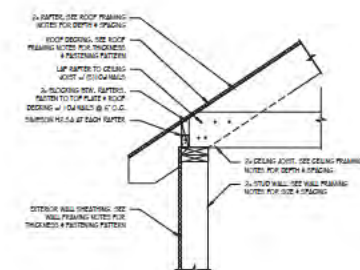
5 SECTION
SD-1 SCALE: 1" = 1'-0"



6 SECTION
SD-1 SCALE: 1" = 1'-0"



7 SECTION
SD-1 SCALE: 1" = 1'-0"



8 SECTION
SD-1 SCALE: 1" = 1'-0"

POOL

SIZE: 30' x 17' AREA: 475 PERIMETER: 94
DEPTH: 3.5' - 6' EST TOTAL GALLONS: 14,000
INTERIOR: Non-Premium Pebble COPING: Trav. Prem.
SKIMMERS: 2 RETURNS: 3 TILE: STD
STEPS/BENCH/LEDGE: PER PLAN
DIRT DISPOSITION: TO HAUL - BOBCAT INCLUDED

SPA SPECS

SIZE: 7 X 7 AREA: 49 PERIMETER: 28
DEPTH: 3' COPING: SAME AS POOL
RAISED HEIGHT: LEVELED JETS: 8 BLOWER: 1
INTERIOR FINISH: Same as pool SPILLWAY: YES
SPECIAL:
NOTES:

EQUIPMENT

POOL PUMP: VSP - PENTAIR
FILTRATION: CARTRIDGE FILTER SIZE: 420
HEATER: MASTERTEMP BTU: 399K GAS LINE FT: 30'
POOL LIGHT(S): 3 LED COLOR SPA LIGHT: 1 LED COLOR
CLEANING SYSTEM: POLARIS 280
SANITATION: SALT SYSTEM
AUTOMATION: PENTAIR INTELLICENTER I5- POOL/SPA
SPECIAL: AUTOFILL INCLUDED - CONNECTION BY OTHERS
NOTES:

DECK

DECK TYPE: BY OTHERS
TOTAL DECK SQFT:
STEPS TYPE: STEPS LF:
SPECIAL:
NOTES:
RAISED / EXPOSED BEAM: N/A
RAISED / EXPOSED BEAM FACING: N/A

NOTES:

DESIGNER: Ana Fortes
ADDRESS: 915 Ferncroft Ct
CITY: Roswell ZIP: 30075
CELL: 512-923-0664
OFFICE: 770-820-1597
FAX: 877-760-2105
EMAIL: [REDACTED]

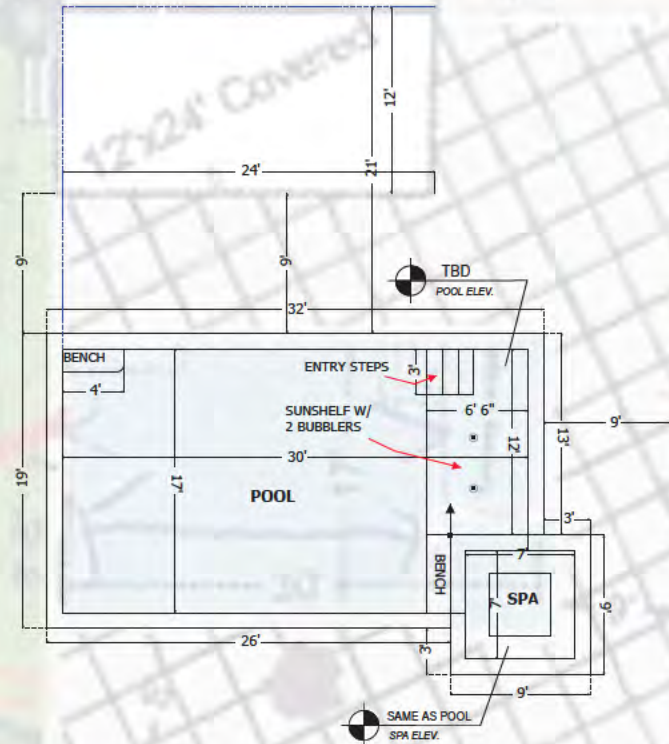
RCS
POOL & SPA
770-820-1597
www.rcspoolspa.com
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Designed Exclusively

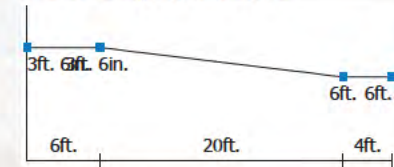
OWNER(S): HUNTER'S RESIDENCE - STONE CREST HOMES
ADDRESS: 1140 SPRINDALE RD
CITY: ATLANTA ZIP: GA
PHONE(S):

DATE: 12/15/2025

POOL EQUIP.
LOCATION



Pool Depth Profile



Scale: 1/8" = 1 ft.

SURVEY NOTES:

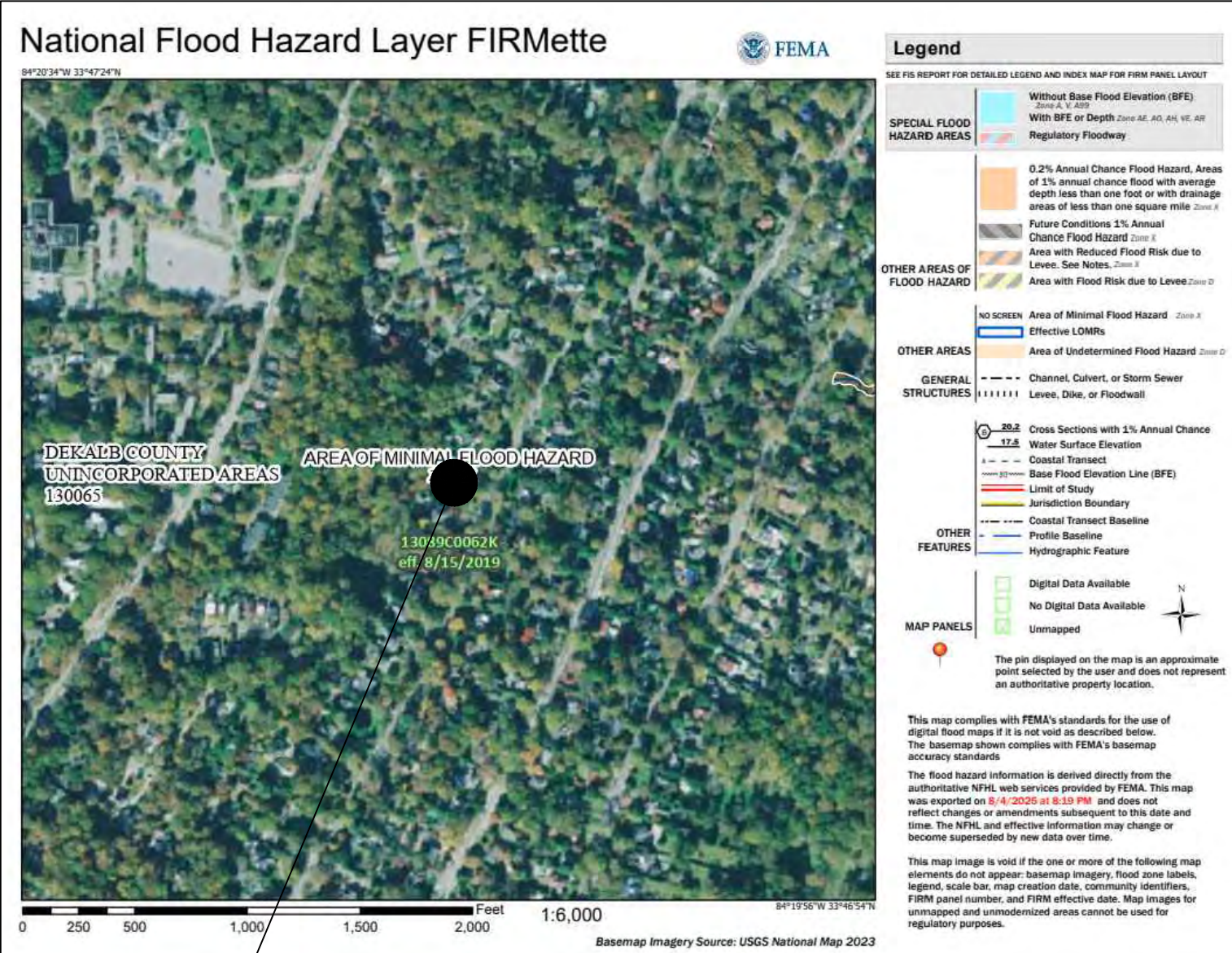
- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88)
- 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DEKALB COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- 5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- 6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- 7) DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- 8) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- 9) THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13089C0062K; EFFECTIVE DATE: 08-15-2019 ZONE X
- 10) THE CERTIFICATION AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 11) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- 12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- 13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- 14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- 15) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- 16) BOUNDARY FIELD WORK PERFORMED 07-13-2025 BY FRONTLINE SURVEYING & MAPPING, INC.
- 17) TOPOGRAPHIC INFORMATION IS GROUND RUN.
- 18) EQUIPMENT USED: ROBOTIC ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
- 19) ANGULAR ERROR: 08 SECONDS PER ANGLE.
- 20) RAW FIELD PRECISION: 1:23,774.
- 21) ADJUSTED BY LEAST SQUARES.
- 22) PLAT CLOSURE: 1:241,906.
- 23) BOUNDARY RE-TRACEMMENT SURVEY BY FRONTLINE SURVEYING & MAPPING INC. DATED 07/17/25.
- 24) TOPOGRAPHY SHOWN WITHIN PROPERTY LINES GROUND RUN ON 07/13/25. TOPOGRAPHY OUTSIDE OF PROPERTY LINES FROM NOAA 2019 LIDAR AND CONSIDERED APPROXIMATE.

CONSTRUCTION ENTRANCE COORDINATES:
LATITUDE: 33.71736°
LONGITUDE: -84.33472°

7

CURRENT ZONING:
DEKALB R-85

FRONT SETBACK= 50' FROM MAJOR THOROUGHFARES
40' FROM MINOR THOROUGHFARES
35' FROM COLLECTOR STREETS
SIDE SETBACK= 8.5'
REAR SETBACK= 40'
MINIMUM LOT SIZE: 12,000 sq.ft.
MINIMUM LOT WIDTH: 85 ft.
MAXIMUM LOT COVERAGE=35%
MINIMUM FLOOR AREA 1,800 sq.ft.
MAX BUILDING HEIGHT= 35'
4 PARKING SPACES PER DWELLING



FLOOD MAP
NOT TO SCALE

NOTE: THIS SITE IS NOT LOCATED WITHIN
THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD
INSURANCE MAP 13089C0062K. DATED 08/15/2019.

EROSION CONTROL NOTES

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED IF NECESSARY.

ADDITION EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

ALL SILT FENCES MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCES FOR THE DEPARTMENT OF TRANSPORTATION, QUALIFIED PRODUCTS LIST #36.

SILT FENCES SHALL NOT BE PLACED IN STREAM BUFFER OR FLOODPLAINS, UNLESS UTILIZED FOR THE CONSTRUCTION OF AN EXEMPT ACTIVITY

(I.E. ROADWAY DRAINAGE STRUCTURES, SEWER/WATER CROSSINGS, OR DRAINAGE STRUCTURES) PER THE APPROVED PLANS. FOR SUCH DISTURBANCES WITHIN THE BUFFER, THE AREA SHALL BE IMMEDIATELY STABILIZED USING EROSION CONTROL MATTING AND/OR BLANKETS ONCE THE ACTIVITY IS COMPLETE.

SEDIMENT STORAGE VOLUME (67CY/ACRE) MUST BE INSTALLED PRIOR TO ANY OTHER LAND DISTURBANCE ACTIVITY AND IN PLACE UNTIL FINAL STABILIZATION OCCURS.

FOR EACH SITE ON WHICH LAND DISTURBING ACTIVITY OCCURS, EACH ENTITY OR PERSON ACTING AS EITHER A PRIMARY, SECONDARY, OR TERTIARY PERMITEE, AS DEFINED IN THE STATE GENERAL PERMIT, SHALL HAVE AS A MINIMUM ONE PERSON WHO IS IN RESPONSIBLE CHARGE OF EROSION AND SEDIMENTATION CONTROL ACTIVITIES ON BEHALF OF SAID ENTITY OR PERSON AND MEETS THE APPLICABLE (LEVEL 1A) EDUCATION OR TRAINING CERTIFICATION REQUIREMENTS (O.C.G.A. 12-7-19(a)(2)).

ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. IN SUCH INSTANCES WHERE THE ESTABLISHMENT OF VEGETATION IS INOPPORTUNE DUE TO SEASON OR DROUGHT, DISTURBED AREAS SHALL TEMPORARILY STABILIZED USING 2"-4" OF MULCH (D₅₁). ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

A RESIDENTIAL SITE DEVELOPMENT PLAN FOR:
EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
STONECREST HOMES

1140 SPRINGDALE RD, NE
LAND LOT 2
18TH DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES
Brendan Hunter

16 6 TOTAL DISTURBED AREA= 0.40 Ac.

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.

NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.
NOTE: ANY PROPOSED WALLS SHOWN TO BE DESIGNED BY OTHERS.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C 0.0	COVER SHEET
C 0.1	EXISTING CONDITIONS
C 0.2	SITE PLAN
C 0.3	GRADING PLAN
C 0.4	EROSION CONTROL PLAN -- PHASE I
C 0.5	EROSION CONTROL PLAN -- PHASE II
C 0.6	EROSION CONTROL PLAN -- PHASE III
C 0.7	TREE PROTECTION PLAN
C 0.8	NDPES NOTES
C 0.9	DETAILS
C 0.10	DETAILS & ESPC CHECKLIST
C 0.11	DETAILS
C 0.12	DETAILS
C 0.13	DETAILS

SITE CONTACT INFORMATION

COMPANY	CONTACT	DESCRIPTION	PHONE
FRONTLINE SURVEYING & MAPPING	THOMAS PEAY	DESIGN PROFESSIONAL	678-355-9905
DEKALB COUNTY	AKIN AKINSOLA	ENGINEERING REVIEW	404-371-2191
DEKALB COUNTY	CHARLES GILL	PUBLIC WORKS	404-294-2123
DEKALB COUNTY	R.W. TONNING	ARBORIST	404-371-2685
DEKALB COUNTY	DAVID CULLEN	SENIOR PLANNER	404-371-2155

DEKALB COUNTY NOTES:
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
CUT AND FILL SLOPES SHALL NOT EXCEED 3H: 1V ON RESIDENTIAL PROJECTS AND SHALL NOT EXCEED 2H: 1V ON ALL OTHER PROJECTS.

WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.

INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR.10000- (1,2 OR 3).
ANY IMPERVIOUS WATER RUNOFF FROM LOTS BY-PASSING WATER QUALITY POND MUST BE TREATED ON A LOT PER LOT BASIS.

INSTALLATION OF WATER QUALITY DEVICES SHALL BE CONCURRENT WITH FINAL STABILIZATION AND/OR PRIOR TO MAINTENANCE/PERFORMANCE BOND EXPIRATION.

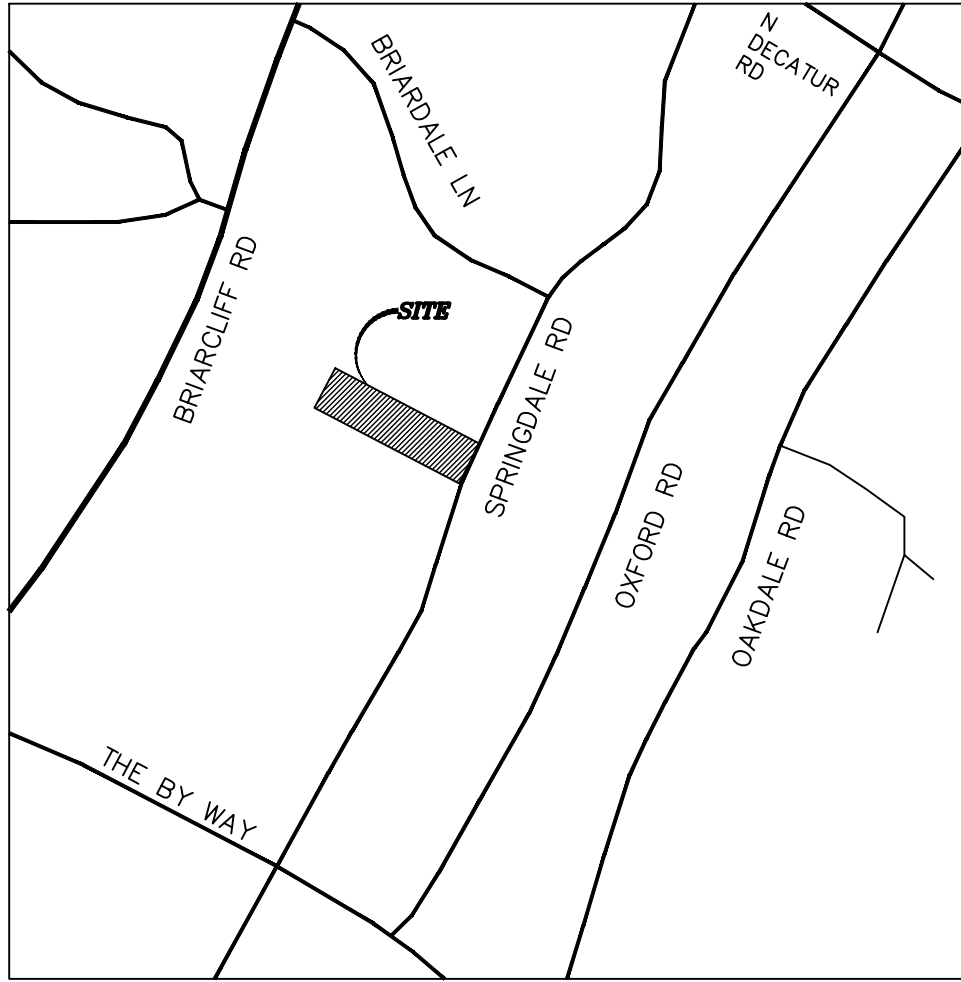
DEKALB COUNTY DEMOLITION NOTES:

- 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 DEMOTION DEBRIS TO BE HAULED OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL NE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- CALL FOR FINAL INSPECTION AT 404-371-4913.

NOTE:

- IT IS THE RESPONSIBILITY OF THE BUILDER TO MEET ZONING REQUIREMENTS.
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- UNLESS OTHERWISE NOTED, ALL STORM, AND WATER STRUCTURES ARE EXISTING
- WATER METERS LOCATED WITHIN PROPOSED DRIVES (IF APPLICABLE) ARE TO BE RELOCATED BY BUILDER BEFORE DRIVE CONSTRUCTION BEGINS.
- SEWER LATERALS ARE TO BE HEAVY-DUTY DRIVE-OVER IF IN DRIVEWAYS.
- Sd2-P TO BE INSTALLED ST DOWNSTREAM INLETS.
- THE BUILDER MUST ENSURE THAT ALL IMPERVIOUS DRAIN TO THE STREET OR DRAINAGE EASEMENTS AND NOT ONTO OTHER LOTS

BUILDER
STONECREST HOMES
625 W. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075
24 HOUR CONTACT
BEN LESTER
404-391-1806
TERTIARY PERMITEE
STONECREST HOMES
404-391-1806
625 W. CROISSVILLE RD, SUITE 204
ROSWELL, GA 30075
blester@stonecresthomes.com



VICINITY MAP
N.T.S

10

TREE NOTES

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO BE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

TIME OF YEAR -- AS NEEDED FOR COUNTY MID-MARCH

"REPLANTING MUST MEET MINIMUM STANDARD FOR NURSERY STOCK (ANSI Z60.1, 1980).

TREES MUST BE FREE OF INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS, AND MUST BE IN GOOD VIGOR TO ASSURE A REASONABLE EXPECTATION OF SURVIVAL.
STANDARDS FOR REPLANTING SHALL BE IN KEEPING WITH THOSE ESTABLISHED IN THE INTERNATIONAL SOCIETY OF ARBORICULTURAL PUBLICATION TREE AND SHRUB PLANTING MANUAL OR A SIMILAR PUBLICATION.

SIZE -- 2 INCH

WILL BE BALL IN BURLAP

WILL HAVE SUPPORT LINES

COORDINATE WITH MUNICIPAL ARBORIST TO DETERMINE THE SIZE AND TYPE OF THE REPLACEMENT TREES.



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411

UTILITIES PROTECTION CENTER
IT'S THE LAW!



THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000004496
EXPIRES: 08/18/2027

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

NOTE: THE TOTAL LAND DISTURBANCE WITHIN THE CONSTRUCTION SITE IS LESS THAN FIVE (5) ACRES AND THE TOTAL LAND DISTURBANCE WITHIN EACH INDIVIDUAL LOT IS LESS THAN ONE (1) ACRE.

I CERTIFY THE PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NDPES PERMIT NO. GAR 100003.

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

02/25/26
DATED

13

12

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE OF FIELD SURVEY: 07-14-25
SCALE: 1" = 30'
SECTION: DEKALB COUNTY, GEORGIA
REVISION: BY: DATE:

18TH DISTRICT
UNIT: BLOCK 11

PHASE: 1

16

DRUID HILLS

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S) IS (NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

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LEGEND: Table with 3 columns: Symbol, Description, and Notes. Includes items like BSL, HC, BOLLARD, CONCRETE MONUMENT FOUND, etc.

ZONING/SETBACKS: Table with 2 columns: Zoning/Requirement and Value. Includes R-75 ZONING, FRONT: 30 FT, SIDE: 7.5 FT, etc.

Table with 2 columns: Symbol, Description. Includes DUMPSTER, PORTABLE TOILET, MATERIAL STORAGE & STOCKPILE.

EROSION AND SEDIMENT CONTROL LEGEND: Table with 2 columns: Symbol, Description. Includes Sd1-S-Alt, SF-SF-SF, TF-TF-TF, etc.

Table with 2 columns: Symbol, Description. Includes Sd1-S-Alt, SF-SF-SF, TF-TF-TF, LD-LD-LD, St, Sd2-P, Sd1-F, Sd4-C, Tr, SS, CWA, Re, Cd-Hb, DI, VEGETATIVE MEASURES, CONTOURS / DRAINAGE.

BUILDER: Table with 2 columns: Field, Value. Includes STONECREST HOMES, 625 W. CROSSVILLE RD, SUITE 204, ROSWELL, GA 30075, etc.

NOTE: ALL RETAINING WALLS, STRUCTURAL ELEMENTS, GEOTECHNICAL CONSIDERATIONS, AND SOIL CONDITIONS NECESSARY FOR THE CONSTRUCTION OF THIS HOME ARE TO BE DESIGNED BY OTHERS (APPROPRIATE PROFESSIONALS). THE CONTRACTOR HOLDS RESPONSIBILITY FOR SECURING THE REQUIRED PROFESSIONAL EXPERTISE PERTAINING TO THESE DESIGN COMPONENTS.

- DEKALB COUNTY DEMOLITION NOTES:
- 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 DEMOTION DEBRIS TO BE HAULED OFF SITE.
 - DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR 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.

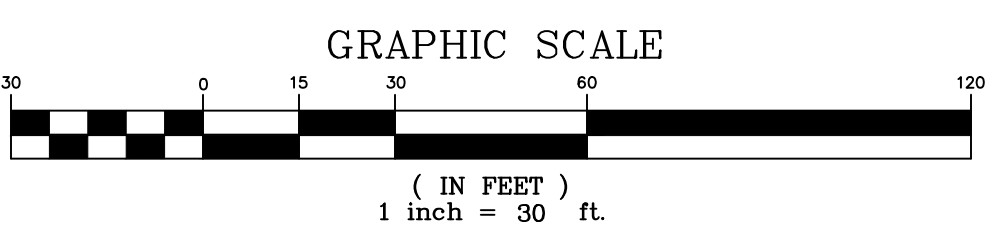
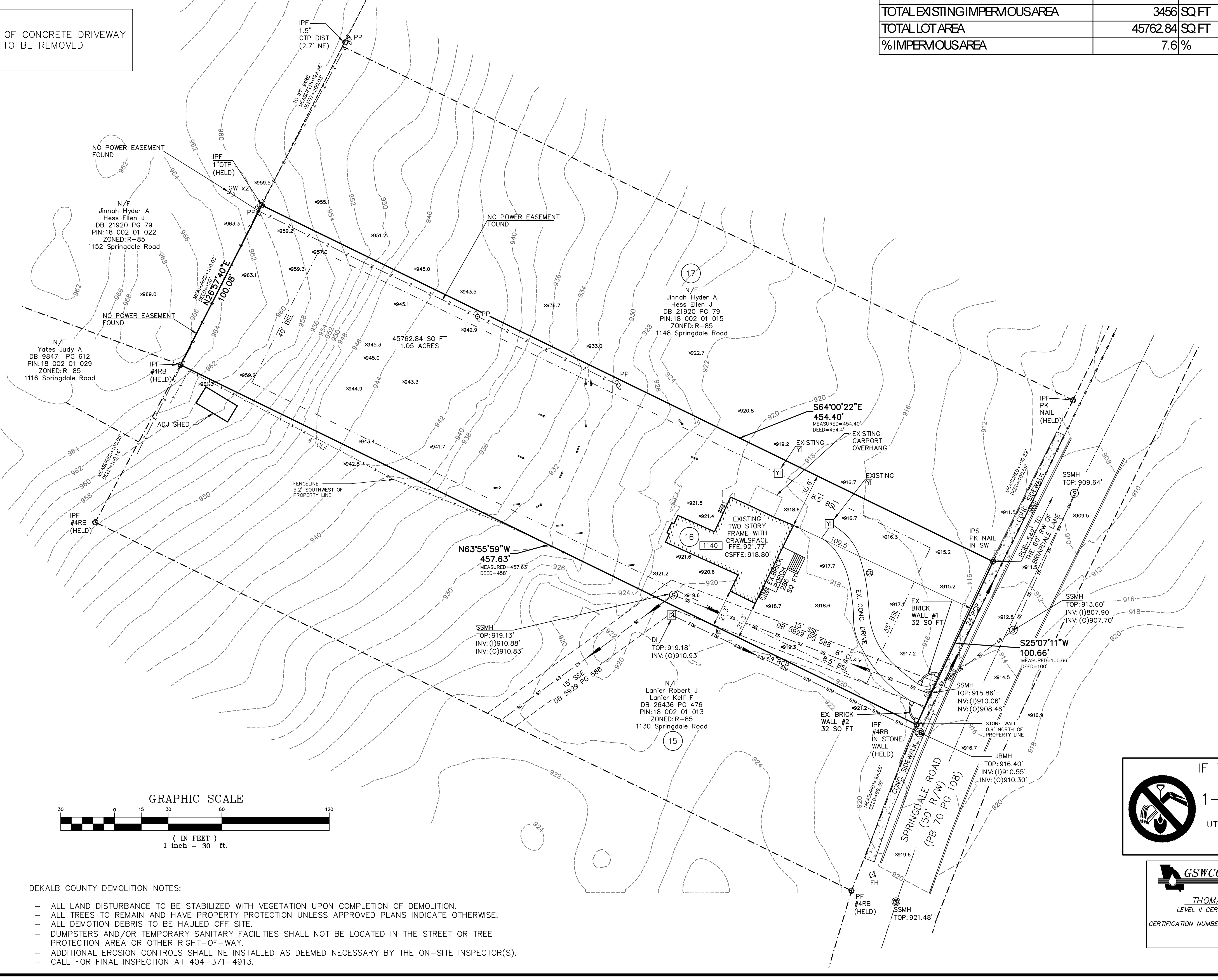
EXISTING CONDITIONS
EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
STONECREST HOMES
1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES
Brendan Hunter

16 6 TOTAL DISTURBED AREA= 0.40 Ac.

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.
NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.
NOTE: ANY PROPOSED WALLS SHOWN TO BE DESIGNED BY OTHERS.

NOTE:
ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE SITE INSPECTOR.

Table with 3 columns: Description, Area, and Unit. Includes EXISTING IMPERMOUS AREA, EXISTING HOUSE, EXISTING CONC DRIVE, etc.



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GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000204496
EXPIRES: 08/18/2027

Table with 4 columns: FIELD, VALUE, SECTION, BLOCK. Includes DATE OF FIELD SURVEY, SCALE, 18TH DISTRICT, 16, etc.

FRONTLINE SURVEYING & MAPPING, INC. Ph. (678) 355-9805 Fax (678) 355-9805 www.frontlinesurveying.com

FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB # 86857

LEGEND:

IPS IRON PIN SET
IPF IRON PIN FOUND
OT OPEN TOP PIN
CT CRIMP TOP PIN
RB RE-BAR
CB REINFORCING BAR
CL CAPPED RE-BAR
CL CENTERLINE
R/W RIGHT-OF-WAY
L/L LAND LOT LINE
R LINE
R CONC CONCRETE
C CURVE
CP CONCRETE POLE
GV GAS VALVE
GM GAS METER
LP LAMP POLE
SS SANITARY SEWER
FC FENCE
X-X-X-X FENCE
A ACCESS EASEMENT
PROP PROPOSED
PB POWER BOX
C/TV CABLE TELEVISION JUNCTION BOX
TB TELEPHONE JUNCTION BOX
APP ABANDONED POWER POLE

BSL BUILDING SETBACK LINE
HC HANDI-CAP
CMF CONCRETE MONUMENT FOUND
OT OPEN TOP PIN
SSMH SANITARY SEWER MAN HOLE
MHT MAN HOLE TELEPHONE
DWCBZ CATCH BASIN
JB JUNCTION BOX
DI DROP INLET
HW HEAD WALL
LINE CORRUGATED METAL PIPE
OPP CORRUGATED PLASTIC PIPE
RCP REINFORCED CONCRETE PIPE
SSE FIRE HYDRANT
DE DRAINAGE EASEMENT
WV WATER VALVE
PIV POST INDICATOR VALVE
WM WATER METER
CO C/O SANITARY SEWER CLEANOUT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
NOT TO SCALE
SWCB SINGLE WING CATCH BASIN
UE GA POWER MANHOLE
UE UTILITY EASEMENT
PM POWER METER
CLF CHAIN-LINK FENCE
CTW CROSS-TIE WALL
HCS HANDI-CAP SIGN

EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION)

STRUCTURAL PRACTICES

(C) CONSTRUCTION EXIT

- (Sd1-S-AH) SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
-SF-SF-SF FABRIC HEIGHT: 28", WOOD POST AT 4" O.C. MAX
-TF-TF-TF TREE PROTECTION FENCING
-LD-LD-LD LIMITS OF DISTURBANCE
(St) RIPRAP OUTLET PROTECTION

- (Sd2-P) INLET SEDIMENT TRAP (PIGS IN A BLANKET)
(Sd1-F) INLET SEDIMENT TRAP (WITH FENCING)
(Sd4-C) TEMPORARY SEDIMENT TRAP
(Tr) TREE PROTECTION FENCING

- (SS) EROSION CONTROL MATTING BLANKETS
(CWA) CONCRETE WASH AREA
(Re) RETAINING WALL
(Cd-Hb) CHECKDAM HAYBALE
(DI) DIVERSION BERM

VEGETATIVE MEASURES

- (D) DUST CONTROL ON DISTURBED AREAS
(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING)
(Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
(Ds3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
(Ds4) DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)

CONTOURS / DRAINAGE

- P-980 PROPOSED CONTOUR
-980- EXISTING CONTOUR
x-980 or 980-x EXISTING SPOT ELEVATION
x-P980 or P980-x PROPOSED SPOT ELEVATION
x-980 TW PROPOSED TOP WALL ELEVATION
978 BW PROPOSED BOTTOM WALL ELEVATION
(U) DRAINAGE FLOW ARROWS

BUILDER

STONECREST HOMES

625 W. CROSSVILLE RD, SUITE 204

ROSWELL, GA 30075

24 HOUR CONTACT

BEN LESTER

404-391-1806

TERTIARY PERMITEE

STONECREST HOMES

404-391-1806

625 W. CROSSVILLE RD, SUITE 204

ROSWELL, GA 30075

blester@stonecresthomes.com

NOTE: ALL RETAINING WALLS, STRUCTURAL ELEMENTS, GEOTECHNICAL CONSIDERATIONS, AND SOIL CONDITIONS NECESSARY FOR THE CONSTRUCTION OF THIS HOME ARE TO BE DESIGNED BY OTHERS (APPROPRIATE PROFESSIONALS). THE CONTRACTOR HOLDS RESPONSIBILITY FOR SECURING THE REQUIRED PROFESSIONAL EXPERTISE PERTAINING TO THESE DESIGN COMPONENTS.

NOTE: CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ALL WATER & SEWER TAPS FOR THE DEVELOPMENT.

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE GRADING IS DONE IN A WAY THAT DOES NOT DIRECT ANY WATER TOWARD THE HOUSE

NOTE: THE CONTRACTOR MUST VERIFY THAT SOILS ARE SUITABLE FOR INFILTRATION OF STORMWATER MANAGEMENT STRUCTURES/DEVICES PRIOR TO INSTALLATION.

ZONING/SETBACKS:

R-75 ZONING (RESIDENTIAL MEDIUM DISTRICT)

FRONT: 30 FT (THOROUGHFARES)
30 FT (ARTERIALS)
30 FT (COLLECTOR)
20 FT (LOCAL)
7.5 FT

SIDE: 40 FT
REAR: 40 FT
MIN FRONTAGE: 60 FT
MIN LOT WIDTH AT SETBACK: 60 FT
MAX HEIGHT: 35 FT
MAX LOT COVERAGE: 35%
MIN LOT SIZE: 6,000 SF

(D) DUMPSTER
(P) PORTABLE TOILET
(MS&S) MATERIAL STORAGE & STOCKPILE

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

SITE PLAN & WATER QUALITY PLAN

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

STONECREST HOMES

1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES

Brendan Hunter

ESTIMATED 350-500 CUFT OF DEBRIS TO BE REMOVED FROM SITE

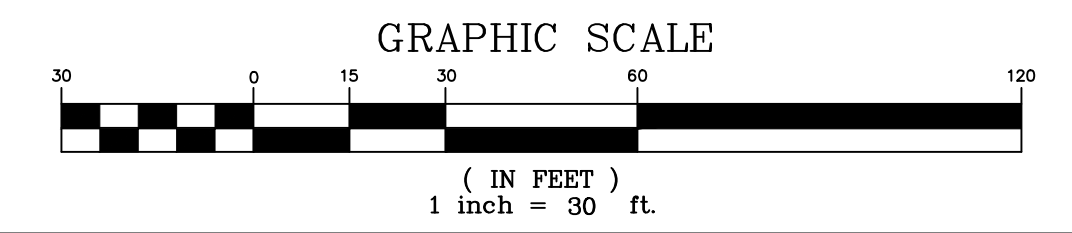
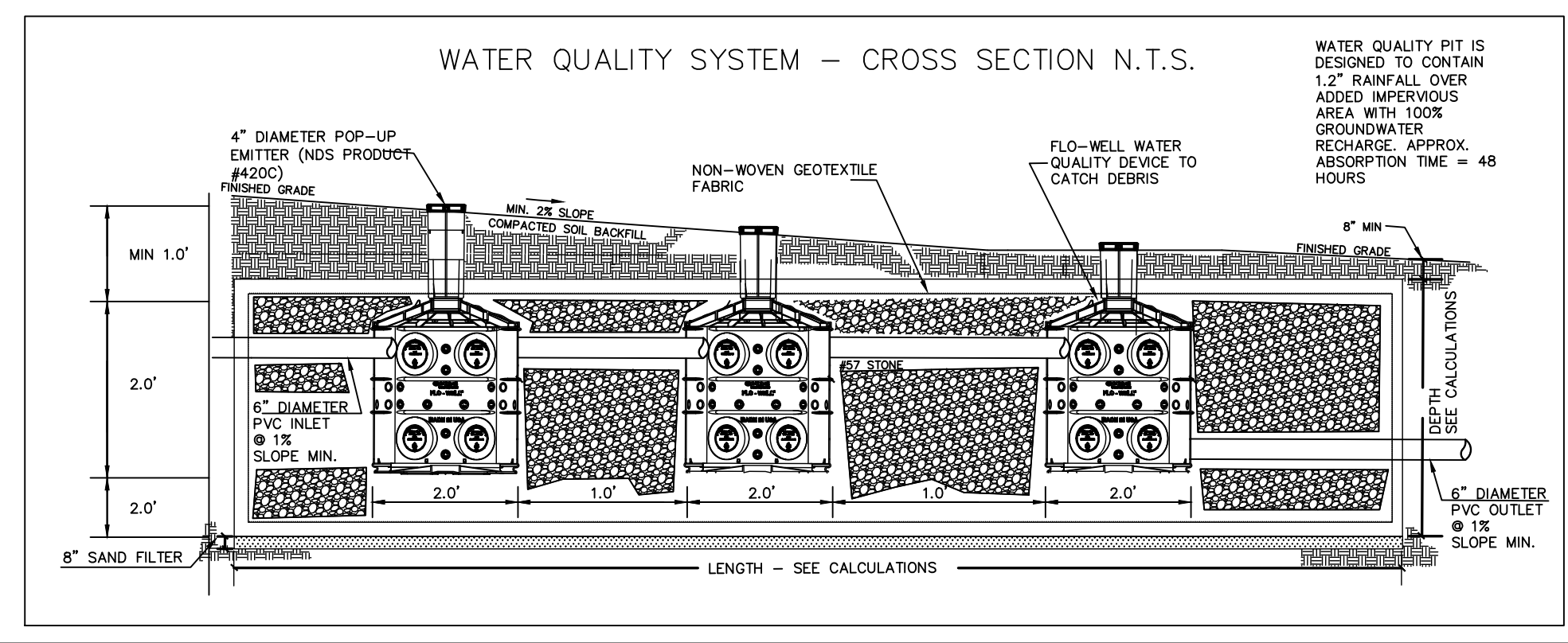
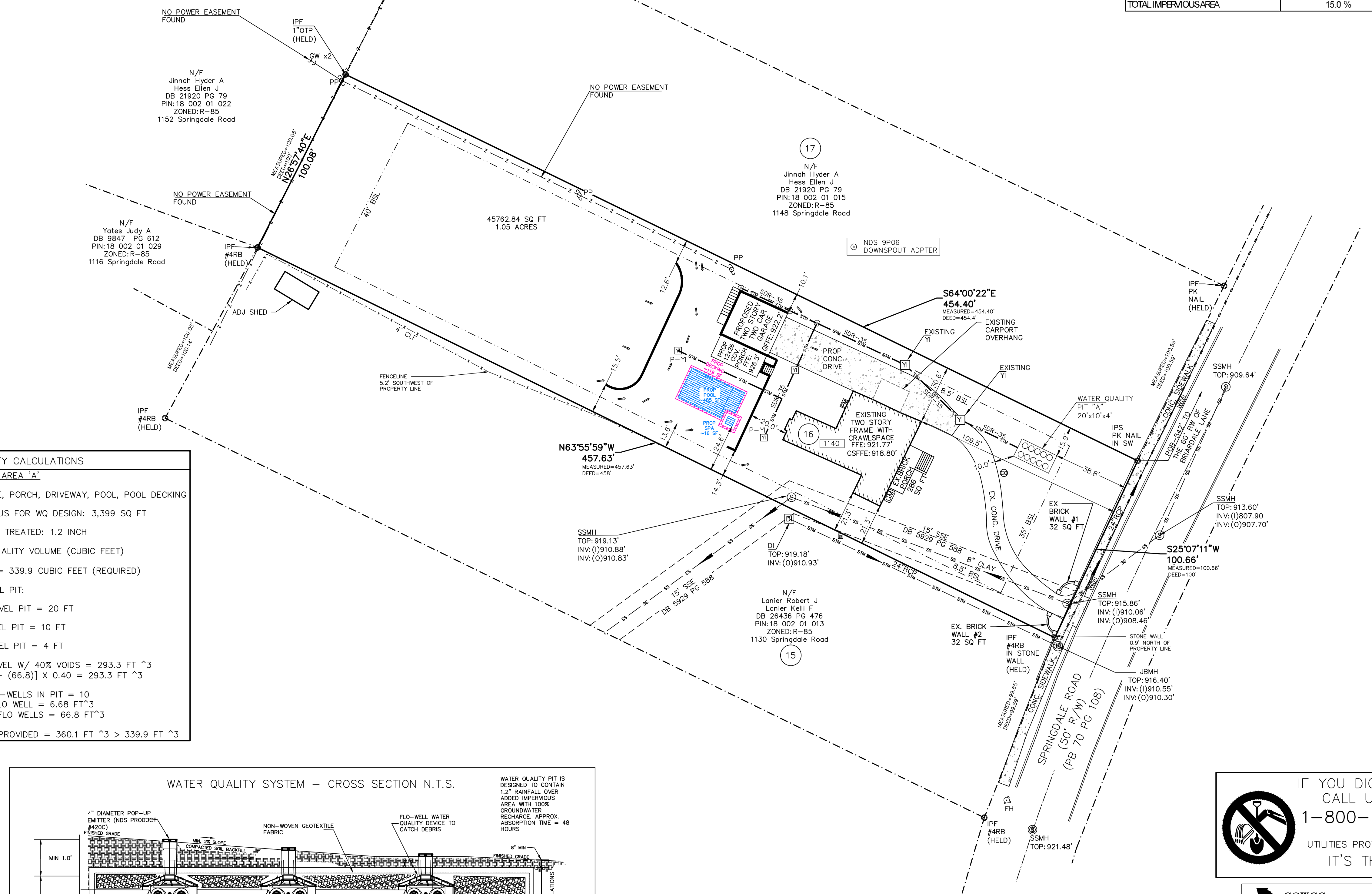
16 6 TOTAL DISTURBED AREA= 0.40 AC.

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.
NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.
NOTE: ANY PROPOSED WALLS SHOWN TO BE DESIGNED BY OTHERS.

NOTE: ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE SITE INSPECTOR.

EXISTING IMPERVIOUS AREA	
EXISTING HOUSE	1982 SQ FT
EXISTING CONC DRIVE	1124 SQ FT
EXISTING BRICK PORCH	286 SQ FT
EXISTING BRICK WALL #1	32 SQ FT
EXISTING BRICK WALL #2	32 SQ FT
TOTAL EXISTING IMPERVIOUS AREA	3456 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% EXISTING IMPERVIOUS AREA	7.6%

PROPOSED IMPERVIOUS AREA	
PROPOSED GARAGE	692 SQ FT
PROPOSED DRIVEWAY	1613 SQ FT
PROPOSED PORCH	312 SQ FT
PROPOSED WALLS	162 SQ FT
PROPOSED POOL	501 SQ FT
PROPOSED DECKING	119 SQ FT
TOTAL PROPOSED IMPERVIOUS AREA	3399 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% PROPOSED IMPERVIOUS AREA	7.4%
TOTAL IMPERVIOUS AREA	15.0%



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GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000004496
EXPIRES: 08/18/2027

SITE PLAN & WATER QUALITY PLAN

SHEET NAME: C 0.2

SHEET NO: 16

NO U.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. FOR THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NO SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30065
Ph. (678) 355-9805
Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE OF FIELD SURVEY: 07-14-25
SCALE: 1" = 30'

SECTION: 18TH DISTRICT
BLOCK: 11
UNIT: 16

PHASE: 1

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 1/4) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 130800062K
EFFECTIVE DATE: 08-15-2019 ZONE X

STONECREST HOMES

LAND LOT 2
SUBDIVISION: DRUID HILLS

FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB # 86857

LEGEND:		
IPS	IRON PIN SET	BSL BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC HANDI-CAP
OT	OPEN TOP PIN	CMF CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	SSMH OVERHEAD UTILITY LINE(S)
RE-BAR	REINFORCING BAR	MHT MAN HOLE TELEPHONE
CB	CAPPED RE-BAR	DWCB CATCH BASIN
CL	CENTERLINE	JB JUNCTION BOX
R/W	RIGHT-OF-WAY	DI DROP INLET
LLL	LAND LOT LINE	HW HEAD WALL
LINE	RADIUS	CPP CORRUGATED METAL PIPE
R CONC	CONCRETE	RCP REINFORCED CONCRETE PIPE
CP	CURVE	SSE FIRE HYDRANT
PP	POWER POLE	DE DRAINAGE EASEMENT
GV	GAS VALVE	WV WATER VALVE
GM	GAS METER	PV POST INDICATOR VALVE
LP	LAMP POLE	WM WATER METER
SS	SANITARY SEWER	CO C/O SANITARY SEWER CLEANOUT
FC	FENCE CORNER	POR POINT OF BEGINNING
-X--X-	FENCE	POC POINT OF COMMENCEMENT
PROP	PROPOSED	NTS NOT TO SCALE
AC	AIR-CONDITIONER	SWCB SINGLE WING CATCH BASIN
GA	GA POWER MANHOLE	UE UTILITY EASEMENT
PB	POWER BOX	UE UTILITY EASEMENT
CTV	CABLE TELEVISION JUNCTION BOX	PM POWER METER
TB	TELEPHONE JUNCTION BOX	CLF CHAIN-LINK FENCE
APP	ABANDONED POWER POLE	CTW CROSS-TIE WALL
		HCS HANDI-CAP SIGN

EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION)

STRUCTURAL PRACTICES

- Co** CONSTRUCTION EXIT
- Sd1-S-Alt** SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
- SF-SF-SF** FABRIC HEIGHT: 28", WOOD POST AT 4" O.C. MAX
- TF-TF-TF** TREE PROTECTION FENCING
- LD-LD-LD** LIMITS OF DISTURBANCE
- St** RIPRAP OUTLET PROTECTION

- Sd2-P** INLET SEDIMENT TRAP (PIGS IN A BLANKET)
- Sd1-F** INLET SEDIMENT TRAP (WITH FENCING)
- Sd4-C** TEMPORARY SEDIMENT TRAP
- Tr** TREE PROTECTION FENCING
- SS** EROSION CONTROL MATTING BLANKETS
- CWA** CONCRETE WASH AREA
- Re** RETAINING WALL
- Cd-Hb** CHECKDAM HAYBALE
- DI** DIVERSION BERM

- VEGETATIVE MEASURES**
- Du** DUST CONTROL ON DISTURBED AREAS
- Ds1** DISTURBED AREA STABILIZATION (WITH MULCHING)
- Ds2** DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4** DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)

- CONTOURS / DRAINAGE**
- P-980** PROPOSED CONTOUR
- 980-** EXISTING CONTOUR
- x-980 or 980-x** EXISTING SPOT ELEVATION
- x-P980 or P980-x** PROPOSED SPOT ELEVATION
- x-980 TW** PROPOSED TOP WALL ELEVATION
- 978 BW** PROPOSED BOTTOM WALL ELEVATION
- U** DRAINAGE FLOW ARROWS

- CONTOURS / DRAINAGE**
- P-980** PROPOSED CONTOUR
- 980-** EXISTING CONTOUR
- x-980 or 980-x** EXISTING SPOT ELEVATION
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- 978 BW** PROPOSED BOTTOM WALL ELEVATION
- U** DRAINAGE FLOW ARROWS

BUILDER

STONECREST HOMES

625 W. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075

24 HOUR CONTACT

BEN LESTER

404-391-1806

TERTIARY PERMITEE

STONECREST HOMES

404-391-1806

625 W. CROISSVILLE RD, SUITE 204

ROSWELL, GA 30075

blester@stonecresthomes.com

NOTE: ALL RETAINING WALLS, STRUCTURAL ELEMENTS, GEOTECHNICAL CONSIDERATIONS, AND SOIL CONDITIONS NECESSARY FOR THE CONSTRUCTION OF THIS HOME ARE TO BE DESIGNED BY OTHERS (APPROPRIATE PROFESSIONALS). THE CONTRACTOR HOLDS RESPONSIBILITY FOR SECURING THE REQUIRED PROFESSIONAL EXPERTISE PERTAINING TO THESE DESIGN COMPONENTS.

NOTE: CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ALL WATER & SEWER TAPS FOR THE DEVELOPMENT.

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE GRADING IS DONE IN A WAY THAT DOES NOT DIRECT ANY WATER TOWARD THE HOUSE

NOTE: THE CONTRACTOR MUST VERIFY THAT SOILS ARE SUITABLE FOR INFILTRATION OF STORMWATER MANAGEMENT STRUCTURES/DEVICES PRIOR TO INSTALLATION.

ZONING/SETBACKS:
R-75 ZONING (RESIDENTIAL MEDIUM DISTRICT)
FRONT: 30 FT (THOROUGHFARES)
30 FT (ARTERIALS)
30 FT (COLLECTOR)
20 FT (LOCAL)
7.5 FT
SIDE: 40 FT
REAR: 40 FT
MIN FRONTAGE: 60 FT
MIN LOT WIDTH AT SETBACK: 60 FT
MAX HEIGHT: 35 FT
MAX LOT COVERAGE: 35%
MIN LOT SIZE: 6,000 SF

- D** DUMPSTER
- P** PORTABLE TOILET
- MS&S** MATERIAL STORAGE & STOCKPILE

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

GRADING PLAN

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR: STONECREST HOMES

1140 SPRINGDALE RD, NE

LAND LOT 2

18th DISTRICT

DEKALB COUNTY, GEORGIA

EXISTING ZONING: R-85

PIN: 18 002 01 014

45,763 SQ FT

1.05 ACRES

Brendan Hunter

16 6 TOTAL DISTURBED AREA= 0.40 Ac.

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.

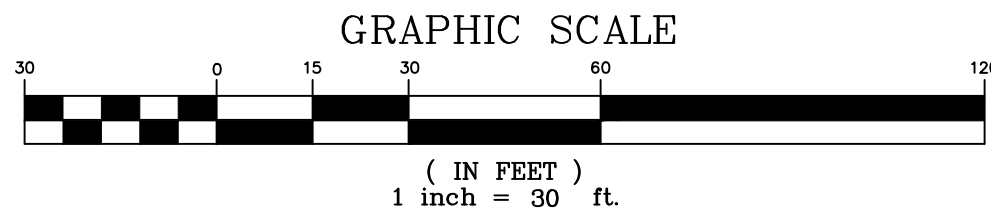
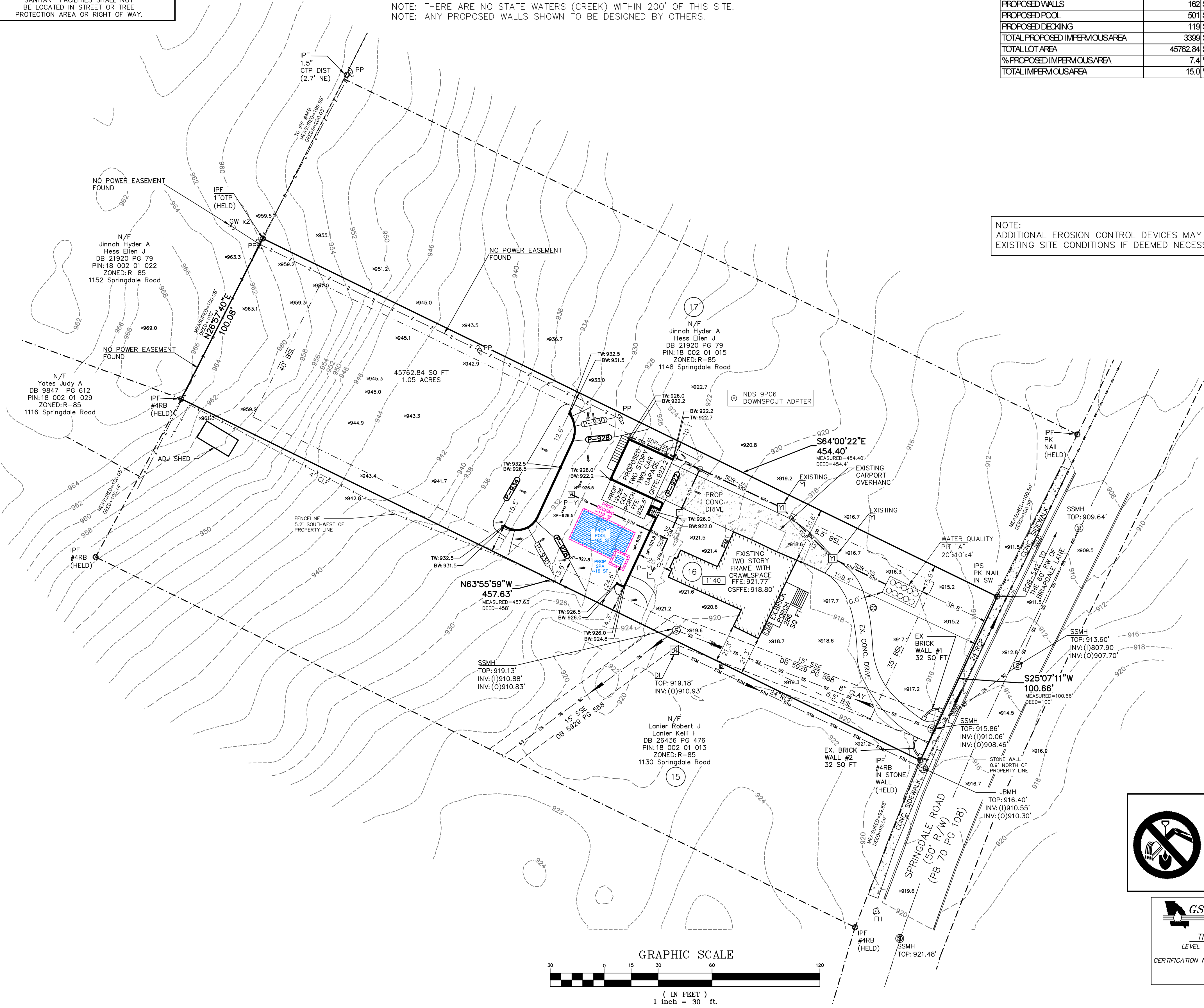
NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.

NOTE: ANY PROPOSED WALLS SHOWN TO BE DESIGNED BY OTHERS.

EXISTING IMPERVIOUS AREA	
EXISTING HOUSE	1982 SQ FT
EXISTING CONC DRIVE	1124 SQ FT
EXISTING BRICK PORCH	286 SQ FT
EXISTING BRICK WALL #1	32 SQ FT
EXISTING BRICK WALL #2	32 SQ FT
TOTAL EXISTING IMPERVIOUS AREA	3456 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% EXISTING IMPERVIOUS AREA	7.6 %

PROPOSED IMPERVIOUS AREA	
PROPOSED GARAGE	692 SQ FT
PROPOSED DRIVEWAY	1613 SQ FT
PROPOSED PORCH	312 SQ FT
PROPOSED WALLS	162 SQ FT
PROPOSED POOL	501 SQ FT
PROPOSED DECKING	119 SQ FT
TOTAL PROPOSED IMPERVIOUS AREA	3399 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% PROPOSED IMPERVIOUS AREA	7.4 %
TOTAL IMPERVIOUS AREA	15.0 %

NOTE:
ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE SITE INSPECTOR.



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UTILITIES PROTECTION CENTER
IT'S THE LAW!

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 000004496
EXPIRES: 08/18/2027

SHEET NO:	SHEET NAME:
C 0.3	GRADING PLAN

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30065
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE OF FIELD SURVEY:	SCALE	SECTION	DISTRICT	COUNTY	STATE
07-14-25	1" = 30'		18TH	DEKALB	GEORGIA

REVISION	BY:	DATE:

UNIT	PHASE
16	1
11	1
11	1
11	1
11	1

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHICALLY PLOTTING ONLY THE REFERENCE PARCEL (S (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSP#000631
DATE: 07/25/26
MAP ID: 130800062K
EFFECTIVE DATE: 08-15-2019 ZONE X

JOB # 86857

LEGEND:			
IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC	HANDI-CAP
OPF	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	RE-BAR	MHT	MAN HOLE TELEPHONE
CRB	CAPPED RE-BAR	CWB	CATCH BASIN
CL	CENTERLINE	JNB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LLL	LAND LOT LINE	HW	HEAD WALL
R	RADIUS	CPP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	PV	POST INDICATOR VALVE
SS	SANITARY SEWER	WM	WATER METER
FC	FENCE CORNER	CO C/O	SANITARY SEWER CLEANOUT
-X--X--X-	FENCE	POB	POINT OF BEGINNING
PROP	PROPOSED	POC	POINT OF COMMENCEMENT
AC	AIR-CONDITIONER	NTS	NOT TO SCALE
GA	GA POWER MANHOLE	SWCB	SINGLE WING CATCH BASIN
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CATV	CABLE TELEVISION JUNCTION BOX	PM	POWER METER
TB	TELEPHONE JUNCTION BOX	CLF	CHAIN-LINK FENCE
APP	ABANDONED POWER POLE	CTW	CROSS-TIE WALL
		HCS	HANDI-CAP SIGN

EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION)

STRUCTURAL PRACTICES

	CONSTRUCTION EXIT
	SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
	FABRIC HEIGHT: 28", WOOD POST AT 4" O.C. MAX
	TREE PROTECTION FENCING
	LIMITS OF DISTURBANCE
	RIPRAP OUTLET PROTECTION
	INLET SEDIMENT TRAP (PIGS IN A BLANKET)
	INLET SEDIMENT TRAP (WITH FENCING)
	TEMPORARY SEDIMENT TRAP
	TREE PROTECTION FENCING
	EROSION CONTROL MATTING BLANKETS
	CONCRETE WASH AREA
	RETAINING WALL
	CHECKDAM HAYBALE
	DIVERSION BERM
	VEGETATIVE MEASURES
	DUST CONTROL ON DISTURBED AREAS
	DISTURBED AREA STABILIZATION (WITH MULCHING)
	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
	DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)
	CONTOURS / DRAINAGE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED TOP WALL ELEVATION
	PROPOSED BOTTOM WALL ELEVATION
	DRAINAGE FLOW ARROWS

BUILDER

STONECREST HOMES

625 W. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075

24 HOUR CONTACT

BEN LESTER

404-391-1806

TERTIARY PERMITEE

STONECREST HOMES

404-391-1806

625 W. CROISSVILLE RD, SUITE 204
ROSWELL, GA 30075

blester@stonecresthomes.com

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NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE GRADING IS DONE IN A WAY THAT DOES NOT DIRECT ANY WATER TOWARD THE HOUSE

NOTE: THE CONTRACTOR MUST VERIFY THAT SOILS ARE SUITABLE FOR INFILTRATION OF STORMWATER MANAGEMENT STRUCTURES/DEVICES PRIOR TO INSTALLATION.

ZONING/SETBACKS:
R-75 ZONING (RESIDENTIAL MEDIUM DISTRICT)
FRONT: 30 FT (THOROUGHFARES)
30 FT (ARTERIALS)
30 FT (COLLECTOR)
20 FT (LOCAL)
7.5 FT
SIDE: 40 FT
REAR: 40 FT
MIN FRONTAGE: 60 FT
MIN LOT WIDTH AT SETBACK: 60 FT
MAX HEIGHT: 35 FT
MAX LOT COVERAGE: 35%
MIN LOT SIZE: 6,000 SF

	DUMPSTER
	PORTABLE TOILET
	MATERIAL STORAGE & STOCKPILE

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

EROSION CONTROL – PHASE I

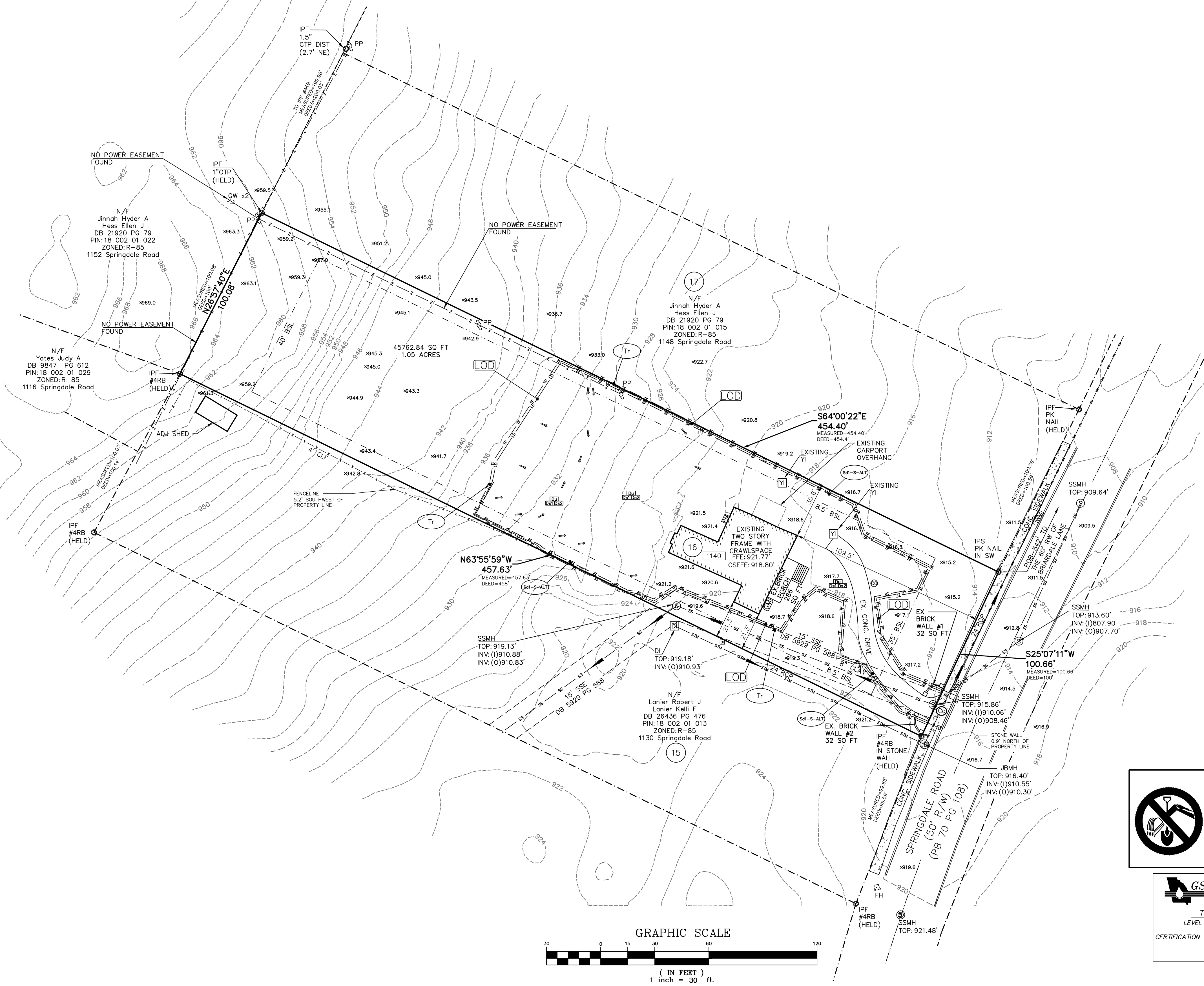
EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR: STONECREST HOMES

1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES
Brendan Hunter

16 6 TOTAL DISTURBED AREA= 0.40 Ac.

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.
NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.
NOTE: ANY PROPOSED WALLS SHOWN TO BE DESIGNED BY OTHERS.

NOTE:
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GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000004496
EXPIRES: 08/18/2027

SHEET NAME:
**EROSION CONTROL PLAN -
PHASE I**

SHEET NO:
C 0.4

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE OF FIELD SURVEY:		SCALE		REVISION	
07-14-25		1" = 30'			
A RESIDENTIAL SITE DEVELOPMENT PLAN FOR:		SECTION		BLOCK 11	
STONECREST HOMES		18TH DISTRICT		UNIT -	
LAND LOT 2		LOT 16		SUBDIVISION DRUID HILLS	
				PHASE -	
				I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.	
				MAP ID: 130800062K	
				EFFECTIVE DATE: 08-15-2019 ZONE X	

THOMAS E. PEAY, III
PROFESSIONAL
ENGINEER
STATE OF GEORGIA
EXPIRES: 07/25/26

FOR THE FIRM:
FRONTLINE SURVEYING
& MAPPING, INC. LSF#000631

JOB # **86857**

LEGEND:			
IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	OPEN TOP PIN	HC	HANDI-CAP
CT	CRIMP TOP PIN	CMF	CONCRETE MONUMENT FOUND
RB	REINFORCING BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LLL	LAND LOT LINE	DI	DROP INLET
LINE	RADIUS	HW	HEAD WALL
R	CONC	OPP	CORRUGATED METAL PIPE
CONC	CURVE	RCP	REINFORCED CONCRETE PIPE
CP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	PV	POST INDICATOR VALVE
SS	SANITARY SEWER	WM	WATER METER
FC	FENCE CORNER	CO C/O	SANITARY SEWER CLEANOUT
-X--X--X-	FENCE	POB	POINT OF BEGINNING
PROP	ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
PROP	PROPOSED	NTS	NOT TO SCALE
PROP	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
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TB	TELEPHONE JUNCTION BOX	CTW	CROSS-TIE WALL
APP	ABANDONED POWER POLE	HCS	HANDI-CAP SIGN

EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION)

STRUCTURAL PRACTICES

(C2) CONSTRUCTION EXIT

(Sd1-S-Alt) SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
-SF-SF-SF FABRIC HEIGHT: 28", WOOD POST AT 4" O.C. MAX

-TF-TF-TF TREE PROTECTION FENCING

-LD-LD-LD LIMITS OF DISTURBANCE

(St) RIPRAP OUTLET PROTECTION

(Sd2-P) INLET SEDIMENT TRAP

(PIGS IN A BLANKET)

(Sd1-F) INLET SEDIMENT TRAP

(WITH FENCING)

(Sd4-C) TEMPORARY SEDIMENT TRAP

(Tr) TREE PROTECTION FENCING

(SS) EROSION CONTROL MATTING BLANKETS

(CWA) CONCRETE WASH AREA

(Re) RETAINING WALL

(Cd-Hb) CHECKDAM HAYBALE

(DI) DIVERSION BERM

VEGETATIVE MEASURES

(DU) DUST CONTROL ON DISTURBED AREAS

(Ds1) DISTURBED AREA STABILIZATION

(WITH MULCHING)

(Ds2) DISTURBED AREA STABILIZATION

(WITH TEMPORARY SEEDING)

(Ds3) DISTURBED AREA STABILIZATION

(WITH PERMANENT VEGETATION)

(Ds4) DISTURBED AREA STABILIZATION

(PERMANENT WITH SOD)

CONTOURS / DRAINAGE

-P-980 PROPOSED CONTOUR

-980- EXISTING CONTOUR

x-980 or 980-x EXISTING SPOT ELEVATION

x-P980 or P980-x PROPOSED SPOT ELEVATION

x-980 TW PROPOSED TOP WALL ELEVATION

978 BW PROPOSED BOTTOM WALL ELEVATION

-U- DRAINAGE FLOW ARROWS

BUILDER

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ROSWELL, GA 30075

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30 FT (ARTERIALS)
30 FT (COLLECTOR)
20 FT (LOCAL)
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REAR: 40 FT
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MIN LOT WIDTH AT SETBACK: 60 FT
MAX HEIGHT: 35 FT
MAX LOT COVERAGE: 35%
MIN LOT SIZE: 6,000 SF

(D) DUMPSTER
(P) PORTABLE TOILET
(MS&S) MATERIAL STORAGE & STOCKPILE

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

EROSION CONTROL - PHASE II

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

STONECREST HOMES

1140 SPRINGDALE RD, NE

LAND LOT 2

18th DISTRICT

DEKALB COUNTY, GEORGIA

EXISTING ZONING: R-85

PIN: 18 002 01 014

45,763 SQ FT

1.05 ACRES

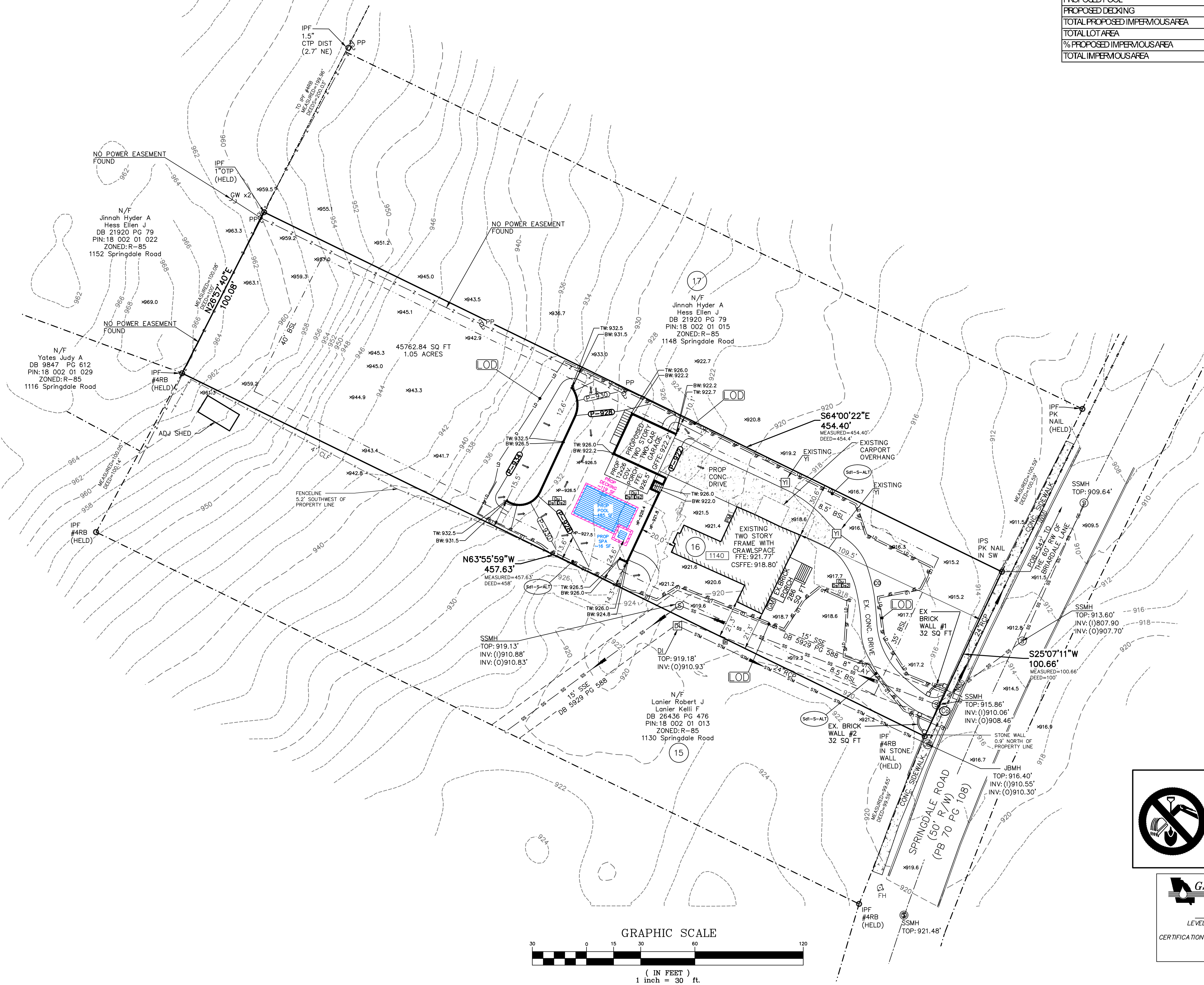
Brendan Hunter

16 6 TOTAL DISTURBED AREA= 0.40 AC.

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.

NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.

NOTE: ANY PROPOSED WALLS SHOWN TO BE DESIGNED BY OTHERS.



NOTE: ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE SITE INSPECTOR.

EXISTING IMPERVIOUS AREA	
EXISTING HOUSE	1982 SQ FT
EXISTING CONC DRIVE	1124 SQ FT
EXISTING BRICK PORCH	286 SQ FT
EXISTING BRICK WALL #1	32 SQ FT
EXISTING BRICK WALL #2	32 SQ FT
TOTAL EXISTING IMPERVIOUS AREA	3456 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% EXISTING IMPERVIOUS AREA	7.6%

PROPOSED IMPERVIOUS AREA	
PROPOSED GARAGE	692 SQ FT
PROPOSED DRIVEWAY	1613 SQ FT
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PROPOSED DECKING	119 SQ FT
TOTAL PROPOSED IMPERVIOUS AREA	3399 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% PROPOSED IMPERVIOUS AREA	7.4%
TOTAL IMPERVIOUS AREA	15.0%

SHEET NAME: EROSION CONTROL PLAN - PHASE II

SHEET NO: C 0.5

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE OF FIELD SURVEY: 07-14-25

SCALE: 1" = 30'

SECTION

DEKALB COUNTY, GEORGIA

18TH DISTRICT

UNIT

BLOCK 11

LOT 16

SUBDIVISION

DRUID HILLS

PHASE

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP"

AND FOUND THAT IT GRAPHICALLY PLOTS ONLY THE REFERENCE PARCEL

● (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

FOR THE FIRM

FRONTLINE SURVEYING

& MAPPING, INC. LSP#000631

MAP ID: 130800062K

EFFECTIVE DATE: 08-15-2019

ZONE X

JOB #

86857

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CONSERVATION COMMISSION
THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000204496
EXPIRES: 08/18/2027

FOR THE FIRM
FRONTLINE SURVEYING
& MAPPING, INC. LSP#000631

LEGEND:		
IPS	IRON PIN SET	BSL BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC HANDI-CAP
OPF	OPEN TOP PIN	CMF CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	SSMH SANITARY SEWER MAN HOLE
CB	RE-REINFORCING BAR	MHT MAN HOLE TELEPHONE
CRB	CAPPED RE-REINFORCING BAR	CATCH BASIN
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R/W	RIGHT-OF-WAY	DI DROP INLET
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CONC	CONCRETE	RCP CORRUGATED PLASTIC PIPE
CP	CURVE	RCF REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE SANITARY SEWER EASEMENT
GV	GAS VALVE	DE DRAINAGE EASEMENT
GM	GAS METER	WH WATER VALVE
LP	LAMP POLE	PV POST INDICATOR VALVE
SS	SANITARY SEWER	WM WATER METER
FC	FENCE CORNER	CO/C SANITARY SEWER CLEANOUT
-X-X-X-	FENCE	POR POINT OF BEGINNING
PROP	PROPOSED	POC POINT OF COMMENCEMENT
AC	AIR-CONDITIONER	NOT TO SCALE
GA	GAS POWER MANHOLE	SWCB SINGLE WING CATCH BASIN
PB	POWER BOX	UE UTILITY EASEMENT
CA	CABLE TELEVISION JUNCTION BOX	UE UTILITY EASEMENT
TS	TELEPHONE JUNCTION BOX	UE UTILITY EASEMENT
APP	ABANDONED POWER POLE	UE UTILITY EASEMENT

EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION)

STRUCTURAL PRACTICES

(C) CONSTRUCTION EXIT

(Sd1-S-Alt) SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
 -SF-SF-SF FABRIC HEIGHT: 28", WOOD POST AT 4" O.C. MAX

-TF-TF-TF TREE PROTECTION FENCING

-LD-LD-LD LIMITS OF DISTURBANCE

(St) RIPRAP OUTLET PROTECTION

(Sd2-P) INLET SEDIMENT TRAP (PIGS IN A BLANKET)

(Sd1-F) INLET SEDIMENT TRAP (WITH FENCING)

(Sd4-C) TEMPORARY SEDIMENT TRAP

(Tr) TREE PROTECTION FENCING

(SS) EROSION CONTROL MATTING BLANKETS

(CWA) CONCRETE WASH AREA

(Re) RETAINING WALL

(Cd-Hb) CHECKDAM HAYBALE

(DI) DIVERSION BERM

VEGETATIVE MEASURES

(DU) DUST CONTROL ON DISTURBED AREAS

(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING)

(Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

(Ds3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

(Ds4) DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)

CONTOURS / DRAINAGE

-P-980 PROPOSED CONTOUR

-980- EXISTING CONTOUR

x-980 or 980-x EXISTING SPOT ELEVATION

x-P980 or P980-x PROPOSED SPOT ELEVATION

x-980 TW PROPOSED TOP WALL ELEVATION

978 BW PROPOSED BOTTOM WALL ELEVATION

-U- DRAINAGE FLOW ARROWS

BUILDER

STONECREST HOMES

625 W. CROSSVILLE RD, SUITE 204

ROSWELL, GA 30075

24 HOUR CONTACT

BEN LESTER

404-391-1806

TERTIARY PERMITEE

STONECREST HOMES

404-391-1806

625 W. CROISSVILLE RD, SUITE 204

ROSWELL, GA 30075

blester@stonecresthomes.com

NOTE: ALL RETAINING WALLS, STRUCTURAL ELEMENTS, GEOTECHNICAL CONSIDERATIONS, AND SOIL CONDITIONS NECESSARY FOR THE CONSTRUCTION OF THIS HOME ARE TO BE DESIGNED BY OTHERS (APPROPRIATE PROFESSIONALS). THE CONTRACTOR HOLDS RESPONSIBILITY FOR SECURING THE REQUIRED PROFESSIONAL EXPERTISE PERTAINING TO THESE DESIGN COMPONENTS.

NOTE: CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ALL WATER & SEWER TAPS FOR THE DEVELOPMENT.

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE GRADING IS DONE IN A WAY THAT DOES NOT DIRECT ANY WATER TOWARD THE HOUSE

NOTE: THE CONTRACTOR MUST VERIFY THAT SOILS ARE SUITABLE FOR INFILTRATION OF STORMWATER MANAGEMENT STRUCTURES/DEVICES PRIOR TO INSTALLATION.

ZONING/SETBACKS:

R-75 ZONING (RESIDENTIAL MEDIUM DISTRICT)

FRONT: 30 FT (THOROUGHFARES)

30 FT (ARTERIALS)

30 FT (COLLECTOR)

20 FT (LOCAL)

7.5 FT

40 FT

MIN FRONTAGE: 60 FT

MIN LOT WIDTH AT SETBACK: 60 FT

MAX HEIGHT: 35 FT

MAX LOT COVERAGE: 35%

MIN LOT SIZE: 6,000 SF

DUMPSTER

PORTABLE TOILET

MATERIAL STORAGE & STOCKPILE

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

EROSION CONTROL – PHASE III

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

STONECREST HOMES

1140 SPRINGDALE RD, NE

LAND LOT 2

18th DISTRICT

DEKALB COUNTY, GEORGIA

EXISTING ZONING: R-85

PIN: 18 002 01 014

45,763 SQ FT

1.05 ACRES

Brendan Hunter

16 6 TOTAL DISTURBED AREA= 0.40 AC.

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.

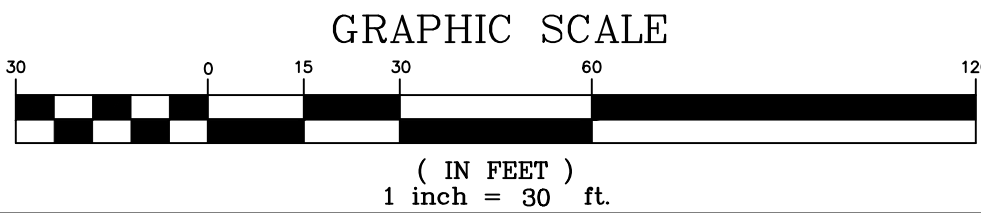
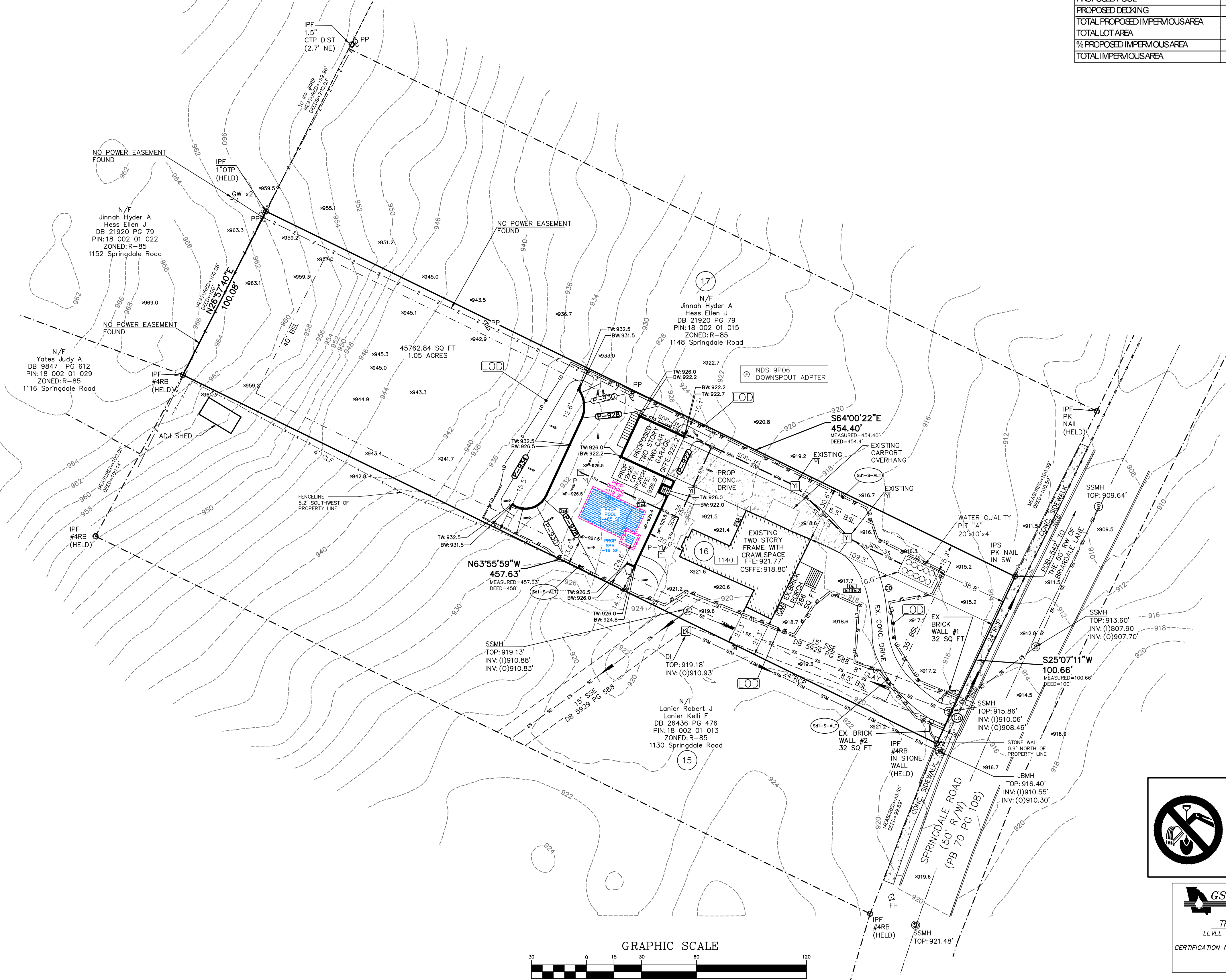
NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.

NOTE: ANY PROPOSED WALLS SHOWN TO BE DESIGNED BY OTHERS.

NOTE: ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE SITE INSPECTOR.

EXISTING IMPERVIOUS AREA	
EXISTING HOUSE	1982 SQ FT
EXISTING CONC DRIVE	1124 SQ FT
EXISTING BRICK PORCH	286 SQ FT
EXISTING BRICK WALL #1	32 SQ FT
EXISTING BRICK WALL #2	32 SQ FT
TOTAL EXISTING IMPERVIOUS AREA	3456 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% EXISTING IMPERVIOUS AREA	7.6 %

PROPOSED IMPERVIOUS AREA	
PROPOSED GARAGE	692 SQ FT
PROPOSED DRIVEWAY	1613 SQ FT
PROPOSED PORCH	312 SQ FT
PROPOSED WALLS	162 SQ FT
PROPOSED POOL	501 SQ FT
PROPOSED DECKING	119 SQ FT
TOTAL PROPOSED IMPERVIOUS AREA	3399 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% PROPOSED IMPERVIOUS AREA	7.4 %
TOTAL IMPERVIOUS AREA	15.0 %



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS E. PEAY, III
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER: 000004496
 EXPIRES: 08/18/2027

SHEET NAME: **EROSION CONTROL PLAN - PHASE III**
 SHEET NO: **C 0.6**
 NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR. NO SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE
 SURVEYING & MAPPING, INC.
 www.frontlinesurveying.com

DATE OF FIELD SURVEY: 07-14-25
 SCALE: 1" = 30'
 DEKALB COUNTY, GEORGIA
 REVISION: BY: DATE:

STONECREST HOMES
 18TH DISTRICT
 BLOCK 11
 UNIT -
 PHASE -
 I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHICALLY SHOWS ONLY THE REFERENCE PARCEL (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID: 13089C062K
 EFFECTIVE DATE: 08-15-2019 ZONE X

FOR THE FIRM
FRONTLINE SURVEYING & MAPPING, INC. LSF#000631
 JOB # **86857**

LEGEND:		BSL	BUILDING SETBACK LINE
IPS	IRON PIN SET	HC	HANDI-CAP
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN		OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	RE-BAR	MHT	MAN HOLE TELEPHONE
CRB	REINFORCING BAR	DWCB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LLL	LAND LOT LINE	HW	HEAD WALL
L	LINE	OMP	CORRUGATED METAL PIPE
R	RADIUS	OPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CURVE	SSE	SANITARY SEWER EASEMENT
PP	POWER POLE	FIH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	PV	POST INDICATOR VALVE
SS	SANITARY SEWER	WM	WATER METER
FC	FENCE CORNER	CO	SANITARY SEWER CLEANOUT
-X-X-X-	FENCE	POR	POINT OF BEGINNING
A	ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
PROP	PROPOSED	NTS	NOT TO SCALE
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
GA	GA POWER MANHOLE	UE	UTILITY EASEMENT
PB	POWER BOX	PM	POWER METER
ATV	CABLE TELEVISION JUNCTION BOX	CLF	CHAIN-LINK FENCE
TB	TELEPHONE JUNCTION BOX	CTW	CROSS-TIE WALL
APP	ABANDONED POWER POLE	HCS	HANDI-CAP SIGN

EROSION AND SEDIMENT CONTROL LEGEND
(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION)

STRUCTURAL PRACTICES

Co CONSTRUCTION EXIT

Sd1-S-AH SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
-SF-SF-SF FABRIC HEIGHT: 28", WOOD POST AT 4' O.C. MAX

TF-TF-TF TREE PROTECTION FENCING

LD-LD-LD LIMITS OF DISTURBANCE

St RIPRAP OUTLET PROTECTION

Sd2-P INLET SEDIMENT TRAP (PIGS IN A BLANKET)

Sd1-F INLET SEDIMENT TRAP (WITH FENCING)

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Tr TREE PROTECTION FENCING

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Ds4 DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)

CONTOURS / DRAINAGE

P-980 PROPOSED CONTOUR

980- EXISTING CONTOUR

x-980 or 980-x EXISTING SPOT ELEVATION

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24 HOUR CONTACT

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blester@stonecresthomes.com

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GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000004496
EXPIRES: 08/18/2027

ZONING/SETBACKS:
R-75 ZONING (RESIDENTIAL MEDIUM DISTRICT)
FRONT: 30 FT (THOROUGHFARES)
30 FT (ARTERIALS)
30 FT (COLLECTOR)
20 FT (LOCAL)

SIDE: 7.5 FT
REAR: 40 FT
MIN FRONTAGE: 60 FT
MIN LOT WIDTH AT SETBACK: 60 FT
MAX HEIGHT: 35 FT
MAX LOT COVERAGE: 35%
MIN LOT SIZE: 6,000 SF

D DUMPSTER

P PORTABLE TOILET

MS&S MATERIAL STORAGE & STOCKPILE

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

REQUIRED 120" OF EXISTING TREE'S PER ACRE
= 120" X 1.05 ACRES = 126" REQ'D

TREES DBH PRESERVED = 482".
TREES DBH REMOVED = 125"

MINIMUM REQUIRED DENSITY PER ACRE =
15 DENSITY UNITS X 1.05 ACRES = 15.75 UNITS.

MINIMUM TREE PRESERVATION AND DENSITY SATISFIED.

NO TREE'S SHALL BE PLANTED.

NOTE: IF A BOUNDARY TREE IS IMPACTED MORE THAN 20% THEN A SIGNED LETTER FROM THE NEIGHBOR MUST BE PRESENTED TO THE ARBORIST PLAN REVIEWER BEFORE PRELIMINARY APPROVAL CAN BE GIVEN. THE LETTER MUST INCLUDE: LIST THE TREE(S) THAT ARE IMPACTED, STATE IF THEY ARE LOST OR DESTROYED AND THAT FULL PERMISSION IS GRANTED FOR THE TREES REMOVAL OR IN THE CASE OF A PRESCRIPTION THAT THE PRIVATE ARBORIST HAS PERMISSION TO ENTER THEIR PROPERTY.

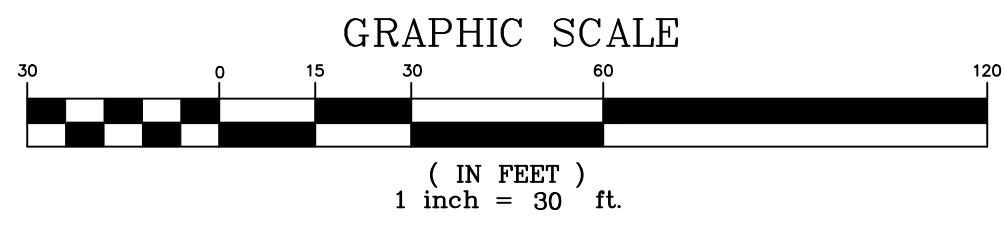
TREE PROTECTION AND REPLACEMENT PLAN

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
STONECREST HOMES
1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES Brendan Hunter

16 6 TOTAL DISTURBED AREA= 0.40 Ac.

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.
NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.
NOTE: ANY PROPOSED WALLS SHOWN TO BE DESIGNED BY OTHERS.

TREE LEGEND:	
	OAK
	HOLLY
	POPLAR
	BEECH
	PINE
	MAGNOLIA
	HICKORY
	HACKBERRY
	MAPLE
	DOGWOOD
	NOT IDENTIFIED



SHEET NAME:
TREE PROTECTION PLAN

SHEET NO:
C 0.2

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE OF FIELD SURVEY:
07-14-25

SCALE
1" = 30'

SECTION
18TH DISTRICT

UNIT
BLOCK 11

STONECREST HOMES

LAND LOT 2

LOT 16

SUBDIVISION DRUID HILLS

PHASE 1

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 15 N07) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 130800062K EFFECTIVE DATE: 08-15-2019 ZONE X

FOR THE FIRM
FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB # **86857**

31

INSPECTIONS

PERMIT No. GAR100003

c. Tertiary Permittee

(1) Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(2) Measure and record within disturbed areas of the site than have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday Federal holiday. the data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement or rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3) Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first); (a) disturbed areas of tertiary permittee's construction site; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, or established a crop of annual vegetation and a seeding of target perennials appropriate to the region, the permittee must comply with Part IV.D.4.c(4). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(4) Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of their sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate to the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measure are effective in preventing significant impacts to the receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(5) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.

(6) A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.c(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plant. The report shall be signed in accordance with Part V.G.2 of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

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RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;

b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;

c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;

d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;

e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;

f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND

g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION), OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

29

PRODUCT SPECIFIC PRACTICES:

PETROLEUM BASED PRODUCTS – Containers for products such as fuels, lubricants, and tars will be inspected daily for leaks and spills. this includes onsite vehicles and machinery daily inspections and regular preventative maintenance of such equipment. equipment maintenance areas will be located away from state waters, natural drains, and storm water inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. discharge of oils, fuels, and lubricants is prohibited. proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

PAINTS/FINISHES/SOLVENTS – all products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

FERTILIZERS/HERBICIDES – these products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC manual for erosion and sediment control. any storage of these materials will be under roof in sealed containers.

BUILDING MATERIALS – no building materials will be buried or disposed onsite. all such material will be disposed of in proper waste disposal procedures

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c. OTHER CONTROLS

(1) Locate waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are often best located near construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges. Solid materials, including building materials, shall not be discharged to waters of the State, except as authorized by a Section 404 permit.

(2) Off-site vehicle tracking of dirt, soils, and sediments and the generation of dust shall be minimized or eliminated to the maximum extent practical. The Plan shall include the best management practice to be implemented at the site or common development.

(3) Nothing in this permit relieves a permittee from any obligation to comply with all applicable State and local regulations of waste disposal, sanitary sewer, septic and petroleum storage systems.

(4) The Plan shall include best management practices for the remediation of all petroleum spills and leaks as appropriate.

(5) The Plan shall include best management practices for concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles. Washout of the drum at the construction site is prohibited.

(6) All permittees are required to minimize the discharge of pollutants from dewatering trenches and excavations. Discharges are prohibited unless managed by appropriate controls.

NDPES NOTES

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR: STONECREST HOMES

1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES

Brendan Hunter

Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made be made available to site personnel.

Material and equipment necessary for spill cleanup will be kept in the material storage areas. typical materials and equipment includes, but is not limited to, brooms, mops, dustpans, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.

All spills will be cleaned up immediately upon discovery. all spills will be reported as required by local, state and federal regulations.

FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER) THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802

FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802

FOR SPILLS OF GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA E.P.D. WILL BE CONTACTED WITHIN 24 HOURS.

FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum are stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity of greater than 660 gallons. The contractor will need a Spill Prevention Containment and Countermeasures plan prepared by that licensed professional.

OWNER / DEVELOPER RESPONSIBILITIES

1. Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.

2. Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.

3. Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.

4. Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR100003.

5. Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.

6. All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.

7. Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.

8. Owner/Developer required to complete an NOT form per requirements in the GAR10003, part VI.

9. THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

TERTIARY PERMITTEE

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those person directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME	ADDRESS	SIGNATURE
TWELVE-SIXTEEN PROPERTIES, LLC	107 JEFFERSON AVE, JERSEY CITY, NEW JERSEY, 07306	

BUILDER
STONECREST HOMES
625 W. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075
24 HOUR CONTACT
BEN LESTER
404-391-1806
TERTIARY PERMITTEE
STONECREST HOMES
404-391-1806
625 W. CROISSVILLE RD, SUITE 204
ROSWELL, GA 30075
blester@stonecresthomes.com

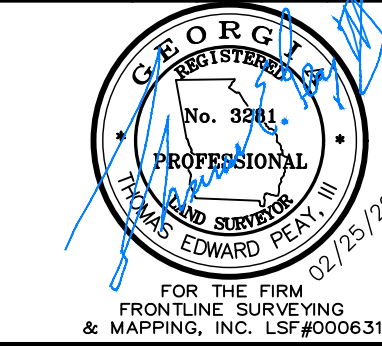
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PEAY, III

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000004496

EXPIRES: 08/18/2027



FOR THE FIRM
FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB # 86857

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE OF FIELD SURVEY: 07-14-25	SCALE 1" = 30'	SECTION	DEKALB COUNTY, GEORGIA	REVISION	BY:	DATE:
		18TH DISTRICT				
		UNIT				
		PHASE				
		SUBDIVISION				
		LOT				
		BLOCK				
		DRUID HILLS				

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHICALLY PLOTS ONLY THE REFERENCE PARCEL (S OR NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 130800062K EFFECTIVE DATE: 08-15-2019 ZONE X

DB 31878_PG 737

SHEET NAME: NDPES NOTES

SHEET NO: C 0.3

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR. NO SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM FRONTLINE SURVEYING & MAPPING, INC. ** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED **

GENERAL SITE AND HYDROLOGY NOTES:

VEGETATION: Lots are currently grassed and lightly wooded. There is no marketable timber to be cleared.

RUNOFF COEFFICIENTS: Pre-Construction: 68 CN. Post-Construction: 71.6 CN

HYDROLOGY STUDY: N/A

RECEIVING WATERS: AN UNNAMED TRIBUTARY OF INTRENCHMENT CREEK TO THE SOUTH IS THE PROJECT'S INITIAL RECEIVING WATERS. THERE ARE NO SENSITIVE AREAS ON SITE. THE CRITICAL ARE IS PROTECTED BY A CLEAR DEMARCATION OF THE OF DISTURBANCE, PROPER SOIL STABILIZATION (Ds1, Ds2, Ds3, etc.) AND DOUBLE ROW SILT FENCE. THE SILT FENCE IS TO BE CLEANED OUT BY CONTRACTOR ONCE IT HAS REACHED 1/3 CAPACITY. CONTRACTOR TO INSPECT EROSION CONTROL MEASURES DAILY AND AFTER RAIN EVENTS. UPON VISUAL INSPECTION OF FAILURE, OTHER METHODS MAY BE NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE AND REACHING THE CREEK AND DETENTION PONDS. THE DESIGN PROFESSIONAL SHOULD BE CONTACTED IMMEDIATELY.

THIS LOT DOES NOT HAVE STATE WATERS WITHIN 200 FEET OF THE PROJECT SITE. ALL STATE WATERS LOCATED WITHIN 200 FEET OF THE PROJECT SITE HAVE BEEN IDENTIFIED AND WILL BE PROTECTED BY THE ASSOCIATED STATE AD COUNTY PROTECTION REGULATIONS AND BUFFERS.

WATER & SEWER PROVIDED BY DEKALB COUNTY. EXISTING CONNECTIONS TO BE USED.

USDA ONLINE SOILS MAP SHOWS SOIL IN THE BELOW CHART.

MAP SYMBOL	MAP UNIT	SLOPE	ERODIBILITY	PERMEABILITY	EROSION K
PuE	FRUITTHURST-TALLAPOOSA COMPLEX	10-25%	—	0.6-2.0	0.17
MdE	MADISON SANDY LOAM	15-30%	—	0.6-2.0	0.17

GENERAL EROSION CONTROL NOTES (ALL PHASES):

ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, OR CITY.

WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.

EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. TYPE NS SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.

THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE PROPER FUNCTIONING.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

NOTIFY HENRY COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT CHIEF INSPECTOR 72 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY. (770) 288-7526.

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.

CRITICAL AREAS:

— ALL 2:1 FILL SLOPES GREATER THAN 5' IN HEIGHT SHALL BE STABILIZED IMMEDIATELY. SILT FENCE TYPE 'S' TO BE USED TO PROTECT STATE WATERS. EROSION CONTROL BLANKETS TO BE USED ON ALL CRITICAL SLOPES. IT IS CRITICAL TO PREVENT SEDIMENT FROM ENTERING ALL ONSITE CREEKS.
— SD1-S DOUBLE ROW SILT FENCING IS REQUIRED ADJACENT TO 100 YR FLOOD LIMITS.

DISPOSAL OF DEBRIS:
— ALL GARBAGE DEBRIS WILL BE REMOVED FROM THE SITE PRIOR TO ANY FILLING OPERATION.
— ALL UNSUITABLE SOIL MATERIALS TO BE BURIED OFF R/W. STUMPS AND CONSTRUCTION DEBRIS TO BE DISPOSED OF PROPERLY. CONTRACTOR TO COORDINATE WITH OWNER REGARDING DISPOSAL AREAS.

Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring necessary variances and permits.*

THE CLEANOUT VOLUME FOR A SILT FENCE IS 1/3 THE HEIGHT OF SILT FENCE.

CONSTRUCTION SCHEDULE AND EROSION NOTES

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

STONECREST HOMES

1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES

Brendan Hunter

DESCRIPTION OF CONSTRUCTION ACTIVITY:

THIS PROJECT IS FOR THE PARTIAL DEMOLITION IN AN EXISTING SUBDIVISION HAVING MINIMAL GRADING. THE GARAGE IS PLANNED TO BE REMOVED, AS WELL AS PORTIONS OF THE DRIVEWAY, FENCES, WALLS, AND 6 TREES. ALL OF THE SHEDS SHALL BE REMOVED FROM THE SITE. THE EXISTING GRAVEL DRIVEWAYS SHALL REMAIN. THE CONSTRUCTION SHOULD BEGIN IN SEPTEMBER 2025 AND WILL TAKE APPROXIMATELY 90 DAYS.

STORM WATER MANAGEMENT AFTER CONSTRUCTION IS COMPLETE:

THE SITE HAS BEEN DESIGNED TO ACCOMMODATE POLLUTANTS IN STORMWATER AFTER CONSTRUCTION IS COMPLETE. THE SITE SHALL BE GRADED IN SUCH A WAY THAT THE MAJORITY OF IMPERVIOUS RUNOFF SHALL BE DIRECTED TO A PROPOSED WATER QUALITY GRAVEL PIT ON THE PROPERTY.

INITIAL PHASE CONSTRUCTION SCHEDULE NOTES:

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

- DEMOLITION OF AREAS FOR CONSTRUCTION ENTRANCE/EXIT (CO), SILT FENCE, & CONCRETE WASHOUT
- INSTALL CONSTRUCTION ENTRANCE/EXIT (Co) AS SHOWN ON PAGE 2
- INSTALL CONCRETE WASH DOWN AS SHOWN ON PAGE 2
- INSTALL SILT FENCE (Sd1-S)/(Sd1-NS) WHERE NEEDED AS SHOWN ON PAGE 2
- INSTALL CURB INLET FILTERS (Sd2-P) WHERE NEEDED AS SHOWN ON PAGE 2
- TEMPORARY SEEDING AND MULCHING (Ds1,Ds2) SHALL BE PLACED AS REQUIRED.

PRIOR TO LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF IT'S NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN AN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASHOUT AREAS, OR DEBRIS BURNING AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC RIGHT OF WAY.

THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

WITHIN SEVEN (7) DAYS AFTER THE INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIT IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE DESIGN PROFESSIONAL DURING THE SITE INSPECTION.

AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

INTERMEDIATE PHASE CONSTRUCTION SCHEDULE NOTES:

THE FOLLOWING INTERMEDIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AFTER THE INITIAL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED:

- AFTER INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES.
- INSTALL ALL EROSION CONTROL MEASURES PRIOR TO GRADING.
- CLEAR TREES, STRIP TOP SOIL, AND REMOVE ALL STUMPS.
- GRADE DRIVES, LOT(S), SWALES, AND BUILDING PADS.
- STABILIZE SLOPES FOR FINAL GRADE WITH TEMPORARY VEGETATION OR MULCH (Ds1/Ds2).
- MAINTAIN SILT FENCE (Sd1-NS) AND/OR (Sd1-S), CURB INLET FILTERS (Sd2-P).
- MAINTAIN BMP'S.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF IT'S NATURAL GROUND COVER IS EXPOSED IN ONLY SMALL QUANTITIES, AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.

EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION, AND ALTER THE LOCATION OF EROSION CONTROL DEVICES ACCORDINGLY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO BUFFER AREAS.

ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY, THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

FINAL PHASE CONSTRUCTION SCHEDULE NOTES:

THE FOLLOWING FINAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AFTER THE INTERMEDIATE CONTROL MEASURES HAVE BEEN COMPLETED:

- FINE GRADING
- LANDSCAPING
- STABILIZE SLOPES FOR FINAL GRADE WITH PERMANENT VEGETATION (Ds3)/(Ds4).
- INFRASTRUCTURE CONSTRUCTION (FOUNDATION, BUILDING, DRIVEWAY, SIDEWALKS).
- FINE GRADE, LANDSCAPE, AND STABILIZE SLOPES.
- MAINTAIN SILT FENCE (Sd1-NS) AND/OR (Sd1-S) AND CURB INLET FILTERS (Sd2-P).
- MAINTENANCE OF BMP'S
- WHEN FINAL STABILIZATION IS ACHIEVED, REMOVE AND DISPOSE OF TEMPORARY EROSION SEDIMENT CONTROL MEASURES.

ALL ROADWAYS AND PARKING SHOULDERS TO BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED.

UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED OTHERWISE ON PLANS.

ADDITIONAL E&S NOTES

The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation.

Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring necessary variances and permits.*

Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional.

Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit.

The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.

Plan addresses BMPs for all phases of common development including individual building lots and out-parcels, etc. Regardless of who owns or operates the individual sites. Include a typical and any situational lots applicable.



GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

THOMAS F. PEAY, III

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000004496

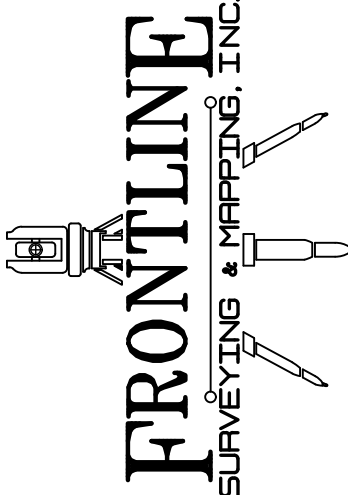
EXPIRES: 08/18/2027

SHEET NAME:
DETAILS

SHEET NO:
C 0.4

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR. NAMING OF PERSONS OR ENTITIES ON THIS PLAT IS NOT A GUARANTEE OF THE SURVEYOR'S SERVICE. REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

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Fax (678) 355-9805



FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE OF FIELD SURVEY:
07-14-25

SCALE
1" = 30'

DEKALB COUNTY, GEORGIA

SECTION
—

DISTRICT
18TH

LOT
2

LOT
16

SUBDIVISION
DRUID HILLS

PHASE
—

REVISION

BY:

DATE:

BLOCK 11

UNIT
—

PHASE
—

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PG — PG —

PG 31878 PG 237

MAP ID: 130800062K

EFFECTIVE DATE: 08-15-2019 ZONE X



THOMAS F. PEAY, III
PROFESSIONAL
SURVEYOR
No. 3281
STATE OF GEORGIA

FOR THE FIRM

FRONTLINE SURVEYING
& MAPPING, INC. LSF#000631

JOB # 86857

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ESPC CHECKLIST AND PLANTING SCHEDULE

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN FOR STONECREST HOMES

1140 SPRINGDALE RD, NE
LAND LOT 2
18TH DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES

Brendan Hunter

54 Disturbed Area Stabilization (with mulching only)

DEFINITION
Applying plant seedlings or other suitable materials, produced on the site as possible, to the soil surface.

- PURPOSE
- To reduce runoff and erosion
 - To conserve moisture
 - To prevent surface compaction or crushing
 - To control undesirable vegetation
 - To modify soil temperature
 - To increase biological activity in the soil

This standard applies to grades or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 80% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 80% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2-Disturbed Area Stabilization (With Temporary Seeding), Ds3-Disturbed Area Stabilization (With Permanent Seeding), and Ds4-Disturbed Area Stabilization (With Sodding).

INSTALLATION
Site Preparation
1. Grad to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material in the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over barks or stockpiled soil materials for temporary protection. This material can be salvaged and reused.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic materials.
3. Apply polyethylene film in the exposed areas.

Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "booster" disk. Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be old enough not to cut the mulch but to press it into the soil bearing much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchored around the top edge as well as incrementally as necessary.

1 Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily

54 Disturbed Area Stabilization (with temporary seeding)

DEFINITION
The establishment of temporary vegetative cover with fast growing species for seasonal protection on disturbed or eroded areas.

- PURPOSE
- To reduce runoff and sediment drainage of down stream resources
 - To protect the soil surface from erosion
 - To improve wildlife habitat
 - To improve aesthetics
 - To improve till, infiltration and aeration as well as organic matter for permanent plantings.

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area is expected to be undisturbed for longer than six months, permanent permanent vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 80% cover or greater of the soil surface. Refer to specification Ds2-Disturbed Area Stabilization (With Temporary Seeding).

CONDITIONS
Temporary vegetative measures should be coordinated with permanent measures to ensure economical and effective stabilization. Most types of temporary vegetation are used to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not suitable for companion crop plantings because of their potential to out-compete the desired species (e.g. annual ryegrass). Contact NRCS or the local SWCD for more information.

SEEDING
Grading and Shaping
Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as dikes, diversions, ditches, dikes, diversions, sediment barriers and others. No channeling or grading of slopes can be stabilized by hand seeded vegetation or if hydraulic seeding equipment is to be used.
Seedbed Preparation
When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not subject to rainfall. Seedbed soil has been seeded by rainfall or consists of smooth soil slopes. The soil shall be patted, tamped or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer
Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. Do not reasonably fertilize soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-18 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding
Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, disk seeder or hydraulic seeder (any including seed and fertilizer). Drill or cyclone seeder shall normally place seed one-quarter to one-half inch deep. Hydraulic seeding shall be applied in ten times the seed diameter. Soil should be "worked" lightly to cover seed with soil by seed bed.

Mulching
Temporary seedling can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1-Disturbed Area Stabilization (With Mulching Only).

Irrigation
During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

TABLE 6-4-1 PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS						
SPECIES	BROADCAST RATE 1/2" - 1/4" PER ACRE	PER 1000 SQ FT	RESOURCE AREA-4	PLANTING DATES BY RESOURCE AREA PLANTING DATES	TOTAL SEEDS/ACRE TOLDS INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT AVOIDING, DATES 7/1 7/15 7/20 7/25 7/30 8/5 8/10 8/15 8/20 8/25 8/30 9/5 9/10 9/15 9/20 9/25 9/30 10/5 10/10 10/15 10/20 10/25 10/30 11/5 11/10 11/15 11/20 11/25 11/30 12/5 12/10 12/15 12/20 12/25 12/30	REMARKS
BARLEY (Hordeum vulgare) in mixtures	3 bu. (142 bu.)	3.30 0.65	M-L P			14,000 seed/acre May substitute for some years in Wet Sero. Inquiries
LEPESZKA ANNUAL (Lespedeza alba) in mixtures	400a 100a	0.9b 0.2b	M-L P			30,000 seed/acre May substitute for some years in Wet Sero. Inquiries
LOWGRASS, WEEPING (Eragrostis curvula) in mixtures	40a 2 bu.	0.1b 0.05b	M-L P			15,000 seed/acre May substitute for some years in Wet Sero. Inquiries
BARLEY (Hordeum vulgare) in mixtures	400a 100a	0.9b 0.2b	M-L P			17,000 seed/acre Wet Sero. Inquiries Wet Sero

BMP MANAGEMENT, STRUCTURAL PRACTICES, & DETAILS

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

STONECREST HOMES

1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES

Brendan Hunter

BUILDER

STONECREST HOMES

625 W. CROSSVILLE RD, SUITE 204

ROSWELL, GA 30075

24 HOUR CONTACT

BEN LESTER

404-391-1806

TERTIARY PERMITEE

STONECREST HOMES

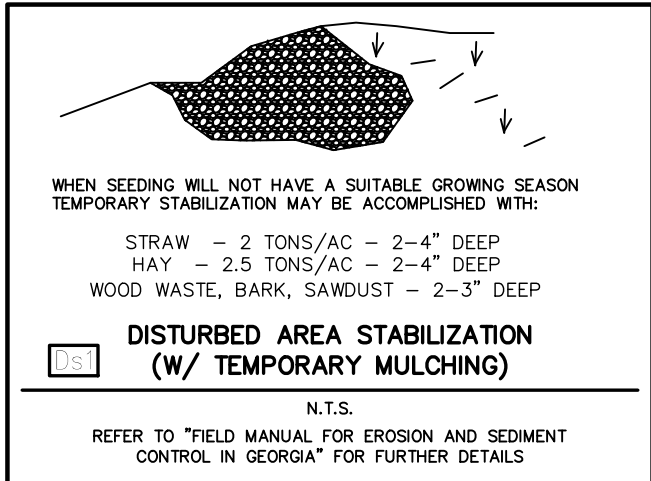
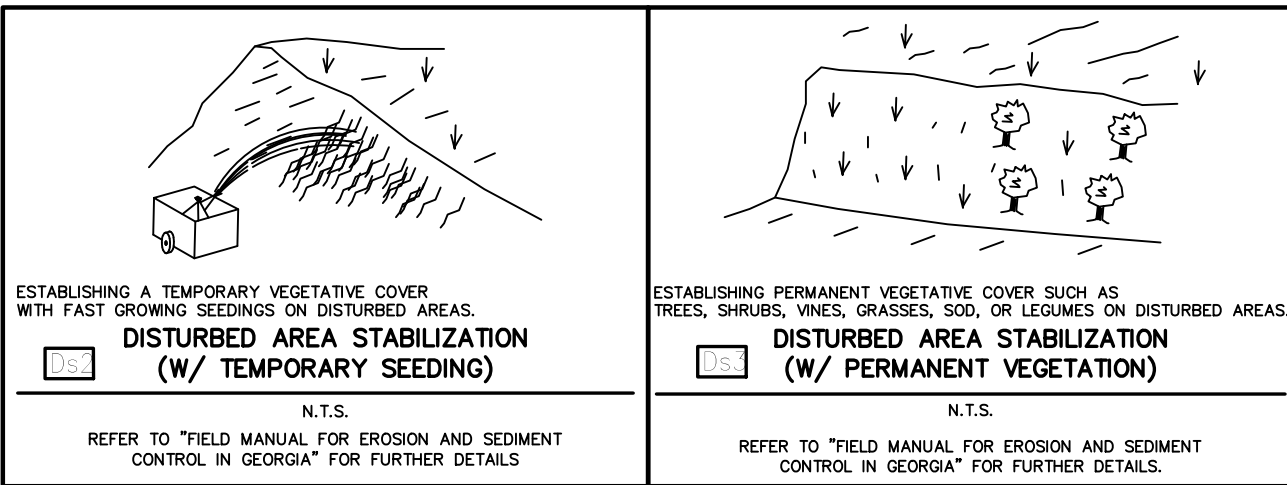
404-391-1806

625 W. CROISSVILLE RD, SUITE 204

ROSWELL, GA 30075

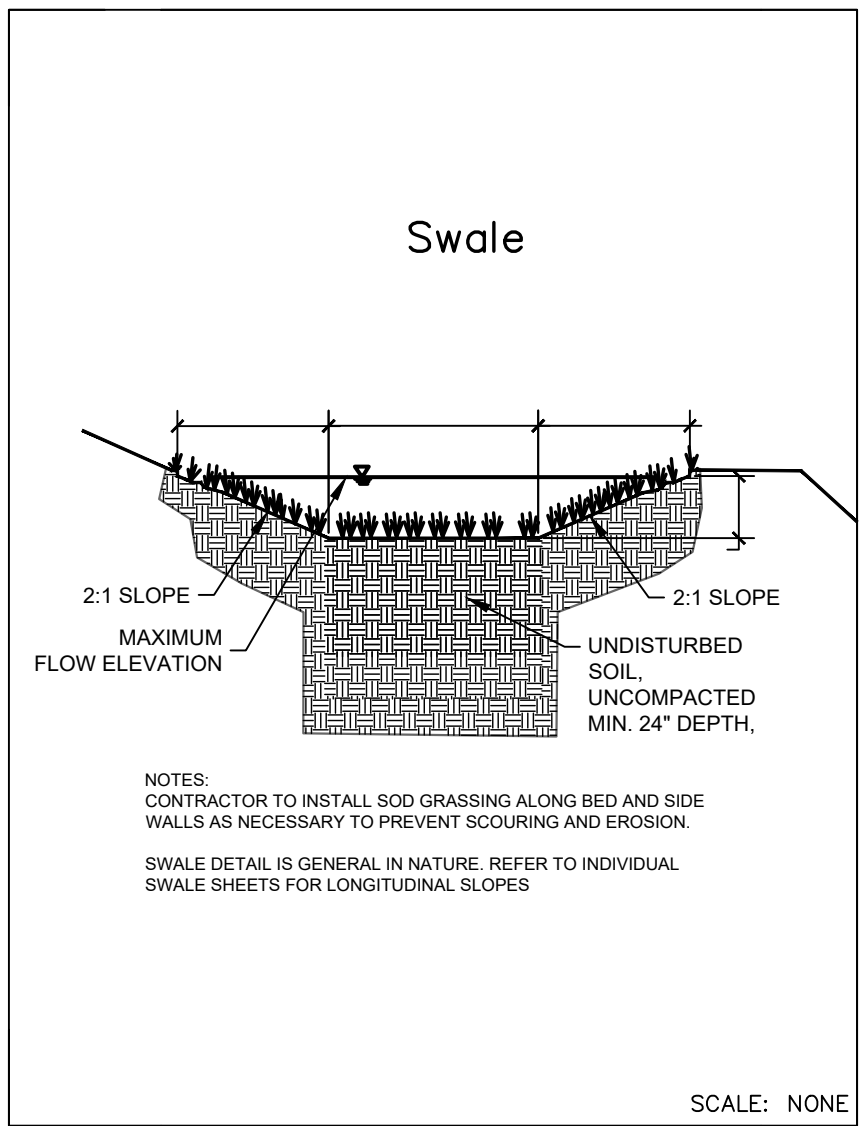
blester@stonecresthomes.com

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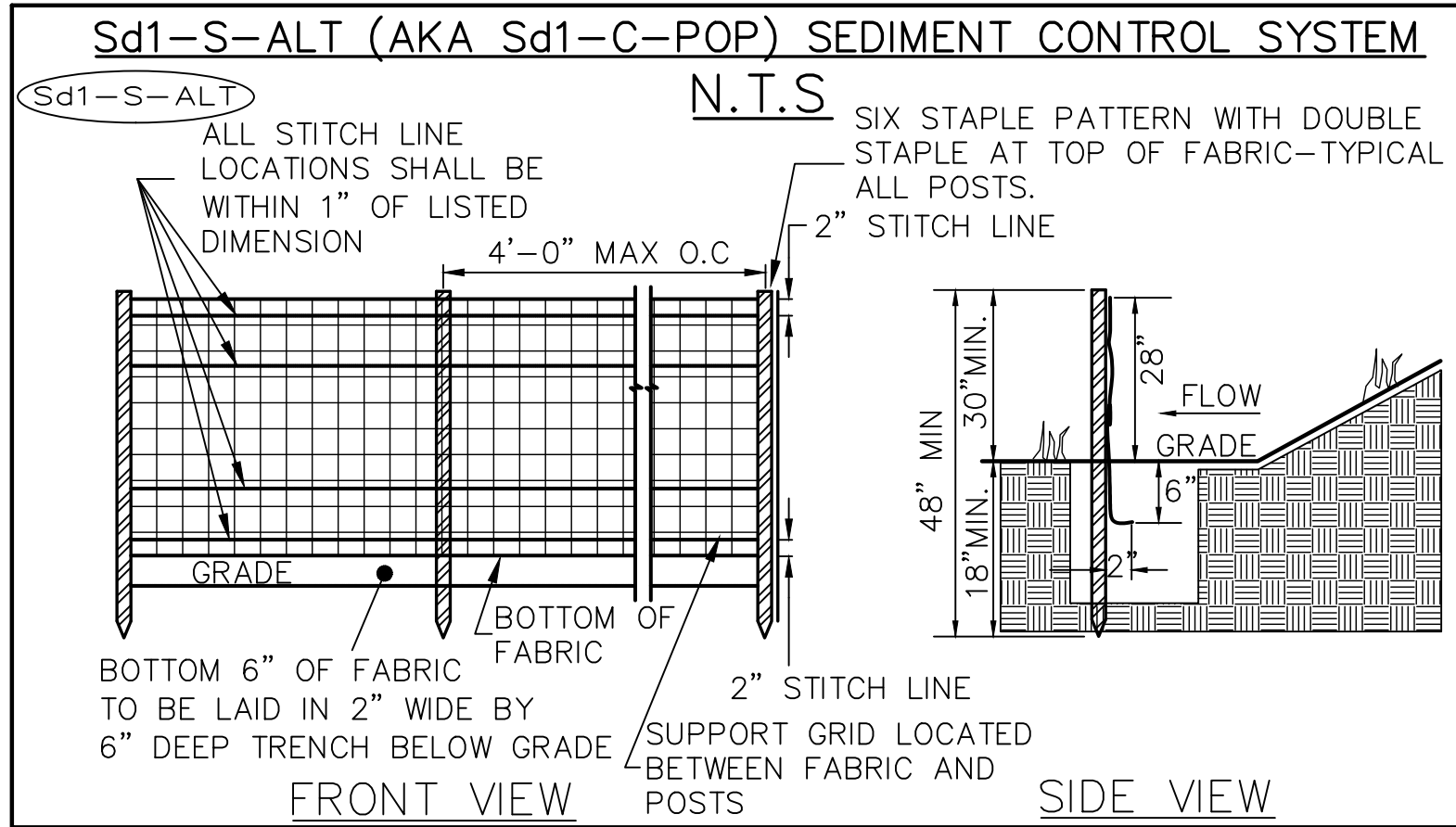


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CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES, THEREBY PROTECTING PUBLIC STREETS.
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSHWOOD, AND PILE GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.



53



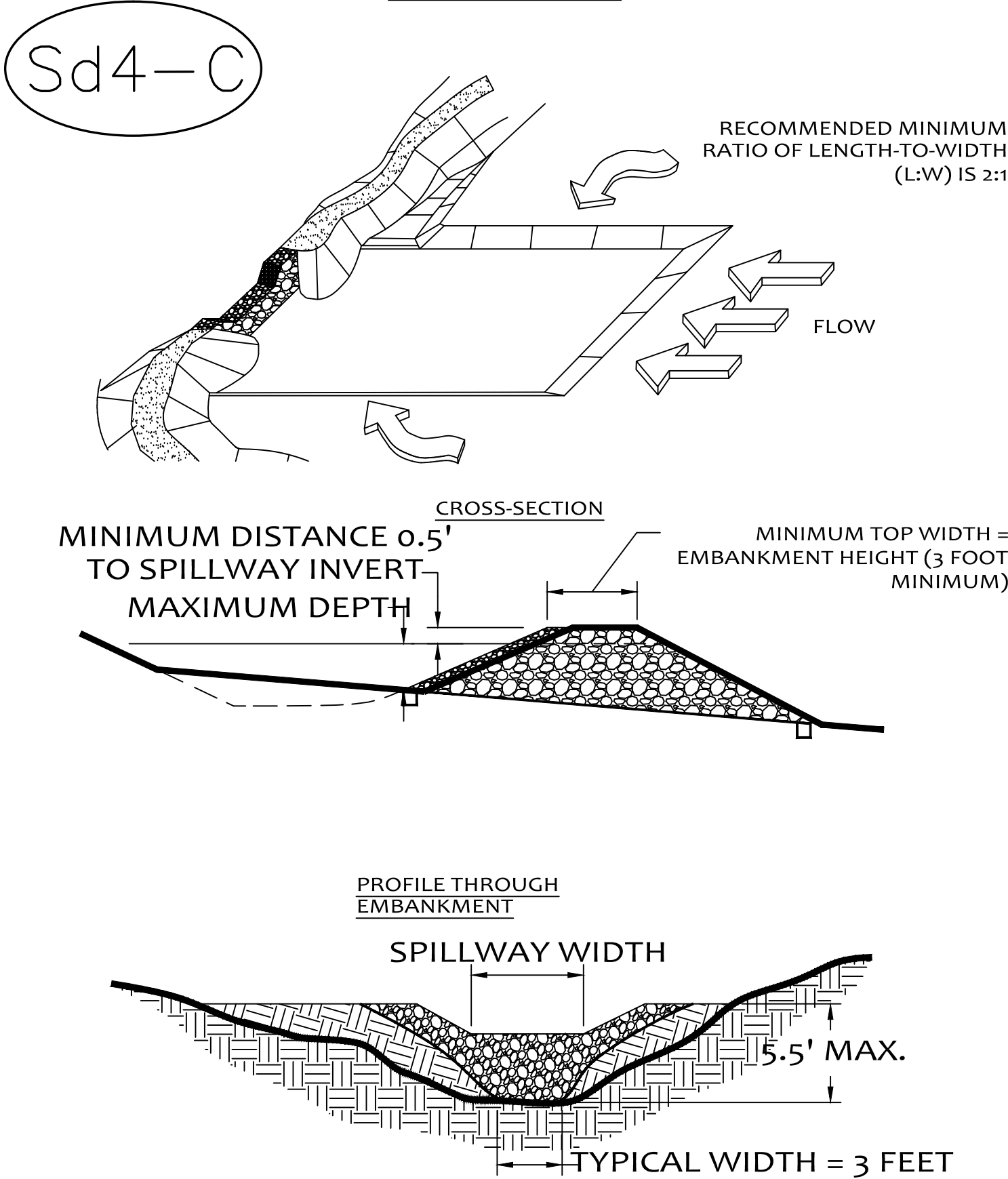
NOTE: WHEN A SEDIMENT BARRIER IS USED, SHOW THE PRODUCT HEIGHT IN INCHES FOR EACH BARRIER USED.

NOTE: SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-THIRD THE ORIGINAL HEIGHT OF THE BARRIER.

TEMPORARY SEDIMENT TRAP CONSTRUCTION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MATERIAL. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCK, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER
4. THE STONE USED IN THE EMERGENCY SPILLWAY SHALL BE RIP-RAP #57 STONE IN SIZE WITH A 1\"/>
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 OF THE TOTAL STORAGE VOLUME. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

TEMPORARY SEDIMENT TRAP
COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT
ROCK OUTLET



Cd-Hb

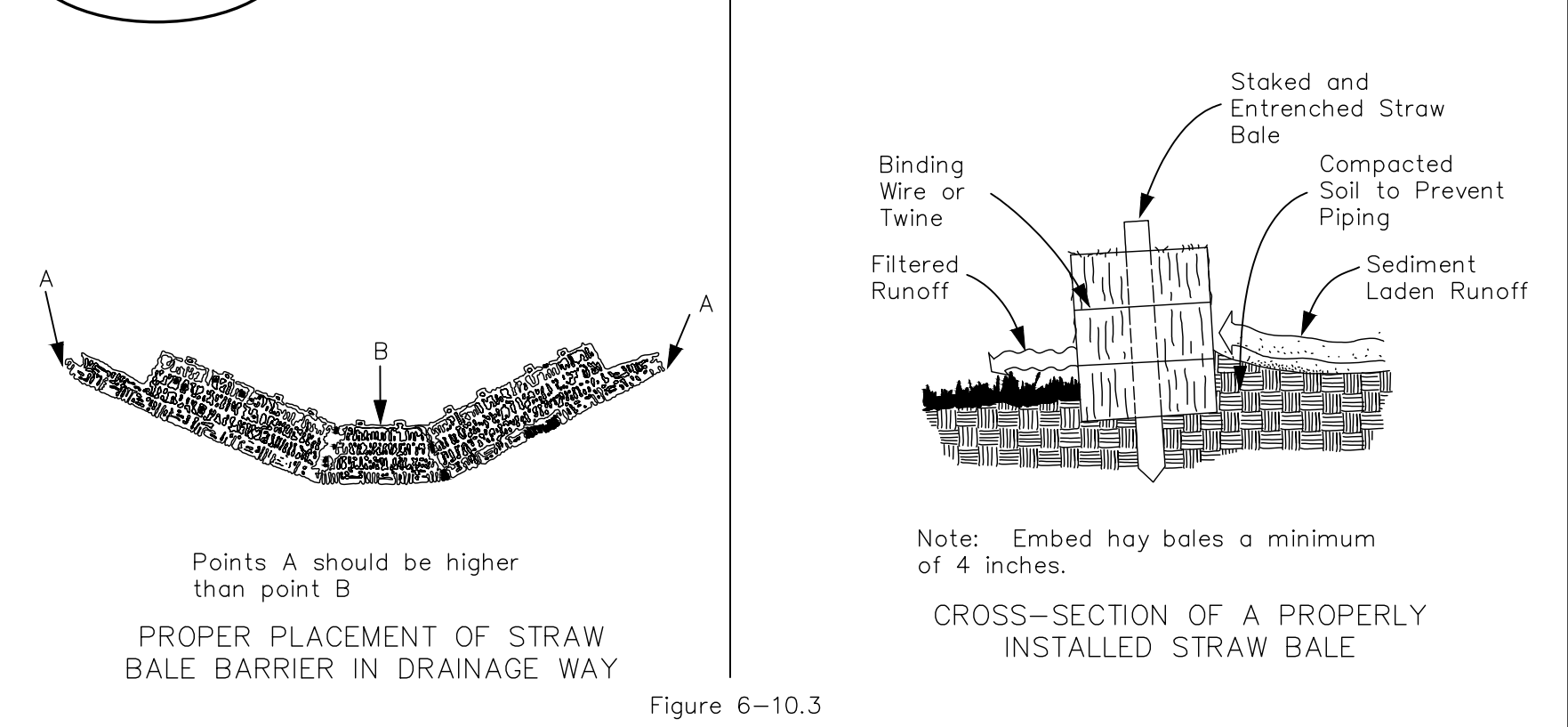


Figure 6-10.3

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000004496
EXPIRES: 08/18/2027

2

8

DATE OF FIELD SURVEY: 07-14-25		SCALE 1" = 30'		DEKALB COUNTY, GEORGIA	
SECTION		18TH DISTRICT		BLOCK 11	
UNIT		LOT 16		SUBDIVISION DRUID HILLS	
PHASE		UNIT		I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHICALLY PLOTS ONLY THE REFERENCE PARCEL (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.	
REVISION		BLOCK 11		FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSP#000631	
DATE		EFFECTIVE DATE: 08-15-2019		ZONING	
JOB #		86857			

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

SHEET NAME:
DETAILS

SHEET NO:
C 0.6

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR. NO SERVICE SHALL BE RENDERED BY THE SURVEYOR TO ANY PERSON, PERSONS, OR ENTITY WHOSE SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

RISK REDUCTION/POLLUTION CONTROL (PART IV.D.3.c)

GENERAL

- 1) AN EFFORT SHALL BE MADE TO MAINTAIN THE MINIMUM AMOUNT OF MATERIAL NEEDED TO COMPLETE THE JOB ONSITE.
- 2) ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS.
- 3) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL
- 4) SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER
- 5) WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER
- 6) MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED
- 7) THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

BULK STORAGE

- 1) BULK STORAGE INCLUDES THE STORAGE OF RAW OF FINISHED PRODUCTS AND BYPRODUCTS STORED IN LARGE PILES OR STACKS ON A TEMPORARY OR PERMANENT BASIS, INCLUDING GRAVEL, COMPOST, CHEMICALS, LOGS, TREATED WOOD, SAWDUST, WOOD CHIPS, COAL, BUILDING MATERIALS, CONCRETE, AND METAL PRODUCTS. FOR BULK STORAGE OF TOPSOIL, REFER TO TOPSOIL STOCKPILING BMP'S.
- 2) BULK MATERIALS SHOULD NOT BE ALLOWED TO WASH OFF THE SITE OR DISCHARGE INTO SURFACE WATERS. PROTECT STOCKPILES WITH A WATERPROOF COVER, WHERE FEASIBLE.THE COVER SHOULD BE ADEQUATELY SECURED AND REMAIN IN PLACE AT ALL TIMES WHEN STOCKPILE MATERIALS ARE NOT BEING USED. WHEN INFEASIBLE, RUNOFF FROM THE STOCKPILE SHOULD BE DIVERTED TO STRUCTURAL EROSION & SEDIMENT CONTROL BMP'S.
- 3) LOCATE STOCKPILES A MINIMUM OF 50 FEET FROM CONCENTRATED FLOW AREAS.
- 4) INSPECT DAILY FOR EROSION AND/OR LEACHING OF STOCKPILES OF RAW MATERIALS.

LIQUID STORAGE

- 1) LIQUID STORAGE CONTAINERS MUST HAVE TIGHT FITTING LIDS AND BE PROPERLY LABELED WITH THE CONTENTS AND ANY POSSIBLE HAZARDS.
- 2) ALL LIQUID STORAGE CONTAINERS SHOULD BE PLACED IN A DESIGNATED AREA WITH A SECONDARY CONTAINMENT SYSTEM, SUCH AS CURBING, BERMS, DIKES, LINERS, OR USE OF SPILL PALLETS SUCH THAT CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORMWATER DRAINAGE SYSTEM IF THE CONTAINER LEAKS OR RUPTURES. SECONDARY CONTAINMENT SHOULD BE DESIGNED TO STORE 110% OF THE VOLUME OF THE LARGEST CONTAINER OR 10% OF THE VOLUME OF ALL CONTAINERS, WHICHEVER IS GREATER.
- 3) RUNOFF BEYOND SECONDARY STORAGE AREAS SHOULD BE DIVERTED TO EROSION CONTROL BMP'S. IF BMP'S WITH A SKIMMER DEVICE ARE CONSTRUCTED ON THE PROPERTY, LIQUID STORAGE CONTAINMENT RUNOFF SHOULD BE DIVERTED TO SUCH MEASURES.
- 4) PROVIDE BARRIERS AROUND LIQUID STORAGE AREAS TO PREVENT DAMAGE FROM VEHICLES OR EQUIPMENT.
- 6) ADDITIONAL REQUIREMENTS ARE INCLUDED IN THE PLAN FOR OIL/PETROLEUM STORAGE.INSPECT DAILY FOR LEAKS AND SPILLS.
- 7) USE DRY ABSORBENTS, SUCH AS ABSORBENT GRANULES, SOCKS, AND PADS TO CLEAN UP ANY SPILLS OR LEAKING FLUIDS.

WASTE DISPOSAL

- 1) ALL WASTE MATERIALS WILL BE COLLECTED AND STORED TO BE PROPERLY DISPOSED OF AT A LICENSED SOLID WASTE MANAGEMENT COMPANY.
- 2) LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES, AND STORM DRAINS. WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, ARE OFTEN BEST LOCATED NEAR CONSTRUCTION SITE ENTRANCES OR THE SOURCE OF DISPOSAL TO MINIMIZE TRAFFIC ON DISTURBED SOIL. DISPOSAL SHALL BE PERIODICALLY AS NEEDED.
- 3) COVER TEMPORARY WASTE PILES WITH A WATERPROOF COVER WHEN FEASIBLE TO DO SO.
- 4) NO CONSTRUCTION MATERIALS WILL BE BURIED ONSITE.
- 5) ALL PERSONNEL WILL BE INSTRUCTED CONCERNING WASTE DISPOSAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THIS INSTRUCTION, AND WILL BE RESPONSIBLE FOR SEEING THAT THESE INSTRUCTIONS ARE FOLLOWED.
- 6) INSPECT SOLID WASTE DISPOSAL AREAS DAILY TO ENSURE THERE ARE NO LEAKS OR SPILLS, AND THERE IS NO LOOSE/UNSECURED TRASH OR SOLID HAZARDOUS MATERIALS
- 1) THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - A) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE--SEALABLE.
 - B) ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED.
 - C) IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
- 2) ALL HAZARDOUS WASTE MATERIALS (AS DEFINED IN 40 CFR PART 261) WILL BE SEPARATED FROM CONSTRUCTION WASTE AND WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
- 3) MATERIAL DATA SAFETY SHEETS FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF THE MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
- 4) HAZARDOUS WASTE STORAGE AREAS SHOULD, AT A MINIMUM, BE SHELTERED FROM PRECIPITATION AND RAISED OFF THE GROUND WITH SECONDARY CONTAINMENT (SUCH AS SPILL PALLETS) TO PREVENT LEACHING AND DELIVERY FROM RUNOFF. ALL STORAGE MUST COMPLY WITH STATE AND FEDERAL REGULATIONS.

SANITARY WASTE

- 1) ALL SANITARY WASTE WILL BE MANAGED APPROPRIATELY BY PERMANENT EXISTING ON-SITE FACILITIES OR PORTABLE UNITS.
- 2) ALL SANITARY WASTE TO BE DISPOSED OF PROPERLY ACCORDING TO STATE AND FEDERAL CODE.
- 3) A MINIMUM OF ONE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON SITE OR AS OTHERWISE REQUIRED BY LOCAL REGULATIONS.

ON-SITE VEHICLE MAINTENANCE

- 1) FOR ALL OUTDOOR MAINTENANCE ACTIVITIES, A TARP OR GROUND CLOTH AND DRIP PANS SHOULD BE PLACED BENEATH THE VEHICLE TO CAPTURE SPILLS AND DRIPS.
- 2) AVOID CHANGING MOTOR OIL OR OTHER VEHICLE FLUIDS, OR PERFORMING HEAVY EQUIPMENT MAINTENANCE NEAR A STORMWATER DRAIN, DRAINAGE DITCH, SURFACE WATER, OR ANYWHERE WHERE THE CONTAMINANTS COULD COME INTO CONTACT WITH RAIN OR STORMWATER RUNOFF.
- 3) ALWAYS USE FUNNELS WHEN POURING LIQUIDS, AND USE DRIP PANS UNDER A VEHICLE WHEN UNCLIPPING HOSES, UNSCREWING FILTERS, AND REMOVING OTHER PARTS THAT ARE SUBJECT TO LEAKS. CLEAN UP VEHICLE FLUIDS WITH RAGS OR ABSORBENT MATERIALS IMMEDIATELY.

CONCRETE WASHOUT

- 1) WASHOUT OF THE DRUM OF A CONCRETE TRUCK ON THE CONSTRUCTION SITE IS PROHIBITED. CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF VEHICLES WILL ONLY BE ALLOWED IN DESIGNATED CONCRETE WASHDOWN AREAS SHOWN IN THIS PLAN, AND CONCRETE WASHDOWN AREAS MUST HAVE THE CW BMP INSTALLED IN ACCORDANCE WITH PLAN REQUIREMENTS AND DETAILS. IF NO CONCRETE WASHOUT AREA IS SHOWN, THE PLAN MUST BE AMENDED FOR CONCRETE WASHOUT TO BE ALLOWED AT THE LOCATION THAT IS DESIGNATED ON THE PLAN.WASHDOWN MUST ADDITIONALLY MEET THE FOLLOWING PRACTICES:
 - A) PREVENT WASHDOWN WATER FROM FLOWING OUT OF THE WASHDOWN AREA;
 - B) USE THE MINIMUM AMOUNT OF WATER TO WASH DOWN TOOLS, MIXER CHUTES, HOPPERS, AND THE REAR OF ANY VEHICLES;
 - C) REMOVE ANY CONCRETE SEDIMENT FROM THE AREA SURROUNDING THE WASHOUT AREA BEFORE IT HARDENS; AND
 - D) REMOVE ANY CONCRETE RESIDUE FROM THE AREA ONCE IT HAS HARDENED.
 - E) NEVER DISCHARGE OR DUMP RAW, EXCESS OR WASTE MATERIALS, SLURRY, OR RINSE WATER INTO A STORMWATER DRAIN, DRAINAGE DITCH, OR SURFACE WATER. APPROPRIATELY DISPOSE OF ANY SOLID CONCRETE OR ASPHALT WASTE, INCLUDING DUST PRODUCED FROM SAWCUTTING/MILLING OPERATIONS.

PETROLEUM / OIL PRODUCTS

- 1) INSPECT VEHICLES AND EQUIPMENT DAILY FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
- 2) THERE SHALL BE NO ON-SITE STORAGE OF PETROLEUM FOR FUELING. MOBILE PETROLEUM TRUCKS SHALL BE USED TO FUEL CONSTRUCTION EQUIPMENT ON-SITE. ON-SITE FUELING SHOULD BE PERFORMED AT A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, STORMWATER DRAINS, DRAINAGE DITCHES, AND SURFACE WATERS.PLACE TEMPORARY CAPS OVER NEARBY CATCH BASINS AND OPEN MANHOLES SO THAT IF A SPILL OCCURS IT IS PREVENTED FROM ENTERING THE STORMWATER DRAINAGE SYSTEM. WHERE POSSIBLE, DESIGNATE AREAS FOR FUELING WHERE RUNOFF DISCHARGES TO A SEDIMENT STORAGE AREA WITH A SKIMMER DEVICE.
- 3) ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- 4) A SPILL PREVENTION, CONTROL, AND COUNTERMEASURES (SPCC) PLAN TO MEET THE EPA OIL SPILL PROGRAM REGULATIONS MAY BE REQUIRED IF ANY SINGLE PETROLEUM STORAGE UNIT EXCEEDS 660 GALLONS, OR A TOTAL OF MORE THAN 1,320 GALLONS OF FUEL ARE STORED ON SITE. THIS PLAN WAS PREPARED WITH THE UNDERSTANDING THRESHOLDS FOR THE PREPARATION OF AN SPCC PLAN WOULD NOT BE EXCEEDED, AND THAT ON-SITE FUEL STORAGE WILL NOT BE PROVIDED.
- 5) NOTHING IN THIS PERMIT SHALL BE CONSTRUED TO PRECLUDE THE INSTITUTION OF ANY LEGAL ACTION OR RELIEVE THE PERMITEE FROM ANY RESPONSIBILITIES, LIABILITIES, OR PENALTIES TO WHICH THE PERMITEE IS OR MAY BE SUBJECT UNDER THE GEORGIA HAZARDOUS WASTE MANAGEMENT ACT, O.C.G.A. 12-8-60, ET SEQ. OR UNDER CHAPTER 14 OF TITLE 12 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED; NOR IS THE OPERATOR RELIEVED FROM ANY RESPONSIBILITIES, LIABILITIES OR PENALTIES TO WHICH THE PERMITEE IS OR MAY BE SUBJECT UNDER SECTION 311 OF THE CLEAN WATER ACT OR SECTION 106 OF COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT.

NDPES NOTES

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

STONECREST HOMES

1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-65
PIN: 18 002 01 014
45,763 SQ. FT
1.05 ACRES

Brendan Hunter

FERTILIZERS

- 1) FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A CLEAN, DRY PLACE. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- 2) AVOID FERTILIZER APPLICATION WHEN IT IS RAINING OR WHEN HEAVY RAIN IS FORECAST
- 3) FERTILIZER GRANULES SHOULD BE WORKED INTO THE SOIL RATHER THAN BROADCAST AND LEFT ON THE SURFACE.
- 4) SWEEP UP DRY FERTILIZER GRANULES THAT FALL ON PAVEMENT OR OTHER HARD SURFACES. DO NOT HOSE OR BLOW OFF.

FUNGICIDES/PESTICIDES

- 1) DO NOT MIX OR PREPARE PESTICIDES OR FUNGICIDES NEAR A STORMWATER DRAIN, DRAINAGE DITCH, OR SURFACE WATER. PREPARE THE MINIMUM AMOUNT OF PESTICIDE NEEDED FOR THE JOB AND USE THE LOWEST RATE THAT WILL EFFECTIVELY CONTROL PESTS/UNDESIRABLE VEGETATION.
- 2) READ AND FOLLOW THE LABEL DIRECTIONS AND APPLY ALL FUNGICIDES AND PESTICIDES AS DIRECTED. FOLLOW FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS GOVERNING THE USE, STORAGE, AND DISPOSAL OF PESTICIDES AND TRAINING OF APPLICATORS AND PEST CONTROL ADVISORS.
- 3) DO NOT APPLY FUNGICIDES OR PESTICIDES WHEN IT IS RAINING OR RAIN IS FORECAST.
- 4) PESTICIDES SHOULD NEVER BE APPLIED DIRECTLY TO SURFACE WATERS OR WITHIN 100' OF A STREAM BANK OR SHORELINE.
- 5) SWEEP UP DRY PESTICIDE THAT FALLS ONTO PAVEMENT OR OTHER IMPERVIOUS SURFACES. DO NOT HOSE OFF. FOLLOW MANUFACTURER INSTRUCTIONS FOR SPILLS AND LEAKS.

PAINT PRODUCTS

- 1) ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
- 2) FOR WATER-BASED PAINTS, CLEAN PAINTING EQUIPMENT IN A SINK OR BASIN CONNECTED TO THE SANITARY SEWER OR IN THE CONCRETE WASHOUT AREA. CLEAN UP NON-WATER BASED PAINTS, FINISHES, AND OTHER MATERIALS IN A MANNER THAT ENABLES COLLECTION OF WASTE PAINT AND SOLVENTS FOR RECYCLING AND PROPER DISPOSAL. NEVER POUR WASTE PAINT DOWN A STORM DRAIN OR INTO A CONCENTRATED FLOW AREA.

SPILL CLEANUP AND CONTROL

- FOR SPILLS THAT IMPACT SURFACE WATER, OR FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT (800) 426-2675. FOR SPILLS GREATER THAN 25 GALLONS WITH NO SURFACE WATER IMPACT, GEORGIA EPD MUST BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS WITH NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
- 1) LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES MADE AVAILABLE TO SITE PERSONNEL.
 - 2) MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN OR NEAR MATERIAL STORAGE AREAS. THIS INCLUDES BUT IS NOT LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, SORBENTS, AND CLEARLY LABELED WASTE CONTAINERS.
 - 3) ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.
 - 4) THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - 5) FOLLOWING A SPILL, MEASURES WILL BE TAKEN/PROCEDURES ADJUSTED TO PREVENT THIS TYPE OF SPILL FROM RE-OCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL BE INCLUDED IN THE ASSESSMENT.

BUILDER

STONECREST HOMES

625 W. CROSSVILLE RD, SUITE 204

ROSWELL, GA 30075

24 HOUR CONTACT

BEN LESTER

404-391-1806

TERTIARY PERMITEE

STONECREST HOMES

404-391-1806

625 W. CROISSVILLE RD, SUITE 204

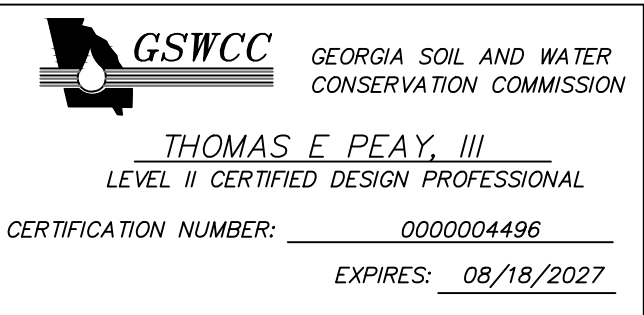
ROSWELL, GA 30075

blester@stonecresthomes.com

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SHEET NAME: DETAILS
SHEET NO: C 0.7

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE OF FIELD SURVEY: 07-14-25
SCALE: 1" = 30'
SECTION: 18TH DISTRICT
BLOCK 11
UNIT 16
SUBDIVISION: DRUID HILLS
PHASE: 1
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHICALLY SHOWS ONLY THE REFERENCE PARCEL (S 1807) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 13089C062K
EFFECTIVE DATE: 08-15-2019
ZONE X

REVISION: BY: DATE:

FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSF#000631
07/25/26

FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSF#000631
07/25/26

JOB # 86857

