

DeKalb County Historic Preservation Commission

Monday, March 16, 2026- 6:00 P.M.

Staff Report

Consent Agenda

D. 1140 Springdale Road, Brendan Hunter. Construct a nonhistoric garage and install a swimming pool on the rear of a historic property. **1248037.**

Built in 1925 (18 002 01 014)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

- 05-25 1140 Springdale Road, Brendan Hunter. Modify windows and doors on the rear and side of a historic house, and demolish a stone wall, fireplace, and a historic garage on the rear of the property. 1247563. **Approved with Modifications.**
- 06-25 1140 Springdale Road, Brendan Hunter. Demolish a historic garage on the rear of the property. 1247563. **Approved.**

Summary

The applicant proposes the following work:

1. Construct a two-story garage and accessory dwelling structure. A two-story garage and accessory structure will be constructed in the backyard of the historic property, towards the Northern property line. The structure will measure 21' in height and will be composed of a two-car garage, measuring roughly 730 square feet, on the lower level, a dwelling unit, measuring roughly 650 square feet, on the upper level, and a one-story, covered porch on the left elevation, measuring roughly 300 square feet. The structure will be constructed with an architectural shingle, front-gable roof, lap siding with a brick-veneer water table, and wood corner boards. A standing seam, shed roof will be constructed on the front-façade of the structure, above the two detached garage doors. The side covered porch will be constructed with an asphalt shingle roof supported by square boxed doric columns on brick pedestals. A set of wood stairs will be constructed on the rear elevation of the garage, leading to the rear entrance on the second floor.
2. Expand driveway. The existing concrete driveway will be expanded towards the backyard to connect to the garage door entrances of the proposed accessory structure.
3. Install a swimming pool. A 30'x17' inground pool will be installed in the backyard of the property, behind the historic house and to the left of the proposed accessory structure.
4. Install fencing and retaining walls. A 5ft black chain link fence will be installed along the rear and side property lines, and a 5ft black aluminum fence will be installed between the fencing on the side property lines and the proposed garage and historic house. A 36" brick veneer and concrete retaining wall will be installed along the left elevation of the proposed accessory structure and towards the rear façade.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

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: _____

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

Applicant Phone(s): _____ Fax: _____

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

Owner(s): Brendan Hunter E-Mail: _____

E-Mail: _____

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

Owner(s) Telephone Number: _____

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



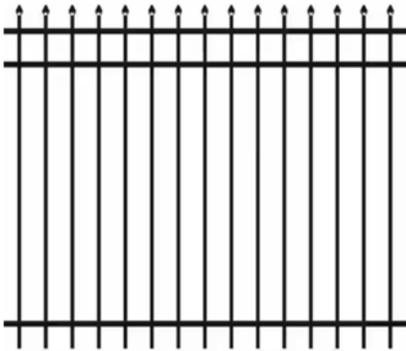
Brick: Red Range Wirecut 6024



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



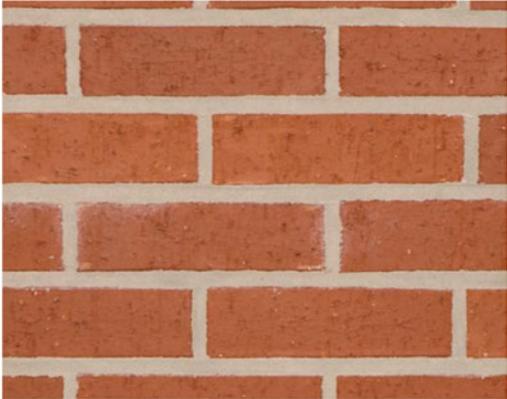
FENCE: Front facing and along the front sides– Black Aluminum – 5 ft.



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



RETAINING WALL: Red Range Wirecut 6024



CONSTRUCTION NOTE

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.)

SITE ADDRESS

1140 Springdale Road NE, Atlanta, Georgia 30306

SCOPE OF WORK

TO CONSTRUCT A DETACHED GARAGE WITH LIVING SPACE ABOVE OF APPROXIMATELY 443 HEATED SQUARE FEET.

INDEX OF DRAWINGS

ARCHITECTURAL

- A-0 COVER SHEET
- A-1 FOUNDATION PLAN
- A-2 MAIN 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 WALL SECTION, PORCH SECTION, AND RSC.
- A-8 STAIR SECTION AND MISCELLANEOUS DETAILS

ELECTRICAL

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

STRUCTURAL

- S-0 STRUCTURAL DESIGN NOTES
- S-1 FOUNDATION PLAN
- S-2 SECOND LEVEL FRAMING PLAN
- S-3 CEILING LEVEL FRAMING PLAN
- S-4 ROOF HEAVING PLAN
- S-4-1 STRUCTURAL DETAILS

GENERAL NOTES

1. 1/80 VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES)
2. FAN # NO. ENDOS IN BATH AND OR REQUIRED IN ALL BATH ROOMS.
3. 88 MIN. LIGHT AND 48 MIN. VENTILATION AREA IN ALL HABITABLE ROOMS.
4. DOUBLE RIE JOISTS UNDER ALL PARALLEL PARTITION WALLS AND SOLID CONTINUOUS 2x4 SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITION WALLS. ALL LOAD BEARING WALLS TO HAVE DESIGNER BEAR OR WALL UNDER.
5. FIRESTOPS IN ALL WALLS, ATTIC FLOOR CHANGES, AND BOYFITS.
6. PRESSURE TREATED OR DECAY RESISTANT WOOD REQUIRED # ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS.
7. 1/2" MIN. SHEATHING, 1/2" SIDE MIN. PLATE TO PLATE OR 1 x 4 LET-IN OR APPROVED METAL STRAPS WALL BRACING REQUIRED FOR STRENGTHENING WALLS FOR WINDSUN. THIS IS TO BE ACCOMPLISHED AT 20'-0" O.C. AND ALL CORNERS AT ALL LEVELS WITH GOOD FRAMING. 1ST-FS AS CLOSE TO 48" DIMENSIONS AS POSSIBLE.
8. TINTED GLASS REQUIRED 80% IS 1.68" THICKER THAN 1/2" FROM EXT. DOOR OPENING, AND WITHIN 60" VERT. AND ABOVE TUB OR SHOWER ENCLOSURE.
9. 6'-0" MIN. HEAD CLEARANCE REQUIRED ABOVE STAIR AT ANY POINT, MIN. OF 84" HGT. HANDRAIL REQ. AT STAIR WALK 30" OR MORE ABOVE ADJACENT LEVEL, AND 30" - 36" BAL. SWN GILLS BORDER STAIR.
10. 36" MIN. HGT. RAILING # ALL BALCONY, PORCH, DOCK OR WHERE HGT. DIFFERENCE IS 30" OR HIGHER.
11. 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTURE INTERIOR, I.E. STAIR, HALL, ETC.
12. 22" x 30" MIN. ATTIC ACCESS REQUIRED.
13. 18" x 24" MIN. UNDER ACCESS TO EACH AREA OF FOUNDATION CRAB SPACE.
14. 20" x 24" MIN. OPENING 80% REQ. BY 44" MAX. BELL HGT. AT ONE WINDOW IN EACH BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUTE FOR THIS EGRESS.
15. 1 3/4" MAX. RISER HGT. AND 10" MIN. TREAD WIDTH AT ALL STAIRS.
16. 1/2" GYP. BOARD REQD. UNDER ALL STAIRS THAT USE THE AREA AS A HABITABLE ROOM.
17. 1/2" GYP. BOARD REQD. ON GARAGE SOF OF STUDS AND JOISTS THAT ABUT A HABITABLE AREA.
18. DUAL GLAZING REQD. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-3 INSULATION REQD. IF GLAZING AREA EXCEEDS 1% OF FLOOR AREA.
19. A LIGHT GAUGE MECHANICAL CONNECTION IS REQD. AT THE BOTTOM OF ALL POST OR BUILT-UP POST. USE SUPPORTING A POST, BEAM, FLOOR OR ROOF STRUCTURE ABOVE THAT CAN WITHSTAND POST FROM ANY DIRECTION.
20. ALL CHIMNEYS TO BE 3'-0" HIGHER THAN ROOF 10'-0" AWAY HORIZONTALLY.

HUNTER RESIDENCE



ATLANTA, GEORGIA

PROJECT DATA

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA ADHMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA ADHMENTS) (CONTACT STATE FIRE MARSHAL BELOW)
- 2024 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA ADHMENTS
- 2024 INTERNATIONAL MECHANICAL CODE, (IMC) WITH GEORGIA ADHMENTS
- 2024 INTERNATIONAL FUEL GAS CODE (IFGC) WITH GEORGIA ADHMENTS
- 2023 NATIONAL ELECTRICAL CODE (NEC) WITH GEORGIA ADHMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND ADHMENTS (2020), (2022), (2023)
- 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISFSC) WITH GEORGIA ADHMENTS

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) 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 (2013)
- DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION WITH GEORGIA ADHMENTS 2015
- INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION WITH GEORGIA ADHMENTS 2015
- NATIONAL GREEN BUILDING CODE STANDARD, 2008 EDITION WITH GEORGIA ADHMENTS 2011

SQUARE FOOTAGE (Unheated)

Upper Level Plan 443 Sq. Ft.

Total Heated Square Footage 443 Sq. Ft.

SQUARE FOOTAGE (Un-Heated)

Porch 302 unhd. Sq. Ft.

Garage 128 unhd. Sq. Ft.

Total Un-Heated Square Footage 1030 unhd. Sq. Ft.

HEIGHT

Average 20'-5"

PROJECT TEAM

Designer

Old Design Group, LLC
316 Alexander Street SE
Suite 7
Marietta, Georgia 30060
(770) 422-5200

Structural Engineer

Kobus & Kannon Engineering, P.C.
353 Creekside Ridge
Woodstock, Georgia 30188
(404) 810-2100

Builder

Stencrest Homes
425 West Overhill Road
Suite 304
Roswell, Georgia 30015
(478) 421-8300

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- 3) Plans and specifications are subject to change without notice.

Construction modifications to the plans must be prepared and approved by Old Design Group, LLC prior to proceeding on project.

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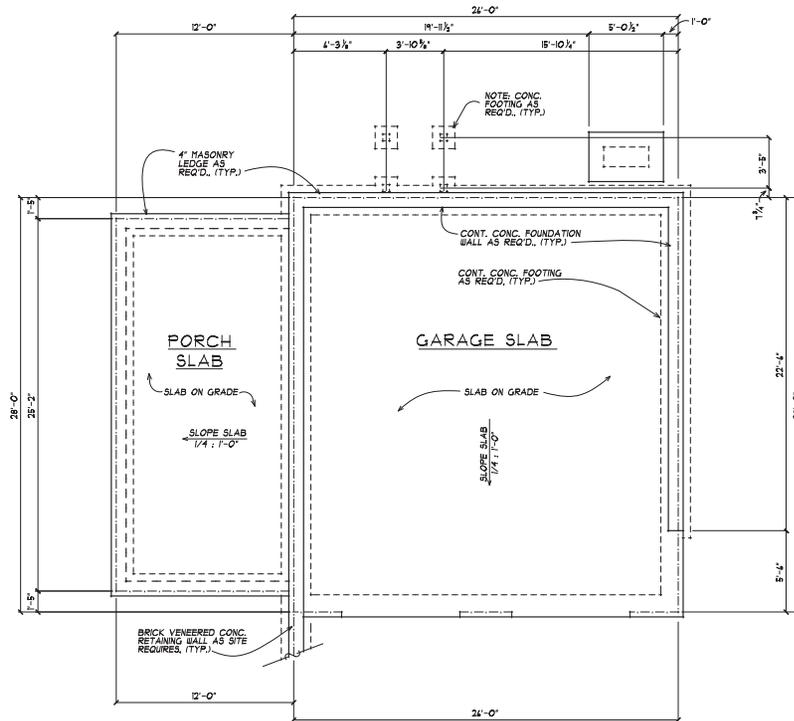
HUNTER RESIDENCE

1140 SPRINGDALE ROAD NE

ATLANTA, GEORGIA

DATE	2-9-26
PROJECT NUMBER	2023.54
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1 SLAB FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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REVISIONS	DATE

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 ATLANTA, GEORGIA

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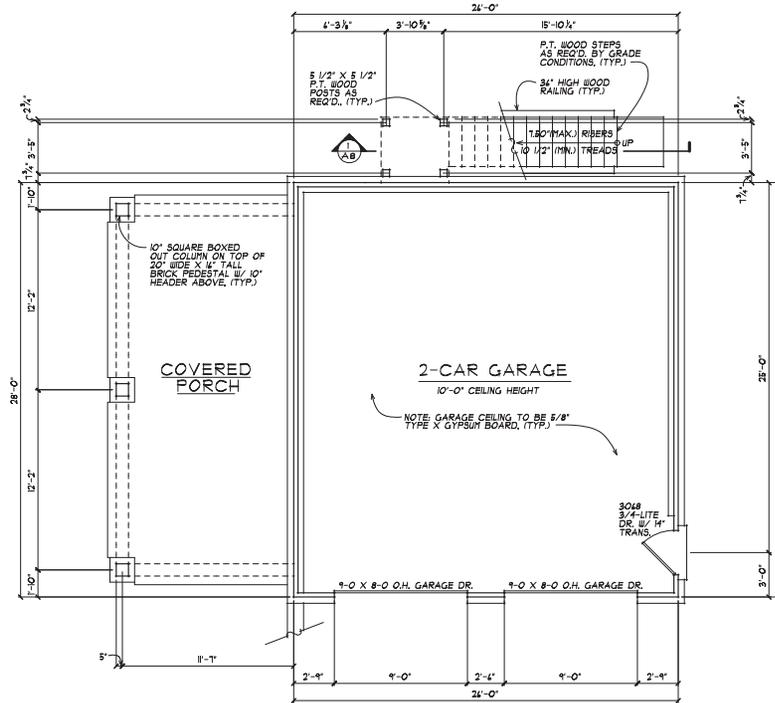
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1 MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"

HEATED SQUARE FOOTAGE	
UPPER LEVEL	443 htd. s.f.
TOTAL	443 htd. s.f.
UNHEATED SQUARE FOOTAGE	
PORCH	302 unhtd. s.f.
GARAGE	128 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.	Cased Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Outface of Stud
V.W.S.	Ventilated Wire Shelving



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- 2) Contractor must verify compliance with ALL LOCAL BUILDING CODES as they may be provided to be constructed.
- 3) Plans which indicate existing engineering specifications are subject to field inspection actual site conditions.

All revisions or modifications to the plans must be reviewed and approved by ODLAH Design Group, LLC, prior to proceeding on project.

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REVISIONS	DATE

PROJECT
HUNTER RESIDENCE
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 ATLANTA, GEORGIA

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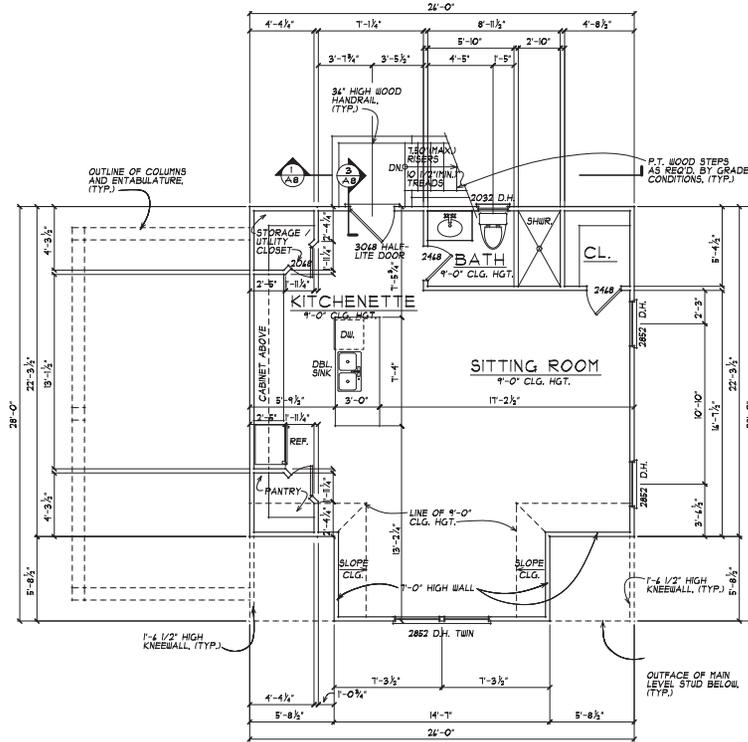
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 2) Contractor must verify compliance with ALL LOCAL BUILDING CODES for the area the project is to be constructed.
 3) Plans shall be reviewed with engineering approval and necessary actual site conditions.

All revisions or modifications to the plans must be reviewed and approved by Oak Design Group, LLC, prior to proceeding on project.

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1 UPPER LEVEL PLAN
 A3 SCALE: 1/4" = 1'-0"

HEATED SQUARE FOOTAGE	
UPPER LEVEL	443 htd. s.f.
TOTAL	443 htd. s.f.
UNHEATED SQUARE FOOTAGE	
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GARAGE	128 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.	Cased Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Offset of Stud
V.W.S.	Ventilated Wire Shelving

REVISIONS	DATE

PROJECT
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 1140 SPRINGDALE ROAD NE
 ATLANTA, GEORGIA

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2) Contractor must comply with ALL LOCAL BUILDING CODES in the area the project to be constructed.
3) The contractor is responsible for obtaining all necessary permits and approvals.
All reviews or modifications to the plans made by the contractor are the responsibility of the contractor.
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PROJECT	
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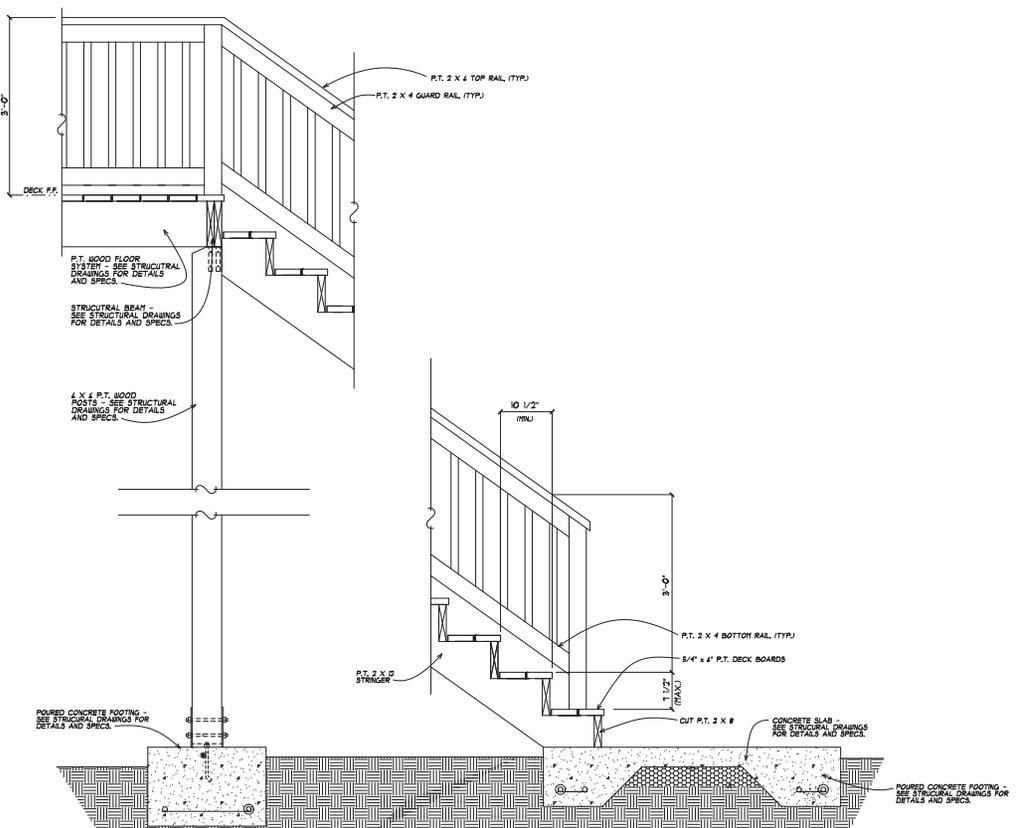
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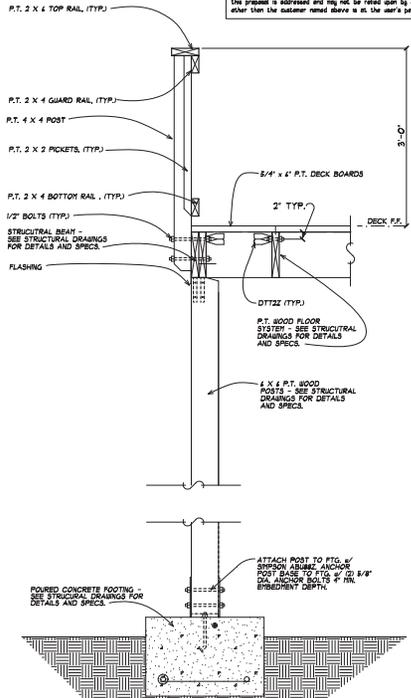
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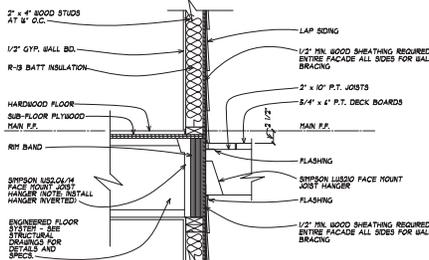
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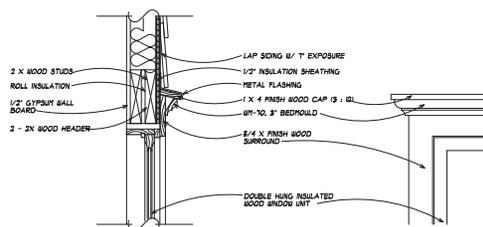
1 STAIR AND CONCRETE PAD SECTION
SCALE: 1/2" = 1'-0"



2 HANDRAIL / FOOTING SECTION
SCALE: 1/2" = 1'-0"



3 DECK / WALL SECTION
SCALE: 1/2" = 1'-0"



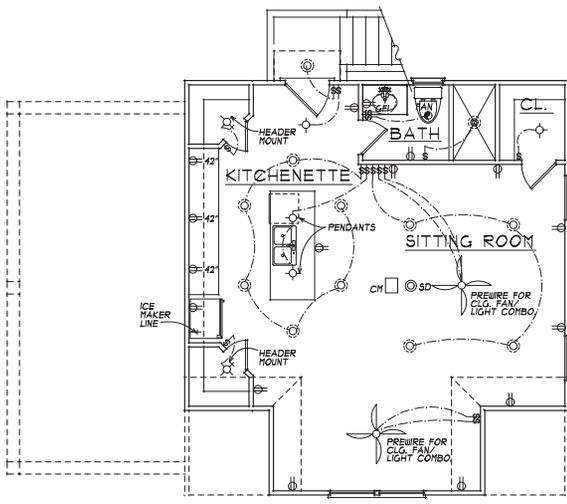
4 PEDIMENT SECTION
SCALE: 1/2" = 1'-0"

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 1) Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
 2) Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the project is to be constructed.
 3) Plans shall be reviewed with engineering expert local inspectors actual site conditions.
 All revisions or modifications to the plans must be reviewed and approved by OAH Design Group, LLC prior to proceeding on project.
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ELECTRICAL KEY	
	FAN EXHAUST FAN
	GROUND FAULT INTERRUPTER OUTLET
	SMOKE DETECTOR
	SPRINKLER HEAD
	CARBON MONOXIDE ALARM

1 UPPER LEVEL ELECTRICAL PLAN
 E2 SCALE: 1/4" = 1'-0"

REVISIONS					
DATE					

PROJECT
HUNTER RESIDENCE
 1140 SPRINGDALE ROAD NE
 ATLANTA, GEORGIA

DATE	2-9-26
PROJECT NUMBER	2023.54
DRAWN BY	DCO
TUBE	

*** RELEASED FOR CONSTRUCTION**

SHEET	OF
E2	2

DESIGN CRITERIA NOTES

- GOVERNING BUILDING CODE: 2024 INTERNATIONAL RESIDENTIAL CODE w/ ALL AMENDMENTS. ANY STANDARD REQUIREMENTS NOT LISTED IN THE REFERENCED STANDARDS CHAPTERS OF THE BUILDING CODE. ANY STANDARD NOT LISTED IN THE REFERENCED STANDARDS CHAPTERS IS TO BE THE LATEST EDITION.
- WIND LOADS:
 - 2.1 BASIC WIND SPEED - 3 SECOND GUST $V_w = 105$ MPH
 - 2.2 EXPOSURE FACTOR $E = 0$
 - 2.3 WIND DIRECTION CATEGORY - 2
 - 2.4 WIND PRESSURE FOR COMPONENTS & CLADDING * $C_{pe} = 0.8$
 - 2.5 ROOF AREA $C_{pi} = -0.8$
 - 2.6 WALL AREA $C_{pi} = -0.8$
- SHOW GRAVITY LOAD, P_{dead} IS 14 PSF
- REFER TO PLANS FOR COMPONENTS & LOADS AT EACH LEVEL.
- DESIGN WIND PRESSURES FOR DESIGN & ANALYSIS REPRESENT WIND CASE OUTER ZONES. DESIGN PRESSURES USED BY MANUFACTURERS MAY BE REDUCED PROVIDED THE COMPONENT OR CLADDING IS LOCATED WITHIN AN INNER ZONE DESIGNATED TO RESIST THE CORRESPONDING INNER ZONE PRESSURE & APPLICABLE ADJUSTMENT FACTORS LISTED IN THE GOVERNING BUILDING CODE OR AS 7-2.

GENERAL STRUCTURE NOTES

- THE ARCHITECTURAL LAYOUT AND BUILDING PLACEMENT ON THE LOT IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. RECORD OR ANY KOBLASZ & KENNISON ENGINEERING PROFESSIONAL, INC. (CKKI) REFERENCE TO AS THE ENGINEER. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS OF OTHER DISCIPLINES. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
- THE STRUCTURAL DRAWINGS SHALL BE IN CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER DISCIPLINES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES, SUCH AS, BUT NOT LIMITED TO, SERVICES, CONCRETE, REINFORCING, HANGERS, ANCHORS, ANCHORS, BOLTS AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL SAFETY REGULATIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON CONCRETE OR IRON WORK PREPARATION AND PROTECTION.
- THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STEEL WORK AND CONCRETE REINFORCING IS COMPLETE. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TIMBERING, SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES, AND SEQUENCES OF THE PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHEN CONDITIONS ARE NOT SPECIFICALLY SHOWN, THE CONTRACTOR SHALL CONSULT THE DESIGN AND GENERAL CONFERENCE WITH THE ENGINEER.
- ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD BOLTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.
- LOADING APPLIED TO THE STRUCTURE DURING THE PERIOD OF CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS INDICATED ON THE PLANS. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND ALL STRUCTURAL BRACING IS IN PLACE.
- IN ACCORDANCE WITH THE APPLICABLE CODE, SPECIAL INSPECTIONS MAY BE REQUIRED. THE OWNER OR CONTRACTOR SHALL HIRE THE SPECIAL INSPECTOR TO PERFORM ALL REQUIRED SPECIAL INSPECTIONS.
- SHOW DIMENSIONS AND OTHER ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR SUBMITTED TO THE ENGINEER. THE ENGINEER REVIEW SHALL BE FOR CONFORMANCE WITH THE DESIGN GENERAL AND GENERAL CONFERENCE WITH THE ENGINEER. CONTRACT DOCUMENTS. THE ENGINEER REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, VERIFY AND CORRECT THE SHOP DRAWINGS PRIOR TO SUBMITTING. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND DIMENSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY RELATE TO MEMBER SIZES, DETAILS, DIMENSIONS, ETC. THE ENGINEER SHALL BE PROVIDED SHOP DRAWINGS INCLUDING NO LESS THAN 10 COPIES FROM WHICH THE ENGINEER TO COMPLETE EACH SHOP DRAWING REVIEW.

- ALL DELAGATED DESIGN OR DESIGN BY OTHERS IS TO BE REDESIGNED AND SPECIFIED BY A REGISTERED ENGINEER OR ARCHITECT. WHEREAS IS APPLICABLE TO THE DESIGN, IN THE STATE THE PROJECT IS TO BE BUILT AND IF INCLUDED IN THE CONTRACT, SUBMITTED FOR APPROVAL. THE ENGINEER CLAIMS NO RESPONSIBILITY FOR DELAGATED DESIGN OR DESIGN BY OTHERS IF THE DESIGN AND CALCULATIONS, IF APPLICABLE, WERE NOT SUBMITTED TO THE ENGINEER FOR APPROVAL.
- THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN TO PREVENT WATER INTRUSION. THE CONTRACTOR SHALL PROVIDE ANCHORS AND PROPER FLASHING WHEREVER REQUIRED AGAINST WATER INTRUSION AND FOLLOW THE DRAWINGS AND SPECIFICATIONS OF OTHER TRADES AS IT PERTAINS TO WATERPROOFING.
- THE DESIGN HEREIN BELONGS TO THE ENGINEER. A LICENSEE TO CONSTRUCT THIS BUILDING FROM THESE PLANS AT A SINGLE SITE IS GRANTED TO THE CONTRACTOR CLIENT. LICENSEE IS NON-TRANSFERABLE. ANY BREACH OF THIS LICENSE SHALL ENTITLE THE ENGINEER TO PURSUE ANY AND ALL REMEDIES, AT LAW OR EQUITY, INCLUDING WITHOUT LIMITATION, INJUNCTIVE RELIEF TO PREVENT OR CLARENCE SUCH BREACH.
- IF THE RESPONSIBILITY OF A FURNISHER OF PLANS IS TO ENQUIRE THE FOLLOWING BEFORE CONSTRUCTION:
 - 1.1 CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - 1.2 CONTRACTOR MUST VERIFY CHANGES WITH ALL LOCAL BUILDING CODES IN THE AREA THE PROJECT IS TO BE BUILT.
 - 1.3 ENGINEERING CONSULTANTS MUST INCORPORATE ACTUAL SITE CONDITIONS.
 - 1.4 ANY MODIFICATIONS TO THESE DOCUMENTS MUST BE MADE BY THE ENGINEER.
 - 1.5 PLANS INDICATE LOCATION ONLY. SITE CONDITIONS MUST BE VERIFY BY OTHERS AND ACTUAL SITE CONDITIONS MUST BE INCORPORATED INTO ENGINEERING ASPECTS.

CONCRETE FOUNDATION NOTES

- ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM, NATURAL SOIL OR ENGINEERED SOIL CAPABLE OF SUPPORTING A MINIMUM DESIGN BEARING PRESSURE OF 2,000 PSF.
- ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER (TESTING AGENCIES PRIOR TO POURING FOUNDATION CONCRETE. THE CONTRACTOR SHALL ENGAGE THE GEOTECHNICAL ENGINEER, FOOTING INSPECTION BY KOBLASZ & KENNISON ENGINEERING PROFESSIONAL, INC. DOES NOT REPLACE THE NEED FOR A GEOTECHNICAL ENGINEER.
- CONTRACTOR TO PROVIDE TEMPORARY SHORING TO BRACE FOUNDATION WALLS PRIOR TO BACK FILLING OR FLOOR SYSTEM SHALL BE INSTALLED PRIOR TO BACK FILLING TO BRACE TOP WALL. (REFER NOTES OTHERWISE U.N.O.)
- PROK TO CONVENING WORK FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES AND COORDINATED W/ THE ENGINEER.
- PROVIDE PROPER AND ADEQUATE DRAINAGE BEHIND ANY TYPE OF RETAINING ANCHOR BASEMENT WALLS AS THE CONTRACTOR REQUIRE IN THE FIELD.
- ALL BOTTOM OF ALL FOOTINGS AND FOUNDATIONS SHALL BE PLACED BELOW THE FROST DEPTH OF THE GEOGRAPHIC AREA OF THE PROJECT.
- IN THE PRESENCE OF THE GROUND WATER TABLE ABOVE ANY FOOTING OR FOUNDATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR POTENTIAL DESIGN CHANGES.
- ALL STEEL EXPOSED TO WATER, MOISTURE, AND/OR CORROSION SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.
- THE FOLLOWING PROPERTIES ARE USED IN THE DESIGN OF WALLS, SLABS, AND ANY OTHER MEMBERS RETAINING SOIL AND MUST BE REFERRED TO IN ALL CALCULATIONS:
 - 1. SOIL SPECIFIC WEIGHT (SOIL DENSITY) COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY BASED ON ASTM D1557 (15)
 - 2. INTERNAL FRICTION ANGLE, $\phi = 30^\circ$
 - 3. COEFFICIENT OF PERFORATION, $K = 25$
 - 3.2 ACTIVE SOIL PRESSURE PER FT², $P_a = 36.7$ PSF
 - 3.4 PASSIVE SOIL PRESSURE, $P_p = 330$ PSF

PREPARED WOOD JOIST NOTES

- PREPARED WOOD JOISTS SHALL BE DESIGNED AND FURNISHED IN ACCORDANCE WITH A CURRENT CODE-ACCEPTED EVALUATION REPORT. STRUCTURAL CAPACITIES AND DESIGN PROVISIONS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM 909-05.
- WOOD JOISTS SHALL NOT BE CUT, NOTCHED, COPIED, DRILLED, NOR OTHERWISE ALTERED IN ANY WAY UNLESS SPECIFICALLY CONSULTED IN ACCORDANCE WITH THE MANUFACTURERS' REQUIREMENTS. DO NOT DRILL THROUGH FLANGES.
- WOOD JOISTS SHALL BE PREPARED BY A CODE-ACCEPTED FABRICATOR WITH A MINIMUM OF FIVE (5) YEARS EXPERIENCE PRODUCING PREPARED WOOD JOISTS. QUALITY CONTROL SHALL BE ALOTTED BY AN AGENCY ACCEPTED BY THE BUILDING OFFICIALS A CODE ADMINISTRATION, INC.
- WOOD JOISTS SHALL BE STROUNG IN BUNDLES IN AN UPRIGHT POSITION AND AWAY FROM GROUND CONTACT. DAMAGE TO JOISTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE JOIST SUPPLIER. FIELD REPAIR OR MODIFICATION OF JOISTS MUST NOT BE MADE WITHOUT THE WRITTEN APPROVAL BY THE SUPPLIER. EXCEPT FOR TRIMMING TO CORRECT LENGTH.
- WOOD JOISTS SHALL BE CAREFULLY HANDLED TO PREVENT DAMAGE AND DISTORTION. EACH JOIST SHALL BE ANCHORED AND BRACED AS IT IS ERECTED USING BRACING FRAMES AND ANCHORAGE INDICATED AND PER THE SUPPLIER'S REQUIREMENTS. DIRECTOR SHALL PROVIDE SUPPLEMENTAL LATERAL BRACING FOR THE TOP FLANGE UNTIL BRACING IS PROPERLY MAINTAINED.
- MULTI-PLY JOISTS SHALL BE ATTACHED TOGETHER FOR THE MANUFACTURERS' MINIMUM REQUIREMENTS, U.N.O.

JOIST ORIENTATION NOTES



CAST-IN-PLACE CONCRETE NOTES

- CONCRETE MIXES AND CONCRETE WORK SHALL CONFORM TO ACI 301, USING PORTLAND CEMENT, AGGREGATES AND ADJUVANTS CONFORMING TO ASTM REQUIREMENTS. CONCRETE SHALL BE REPAIRED IN ACCORDANCE WITH ASTM REQUIREMENTS.
- CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH AND WATER/CEMENT RATIO REQUIREMENTS:

CONCRETE MEMBER	MIN. FC (28 DAYS)	MAX. W/C RATIO
ELEVATED SLAB	4,000 PSI	0.46
SLAB ON GROUND	3,500 PSI	0.50
FOOTINGS & WALLS	3,000 PSI	0.50
CONCRETE NOT NOTED	3,000 PSI	0.50
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM REQUIREMENTS GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM REQUIREMENTS AND ALL WELDED REBAR SHALL BE WELDABLE REBAR. EPOXY COATED REINFORCING STEEL SHALL CONFORM TO ASTM REQUIREMENTS.
- ALL WELDED WIRE FABRIC (W/W) SHALL CONFORM TO ASTM REQUIREMENTS.
- ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE, U.N.O.
- REINFORCING STEEL, INCLUDING HOOPS AND BENDS, SHALL BE DETAILD IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL LAP SPICES SHALL BE CLASS B, U.N.O.
- MINIMUM CONCRETE COVER SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318.
- BAR SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO MAINTAIN MINIMUM SUPPORT AND HOLDING SPACES FOR CONCRETE. BAR SUPPORTS SHALL BE PLASTIC TYPED OR SPANNS STIFF.
- PROTECTIVE COATINGS DAMAGED DURING THE TRANSPORTING, ERECTING, AND FIELD WELDING PROCESSES SHALL BE REPAIRED IN THE FIELD TO MATCH THE SHOP APPLIED COATING.
- ALL BEAM COPES SHALL BE MADE TO MINIMAL C/OT DIMENSIONS - 2" CLEAR DIMENSION FOR NON-CORRODED SURFACES IS PERMISSIBLE. ALL REINFORCING CORNERS SHALL HAVE A MINIMUM #4 BOWLS.
- ALL JOIST SHALL BE SHAPED/BRACE-TYPE BOLTS AND "SPLIT-TONG" TIE.
- FOR ALL BOLTS & DIAMETER AND WELDS SHALL BE STANDARD HOLE # LARGER THAN BOLT DIAMETER. ALL BOLT SIZES SHALL BE DRILLED, FINISHED, OR TIGHTENED OFF BY MECHANICALLY GLOVED EQUIPMENT. THERMALLY CUT HOLES SHALL HAVE A SURFACE ROUGHNESS NOT EXCEEDING 100 MICROMETERS.
- WASHERS, WHEN REQUIRED, SHALL BE ASTM F1554, U.N.O. AND SHALL MATCH BOLT FINISH. FOR SPLIT-TONG JOISTS, WASHERS ARE ONLY REQUIRED IN THE FOLLOWING CONDITIONS: WHEN THE OUTER FACE OF THE JOIST HAS A SLURF OR IS GREATER THAN 2" AS REFERRED TO A FLANGE HOLE, TO BOLT ANCHOR, AN ANCHOR PLATE OR WINDUP BRACE IS USED, WHEN A SLOTTED HOLE OCCURS IN THE OUTER FLANGE OR AN ANCHOR PLATE WASHER SHALL BE USED AS REQUIRED TO COMPLETE THE HOLE.
- WHERE STEEL BEAMS ARE FULLY AND SUPPORT JOISTS ON HANGERS, PACK OUT THE WEB w/ SHIP OR SHIP OR WELDED PLATES CUT FIT TIGHT BETWEEN HANGERS AND SECURE #4 DIAMETER ANCHOR BOLTS @ 16" O.C. MAX. BRACE THE EDGE OF THE WELDER PLATES ARE TO BE FLUSH W/ THE EDGE OF THE FLANGE.

WOOD FRAMING NOTES

- ALL 2x4, 2x6, 2x8 WOOD FRAMING SHALL BE SPP #2. ALL 2x10, 2x12 FRAMING SHALL BE SPP #2, U.N.O.
- ALL 4x, 6x, 8x, 10x, 12x WOOD FRAMING SHALL BE SPP #2 OR #2, U.N.O.
- ALL INTERIOR FRAMING SHALL BE SURFACE DRESSED OR KILN DRIED AND INSTALLED AT 1/8" MAXIMUM MOISTURE CONTENT.
- ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS, UNLESS NOTED OTHERWISE (U.N.O.). WHERE SPECIFIED, PRESURE-TREATMENT SHALL BE "PENTACRYL" OR "MICON" TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BURIED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 4% METAL-COPPER IN THE APPLICABLE AREA.
- ALL PRE-FABRICATED STRUCTURAL COMPONENTS (WALLS) SHALL BE MANUFACTURED BY BOCK CASABEC OR AN APPROVED EQUAL. DRILLED HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS, U.N.O.
- ALL 1x6, 1x8, 1x10, 1x12, 1x14, 1x16, 1x18, 1x20, 1x22, 1x24, 1x26, 1x28, 1x30, 1x32, 1x34, 1x36, 1x38, 1x40, 1x42, 1x44, 1x46, 1x48, 1x50, 1x52, 1x54, 1x56, 1x58, 1x60, 1x62, 1x64, 1x66, 1x68, 1x70, 1x72, 1x74, 1x76, 1x78, 1x80, 1x82, 1x84, 1x86, 1x88, 1x90, 1x92, 1x94, 1x96, 1x98, 1x100, 1x102, 1x104, 1x106, 1x108, 1x110, 1x112, 1x114, 1x116, 1x118, 1x120, 1x122, 1x124, 1x126, 1x128, 1x130, 1x132, 1x134, 1x136, 1x138, 1x140, 1x142, 1x144, 1x146, 1x148, 1x150, 1x152, 1x154, 1x156, 1x158, 1x160, 1x162, 1x164, 1x166, 1x168, 1x170, 1x172, 1x174, 1x176, 1x178, 1x180, 1x182, 1x184, 1x186, 1x188, 1x190, 1x192, 1x194, 1x196, 1x198, 1x200, 1x202, 1x204, 1x206, 1x208, 1x210, 1x212, 1x214, 1x216, 1x218, 1x220, 1x222, 1x224, 1x226, 1x228, 1x230, 1x232, 1x234, 1x236, 1x238, 1x240, 1x242, 1x244, 1x246, 1x248, 1x250, 1x252, 1x254, 1x256, 1x258, 1x260, 1x262, 1x264, 1x266, 1x268, 1x270, 1x272, 1x274, 1x276, 1x278, 1x280, 1x282, 1x284, 1x286, 1x288, 1x290, 1x292, 1x294, 1x296, 1x298, 1x300, 1x302, 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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

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HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS

02/07/2025 STRUCTURAL DESIGN BINDER

PROJECT NUMBER 2962

DESIGNED BY: WILLIAM ENAL
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CHECKED BY: LUKE KENNISON

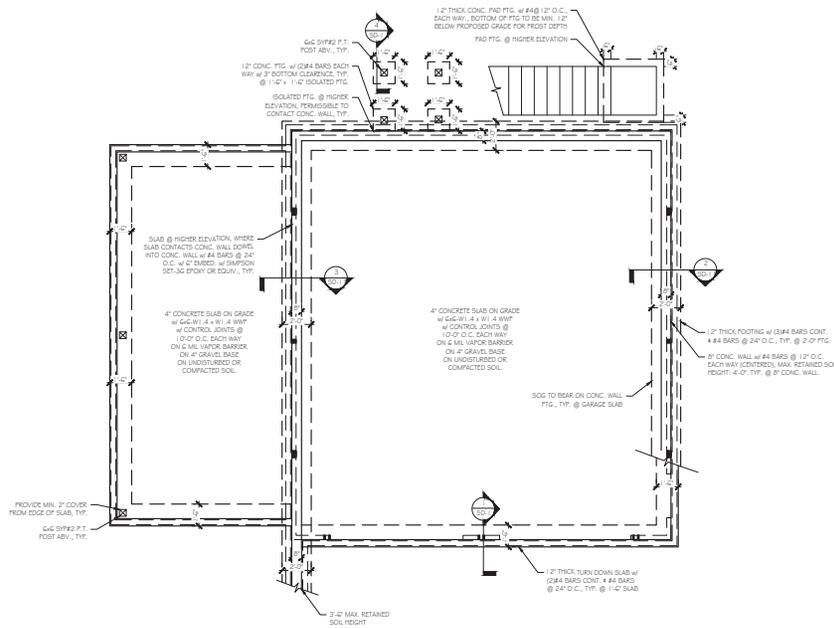
STAMP



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.
- SOLE/SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 2" 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, SPACING REQUIREMENTS, AND CONCRETE STRENGTH.

1 FOUNDATION PLAN
5-1 SCALE: 1/4" = 1'-0"

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HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:

10/07/2018 STRUCTURAL DESIGN BOARD

PROJECT NUMBER: 2962

DESIGNED BY: WILLIAM KOBALZ
0901063001@TKT1
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CHECKED BY: LUKE KENNISON

SHEET



2ND LEVEL FRAMING PLAN

S-2

RELEASED FOR CONSTRUCTION

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

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

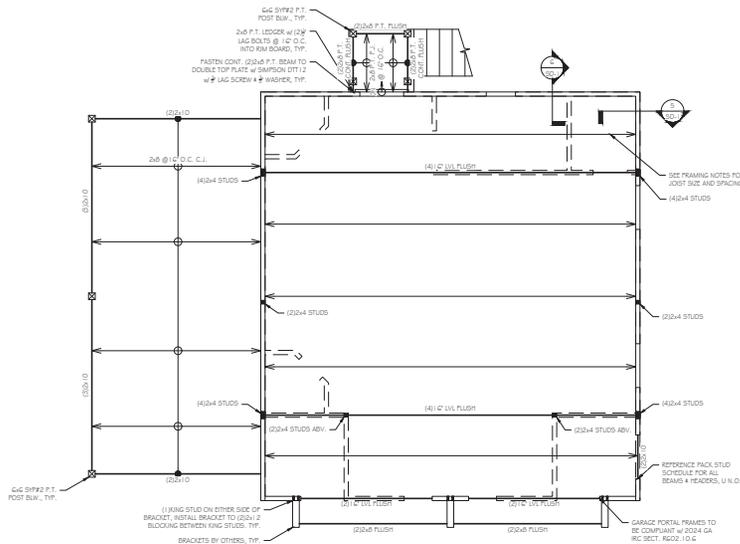
2ND LEVEL CEILING DESIGN LOADS	
20 PSF	LIVE LOAD
10 PSF	DEAD LOAD

1ST LEVEL PACKED STUD SCHEDULE *	
NUMBER OF PILES IN BEAM	NUMBER OF STUDS ON EACH END
(2) 2" x 4" BEAM	(2) 2" x 4"
(2) 2" x 4" BEAM	(2) 2" x 4"
(2) 2" x 4" BEAM	(2) 2" x 4"

1ST LEVEL JACK STUD SCHEDULE *	
HEADER SPAN	NUMBER OF JACK STUDS ON EACH END
≤ 2'-0"	(1) 2" x 4" JACK
> 2'-0"	(2) 2" x 4" JACKS

1ST LEVEL KING STUD SCHEDULE *		
RT. OR EXT. WALL	HEADER SPAN	NUMBER OF KING STUDS ON EACH END
INTERIOR	ANY	(1) 2" x 4" KING
EXTERIOR	< 8'-0"	(1) 2" x 4" KING
EXTERIOR	8'-0" ≤ 12'-0"	(2) 2" x 4" KINGS
EXTERIOR	12'-0" < 24'-0"	(3) 2" x 4" KINGS

* SCHEDULE APPLIED ONLY WHEN COLUMN IS NOT SPECIFIED OR PLUMB



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

- 1ST LEVEL WALL (BELOW 2ND FLOOR) FRAMING NOTES:**
- STUD WALLS TO BE 2x4 @ 12" O.C. w/ 12" MINIMUM 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/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES. HORIZONTAL BREATHING JOISTS SHALL NOT OCCUR AT THE FLOOR LINE. NOR SHALL VERTICAL OR HORIZONTAL JOISTS 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 1x4 @ 16" O.C., U.N.O.
 - FLOOR DECKING TO BE APA RATED 24" x 48" x 1/2" CDG ADHERED PER JOIST MANUFACTURER TO DESIRED COMPOSITE ACTION & ATTACHED w/ 10d NAILS @ 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 FLY ATTACHMENT.

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HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:

15/07/2018 STRUCTURAL DESIGN SHEET

PROJECT NUMBER: 25662

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CHECKED BY: LUKE KENNISON

SEAL



CEILING LEVEL FRAMING PLAN

S-3

RELEASED FOR CONSTRUCTION

CEILING FRAMING LEGEND	
2ND LEVEL WALLS	[Symbol]
1ST LEVEL WALLS (EXCLUDE FOOTING & JOIST CLAY)	[Symbol]
HEADERS OR BEAMS	[Symbol]
BEAMS BELOW	[Symbol]
JOISTS	[Symbol]
ROOF BRACING	[Symbol]
COLUMNS BELOW	[Symbol]

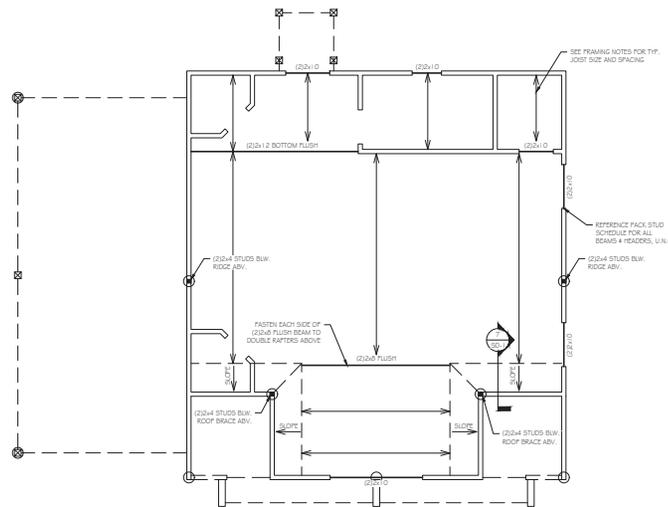
CEILING DESIGN LOADS	
20 PSF	STORAGE LIVE LOAD
10 PSF	NON-STORAGE LIVE LOAD (UNINHABITABLE ATTICS OF UP TO 3'-6" HEIGHT)
10 PSF	STORAGE DEAD LOAD
5 PSF	NON-STORAGE DEAD LOAD (UNINHABITABLE ATTICS OF UP TO 3'-6" HEIGHT)

2ND LEVEL PACKED STUD SCHEDULE *	
APPLICABLE TO CEILING SUPPORTING BEAMS IN (1) & (2)	
NUMBER OF STUDS IN BEAM	NUMBER OF STUDS ON EACH END
EMPTY BEAM	(2)2x
EMPTY BEAM	(2)2x
EMPTY BEAM	(4)2x

2ND LEVEL JACK STUD SCHEDULE *	
APPLICABLE TO BEAMS IN (1) & (2)	
HEADER SPAN	NUMBER OF JACK STUDS ON EACH END
≤ 4'-0"	(1)2x JACK
> 4'-0"	(2)2x JACKS

2ND LEVEL KING STUD SCHEDULE *		
APPLICABLE TO BEAMS IN (1) & (2)		
HT. OF EXT. WALL	HEADER SPAN	NUMBER OF KING STUDS ON EACH END
INTERIOR	ANY	(1)2x KING
EXTERIOR	≤ 8'-0"	(1)2x KING
EXTERIOR	8'-0" ≤ 12'-0"	(2)2x KINGS
EXTERIOR	12'-0" ≤ 24'-0"	(3)2x KINGS

* SCHEDULE APPLIES ONLY WHEN COLUMNS NOT SPECIFIED ON PLAN



2ND LEVEL WALL (BELOW CEILING) FRAMING NOTES:

1. STUD WALLS TO BE 2x4 OR @ 1'-0" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT. U.N.D.
2. INTERIOR LOAD BEARING WALLS SHALL HAVE BLOCKING BETWEEN STUDS. DISTANCE BETWEEN BLOCKING PANELS AND BOTTOM/TOP PLATES SHALL NOT EXCEED 9'-0" O.C.
3. EXTERIOR WALLS TO BE FULLY SHEATHED w/ 4# APA RATED SHEATHING ATTACHED w/ 12x WALL @ 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 1/2" AND PROVIDE A MINIMUM OF 1/2" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

CEILING FRAMING NOTES:

4. ALL CEILING JOISTS TO BE 2x8 @ 12" O.C. U.N.D.
5. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 2'-0" O.C. IN 1ST BAY TO BRACE WALL.

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

1 CEILING LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

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HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:
10/07/2024 STRUCTURAL DESIGN BIDDING

PROJECT NUMBER: 2562

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STAMP



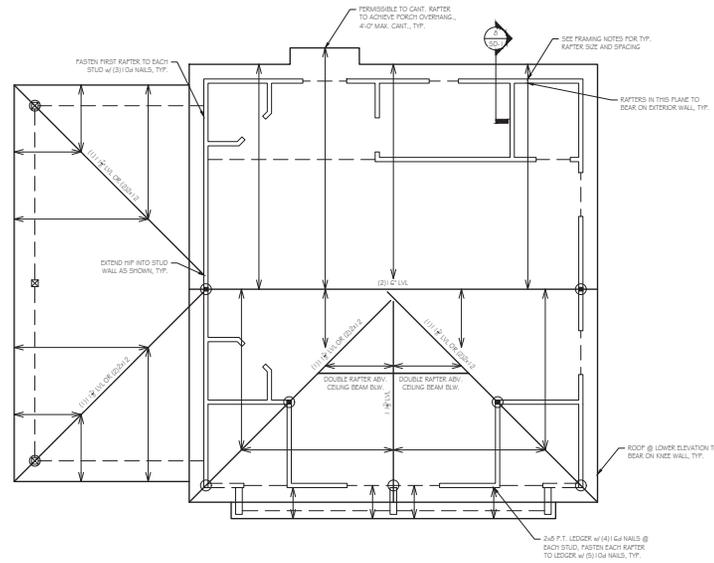
ROOF FRAMING PLAN

S-4

RELEASED FOR CONSTRUCTION

ROOF FRAMING LEGEND	
ROOF FRAMING	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE PORTION OF 2ND LEVEL)	
HEADERS OR BEAMS	
BEAMS BELOW	
RAFTERS	
ROOF BRACING	

ROOF DESIGN LOADS	
20 PSF	U/G LOAD (S.F. #1001) (100)
1/2 PSF	U/G LOAD (S.F. #1002) (50)
1/2 PSF	W/P LOAD (S.F. #1003) (50)
1/0 PSF	DEAD LOAD



- ROOF FRAMING NOTES:**
- ALL RAFTERS TO BE 2x8 @ 16" O.C. U.N.O.
 - ALL HIP, VALLEY & RIDGE BOARDS TO BE 1x12x12, U.N.O.
 - ROOF CEILING TO BE #1 A/F RATED SHEATHING ATTACHED W/ 1" O/N NAILS @ 2" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
 - CONNECT CEILING JOISTS TO RAFTERS W/ A MIN. OF 3" O/N NAILS, U.N.O.
 - ONLY BRACK FURNISH & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
- SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM FLY ATTACHMENT.

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. COPYRIGHT AS PER DRAWING DATE. BUILDERS 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 THESE BEFORE BEGINNING CONSTRUCTION.

HUNTER
RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:

REVISION: STRUCTURAL DESIGN 08/2018

PROJECT NUMBER: 2842

DESIGNED BY: WILLIAM M. KENNISON
P.E. LICENSE NO. 10000

CHECKED BY: LUIS KENNISON

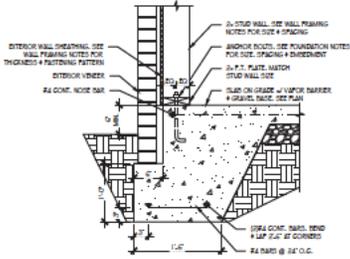
STAMP



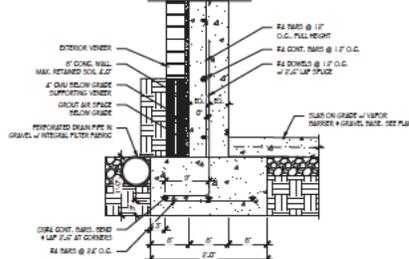
STRUCTURAL
DETAILS

SD-1

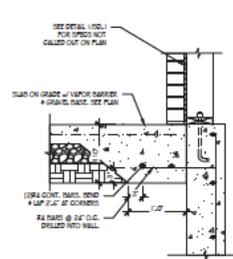
RELEASED FOR CONSTRUCTION



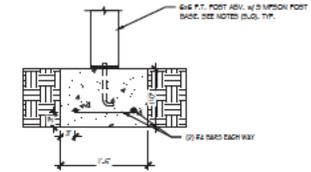
1 SECTION
SD-1 SCALE: 1" = 1'-0"



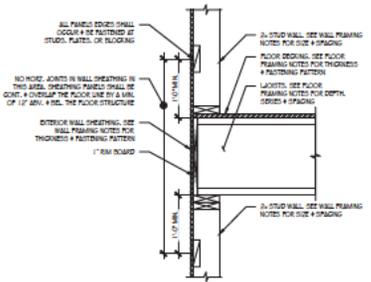
2 SECTION
SD-1 SCALE: 1" = 1'-0"



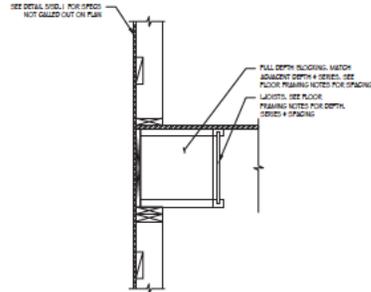
3 SECTION
SD-1 SCALE: 1" = 1'-0"



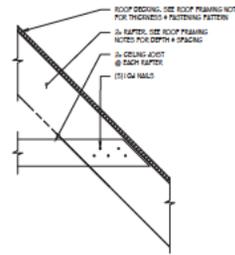
4 SECTION
SD-1 SCALE: 1" = 1'-0"



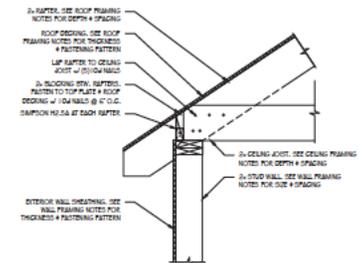
5 SECTION
SD-1 SCALE: 1" = 1'-0"



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:

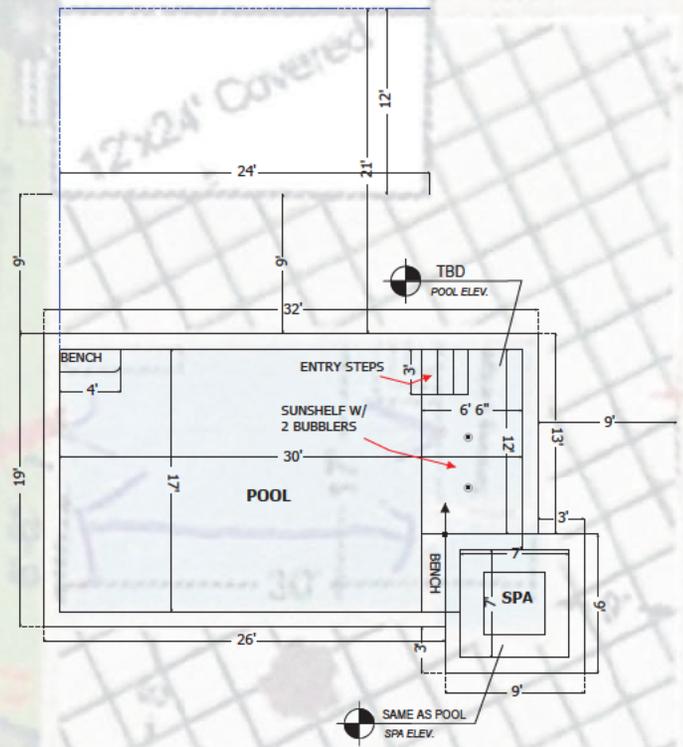
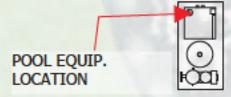
DESIGNER: Ana Fortes
 ADDRESS: 915 Ferncroft Ct
 CITY: Roswell ZIP: 30075
 CELL: 512-923-0664
 OFFICE: 770-820-1597
 FAX: 877-760-2105
 EMAIL: _____



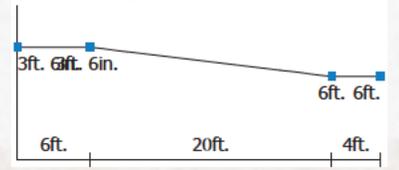
Designed Exclusively

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

DATE: 12/15/2025



Pool Depth Profile



Scale: 1/8" = 1 ft.

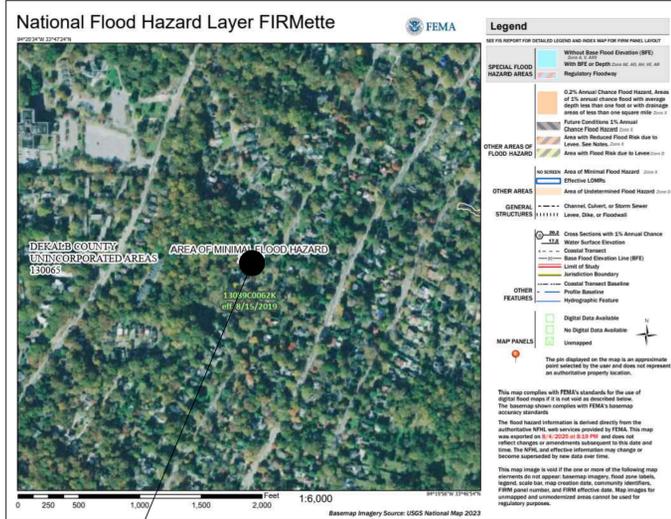
- SURVEY NOTES:**
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88)
 - ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DEKALB COUNTY, 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.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 - STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
 - LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
 - 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.
 - 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
 - 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.
 - 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.
 - 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.
 - RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 - 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.
 - 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 (OCGA) 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.
 - BOUNDARY FIELD WORK PERFORMED 07-13-2025 BY FRONTLINE SURVEYING & MAPPING, INC.
 - TOPOGRAPHIC INFORMATION IS GROUND RUN.
 - EQUIPMENT USED: ROBOTIC ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/AGPS NETWORK.
 - ANGULAR ERROR: 08 SECONDS PER ANGLE.
 - RAW FIELD PRECISION: 1:23,774.
 - ADJUSTED BY LEAST SQUARES.
 - PLAT CLOSURE: 1:241,906.
 - BOUNDARY RE-TRACEMENT SURVEY BY FRONTLINE SURVEYING & MAPPING INC. DATED 07/13/25.
 - 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 (D_{s1}). 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.

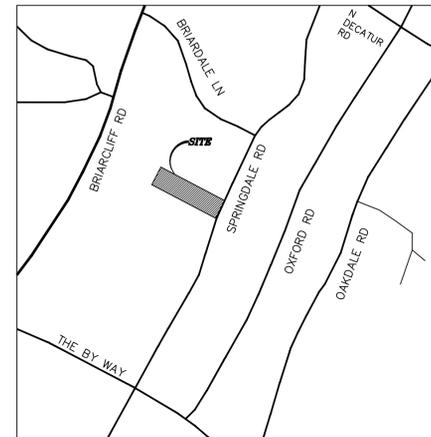
**A RESIDENTIAL SITE DEVELOPMENT PLAN FOR:
 EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
 STONECREST HOMES**

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.

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

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

NOTE: THERE ARE NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY

NOTE: 72 HOURS IS REQUIRED TO GEORGIA UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. HTTP://WWW.GEORGIA811.COM

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

TREE NOTES

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- JALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
- JALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED.
- 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 260.1, 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!

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PEAY, III
 LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 000004496
 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.

Thomas E. Peay III
 02/25/26
 DATED

SHEET NO: C 0.0
 SHEET NAME: COVER SHEET

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: SECTION - UNIT -

18TH DISTRICT
 BLOCK 11

LAND LOT 2
 LOT 16
 SUBDIVISION DRUID HILLS

PHASE -
 I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 1807) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID: 13089C0062K
 EFFECTIVE DATE: 08-15-2019 ZONE X

STONECREST HOMES

13
 12

FOR THE FIRM
 FRONTLINE SURVEYING & MAPPING, INC. LSF#0006231
 02/25/26

JOB # 86857

LEGEND:

IPF	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC	HANDI-CAP
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
OT	CRIMP TOP PIN	Z	OVERHEAD UTILITY LINE(S)
CB	REINFORCING BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	DWC	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	HW	HEAD WALL
R	RADIUS	CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CURVE	SSE	SANITARY SEWER EASEMENT
GP	POWER POLE	FT	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	PIV	POST INDICATOR VALVE
FC	SANITARY SEWER FENCE CORNER	WM	WATER METER
X-X-X-X	FENCE	CO/C/O	SANITARY SEWER CLEANOUT
AE	ACCESS EASEMENT	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
PB	POWER BOX	UE	UTILITY EASEMENT
CATV	CABLE TELEVISION FCM	PM	POWER METER
TB	TELEPHONE JUNCTION BOX	CLF	CHAIN-LINK FENCE
APP	ABANDONED POWER POLE	CTW	CROSS-TIE WALL
		HCS	HANDI-CAP SIGN

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.

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

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 BROCK PORCH	286	SQ FT
EXISTING BROCK WALL #1	32	SQ FT
EXISTING BROCK WALL #2	32	SQ FT
TOTAL EXISTING IMPERVIOUS AREA	3456	SQ FT
TOTAL LOT AREA	45762.84	SQ FT
% IMPERVIOUS AREA	7.6%	

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.

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

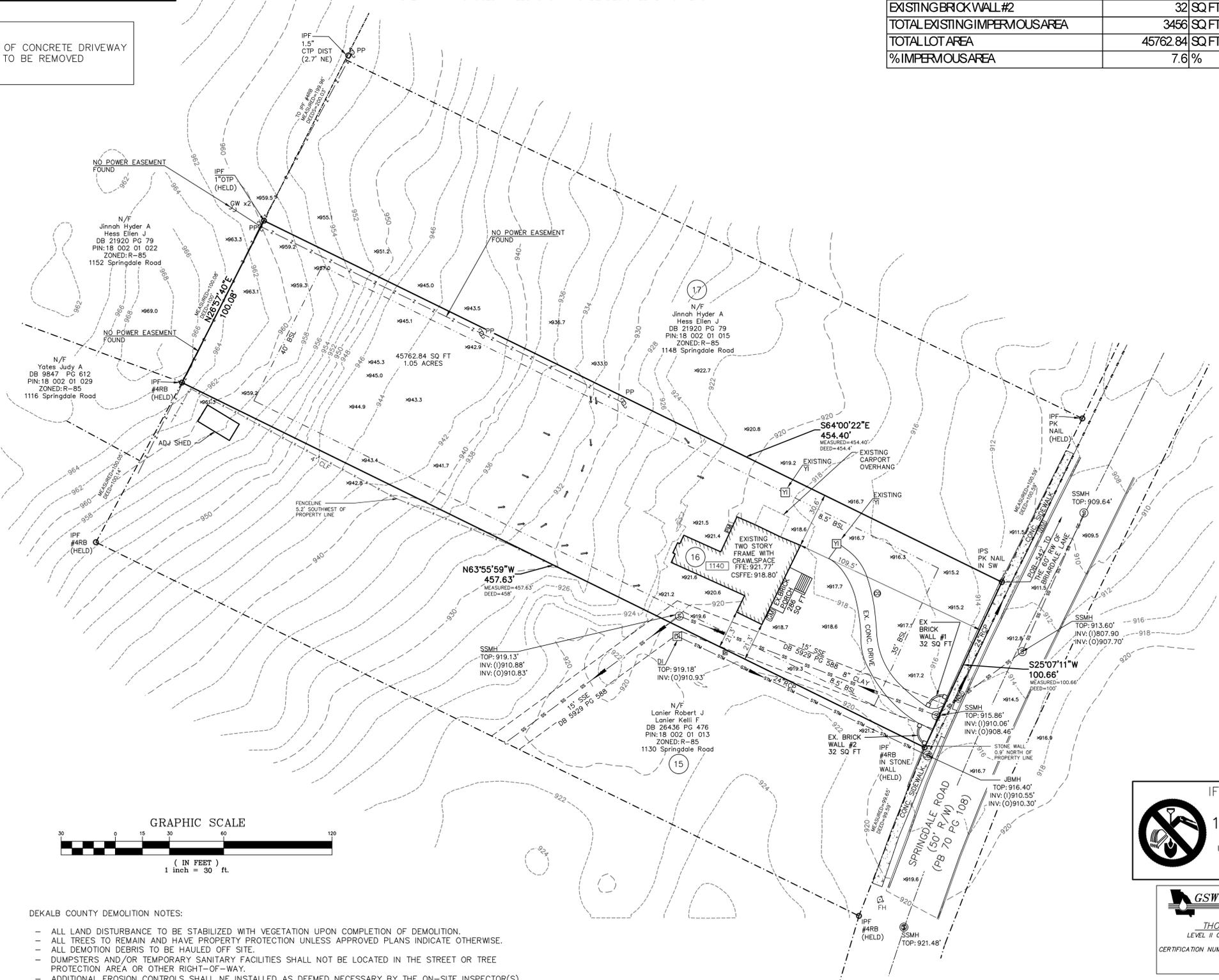
VEGETATIVE MEASURES

- 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
- W DRAINAGE FLOW ARROWS

PORTION OF CONCRETE DRIVEWAY & WALK TO BE REMOVED



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.

- 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.

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: 0002004496
EXPIRES: 08/18/2027

SHEET NAME: **EXISTING CONDITIONS**

SHEET NO: **C 0.1**

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'

REVISION

NO.	DESCRIPTION	DATE

A RESIDENTIAL SITE DEVELOPMENT PLAN FOR:

STONECREST HOMES

18TH DISTRICT

LAND LOT 2

LOT 16

SUBDIVISION DRUID HILLS

BLOCK 11

UNIT -

PHASE -

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

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

MAP ID: 130880062K

EFFECTIVE DATE: 08-15-2019 ZONE X

JOB # 86857

LEGEND:

IPF	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	Z	OVERHEAD UTILITY LINE(S)
RE-BAR	REINFORCING BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	DWCB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	HW	HEAD WALL
R	RADIUS	CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CURVE	SSE	SANITARY SEWER EASEMENT
GP	GAS VALVE	FW	FIRE HYDRANT
GM	GAS METER	DE	DRAINAGE EASEMENT
LP	LAMP POLE	WM	WATER METER
FC	FENCE CORNER	WV	WATER VALVE
X-X-X-X	FENCE	PIV	POST INDICATOR VALVE
AE	ACCESS EASEMENT	WM	WATER METER
PROP	PROPOSED	CC/O	SANITARY SEWER CLEANOUT
AC	AIR-CONDITIONER	POB	POINT OF BEGINNING
GA	GA POWER MANHOLE	POC	POINT OF COMMENCEMENT
PB	POWER BOX	NTS	NOT TO SCALE
CTV	CABLE TELEVISION FUNCTION BOX	SWCB	SINGLE WING CATCH BASIN
TB	TELEPHONE JUNCTION BOX	UE	UTILITY EASEMENT
APP	ABANDONED POWER POLE	FM	POWER METER
		CLF	CHAIN-LINK FENCE
		CTW	CROSS-TIE WALL
		HCS	HANDI-CAP SIGN

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: 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

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 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
- (D21) DISTURBED AREA STABILIZATION (WITH MULCHING)
- (D22) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- (D23) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- (D24) 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
- > DRAINAGE FLOW ARROWS

BUILDER

STONECREST HOMES
625 W. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075
24 HOUR CONTACT
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TERTIARY PERMITEE
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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.

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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 STORMS ARE SUITABLE FOR INFILTRATION OF STORMWATER MANAGEMENT STRUCTURES/DEVICES PRIOR TO INSTALLATION.

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

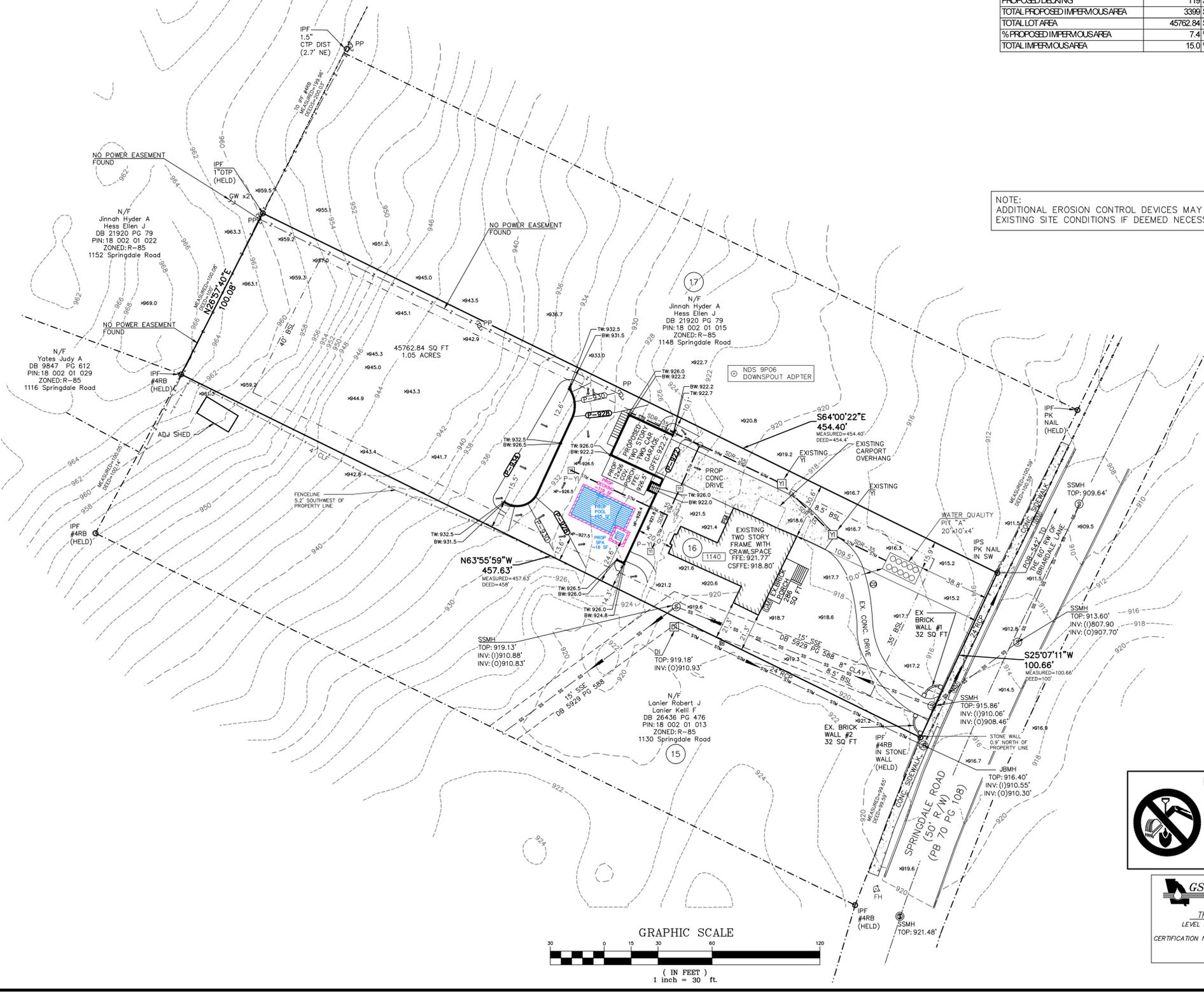
1140 SPRINGDALE RD, NE
LAND LOT 2
18th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-85
PIN: 18 002 01 014
45,763 SQ FT
1.05 ACRES
Brendan Hunter

16 6 TOTAL DISTURBED AREA= 0.40 Ac.

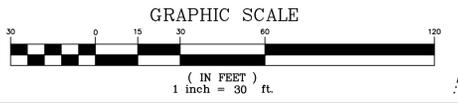
NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.

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

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



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 BRCK PORCH	286 SQ FT
EXISTING BRCK WALL #1	32 SQ FT
EXISTING BRCK 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%

SHEET NAME: **GRADING PLAN**

SHEET NO: **C 0.3**

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NO SERVICE SHALL BE PROVIDED TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY. THE SERVICE SHALL 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 DEEMED TO BE THE PROPERTY OF THE CLIENT.

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'

REVISION: _____

SECTION: _____

DISTRICT: 18TH

BLOCK: 11

LOT: 16

PHASE: _____

UNIT: _____

FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSP#0006231

JOB # **86857**

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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: 0002004496
EXPIRES: 08/18/2027



LEGEND:

IPF	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	Z	OVERHEAD UTILITY LINE(S)
RE-BAR	REINFORCING BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	DWC	CATCH BASIN
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R	RADIUS	CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CURVE	SSE	SANITARY SEWER EASEMENT
PP	POWER POLE	FT	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	PIV	POST INDICATOR VALVE
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X-X-X	FENCE	CO/C/O	SANITARY SEWER CLEANOUT
AE	ACCESS EASEMENT	POB	POINT OF BEGINNING
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AC	AIR-CONDITIONER	NTS	NOT TO SCALE
GA	GA POWER MANHOLE	SWCB	SINGLE WING CATCH BASIN
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TB	TELEPHONE JUNCTION BOX	CLF	CHAIN-LINK FENCE
APP	ABANDONED POWER POLE	CTW	CROSS-TIE WALL
		HCS	HANDI-CAP SIGN

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
 REAR:
 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

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

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.

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)
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- DI DIVERSION BERM

VEGETATIVE MEASURES

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- 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
- 7- DRAINAGE FLOW ARROWS

BUILDER

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

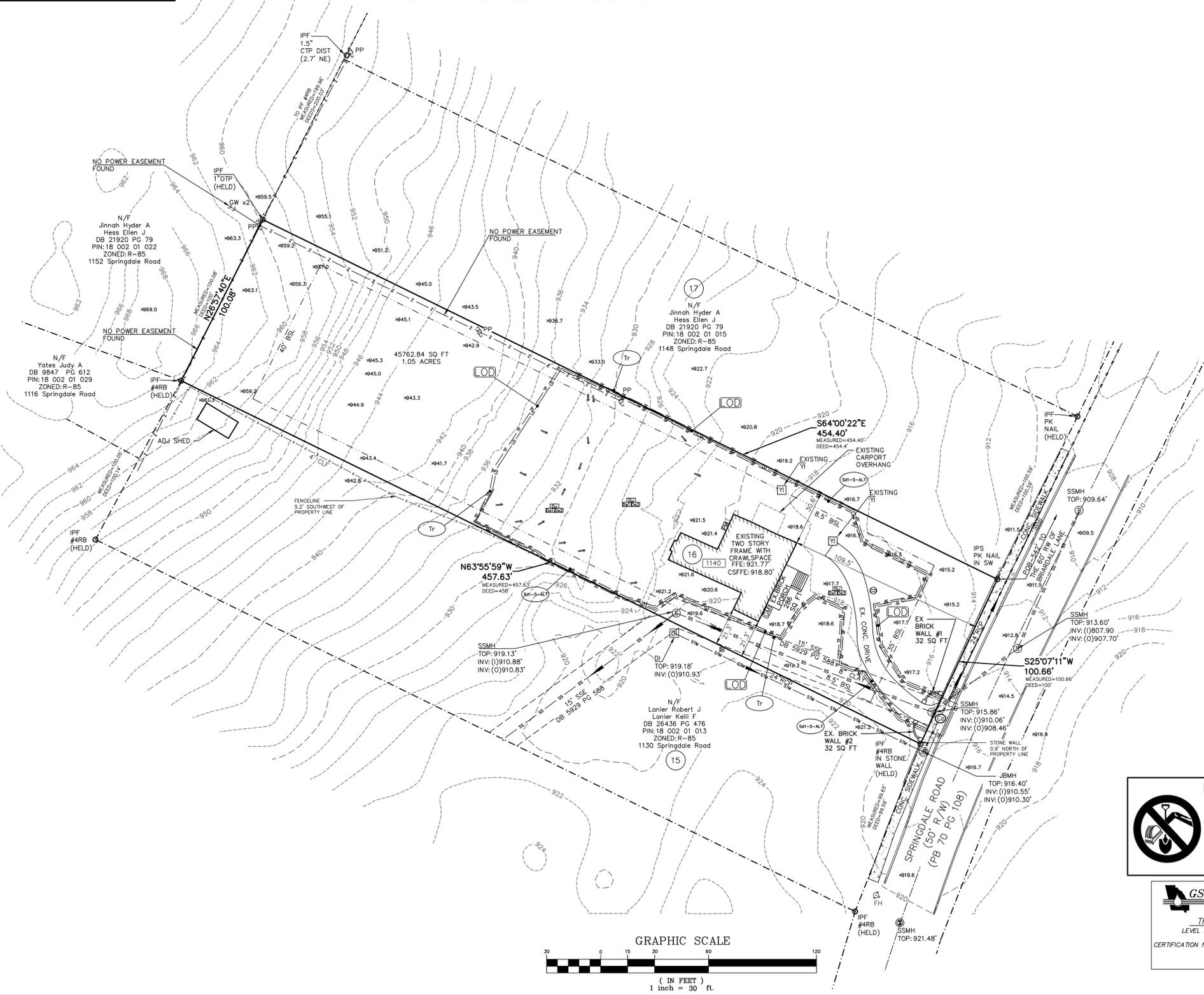
24 HOUR CONTACT

BEN LESTER
 404-391-1806

TERTIARY PERMITEE

STONECREST HOMES
 404-391-1806
 625 W. CROSSVILLE RD, SUITE 204
 ROSWELL, GA 30075
 blester@stonecresthomes.com

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 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.



SHEET NAME: **EROSION CONTROL PLAN - PHASE I**
 SHEET NO: **C 0.4**
 NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NO 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 **

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'
REVISION	SECTION
DEKALB COUNTY, GEORGIA	18TH DISTRICT
BY: DATE:	UNIT: BLOCK 11

STONECREST HOMES
 DRUID HILLS
 PHASE I
 I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 18 002 01 014) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID: 130880062K EFFECTIVE DATE: 08-15-2019 ZONE X

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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: 0002004496
 EXPIRES: 08/18/2027



FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSP#000631
 JOB # 86857

LEGEND:

IPF	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	SANITARY SEWER MAN HOLE
RE-BAR	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CRB	CAPPED RE-BAR	CB	CATCH BASIN
CL	CENTERLINE	JCB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LLL	LAND LOT LINE	HW	HEAD WALL
L	LINE	CMP	CORRUGATED METAL PIPE
R	RADIUS	CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CURVE	SSE	SANITARY SEWER EASEMENT
PP	PROPOSED POLE	FTH	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	CC/O	SANITARY SEWER CLEANOUT
X-X-X-X	FENCE	POB	POINT OF BEGINNING
AE	ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
PROP	PROPOSED	NTS	NOT TO SCALE
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
GA	GAS POWER MANHOLE	UE	UTILITY EASEMENT
PB	POWER BOX	FM	POWER METER
CTV	CABLE TELEVISION JUNCTION BOX	CLF	CHAIN-LINK FENCE
TB	TELEPHONE JUNCTION BOX	CTW	CROSS-TIE WALL
APP	ABANDONED POWER POLE	HCS	HANDI-CAP SIGN

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 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
PROPOSED PORCH	312 SQ FT
PROPOSED WALLS	162 SQ FT
PROPOSED POOL	501 SQ FT
PROPOSED DECKING	119 SQ FT
TOTAL PROPOSED IMPERVIOUS AREA	3369 SQ FT
TOTAL LOT AREA	45762.84 SQ FT
% PROPOSED IMPERVIOUS AREA	7.4%
TOTAL IMPERVIOUS AREA	15.0%

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
 - (D21) DISTURBED AREA STABILIZATION (WITH MULCHING)
 - (D22) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
 - (D23) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
 - (D24) 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
 - D- 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

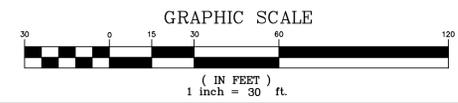
STONECREST HOMES
404-391-1806
625 W. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075
blester@stonecresthomes.com

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.



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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: 0002004496
EXPIRES: 08/18/2027

EROSION CONTROL PLAN - PHASE II

C 0.5

SHEET NAME: EROSION CONTROL PLAN - PHASE II

SHEET NO: C 0.5

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'

REVISION

NO.	DESCRIPTION	DATE

STONECREST HOMES

18TH DISTRICT

UNIT -

BLOCK 11

PHASE -

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 18 002 01 014) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

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

MAP ID: 13088062K

EFFECTIVE DATE: 08-15-2019 ZONE X

JOB # 86857

LEGEND:

IPF	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	Z	OVERHEAD UTILITY LINE(S)
RE-BAR	REINFORCING BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	DWC	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LLL	LAND LOT LINE	DI	DROP INLET
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CP	CORRUGATED METAL PIPE
CP	CURVE	CPP	CORRUGATED PLASTIC PIPE
GP	GAS VALVE	RCP	REINFORCED CONCRETE PIPE
WM	WATER METER	SSE	SANITARY SEWER EASEMENT
LP	LAMP POLE	FW	FIRE HYDRANT
FC	FENCE CORNER	DE	DRAINAGE EASEMENT
X-X-X	FENCE	WV	WATER VALVE
AE	ACCESS EASEMENT	PIV	POST INDICATOR VALVE
PROP	PROPOSED	WM	WATER METER
AC	AIR-CONDITIONER	CO/C/O	SANITARY SEWER CLEANOUT
GA	GA POWER MANHOLE	POB	POINT OF BEGINNING
UE	UTILITY EASEMENT	POC	POINT OF COMMENCEMENT
FB	POWER BOX	NOT TO SCALE	NOT TO SCALE
CATV	CABLE TELEVISION JUNCTION BOX	SWCB	SINGLE WING CATCH BASIN
TB	TELEPHONE JUNCTION BOX	UE	UTILITY EASEMENT
APP	ABANDONED POWER POLE	FM	POWER METER
		CLF	CHAIN-LINK FENCE
		CTW	CROSS-TIE WALL
		HCS	HANDI-CAP SIGN

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

REAR: 40 FT

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	3466 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%

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
- (D21) DISTURBED AREA STABILIZATION (WITH MULCHING)
- (D22) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- (D23) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- (D24) 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
- > DRAINAGE FLOW ARROWS

BUILDER

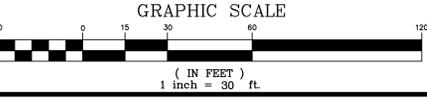
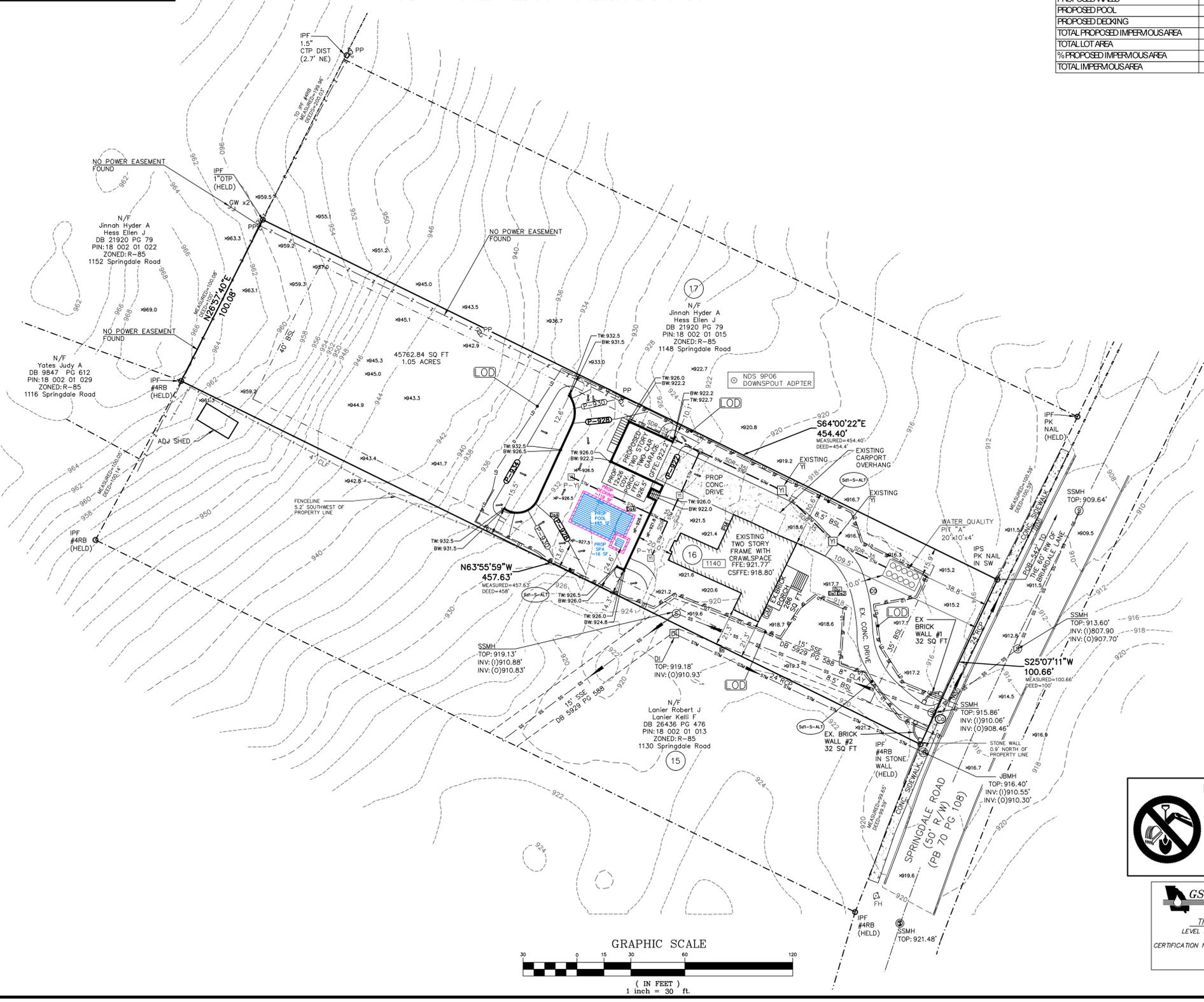
STONECREST HOMES
625 W. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075
24 HOUR CONTACT
BEN LESTER
404-391-1806
TERTIARY PERMITEE
STONECREST HOMES
625 W. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075
blester@stonecresthomes.com

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.



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GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0002004496
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 PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITY WITHOUT EXPRESS RECEPTION BY THE SURVEYOR. NAMING PERSONS, OR ENTITY WITHOUT EXPRESS RECEPTION BY THE SURVEYOR, MAKING 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) 355-9805
Fax (678) 355-9805

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

DATE OF FIELD SURVEY: 07-14-25

SCALE: 1" = 30'

REVISION

NO.	DESCRIPTION	DATE

A RESIDENTIAL SITE DEVELOPMENT PLAN FOR:

STONECREST HOMES

18TH DISTRICT

SECTION

UNIT

PHASE

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 18 002 01 014) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

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PG. 100

MAP ID: 130880062K

EFFECTIVE DATE: 08-15-2019 ZONE X

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

PROFESSIONAL
LAND SURVEYOR
EDWARD PEAY, III

NO. 3201

EXPIRES: 07/25/26

JOB # **86857**

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
	NI NOT IDENTIFIED

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

- CoS 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
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- 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

- 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
- Dr DRAINAGE FLOW ARROWS

- 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.

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)
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CONTOURS / DRAINAGE

- P-980 PROPOSED CONTOUR
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- 978 BW PROPOSED BOTTOM WALL ELEVATION
- Dr DRAINAGE FLOW ARROWS

BUILDER

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625 W. CROSSVILLE RD, SUITE 204
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24 HOUR CONTACT
BEN LESTER
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TERTIARY PERMITEE
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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: 0000004496
EXPIRES: 08/18/2027

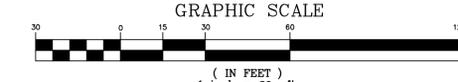
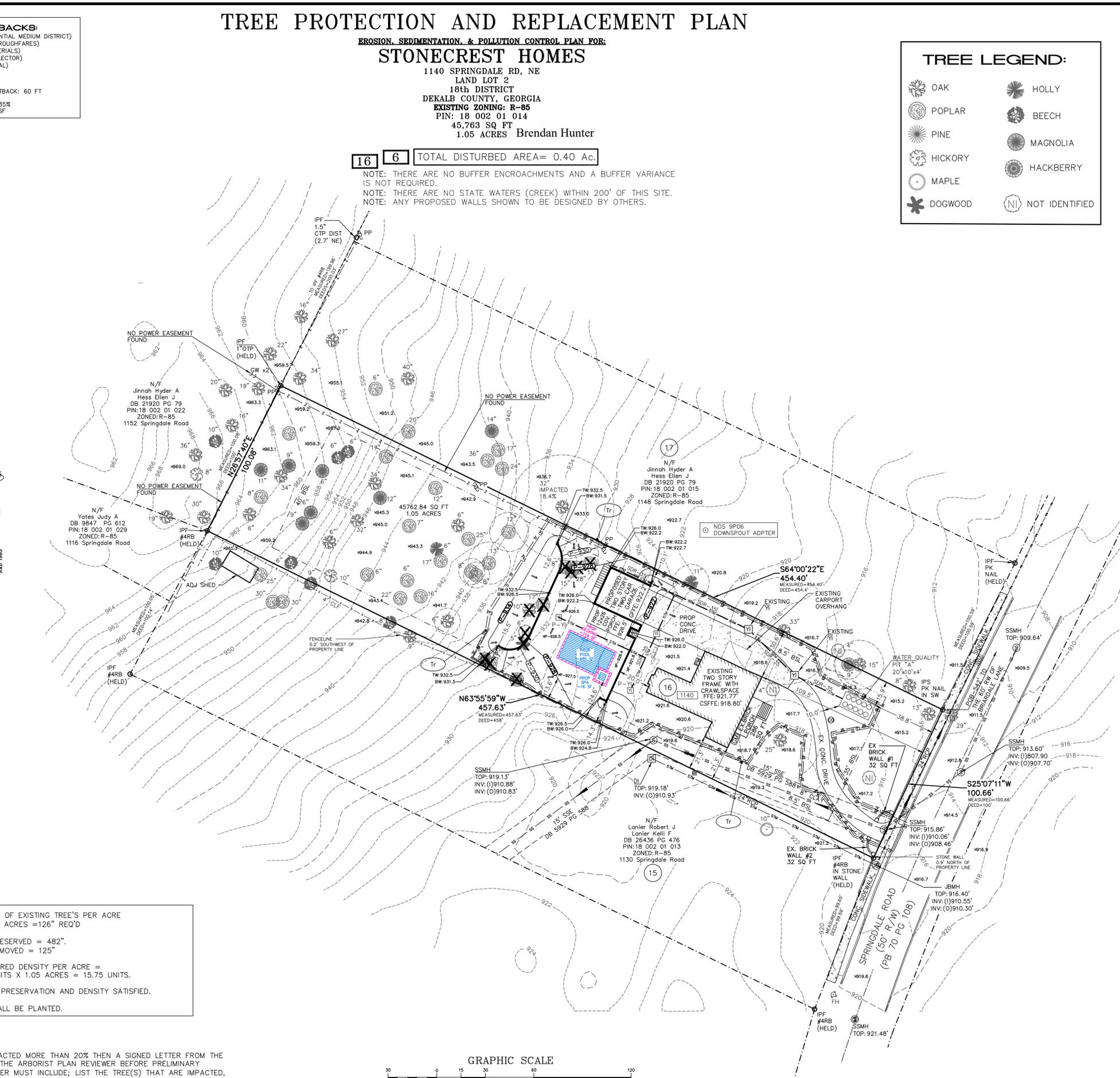
REQUIRED 120" OF EXISTING TREE'S PER ACRE
= 120" X 1.05 ACRES = 126" REQ'D

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.



SHEET NAME: TREE PROTECTION PLAN
SHEET NO: C 0.2
DATE OF FIELD SURVEY: 07-14-25
SCALE: 1" = 30'
REVISION: SECTION 18TH DISTRICT UNIT 11
BLOCK 11
PHASE 1
I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 18 002 01 014) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSF#0000631
JOB # 86857

NO U.S.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITIES WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. THE 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 DEEMED TO BE THE RESPONSIBILITY OF THE CLIENT.

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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 Plan. 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 V:
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.

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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 by 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. CROSSVILLE RD, SUITE 204
ROSWELL, GA 30075
blester@stonecresthomes.com

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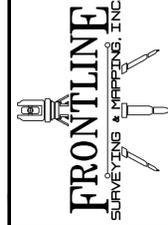
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SHEET NAME:
NDPES NOTES

SHEET NO:
C 0.3

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



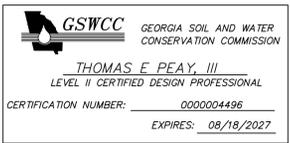
www.frontlinesurveying.com

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 SERVICE REMAINS 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 DEEMED

DATE OF FIELD SURVEY: 07-14-25	SCALE 1" = 30'	SECTION	REVISION	BY:	DATE:
		18TH DISTRICT			

LAND LOT 2	BLOCK 11	UNIT -	PHASE -
SUBDIVISION	DRUID HILLS		
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHICALLY SHOWS ONLY THE REFERENCE PARCEL (S/N 1807) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
EPD	PG -	PG -	PG -
DB 31878	PG 737		
MAP ID: 130880062K	EFFECTIVE DATE: 08-15-2019	ZONE X	

A RESIDENTIAL SITE DEVELOPMENT PLAN FOR:
STONECREST HOMES



THOMAS E. PEAY III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 000004496
EXPIRES: 08/18/2027



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

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 (Dd1, Dd2, Dd3, 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.

Table with 5 columns: MAP SYMBOL, MAP UNIT, SLOPE, EROSIABILITY, PERMEABILITY, EROSION K. Rows include PUE (FRESHWATER-TALLAPOOSA COMPLEX) and MGE (MADISON SANDY LOAM).

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 wretched 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:

- 29. DEMOLITION OF AREAS FOR CONSTRUCTION ENTRANCE/EXIT (CO), SILT FENCE, & CONCRETE WASHOUT
30. INSTALL CONSTRUCTION ENTRANCE/EXIT (Co) AS SHOWN ON PAGE 2
31. INSTALL CONCRETE WASH DOWN AS SHOWN ON PAGE 2
32. INSTALL SILT FENCE (Sd1-S)/(Sd1-NS) WHERE NEEDED AS SHOWN ON PAGE 2
33. INSTALL CURB INLET FILTERS (Sd2-P) WHERE NEEDED AS SHOWN ON PAGE 2
34. 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.

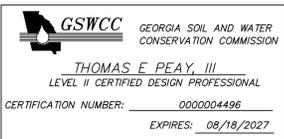
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

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

CONSTRUCTION SCHEDULE table with columns: ACTIVITY, MON 1, MON 2, MON 3, MON 4. Rows include: INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT, INSTALL PERIMETER & SEDIMENT STORAGE BMP'S, CLEARING & GRUBBING, TEMPORARY VEGETATION, BRING TO FINAL GRADE, MAINTAIN EROSION CONTROL, CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS, FINAL LANDSCAPING AND PERMANENT VEGETATION, CLEAN UP/REMOVAL OF TEMP. BMP'S.

NOTE: ALL BMP'S SHALL BE REMOVED UPON FINAL STABILIZATION. NOTE: SCHEDULE TO BE ADJUSTED BASED ON ACTUAL START DATE.

2



FINAL PHASE CONSTRUCTION SCHEDULE NOTES:

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

- 1. FINE GRADING
2. LANDSCAPING
3. STABILIZE SLOPES FOR FINAL GRADE WITH PERMANENT VEGETATION (Ds3)/(Ds4).
4. INFRASTRUCTURE CONSTRUCTION (FOUNDATION, BUILDING, DRIVEWAY, SIDEWALKS).
5. FINE GRADE, LANDSCAPE, AND STABILIZE SLOPES.
6. MAINTENANCE OF BMP'S
7. 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 wretched 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.

INTERMEDIATE PHASE CONSTRUCTION SCHEDULE NOTES:

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

- 1. AFTER INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES.
2. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO GRADING.
3. CLEAR TREES, STRIP TOP SOIL, AND REMOVE ALL STUMPS.
4. GRADE DRIVES, LOT(S), SWALES, AND BUILDING PADS.
5. STABILIZE SLOPES FOR FINAL GRADE WITH TEMPORARY VEGETATION OR MULCH (Ds1/Ds2).
6. MAINTAIN SILT FENCE (Sd1-NS) AND/OR (Sd1-S), CURB INLET FILTERS (Sd2-P).
7. 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.

8

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 PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NAMING 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.

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

Table with columns: DATE OF FIELD SURVEY, SCALE, SECTION, DISTRICT, UNIT, PHASE. Values include: 07-14-25, 1" = 30', DEKALB COUNTY, GEORGIA, 18TH DISTRICT, 16, DRUID HILLS.

STONECREST HOMES. A RESIDENTIAL SITE DEVELOPMENT PLAN FOR: 18TH DISTRICT 2 LAND LOT 2 UNIT 16 SUBDIVISION DRUID HILLS BLOCK 11 PHASE 1. I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 1/4) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP ID: 130800026X. EFFECTIVE DATE: 08-15-2019 ZONE X

Professional seal for Thomas F. Peay, III, Level II Certified Design Professional, No. 3281, State of Georgia. License No. 0725726. FOR THE FIRM: FRONTLINE SURVEYING & MAPPING, INC. LSF#000631. JOB # 86857

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

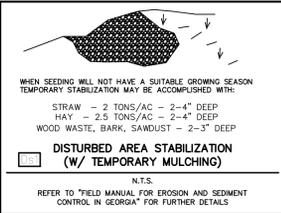
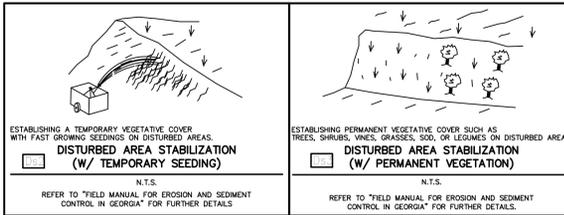
TERTIARY PERMITEE

STONECREST HOMES
404-391-1806

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

blester@stonecresthomes.com

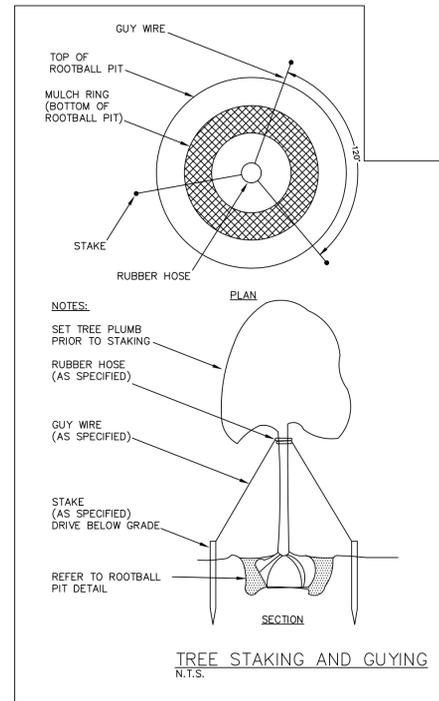
54



52

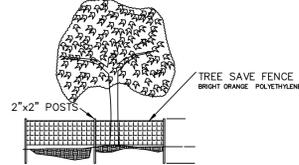
BEST MANAGEMENT PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SAND/SODS/BALES OR STRAW OR HAY, BRUSH/SODS AND PILES/SODS OR A SED-MENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.



PLANTING PROCEDURE

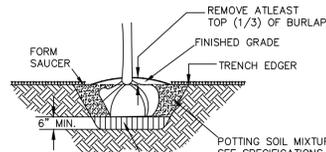
- EXCAVATE ROOTBALL PIT.
- ADD EXCAVATED SOIL AND TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-5" HIGHER THAN FINISHED GRADE.
- BACKFILL WITH SOIL MIX AND "WATER IN"
- COMPLETE BACKFILLING AND CONSTRUCT A TRENCH EDGE AND ADD SPECIFIED MULCH.
- STAKE AND GUY SECURELY.



FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE OR AS SHOWN ON PLANS).

ACTIVE TREE PROTECTION DETAIL

N.T.S.



ADD EXCAVATED SOIL AS NEEDED TO BRING TREE TO FINISHED GRADE. TAMP LIGHTLY BUT THOROUGHLY PRIOR TO SETTING TREE TO PREVENT SETTLEING.

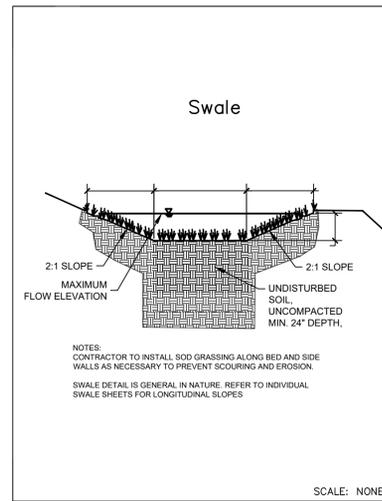
TYPICAL TREE ROOTBALL PIT

52

VEGETATIVE MEASURES

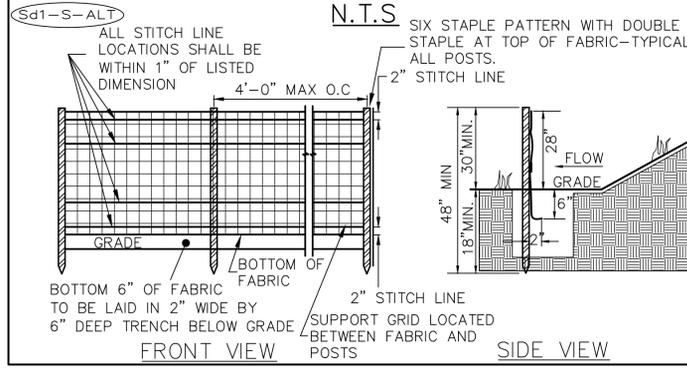
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SODS, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)			ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

8



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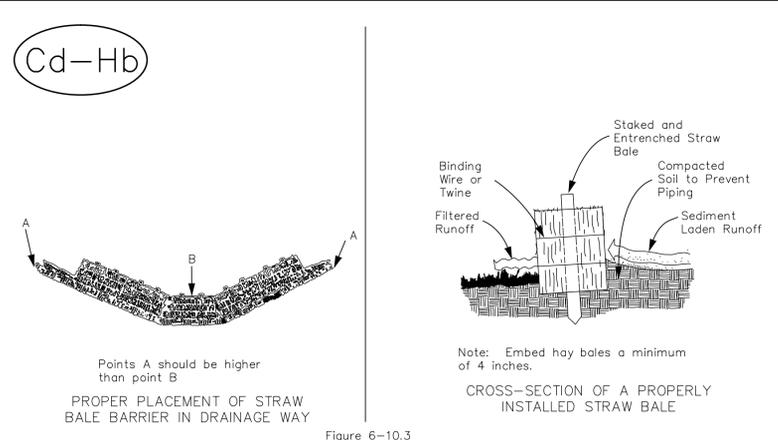
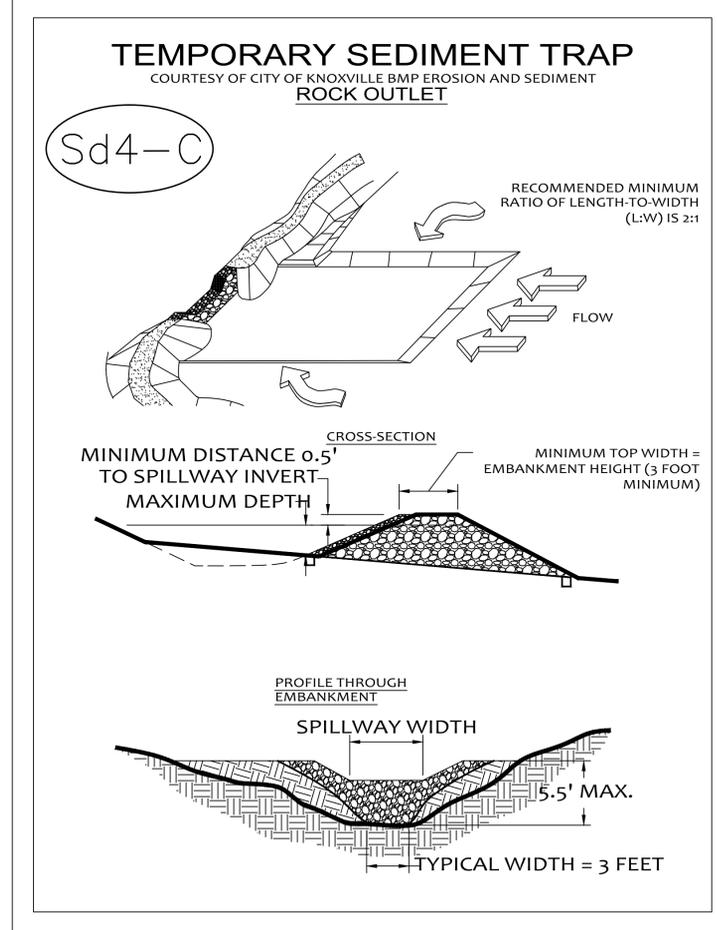
Sd1-S-ALT (AKA Sd1-C-POP) SEDIMENT CONTROL SYSTEM



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:

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MATERIAL. THE POOL AREA SHALL BE CLEARED.
- 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.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER
- THE STONE USED IN THE EMERGENCY SPILLWAY SHALL BE RIP-RAP #57 STONE IN SIZE WITH A 1" THICK LAYER OF 3/4" TO 1 1/2" WASHED AGGREGATE PLACED ON THE UPSTREAM FACE OF THE EMERGENCY SPILLWAY. STONE FACING SHALL BE AS NECESSARY TO PREVENT CLOGGING.
- 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.



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000004496
EXPIRES: 08/18/2027

2

SHEET NAME: DETAILS
SHEET NO: C 0.6

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'
DEKALB COUNTY, GEORGIA
REVISION: _____

18TH DISTRICT
BLOCK 11
UNIT _____

STONECREST HOMES

PHASE _____
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
DB 31878_P6 737
MAP ID: 13089C062K
EFFECTIVE DATE: 08-15-2019 ZONE X

FOR THE FIRM:
FRONTLINE SURVEYING & MAPPING, INC. LSF#000631
EDWARD PEAY, III
PROFESSIONAL SURVEYOR
No. 3281
07/25/78

JOB # 86857

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.
2) BULK MATERIALS SHOULD NOT BE ALLOWED TO WASH OFF THE SITE OR DISCHARGE INTO SURFACE WATERS.
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.
3) RUNOFF BEYOND SECONDARY STORAGE AREAS SHOULD BE DIVERTED TO EROSION CONTROL BMP'S.
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.
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.
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.
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.
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.

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.
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.

PETROLEUM / OIL PRODUCTS

- 1) INSPECT VEHICLES AND EQUIPMENT DAILY FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
2) THERE SHALL BE NO ON-SITE STORAGE OF PETROLEUM FOR FUELING. MOBILE PETROLEUM TRUCKS SHALL BE USED TO FUEL CONSTRUCTION EQUIPMENT ON-SITE.
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.
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.

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-05
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.
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.

FUNGICIDES/PESTICIDES

- 1) DO NOT MIX OR PREPARE PESTICIDES OR FUNGICIDES NEAR A STORMWATER DRAIN, DRAINAGE DITCH, OR SURFACE WATER.
2) READ AND FOLLOW THE LABEL DIRECTIONS AND APPLY ALL FUNGICIDES AND PESTICIDES AS DIRECTED.
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.

PAINT PRODUCTS

- 1) ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.
2) FOR WATER-BASED PAINTS, CLEAN PAINTING EQUIPMENT IN A SINK OR BASIN CONNECTED TO THE SANITARY SEWER OR IN THE CONCRETE WASHOUT AREA.
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.

SPILL CLEANUP AND CONTROL

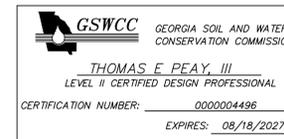
- FOR SPILLS THAT IMPACT SURFACE WATER, OR FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT (800) 426-2675.
FOR SPILLS GREATER THAN 25 GALLONS WITH NO SURFACE WATER IMPACT, GEORGIA EPD MUST BE CONTACTED WITHIN 24 HOURS.
FOR SPILLS LESS THAN 25 GALLONS 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.
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.

Table with 2 columns: Field Name and Value. Fields include BUILDER (STONECREST HOMES), 24 HOUR CONTACT (BEN LESTER), TERTIARY PERMITEE (STONECREST HOMES), and contact information for bl ester@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.

Table with 4 columns: DATE OF FIELD SURVEY, SCALE, SECTION, DISTRICT. Values include 07-14-25, 1" = 30', 18TH DISTRICT.

Table with 4 columns: UNIT, BLOCK, PHASE, SUBDIVISION. Values include 16, 11, DRUID HILLS.



JOB # 86857

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