

ZONING

PROPERTY IS ZONED R-85
 SETBACKS: 50'
 MIN. FRONT YARD SETBACK: 8.5'
 MIN. SIDE YARD SETBACK: 8.5'
 MIN. REAR YARD SETBACK: 10,000 SF
 MINIMUM LOT AREA: 16,084 SF (0.37 AC)
 EXISTING LOT AREA: 16,084 SF (0.37 AC)
 MAXIMUM LOT COVERAGE: 35%

SITE DATA
 TOTAL SITE AREA: 16,084 SF OR 0.37 ACRES

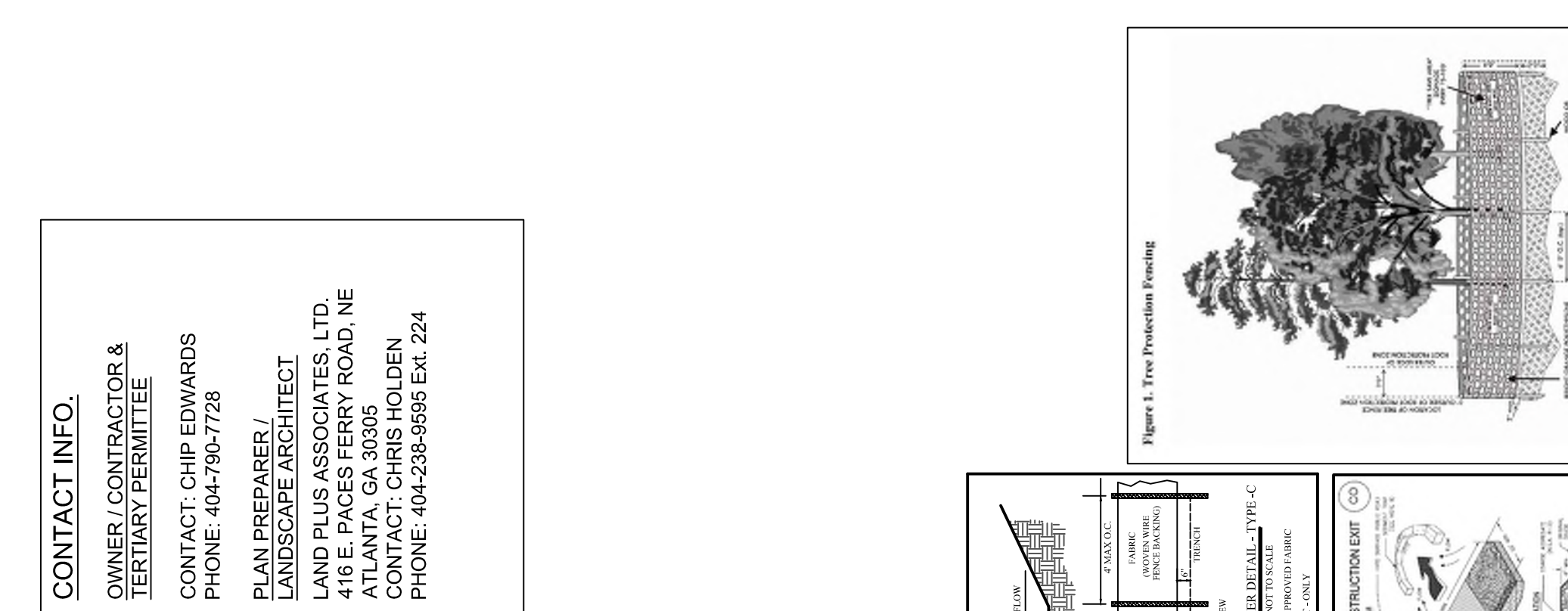
SITE DISTURBANCE
 TOTAL DISTURBED AREA:
 4,626 SF OR 0.11 ACRES

NOTE:
 1. NO GRADING IS PROPOSED AS PART OF THIS PERMIT.
 2. ALL TREES SHALL BE REMOVED AS PART OF THIS PERMIT.
 3. ALL REMOVAL OF HARDSCAPES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ALL TREES SHALL BE REMOVED BY HAND ONLY. TREES 6" DBH SHALL BE PROTECTED DURING DEMOLITION.

DEBRIS STATEMENT
 REMOVAL OF DEBRIS: +1200 CU. YD.
 THESE FIGURES ARE APPROXIMATE - CONTRACTOR TO CONFIRM CALCULATIONS.
NO HAUL ROUTE REQUIRED

CONTACT INFO:
 OWNER / CONTRACTOR & TERTIARY PERMITTEE
 CONTACT: CHIP EDWARDS
 PHONE: 404-790-7728

PLAN PREPARER / LANDSCAPE ARCHITECT
 LAND PLUS ASSOCIATES, LTD.
 410 E PACES FERRY ROAD, NE
 ATLANTA, GA 30305
 CONTACT: CHRIS HOLDEN
 PHONE: 404-238-9695 EXT. 224



SYMBOL	DESCRIPTION
(1)	As-built tree (top of trunk to the crown) - 1/2" DBH or larger - to be removed
(2)	As-built tree (top of trunk to the crown) - 1/2" DBH or larger - to be protected
(3)	As-built tree (top of trunk to the crown) - 1/2" DBH or larger - to be protected
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FOR TEMPORARY EROSION CONTROL

HYDROSEEDING RATES	DATES	LINE	FERTILIZER (LBS./ACRE)	CU. YD.
1-1/2 - 2 LBS.	9/1-1/11	1 TONACRE	60-90	120-180
1-1/2 - 2 LBS.	9/1-1/11	1 TONACRE	60-90	120-180
2-3 LBS.	3/1-6/5	1 TONACRE	60-90	120-180

NOTE: APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4.5 YEARS OR AS INDICATED BY SOIL TEST.
 *HYDROSEED ON ALL 21 SLOPES.
 NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPISHED WITH STRAW OR HAY - 2-1/2 TONS/ACRE.
 *ROAD WASTE BANK, SWIMMUSTY-2" DEEP APPROX. 60' TON/ACRE.

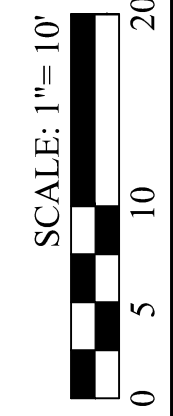
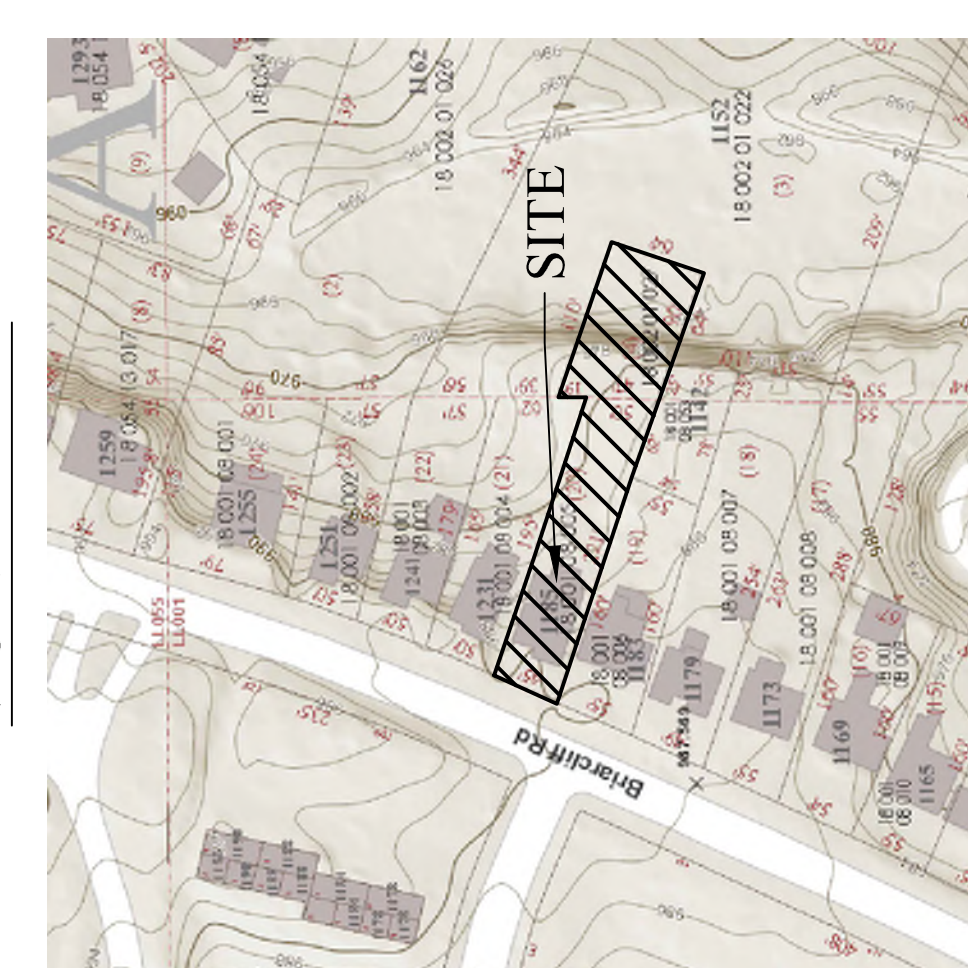
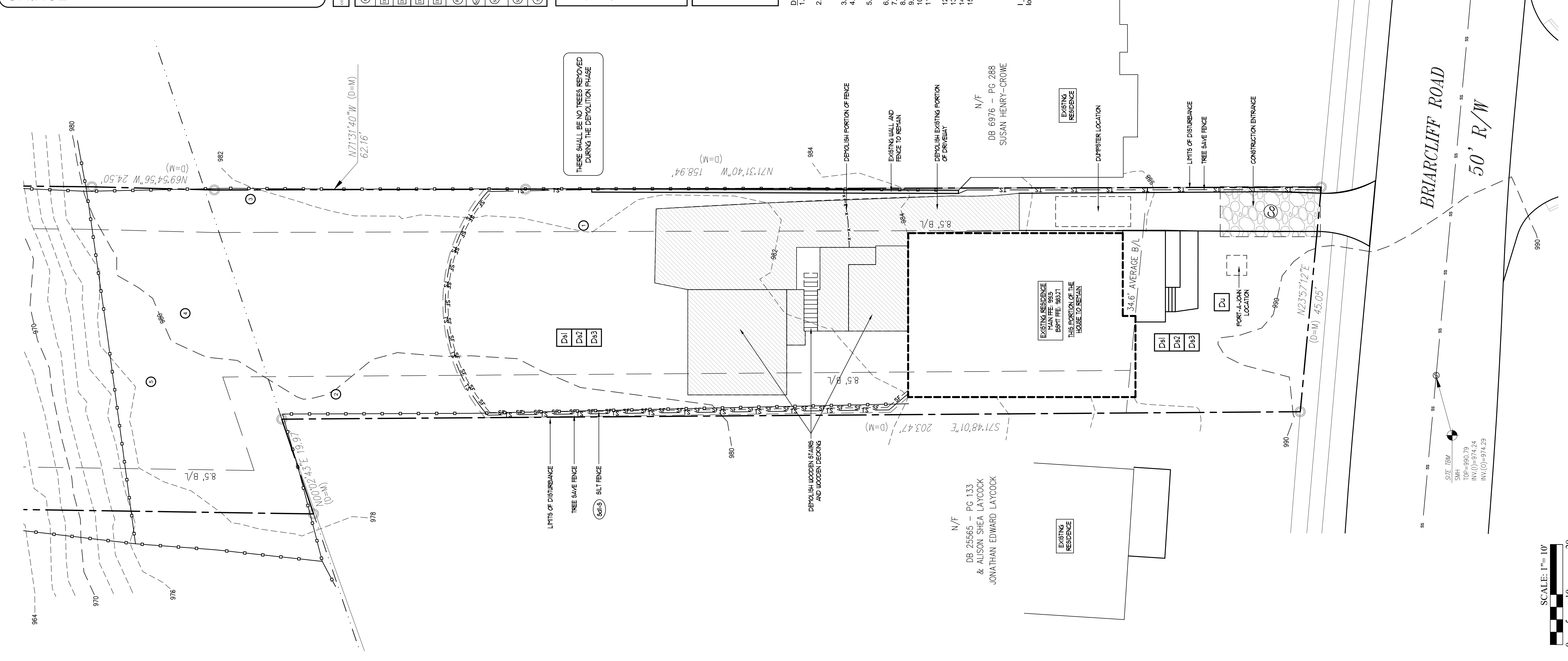
ACTIVITY SCHEDULE

NO. OF WEEKS	1	2
DEMOLITION		
ROUGH GRADING		
FINISH GRADING		
EROSION CONTROL MEASURES		

DEKALB COUNTY REQUIRED NOTES:

- The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with the start of any earthmoving activities.
- Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
- All lots/leaves with 2" of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and prior to footers being poured.
- Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.
- Tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
- All tree protection devices to be inspected daily and repaired or replaced as needed.
- A final as-built lot survey required prior to issuance of Certificate of Occupancy.
- A final as-built water quality certificate required prior to Certificate of Occupancy.
- Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right of way.
- Water quality BMP(s) to be installed at the time of final landscaping.
- All collected water shall be directed to the water quality BMP(s).
- Any other details not shown on this plan shall be as shown on the approved stream buffers or tree save/critical root zone.
- Work hours and construction deliveries are:
 Monday - Friday 7:00am - 7:00pm
 Saturday 8:00am - 5:00pm

1. *Chris Holden* certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.



SCHIEL RESIDENCE
 1185 BRIARCLIFF RD. NE
 PARCEL ID: 18 001 08 005
 L.L. 1 & 2, DISTRICT 17
 ZONING CLASS: R-85
 ATLANTA, GEORGIA 30306

ISSUED
 DATE: 12.04.2018
 DESCRIPTION: FOR CONSTRUCTION

REVISIONS

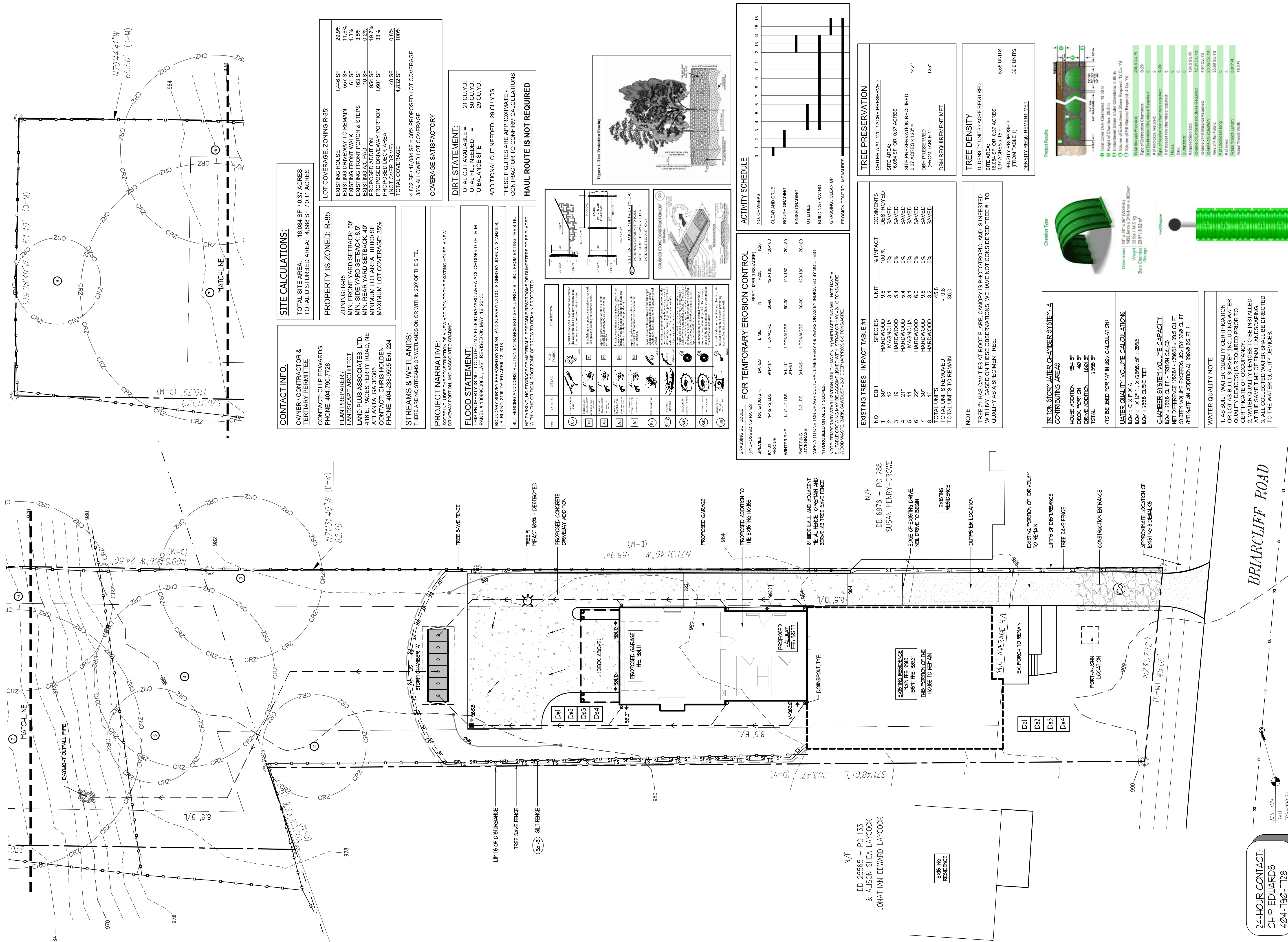
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF GEORGIA
 No. LA 061226
 Chip Edwards
 12.04.2018
 RELEASED FOR CONSTRUCTION
 JOB NO: 23136
 SCALE: 1" = 10'
 DRAWN: CLH
 CHECKED: CH
 NORTH: [North Arrow]
DEMOLITION PLAN
 SHEET NO: L-1

24-HOUR CONTACT:
 CHIP EDWARDS
 404-790-1128

LAND PLUS ASSOCIATES, LTD.
 416 EAST PACES FERRY ROAD NE
 ATLANTA, GA 30305
 404.238.9595
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 www.landplussociates.com

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 LAND PLUS ASSOCIATES, LTD. #
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 LAND PLUS ASSOCIATES, LTD. ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:
 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.
 CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.
 THIS DRAWING SHALL NOT BE SCALED.

MR. WES SCHIEL



CONTACT INFO:
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CONTACT: CHIP EDWARDS
PHONE: 404-790-7728

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416 E. PACES FERRY ROAD, NE
ATLANTA, GA 30305
CONTACT: CHRIS HOLDEN
PHONE: 404-236-9595 EXT. 224

LOT COVERAGE, ZONING R-85:
EXISTING HOUSE 1,446 SF
EXISTING DRIVEWAY TO REMAIN 557 SF
EXISTING FRONT WALK 61 SF
EXISTING FRONT PORCH & STEPS 163 SF
EXISTING DRIVEWAY PORTION 954 SF
PROPOSED DRIVEWAY PORTION 1,801 SF
PROPOSED DECK AREA 40 SF
TOTAL COVERED 4,832 SF
TOTAL LOT COVERAGE 35% ALLOWED LOT COVERAGE
COVERAGE SATISFACTORY

DIRT STATEMENT:
TOTAL CUT AVAILABLE = 21 CU.YD.
TOTAL FILL NEEDED = 50 CU.YD.
TO BALANCE SITE = 29 CU.YD.
ADDITIONAL CUT NEEDED: 28 CU YDS.
THESE FIGURES ARE APPROXIMATE - CONTRACTOR TO CONFIRM CALCULATIONS

STREAMS & WETLANDS:
THERE ARE NO STREAMS OR WETLANDS ON OR WITHIN 200' OF THE SITE.

PROJECT NARRATIVE:
SIZES AND PLACES THE CONSTRUCTION OF A NEW ADDITION TO THE EXISTING HOUSE, A NEW DRIVEWAY PORTION, AND ASSOCIATED GRADING.

FLOOD STATEMENT:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL # 13089C00062J, LAST REVISED ON MAY, 15, 2013.

BOUNDARY SURVEY PREPARED BY: SOLAR LAND SURVEYING CO., SIGNED BY JOHN W. STANCLIS, LICENSE NO. 5701 DATED APRIL 15, 2014.

SITE FENCING AND CONSTRUCTION ENTRANCE EXIT SHALL PROHIBIT SOIL FROM EXITING THE SITE. NO PARKING, NO STORAGE OF MATERIALS, PORTABLE RESTROOMS OR DUMPSTERS TO BE PLACED WITHIN THE CRITICAL ROOT ZONE OF TREES TO REMAIN PROTECTED.

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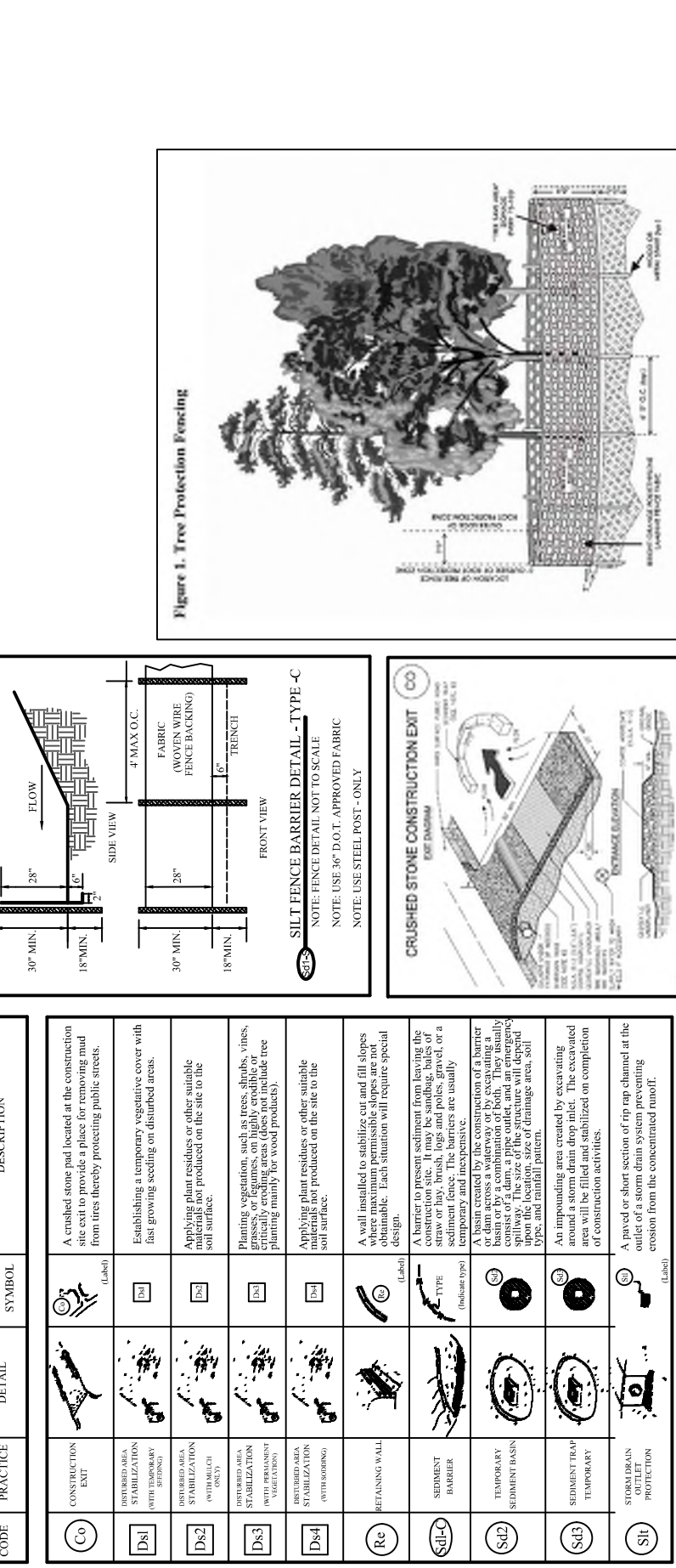
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GRASSING SCHEDULE
(HYDROSEEDING RATES)
SPECIES RATE/1000S.F. DATES LIME N P205 K2O FERTILIZER (LBS./ACRE)

KY 31 FESCUE	1-1/2 - 2 LBS.	9/1-1/11	1 TON/ACRE	120-180	120-180	120-180
WINTER RYE	1-1/2 - 2 LBS.	9/1-1/11	1 TON/ACRE	120-180	120-180	120-180
*WEEDING LOGS/GRASS	2-3 LBS.	3/1-4/1	1 TON/ACRE	60-90	120-180	120-180
*HYDROSEED ON ALL 2:1 SLOPES.						

NOTE: TEMPORARY STABILIZATION MULCHING ONLY (MINER SEEDING) WILL NOT HAVE A PROTECTIVE COVER. MULCHING SHALL BE APPLIED TO ALL EXPOSED SOILS, EXCEPT WOOD WASTE, BARK, SAWDUST, 2" DEEP APPROX. 63 TONS/ACRE.

EXISTING TREES - IMPACT TABLE #1

NO.	DBH	SPECIES	UNIT	% IMPACT	COMMENTS
1	30"	HARDWOOD	9.8	100 %	DESTROYED
2	12"	MAGNOLIA	3.1	0%	SAVED
3	19"	HARDWOOD	5.4	0%	SAVED
4	11"	MAGNOLIA	3.1	0%	SAVED
5	11"	MAGNOLIA	3.1	0%	SAVED
6	22"	HARDWOOD	6.0	0%	SAVED
7	30"	HARDWOOD	9.8	0%	SAVED
8	10"	HARDWOOD	3.2	0%	SAVED
TOTAL UNITS TO BE REMOVED				-9.8	
TOTAL UNITS TO REMAIN				38.0	

NOTE:
TREE #1 HAS CAVITIES AT ROOT FLARE. CANOPY IS PHOTOTROPIC AND IS INFESTED WITH IVY. BASED ON THESE OBSERVATIONS, WE HAVE NOT CONSIDERED TREE #1 TO QUALIFY AS A SPECIMEN TREE.

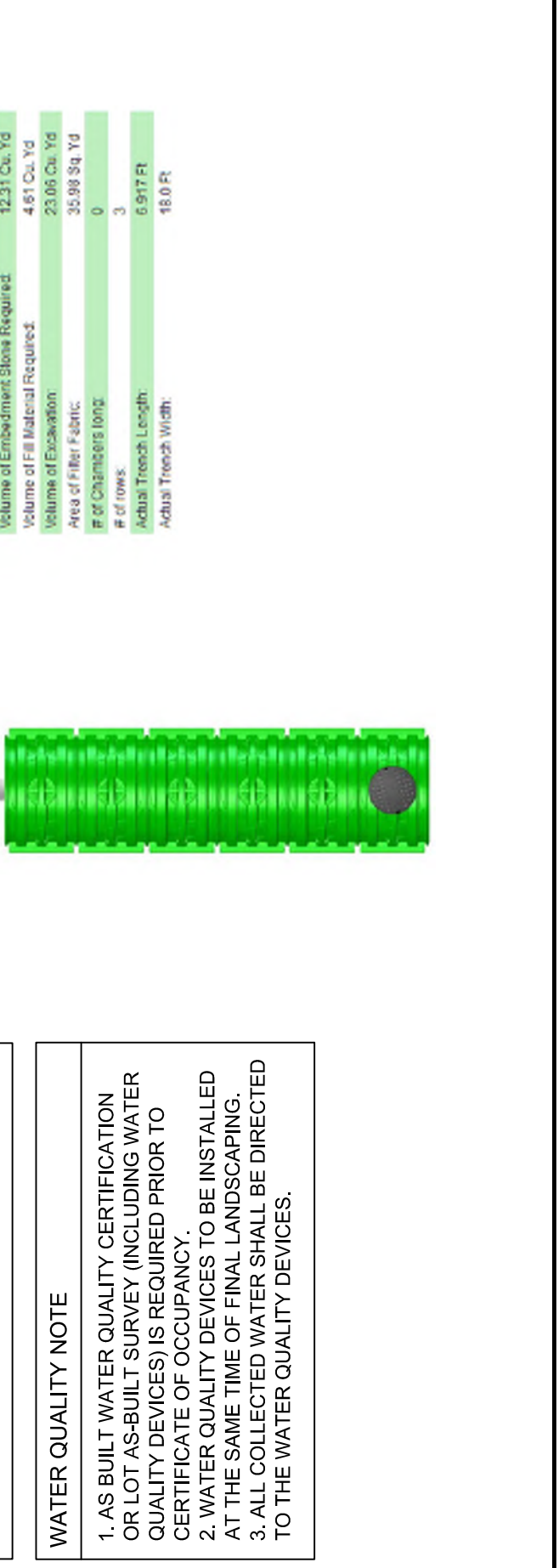
ACTIVITY SCHEDULE

NO. OF WEEKS	CLEAR AND GRUB	ROUGH GRADING	FINISH GRADING	UTILITIES	BUILDING / PAVING	GRASSING / CLEANUP	EROSION CONTROL MEASURES
0							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

CRITERIA #1: 100% / ACRE PRESERVED

SITE AREA: 16,084 SF OR 0.37 ACRES
SITE PRESERVATION REQUIRED: 0.37 ACRES x 120" = 44.4"
DBH PRESERVED (FROM TABLE 1) = 129"
DBH REQUIREMENT MET

TREE DENSITY
35 DENSITY UNITS / ACRE REQUIRED
SITE AREA: 0.37 ACRES
0.37 ACRES x 15 = 5.55 UNITS
DENSITY PROPOSED: 38.0 UNITS (FROM TABLE 1)
DENSITY REQUIREMENT MET



TRITON STORAGE WATER CHAMBER SYSTEM - A CONTRIBUTING AREA

HOUSE ADDITION 94.4 SF
DECK PORTION 49 SF
DRIVEWAY ADDITION 1,620 SF
TOTAL 1,763 SF
(TO BE USED FOR 4" N 100% CALCULATION)

WATER QUALITY VOLUME CALCULATIONS
WQV = C X P X A
WQV = 1 X .17 (1) X (2350) SF = 4,795
WQV = 2,995 CUBIC FEET

CHAMBER SYSTEM VOLUME CAPACITY
WQV = 2,995 CU. FT. - TRITON CALC.
NET DIFFERENCE (2995) - (7385) = 2390 CU. FT.
SYSTEM VOLUME EXCEEDS 900 P. 2390 CU. FT.
(REQUIRE AN ADDITIONAL 288/2388 CU. FT.)

WATER QUALITY NOTE
1. AS BUILT WATER QUALITY CERTIFICATION (WQV) SHALL BE PROVIDED BY THE CONTRACTOR. WATER QUALITY DEVICES (WQV) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
2. WATER QUALITY DEVICES TO BE INSTALLED AT THE SAME TIME OF FINAL LANDSCAPING. ALL WQV DEVICES SHALL BE DIRECTED TO THE WATER QUALITY DEVICES.

FOR TEMPORARY EROSION CONTROL

GRASSING SCHEDULE (HYDROSEEDING RATES)
SPECIES RATE/1000S.F. DATES LIME N P205 K2O FERTILIZER (LBS./ACRE)

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ISSUED

DATE	DESCRIPTION
12.04.2018	FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

24-HOUR CONTACT:
CHIP EDWARDS
404-790-1128

SCALE: 1" = 10'

SITE PLAN

SHEET NO: L-2