

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: 33%

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

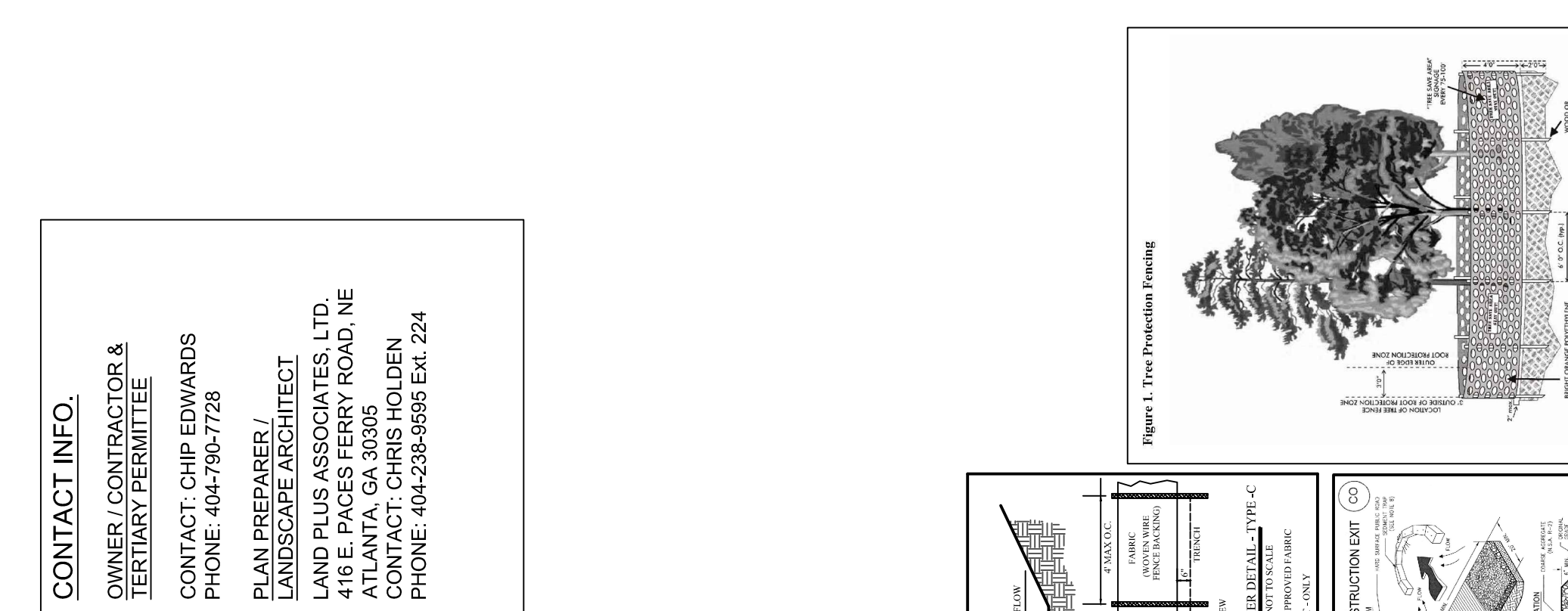
SITE DISTURBANCE
 TOTAL DISTURBED AREA:
 4,626 SF OR 0.11 ACRES

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. 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



ACTIVITY SCHEDULE

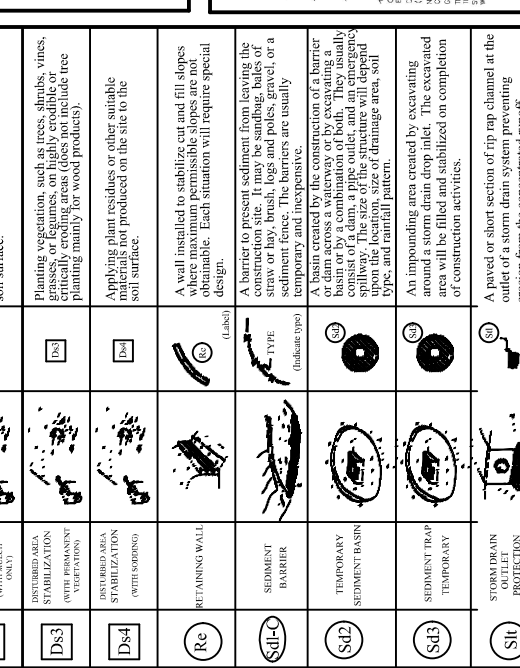
NO. OF WEEKS	1	2
DEMOLITION		
ROUGH GRADING		
FINISH GRADING		
EROSION CONTROL MEASURES		

FOR TEMPORARY EROSION CONTROL

HYDROSEEDING RATES	DATES	LINE	FERTILIZER (LBS./ACRE)	200	400
SPERMATOPHYTES	9/1-1/1	1 TON/ACRE	05-90	120-180	120-180
WINTER RITE	1-1/2 - 2 LBS.	1 TON/ACRE	05-90	120-180	120-180
SEEDING LOVEGRASS	3/1-4/1	1 TON/ACRE	05-90	120-180	120-180
2-3 LBS.	3/1-4/1	1 TON/ACRE	05-90	120-180	120-180

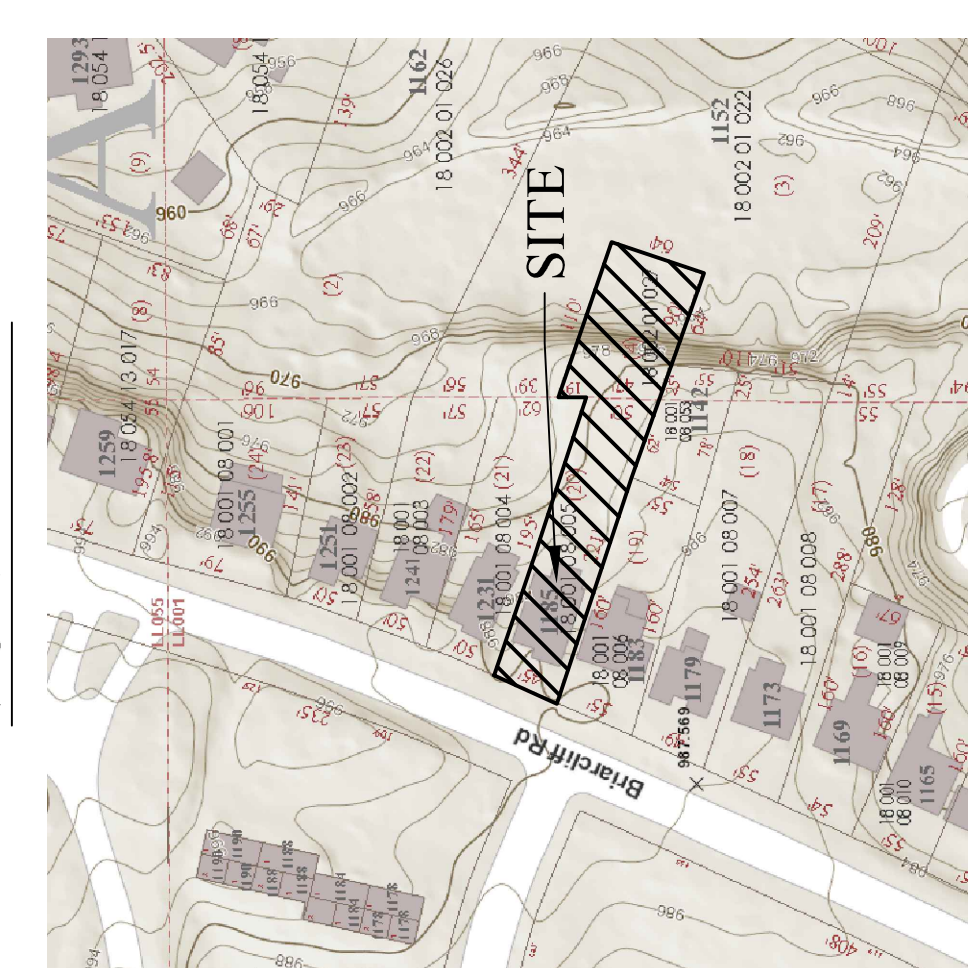
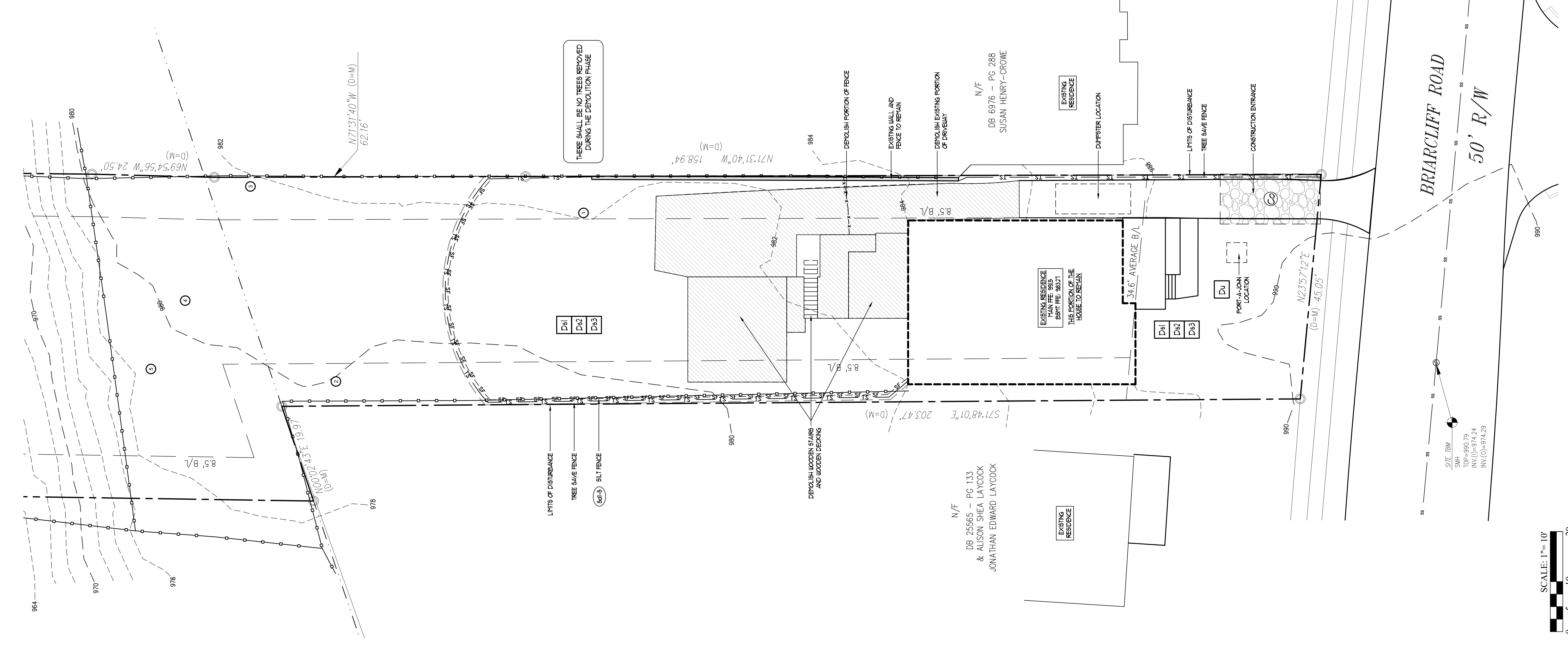
NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPISHED WITH STRAW OR HAY - 2-1/2 TONS/ACRE. ROAD WASTE BANK, SWIMMITS - 2-3" DEEP APPROX. 60' TONS/ACRE.

DEKALB COUNTY REQUIRED NOTES:
 1. The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with the start of any earthmoving activities.
 2. 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.
 3. Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
 4. All lots/sites 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.
 5. Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.
 6. Erosion protection devices shall be protected from sedimentation.
 7. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
 8. All tree protection devices to be inspected daily and repaired or replaced as needed.
 9. A final as-built lot survey required prior to issuance of Certificate of Occupancy.
 10. A final as-built water quality certificate required prior to Certificate of Occupancy.
 11. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right of way.
 12. Water quality BMP(s) to be installed at the time of final landscaping.
 13. All collected water shall be directed to the water quality BMP(s).
 14. All collected water shall be directed to the water quality BMP(s).
 15. Work hours and construction deliveries are:
 Monday - Friday 7:00am - 7:00pm
 Saturday 8:00am - 5:00pm



ACTIVITY SCHEDULE

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



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

LAND PLUS
 LAND PLUS ASSOCIATES, LTD.
 416 EAST PACES FERRY ROAD NE
 ATLANTA, GA 30305
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 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 SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

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
 PREPARED BY:
 MR. WES SCHIEL

ISSUED

DATE	DESCRIPTION
12.04.2018	FOR CONSTRUCTION

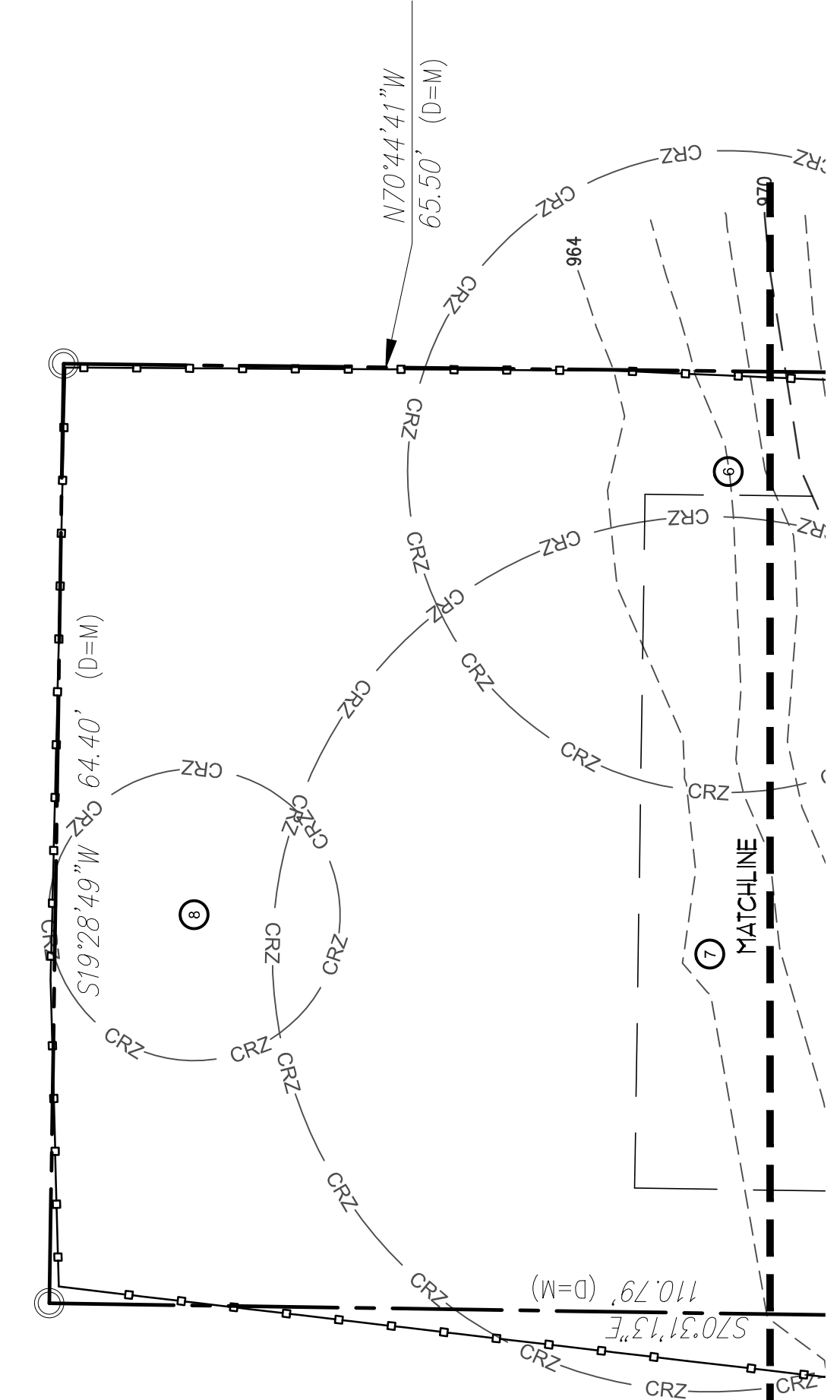
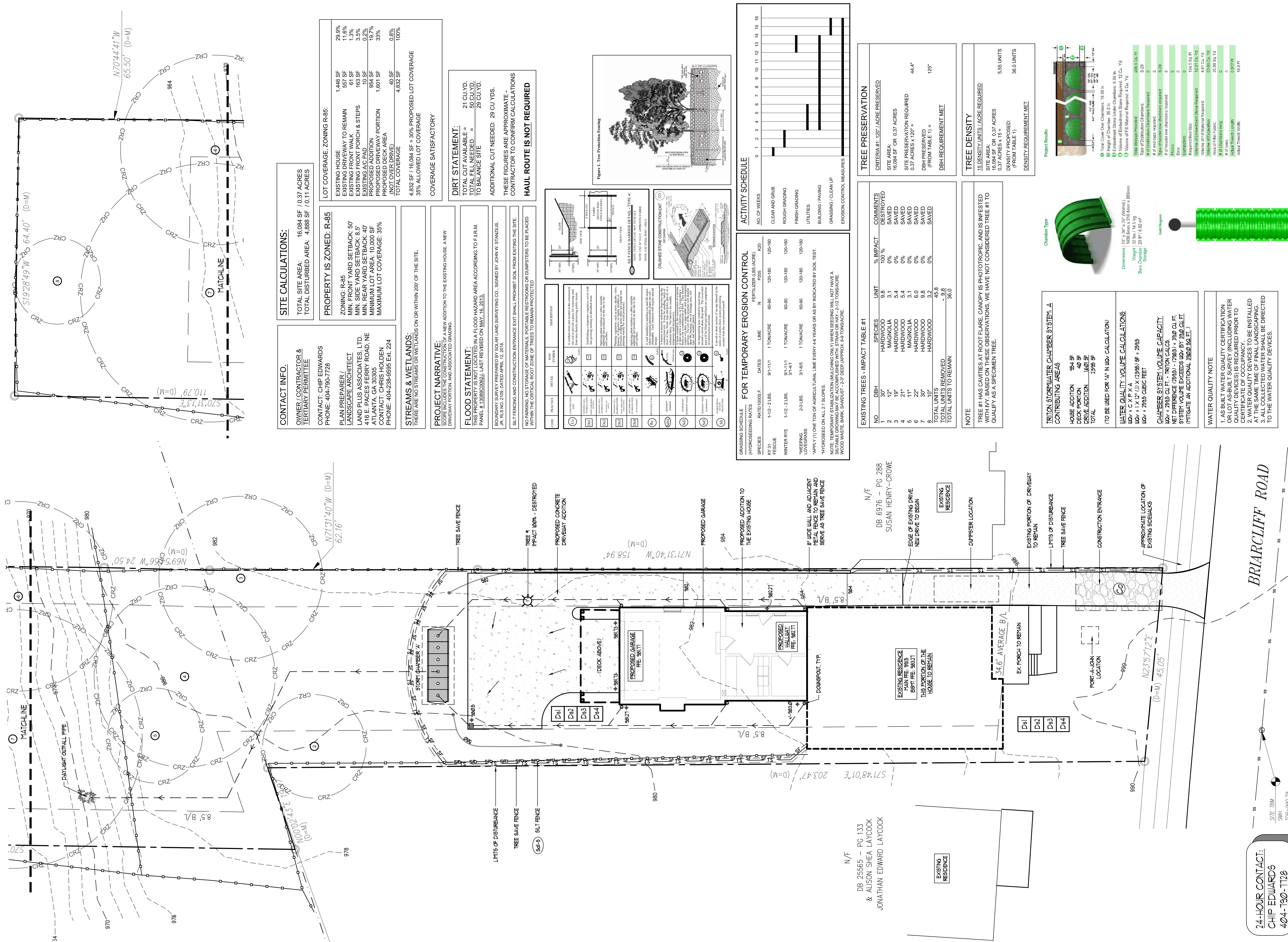
REVISIONS

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 Chip Edwards
 License No. LA 061226
 State of Georgia
 OTHER W. HOLDEN

12.04.2018
 RELEASED FOR CONSTRUCTION
 JOB NO: 23136
 SCALE: 1" = 10'
 DRAWN: CLH
 CHECKED: CH
 NORTH:

DEMOLITION PLAN

SHEET NO:
L-1



CONTACT INFO:

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

PROPERTY IS ZONED: R-85

ZONING: R-85
 MIN. FRONT YARD SETBACK: 50'
 MIN. SIDE YARD SETBACK: 8.5'
 MIN. REAR YARD SETBACK: 50'
 MIN. REAR YARD SETBACK: 50'
 MAXIMUM LOT COVERAGE: 35%
 MAXIMUM LOT COVERAGE: 35%

STREAMS & WETLANDS:

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

PROJECT NARRATIVE:

THIS PROJECT IS 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 # 13089C0062J. LAST REVISED ON MAY, 15, 2013.

BOUNDARY SURVEY PREPARED BY:

SOULAR LAND SURVEYING CO. SIGNED BY JOHN W. STANZILIS.

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.

LOT COVERAGE, ZONING R-85:

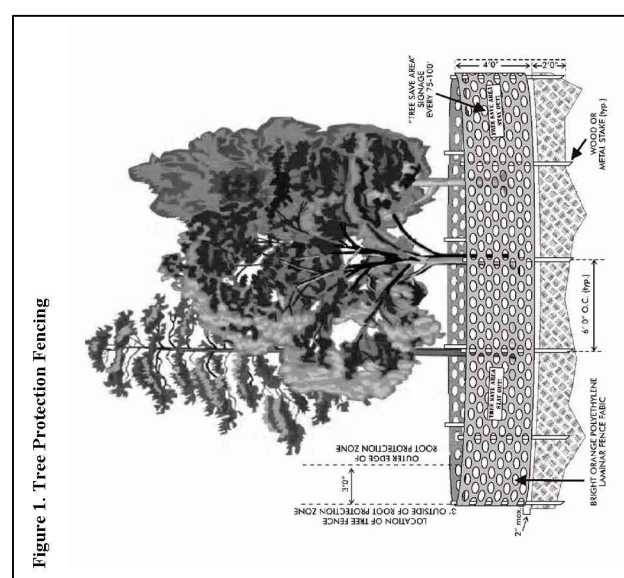
EXISTING HOUSE	1,446 SF	29.9%
EXISTING DRIVEWAY TO REMAIN	557 SF	11.6%
EXISTING FRONT WALK	61 SF	1.3%
EXISTING FRONT PORCH & STEPS	163 SF	3.5%
EXISTING DRIVEWAY	954 SF	19.7%
PROPOSED DRIVEWAY PORTION	1,801 SF	33%
PROPOSED DECK AREA	40 SF	0.8%
TOTAL COVERAGE	4,832 SF	100%
4,832 SF / 16,084 SF = 30% PROPOSED 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: 29 CU YDS.
 THESE FIGURES ARE APPROXIMATE - CONTRACTOR TO CONFIRM CALCULATIONS
HAUL ROUTE IS NOT REQUIRED

TYPE	PROCESS	DETAIL	DESCRIPTION
(1)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(2)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(3)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(4)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(5)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(6)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(7)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(8)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(9)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION
(10)	PROTECT	CRZ	CRITICAL ROOT ZONE PROTECTION



FOR TEMPORARY EROSION CONTROL

GRASSING SCHEDULE	HYDROSEEDING RATES	DATES	LIME	N	P	K	FERTILIZER (LBS./ACRE)
RY 31	1-1/2 - 2 LBS.	9/1-1/11	1 TON/ACRE	120-180	120-180	120-180	120-180
FESCUE	1-1/2 - 2 LBS.	9/1-1/11	1 TON/ACRE	120-180	120-180	120-180	120-180
WINTER RYE	2-3 LBS.	3/1-4/1	1 TON/ACRE	120-180	120-180	120-180	120-180

ACTIVITY SCHEDULE

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

TREE PRESERVATION

CRITERIA #1: 100% / ACRE PRESERVED

SITE AREA: 16,084 SF OR 0.37 ACRES

SITE PRESERVATION REQUIRED: 44.4'

DBH PRESERVED (FROM TABLE 1) = 12"

DBH REQUIREMENT MET

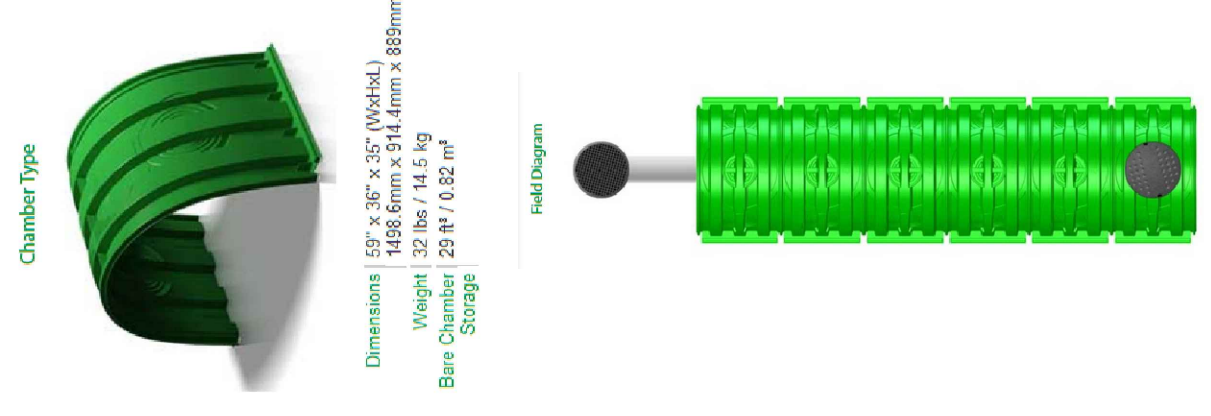
TREE DENSITY

16 DENSITY UNITS / ACRE REQUIRED

SITE AREA: 16,084 SF OR 0.37 ACRES

DENSITY PROPOSED (FROM TABLE 1) = 5.55 UNITS

DENSITY REQUIREMENT MET



TRITON STORAGE WATER CHAMBER SYSTEM: A CONTRIBUTING AREA

HOUSE ADDITION: 94.4 SF
 DECK PORTION: 49 SF
 DRIVE ADDITION: 1,620 SF
 TOTAL: 1,763.4 SF

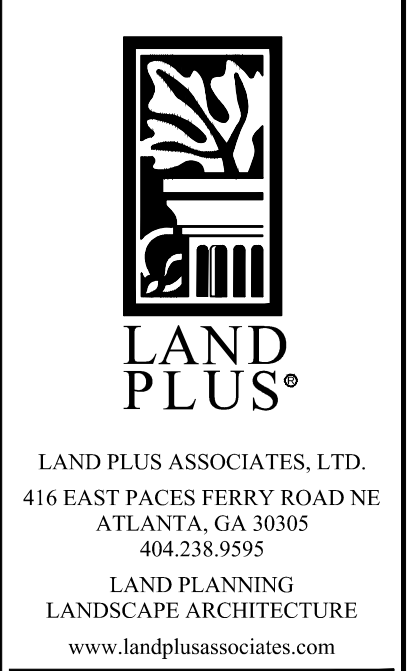
(TO BE USED FOR 4" N 100% CALCULATION)

WATER STORAGE VOLUME CALCULATION
 W₀ + C X P X A
 W₀ + 1 X 17.0 X (2350) SF + 2933
 W₀ + 2935 CUBIC FEET

CHAMBER SYSTEM VOLUME CAPACITY
 W₀ + 2935 CU. FT. - TRITON CALC.
 NET DIFFERENCE (2935) - (7385) = 2400 CU. FT.
 SYSTEM VOLUME EXCEEDS 900 P. 236 CU. FT.
 (REQUIRE AN ADDITIONAL 286 P. 236 CU. FT.)

WATER QUALITY NOTE

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



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24-HOUR CONTACT:
 CHIP EDWARDS
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SCALE: 1" = 10'
 0 5 10 20

SHEET NO: L-2