



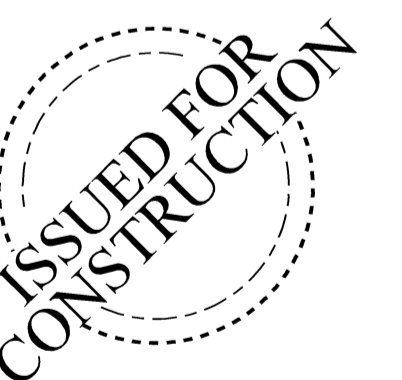
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DESIGN
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ph: 404-205-5245

GENERAL NOTES

1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as if required.
4. Designer must make any modifications, other than "red-line" modifications.
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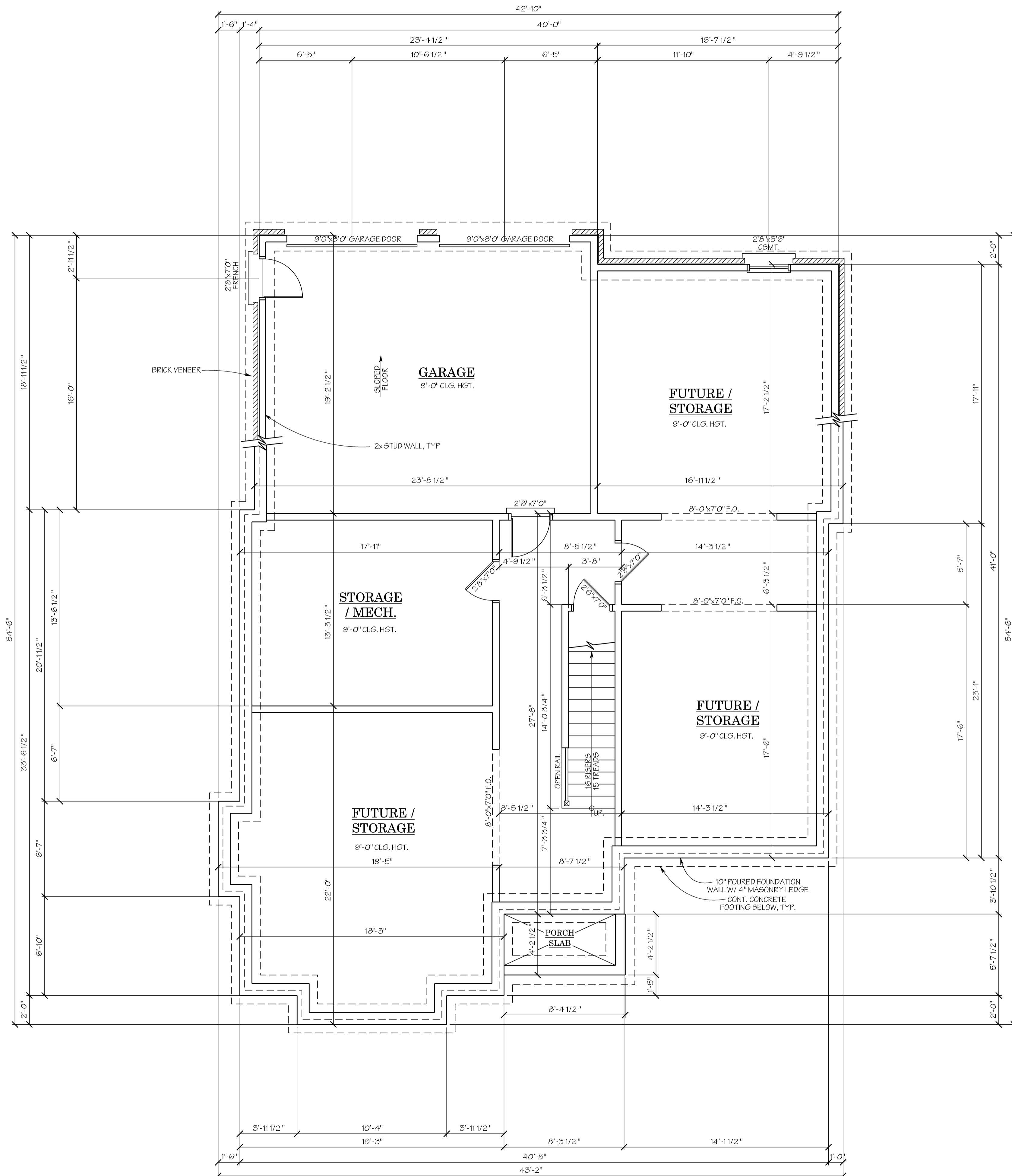
PRUMC Parsonage #1

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AREA SUMMARY	
MAIN LEVEL	1,892 SQ. FT.
UPPER LEVEL	1,059 SQ. FT.
TOTAL	2,951 SQ. FT.
(not included)	
FUTURE	217 SQ. FT.
OPEN	43 SQ. FT.
GARAGE	456 SQ. FT.
BASEMENT / FUTURE	1,376 SQ. FT.

FLOOR PLAN NOTES:	
•	SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.
•	ALL WALLS 2x6 WOOD STUDS, U.N.O.
•	ALL CEILINGS 9'-0" UNLESS NOTED OTHERWISE.



1 LOWER LEVEL FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"



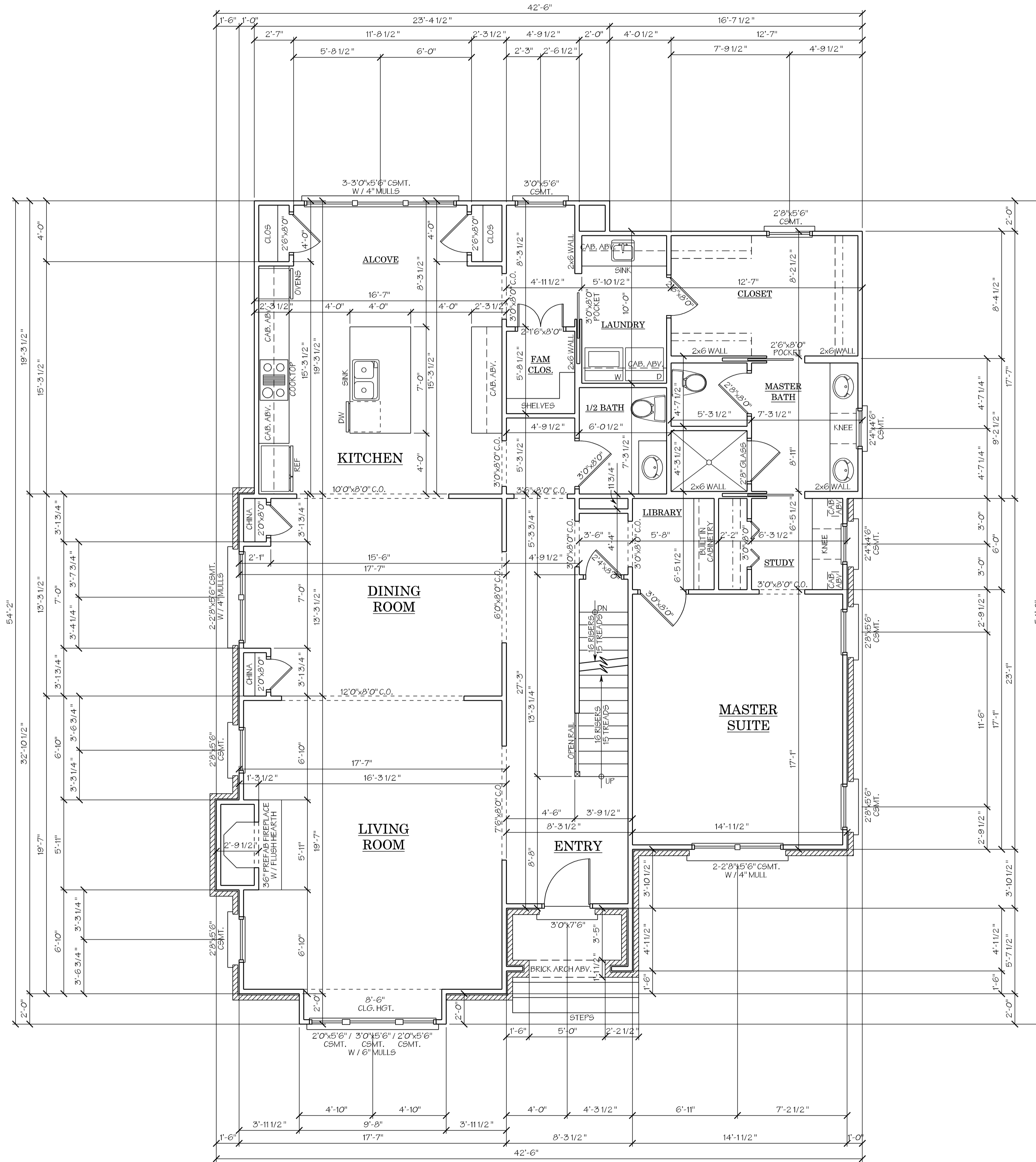
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PRUMC Parsonage #1



1
A2 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA SUMMARY	
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UPPER LEVEL	1,059 SQ. FT.
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OPEN	43 SQ. FT.
GARAGE	456 SQ. FT.
BASEMENT / FUTURE	1,376 SQ. FT.

- FLOOR PLAN NOTES:**
- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.
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 - ALL CEILING 9'-0" UNLESS NOTED OTHERWISE.

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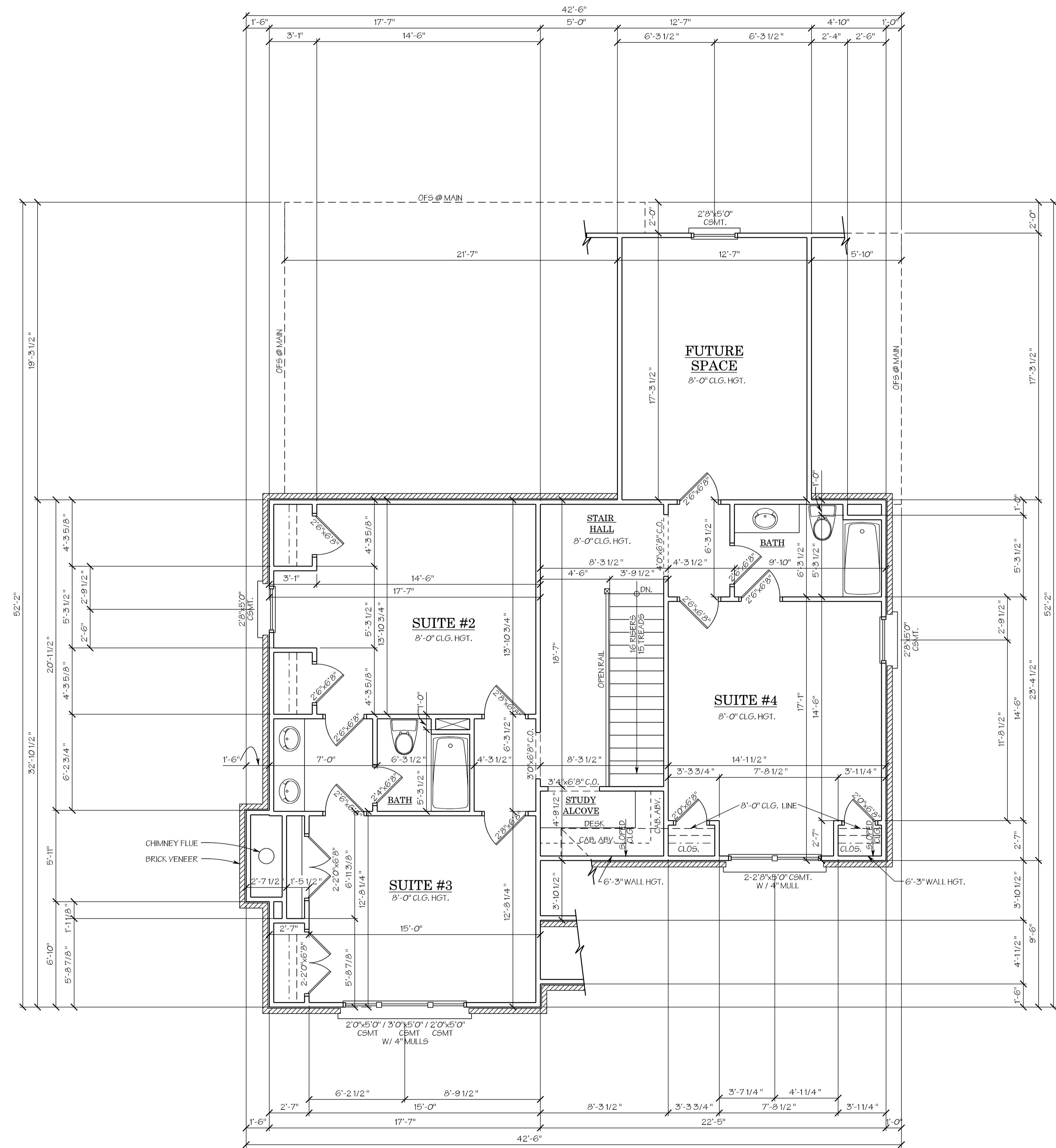
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DRAWING MAIN LEVEL FLOOR PLAN	
SHEET	
A2 of 7	



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PRUMC Parsonage #1



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

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(not included)	
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OPEN	43 SQ. FT.
GARAGE	456 SQ. FT.
BASEMENT / FUTURE	1,376 SQ. FT.

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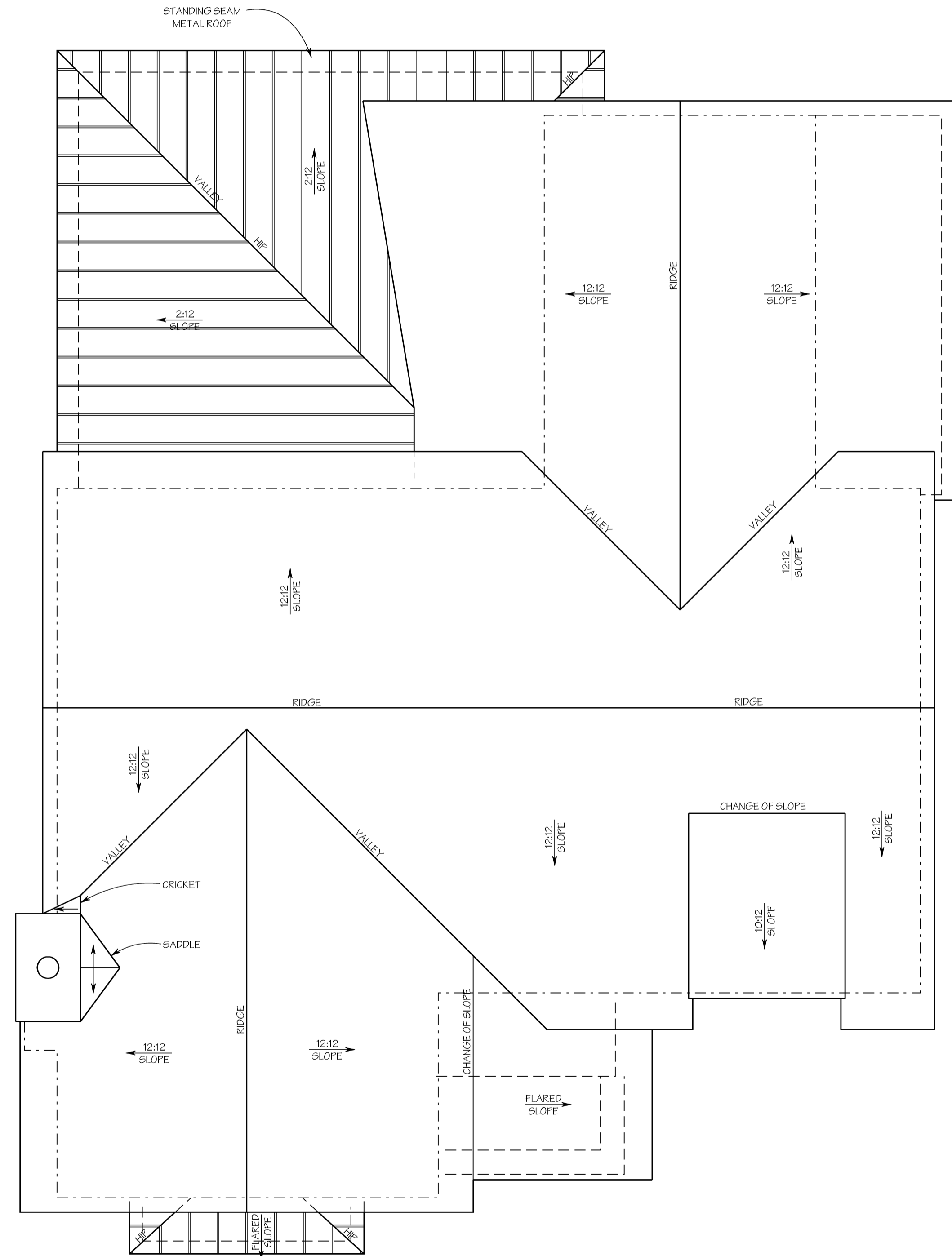
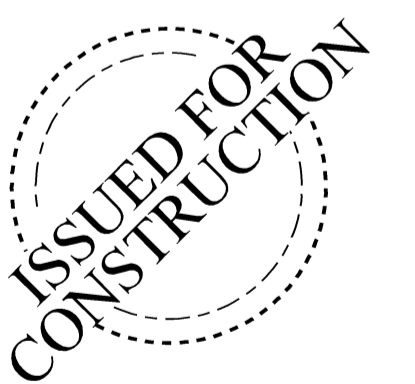
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1
A4 ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

- NOTE: GUTTERS TO BE 6" HALF ROUND
- NOTE: SEE CORNICE SECTIONS FOR OVERHANG DIMENSIONS.
- - - - - OUTFACE OF MAIN LEVEL STUD
- - - - - OUTFACE OF UPPER LEVEL STUD

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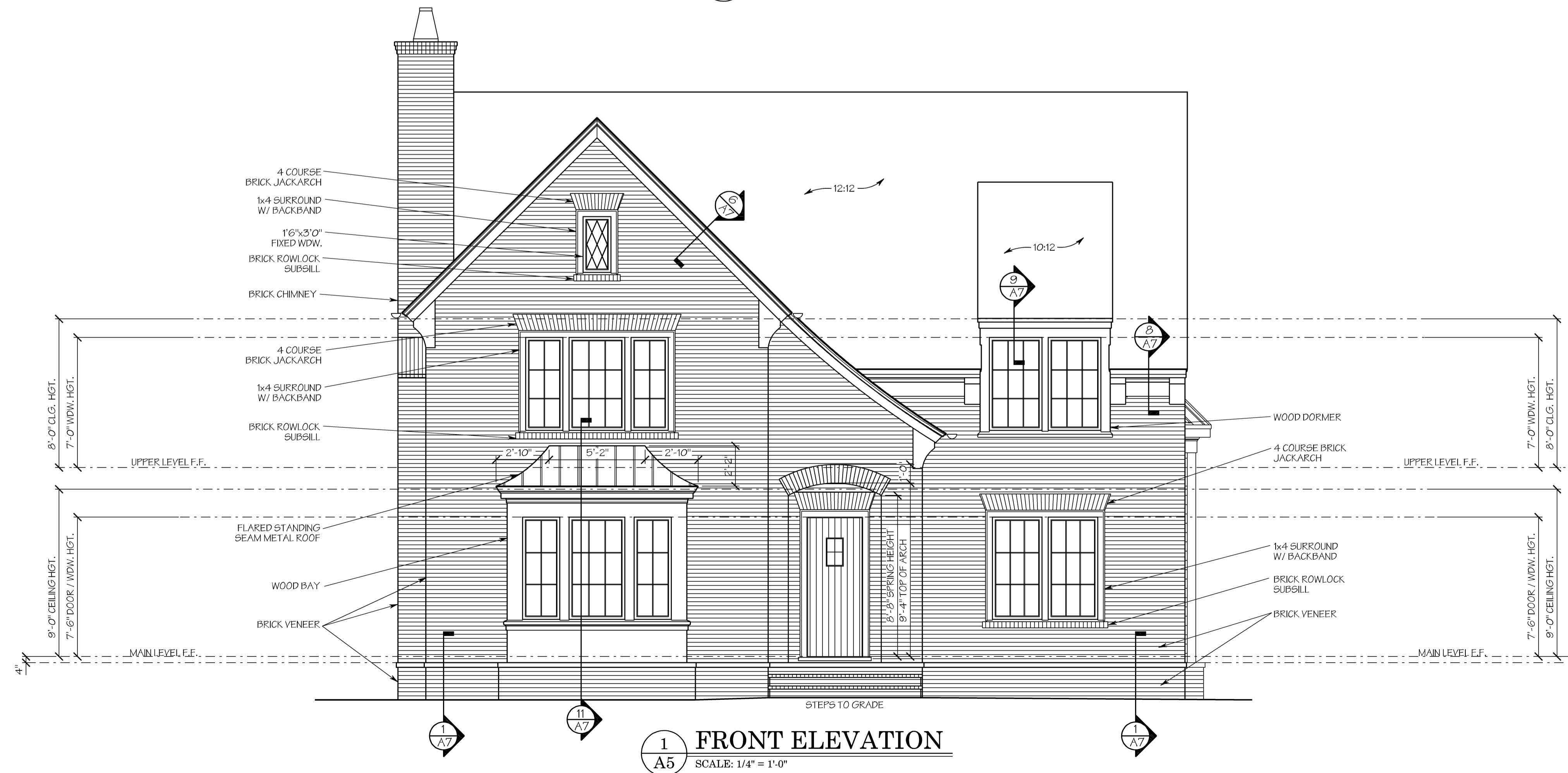
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2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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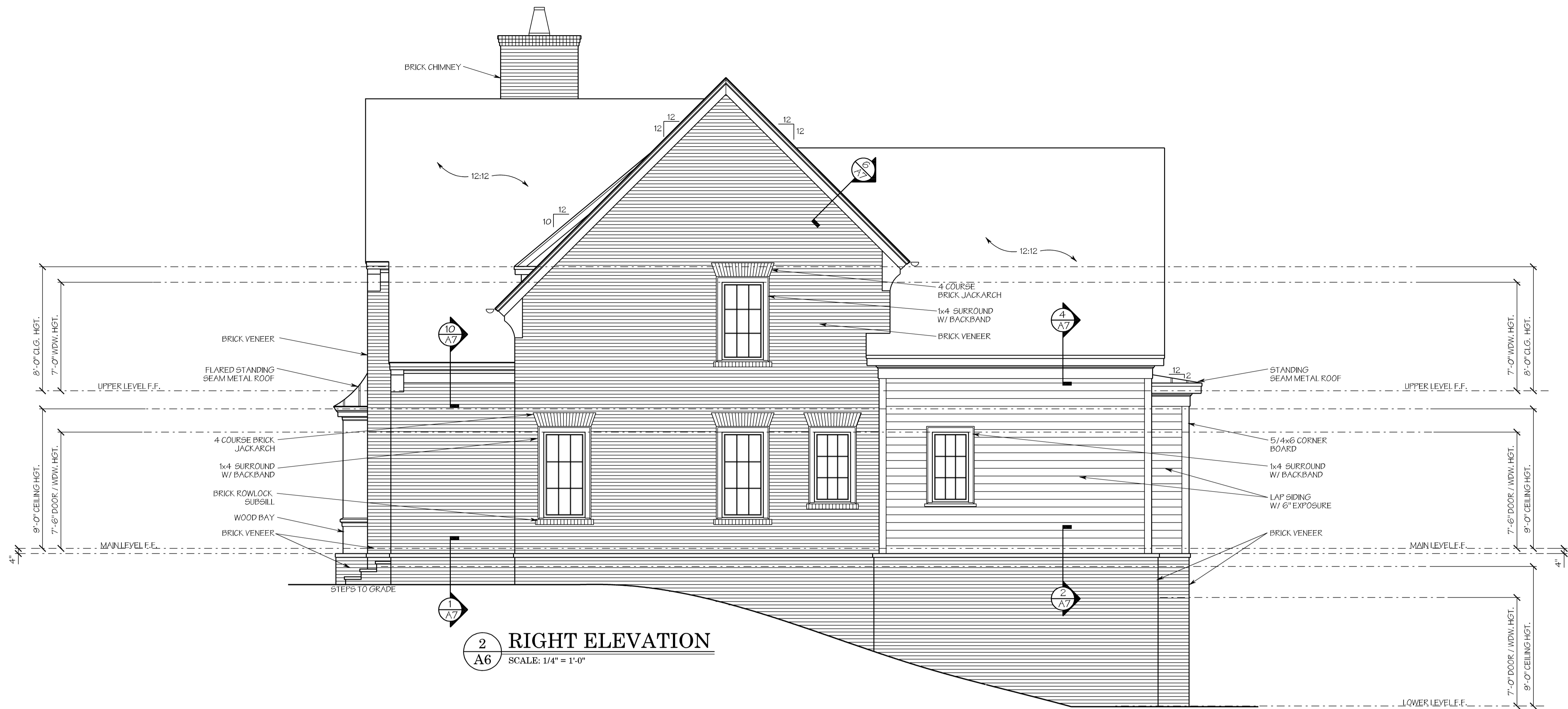
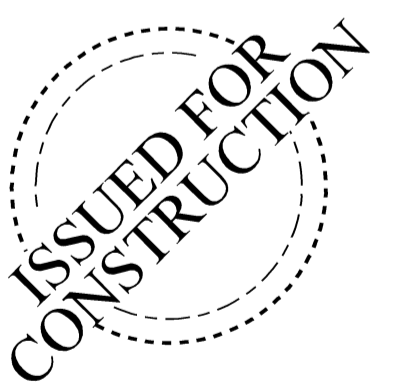
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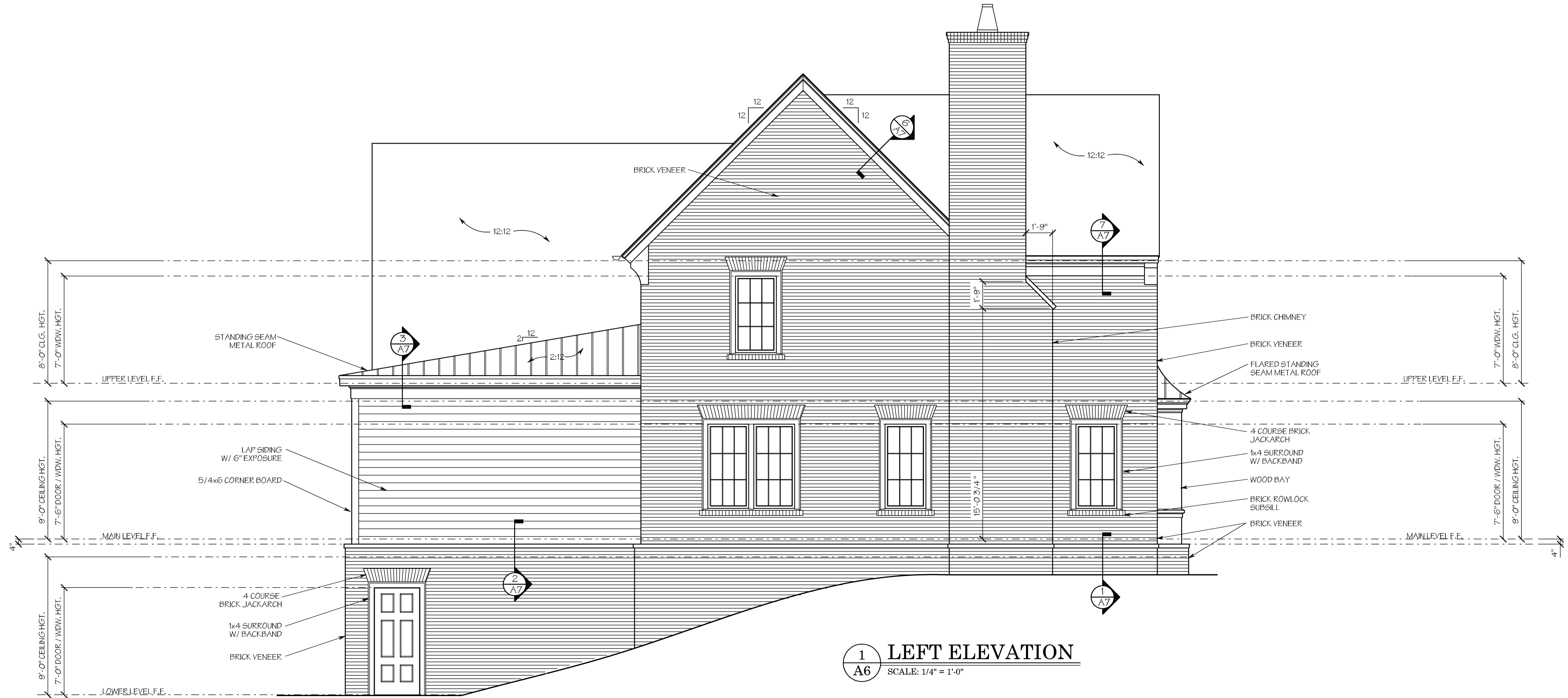
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2 RIGHT ELEVATION
A6 SCALE: 1/4" = 1'-0"



1 LEFT ELEVATION
A6 SCALE: 1/4" = 1'-0"

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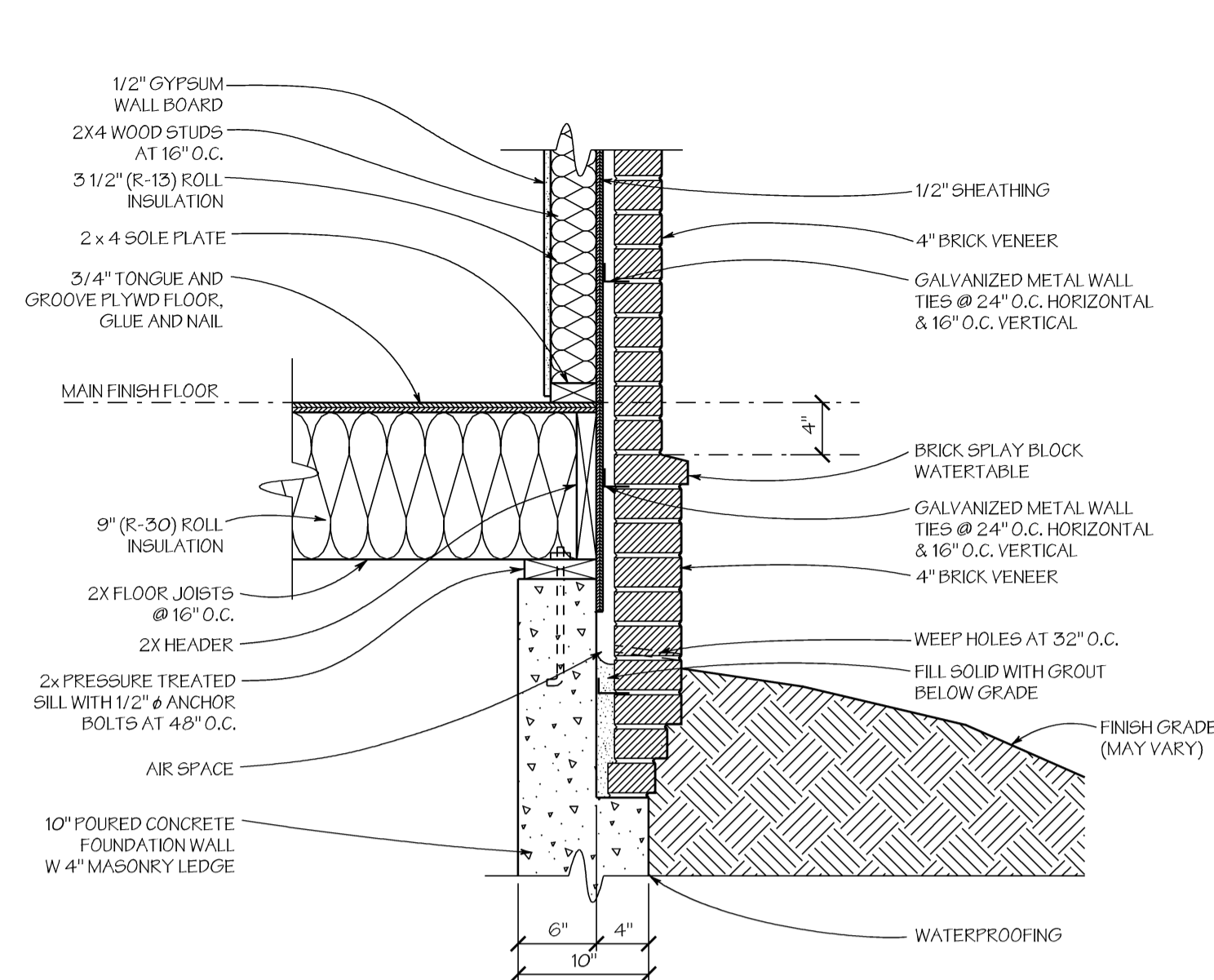
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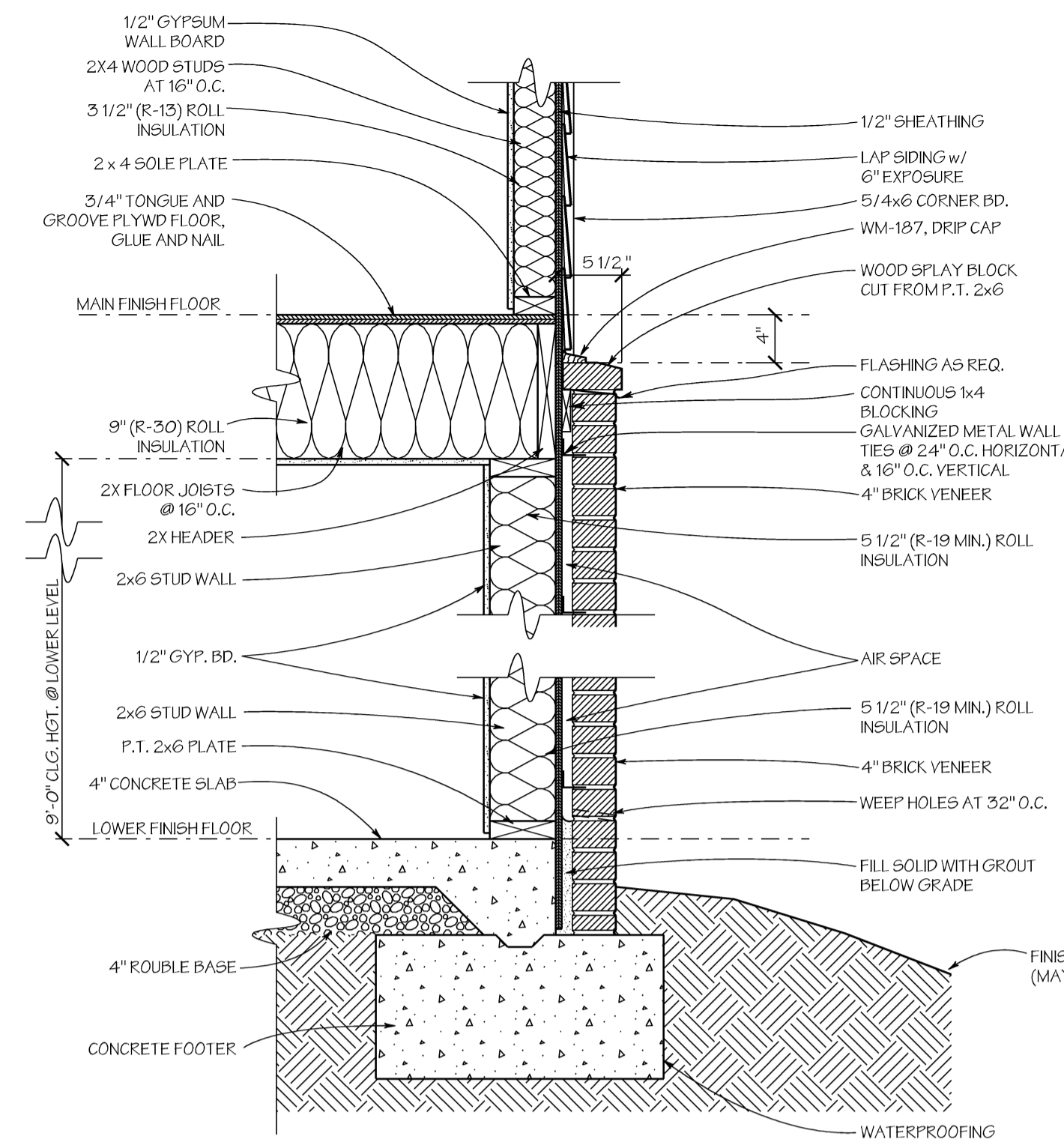
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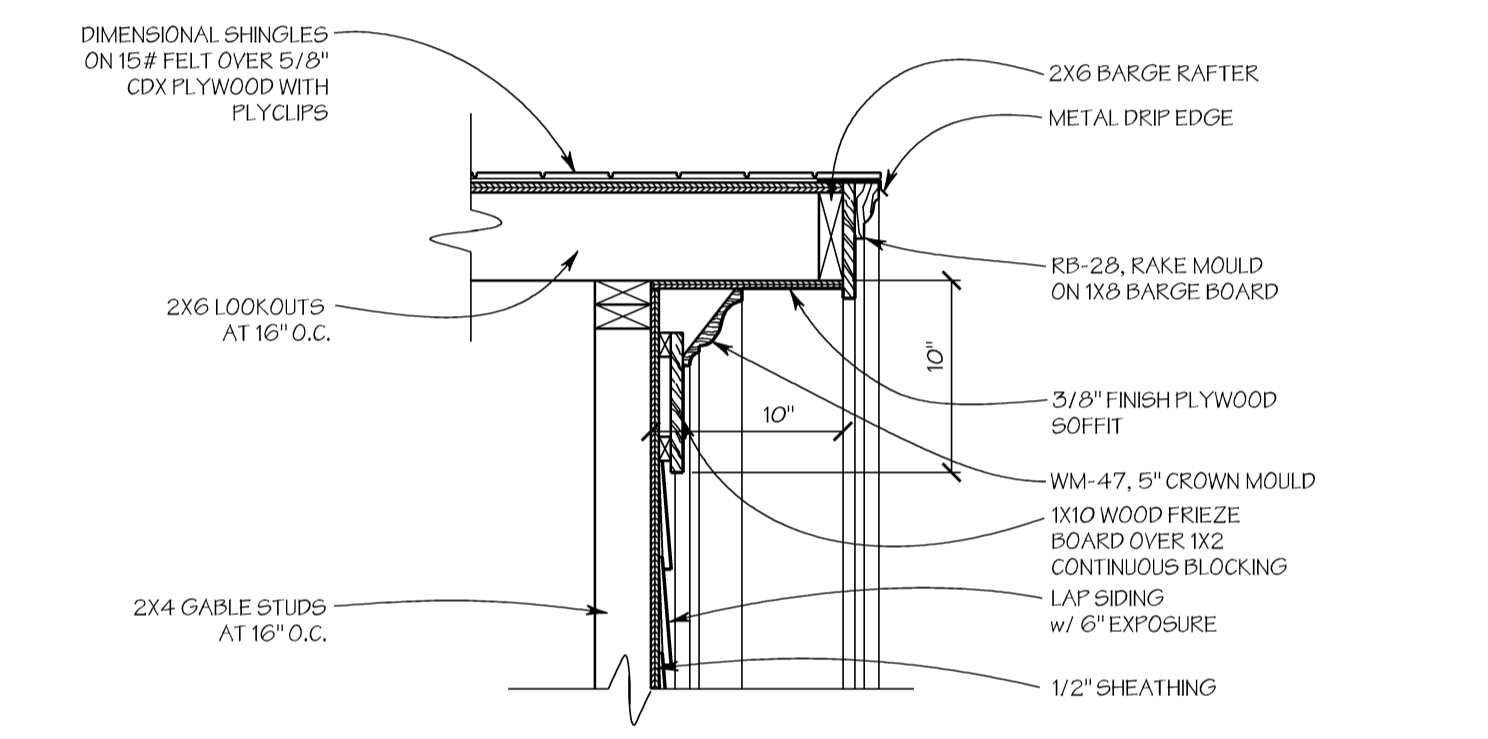
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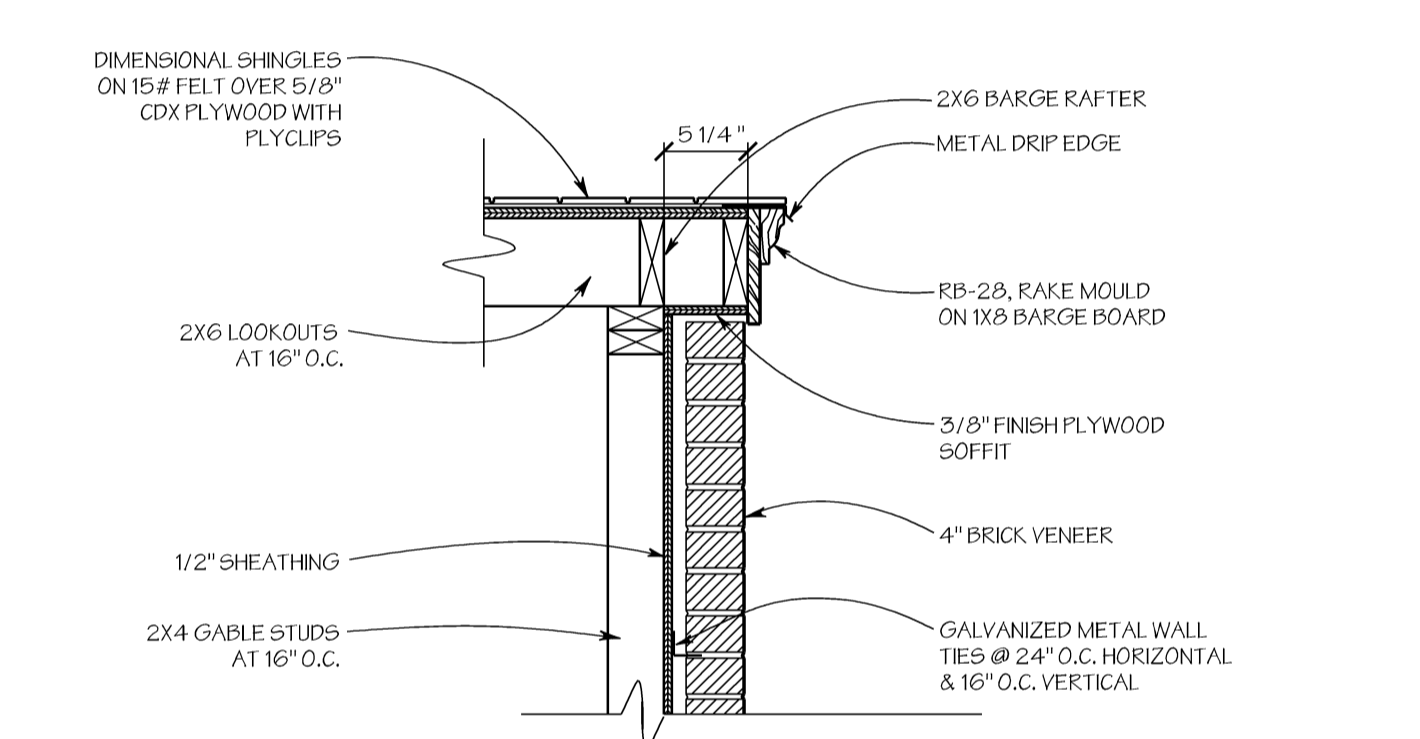
1 WATERTABLE DETAIL
A7 SCALE: 1" = 1'-0"



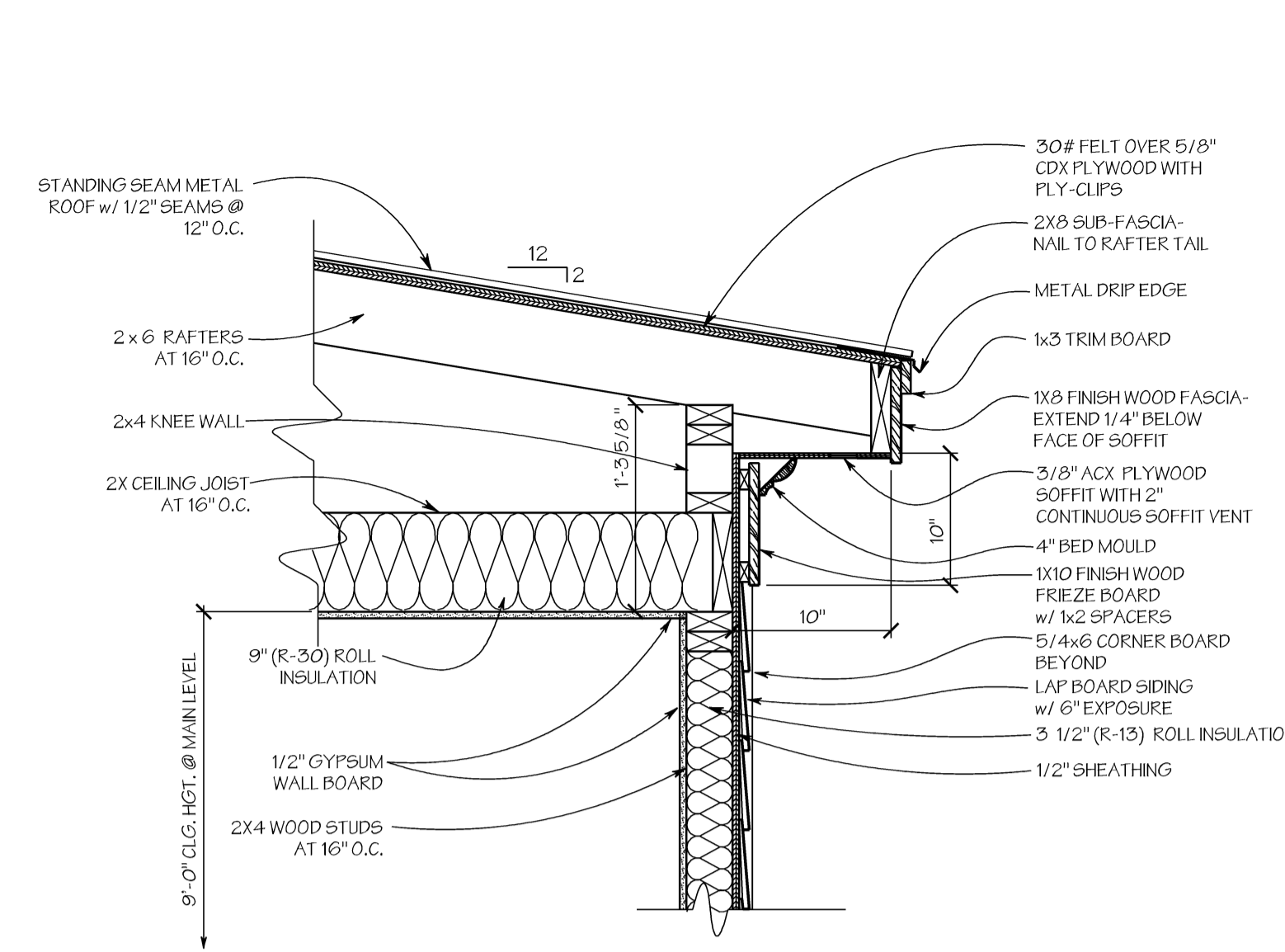
2 WATERTABLE DETAIL
A7 SCALE: 1" = 1'-0"



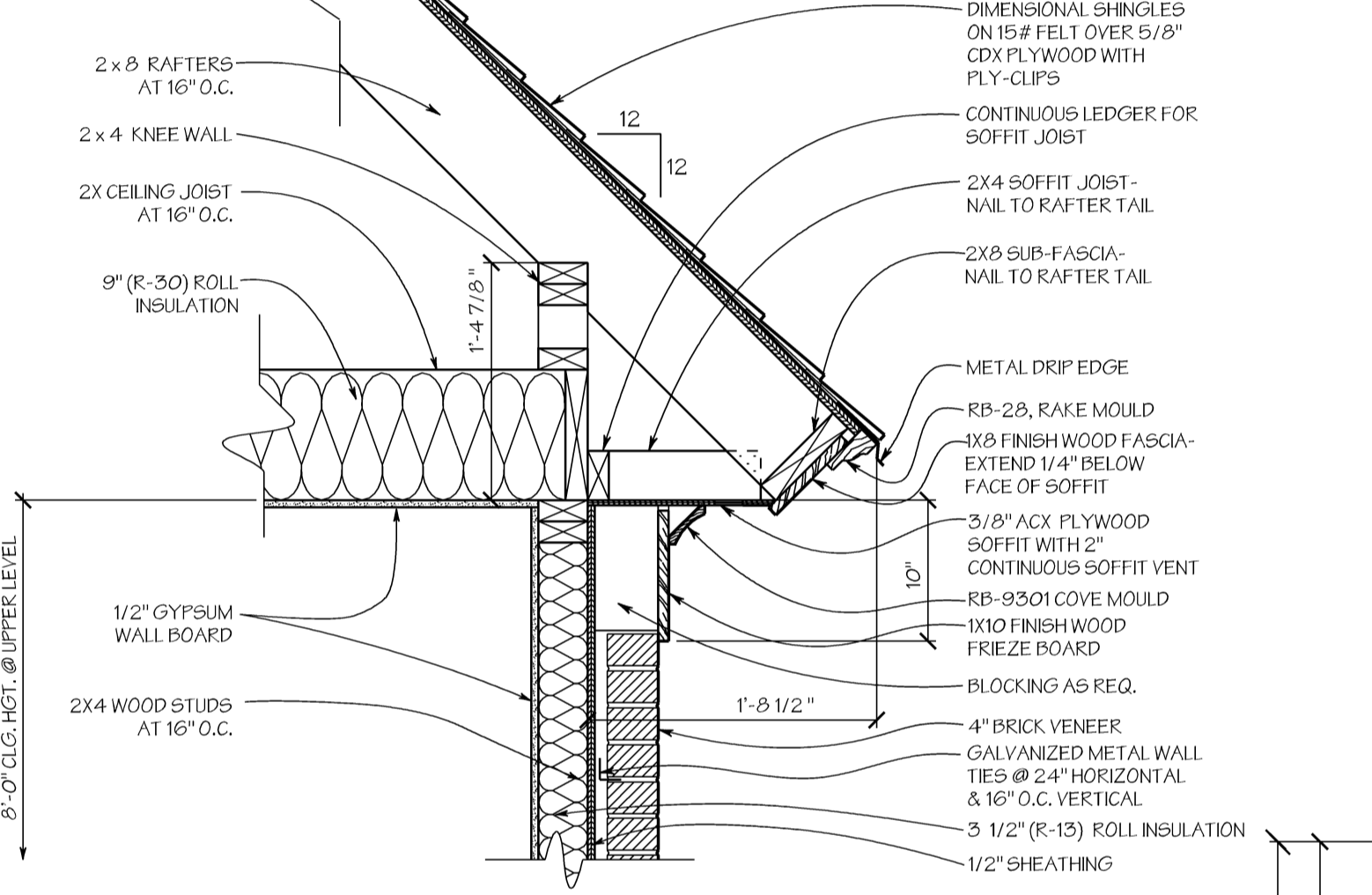
5 RAKE RETURN SECTION
A7 SCALE: 1" = 1'-0"



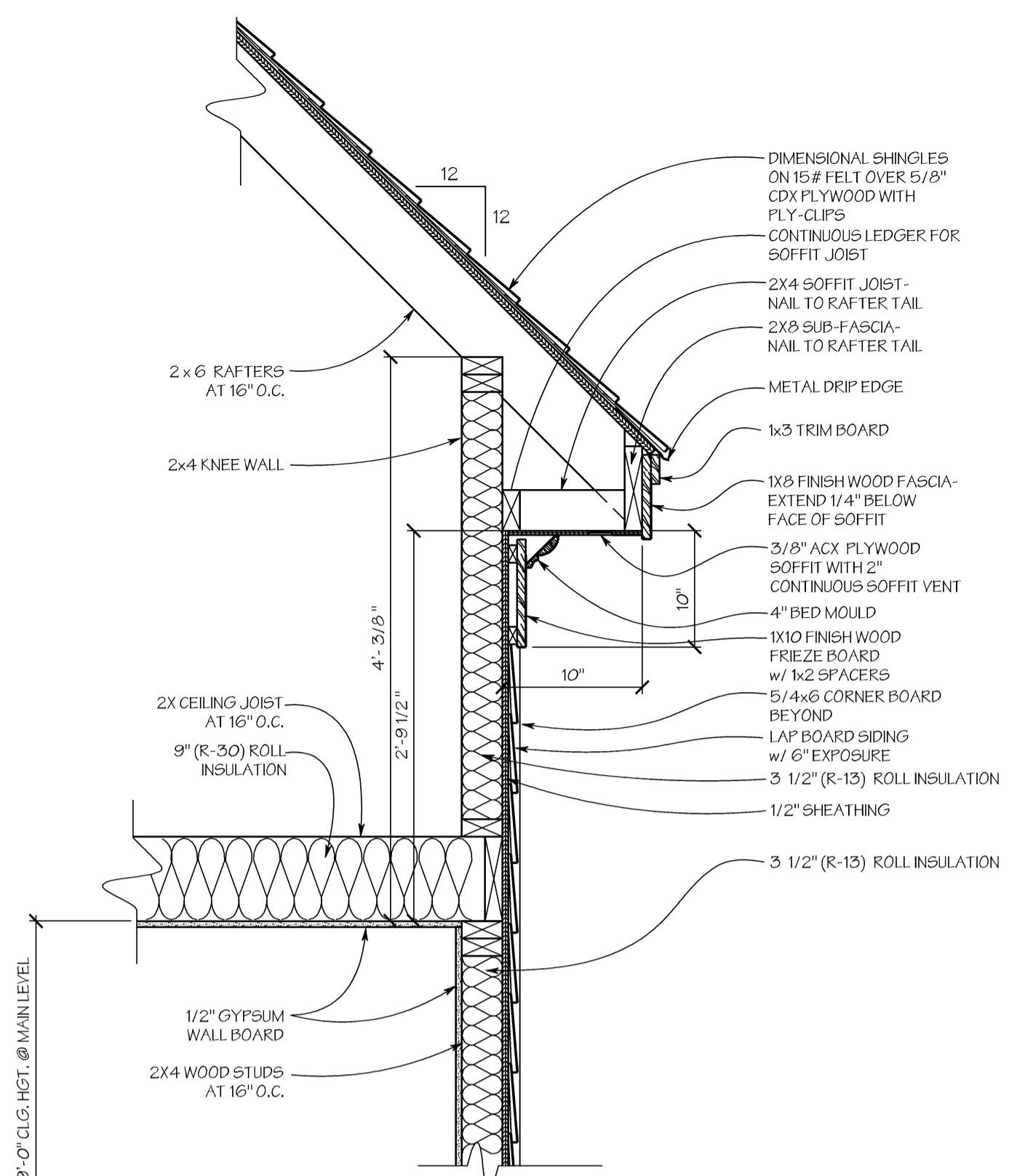
6 RAKE RETURN SECTION
A7 SCALE: 1" = 1'-0"



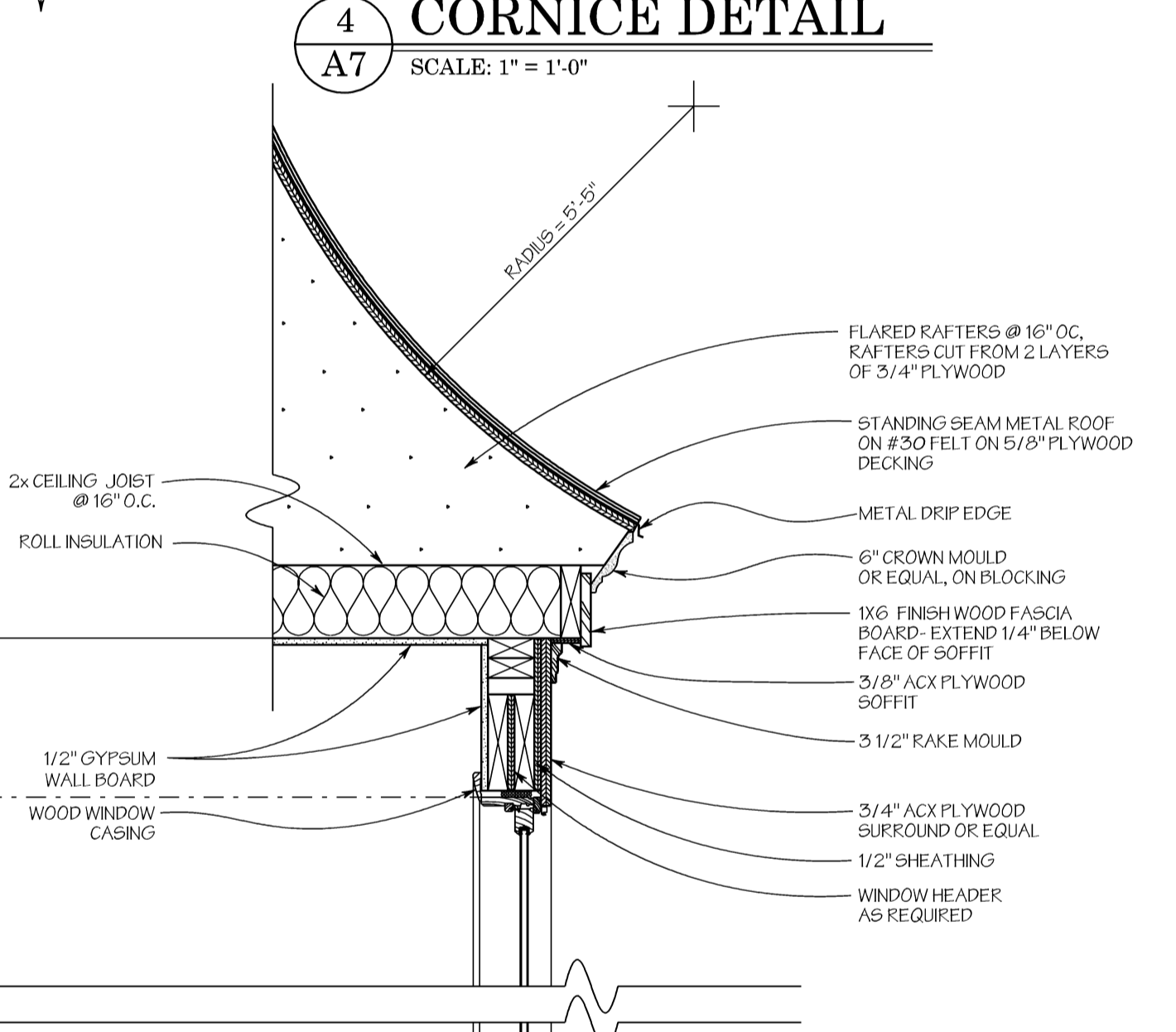
3 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



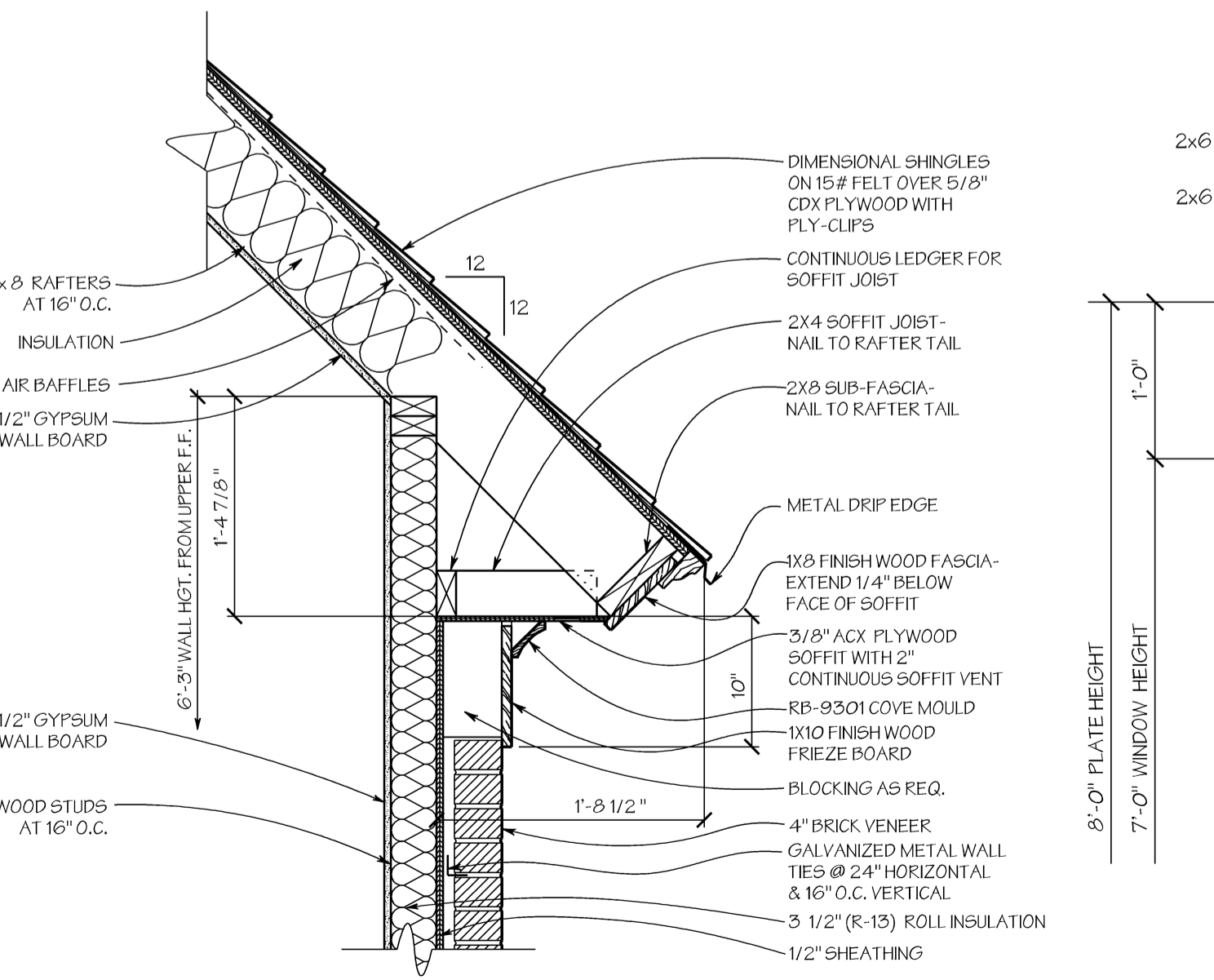
7 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



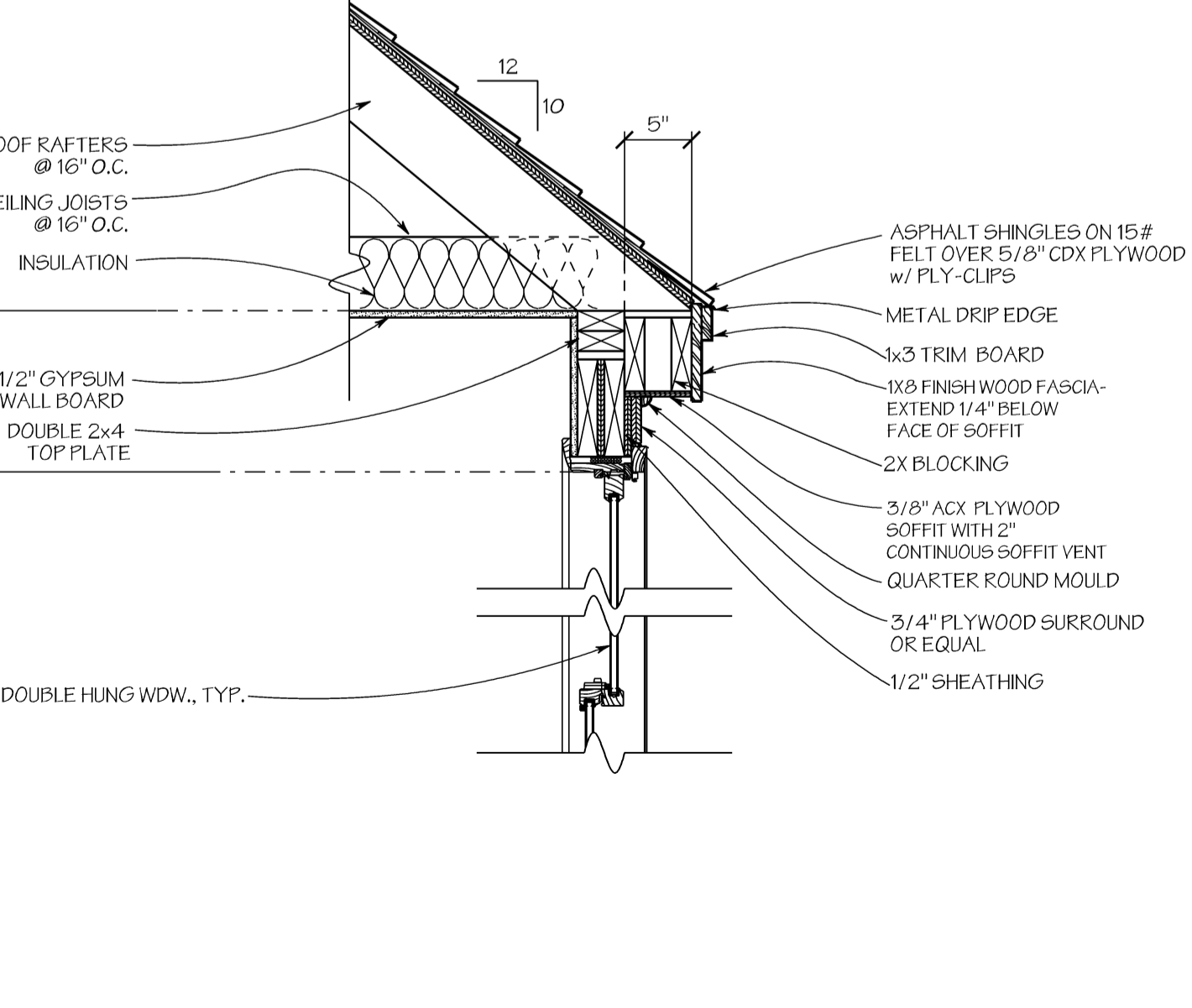
4 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



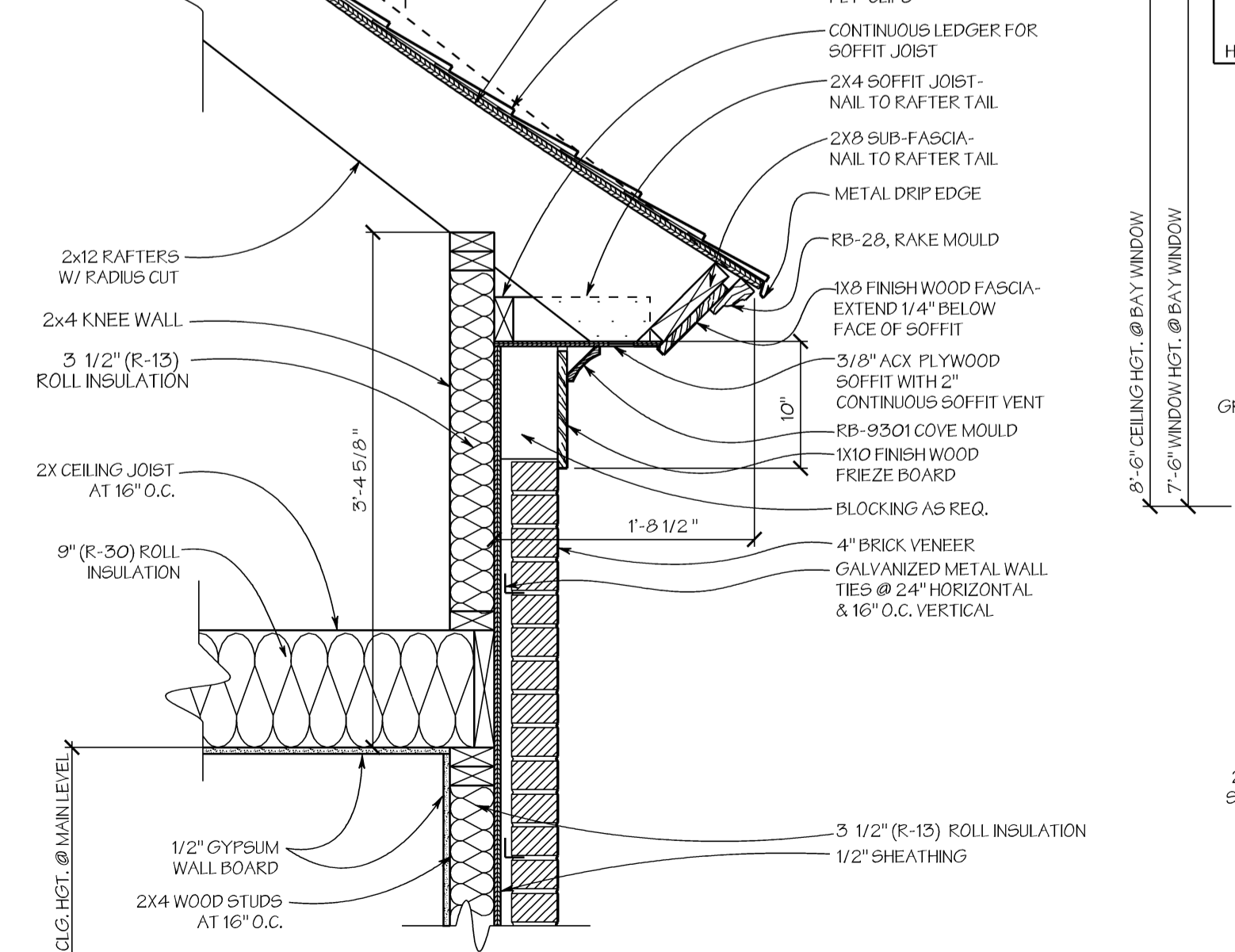
11 BAY WINDOW DETAIL
A7 SCALE: 1" = 1'-0"



8 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



9 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



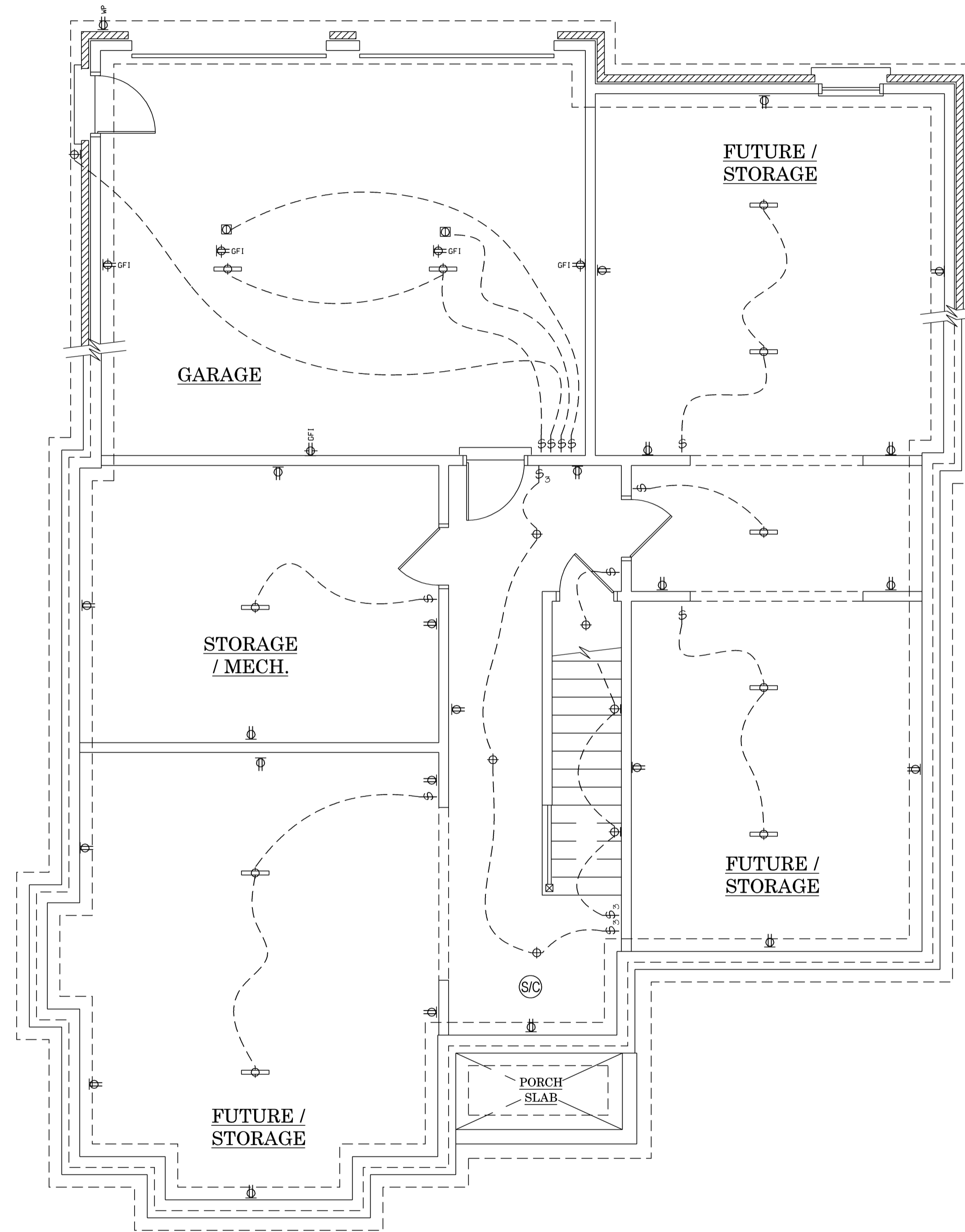
10 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



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ELECTRICAL PLAN KEY	
	DUPLEX CONVENIENCE OUTLET
	GFI DUPLEX OUTLET
	WEATHERPROOF DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	DUPLEX OUTLET IN FLOOR
	220 VOLT OUTLET
	TELEPHONE OUTLET
	CABLE TV OUTLET
	ELECTRIC DOOR OPERATOR
	PORCAIN KEYLESS
	SURFACE MOUNT UTILITY LIGHT
	RECESSED SHOWER LIGHT (DROPPED OP/AX LENS/60A)
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED SCONCE INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE
	LARGE RECESSED INCANDESCENT LIGHT FIXTURE (150-R40 FL)
	RECESSED INCANDESCENT LIGHT FIXTURE / ADJUSTABLE SLOPE ADAPTER (100 PAR CAP FL)
	MEDIUM RECESSED INCANDESCENT LIGHT FIXTURE (75-R20 FL)
	HANGING LIGHT FIXTURE
	LOW VOLTAGE ACCENT LIGHT (LOW VOLTAGE-MR16-EXN)
	ACCENT EYE BALL (75-R20 FL)
	LOW VOLTAGE PLUCK LIGHT
	EXHAUST FAN ONLY
	LARGE EXHAUST FAN / LIGHT COMBINATION-60A
	FLUORESCENT LIGHT FIXTURE
	CEILING FAN/LIGHT
	EXTERIOR FLOOD LIGHT
	JUNCTION BOX
	SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	FAN SPEED CONTROL
	HANGING CHANDELIER
	CIRCUIT CONNECTION
	SMOKE / CO2 DETECTOR

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1 LOWER LEVEL SWITCH & OUTLET PLAN
E1 SCALE: 1/4" = 1'-0"

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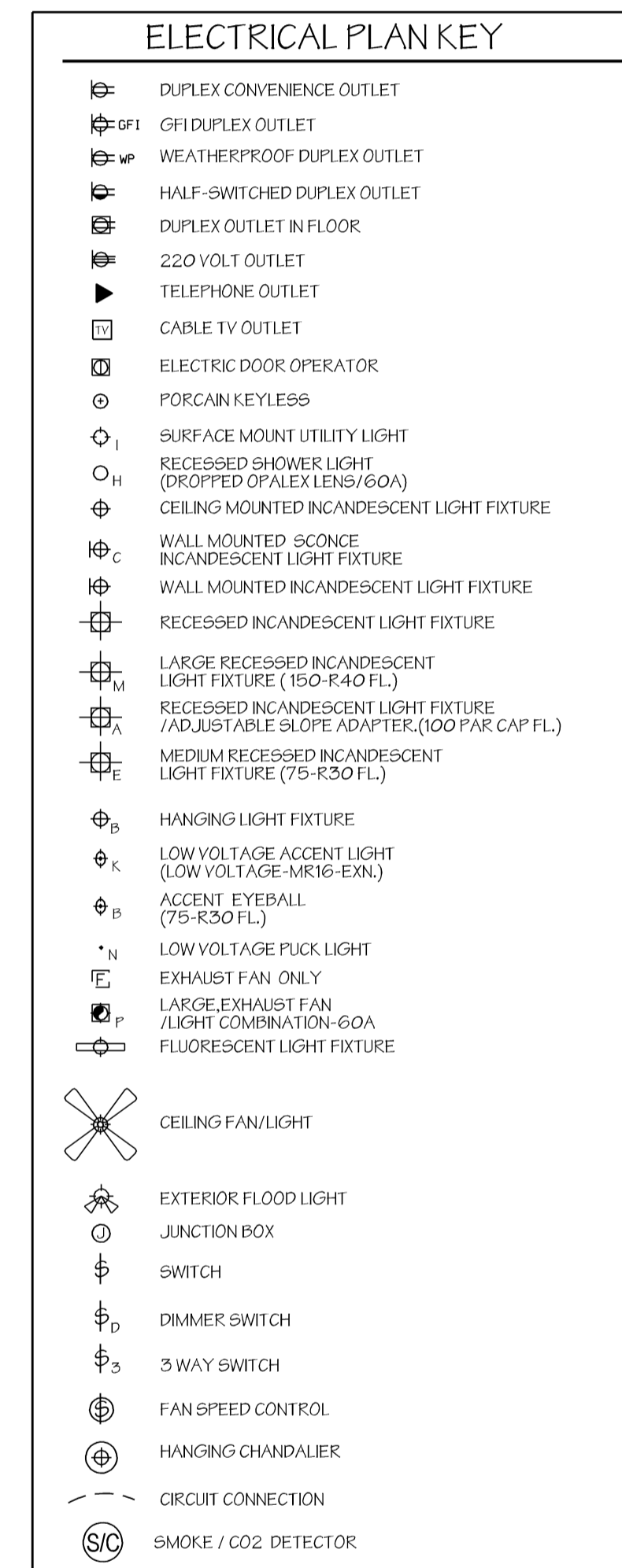
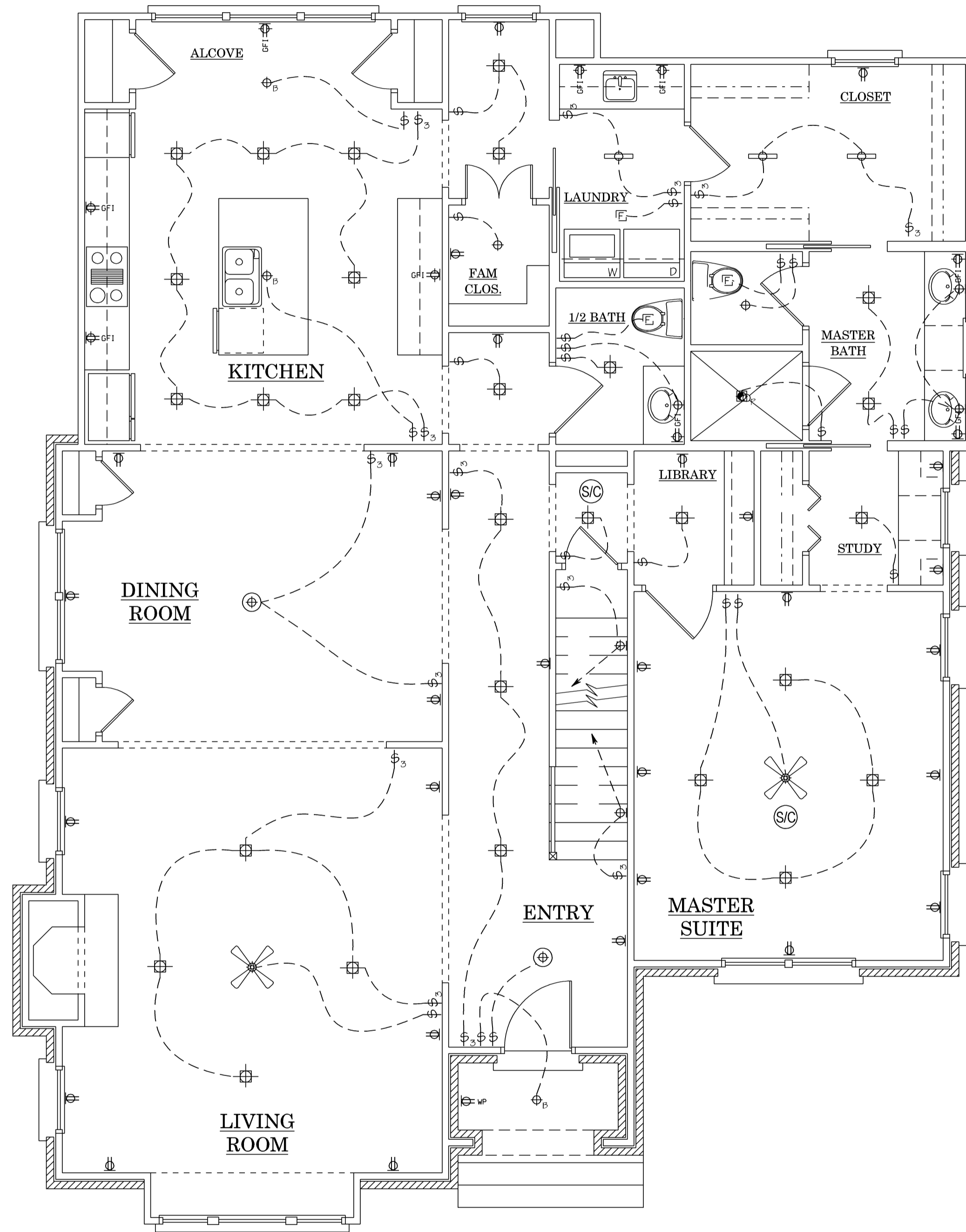


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1 MAIN LEVEL SWITCH & OUTLET PLAN
E2 SCALE: 1/4" = 1'-0"

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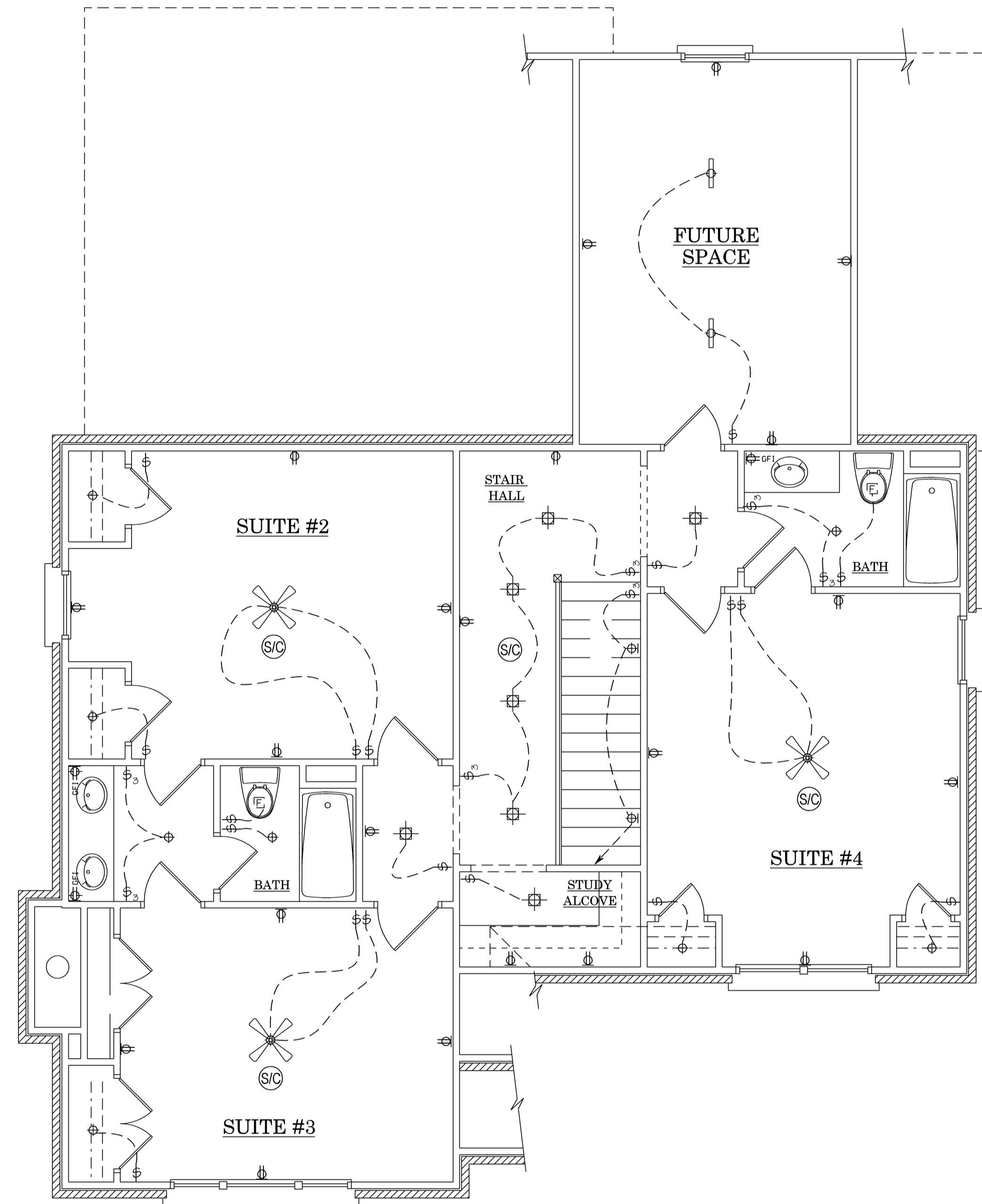


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	CABLE TV OUTLET
	ELECTRIC DOOR OPERATOR
	PORCELAIN KEYLESS
	SURFACE MOUNT UTILITY LIGHT
	RECESSED SHOWER LIGHT (DROPPED OPAL LENS/GOA)
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED SCONCE INCANDESCENT LIGHT FIXTURE
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	EXHAUST FAN ONLY
	LARGE EXHAUST FAN / LIGHT COMBINATION-60A
	FLUORESCENT LIGHT FIXTURE
	CEILING FAN/LIGHT
	EXTERIOR FLOOD LIGHT
	JUNCTION BOX
	SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	FAN SPEED CONTROL
	HANGING CHANDALIER
	CIRCUIT CONNECTION
	SMOKE / CO2 DETECTOR

1 UPPER LEVEL SWITCH & OUTLET PLAN
E3 SCALE: 1/4" = 1'-0"

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DRAWING	UPPER LEVEL SWITCH & OUTLET PLAN
SHEET	E3 of 3

SITE NOTES:

- THE INDIVIDUAL SITE CONTAINS: 0.419 ACRES / 18,269 SQ. FT. TOTAL DISTURBED ACREAGE: 0.15 ACRES
- SITE ADDRESS: 3210 WEST SHADOWLAWN AVENUE NE
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY MCCLUNG SURVEYING SERVICES, INC. DATED 4-18-22
- THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0234F, DATED SEPTEMBER 18, 2013
- THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
- THERE ARE NO KNOWN STREAMS, ALL ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY ARE SHOWN ONSITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.

CITY OF ATLANTA GENERAL NOTES:

- COMPLETE PLANS:** ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL APPLICABLE ITEMS LISTED IN THIS CHECKLIST.
- SURVEY:** ALL PLANS FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN, WETLAND OR SEWER EASEMENT MUST INCLUDE A RECENT BOUNDARY AND TOPOLOGICAL SURVEY DRAWING SHOWING EXISTING CONDITIONS SIGNED, SEALED, AND DATED BY A GEORGIA REGISTERED LAND SURVEYOR. SUCH SURVEY IS HIGHLY RECOMMENDED FOR OTHER PROJECTS NEEDING SITE DEVELOPMENT REVIEW AND MAY BE REQUIRED AFTER PLAN REVIEW.
- SEALED PLANS:** GRADING PLANS MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS APPROPRIATE. PLANS WITH DISTURBED AREA GREATER THAN 1.0 ACRE OR FOR NEW BUILDINGS OR PROPOSING WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN OR WETLAND MUST INCLUDE THE CERTIFICATION OF THE GSWCC LEVEL II DESIGN PROFESSIONAL (NAME, NUMBER AND EXPIRATION DATE OF CERTIFICATE), WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL (ES&PC) PLAN.
- DEMOLITION PLAN:** ALL PLANS FOR REDEVELOPMENT MUST INCLUDE A DEMOLITION PLAN, CLEARLY INDICATING ALL EXISTING STRUCTURES AND SITE FEATURES TO BE DEMOLISHED AND THOSE STRUCTURES AND SITE FEATURES THAT WILL REMAIN.

CONSTRUCTION AND FINAL INSPECTION:

- PRE-CONSTRUCTION MEETING:** BEFORE STARTING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL 404-546-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.
- REVISIONS TO PERMITTED PLANS:** REVISIONS TO PERMITTED PLANS MUST BE SUBMITTED THROUGH THE BUREAU OF BUILDINGS. FOR SITE DEVELOPMENT PURPOSES FOUR(4) SETS OF PLANS ARE REQUIRED; HOWEVER ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY BUREAU OF BUILDINGS FOR OTHER AGENCY REVIEW.
- FINAL STABILIZATION AND SIGN-OFF:** FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED (100) PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAT. CALL 404-546-1305.

PERMITS AND BONDS:

- HAUL ROUTE:** A HAUL ROUTE PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS WHEN MORE THAN 500 CUBIC YARDS OF MATERIAL IS HAULED TO OR FROM THE SITE.
- QUALIFIED CONTRACTOR:** A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS FOR CONSTRUCTION OF NEW SEWER CONNECTION, SIDEWALKS, DRIVEWAY APRON OR OTHER WORK IN THE PUBLIC RIGHT OF WAY. QUALIFIED CONTRACTOR PERMITS REQUIRE PROOF OF AN IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$3 MILLION, AND VALID BUSINESS LICENSE AND PAYMENT OF APPLICABLE FEES. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER OF THE POLICY.

SEWERS:

- CONSTRUCTION OVER SEWERS:** THERE IS NO PROPOSED CONSTRUCTION OF BUILDINGS AND/OR STRUCTURES OVER EXISTING AND/OR PROPOSED SEWERS OR WITHIN DRAINAGE EASEMENTS. ALL PROPOSED STRUCTURES ARE LOCATED COMPLETELY OUTSIDE ALL EASEMENT LIMITS. FOR EXISTING (FOR SEWERS DEEPER THAN 10 FEET, THE PROPOSED CONSTRUCTION PLANS MUST DEMONSTRATE THAT THE BOTTOM OF THE PROPOSED STRUCTURE'S FOOTING IS BELOW A LINE RUNNING AT A 1:1 SLOPE FROM THE BOTTOM OUTSIDE EDGE OF EXISTING SEWER).
- SEPTIC SYSTEMS:** WHEN PUBLIC SEWER IS NOT AVAILABLE AND A SEPTIC SYSTEM IS PROPOSED FOR INSTALLATION OR RENOVATION THE PLANS MUST SHOW THE LOCATION OF THE SEPTIC TANK AND DRAIN FIELDS. A STAMPED, APPROVED COPY OF THE SEPTIC SYSTEM INSTALLATION PLAN AND A COPY OF THE APPLICABLE COUNTY HEALTH DEPARTMENT PERMIT MUST BE INCLUDED WITH THE BUILDING PERMIT APPLICATION. SUCH PLANS CANNOT BE REVIEWED OR APPROVED WITHOUT HEALTH DEPARTMENT APPROVAL.

RELEASED FOR CONSTRUCTION
24 HOUR EMERGENCY CONTACT: NEAL CREECH 404-217-4465

CITY OF ATLANTA SINGLE FAMILY CONSTRUCTION DOCUMENTS FOR:

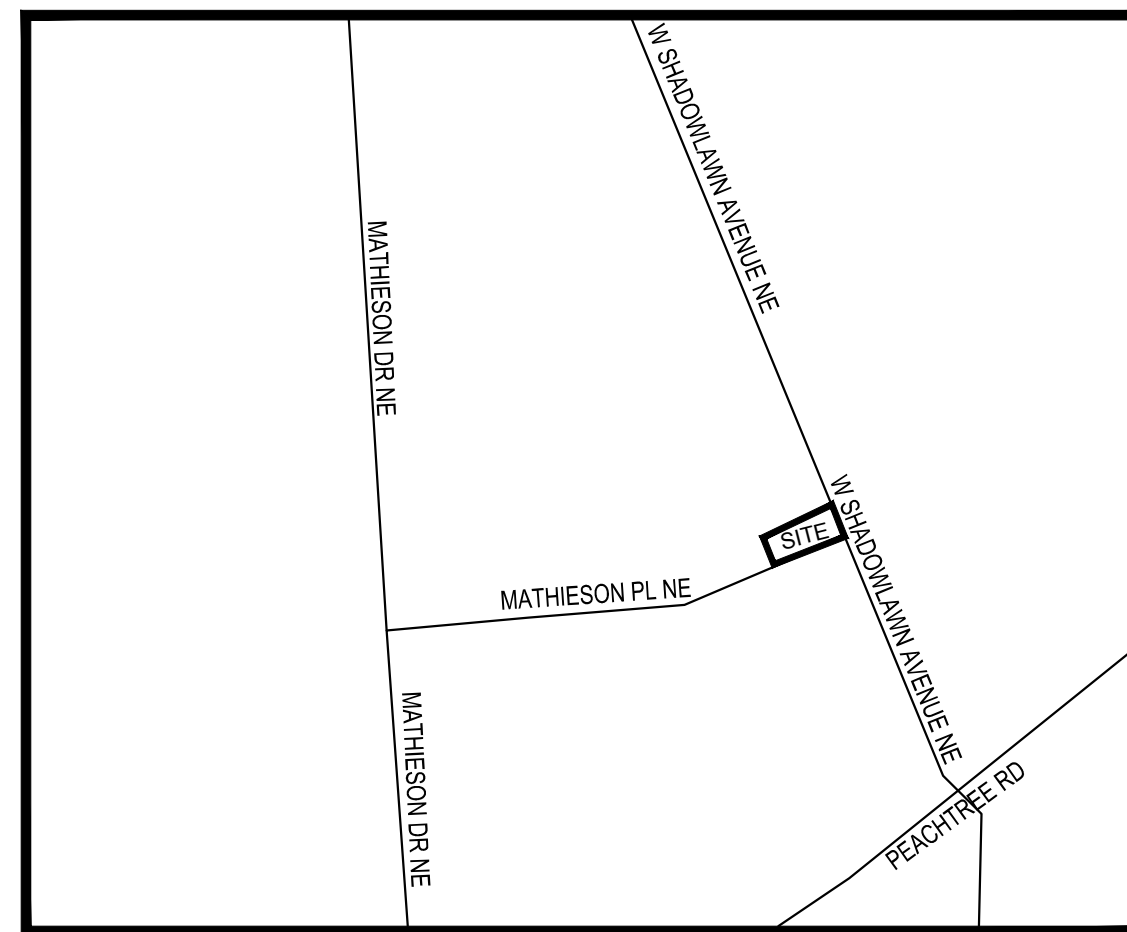
**3210 WEST SHADOWLAWN AVENUE NE
LAND LOT 61 DISTRICT 17
CITY OF ATLANTA, FULTON COUNTY, GEORGIA**

CONSTRUCTION NARRATIVE:

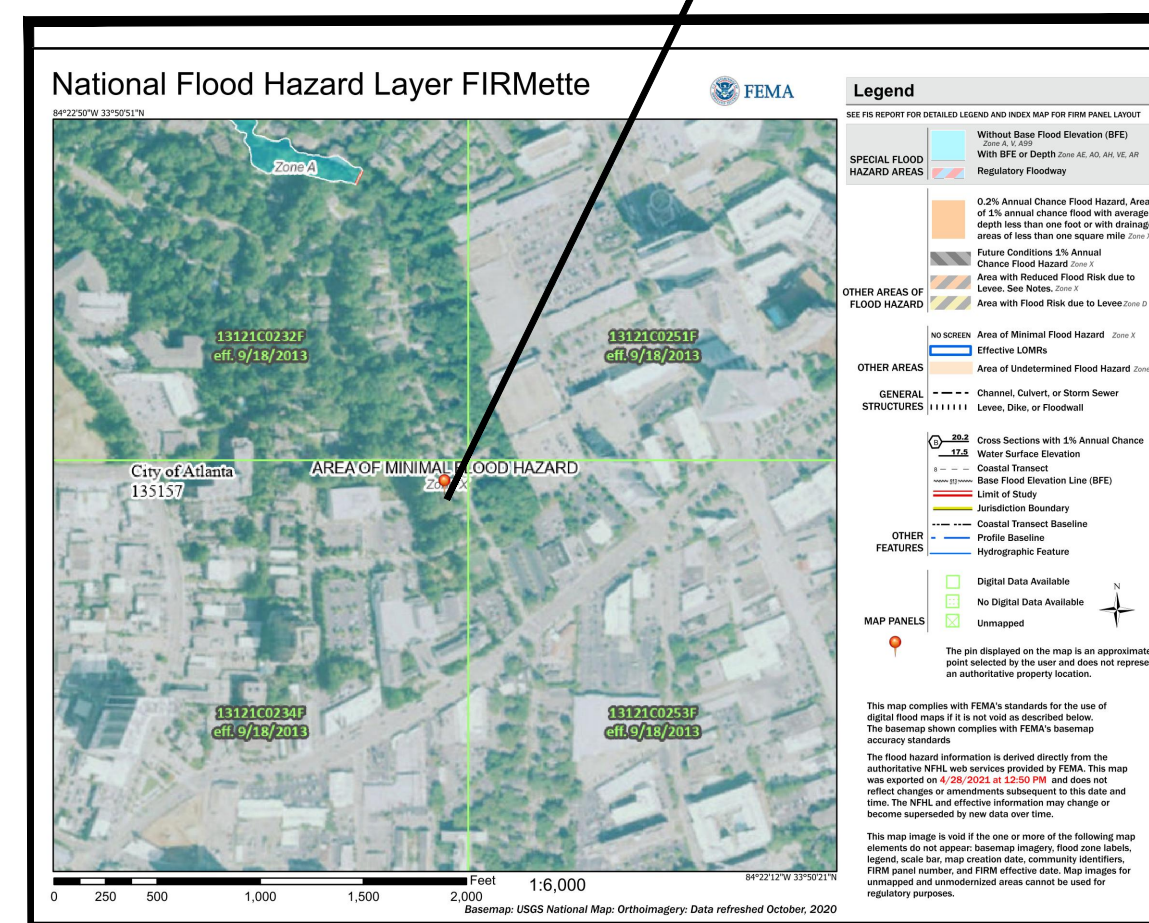
THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME AND DRIVEWAY CONFORMING TO R-4 ZONING. ALL PHASED EROSION CONTROL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

POST-CONSTRUCTION LOT COVERAGE:

PROPOSED LOT COVERAGE	
AREA	AREA (Sq.Ft)
HOUSE	1944
DRIVEWAY	1370
STAIRS /WALKWAYS /LANDINGS	242
TOTAL IMPERVIOUS AREA	3556
TOTAL LOT AREA	18269
LOT COVERAGE %	19,46%



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

THIS PROPERTY IS LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0234F, DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY AND INCORPORATED AREAS.

STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0234F, DATED SEPTEMBER 18, 2013.

THERE ARE NO WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

OWNER/CONTRACTOR:

NEAL CREECH
3210 WEST SHADOWLAWN AVENUE NE
ATLANTA, GA 30305

LOT AREAS:


LOT AREA = 18,269 SF = 0.419 ACRES
PROPOSED IMPERVIOUS AREA = 3,556 SF = 0.08 ACRES
EX. FFE = N/A (NEW LOT OF RECORD)
PROPOSED FFE: 988.00

Current Mandatory Codes as Adopted by DCA:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- 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, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
- NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS (2011)

SHEET LIST	
SHEET NO.	SHEET TITLE
CV	COVER SHEET
SV	SURVEY
C-1	SITE PLAN
C-2	STORMWATER PLAN
C-3	ES&PC PLAN
C-4	TREE PROTECTION/ REPLACEMENT PLAN
C-5	DETAILS

"I CERTIFY UNDER THE 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"

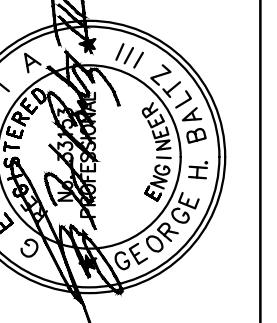
CERTIFIED BY  DATE 5-5-22

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street
Marietta, GA 30060
678-304-9410
www.crescentvieweng.com

PREPARED FOR
NEAL CREECH
3218 WEST SHADOWLAWN AVENUE NE
ATLANTA, GA. 30305
404-217-4465
NEALCREECH@ME.COM

COVER SHEET

DATE	5-5-22	REVISIONS	
SCALE	AS SHOWN		
DRAWN	AG		
CHECKED			



CONSTRUCTION PLANS FOR
3210 WEST SHADOWLAWN AVENUE NE
LAND LOT 61, 17th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 21-056

SHEET NO.
CV

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,947 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)



REFERENCE MATERIAL

- LIMITED WARRANTY DEED IN FAVOR OF PEACHTREE ROAD UNITED METHODIST CHURCH DEED BOOK 59013 PAGE 578-579 FULTON COUNTY, GEORGIA RECORDS

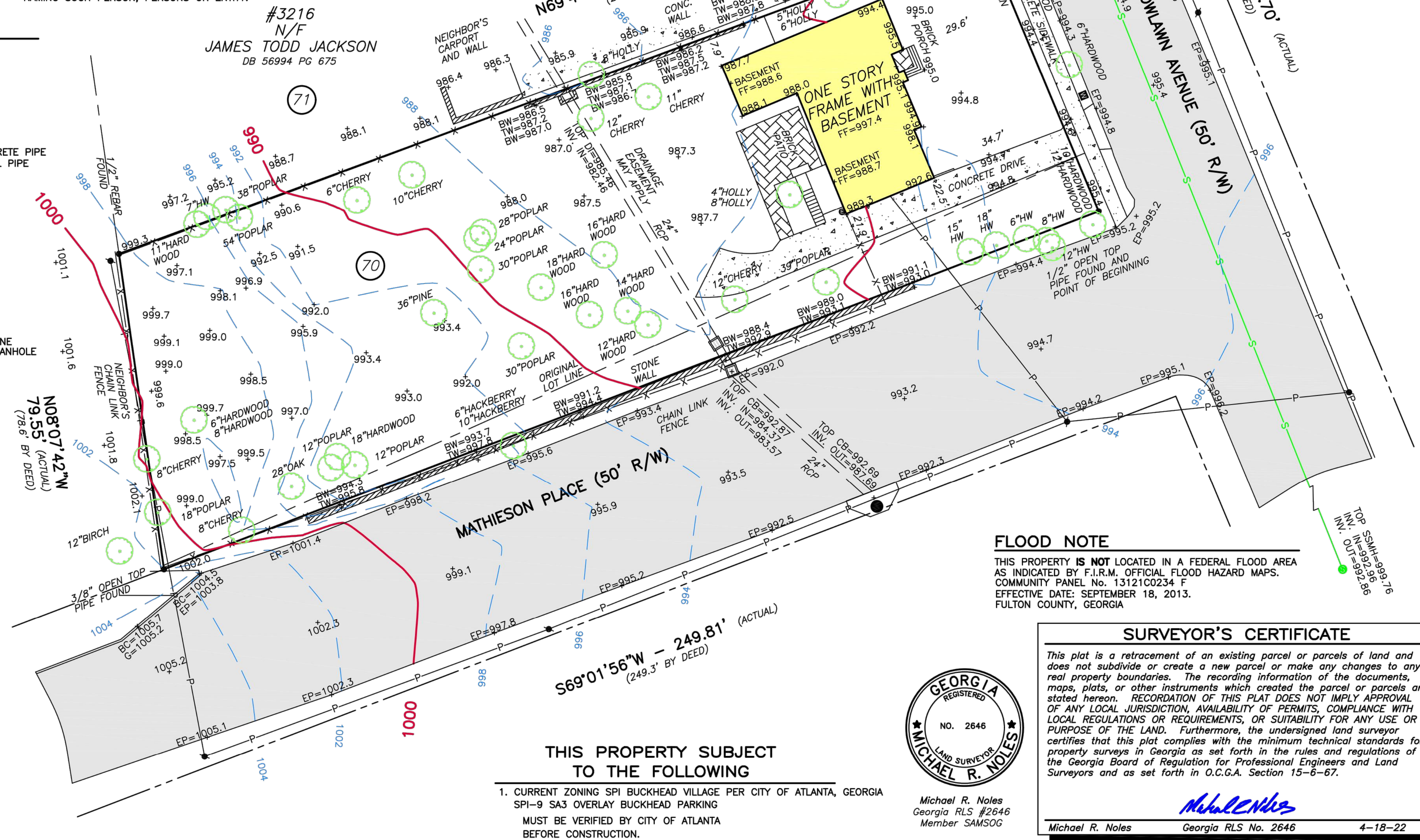


LEGEND

- RR DENOTES BUILDING LINE
- PC/W DENOTES PROPERTY LINE
- BC DENOTES RIGHT-OF-WAY CENTERLINE
- G DENOTES BACK OF CURB
- EP DENOTES GUTTER
- TW DENOTES EDGE OF PAVING
- BW DENOTES TOP OF WALL
- X-X DENOTES BOTTOM OF WALL
- RCP DENOTES FENCE
- CMP DENOTES REINFORCED CONCRETE PIPE
- PP DENOTES CORRUGATED METAL PIPE
- LP DENOTES POWER POLE
- GW DENOTES LIGHT POLE
- P DENOTES GUY WIRE
- PM DENOTES POWER LINE
- PB DENOTES POWER METER
- FO DENOTES POWER BOX
- A/C DENOTES FIBER OPTIC
- CB DENOTES AIR CONDITION
- TB DENOTES CABLE BOX
- GM DENOTES TELEPHONE BOX
- WM DENOTES GAS METER
- WW DENOTES WATER METER
- FH DENOTES WATER VALVE
- JB DENOTES FIRE HYDRANT
- DI DENOTES JUNCTION BOX
- S DENOTES DROP INLET
- SSMH DENOTES SANITARY SEWER LINE
- CO DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT

TREE LEGEND

- HW DENOTES HARDWOOD TREE



FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0234 F EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

Michael R. Noles
Michael R. Noles Georgia RLS No. 2646 4-18-22

THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING SPI BUCKHEAD VILLAGE PER CITY OF ATLANTA, GEORGIA SPI-9 SA3 OVERLAY BUCKHEAD PARKING MUST BE VERIFIED BY CITY OF ATLANTA BEFORE CONSTRUCTION.

NO.	REVISIONS	DATE

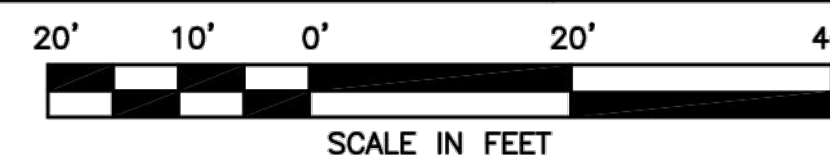


McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
PEACHTREE ROAD
UNITED METHODIST CHURCH

3210 WEST SHADOWLAWN AVENUE
ATLANTA, GEORGIA

TOTAL AREA= 0.419± ACRES
OR 18,269± SQ. FT.



SCALE IN FEET

LOT 70 AND TRACT TO SOUTH
SHADOW LAWN

LAND LOT 61
17TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 4-18-22
FIELD: 3-24-22 SCALE: 1"=20'

PB 11
PG 200-201

JOB#258281

SITE NOTES:

- THE INDIVIDUAL SITE CONTAINS: 0.419 ACRES / 18,269 SQ. FT
TOTAL DISTURBED ACREAGE: 0.15 ACRES
- SITE ADDRESS: 3210 WEST SHADOWLAWN AVENUE NE
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY MCCLUNG SURVEYING SERVICES, INC. DATED 4-48-22
- THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0234F, DATED SEPTEMBER 18, 2013
- THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
- THERE ARE NO KNOWN STREAMS, ALL ASSOCIATED STREAM BUFFERS ARE ASSOCIATED WITH THE PROPERTY ARE SHOWN ONSITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.

ZONING CONFORMANCE:

SITE ZONING: R-4 SINGLE FAMILY RESIDENTIAL
 MINIMUM LOT SIZE: 9,000 SF
 FRONT SETBACK: 35 FEET
 SIDE SETBACK: 7 FEET, EACH SIDE OF MAIN BUILDING.
 REAR SETBACK: 15 FEET
 LOT FRONTAGE: 70 FEET
 LOT COVERAGE: SHALL NOT EXCEED 50%
 MINIMUM PARKING: 1 SPACE PER DWELLING
 BUILDING HEIGHT: NO MORE THAN 35 FEET
 FLOOR AREA: SHALL NO EXCEED 0.50

POST-CONSTRUCTION LOT COVERAGE:

PROPOSED LOT COVERAGE	
AREA	AREA (Sq.Ft)
HOUSE	1944
DRIVEWAY	1370
STAIRS /WALKWAYS /LANDINGS	242
TOTAL IMPERVIOUS AREA	3556
TOTAL LOT AREA	18269
LOT COVERAGE %	19.46%

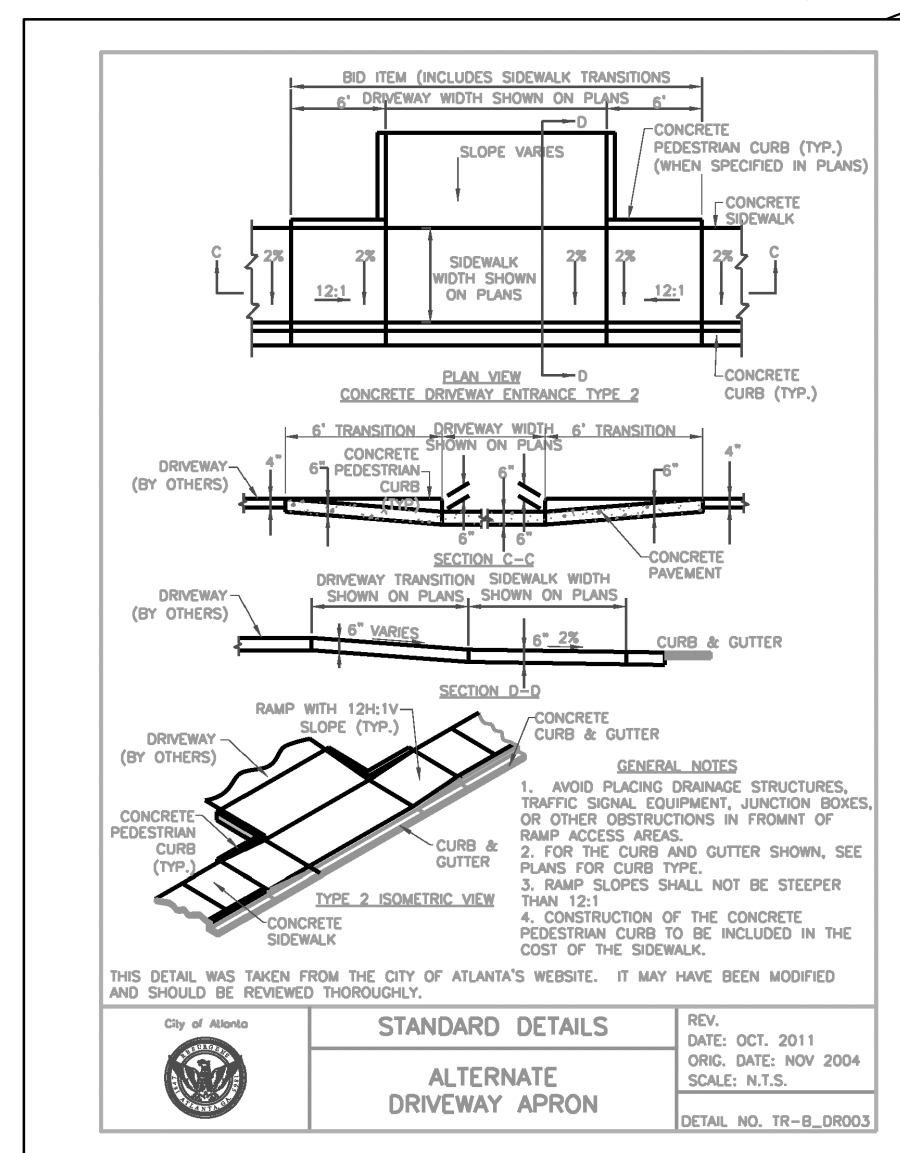
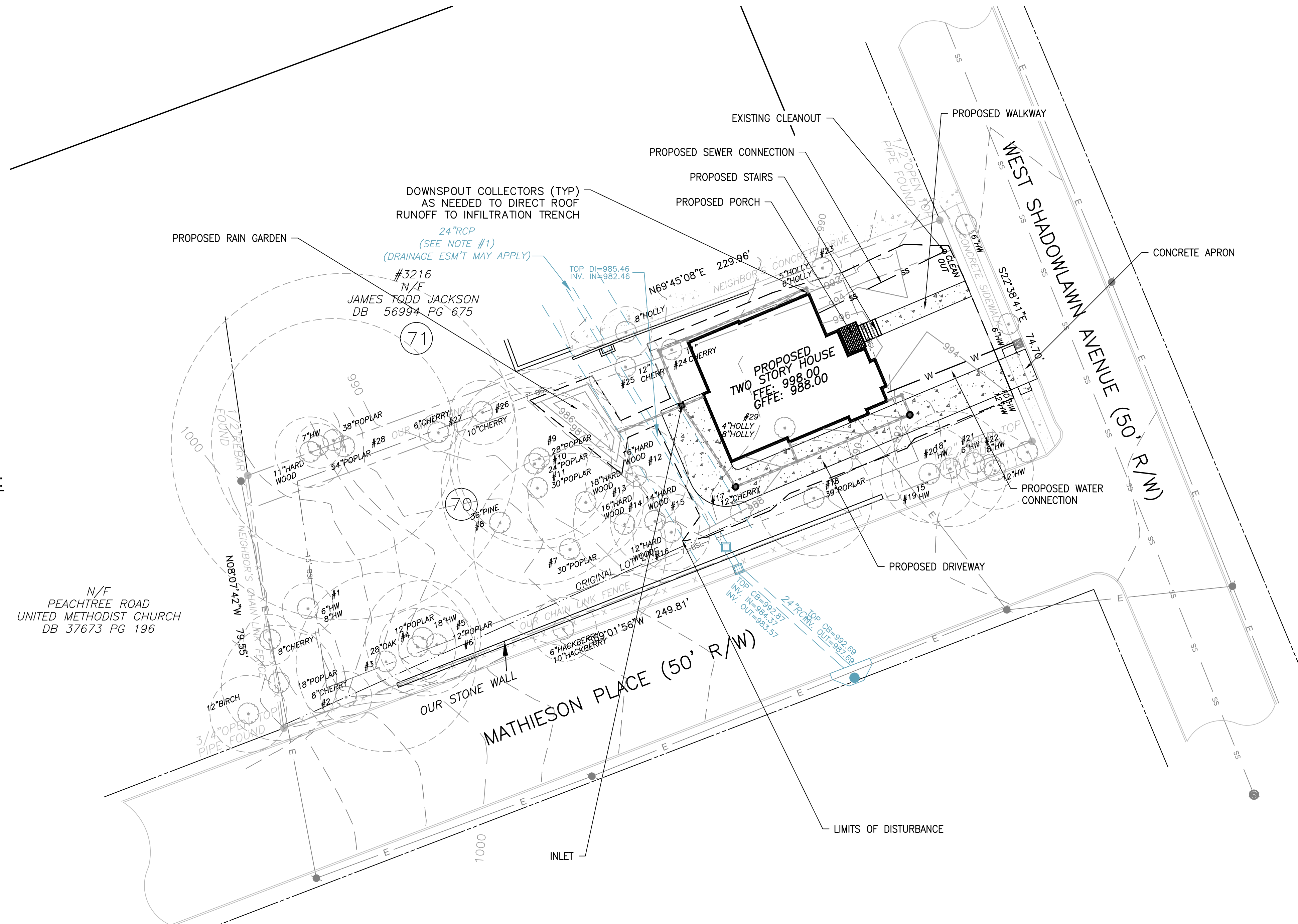
LOT AREAS:

LOT AREA = 18,269 SF = 0.419 ACRES
 PROPOSED IMPERVIOUS AREA = 3,556 SF = 0.08 ACRES
 EX. FFE = N/A (NEW LOT OF RECORD)
 PROPOSED FFE: 988.00

DIRT STATEMENT:

CUT: 188 CU YDS (ESTIMATED)
 FILL: 55 CU YDS (ESTIMATED)
 HAUL VOLUMES: 133 CU YDS - TO BE HAULED OFFSITE.
 NET EARTHWORK VOLUMES ARE LESS THAN 500 CUBIC YARDS. THEREFORE, A HAUL ROUTE PERMIT IS NOT REQUIRED.

RELEASE FOR CONSTRUCTION 24 HOUR EMERGENCY CONTACT: NEAL CREECH 404-217-4465



STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0234F, DATED SEPTEMBER 18, 2013.
 THERE ARE NO WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below. Call before you dig.
 SCALE: 1" = 20'

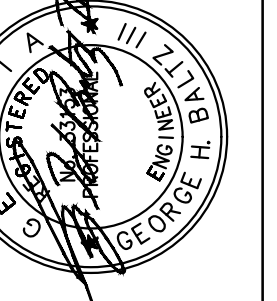
Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
 211 Frazier Street
 Marietta, GA 30060
 678-324-9410
 www.crescentvieweng.com

PREPARED FOR
NEAL CREECH
 3210 WEST SHADOWLAWN AVENUE NE
 ATLANTA, GA 30305
 404-217-4465
 NEALCREECH@ME.COM

SITE PLAN

DATE	SCALE	AS SHOWN	AG	REVISIONS
5-5-22				

CHECKED



CONSTRUCTION PLANS FOR
3210 WEST SHADOWLAWN AVENUE NE
 LAND LOT 61, 17th DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 21-056

SHEET NO.
C-1

GRADING NOTES:

- APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN) SURVEY
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY MCCLUNG SURVEYING SERVICES, INC. DATED 4-18-22
- DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
- THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
- BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

RUNOFF REDUCTION NOTES:

VEGETATION
THE RAIN GARDEN IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION.

MAINTENANCE

- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT RAIN GARDEN FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

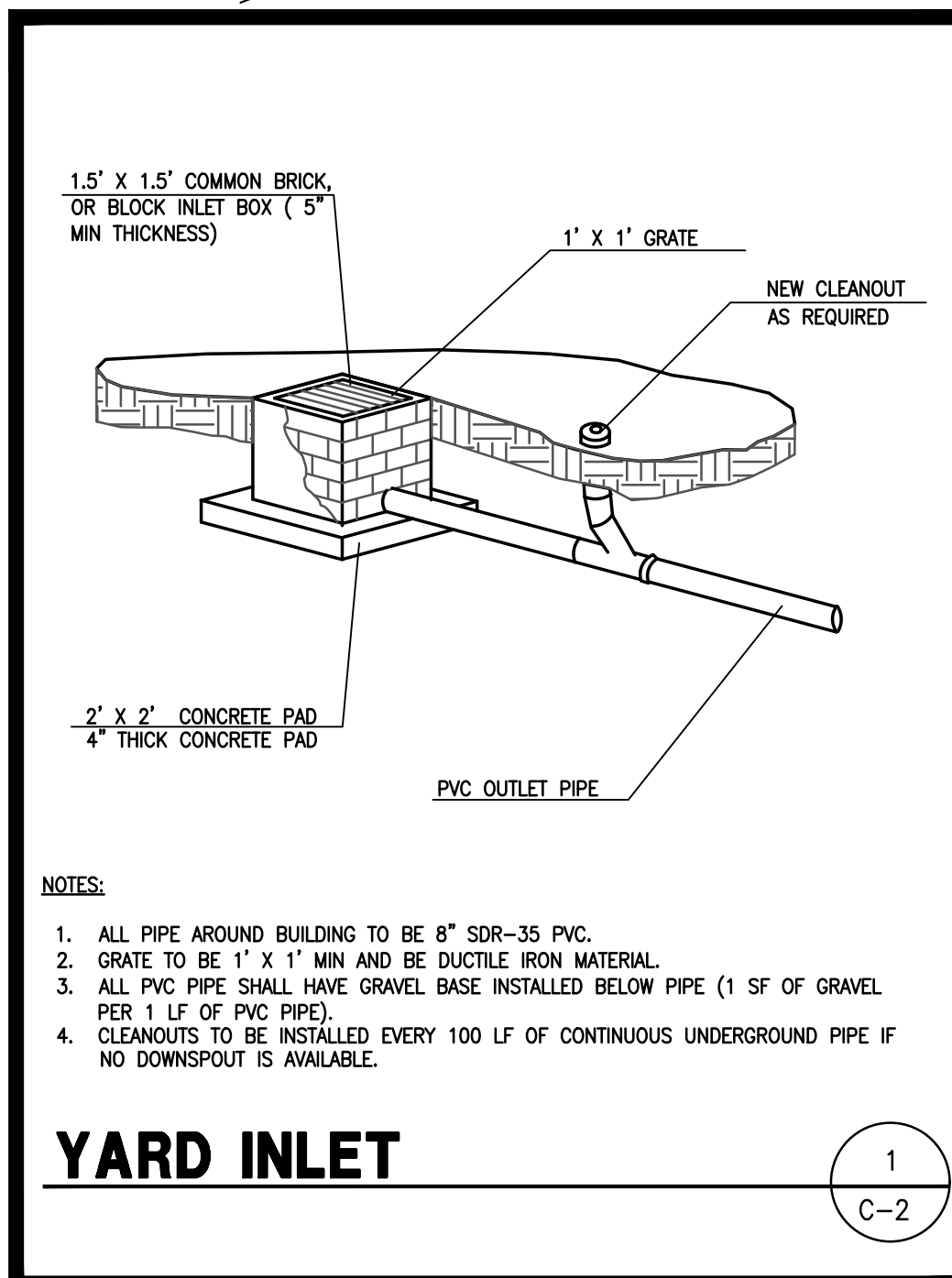
CONSTRUCTION STEPS

- REVIEW POTENTIAL RAIN GARDEN AREAS AND LAYOUT. RAIN GARDEN SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3) OVER OTHER UTILITY LINES; OR (4) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
- IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR
- MEASURE ELEVATIONS AND LAY OUT THE MFD TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
- PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
- PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
- PLACE TOPSOIL AND SOD OR PEA GRAVEL.
- CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
- CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

RUNOFF REDUCTION DESCRIPTION:

TOTAL IMPERVIOUS AREA FOR THE SITE IS 3556 SQUARE FEET, AND WATER QUALITY IS PROVIDED FOR NEW IMPERVIOUS AREA OF 3556 SQUARE FEET.

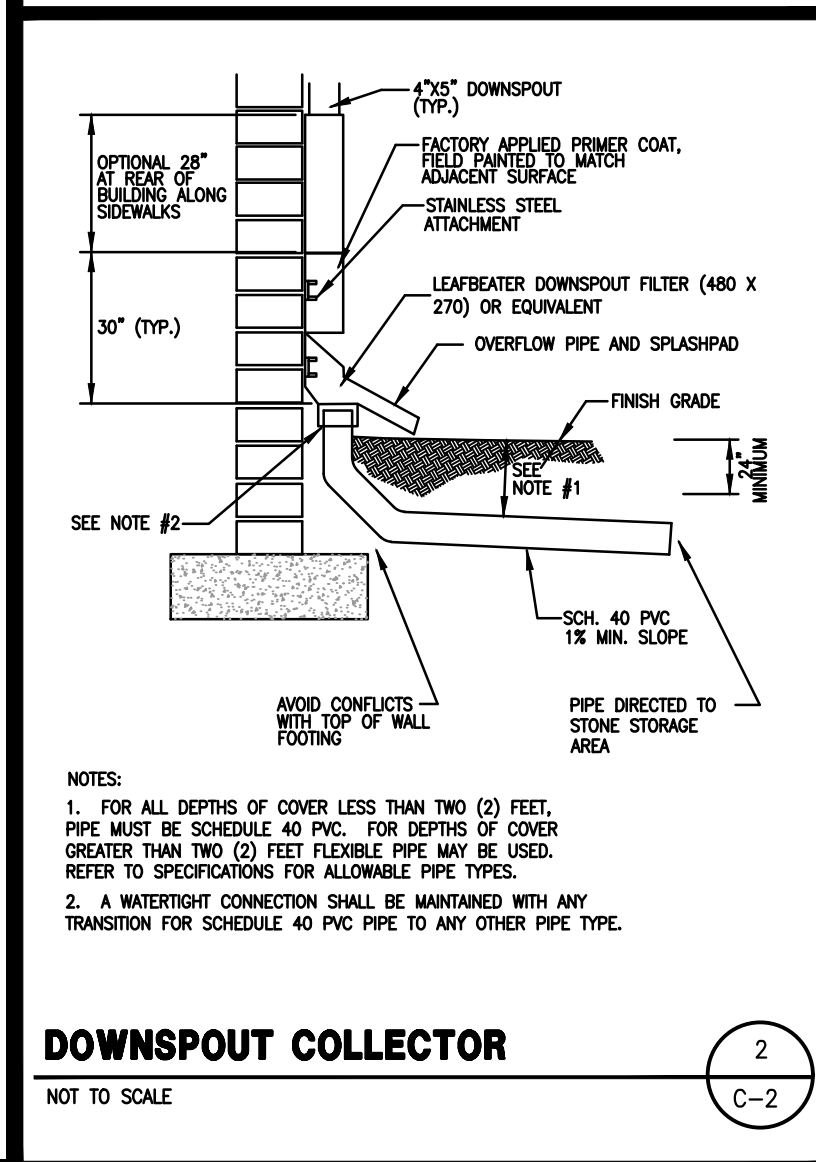
THERE WILL BE ONE RAIN GARDEN IN THE REAR OF THE HOUSE. THE RAIN GARDEN WILL DETAIN A TOTAL OF 3556 SF OF IMPERVIOUS AREA. THE SURFACE AREA OF RAIN GARDEN IS 255 SF, AND AMENDED SOIL DEPTH IS 36 INCH. THE POSITION OF THE RAIN GARDEN IS SUCH THAT IT IS AT LEAST 10 FEET AWAY FROM STRUCTURES, AND PROPERTY LINES. THE FINAL SHAPE AND ORIENTATION OF THE RAIN GARDEN IS TO BE DETERMINED BY THE OWNER AND BUILDER GIVEN IT MEET THE REQUIREMENTS ABOVE FOR THE RUNOFF REDUCTION.



NOTES:

- ALL PIPE AROUND BUILDING TO BE 8" SDR-35 PVC.
- GRATE TO BE 1' X 1' MIN AND BE DUCTILE IRON MATERIAL.
- ALL PVC PIPE SHALL HAVE GRAVEL BASE INSTALLED BELOW PIPE (1 SF OF GRAVEL PER 1 LF OF PVC PIPE).
- CLEANOUTS TO BE INSTALLED EVERY 100 LF OF CONTINUOUS UNDERGROUND PIPE IF NO DOWNSPOUT IS AVAILABLE.

YARD INLET



NOTES:

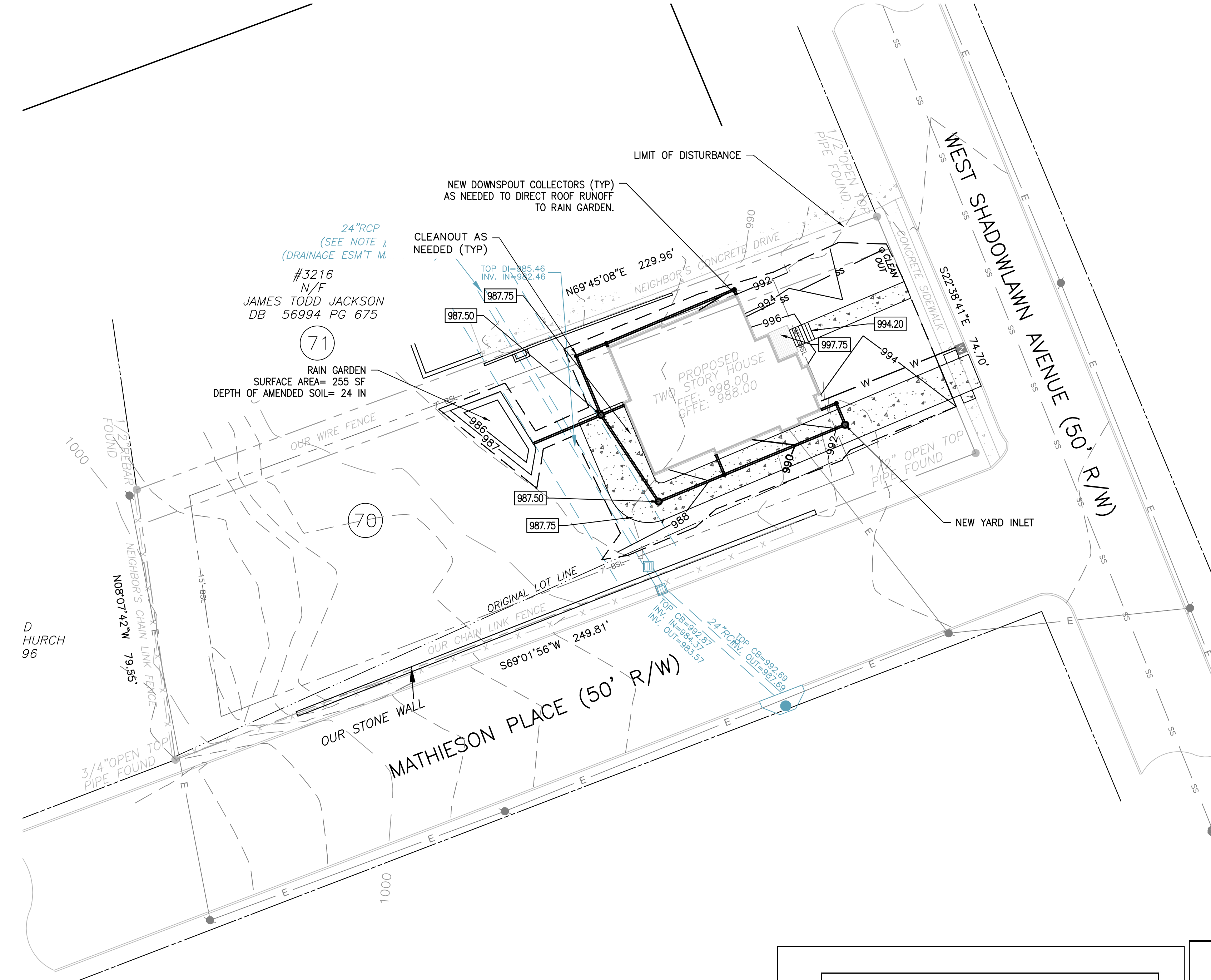
- FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
- A WATERIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

DOWNSPOUT COLLECTOR

NOT TO SCALE

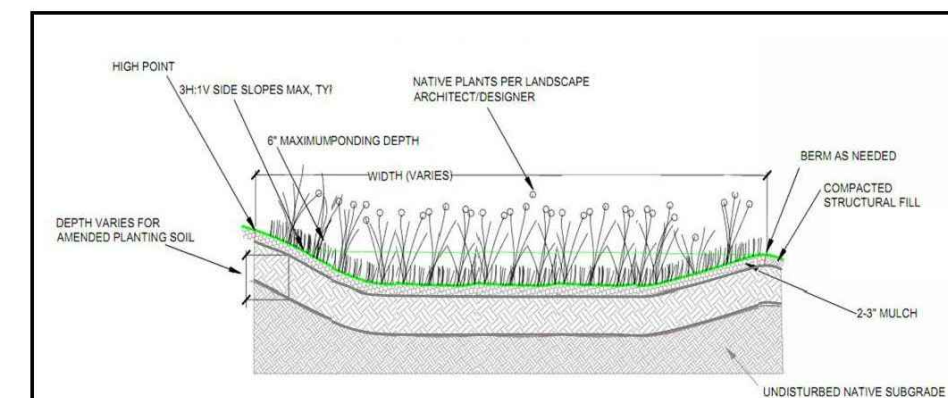
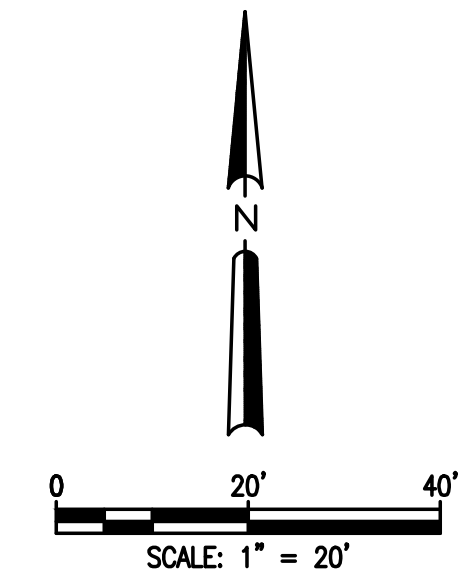
RELEASE FOR CONSTRUCTION

24 HOUR EMERGENCY CONTACT: NEAL CREECH 404-217-4465



RUNOFF REDUCTION CALCULATIONS:

PROPOSED LOT COVERAGE	
AREA	AREA (Sq.Ft)
HOUSE	1944
DRIVEWAY	1370
STAIRS /WALKWAYS /LANDINGS	242
TOTAL IMPERVIOUS AREA	3556
TOTAL LOT AREA	18269
LOT COVERAGE %	19.46%



CONSTRUCTION STEPS:

- Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 20 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
- Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
- Optionally, perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
- Measure elevations and stake out the garden to the required dimensions ensuring positive flow into garden, the overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlets(s).
- Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maximize infiltration area.
- Mix compost, topsoil, and some of the excavated subsoil together to make the 'amended soil'. The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
- Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for 6 inches ponding and 2" of mulch. The surface of the rain garden should be as close to level as possible.
- Build a berm at the downhill edge and side of the rain garden with the remaining subsoil. The top of the berm needs to be level, and set at the maximum ponding elevation.
- Plant the rain garden using a selection of plants from elsewhere in this manual.
- Mulch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pine straw is also an option.
- Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
- During construction build the inlet feature as a pipe directly connected to a downspout or use a rock lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the swale near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the source to the garden prior to finishing.
- Create an overflow at least 10 feet from your property edge and insure it is protected from erosion.

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	RAIN GARDEN SPECIFICATIONS PAGE 1 OF 2
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SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
100	6.6	5.7	5.1	4.6
500	25	20	18	17
1000	45	40	35	33
2000	120	100	90	83
3000	200	170	150	140
4000	280	240	210	195
5000	350	290	255	230

MAINTENANCE:

- IRRIGATE VEGETATION AS NEEDED IN FIRST SEASON
- REMOVE WEEDS
- REPLACE UNSUCCESSFUL PLANTINGS
- REPLENISH MULCH
- REPAIR ERODED AREAS
- RAKE CLOSSED SURFACE TO RESTORE INFILTRATION
- MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES IF GARDEN DOES NOT DRAIN AN UNDERDRAIN MAY BE NECESSARY

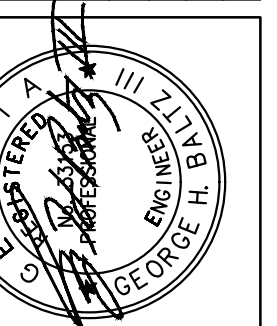
MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.
CONTRIBUTING DRAINAGE AREA= _____ SQ FT
DEPTH OF SOIL MEDIA= _____ INCHES
AREA OF RAIN GARDEN= _____ SQ FT

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	ATTACH THIS TWO-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	RAIN GARDEN SPECIFICATIONS PAGE 2 OF 2
--	--	--

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PREPARED FOR
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NEALCREECH@ME.COM

STORMWATER PLAN



CONSTRUCTION PLANS FOR
3210 WEST SHADOWLAWN AVENUE NE
LAND LOT 61, 17th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 21-056

SHEET NO.
C-2

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS THE 24 HOUR EMERGENCY CONTACT, WHOSE NAME IS FOUND AT THE TOP OF THIS SHEET.
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. NO WETLANDS EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
14. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORMWATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
15. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
16. DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
17. ACCESS EASEMENT TO BE CLEARED AND GRUBBED.

SILT FENCE PROVIDED = 425 LINEAR FEET SILT FENCE
 SEDIMENT STORAGE REQUIRED = 56.24 CU YD
 SEDIMENT STORAGE PROVIDED = 56.55 CU YD

CITY OF ATLANTA ES&PC NOTES:

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

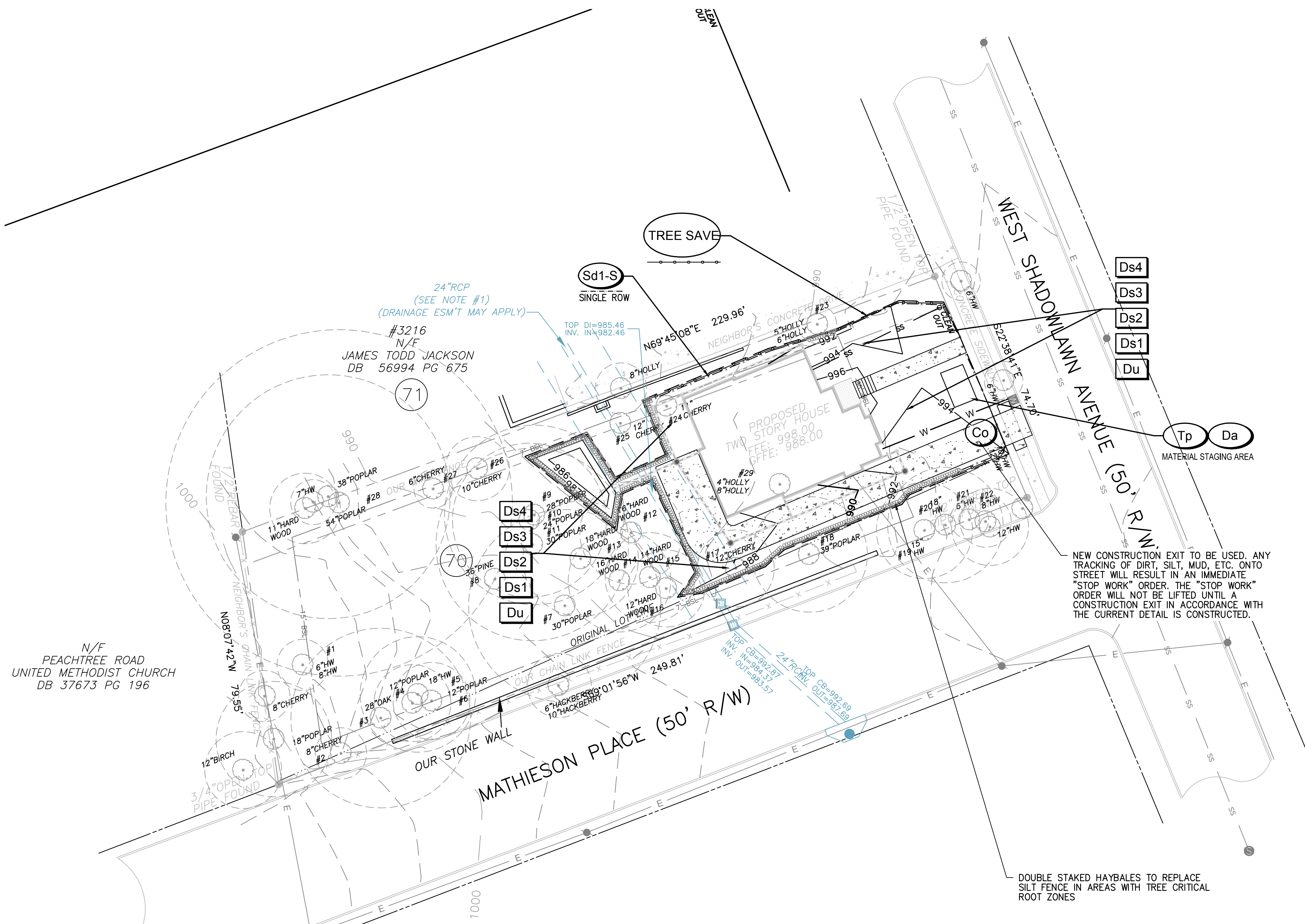
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT SEDIMENT AT THE SOURCE.

DISTURBED AREAS IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

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

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

SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).



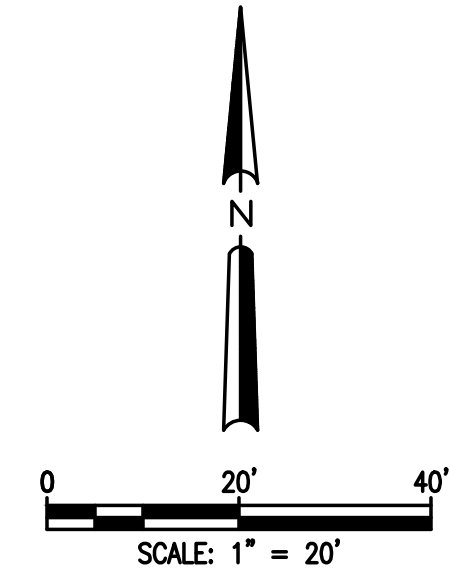
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 GEORGE H. BALTZ III
 CERTIFICATION NUMBER: 0000045830
 ISSUED: 09/25/2007 EXPIRES: 11/10/2022

SIGNED: *George H. Baltz III*
 NUMBER: 0000045830
 EXPIRATION: 11-10-22

STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #3121C0234F, DATED SEPTEMBER 18, 2013.

THERE ARE NO WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.



SITE AREAS:
 TOTAL SITE ACRES = 0.419 ACRES
 IMPERVIOUS AREA = 3,556 SF

SOIL TYPES:

CsA - CARTECAY-TOCCOA COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
 CsC2 - CEOL SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED
 Pd2 - PACOLET SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED

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 PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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

ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

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 NEALCREECH@ME.COM

ES&PC PLAN

DATE	SCALE	AS SHOWN	AG	REVISIONS
5-5-22				



CONSTRUCTION PLANS FOR
3210 WEST SHADOWLAWN AVENUE NE
 LAND LOT 61, 17th DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE # 11 21-056

SHEET NO.
C-3

GENERAL LANDSCAPE NOTES:

- TREE PROTECTION SHALL CONSIST OF CHAIN LINK, OR ORANGE LAMINATED PLASTIC, IN ADDITION TO FENCE, WHERE TREE TRUNKS ARE IN JEOPARDY OF BEING DAMAGED BY EQUIPMENT, 2X4 - INCH BOARDS MAY BE REQUESTED TO BE STRAPPED AROUND THE TRUNKS OF THE TREES.
- TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. ANY FIELD ADJUSTMENT TO THE LOCATIONS OF TREE PROTECTION DEVICES OR SUBSTITUTIONS OF PAINT MATERIAL FROM WHAT IS SHOWN ON THE APPROVAL PLANS ARE SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF ATLANTA.

SITE EXISTING IMPACTED TREE DATA:

TREE #	DIAMETRE (INCHES)	TYPE	AREA	SETBACK TREE	BOUNDARY TREE	PROTECTED TREE	STATUS
1	8	HARDWOOD	SITE	X			SAVED
2	8	CHERRY	SITE	X			SAVED
3	28	OAK	SITE	X			SAVED
4	12	POPLAR	SITE	X			SAVED
5	18	HARDWOOD	SITE	X			SAVED
6	12	POPLAR	SITE	X			SAVED
7	30	POPLAR	SITE				SAVED
8	36	PINE	SITE				SAVED
9	28	POPLAR	SITE				SAVED
10	24	POPLAR	SITE				SAVED
11	30	POPLAR	SITE				SAVED
12	16	HARDWOOD	SITE				SAVED
13	18	HARDWOOD	SITE				SAVED
14	16	HARDWOOD	SITE				SAVED
15	14	HARDWOOD	SITE				SAVED
16	12	HARDWOOD	SITE				SAVED
17	12	CHERRY	SITE				DESTROYED
18	39	POPLAR	SITE				DESTROYED
19	15	HARDWOOD	SITE		X		SAVED
20	18	HARDWOOD	SITE		X		SAVED
21	6	HARDWOOD	SITE		X		SAVED
22	8	HARDWOOD	SITE		X		SAVED
23	5	HOLLY	SITE		X		SAVED
24	11	CHERRY	SITE				DESTROYED
25	12	CHERRY	SITE				SAVED
26	10	CHERRY	SITE	X			SAVED
27	6	CHERRY	SITE	X			SAVED
28	54	POPLAR	SITE		X		SAVED
29	4	HOLLY	SITE				DESTROYED

TREE SAVE/REPLACEMENT SCHEDULE:

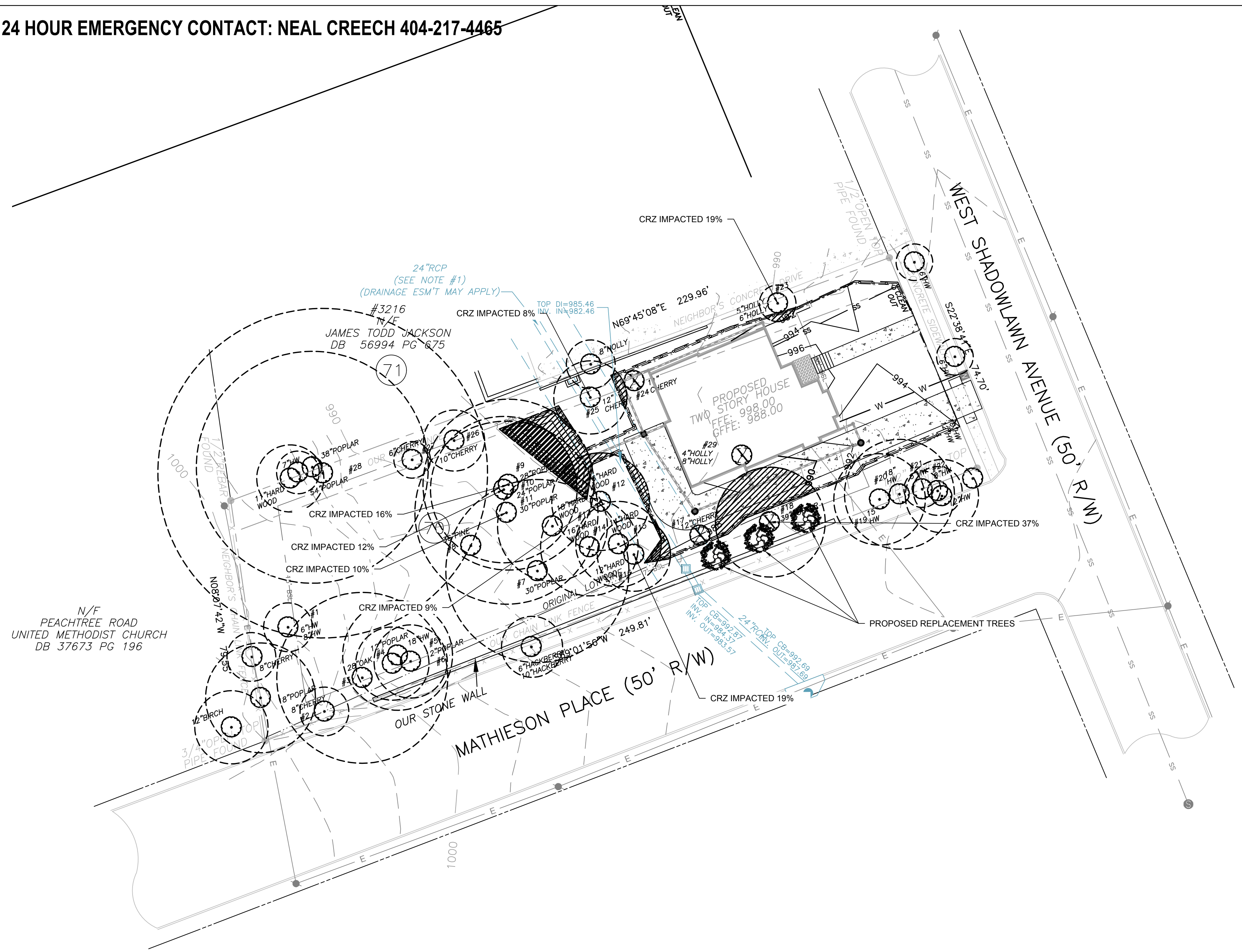
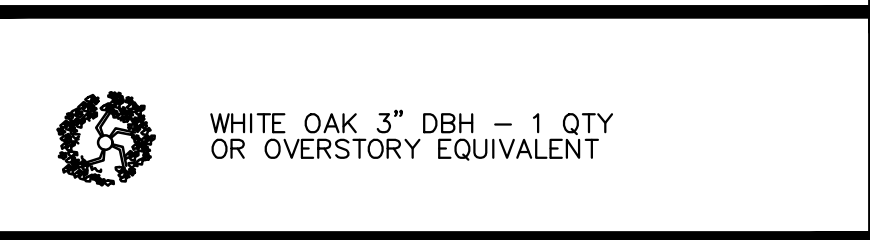
TREES TO REMAIN ONSITE = 11 TREES AND 238 INCHES (DBH)
 ZONING = R-3 (REQUIRED 40" PER ACRE) = 40" X 0.644 ACRES = 25.76" REQUIRED TO REMAIN ON SITE
 (REQUIREMENT MET THROUGH EXISTING ONSITE TREE)

TREE REQUIRED RECOMPENSE COST (LOST AND DESTROYED)
 4 EXISTING TREES REMOVED X \$100 PER TREE = \$400
 66 EXISTING INCHES REMOVED X \$30 PER INCH = \$1980
 \$400 + \$1980 = \$2380

REPLACEMENT TREES
 3 PROPOSED REPLACEMENT TREES X \$100 PER TREE = \$300
 9 PROPOSED TOTAL INCHES REPLACED X \$30 PER INCH = \$270
 \$300 + \$270 = \$570

TREE REQUIRED RECOMPENSE COST
 \$2380 (TREE DESTROYED) - \$570 (RECOMPENSE TREES)
 = \$1810 FEE TO BE PAID TO CITY

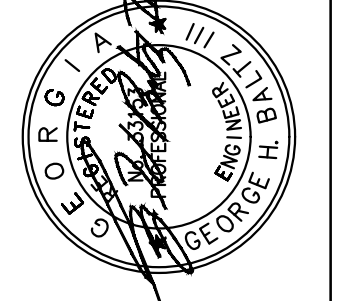
REPLACEMENT TREE LEGEND



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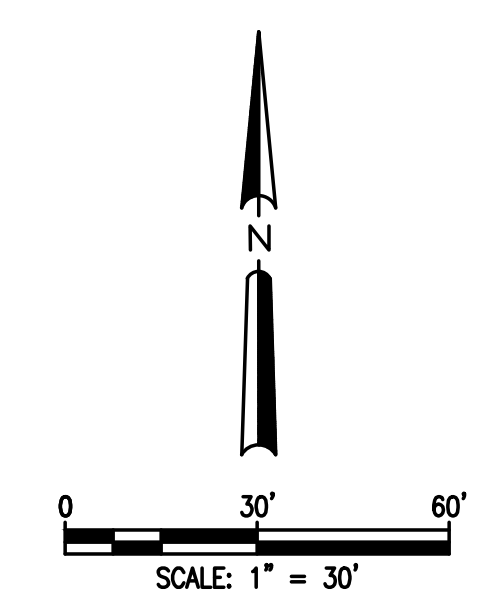
TREE PLAN		REVISIONS
DATE	5-5-22	
SCALE	AS SHOWN	
DRAWN	AG	
CHECKED		



CONSTRUCTION PLANS FOR
3210 WEST SHADOWLAWN AVENUE NE
 LAND LOT 61, 17th DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 21-056

SHEET NO.
C-4



DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED.

TEMPORARY METHODS: Ds1-MULCHING, T-TACKIFIERS AND BINDERS, Ds2-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION

PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 - 3 INCHES

SPECIES	BROADCAST RATES 2'-PLS./2' FOR ACRES	RESOURCE (SOLID LINES INDICATE OPTIMUM DATES BUT MARGINAL DATES)	PLANTING DATES BY RESOURCE AREAS	REMARKS
BARLEY (HORDEUM VULGARE)	3 bu. (144 lb.)	M-L P	J F M A M J J A S O N D	14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
ALONE	3.3 bu. (144 lb.)	M-L P	J F M A M J J A S O N D	14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
IN MIXTURES	0.6 lb. (24 lbs.)	M-L P	J F M A M J J A S O N D	14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
LESPEDeza ANNUAL (LESPEDeza STRATA)	40 lbs. (0.9 lb.)	M-L P	J F M A M J J A S O N D	200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.
ALONE	0.9 lb. (36 lbs.)	M-L P	J F M A M J J A S O N D	200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.
IN MIXTURES	0.2 lb. (8 lbs.)	M-L P	J F M A M J J A S O N D	200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.
LOVEDGRASS, WEeping (ERAGROSTIS CURVULA)	4 lbs. (0.1 lb.)	M-L P	J F M A M J J A S O N D	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA.
ALONE	0.1 lb. (4 lbs.)	M-L P	J F M A M J J A S O N D	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA.
IN MIXTURES	0.05 lb. (2 lbs.)	M-L P	J F M A M J J A S O N D	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA.
MILLET, BROWNTOP (Panicum Fasciculatum)	40 lbs. (0.9 lb.)	M-L P	J F M A M J J A S O N D	1,377,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
ALONE	0.9 lb. (36 lbs.)	M-L P	J F M A M J J A S O N D	1,377,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
IN MIXTURES	0.2 lb. (8 lbs.)	M-L P	J F M A M J J A S O N D	1,377,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.

TEMPORARY GRASSING

NOT TO SCALE

SPECIES	BROADCAST RATES 1'-PLS./2' FOR ACRES	RESOURCE (SOLID LINES INDICATE OPTIMUM DATES BUT MARGINAL DATES)	PLANTING DATES BY RESOURCE AREAS	REMARKS
BERMUDA SPINGS (CYNODON DACTYLON)	40 lbs. (0.9 lb.)	M-L P	J F M A M J J A S O N D	188,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX W/ SARICIA LESPEDEZA OR WEeping LOVEDGRASS.
ALONE	0.9 lb. (36 lbs.)	M-L P	J F M A M J J A S O N D	188,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX W/ SARICIA LESPEDEZA OR WEeping LOVEDGRASS.
W/ OTHER PERENNIALS	0.7 lb. (28 lbs.)	M-L P	J F M A M J J A S O N D	188,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX W/ SARICIA LESPEDEZA OR WEeping LOVEDGRASS.
BAHAGRASS (Paspalum NOTATUM)	60 lbs. (1.4 lb.)	M-L P	J F M A M J J A S O N D	188,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX W/ SARICIA LESPEDEZA OR WEeping LOVEDGRASS.
ALONE	1.4 lb. (56 lbs.)	M-L P	J F M A M J J A S O N D	188,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX W/ SARICIA LESPEDEZA OR WEeping LOVEDGRASS.
W/ OTHER PERENNIALS	0.7 lb. (28 lbs.)	M-L P	J F M A M J J A S O N D	188,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX W/ SARICIA LESPEDEZA OR WEeping LOVEDGRASS.
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED	10 lbs. (0.2 lb.)	M-L P	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH TEMPORARY COVER	0.2 lb. (8 lbs.)	M-L P	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH OTHER PERENNIALS	0.1 lb. (4 lbs.)	M-L P	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED	10 lbs. (0.2 lb.)	M-L P	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNEEDGRASS. APPLY (APPROXIMATELY) IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE	0.2 lb. (8 lbs.)	M-L P	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNEEDGRASS. APPLY (APPROXIMATELY) IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
WITH OTHER PERENNIALS	0.1 lb. (4 lbs.)	M-L P	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNEEDGRASS. APPLY (APPROXIMATELY) IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.

PERMANENT GRASSING

NOT TO SCALE

SPECIES	BROADCAST RATES 1'-PLS./2' FOR ACRES	RESOURCE (SOLID LINES INDICATE OPTIMUM DATES BUT MARGINAL DATES)	PLANTING DATES BY RESOURCE AREAS	REMARKS
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED	10 lbs. (0.2 lb.)	M-L P	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH TEMPORARY COVER	0.2 lb. (8 lbs.)	M-L P	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH OTHER PERENNIALS	0.1 lb. (4 lbs.)	M-L P	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED	10 lbs. (0.2 lb.)	M-L P	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNEEDGRASS. APPLY (APPROXIMATELY) IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE	0.2 lb. (8 lbs.)	M-L P	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNEEDGRASS. APPLY (APPROXIMATELY) IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
WITH OTHER PERENNIALS	0.1 lb. (4 lbs.)	M-L P	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNEEDGRASS. APPLY (APPROXIMATELY) IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.

FERTILIZERS

NOT TO SCALE

FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST MAINTENANCE 6-12-12 SECOND MAINTENANCE 6-12-12 10-10-10	1500 lbs/acre 1000 lbs/acre 400 lbs/acre	10-100 lbs/acre 1/2/2/30
2. COOL SEASON GRASSES & LEGUMES	FIRST MAINTENANCE 6-12-12 SECOND MAINTENANCE 6-12-12 10-10-10	1500 lbs/acre 1000 lbs/acre 400 lbs/acre	0-50 lbs/acre 1/1
3. WARM SEASON GRASSES & LEGUMES	FIRST MAINTENANCE 6-12-12 SECOND MAINTENANCE 6-12-12 10-10-10	1300 lbs/acre 3/3 1300 lbs/acre 3/3 1100 lbs/acre	50-100 lbs/acre 2/6/30
4. PINE SEEDING	FIRST MAINTENANCE 20-10-5	ONE 21-GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	
5. SHRUBS LESPEDeza	FIRST MAINTENANCE 0-10-10	700 lbs/acre 700 lbs/acre 4/4	
6. TEMPORARY COVER CROPS SEEDS ALONE	FIRST MAINTENANCE 10-10-10	500 lbs/acre	30 lbs/acre 5/5
7. WARM SEASON GRASSES	FIRST MAINTENANCE 6-12-12 SECOND MAINTENANCE 6-12-12 10-10-10	1500 lbs/acre 800 lbs/acre 400 lbs/acre	50-100 lbs/acre 2/6/30
8. WARM SEASON GRASSES & LEGUMES	FIRST MAINTENANCE 6-12-12 SECOND MAINTENANCE 6-12-12 10-10-10	1500 lbs/acre 1000 lbs/acre 400 lbs/acre	50 lbs/acre 6/6

1) APPLY IN SPRING FOLLOWING SEEDING.
2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3) APPLY IN 3 SPLIT APPLICATIONS.
4) APPLY WHEN PLANTS ARE FRONED.
5) APPLY TO GRASS SPECIES ONLY.
6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

LIME APPLICATION REQUIREMENT - 2 TONS/ACRE

SOE PASS THROUGH 10 - MESH SIEVE
SOE PASS THROUGH 20 - MESH SIEVE
25% PASS THROUGH 25 - MESH SIEVE

RELEASE FOR CONSTRUCTION

24 HOUR EMERGENCY CONTACT: NEAL CREECH 404-217-4465

Prepared By: CRESCENT VIEW ENGINEERING, LLC.
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FERTILIZERS

NOT TO SCALE

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	N TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100 lbs/acre 1/2/2/30
COOL SEASON GRASSES	SECOND MAINTENANCE	6-12-12	1000	---
COOL SEASON GRASSES & LEGUMES	MAINTENANCE	6-12-12	1500	0-50 lbs/acre 1/1
COOL SEASON GRASSES & LEGUMES	MAINTENANCE	6-12-12	1000	---
COOL SEASON GRASSES & LEGUMES	MAINTENANCE	6-12-12	400	---
WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100 lbs/acre 2/6/30
WARM SEASON GRASSES	SECOND MAINTENANCE	6-12-12	800	50-100 lbs/acre 2/2/30
WARM SEASON GRASSES & LEGUMES	MAINTENANCE	6-12-12	1500	50 lbs/acre 6/6
WARM SEASON GRASSES & LEGUMES	MAINTENANCE	6-12-12	400	---
WARM SEASON GRASSES & LEGUMES	MAINTENANCE	6-12-12	1000	---

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION (Ds4)

FERTILIZER TYPES	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/acre)	SEASON
10-10-10	1000	1000	FALL

SOD PLANTING REQUIREMENTS (Ds4)

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFORGEN TIFLAWN	M-L, P, C	WARM WEATHER
BAHAGRASS	PENESECOLA	P, C	WARM WEATHER
CENTIPEDE	---	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	P, C	WARM WEATHER
ZOYISA	EMERALD MYER	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY	P, C	WARM WEATHER

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds4)

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	N TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100 lbs/acre 1/2/2/30
COOL SEASON GRASSES	SECOND MAINTENANCE	6-12-12	1000	---
COOL SEASON GRASSES	MAINTENANCE	6-12-12	400	---
WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100 lbs/acre 2/6/30
WARM SEASON GRASSES	SECOND MAINTENANCE	6-12-12	800	50-100 lbs/acre 2/2/30
WARM SEASON GRASSES	MAINTENANCE	6-12-12	400	---

SODDING

NOT TO SCALE

LAY SOD IN A STAGGERED PATTERN, BUT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BLUING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

INCORRECT

CORRECT

APPEARANCE OF GOOD SOD

SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

ROOT ZONE - SOIL AND ROOTS. SHOULD BE 3"-4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

FASTENERS FOR SILT FENCES

NOT TO SCALE

OVERLAP AT FABRIC ENDS

FABRIC POST

18"

END OF FABRIC FENCE

6" O.C. MAX.

BEGINNING OF FABRIC FENCE

WOOD POST WITH STAPLE PLACEMENT

WOOD POST WITH NAIL PLACEMENT

FRONT VIEWS - NOT TO SCALE

NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

STANDARD DETAILS

SERVICE CONNECTION CLEANOUT

REV. DATE: OCT. 2011
ORIG. DATE: NOV 2004
SCALE: N.T.S.
DETAIL NO. SS-G-SC004

STANDARD DETAILS

SANITARY CLEANOUT BOX

REV. DATE: OCT. 2011
ORIG. DATE: NOV 2004
SCALE: N.T.S.
DETAIL NO. SS-G-SC005

STANDARD DETAILS

SERVICE CONNECTION ON NEW SEWERS

REV. DATE: OCT. 2011
ORIG. DATE: NOV 2004
SCALE: N.T.S.
DETAIL NO. SS-G-SC001

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

ENTRANCE ELEVATION

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2".
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
9. WASHRACKS AND/OR THE WASHRACKS MUST BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

SILT FENCE - TYPE SENSITIVE

SIDE VIEW

FRONT VIEW

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

3210 WEST SHADOWLAWN AVENUE NE
LAND LOT 61, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 21-056

SHEET NO. C-5

DETAILS

REVISIONS

DATE 5-5-22

SCALE AS SHOWN

DRAWN

CHECKED

CONSTRUCTION PLANS FOR 3210 WEST SHADOWLAWN AVENUE NE
LAND LOT 61, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

PREPARED FOR NEAL CREECH

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