

ZONING: R-2
SETBACKS:
 FRONT = 40'
 REAR = 15'
 SIDE = 30'
 MIN. LOT AREA = 1 ACRE
 MIN. LOT FRONTAGE = 150'
 MAX. LOT COVERAGE = 35%
ADDRESS:
 3660 HADDON HALL ROAD
 ATLANTA, GEORGIA, 30327

FLOOD NOTE:
 AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF ATLANTA COMMUNITY PLAN NO. (1312) C 0231 F DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

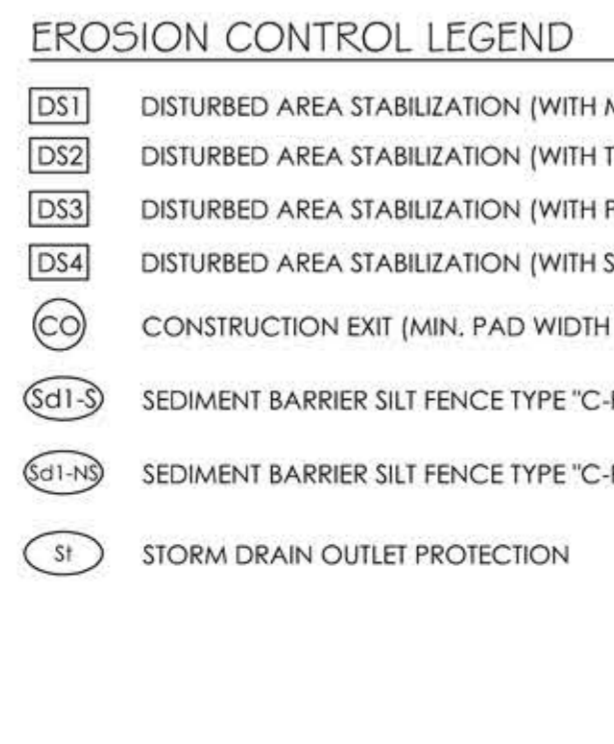
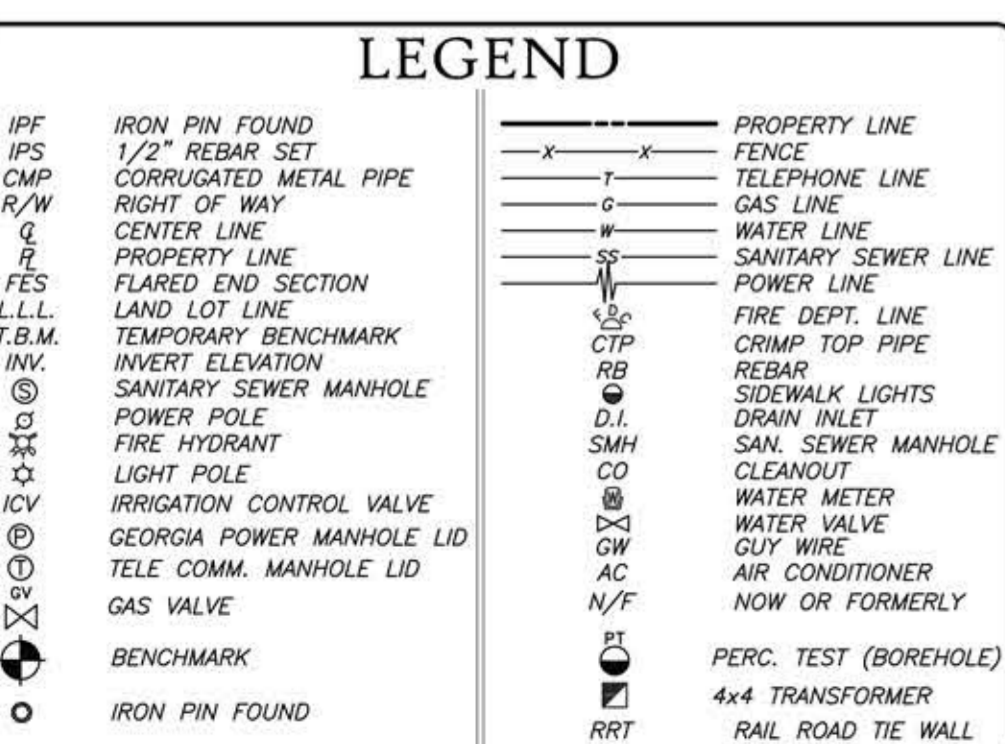
- GENERAL NOTES:**
- Topography is based on field run data by MERIDIAN GEOMATICS on AUGUST 10, 2018.
 - No decks, patios, or permanent structures permitted in buffers or easements.
 - Non-exempt activities shall not be conducted within the 25 or 50-Foot undisturbed buffers as measured from the point of wooded vegetation without first obtaining the necessary variances and permits.
 - 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 and Sediment Control measures shall 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.
 - The Design Professional whose signed and dated Seal appears herein, affirms that the Site was visited prior to the preparation of this Site Plan by (himself) or (his) authorized Agent under (her) supervision.
 - Any tracking of Dirt, Silt, Mud, etc. onto street will result in an immediate 'Stop Work' Order.
 - CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2 P.M.)

- GENERAL 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, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
 - EROSION AND SEDIMENT 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.
 - DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED.
 - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
 - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED 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.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V.

BUILDER/24 HOUR CONTACT:
 FAIRCHILD CORPORATION
 ERIC FAIR
 PHONE (404) 609-9773
 EMAIL: EFAIR@FAIRCHILDCO.COM

DIRT CALCULATIONS:
 TOTAL SITE AREA: 65,935 SQ. FT.
 DISTURBED AREA: 20,000 SQ. FT.
 ±900 CUBIC YARDS FILL
 ±1594 CUBIC YARDS OF CUT

DIRT STATEMENT: 794 CU. YDS. NET FILL
HAUL ROUTE PERMIT REQUIRED

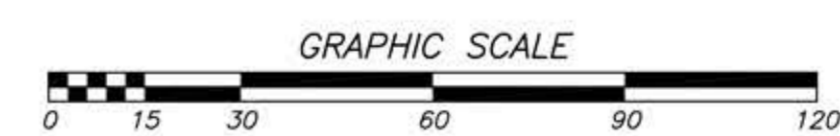
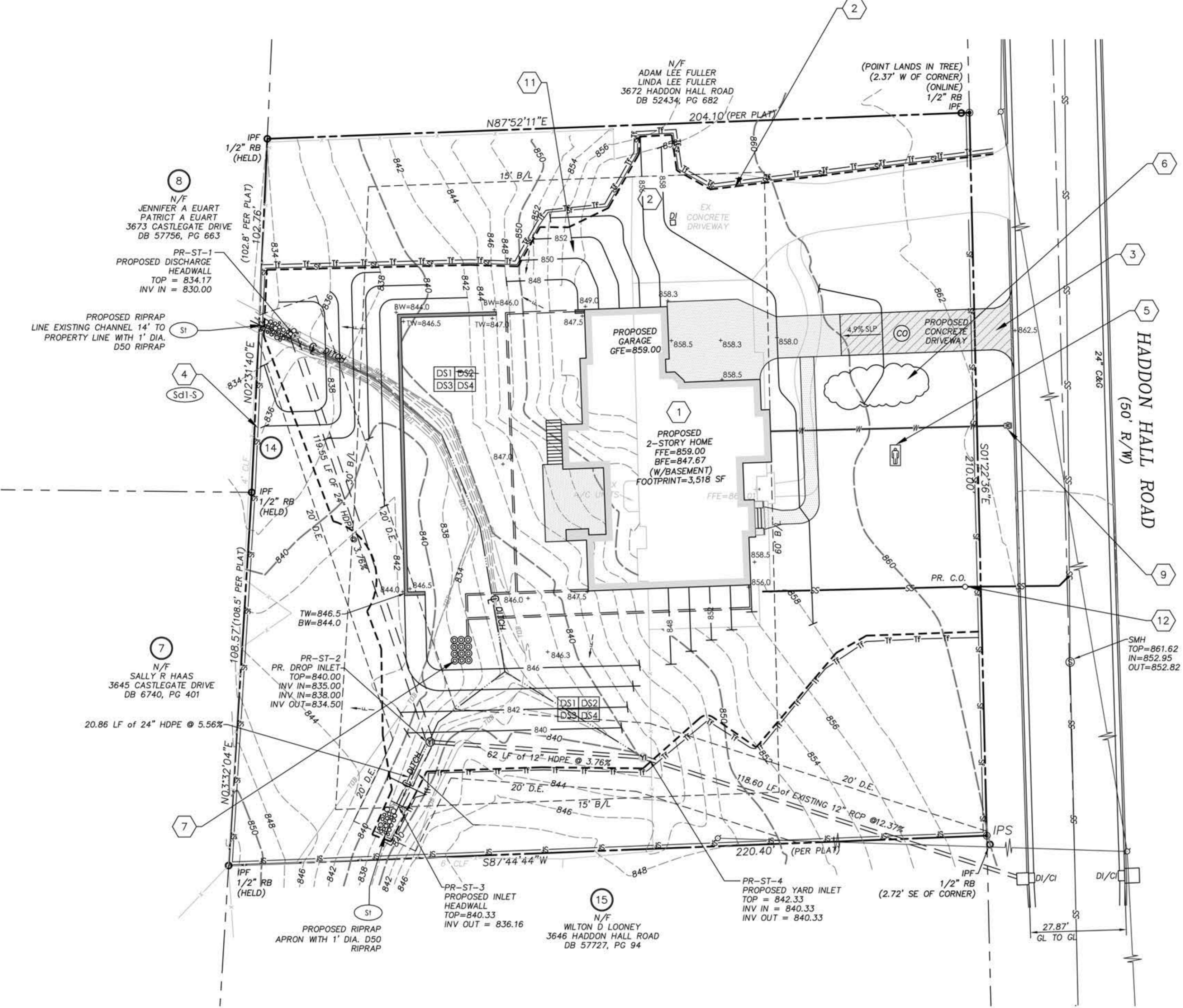


SEEDS AND PLANTS FOR EROSION CONTROL Ds2 & Ds3

SPECIES	RATES / SPACING 1000 SQ. FT. / ACRES	PLANT DATES	YEARS	RATES IN LBS. PER ACRE			
				N	P ₂ O ₅	K ₂ O	N TOP
COMMON BERMUDA	0.2 Lb. / 10 Lb.	3/1 - 7/1	FIRST SECOND	60-90 / 40 / 95	120-180 / 95	120-180 / 95	60-100 / 60-100
TALL FESCUE	1.1 Lb. / 50 Lb.	9/1 - 1/1	FIRST SECOND	60-90 / 60	120-180 / 120	120-180 / 120	SPRING / 60-100
TALL FESCUE & LESPEDEZA	1.1 Lb. / 50 Lb. / 1.4 Lb. / 60 Lb.	1/1 - 12/31	FIRST SECOND	60-90 / 0	120-180 / 70-100	120-180 / 70-100	0-50 / SPRING
ANNUAL RYE GRASS	40 Lbs. / ACRE						NOV. 15 - MARCH 15

SOURCE: MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, STATE SOIL & WATER CONSERVATION COMMISSION, DATED 1992

TOTAL SITE AREA:
 44,519 SQ. FT.
 1.022 ACRES
24 HOUR EMERGENCY CONTACT: ERIC FAIR (404) 600-9773
 STATE WATERS DO EXIST WITHIN 200' OF THIS PROPERTY AS SHOWN

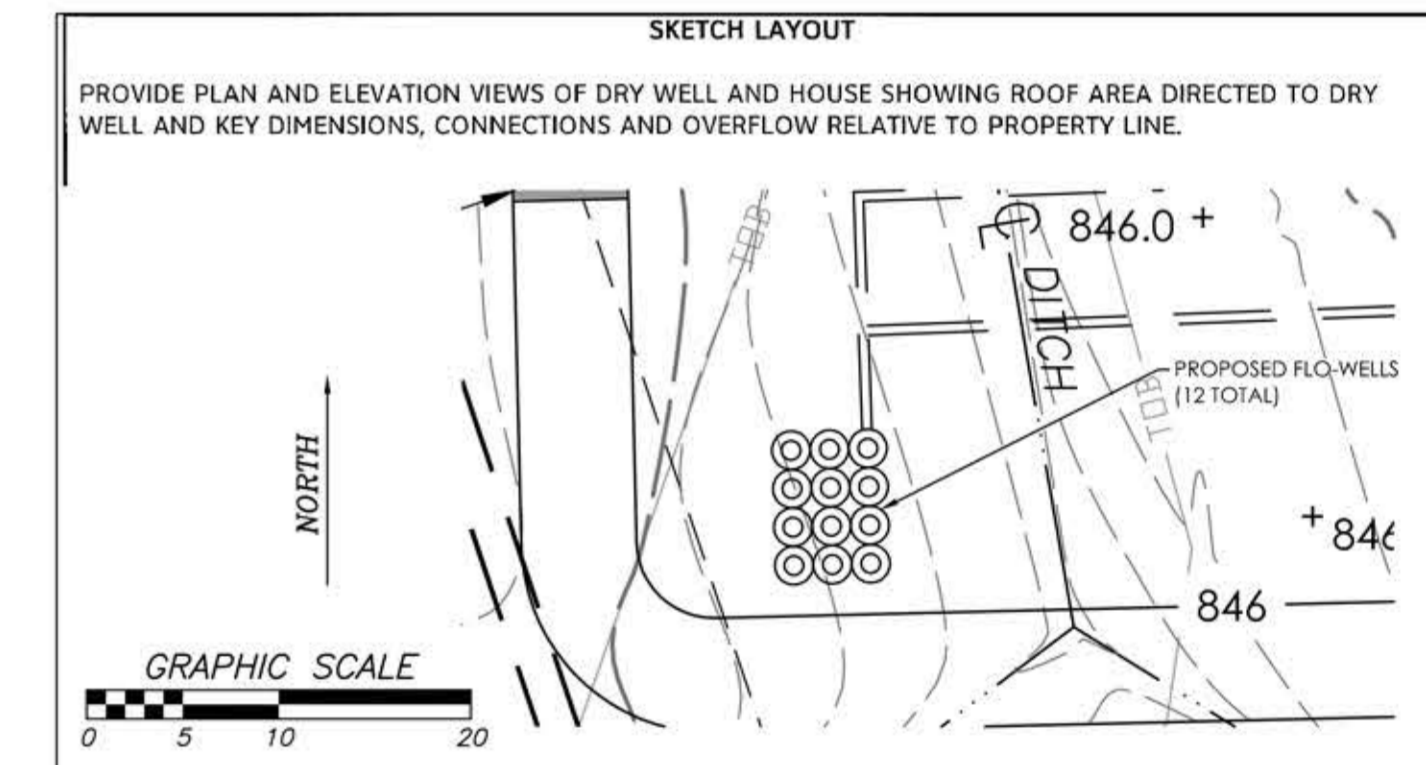


- SITE NOTES:**
- 2-STORY HOME WITH BASEMENT
 FFE = 859.00
 BFE = 847.67
 HEIGHT = 34'-2"
 BUILDING FOOTPRINT = 3,518 SQ. FT.
 (ORIGINAL FFE OF DEMOLISHED HOUSE = 860.01)
 - HEATED FLOOR SPACE:
 MAIN FLOOR = 3,513 SQ. FT.
 SECOND FLOOR = 4,477 SQ. FT.
 SOLE ATTIC AREA = 2,000 SQ. FT.
 TOTAL HEATED = 9,990 SQ. FT.
 - ALLOWABLE FAR: 65,953 x 0.30 = 19,785.9 SQ. FT.
 PROPOSED FAR: 9,990 / 65,935 = 0.1515
 - PROPOSED CONCRETE DRIVEWAY (1,370 SQ. FT.), DRIVEWAY TO BE POURED PER FULLON COUNTY DETAIL 504. DRIVEWAY COURT IS A 18' WIDE TURN-AROUND ONLY WITH NO PARKING.
 - CONSTRUCTION EXIT. (SEE DETAIL).
 - PROPOSED SILT FENCE. TYPE-C SENSITIVE (SEE DETAIL) (Sd1-S)
 - PROPOSED SILT FENCE, DOUBLE ROW.
 - PROPOSED PORTA POTTOY.
 - MATERIAL AND STAGING AREA
 - PROPOSED FLO-WELLS (12 TOTAL) (SEE DETAIL PAGE FOR CALCULATIONS).
 - LOCATION OF SANITARY SEWER CLEAN-OUT. TO BE FIELD VERIFY BY CONTRACTOR. EXISTING CLEAN-OUT TO BE RE-USED.
 - EXISTING WATER METER TO BE RE-USED.
 - LIMITS OF DISTURBANCE = 26,000 SF. -----
 - PROPOSED WALL. TO BE POURED WITH FOUNDATION. CONCRETE WALL TO BE FACED WITH BRICK.
 - PROPOSED CLEAN OUT

PROPOSED LOT COVERAGE CALCULATIONS:

PROPOSED 2-STORY HOME	= 3,518 SQ. FT.
PROPOSED CONCRETE DRIVEWAY	= 1,370 SQ. FT.
PROPOSED FRONT PORCH/WALKWAY	= 270 SQ. FT.
PROPOSED REAR DECK/STEPS	= 403 SQ. FT.
PROPOSED WALLS	= 117 SQ. FT.
TOTAL	= 5,678 SQ. FT.

CALC = 5678/44519 = 0.1275
 = 12.8%



SIZING CALCULATION:

Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)			
		24	30	36	42
6	30	200	145	47	65
12	30	235	180	80	615
6	40	481	322	89	1022
12	60	483	327	92	1075

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

Gravel Bed Depth (inches)	Contributing Area Captured (square feet)
24	35
30	46
36	68
42	89
48	114
54	141
60	176

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

NUMBER OF FLO-WELLS REQUIRED:
 5,678 SF / (461 SF/FLO-WELLS)
 5678 / 489 = 11.6 FLO-WELLS
THEREFORE 12.3 FLO-WELL REQUIRED.

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