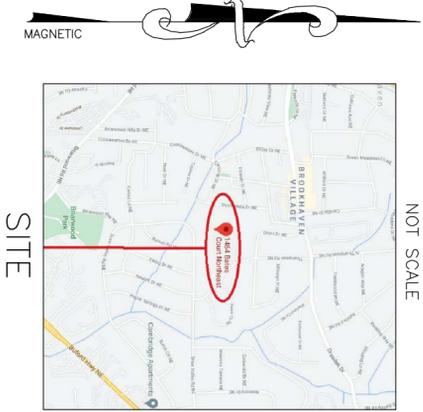


LOCATION MAP  
NOT SCALE



ELEVATIONS SHOWN HEREON REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88)

PROPERTY IS ZONED RS-75

**PROPERTY IS ZONED RS-75**  
BUILDING SETBACKS:  
FRONT: 30.0'  
SIDE: 7.5'  
REAR: 40.0'  
MAXIMUM LOT COVERAGE: 35%  
MAXIMUM BUILDING HEIGHT: 40'

**DIRT STATEMENT**  
TOTAL OF GROSS CUBIC YARDS OF CUT: 92  
TOTAL OF GROSS CUBIC YARDS OF FILL: 49  
EXCESS OF SOIL TO BE HAULED OFF:

**DISTURBED AREA STABILIZATION**  
ANTICIPATED STARTING DATE: 10/15/2020  
ANTICIPATED COMPLETION DATE: 08/15/2021  
CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, THE PROPERTY IS ZONED RS-75 PER ZONING DEPARTMENT

FLOOD NOTE:

I HAVE THIS DATE EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO OPINION FOR SAID PARCEL MAP ID: 13089C0052K EFFECTIVE DATE: 08/15/2019 ZONES: AE & X.

877.00 FLOOD LINE (AS PER FEMA)

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. BUFFER LIMITS PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SPECIAL SITE PLAN NOTES:

1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO ANY LAND DISTURBING 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. DISTURBED AREAS TO BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DETERMINED NECESSARY BY THE ON-SITE SUE.
6. SUE FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
7. 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. FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
8. ALL TREE PROTECTION DEVICES TO BE PROTECTED FROM SEDIMENTATION.
9. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCES AND MAINTAINED UNTIL FINAL LANDSCAPING.
10. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCES AND MAINTAINED UNTIL FINAL LANDSCAPING.
11. MAINTENANCE STATEMENT: INSPECTED DAILY AND REPAIRED AS NEEDED.
12. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
13. A VERIFICATION CERTIFICATE SIGNED BY THE OWNER OR A REGISTERED ENGINEER (REQUIRED IF THE NEW IMPROVEMENTS AREA IS GREATER THAN 3,000 SQUARE FEET) THAT THE WATER QUALITY SYSTEM HAS BEEN INSTALLED ACCORDING TO THE PLAN WILL BE REQUIRED TO BE SUBMITTED PRIOR TO THE FINAL INSPECTION.
14. QUALITY CONTROL SECTIONS IN CHAPTER 14 (ARTICLES IV & V) OF THE BROOKHAVEN CODE OF ORDINANCES.
15. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
16. WATER QUALITY BARRIERS TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
17. ALL COLLECTED WATER SHALL BE DIRECTED TO WATER QUALITY BARRIERS.
18. SAVE/CRITICAL ROOT ZONES (SRZ) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY - FRIDAY 7:00AM - 7:00PM  
SATURDAY 8:00AM - 5:00PM  
SUNDAY 9:00AM - 5:00PM
20. I, **EUGENE STEPANOV**, 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.
21. REQUIRED IS \$30 PER LINEAR FOOT OF THE STREET FRONTAGE ADJACENT TO THE SUBJECT PROPERTY.
22. RETAINING WALLS SHALL NOT EXCEED 4 FEET IN HEIGHT (SECTION 27-954).
23. MAXIMUM RETAINING WALL SETBACK SHALL BE 3.75 FEET FROM SIDE PROPERTY LINE (SECTION 27-954).

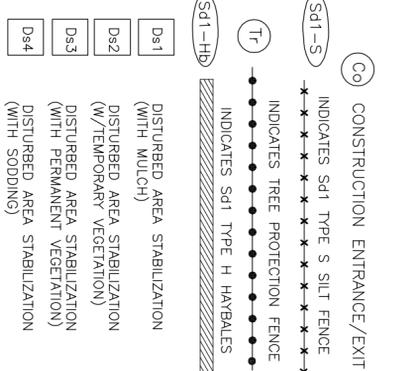
NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:  
WATERFORD HOMES  
3439 INMAN DR. NE  
BROOKHAVEN, GA 30313  
24-HRS CONTACT: DREW CLOUGH  
TELEPHONE: (770) 883-0006  
EMAIL: drewclough@waterfordhomes.com

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
EUGENE A STEPANOV  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000065549  
ISSUED: 01/27/2018 EXPIRES: 01/27/2021

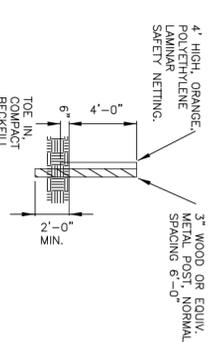
**SHEET INDEX:**  
SHEET 1: COVER SHEET & DETAILS  
SHEET 2: PROPOSED PRIMARY SITE PLAN  
SHEET 3: ENCROACHMENT AREAS & OTHER DETAILS  
SHEET 4: STORMWATER BMP DETAILS  
SHEET 5: ALTERNATIVE PLAN

THE SUBJECT PROPERTY IS WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY BUFFERS

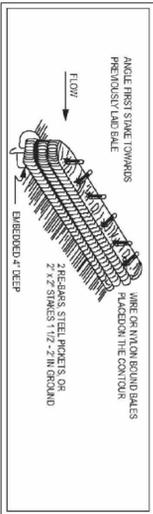
THE PLACEMENT OF DUMPSTERS, AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.



TREE PROTECTION FENCING DETAIL  
(NOT TO SCALE)



- Hay or Straw Bales (Sd1-Hb)
- Place in a single row, lengthwise on the contour.
  - Embded in the soil to a depth of 4 inches.
  - Secure with stakes or bars driven through the bales or by other adequate means.
  - Place in areas of low rate sheet flow.
  - For use on projects with a duration of three months or less.



EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS



**Sd1-S SEDIMENT BARRIER**  
SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY STORMWATER POLLUTION PREVENTION SYSTEMS, 1993 EDITION.

COVER SHEET  
VARIANCE PLAN PREPARED FOR:  
**DREW CLOUGH**  
SHEET 1 OF 5

LOT 12 HILLWOOD SUBDIVISION BLOCK A UNIT ONE  
LAND LOT 237 18TH DISTRICT SECTION  
DETAILED COUNTY, GEORGIA DB:24456/Pg.274 PB:15/Pg.163  
FIELD WORK DATE SEP 19, 2020 PRINTED/SIGNED SEPT 24, 2020  
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"  
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

PROPERTY ADDRESS:  
1464 BATES COURT  
BROOKHAVEN, GA 30319

**SURVEY LAND EXPRESS, INC**  
LAND SURVEYING SERVICES

24 LENOX POINT  
ATLANTA, GA 30324  
TEL: 404-522-5147  
FAX: 404-601-0941

**Brookhaven GEORGIA**  
CITY OF BROOKHAVEN  
PUBLIC WORKS DEPARTMENT  
RESIDENTIAL DRIVEWAY CURB  
AT GRANITE HEADER CURB  
APRIL 2018, UPDATED JUNE 3, 2019

IN W. GEORGIA, THE PLAT OF A CORNER REPRESENTATION OF THE LAND SURVEYING AND ENGINEERING BOARD OF GEORGIA IS THE AUTHORITY FOR THE SURVEYING AND ENGINEERING BOARD OF GEORGIA.

**P&Z 10-05-20**

OLD HOUSE FEE  
MAN: 896.25

THE SUBJECT PROPERTY IS WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY BUFFERS

SSMH1 TOP=898.45 INV IN=891.35 INV OUT=894.93  
SSMH3 TOP=894.45 INV IN=891.35 INV OUT=890.75  
SSMH2 TOP=894.41 INV IN=885.61 INV OUT=884.31  
SSMH4 TOP=883.29 INV IN=875.89 INV OUT=875.69  
MH1 TOP=894.94 INV OUT=890.84  
MH2 TOP=894.75 INV IN=889.55 INV OUT=889.45



- \* SYMBOLS \***
- ELECTRIC PANEL/WATER AIR CONDITIONER
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - STORM/RAINWATER
  - GAS MARKER
  - LAMP POST
  - FIRE HYDRANT
  - DRAINAGE INLET

- \* LINE INDICATORS \***
- INDICATES SANITARY SEWER LINE
  - INDICATES POWER LINE
  - INDICATES WATER LINE
  - INDICATES GAS LINE
  - INDICATES FENCE LINE
  - INDICATES DRAINAGE LINE
  - INDICATES EASEMENT

- TREE SAVE STATUS:**
- × INDICATES TREE TO BE REMOVED
  - BMP W.O. DEVICE
  - DS NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

- INDICATES PROPOSED CONTOURS**
- INDICATES EXISTING CONTOURS**

LIMITS OF DISTURBANCE

BATES COURT ~ 50' R/W

- NO RETAINING WALLS OVER 4' HIGH PROPOSED**
- ALL EXISTING UTILITY LINES TO BE REUSED**
- SILT FENCE TO BE HAND DUG IN CRZ**
- THE STORMWATER MANAGEMENT SYSTEM IS PRIVATE & PERMANENT**
- STREAM BUFFER MITIGATION PLAN TO INCLUDE STORM WATER MANAGEMENT WATER QUALITY CONTROL AND TREE PLANTINGS TO BE PREPARED BY A CERTIFIED ARBORIST**

DRIVEWAY ENTRANCE AS PER DEKALB CO. STANDARD 709

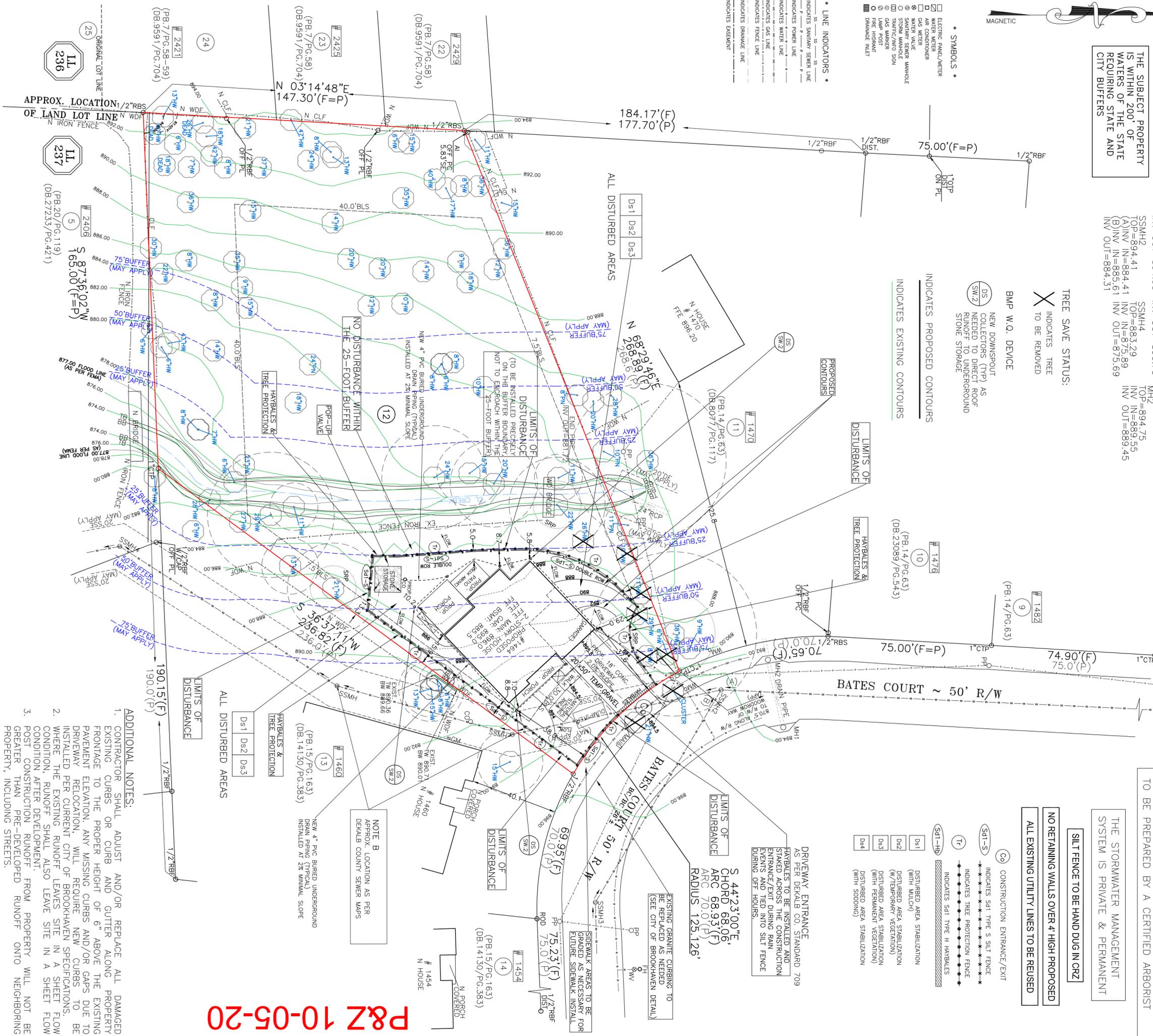
HAYBALES TO BE INSTALLED AND STAKED ACROSS THE CONSTRUCTION ENTRANCE/EXIT DURING RAIN EVENTS AND TIED INTO SILT FENCE DURING OFF HOURS.

S 44°23'00"E  
CHORD: 68.06'  
ARC: 68.93'(F)  
ARC: 70.0'(P)  
RADIUS: 125.126'

EXISTING GRANITE CURBING TO BE REPLACED AS NEEDED (SEE CITY OF BROOKHAVEN DETAIL)

SIDEWALK AREAS TO BE GRADED AS NECESSARY FOR FUTURE SIDEWALK INSTALL

P&Z 10-05-20



- ADDITIONAL NOTES:**
- CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED EXISTING CURBS OR CURB AND GUTTER ALONG PROPERTY FRONTAGE TO THE PROPER HEIGHT OF 6" ABOVE THE EXISTING PAVEMENT ELEVATION. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATION, WILL REQUIRE NEW CURBS TO BE INSTALLED PER CURRENT CITY OF BROOKHAVEN SPECIFICATIONS.
  - WHERE THE EXISTING RUNOFF LEAVES SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
  - POST CONSTRUCTION RUNOFF FROM PROPERTY WILL NOT BE GREATER THAN PRE-DEVELOPED RUNOFF ONTO NEIGHBORING PROPERTY, INCLUDING STREETS.

REVISED: 10/01/2020

PROPOSED PRIMARY SITE PLAN

TOTAL LAND AREA  
45,083.31 SF / 1.035 AC

ALLOWABLE LOT COVERAGE AREA  
15,779.16 SF / 0.362 AC / 35%

PROPOSED LOT COVERAGE AREA  
3,756.32 SF / 0.086 AC / 8.3%

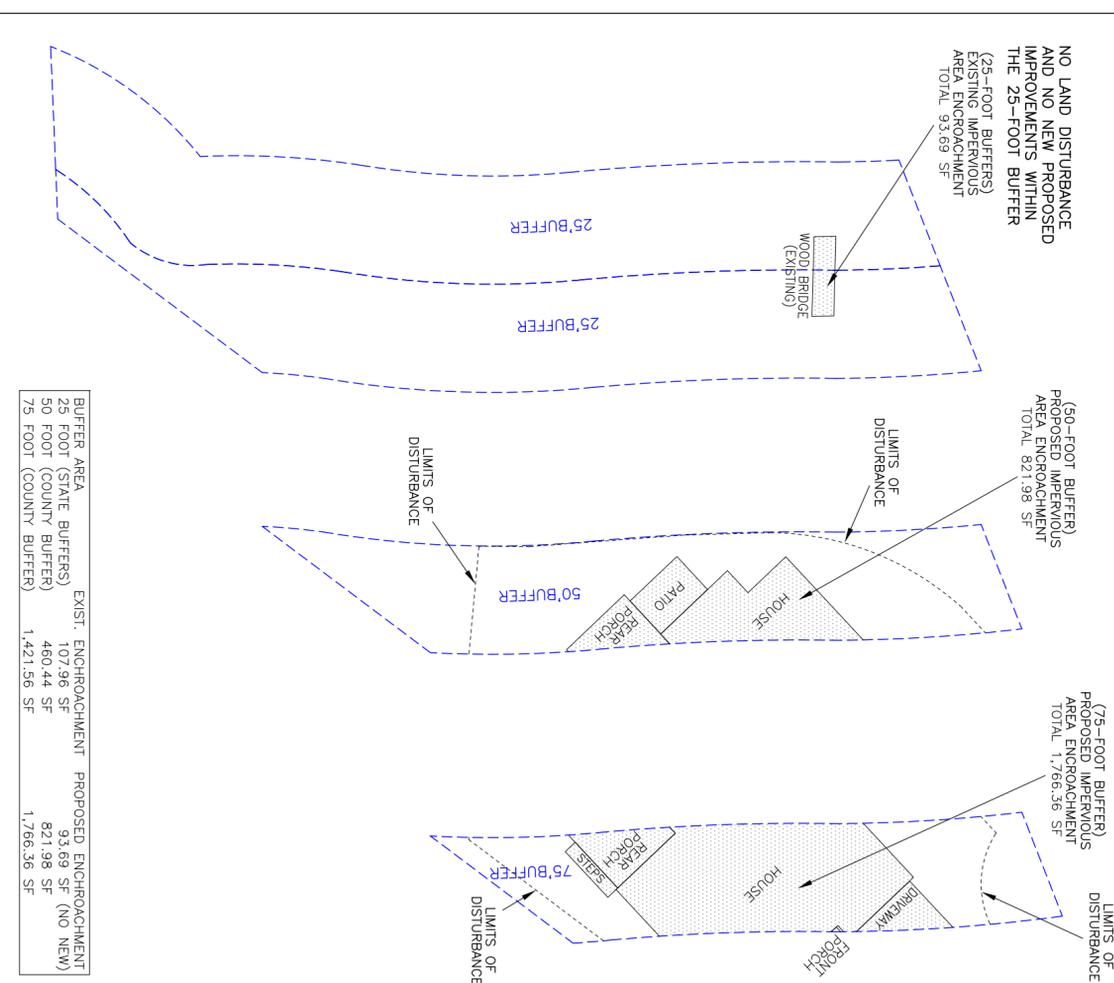
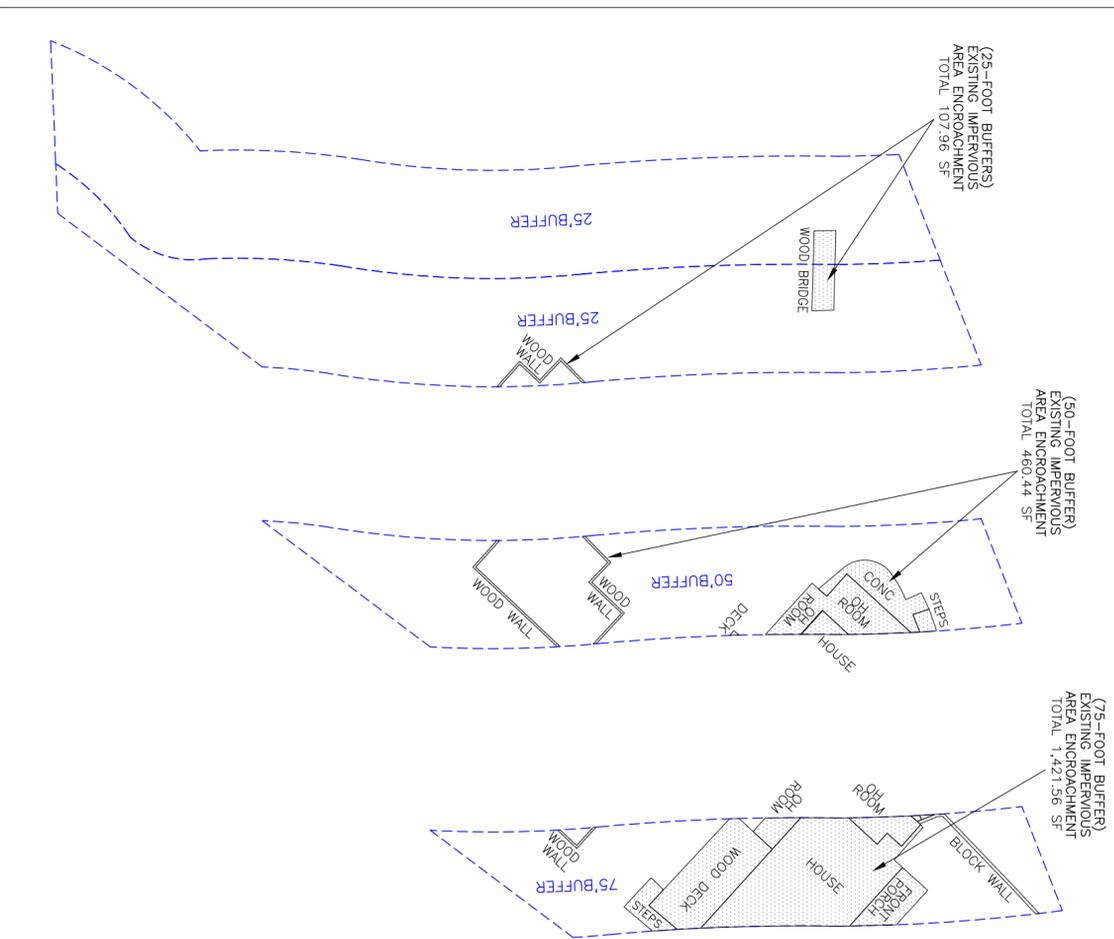
DISTURBED AREA  
7,707.09 SF / 0.177 AC

FLOOR AREA RATIO  
See Architect's set for details



LOT 12	BLOCK A	UNIT ONE
HILLWOOD SUBDIVISION		
LAND LOT 237	18TH DISTRICT	SECTION
DEKALB COUNTY, GEORGIA	DB.24456/P.274	PB.15/P.163
FIELD WORK DATE SEP 19, 2020	PRINTED/SIGNED SEPT 24, 2020	PAPER SIZE: 17" x 22"
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSENESS OF 1 FOOT IN 30,000 FEET AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET AN ELECTRONIC TOTAL STATION AND A 1/2" CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
SM	COORD #20170071	
DWG #20201879	VARIANCE	
<b>SURVEY LAND EXPRESS, INC</b>		
LAND SURVEYING SERVICES		
24 LENOX POINTE ATLANTA, GA 30324 TEL. 404-252-5747 FAX 404-601-1941 INFO@SURLANDPRESS.COM	PROPERTY ADDRESS: 1464 BATES COURT BROOKHAVEN, GA 30319	SHEET 2 OF 5





NO LAND DISTURBANCE AND NO NEW PROPOSED IMPROVEMENTS WITHIN THE 25-FOOT BUFFER

(75-FOOT BUFFER) PROPOSED IMPERVIOUS AREA ENCROACHMENT TOTAL 1,766,36 SF

LIMITS OF DISTURBANCE

(25-FOOT BUFFERS) EXISTING IMPERVIOUS AREA ENCROACHMENT TOTAL 107,96 SF

(50-FOOT BUFFER) EXISTING IMPERVIOUS AREA ENCROACHMENT TOTAL 460,44 SF

(75-FOOT BUFFER) EXISTING IMPERVIOUS AREA ENCROACHMENT TOTAL 1,421,56 SF

(25-FOOT BUFFERS) PROPOSED IMPERVIOUS AREA ENCROACHMENT TOTAL 93,69 SF

(50-FOOT BUFFER) PROPOSED IMPERVIOUS AREA ENCROACHMENT TOTAL 821,98 SF

(75-FOOT BUFFER) PROPOSED IMPERVIOUS AREA ENCROACHMENT TOTAL 1,766,36 SF

EXIST. ENCROACHMENT	PROPOSED ENCROACHMENT
25 FOOT (STATE BUFFERS)	107,96 SF
50 FOOT (COUNTY BUFFER)	460,44 SF
75 FOOT (COUNTY BUFFER)	1,421,56 SF
	93,69 SF (NO NEW)
	821,98 SF
	1,766,36 SF

**Ds1** DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESOURCES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A TEMPORARY EROSION CONTROL MEASURE FOR UP TO SIX MONTHS, BUT IT SHALL BE REPLACED WITH PERMANENT VEGETATION. PERMANENT VEGETATION SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. PERMANENT VEGETATION SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. PERMANENT VEGETATION SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE.

SPECIFICATIONS

MULCHING WITHOUT SEEDING THIS METHOD APPLIES TO SLOPES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION

1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL.

MULCHING MATERIALS

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED.

1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL.

2. WOOD WASTE (CHIPS, SANDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL.

3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. THE DISK SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-THE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-3 OR SS-1). THE ASPHALT EMULSION SHALL BE SPREAD ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE.

2. WOOD WASTE SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. THE DISK SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-THE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-3 OR SS-1). THE ASPHALT EMULSION SHALL BE SPREAD ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE.

3. POLYETHYLENE FILM SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. THE DISK SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-THE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-3 OR SS-1). THE ASPHALT EMULSION SHALL BE SPREAD ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE.

4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

ANCHORING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. THE DISK SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-THE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-3 OR SS-1). THE ASPHALT EMULSION SHALL BE SPREAD ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE.

2. WOOD WASTE SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. THE DISK SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-THE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-3 OR SS-1). THE ASPHALT EMULSION SHALL BE SPREAD ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE.

3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

**Ds2** DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
REGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESEPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEeping LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP WHEAT	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

\*MINIMUM SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. \*\*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

**Ds3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTIFEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESEPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEeping LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

\*MINIMUM SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. \*\*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

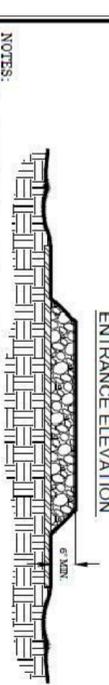
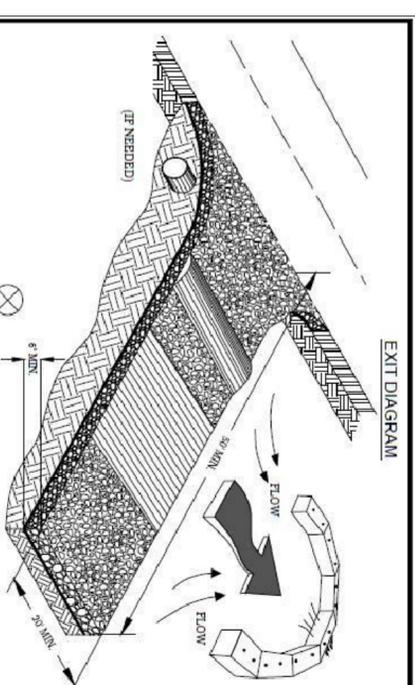
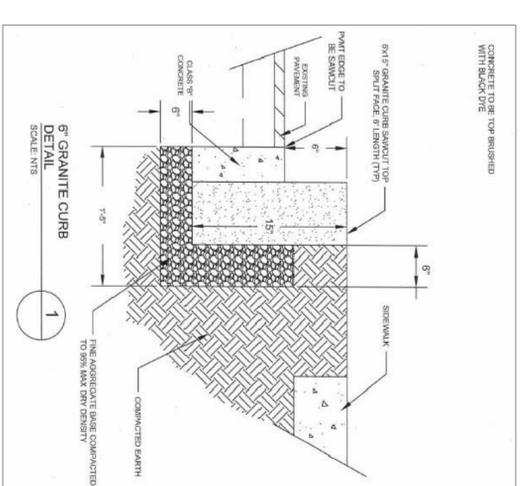
REVISED: 10/01/2020

LOT 12	BLOCK A
HILLWOOD SUBDIVISION	UNIT ONE
LAND LOT 237	18TH DISTRICT
DEKALB COUNTY, GEORGIA	SECTION
DEKALB COUNTY, GEORGIA	DB-24456/Pg.274
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PROPERTY ADDRESS:  
1464 BATES COURT  
BROOKHAVEN, GA 30319

VARIANCE PLAN PREPARED FOR:  
**DREW CLOUGH**

SHEET 3 OF 5



**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\"/>



IMPERVIOUS AREA & OTHER DETAILS

VARIANCE PLAN PREPARED FOR:  
**DREW CLOUGH**

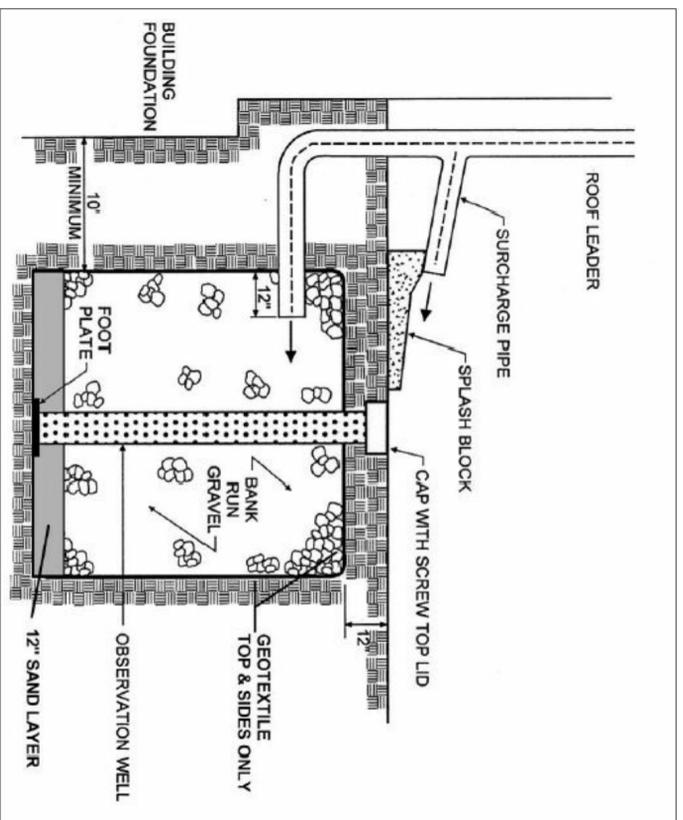
PROPERTY ADDRESS:  
1464 BATES COURT  
BROOKHAVEN, GA 30319

24 LENOX POINT  
ALUMINUM, GA 30324  
TEL: 404-452-5747  
FAX: 404-601-0941  
INFO@SURVEYLANDEXPRESS.COM

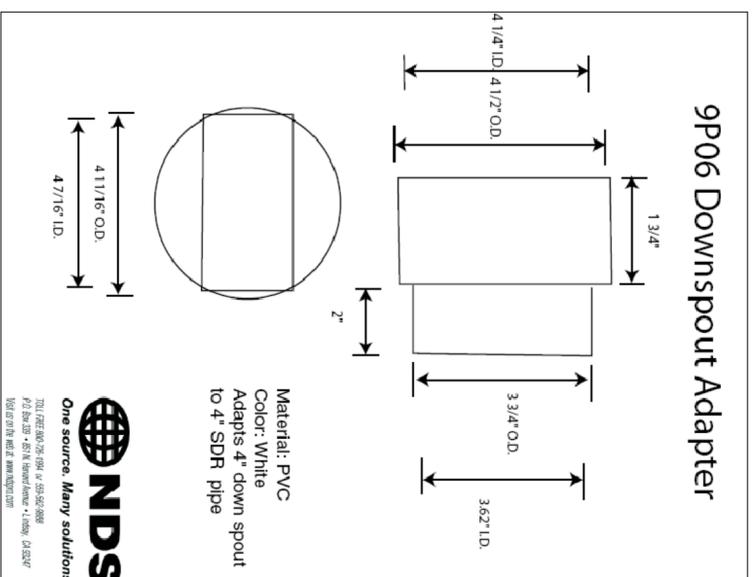
**SURVEY LAND EXPRESS, INC**  
LAND SURVEYING SERVICES

COORD #20170071  
DWG #20201879 VARIANCE

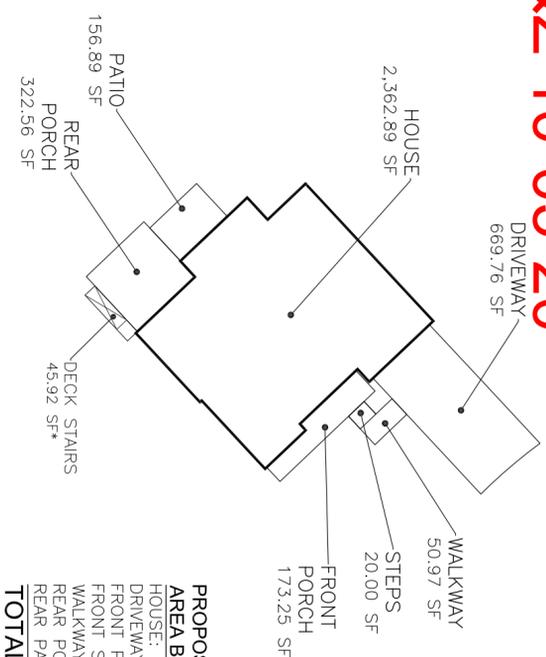




PER GEORGIA STORMWATER MANAGEMENT TECHNICAL MANUAL, VOLUME 2 (2016 EDITION)



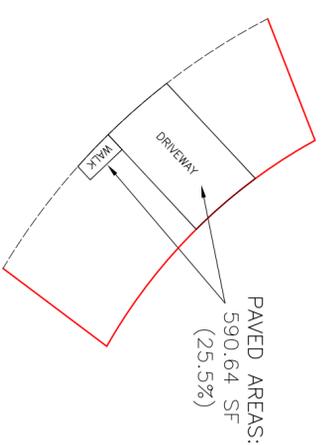
**NDS**  
 One source. Many solutions.  
 Material: PVC  
 Color: White  
 Adapts 4" down spout to 4" SDR pipe  
 TOLL FREE 800.256.0884  
 P.O. Box 209 • 651 N. Woodstone • Lithia, FL 32827  
 Visit us on the web at www.ndsusa.com



**PROPOSED LOT COVERAGE AREA BREAKDOWN:**  
 HOUSE: 2,362.89 SF  
 DRIVEWAY: 669.76 SF  
 FRONT PORCH: 173.25 SF  
 FRONT STEPS: 20.00 SF  
 WALKWAY: 50.97 SF  
 REAR PORCH: 322.56 SF  
 REAR PATIO: 156.89 SF  
**TOTAL: 3,756.32 SF**

\*PER BROOKHAVEN CODE SEC. 14-149 ELEVATED WOOD SLATTED DECKS MAY NOT BE COUNTED TOWARDS IMPERVIOUS LOT COVERAGE

**FRONT YARD AREA DETAIL**  
 TOTAL: 2,318.33 SF



**WATER QUALITY QUALIFICATIONS**

**REQUIRED WATER QUALITY VOLUME**  
 VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 3,756.32 SF  
 WQV 0.1 x 3,756.32 = 375.63 CF

**STONE STORAGE DIMENSIONS**

PIT SHALL BE 12' LONG, 12' WIDE AND 7' IN DEPTH.  
 TOTAL 1,008 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL  
 VOIDS 40% = 403.2 CF

**TOTAL STORAGE 403.20 CF**  
**TOTAL REQUIRED 375.63 CF**  
**REQUIREMENT IS COMPLETE**

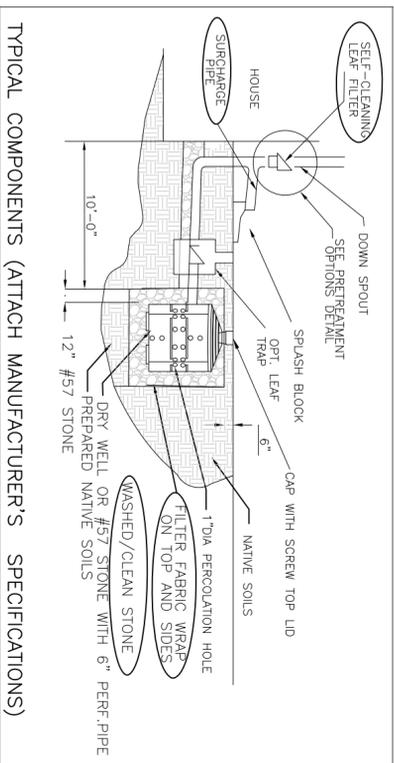
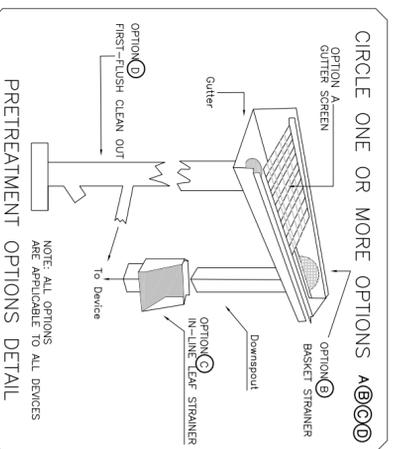
**TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE**

1. AFTER CONSTRUCTION, INSPECT AFTER MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

**BMP NOTES:**

- GRAVEL SIZE 1"-3" STONE.
- 4" PIPES FROM DOWNDRAINS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
- A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
- ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN 6-OZ FILTER FABRIC.
- A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
- OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO WQ BMP'S.
- AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

**CIRCLED ITEMS ARE REQUIRED**



REVISED: 10/01/2020

**STORMWATER BMP DETAILS**

LOT 12 BLOCK A UNIT ONE

VARIANCE PLAN PREPARED FOR:

HILLWOOD SUBDIVISION LAND LOT 237 18TH DISTRICT SECTION

**DREW CLOUGH**

DEKALB COUNTY, GEORGIA DB3.24456/PG.274

PROPERTY ADDRESS:  
 1464 BATES COURT  
 BROOKHAVEN, GA 30319

FIELD WORK DATE SEP 19, 2020 PRINTED/SIGNED SEPT 24, 2020

PAPER SIZE: 17" x 22"

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED  
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGLE ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SM  
 COORD #20170071  
 DWG #20201879 VARIANCE  
**SURVEY LAND EXPRESS, INC**  
 LAND SURVEYING SERVICES  
 24 LENOX SQUARE ATLANTA, GA 30324  
 FAX 404-601-0941  
 TEL 404-252-5147  
 INFO@SURVEYLANDEXPRESS.COM



SHEET 4 OF 5

OLD HOUSE FFE  
MAN: 896.25

THE SUBJECT PROPERTY IS WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY BUFFERS

SSMH1 TOP=898.45 INV IN=891.35 INV OUT=890.75  
 SSMH2 TOP=894.41 INV IN=884.41 INV OUT=889.45  
 SSMH3 TOP=898.45 INV IN=891.35 INV OUT=890.75  
 SSMH4 TOP=883.29 INV IN=875.89 INV OUT=889.45  
 MH1 TOP=894.94 INV OUT=890.84  
 MH2 TOP=894.75 INV OUT=889.45



- \* SYMBOLS \***
- ELECTRIC PANEL/WATER AIR CONDITIONER
  - GAS METER
  - SANITARY SEWER MANHOLE
  - SPOUT/VALVE
  - GAS MARKER
  - LAMP POST
  - FIRE HYDRANT
  - DRAINAGE INLET

- \* LINE INDICATORS \***
- INDICATES SANITARY SEWER LINE
  - INDICATES POWER LINE
  - INDICATES WATER LINE
  - INDICATES GAS LINE
  - INDICATES FENCE LINE
  - INDICATES DRAINAGE LINE
  - INDICATES EASEMENT

- TREE SAVE STATUS:**
- × INDICATES TREE TO BE REMOVED
  - DS NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

- INDICATES PROPOSED CONTOURS**
- INDICATES EXISTING CONTOURS**

LIMITS OF DISTURBANCE

HAYBALES & TREE PROTECTION

BATES COURT ~ 50' R/W

- (Co)** CONSTRUCTION ENTRANCE/EXIT
- Sd1-S INDICATES Sd1 TYPE S SILT FENCE
  - Tr INDICATES TREE PROTECTION FENCE
  - Sd1-Hd INDICATES Sd1 TYPE H HAYBALES
- Sd1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Sd2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- Sd3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Sd4 DISTURBED AREA STABILIZATION (WITH SODDING)

STREAM BUFFER MITIGATION PLAN TO INCLUDE STORM WATER MANAGEMENT WATER QUALITY CONTROL AND TREE PLANTINGS TO BE PREPARED BY A CERTIFIED ARBORIST

THE STORMWATER MANAGEMENT SYSTEM IS PRIVATE & PERMANENT

SILT FENCE TO BE HAND DUG IN CRZ

NO RETAINING WALLS OVER 4' HIGH PROPOSED

ALL EXISTING UTILITY LINES TO BE REUSED

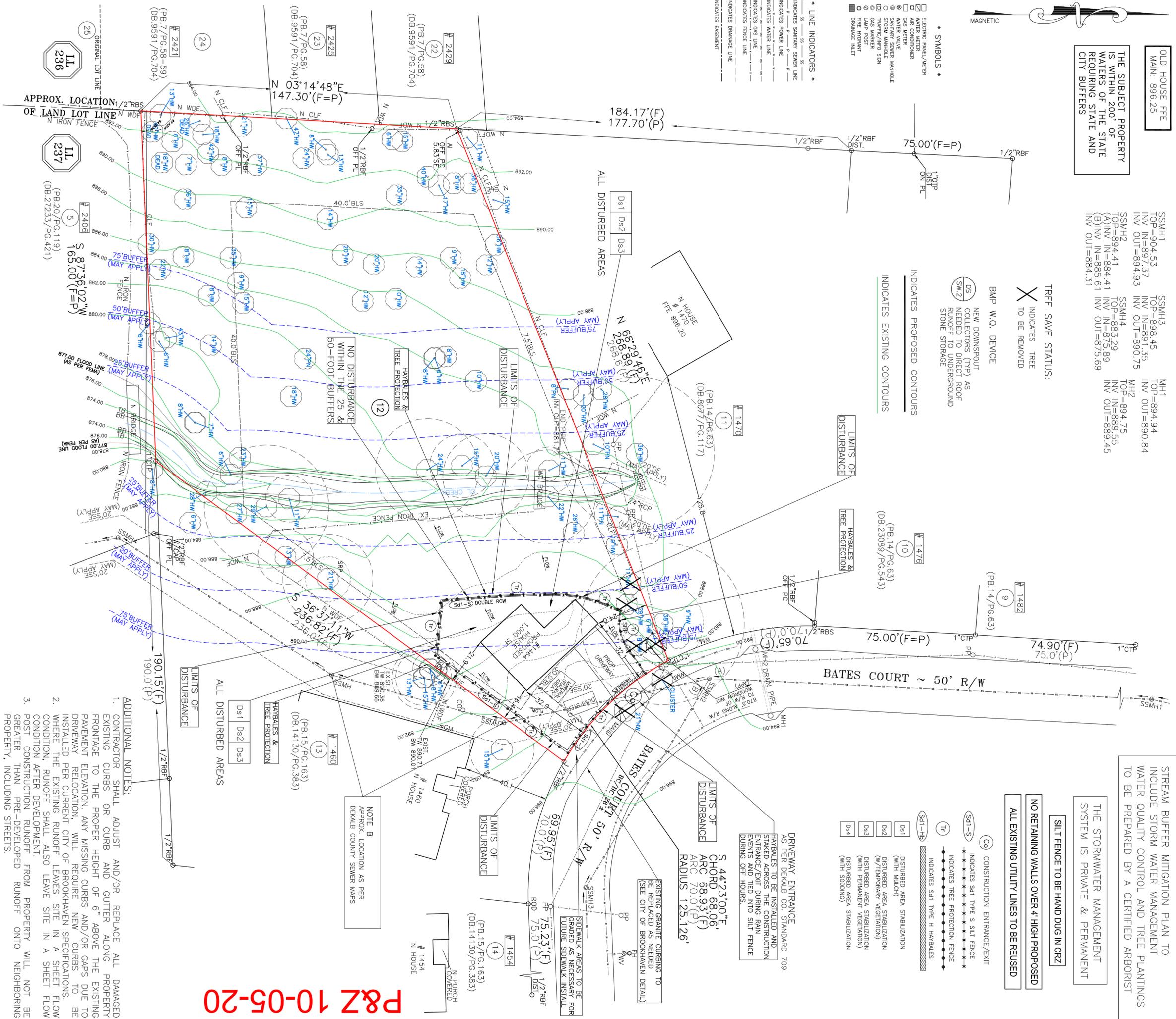
DRIVEWAY ENTRANCE AS PER DEKALB CO. STANDARD 709

HAYBALES TO BE INSTALLED AND STAKED ACROSS THE CONSTRUCTION ENTRANCE/EXIT DURING RAIN EVENTS AND TIED INTO SILT FENCE DURING OFF HOURS.

S 44°23'00"E  
CHORD 68.06'  
ARC 68.93'(F)  
ARC 70.0'(P)  
RADIUS 125.126'

EXISTING GRANITE CURBING TO BE REPLACED AS NEEDED (SEE CITY OF BROOKHAVEN DETAIL)

SIDEWALK AREAS TO BE GRADED AS NECESSARY FOR FUTURE SIDEWALK INSTALL



- ADDITIONAL NOTES:**
- CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED EXISTING CURBS OR GUTTER ALONG PROPERTY FRONTAGE TO THE PROPER HEIGHT OF 6" ABOVE THE EXISTING PAVEMENT ELEVATION. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATION, WILL REQUIRE NEW CURBS TO BE INSTALLED PER CURRENT CITY OF BROOKHAVEN SPECIFICATIONS.
  - WHERE THE EXISTING RUNOFF LEAVES SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
  - POST CONSTRUCTION RUNOFF FROM PROPERTY WILL NOT BE GREATER THAN PRE-DEVELOPED RUNOFF ONTO NEIGHBORING PROPERTY, INCLUDING STREETS.

ALTERNATIVE PLAN

VARIANCE PLAN PREPARED FOR:

DREW CLOUGH

SHEET 5 OF 5

TOTAL LAND AREA  
45,083.31 SF / 1.035 AC

ALLOWABLE LOT COVERAGE AREA  
15,779.16 SF / 0.362 AC / 35%



IF YOU ARE REQUESTING...  
CALL US FIRST  
1-800-282-7411  
(METRO ATLANTA ONLY)  
UNTIL PROTECTION CENTER  
11:59 PM ET

LOT 12	BLOCK A	UNIT ONE
HILLWOOD SUBDIVISION	SECTION	
LAND LOT 237	18TH DISTRICT	DB.24456/Pg.274
DEKALB COUNTY, GEORGIA		PB.15/Pg.163
FIELD WORK DATE SEP 19, 2020	PRINTED/SIGNED SEPT 24, 2020	
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P&Z 10-05-20