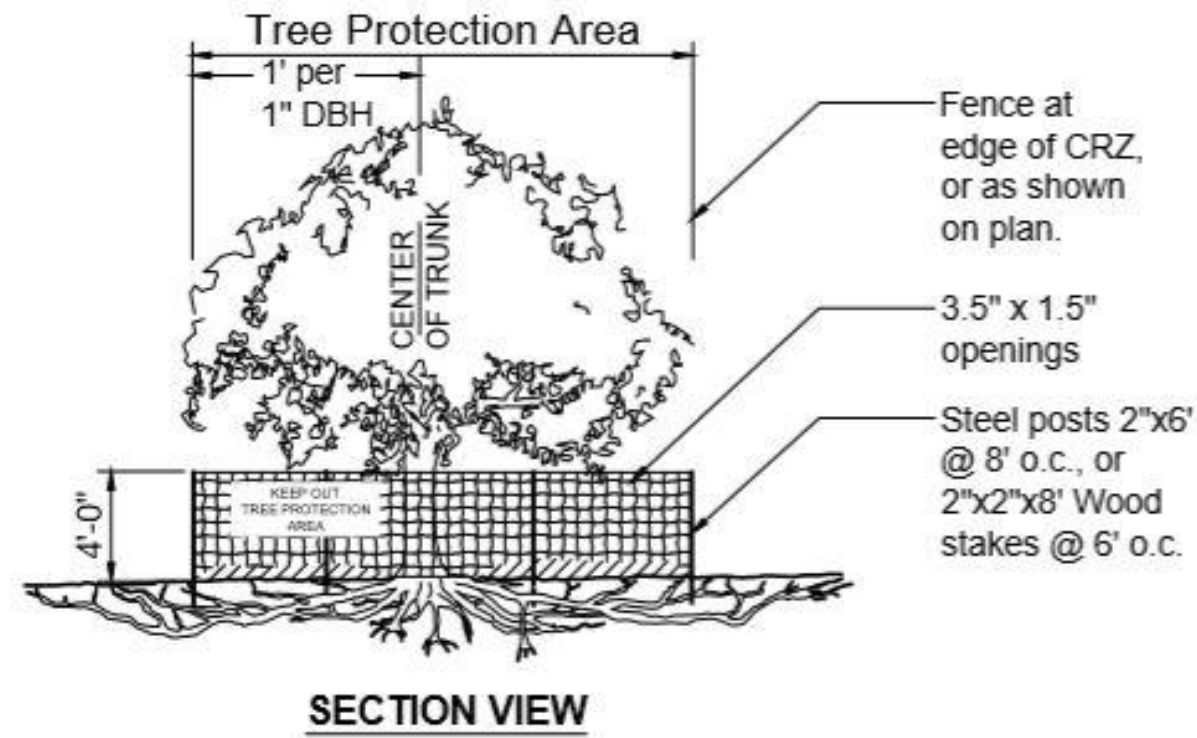
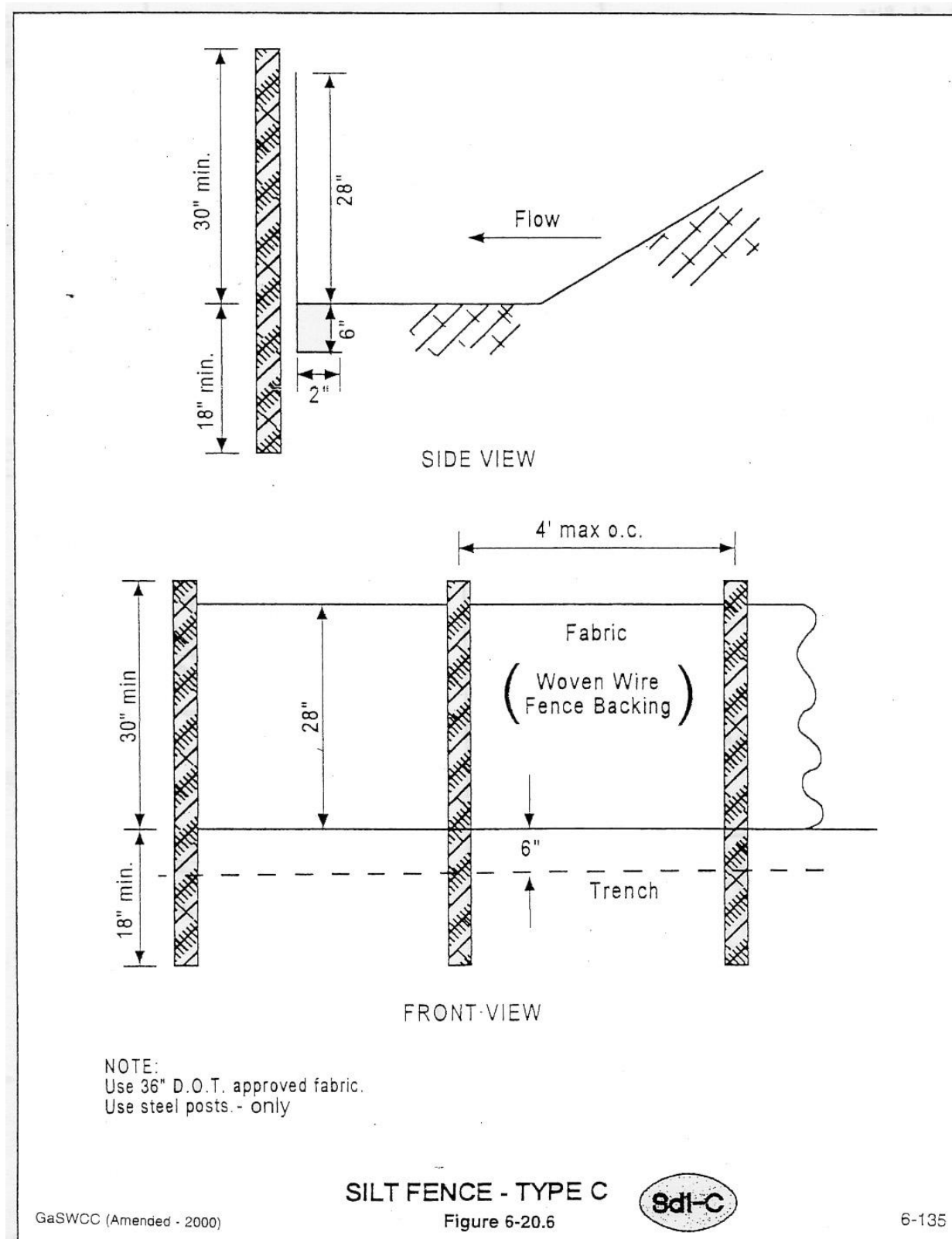


EROSION CONTROL NOTES

- 1) PRIOR TO ANY LAND DISTURBING ACTIVITIES, CONTRACTORS SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE EROSION CONTROL INSPECTOR.
- 2) 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.
- 3) EROSION AND SEDIMENT CONTROL MEASURES SHALL 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.
- 4) ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- 6) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DETERMINED NECESSARY, BY ON-SITE INSPECTION.
- 7) SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - 'TYPE C' TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
- 8) THE PROPERTY OWNER AND CONTRACTOR ARE EQUALLY RESPONSIBLE FOR ALL EROSION CONTROL ACTIVITIES.
- 9) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN EFFECTIVENESS OR EROSION CONTROL MEASURES, NOT THE CITY OF ATLANTA.
- 10) ALL TEMPORARY AND PERMANENT SEEDING SHALL BE PERFORMED IN THE APPROPRIATE SEASON. IN SUCH INSTANCES WHERE THE ESTABLISHED VEGETATION IS INOPPORTUNE DUE TO SEASON OR DROUGHT, DISTURBED AREAS SHALL BE STABILIZED USING 2"-4" OF MULCH (Ds1). ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.
- 11) THE CITY INSPECTOR OR DESIGNEE WILL VERIFY ADEQUATE GROUND COVER (100% COVER, 70% DENSITY) OF PERMANENT VEGETATION (Ds3, Ds4).



- Notes:**
1. No construction activity w/in CRZ, including no storing or stacking materials. Under no circumstances should the fence be trenched in.
 2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.



- Ds1** DISTURBED AREA STABILIZATION (WITH MULCH)
- Ds2** DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- Ds3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4** DISTURBED AREA STABILIZATION (WITH SODDING)

PROJECT INFO

LOCATION
ADDRESS: 1033 W Nancy Creek Dr
 Brookhaven, Ga 30319
LAND LOT: 304
DISTRICT: 18th
COUNTY: DeKalb

ZONING
 RS-100
 City of Brookhaven

SETBACKS
FRONT: 35'
SIDE: 10'
SIDE STREET: 25'
REAR: 40'

LOT AREAS
NET LOT AREA: 20,579 sf (472 Acre)

LOT COVERAGE (35% MAX)
EXISTING LOT COVERAGE: 24.9%
PROPOSED LOT COVERAGE: 31.4%

MAX HEIGHT: 40'
ACTUAL BLDG HEIGHT: 19'-6"

SITE PLAN NOTES

- 1) REFER TO SITE SURVEY FOR MORE INFORMATION ON GRADING AND UTILITIES.
- 2) PROVIDE Sd1-C SILT FENCE AND 4' H ORANGE TREE PROTECTION FENCE AS REQUIRED BY JURISDICTION.
- 3) NO TREES TO BE LOST OR REMOVED UNDER SCOPE OF WORK.
- 4) TOTAL DISTURBED AREA IS APPROX 2,140 SF.
- 5) PROVIDE DISTURBED AREA STABILIZATION (Ds1, Ds2)
- 6) SEE SURVEY AND FEMA MAPS FOR STATE WATERS RELATED TO THIS SITE (NONE)

DIRT STATEMENT

CUT FOR NEW ADDITION = APPROX ? CU YD
 FILL FOR NEW ADDITION = APPROX ? CU YD

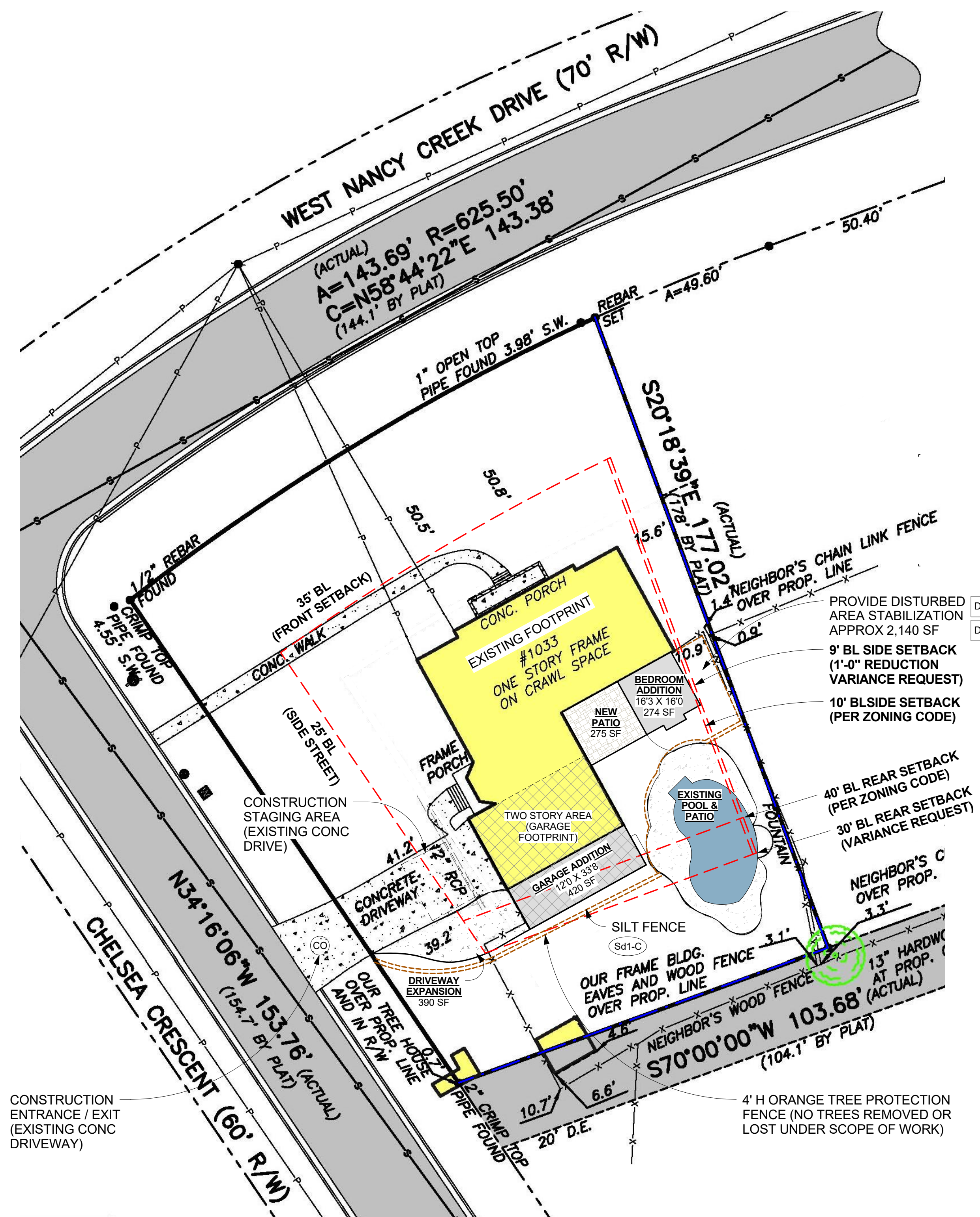
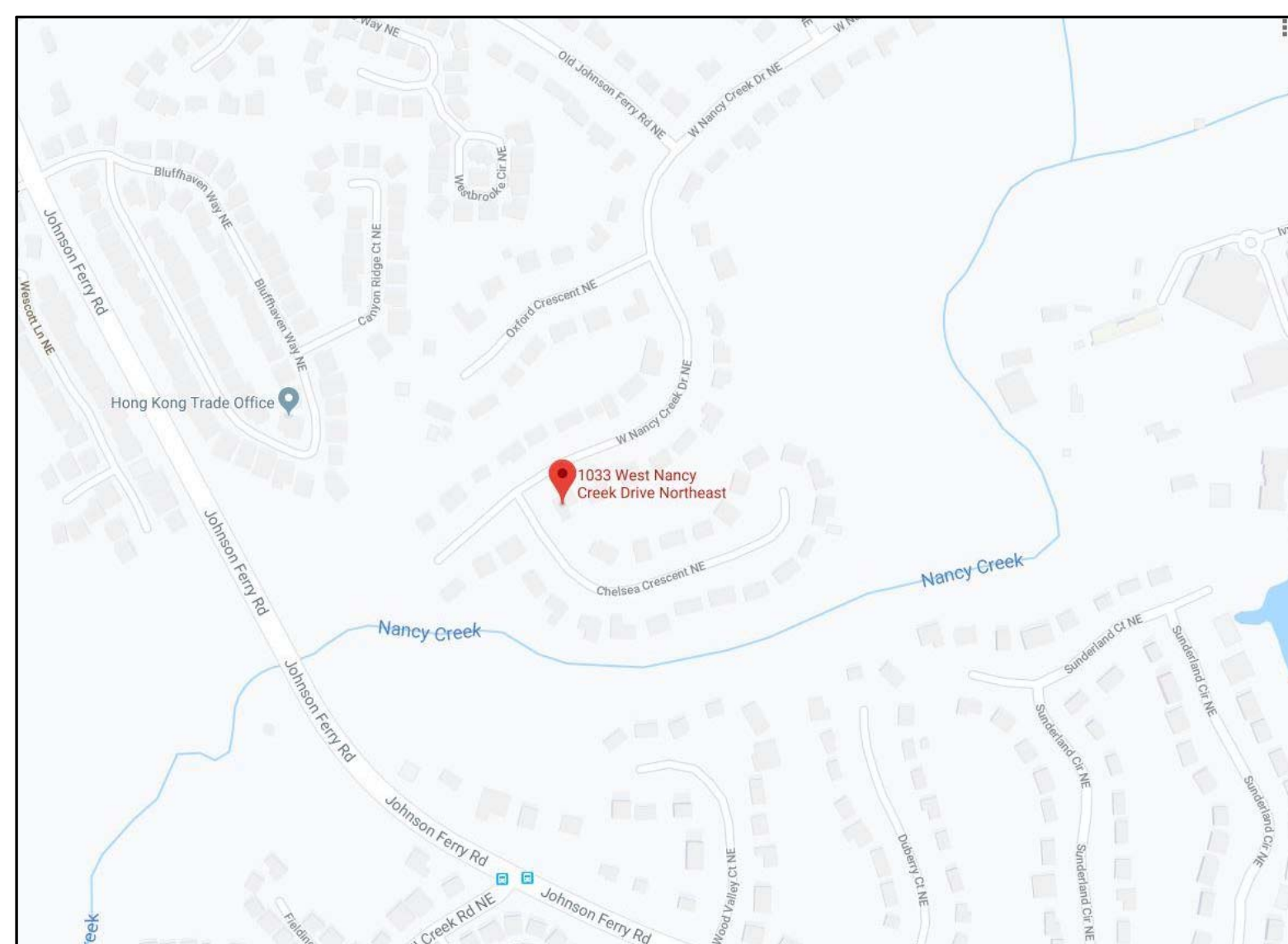
NO GRADED SLOPE SHALL EXCEED 2H : 1V

24 HOUR CONTACT

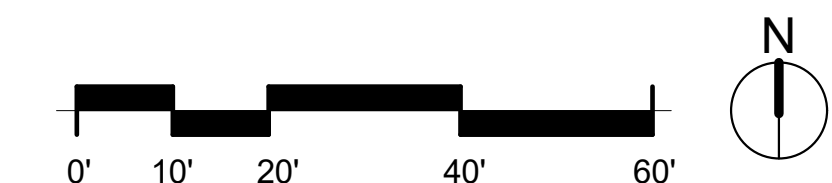
CONTACT: Chad Hamlin
PHONE: 678.502.8112
EMAIL: chad@hamlingroup.com

LOT COVERAGE SUMMARY

EXISTING		
DRIVEWAY	744 SF	
BUILDING FOOTPRINT	3,056 SF	
POOL & PATIO	1,134 SF	
WALKWAYS & PORCHES	606 SF	
MISC STRUCTURES	100 SF	
TOTAL	5,100 SF	
5,100 SF / 20,579 SF = 24.9%		
NEW		
DRIVEWAY	1,134 SF	
BUILDING FOOTPRINT	3,056 SF	
POOL & PATIO	1,134 SF	
WALKWAYS & PORCHES	606 SF	
MISC STRUCTURES	100 SF	
BEDROOM ADDITION	274 SF	
GARAGE ADDITION	420 SF	
NEW PATIO	275 SF	
TOTAL	6,460 SF	
6,460 SF / 20,579 SF = 31.4%		



1 Architectural Site Plan
 A-1.0 1" = 20'-0"



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1033 W Nancy Creek Drive - Addition
 Brookhaven, Ga 30319
 DeKalb County



Mark	Date	Description
	5/19/23	AS BUILT
	6/26/23	SCHEM DES
	8/15/23	VARIANCE

Issue/Revision	VARIANCE
Project ID	2002
CAD File Name	central.rvt
Drawn By	CP
Checked By	CP
Sheet Title	

ARCHITECTURAL
SITE PLAN

Drawing No.
 A-1.0

ISSUED FOR VARIANCE APPROVAL