

**SITE NOTES:**

- THE SITE CONTAINS: 10,812 SQ.FT. / 0.25 ACRES  
TOTAL DISTURBED ACREAGE: 0.05 ACRES
- SITE ADDRESS: 1446 WILFORD DRIVE NE, BROOKHAVEN GA 30319  
TAX PARCEL ID NUMBER: 18 241 13 019
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SURVEY SYSTEMS ATLANTA. DATED 6-6-22.
- THIS SITE IS NOT LOCATED WITHIN A ZONE A, AE AND SHADED ZONE X AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0052K DATED AUGUST 15, 2019 FOR DEKALB COUNTY, GEORGIA.
- THERE ARE STATE WATERS WITHIN 200' OF THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING EASEMENTS THAT APPLY TO THIS PROPERTY.
- THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.7.3 AND R404.1.6.
- DRIVEWAY APRON TO MEET CITY OF BROOKHAVEN RESIDENTIAL DRIVEWAY STANDARD
- THE EXISTING WATER METER AND SEWER LATERAL FOR THE SUBJECT PROPERTY IS TO BE USED FOR THE NEW CONSTRUCTION. EXACT LOCATION OF THE UTILITIES IS TO BE DETERMINED IN THE FIELD (NOT SHOWN ON SURVEY)
- WHERE EXISTING RUNOFF LEAVES SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
- 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.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

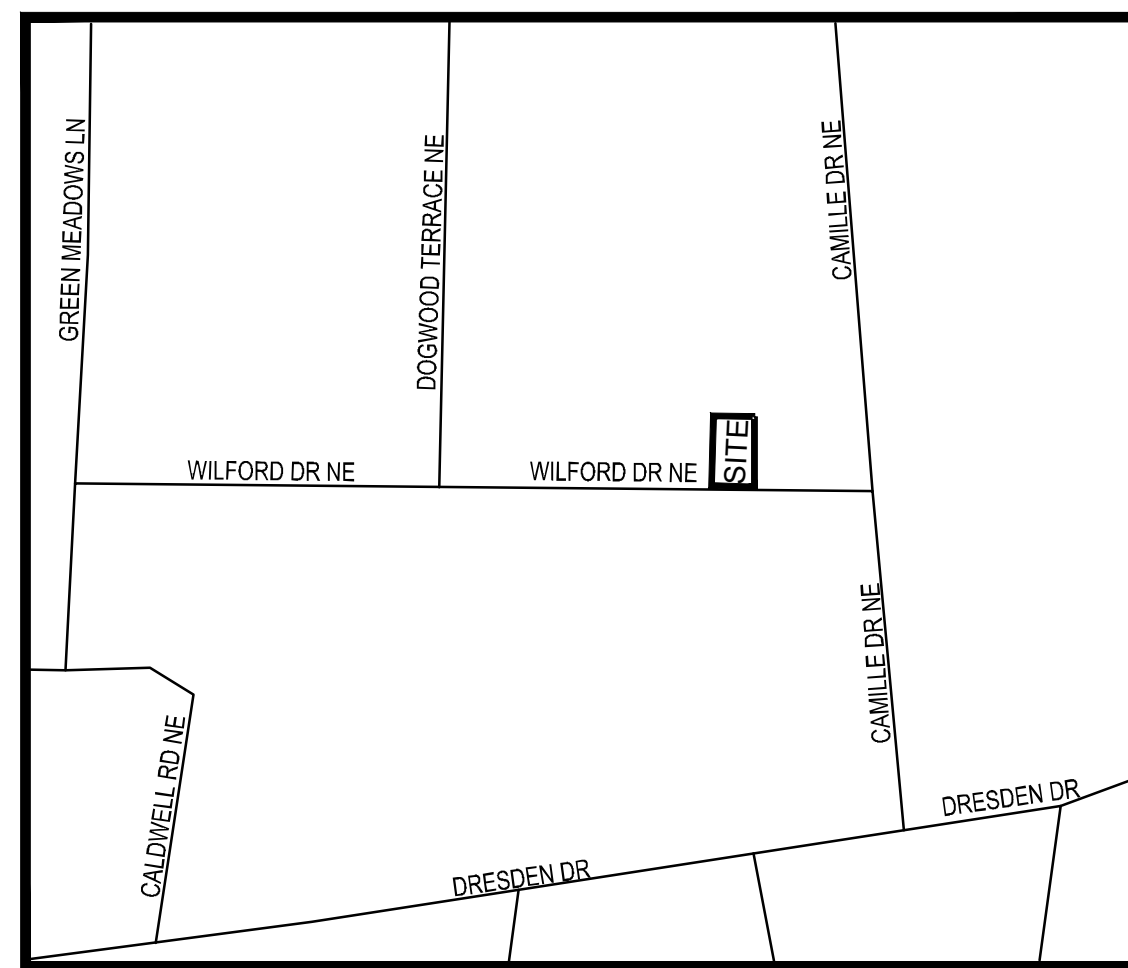
**BROOKHAVEN CITY NOTES:**

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO CITY OF BROOKHAVEN STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- 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.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY-FRIDAY 7:00am-7:00pm  
SATURDAY 8:00am-5:00pm

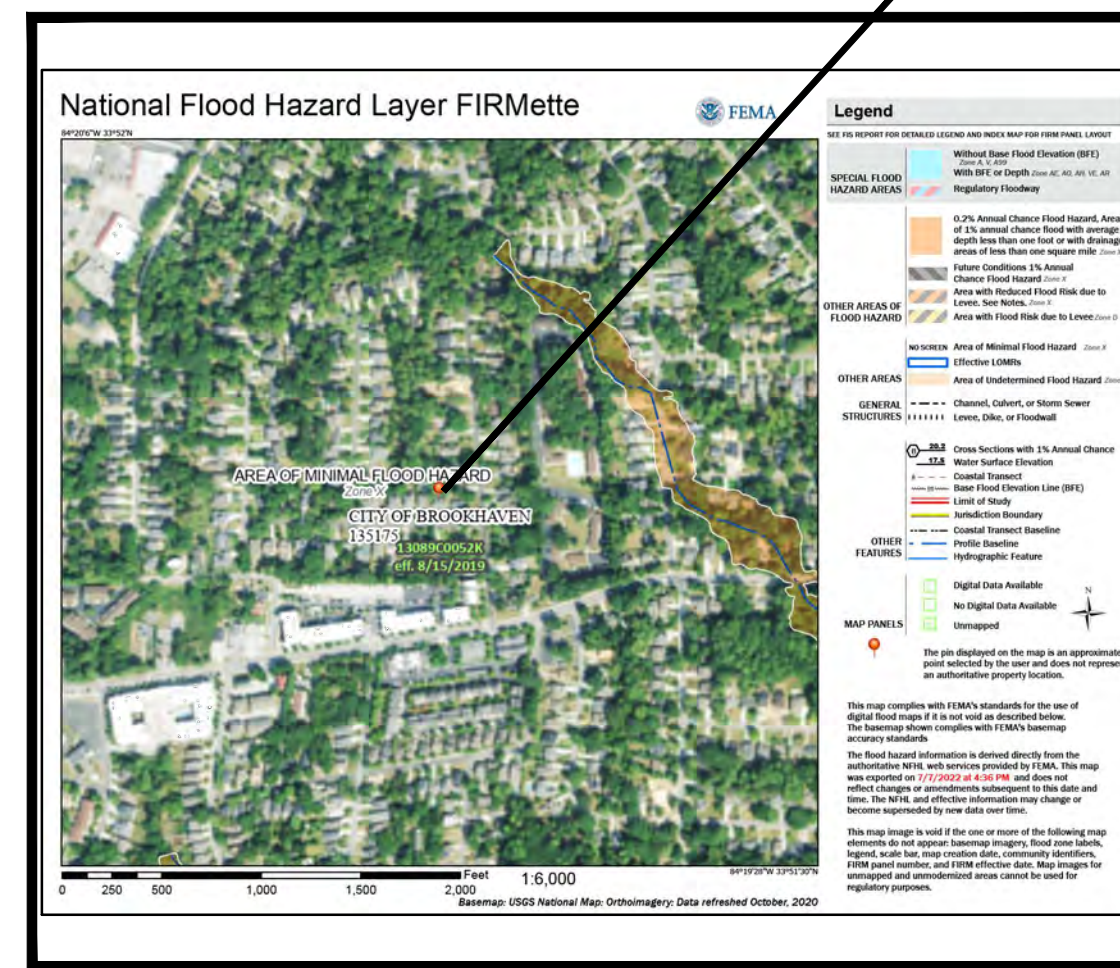
24 HOUR EMERGENCY CONTACT: LAUREN POWERS 678-777-6616

SINGLE FAMILY ADDITION CONSTRUCTION DOCUMENTS FOR:

# 1446 WILFORD DRIVE NE LAND LOT 241 DISTRICT 18 CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA



**LOCATION MAP**  
N.T.S.



**FEMA MAP**  
N.T.S.

**ADDRESSING:**

1446 WILFORD DRIVE NE  
BROOKHAVEN, GA, 30319


**ENGINEERS:**

CRESCENT VIEW ENGINEERING, LLC  
211 FRASIER ST. S.E.  
MARIETTA, GEORGIA 30060  
678-324-8410

**CONSTRUCTION NARRATIVE:**

THE PROPOSED PLANS CALL FOR A POOL ADDITION CONFORMING TO ZONING RS-75. THE REVISION TO THIS PLAN CALLS FOR THE CONSTRUCTION OF A DECK, WHICH INCLUDES AN OUTDOOR KITCHEN. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

"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 2-2-2024

**PRE-CONSTRUCTION LOT COVERAGE:**

PRE-CONSTRUCTION IMPERVIOUS AREA	SF
HOUSE	1642
DRIVEWAY	905
DECK	249
PORCH	137
SUN ROOM	124
STEPS	18
CONCRETE	13
<b>TOTAL EXISTING IMPERVIOUS AREA</b>	<b>3088</b>
<b>LOT COVERAGE %</b>	<b>28.56%</b>

**POST-CONSTRUCTION LOT COVERAGE:**

EXISTING IMPERVIOUS AREA TO REMAIN	SF
HOUSE	1655
DRIVEWAY	803
PORCH	138
SUN ROOM	124
<b>TOTAL EXISTING IMPERVIOUS AREA</b>	<b>2720</b>
<b>PROPOSED NEW IMPERVIOUS AREA</b>	<b>SF</b>
PERMABLE TURF (717 SF)	0
PREVIOUSLY APPROVED POOL	417
POOL DECK	356
WALL	89
KITCHEN COUNTER	72
HOT TUB	67
STAIRS	42
<b>TOTAL PROPOSED IMPERVIOUS AREA</b>	<b>1043</b>
<b>TOTAL EXISTING AND PROPOSED IMPERVIOUS AREA</b>	<b>3763</b>
<b>LOT COVERAGE %</b>	<b>34.80%</b>

**ZONING CONFORMANCE:**

SITE ZONING: RS-75 - DETACHED HOUSE  
MINIMUM LOT SIZE: 10,000 SF  
MINIMUM PRINCIPAL BUILDING SETBACKS  
FRONT STREET: 30 FEET  
SIDE STREET: 20 FEET  
INTERIOR SIDE: 7.5 FEET  
REAR SETBACK: 40 FEET  
LOT FRONTAGE: 50 FEET  
MAXIMUM IMPERVIOUS COVERAGE: 35%  
MINIMUM PARKING: 1 SPACE PER DWELLING  
PRINCIPAL BUILDING HEIGHT: NO MORE THAN 40 FEET  
MINIMUM ACCESSORY BUILDING & STRUCTURE SETBACKS  
FRONT STREET SETBACK: PERMITTED IN REAR YARD ONLY  
SIDE STREET SETBACK: 20 FEET  
INTERIOR SIDE: 10 FEET  
REAR SETBACK: 10 FEET  
ACCESSORY BUILDING HEIGHT: NO MORE THAN 20 FEET

**UTILITY LISTING:**

GAS - ATLANTA GAS LIGHT COMPANY  
TELEPHONE - AT&T  
POWER - GA POWER  
WATER - DEKALB COUNTY  
SEWER - DEKALB COUNTY

**CITY OF BROOKHAVEN TREE PRESERVATION & REPLACEMENT PLAN NOTES:**

THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF BROOKHAVEN AT (404) 637-0576 FOR A SITE INSPECTION

REQUIRED TREE CANOPY COVER LOST OVER TIME DUE TO NATURAL CAUSES, DISEASE, OR PESTS SHALL BE REPLACED DURING THE FIRST PLANTING SEASON AFTER THE LOSS OCCURS WITH THE SAME MATURE CANOPY SIZE POTENTIAL 2.5 INCH CALIPER TREE.

CANOPY COVER PRESERVED OR PLANTED TO MEET THE REQUIREMENTS OF TREE DENSITY SHALL BE CONSERVED ON THE SITE FOR THE FOLLOWING TIME PERIOD:  
A. COMMERCIAL PROPERTIES IN PERPETUITY  
B. RESIDENTIAL PROPERTIES FOR 5 YEARS THEN SHALL COMPLY WITH SECTION 14-39 (E) (1)

ALL TREE PROTECTION DEVICES INCLUDING A 2" LAYER OF MULCH AND AN APPLICATION OF A MYCORRHIZAL PRODUCT ON ALL SAVED TREES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF BROOKHAVEN AT (404) 637-0576 FOR AN INSPECTION.

THE SITE CONTRACTOR SHALL COORDINATE SERVICES ROUTING ALL GAS, TELEPHONE AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

FOR ANY BOUNDARY TREE THAT HAS ITS CRITICAL ROOT ZONE IMPACTED AND/OR ENCROACHED MORE THAN 20% WITHOUT A PREVIOUSLY APPROVED CERTIFIED ARBORIST PRESCRIPTION, THE PERMITTEE SHALL EITHER DEPOSIT INTO AN ESCROW ACCOUNT, OR CAUSE TO BE ISSUED IN FAVOR OF THE CITY OF BROOKHAVEN, AN IRREVOCABLE LETTER OF CREDIT, IN AN AMOUNT TOTALING THE ESTIMATED COST OF REMOVAL OF THE BOUNDARY TREE PLUS THE COST TO REPLACE THE BOUNDARY TREE WITH A MINIMUM 3 INCH CALIPER TREE.

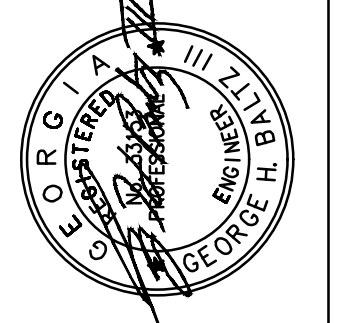
TREES WHICH PLANTED SHALL BE MAINTAINED FOR TWO (2) GROWING SEASONS AFTER THE DATE OF THE FINAL INSPECTION. THE PROPERTY OWNER SHALL MAINTAIN REQUIRED TREE DENSITY. THE PERMITTEE WILL BE RESPONSIBLE FOR IDENTIFYING NEWLY PLANTED TREES TO THE HOMEBUYER AND INFORM THE HOMEBUYER AS THEIR PROPER MAINTENANCE

SHEET NO.	SHEET TITLE
CV	COVER
S-1	SURVEY
D-1	DEMOLITION PLAN
C-1	SITE PLAN
C-2	ES&PC PLAN
C-3	STORMWATER PLAN
C-4	TREE PLAN
C-5	CONSTRUCTION DETAILS
C-6	ARBORIST REPORT
C-7	POOL DETAILS

Prepared By:  
**CRESCENT VIEW  
ENGINEERING, LLC:**  
211 Frasier Street  
Marietta, GA 30060  
678-324-8410  
www.crescentvieweng.com

PREPARED FOR:  
**TULLY POOLS, LLC**  
1190 HIGHTOWER TRAIL  
ATLANTA, GA 30350  
770-589-9169 OFFICE

DATE	SCALE	DRAWN	CHECKED	REVISIONS		CITY COMMENTS	TURF ADDITION
				AS SHOWN	AS-BUILT		
8-8-22		AS SHOWN	1-25-24				
		SHOWN	1-25-24				
		GHB	2-2-24				



CONSTRUCTION PLANS FOR:  
**1446 WILFORD DRIVE NE**  
LAND LOT 241, 18TH DISTRICT  
CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 22-439

SHEET NO.  
**CV**

**FLOOD HAZARD STATEMENT**

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.

PANEL 13089C0052K

EFFECTIVE DATE: 08/15/2019

ZONE 'X'

**\* L E G E N D \***

- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY  
 APD AS PER DEED NAIL NAIL FOUND  
 APP AS PER PLAT P PLAT (BOOK/PAGE)  
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING  
 CP COMPUTED POINT POC POINT OF COMMENCEMENT  
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH  
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY  
 DW DRIVEWAY RBF REINFORCING BAR FOUND (1/2" UNO)  
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET  
 FFE FINISH FLOOR ELEVATION SW SIDEWALK  
 FKA FORMERLY KNOWN AS SSS SANITARY SEWER EASEMENT  
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT  
 L ARC LENGTH -X- FENCE LINE  
 LL LAND LOT CB CATCH BASIN  
 LLL LAND LOT LINE SWCB STORM WATER CATCH BASIN  
 N NEIGHBOR'S ■ WALL

10

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	12	OAK
2	12	OAK
3	24	OAK
4	18	OAK
5	13	OAK
6	12	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1655
SUNROOM	124
POOL	417
HOT TUB	67
COUNTER	72
CONC. DW	803
CONC. SW	102
PORCH	138
POOL PATIO	356
STEPS	42
WALL	89
<b>TOTAL IMPERVIOUS</b>	<b>3865</b>

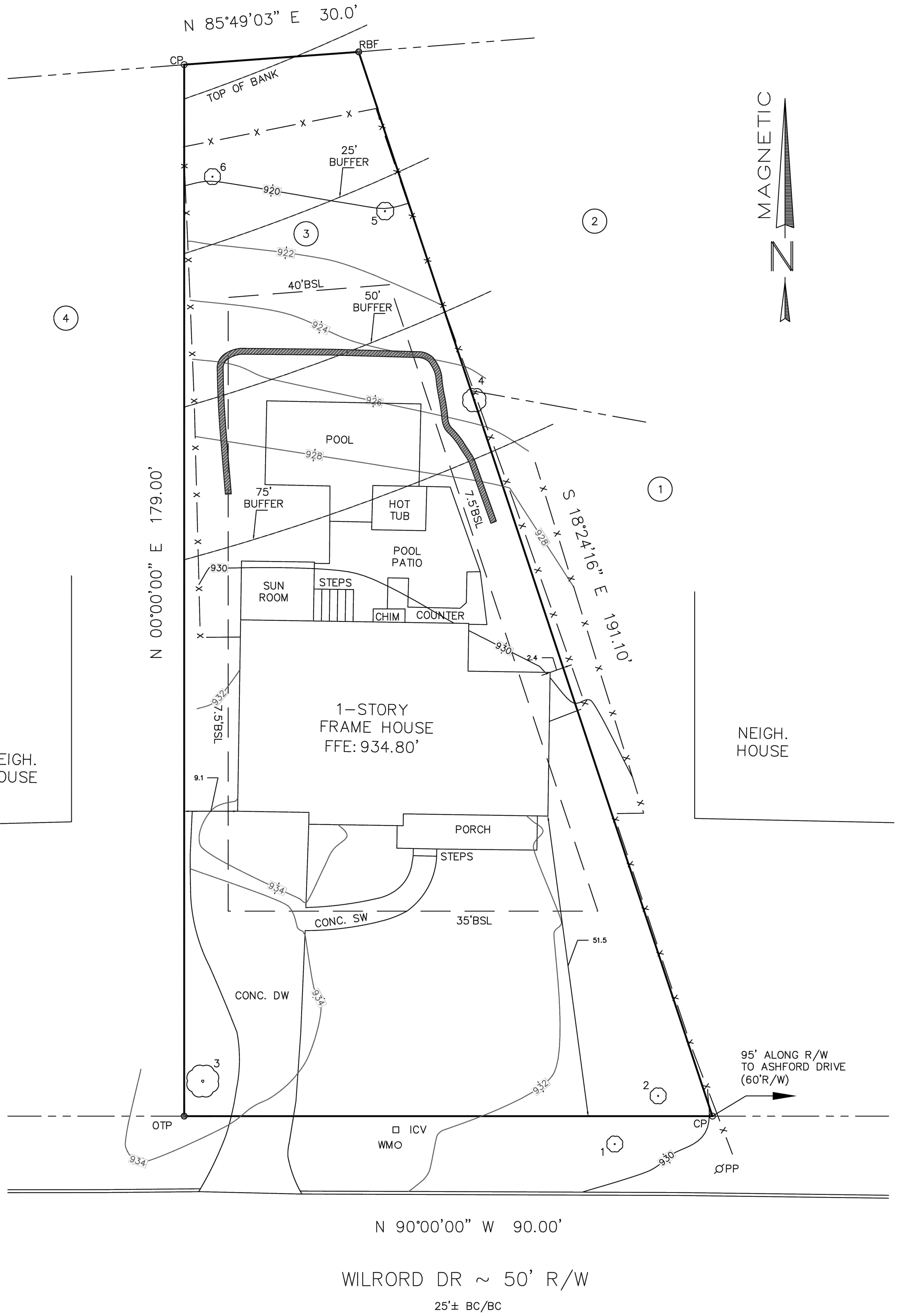
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



PROPERTY ADDRESS: 1446 WILFORD DR NE, ATLANTA, GA 30319	PLAT PREPARED FOR: 1446 WILFORD DR	REVISED: 10-10-2023 AE
LAND AREA: 10812 SF 0.25 AC	LOT 3 BLOCK 4 SUBDIVISION ASHFORD PARK LAND LOT 241 18th DISTRICT PARCEL ID: 18 241 13 019 BY:	
IMPERVIOUS AREA: EXIST= 3865 SF= 35.7%	DeKALB COUNTY, GEORGIA FIELD DATE: 06-01-2022 NH CITY OF BROOKHAVEN DRAWN DATE: 06-06-2022 AE	SURVEY SYSTEMS ATLANTA 660 LAKE DR. SW, SNELLVILLE, GA 30039 COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM CELL 678-991-6064 ~ OFFICE 404-760-0010
ZONING: RS-75	REFERENCE: PLAT BOOK 13, PAGE 47 REFERENCE: DEED BOOK 26132, PAGE 430	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.
SCALE 1" = 10'	THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.	

**GENERAL DEMOLITION SCOPE:**

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- 1 REMOVE EXISTING DECK AND STAIRS. CHIMNEY TO REMAIN
- 2 REMOVE EXISTING STEPS
- 3 REMOVE EXISTING CONCRETE
- 4 REMOVE CONCRETE SIDEWALK

DEMOLITION ITEMS THAT ARE OUTSIDE OF THE LIMITS OF DISTURBANCE ARE TO BE REMOVED BY HAND OR HAND MACHINERY.

**DEMOLITION NOTES:**

1. ALL LAND DISTURBANCE TO BE STABILIZED UPON COMPLETION OF DEMOLITION
2. ALL TREES SHOWN AS TO REMAIN TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
6. CALL FOR FINAL INSPECTION AT 404-637-0500
7. THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFERS THAT APPLY TO THIS PROPERTY PER THE SURVEY.

**CITY OF BROOKHAVEN TREE PRESERVATION & REPLACEMENT PLAN NOTES:**

1. THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF BROOKHAVEN AT (404)637-0576 FOR A SITE INSPECTION.
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3. THE SITE CONTRACTOR SHALL COORDINATE SERVICES ROUTING OF ALL GAS, TELEPHONE AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITIES STANDARDS AND SPECIFICATION AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
4. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF BROOKHAVEN STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ARBORIST.
5. LABEL AT LEAST ONE REPLACEMENT TREE OF EACH VARIETY WITH A SECURELY ATTACHED, WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

**PRE-CONSTRUCTION LOT COVERAGE:**

PRE-CONSTRUCTION IMPERVIOUS AREA	SF
HOUSE	1642
DRIVEWAY	905
DECK	249
PORCH	137
SUN ROOM	124
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**24 HOUR EMERGENCY CONTACT:  
LAUREN POWERS 678-777-6616**

Prepared By:  
**CRESCENT VIEW  
ENGINEERING, LLC:**  
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PREPARED FOR:  
**TULLY POOLS, LLC**  
1190 HIGHTOWER TRAIL  
ATLANTA, GA 30350  
770-589-9163 OFFICE

**DEMOLITION PLAN**

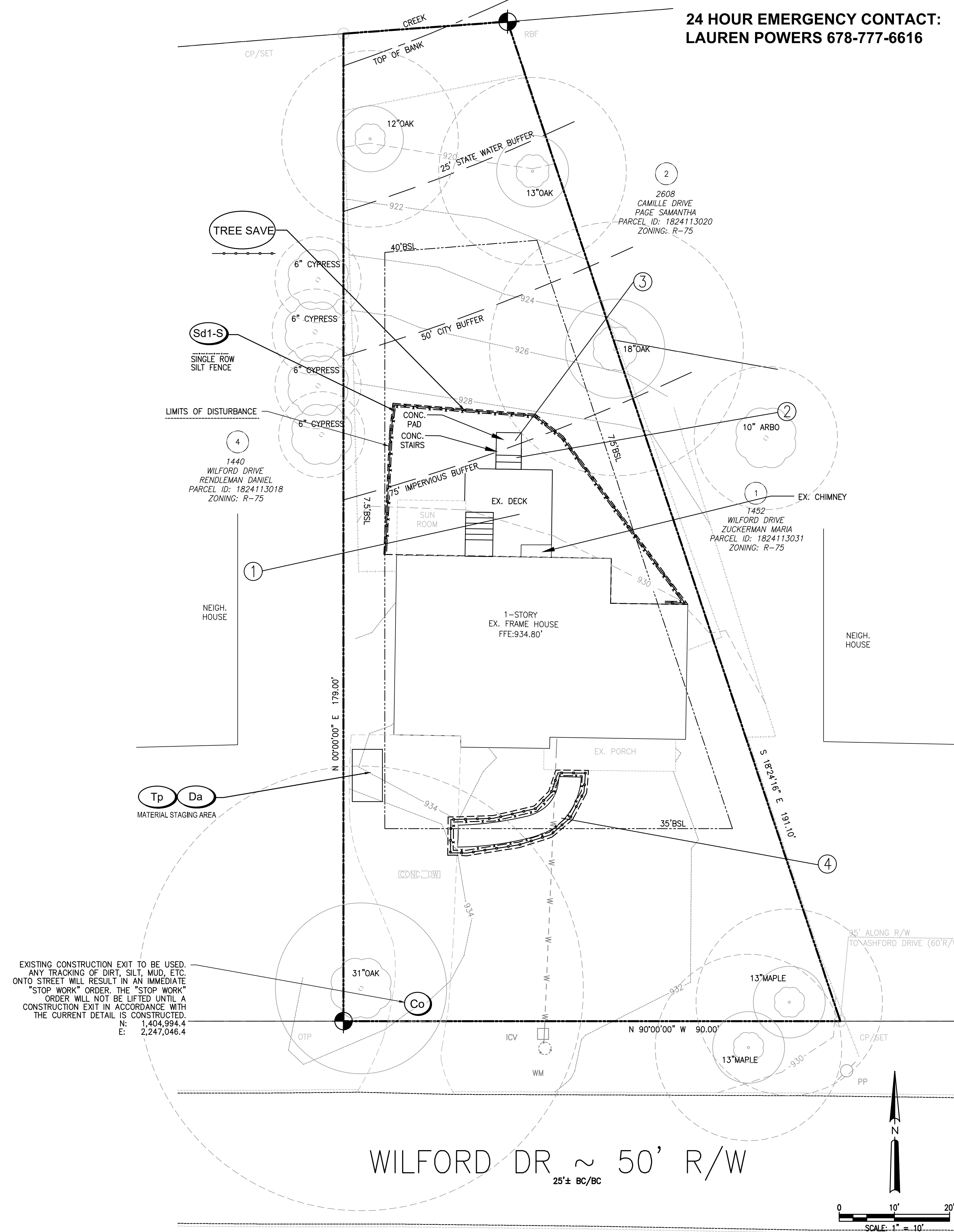
DATE	SCALE	DRAWN	CHECKED	REVISIONS
8-8-22	AS SHOWN	NK	GHB	AS-BUILT
1-7-23	1-25-24	NK	GHB	CITY COMMENTS
1-25-24	1-25-24	NK	GHB	TURF ADDITION

CONSTRUCTION PLANS FOR:  
**1446 WILFORD DRIVE NE**  
LAND LOT 241, 18TH DISTRICT  
CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 22-439

SHEET NO.

**D-1**

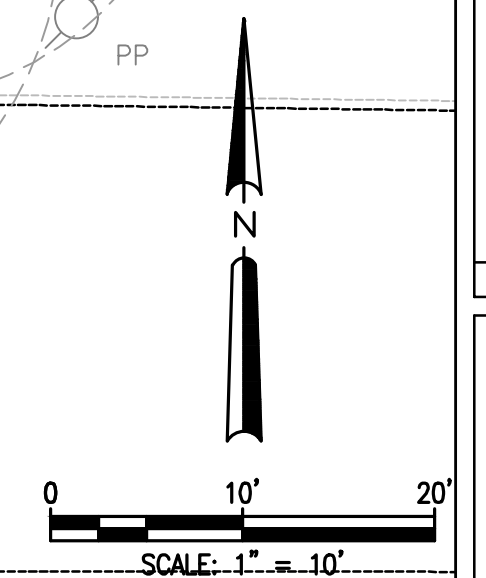


EXISTING CONSTRUCTION EXIT TO BE USED. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.  
N: 1,404,994.4  
E: 2,247,046.4



**NO TREES REMOVED OR DESTROYED AS PART OF DEMOLITION**

**WILFORD DR ~ 50' R/W**  
25'± BC/BC



**SITE NOTES:**

- THE SITE CONTAINS: 10,812 SQ.FT./ 0.25 ACRES  
TOTAL DISTURBED ACREAGE: 0.05 ACRES
- SITE ADDRESS: 1446 WILFORD DRIVE NE, BROOKHAVEN GA 30319  
TAX PARCEL ID NUMBER: 18 241 13 019
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SURVEY SYSTEMS ATLANTA. DATED 6-6-22.
- THIS SITE IS NOT LOCATED WITHIN A ZONE A, AE AND SHADED ZONE X AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 1308900052K DATED AUGUST 15, 2019 FOR DEKALB COUNTY, GEORGIA.
- THERE ARE STATE WATERS WITHIN 200' OF THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING EASEMENTS THAT APPLY TO THIS PROPERTY.
- THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.7.3 AND R404.1.6.
- DRIVEWAY APRON TO MEET CITY OF BROOKHAVEN RESIDENTIAL DRIVEWAY STANDARD
- THE EXISTING WATER METER AND SEWER LATERAL FOR THE SUBJECT PROPERTY IS TO BE USED FOR THE NEW CONSTRUCTION. EXACT LOCATION OF THE UTILITIES IS TO BE DETERMINED IN THE FIELD (NOT SHOWN ON SURVEY)
- WHERE EXISTING RUNOFF LEAVES SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
- 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.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

**BROOKHAVEN CITY NOTES:**

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO CITY OF BROOKHAVEN STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- 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.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY-FRIDAY 7:00am-7:00pm  
SATURDAY 8:00am-5:00pm

**STREAM BUFFER CALCULATIONS:**

Disturbance Buffer Area	Existing Encroachment (square feet)	Proposed Encroachment (square feet)
25 foot (state buffer)	0	0
50 foot (city buffer)	0	340
75 foot (city setback)	0	1062
Impervious Area Buffer Area	Existing Encroachment (square feet)	Proposed Encroachment (square feet)
25 foot (state buffer)	0	0
50 foot (city buffer)	0	30
75 foot (city setback)	0	394

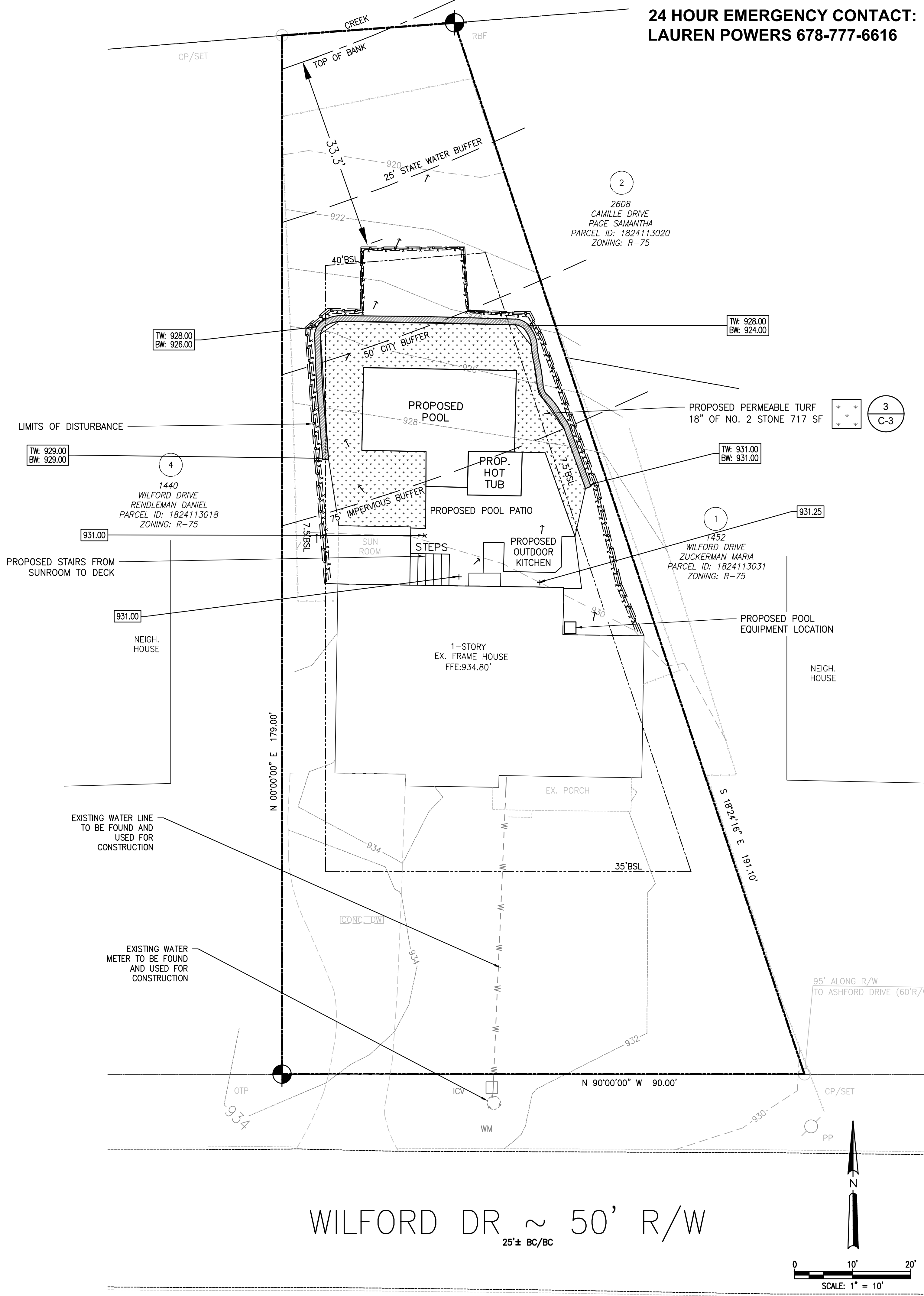
**POST-CONSTRUCTION LOT COVERAGE:**

EXISTING IMPERVIOUS AREA TO REMAIN	SF
HOUSE	1655
DRIVEWAY	803
PORCH	138
SUN ROOM	124
<b>TOTAL EXISTING IMPERVIOUS AREA</b>	<b>2720</b>
PROPOSED NEW IMPERVIOUS AREA	SF
PERMABLE TURF (717 SF)	0
PREVIOUSLY APPROVED POOL	417
POOL DECK	356
WALL	89
KITCHEN COUNTER	72
HOT TUB	67
STAIRS	42
<b>TOTAL PROPOSED IMPERVIOUS AREA</b>	<b>1043</b>
<b>TOTAL EXISTING AND PROPOSED IMPERVIOUS AREA</b>	<b>3763</b>
<b>LOT COVERAGE %</b>	<b>34.80%</b>

**ZONING CONFORMANCE:**

SITE ZONING:	RS-75 - DETACHED HOUSE
MINIMUM LOT SIZE:	10,000 SF
<b>MINIMUM PRINCIPAL BUILDING SETBACKS</b>	
FRONT STREET:	30 FEET
SIDE STREET:	20 FEET
INTERIOR SIDE:	7.5 FEET
REAR SETBACK:	40 FEET
LOT FRONTAGE:	50 FEET
<b>MAXIMUM IMPERVIOUS COVERAGE: 35%</b>	
MINIMUM PARKING:	1 SPACE PER DWELLING
PRINCIPAL BUILDING HEIGHT:	NO MORE THAN 40 FEET
<b>MINIMUM ACCESSORY BUILDING &amp; STRUCTURE SETBACKS</b>	
FRONT STREET SETBACK:	PERMITTED IN REAR YARD ONLY
SIDE STREET SETBACK:	20 FEET
INTERIOR SIDE:	10 FEET
REAR SETBACK:	10 FEET
ACCESSORY BUILDING HEIGHT:	NO MORE THAN 20 FEET

**PROPOSED POOL WAS PREVIOUSLY APPROVED BY THE CITY OF BROOKHAVEN. REVISIONS TO THE PLAN ARE FOR THE ADDITION OF A POOL DECK, WHICH INCLUDES AN OUTDOOR KITCHEN.**



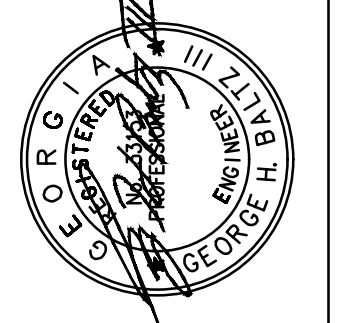
**24 HOUR EMERGENCY CONTACT:  
LAUREN POWERS 678-777-6616**

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PREPARED FOR:  
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1190 HIGHTOWER TRAIL  
ATLANTA, GA 30350  
770-589-9169 OFFICE

**SITE PLAN**

DATE	SCALE	AS SHOWN	REVISIONS	AS-BUILT	CITY COMMENTS	TURF ADDITION
8-8-22						
			11-7-23			
			1-25-24			
						2-2-24



CONSTRUCTION PLANS FOR:  
**1446 WILFORD DRIVE NE**  
LAND LOT 241, 18TH DISTRICT  
CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 22-439

SHEET NO.  
**C-1**

**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. THE CONSTRUCTION STAGING AREA WILL BE THE EXISTING DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
3. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
4. SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
5. ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
7. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
8. 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.
9. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
10. 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.
11. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
12. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER.
13. BOUNDARY & TOPOGRAPHIC INFORMATION INCLUDING BEARINGS AND DISTANCES ALONG ALL PROPERTY LINES IS SHOWN ON THIS PAGE.
14. THE SUBJECT PROPERTY IS LOCATED WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS.

SILT FENCE PROVIDED = 159 LINEAR FEET DOUBLE ROW  
 SEDIMENT STORAGE REQUIRED = 3.35 CU YD  
 SEDIMENT STORAGE PROVIDED = 7.95 CU YD

**GRADING NOTES:**

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN) SURVEY
2. INFORMATION TAKEN FROM THE SURVEY FOUND ON SHEET S-1.
3. 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.
4. 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.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. 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.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. 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.
9. 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.
10. 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.
11. THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE HOUSE. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
12. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR BASED ON THE HOUSE LAYOUT PLANS THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.



**24 HOUR EMERGENCY CONTACT:  
 LAUREN POWERS 678-777-6616**

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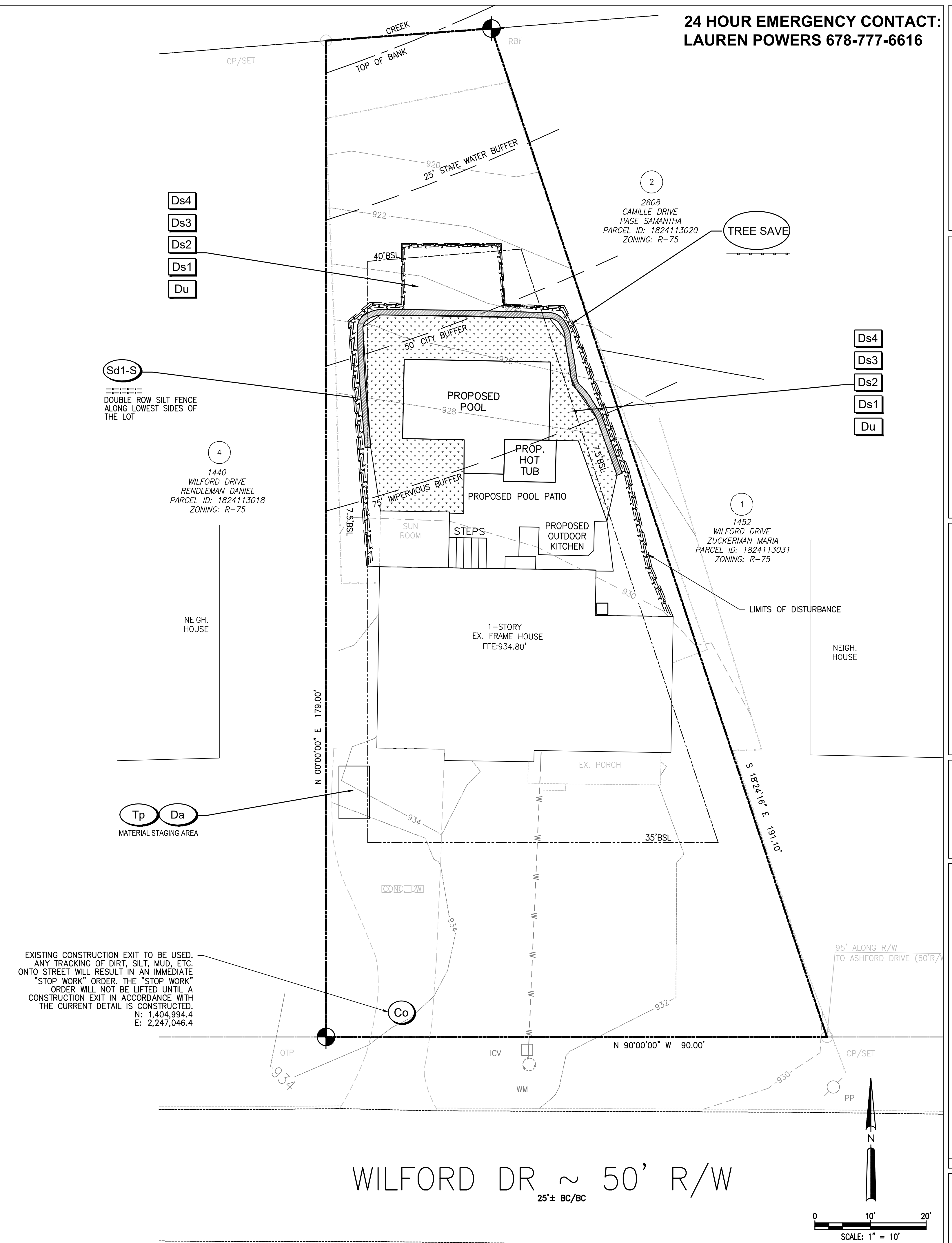
**ES&PC PLAN**

DATE	SCALE	AS SHOWN	REVISIONS	AS-BUILT	CITY COMMENTS	TURF ADDITION
8-8-22	1:25=24'	NK	1-25-24	GH	2-2-24	

CONSTRUCTION PLANS FOR:  
**1446 WILFORD DRIVE NE**  
 LAND LOT 241, 18TH DISTRICT  
 CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 22-439

SHEET NO.  
**C-2**



- Ds4
- Ds3
- Ds2
- Ds1
- Du

Sd1-S  
 DOUBLE ROW SILT FENCE  
 ALONG LOWEST SIDES OF  
 THE LOT

- Ds4
- Ds3
- Ds2
- Ds1
- Du

4  
 1440  
 WILFORD DRIVE  
 RENDLEMAN DANIEL  
 PARCEL ID: 1824113018  
 ZONING: R-75

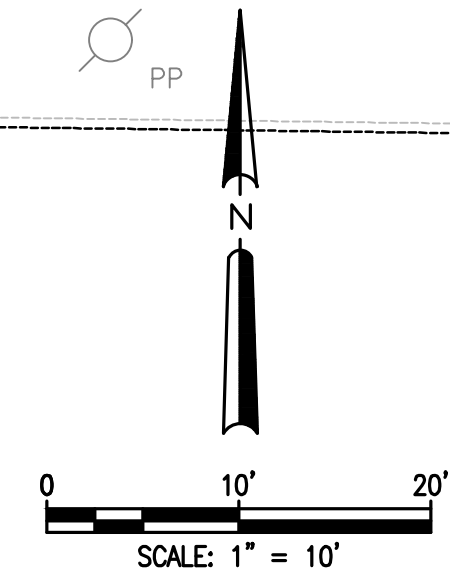
1  
 1452  
 WILFORD DRIVE  
 ZUCKERMAN MARIA  
 PARCEL ID: 1824113031  
 ZONING: R-75

2  
 2608  
 CAMILLE DRIVE  
 PAGE SAMANTHA  
 PARCEL ID: 1824113020  
 ZONING: R-75

Tp Da  
 MATERIAL STAGING AREA

EXISTING CONSTRUCTION EXIT TO BE USED.  
 ANY TRACKING OF DIRT, SILT, MUD, ETC.  
 ONTO STREET WILL RESULT IN AN IMMEDIATE  
 STOP WORK ORDER. THE "STOP WORK"  
 ORDER WILL NOT BE LIFTED UNTIL A  
 CONSTRUCTION EXIT IN ACCORDANCE WITH  
 THE CURRENT DETAIL IS CONSTRUCTED.  
 N: 1,404,994.4  
 E: 2,247,046.4

WILFORD DR ~ 50' R/W  
 25'± BC/BC



**STORMWATER NOTES:**

**VEGETATION**  
THE LANDSCAPED AREA ABOVE THE SURFACE OF FLO WELL TRENCH CAN BE LANDSCAPED WITH SOIL OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM COVER OF 6".

**MAINTENANCE**

- MONTHLY**
- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
  - ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
  - REMOVE SEDIMENT AND OIL/GREASE FROM PRE-TREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
  - MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

**SEMIANNUAL INSPECTION**

- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRE-TREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH. REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

**AS NEEDED**

- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE.

**FLO WELL CALCULATIONS:**

Flo Well Gravel Calculations		
Impervious Area To Be Treated	3,763	SF
Runoff Reduction Calculations	1.2" per sf	
Required Water Quality Volume =	376	CF
WQ Volume to be provided in Flo Well/ Infiltration Trench		
Volume of Flo Well	7.53	CF EACH
Number of Flo Wells	3	
Provided WQ Volume by all Flo Wells =	22.6	CF
Gravel Calculations		
Infiltration Trench w/ 40% void Ratio	0.4	
Length =	15.0	FT
Width =	10.0	FT
Height =	6.0	FT
Volume = (L x W x D) x 0.4 =	360	CF
Required Volume =	376.3	CF
Volume Provided =	382.6	CF
Percent of Volume Provided over required	102%	
Provided Volume is Greater than Required Volume		

**STORMWATER CALCULATIONS:**

PROPOSED IMPERVIOUS AREA CALCULATIONS			
Site Location	Square Footage (Sq.Ft)	Not/ Treated	
HOUSE	1655	TREATED	
DRIVEWAY	803	TREATED	
PORCH	138	TREATED	
SUN ROOM	124	TREATED	
PREVIOUSLY APPROVED POOL	417	TREATED	
POOL DECK	356	TREATED	
WALL	89	TREATED	
KITCHEN COUNTER	72	TREATED	
HOT TUB	67	TREATED	
STAIRS	42	TREATED	
<b>Total Impervious Area</b>	<b>3763</b>	<b>SF</b>	
<b>Total Treated Impervious Area</b>	<b>3763</b>	<b>SF</b>	

**STORMWATER DESCRIPTION:**

TOTAL POST-CONSTRUCTION LOT COVERAGE FOR THE SITE IS 3,763 SF. WATER QUALITY WILL BE PROVIDED FOR ALL OF THE IMPERVIOUS AREA ON SITE, INCLUDING THE EXISTING IMPERVIOUS AREA, THE PREVIOUSLY APPROVED POOL, AND THE PROPOSED DECK, AS REQUIRED BY THE VARIANCE.

ONE FLO-WELL TRENCH WITH 3 FLOW WELLS IS PROVIDED IN REAR OF THE HOUSE. THE FLO-WELL TRENCH DETAINS A TOTAL OF 3,763 SF. THE PROVIDED AREA IS 15 FT BY 10 FT AND THE DEPTH IS 6.0 FT. THE BMP'S SHOWN EXCEEDS THE REQUIREMENTS FOR RUNOFF REDUCTION. THE RAIN GARDEN WILL POTENTIALLY CAPTURE STORM WATER RUNOFF FROM ALL THE PROPOSED IMPERVIOUS AREAS.

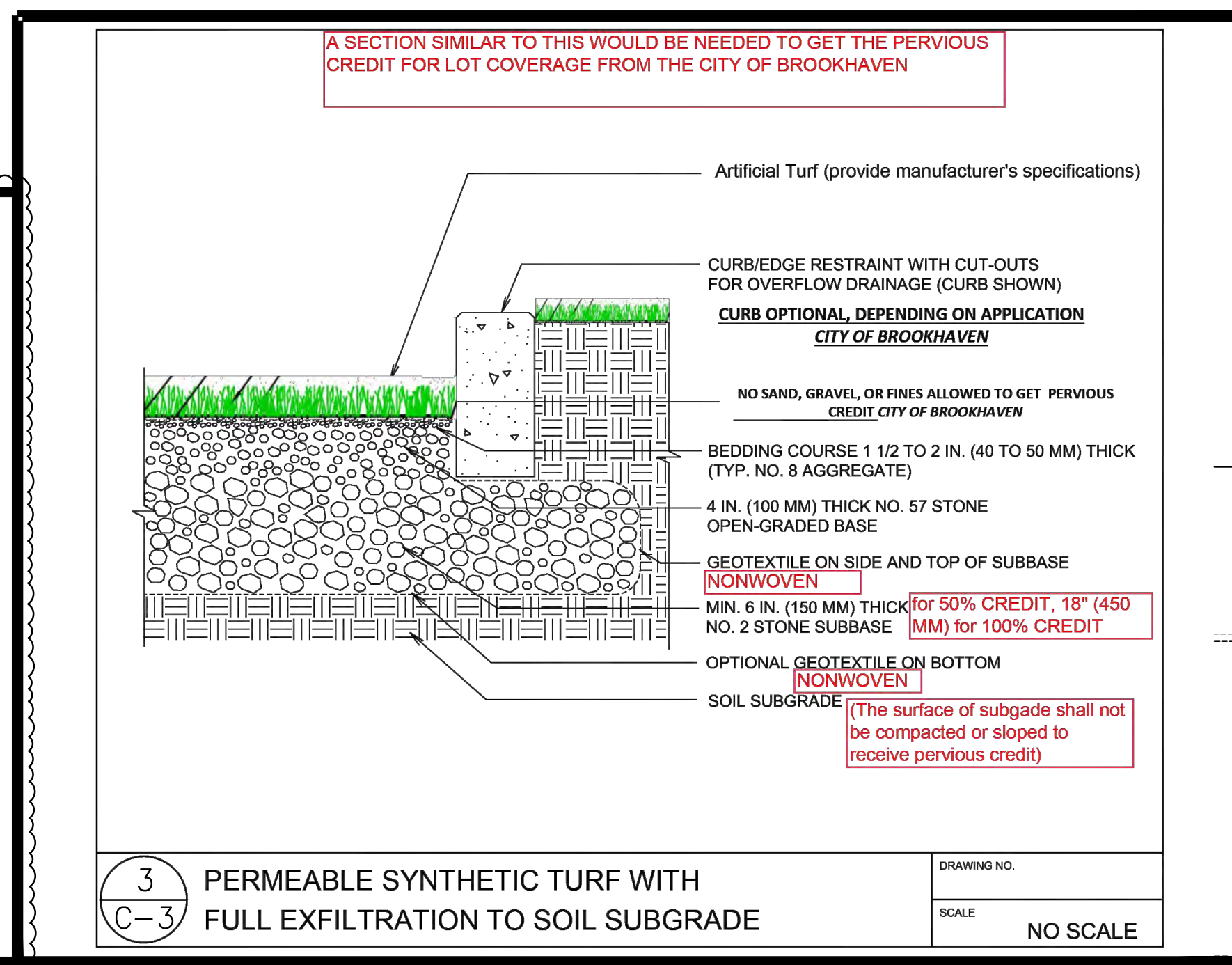
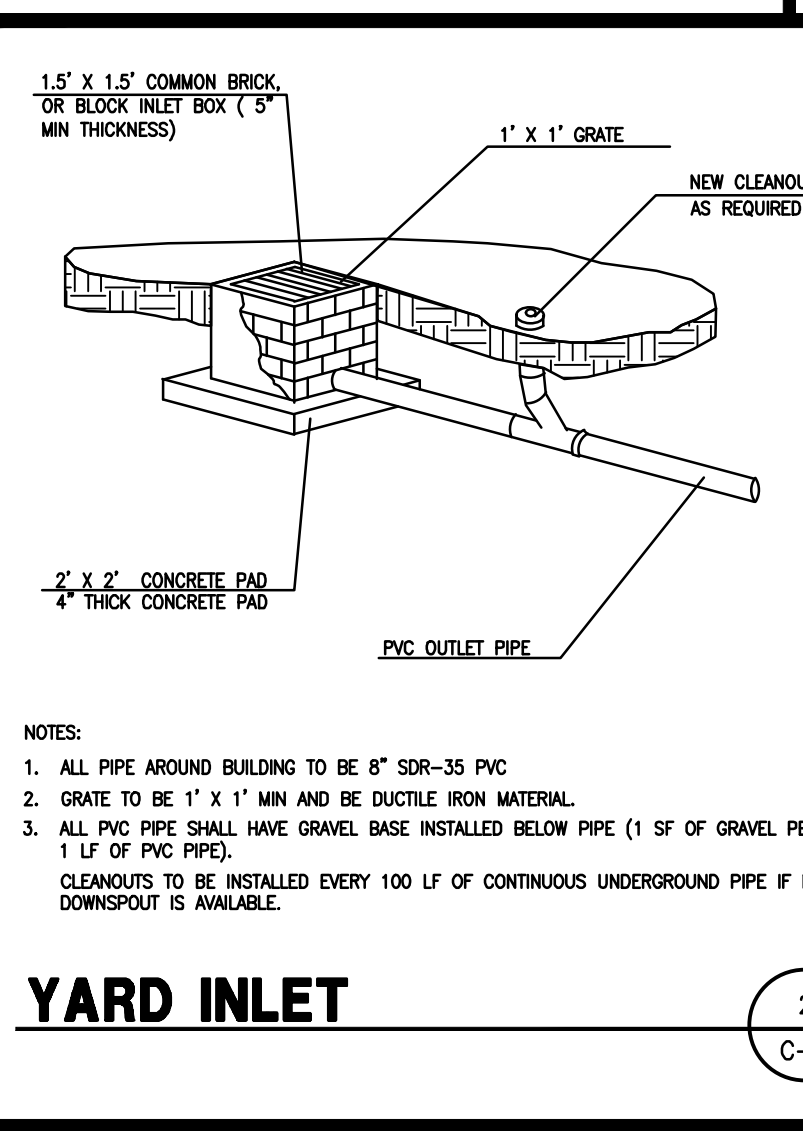
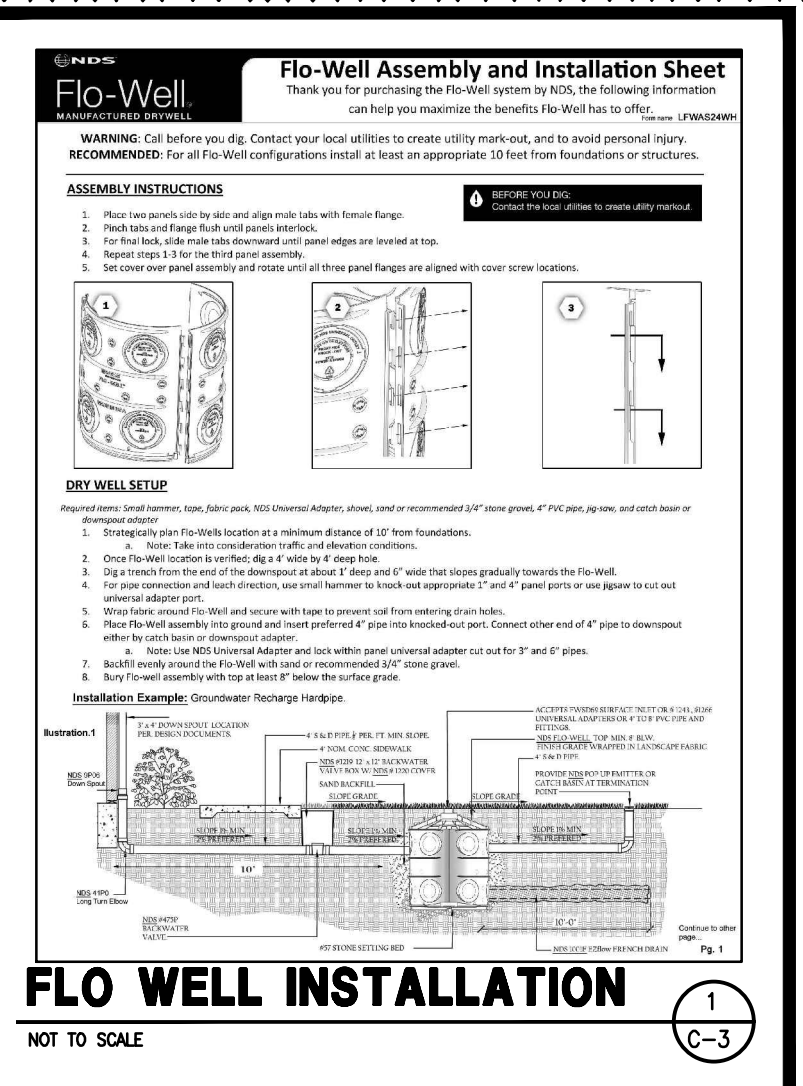
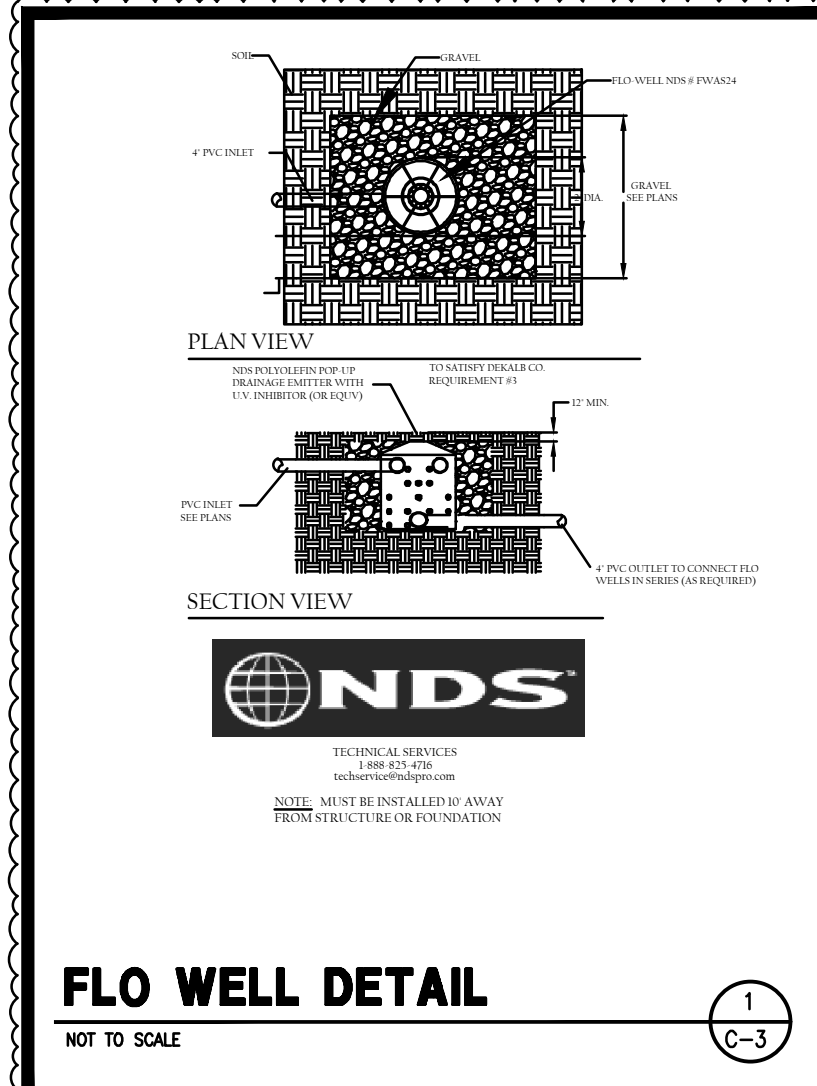
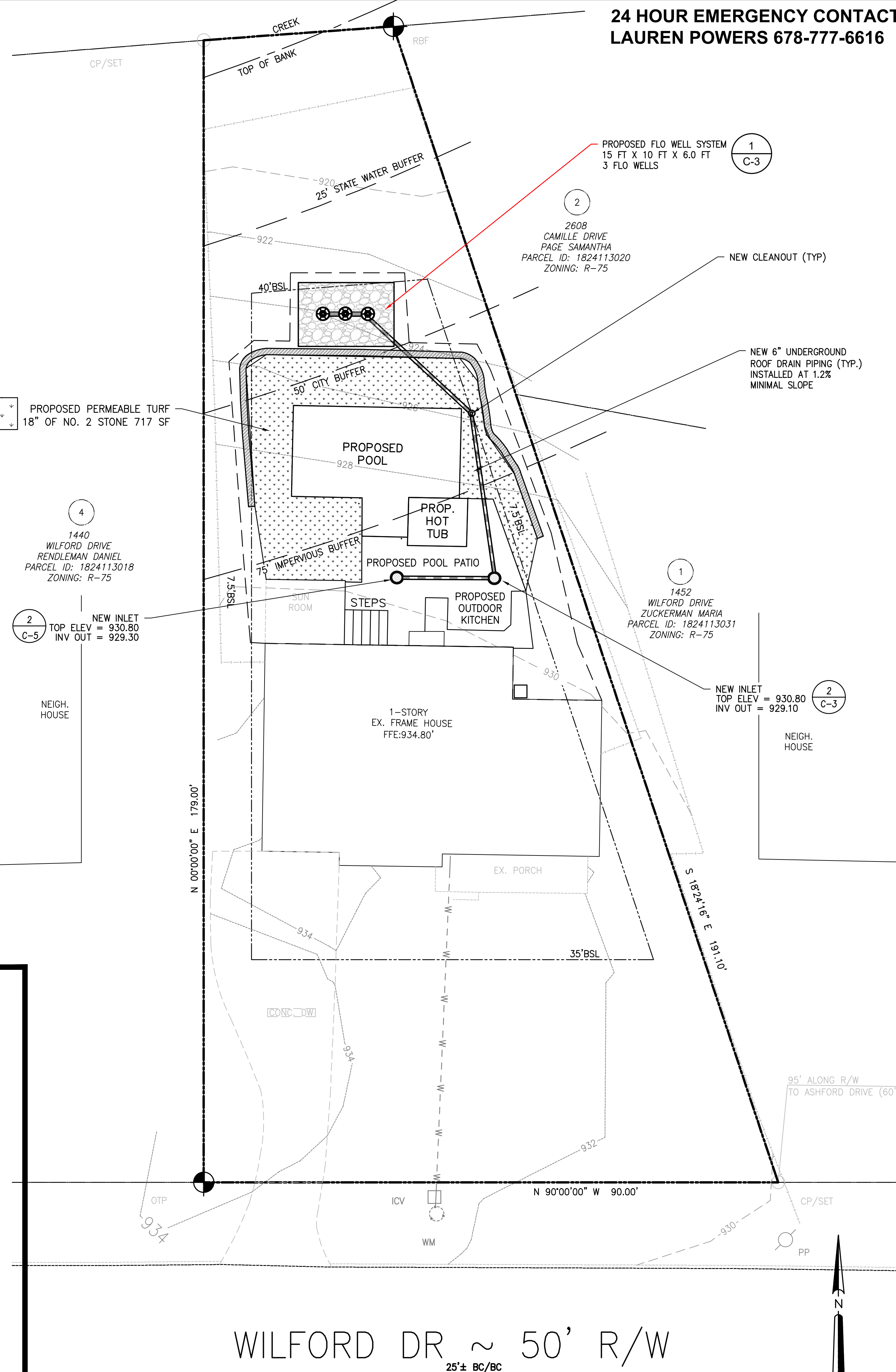
**BROOKHAVEN STORMWATER NOTE:**

THIS PROJECT MEETS ALL REQUIREMENTS OF THE STORMWATER MANAGEMENT SECTION IN CHAPTER 14 (ARTICLE IV) OF THE BROOKHAVEN ORDINANCE

**CITY OF BROOKHAVEN RUNOFF NOTE:**

WHERE EXISTING RUNOFF LEAVES THE SITE IN SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE THE SITE IN A SHEET FLOW.

ENSURE THAT POST-CONSTRUCTION RUNOFF FROM THE PROPERTY DOES NOT DISCHARGE ONTO NEIGHBORING PROPERTY, INCLUDING STREETS. USE FLOW WELLS, INFILTRATION TRENCHES, OR OTHER MEANS FOR ENSURING WATER QUALITY AND POST-DEVELOPMENT MUST BE < PRE-DEVELOPMENT

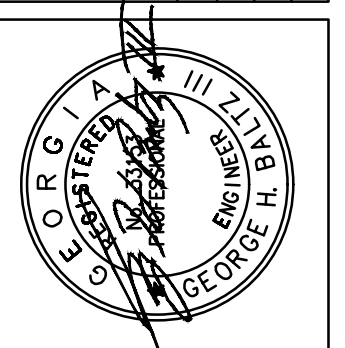


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PREPARED FOR: TULLY POOLS, LLC  
1190 HIGHTOWER TRAIL  
ATLANTA, GA 30350  
770-589-9163 OFFICE

**STORMWATER PLAN**

DATE	SCALE	AS SHOWN	REVISED	AS BUILT	CITY COMMENTS	TURF ADDITION
8-8-22						
11-7-23						
1-25-24						
2-2-24						



CONSTRUCTION PLANS FOR:  
**1446 WILFORD DRIVE NE**  
LAND LOT 241, 18TH DISTRICT  
CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 22-439

SHEET NO. **C-3**

**TREE CALCULATIONS:**

ONSITE	
TREE LIST - ONSITE-PRIOR TO CONSTRUCTION	
TOTAL TREES	5
TOTAL INCHES	87
LOST TREES - (NON SPECIMEN TREES)	
Size(Inches)	Type
18	OAK
TOTAL TREES	1
TOTAL INCHES	18
TREES SAVED WITH LESS THAN 20% IMPACT	
Size(Inches)	Type
13	OAK
TOTAL TREES	1
TOTAL INCHES	13
TREES SAVED WITH NO IMPACT	
Size(Inches)	Type
13	MAPLE
31	OAK
12	OAK
TOTAL TREES	3
TOTAL INCHES	56
SPECIMEN TREES IMPACTED(>20%)	
Size(Inches)	Type
N/A	N/A
TOTAL TREES	0
TOTAL INCHES	0

BOUNDARY TREES LOST/DESTROYED	
SPECIMAN TREES IMPACTED - BOUNDARY	
Size (Inches)	Type
0	N/A
TOTAL TREES	0
TOTAL INCHES	0
TOTAL UNITS	0

**TREE CANOPY REQUIREMENTS:**

OPTION #1: 130 DBH / ACRES = 0.25 ACRES x 130 DBH/ ACRES = 32.26 DBH REQUIRED TO REMAIN

OR

OPTION #2: 45% MIN CANOPY COVER IN PERPETUITY.

4 TREES 69 INCHES TO REMAIN  
CANOPY REQUIREMENTS MET THROUGH THE TREES TO REMAIN

**BROOKHAVEN TREE DENSITY REQUIREMENTS:**

- DENSITY IS ACHIEVED WITH 80% OF THE CRITICAL ROOT ZONE AND ENTIRE STRUCTURAL ROOT PLATE PRESERVED
- PLANTING APPROVED TREES IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THIS SECTION, WHERE TREE REMOVAL OR LAND DEVELOPMENT RESULTS IN A DEFICIT OF MINIMUM TREE DENSITY OR CANOPY COVER.
- NO PROPERTY PERMITTED FOR NEW DEVELOPMENT ACTIVITY MAY REMOVE ALL EXISTING TREES WHOSE STRUCTURAL ROOT PLATES ARE OUTSIDE THE BUILDABLE LIMITS; THIS APPLIES TO EXISTING APPROVED TREES.
- ALL TREES MUST BE FREE FROM INVASIVE VINING AND UNDERSTORY VEGETATION. NO DAMAGES TO TREES MAY BE INCURRED DURING THE REMOVAL OF INVASIVE VEGETATION. ALL VEGETATION THAT IS LISTED ON THE GEORGIA EXOTIC PEST PLANT COUNCIL (EPPC) INVASIVE PLANT LIST (SECTION 14-50) MUST BE SUFFICIENTLY CONTROLLED.
- NO APPROVED TREES LOCATED WITHIN THE CITY PUBLIC RIGHT-OF-WAY MAY BE REMOVED OR DESTROYED BY OWNERS OF ADJUTING PRIVATE PROPERTY OR AGENTS ACTING ON THEIR BEHALF; FOR PERMITTED LAND DISTURBANCE, CRITICAL ROOT ZONE IMPACT OF A CITY RIGHT-OF-WAY TREE QUALIFIES THE TREE AS A BOUNDARY TREE AS DEFINED IN SECTION 14-50 AND SECTION 14-55(E) WHEREBY A SIGNED BOUNDARY TREE AGREEMENT WILL NOT BE REQUIRED BUT ALL OTHER NECESSARY MEANS OF TREE PROTECTION AS DETERMINED BY A QUALIFIED PROFESSIONAL MAY BE REQUIRED (SECTION. 14-57(C))
- TREES WITHIN A DESIGNATED PERVIOUS BUFFER AREA MAY QUALIFY FOR DENSITY CREDIT IF THE PERVIOUS BUFFER RESTORATION SPECIAL CONSIDERATION (SECTION 14-56, ADMINISTRATIVE VARIANCES) IS PROPOSED AND APPROVED BY THE CITY ARBORIST;

NO TREES ARE TO BE REMOVED DURING CONSTRUCTION. THEREFORE, NO REPLACEMENT TREES ARE PROPOSED.

NO MACHINE TRENCHING THROUGH CRITICAL ROOT ZONE. HAND-DIG WHERE SILTS FENCE (SD-1) CROSSES THE CRITICAL ROOT ZONE OF ANY TREE. ROOT PRUNE AS NEEDED ACCORDING TO ISA/ANSI PROFESSIONAL STANDARDS

SEE ARBORIST REPORT ON SHEET C-6

**CITY OF BROOKHAVEN TREE PRESERVATION & REPLACEMENT PLAN NOTES:**

THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF BROOKHAVEN AT (404) 637-0576 FOR A SITE INSPECTION

REQUIRED TREE CANOPY COVER LOST OVER TIME DUE TO NATURAL CAUSES, DISEASE, OR PESTS SHALL BE REPLACED DURING THE FIRST PLANTING SEASON AFTER THE LOSS OCCURS WITH THE SAME MATURE CANOPY SIZE POTENTIAL 2.5 INCH CALIPER TREE.

CANOPY COVER PRESERVED OR PLANTED TO MEET THE REQUIREMENTS OF TREE DENSITY SHALL BE CONSERVED ON THE SITE FOR THE FOLLOWING TIME PERIOD:

- A. COMMERCIAL PROPERTIES IN PERPETUITY
- B. RESIDENTIAL PROPERTIES FOR 5 YEARS THEN SHALL COMPLY WITH SECTION 14-39 (E) (1)

ALL TREE PROTECTION DEVICES INCLUDING A 2" LAYER OF MULCH AND AN APPLICATION OF A MYCORRHIZAL PRODUCT ON ALL SAVED TREES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF BROOKHAVEN AT (404) 637-0576 FOR AN INSPECTION.

THE SITE CONTRACTOR SHALL COORDINATE SERVICES ROUTING ALL GAS, TELEPHONE AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

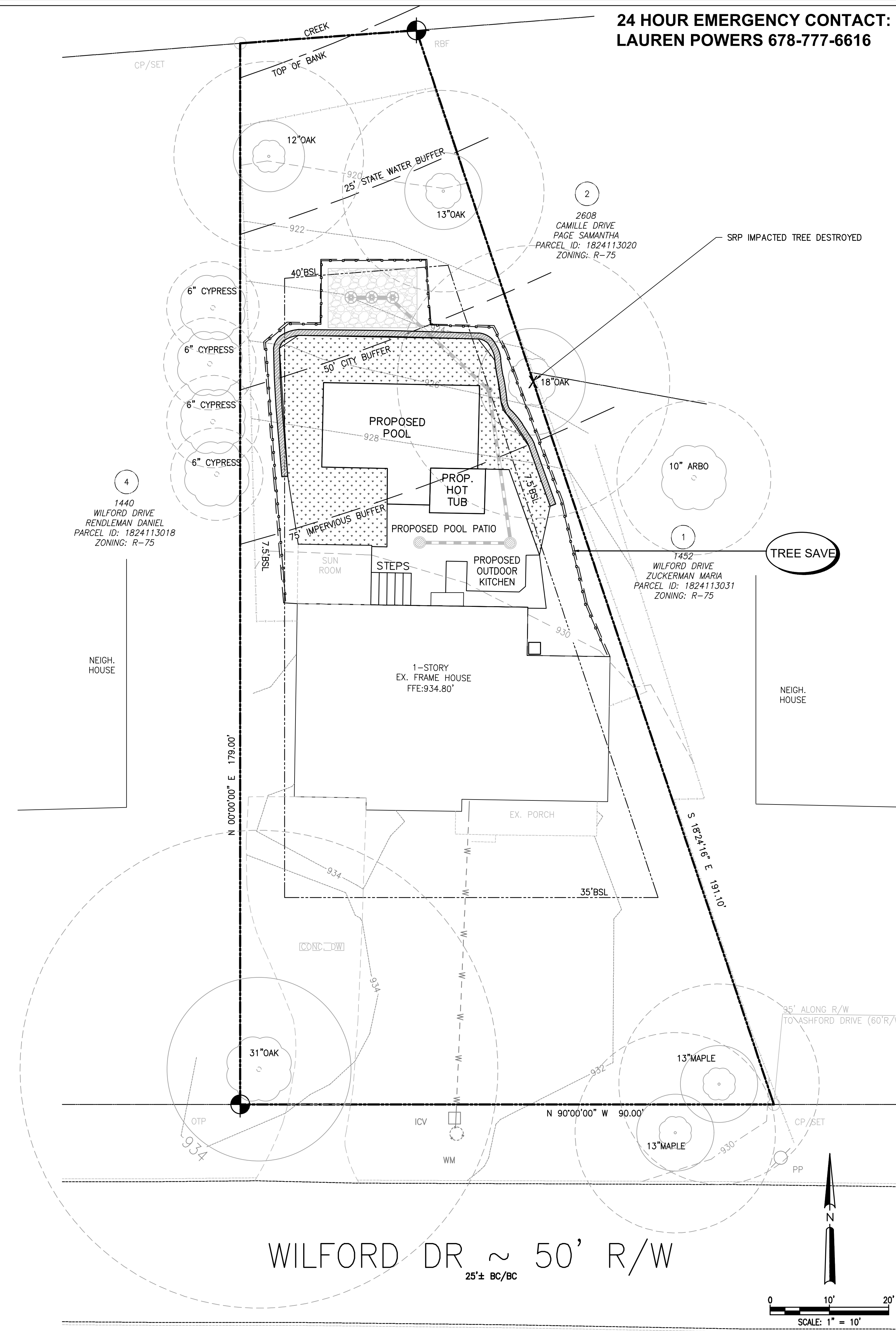
FOR ANY BOUNDARY TREE THAT HAS ITS CRITICAL ROOT ZONE IMPACTED AND/OR ENCRoACHED MORE THAN 20% WITHOUT A PREVIOUSLY APPROVED CERTIFIED ARBORIST PRESCRIPTION, THE PERMITTEE SHALL EITHER DEPOSIT INTO AN ESCROW ACCOUNT, OR CAUSE TO BE ISSUED IN FAVOR OF THE CITY OF BROOKHAVEN, AN IRREVOCABLE LETTER OF CREDIT, IN AN AMOUNT TOTALING THE ESTIMATED COST OF REMOVAL OF THE BOUNDARY TREE PLUS THE COST TO REPLACE THE BOUNDARY TREE WITH A MINIMUM 3 INCH CALIPER TREE.

TREES WHICH PLANTED SHALL BE MAINTAINED FOR TWO (2) GROWING SEASONS AFTER THE DATE OF THE FINAL INSPECTION. THE PROPERTY OWNER SHALL MAINTAIN REQUIRED TREE DENSITY. THE PERMITTEE WILL BE RESPONSIBLE FOR IDENTIFY NEWLY PLANTED TREES TO THE HOMEBUYER AND INFORM THE HOMEBUYER AS THEIR PROPER MAINTENANCE

**FRONT YARD TREES :**

PER SEC 14-49(4)(c), THERE SHALL BE AT LEAST ONE FRONT YARD TREE ON A SINGLE FAMILY RESIDENTIAL PROPERTY WHERE THERE IS AT LEAST 2,500 SF -4,500 SF IN THE FRONT YARD.

THIS PROPERTY HAS A FRONT YARD AREA OF APPROXIMATELY 3000 SF, THEREFORE, ONE (1) FRONT YARD TREE IS REQUIRED. THE EXISTING TREES REMAIN IN THE FRONT YARD WILL MEET THIS REQUIREMENT, SO NO OTHER FRONT YARD TREES ARE PROPOSED.



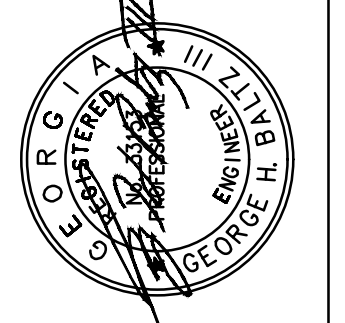
**24 HOUR EMERGENCY CONTACT:  
LAUREN POWERS 678-777-6616**

Prepared By:  
**CRESCENT VIEW  
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PREPARED FOR:  
**TULLY POOLS, LLC**  
1190 HIGHTOWER TRAIL  
ATLANTA, GA 30350  
770-595-163 OFFICE

**TREE PLAN**

DATE	REVISIONS
8-8-22	AS-BUILT
11-7-23	CITY COMMENTS
1-25-24	TURF ADDITION
CHECKED: GHB	2-2-24



CONSTRUCTION PLANS FOR:  
**1446 WILFORD DRIVE NE**  
LAND LOT 241, 18TH DISTRICT  
CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 22-439

SHEET NO.  
**C-4**

**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

**Ds1**

SPECIES	BROADCAST RATES 2/-PLS. 2/ PER ACRE SQ. FT.	RESOURCE AREA 4/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
			J	F	M	A	M	J	J	A	S	O	N	D		
BARLEY (HORDEUM VULGARE)	3 bu. 3.3 lb. (144 lb.) 1/2 bu. 0.6 lb. (24 lb.)	M-L P C														14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
LESPEDEZA ANNUAL (LESPEDEZA STRATA)	40 lbs. 0.9 lb. 10 lbs. 0.2 lb.	M-L P C														200,000 SEED PER POUND. MAY VOLUNTARILY FOR SEVERAL YEARS. USE INOCULANT EL.
LOWGRASS, WEEPING (ERAGROSTIS CURVULA)	4 lbs. 0.1 lb. 2 lbs. 0.05 lb.	M-L P C														1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA
MILLET, BROWNTOP (PANICUM FASCICULATUM)	40 lbs. 0.9 lb. 10 lbs. 0.2 lb.	M-L P C														157,000 SEED PER POUND. QUICK DENSE COVER. WILL PROMOTE TOO MUCH COMPETITION IN MIXTURES IF SEED AT HIGH RATES.

**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, Ds2-TACKIFIERS AND BINDERS, Ds3-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION  
PERMANENT METHODS: Ds4-PERMANENT VEGETATION, Td4-SODDING

**Du**

SPECIES	BROADCAST RATES 1/-PLS. 2/ PER ACRE SQ. FT.	RESOURCE AREA 3/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
			J	F	M	A	M	J	J	A	S	O	N	D		
BAHIA/PENSACOLA (PASPALUM NOTATUM)	60 lbs. 1.4 lb.	P C														166,000 SEED PER POUND. LOW GROWING SOIL FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. W/ SERICEA LESPEDEZA OR WEEDING LOVEGRASS.
BERMUDA COMMON (CYNOCHLOA DACTYLON)	40 cu/ft. 0.9 cu/ft. 1000 SQ. FT.	M-L P C														A CUBIC FOOT CONTAINS APPROXIMATELY 450 SPRINGS. A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRINGS.
BERMUDA COMMON (CYNOCHLOA DACTYLON)	60 lbs. 1.4 lb.	M-L P C														SAME AS ABOVE.
BERMUDA COMMON (CYNOCHLOA DACTYLON)	10 lbs. 0.2 lb.	P C														1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOIL FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.

**FERTILIZER REQUIREMENTS**

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

1) APPLY IN SPRING FOLLOWING SEEDING.  
2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.  
3) APPLY IN 5 SPLIT APPLICATIONS.  
4) APPLY WHEN PLANTS ARE PRUNED.  
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**  
80% PASS THROUGH 10 - MESH SIEVE  
25% PASS THROUGH 25 - MESH SIEVE

**TEMPORARY GRASSING**

NOT TO SCALE

**Ds2**

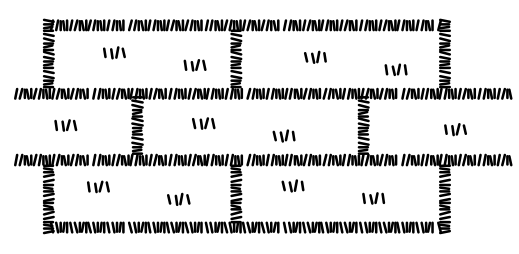
**PERMANENT GRASSING**

NOT TO SCALE

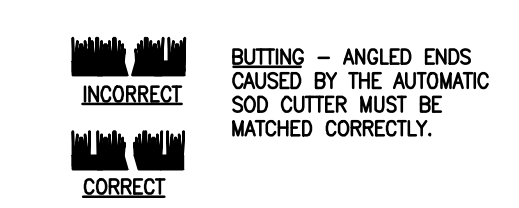
**Ds3**

**FERTILIZERS**

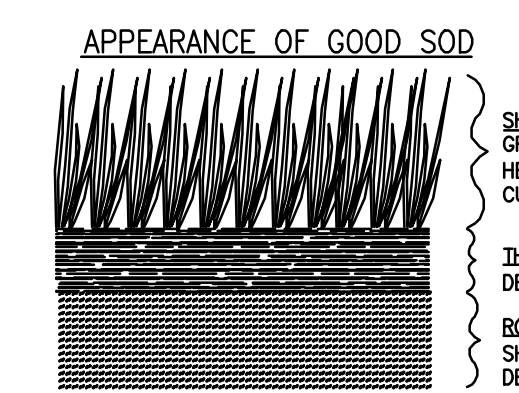
NOT TO SCALE



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.



1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.  
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.  
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").



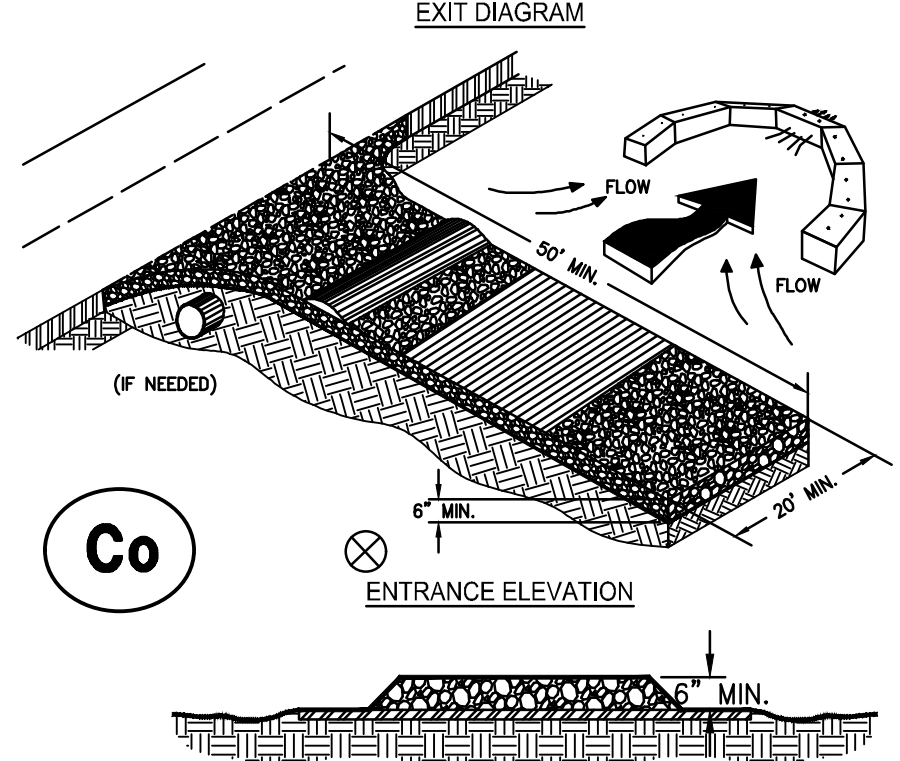
THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.  
ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

**SODDING**

NOT TO SCALE

**Ds4**

**CRUSHED STONE CONSTRUCTION EXIT**



**FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION (Ds4) Table 6-6.1**

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

**SOD PLANTING REQUIREMENTS (Ds4) Table 6-6.2**

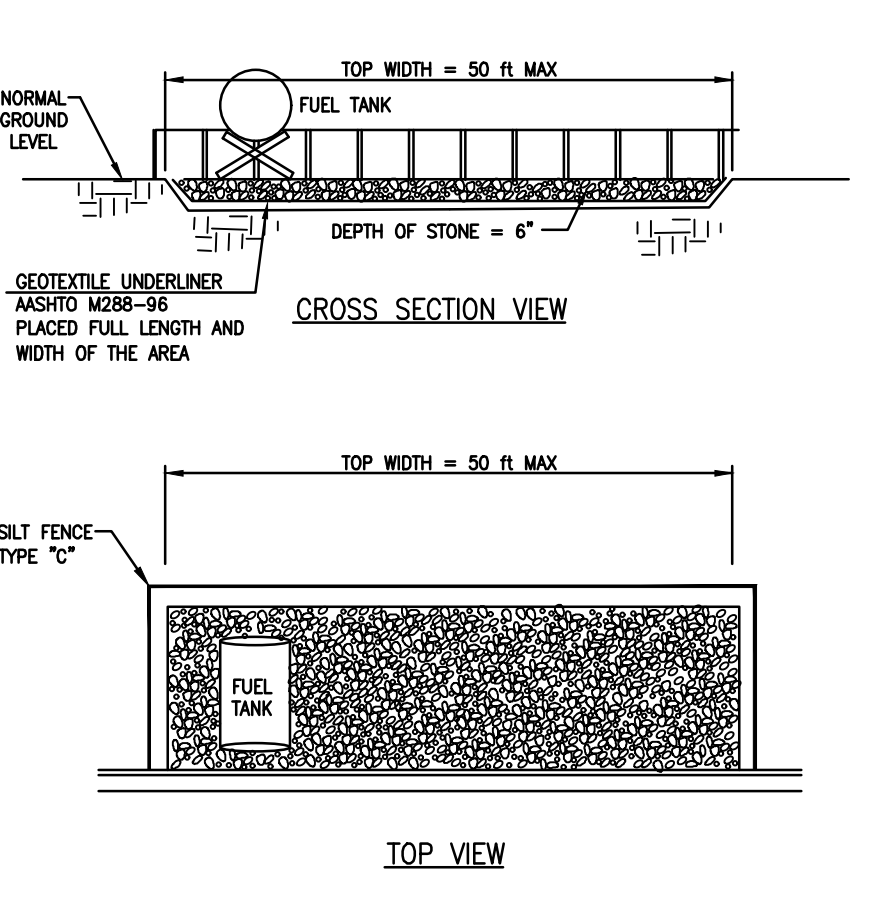
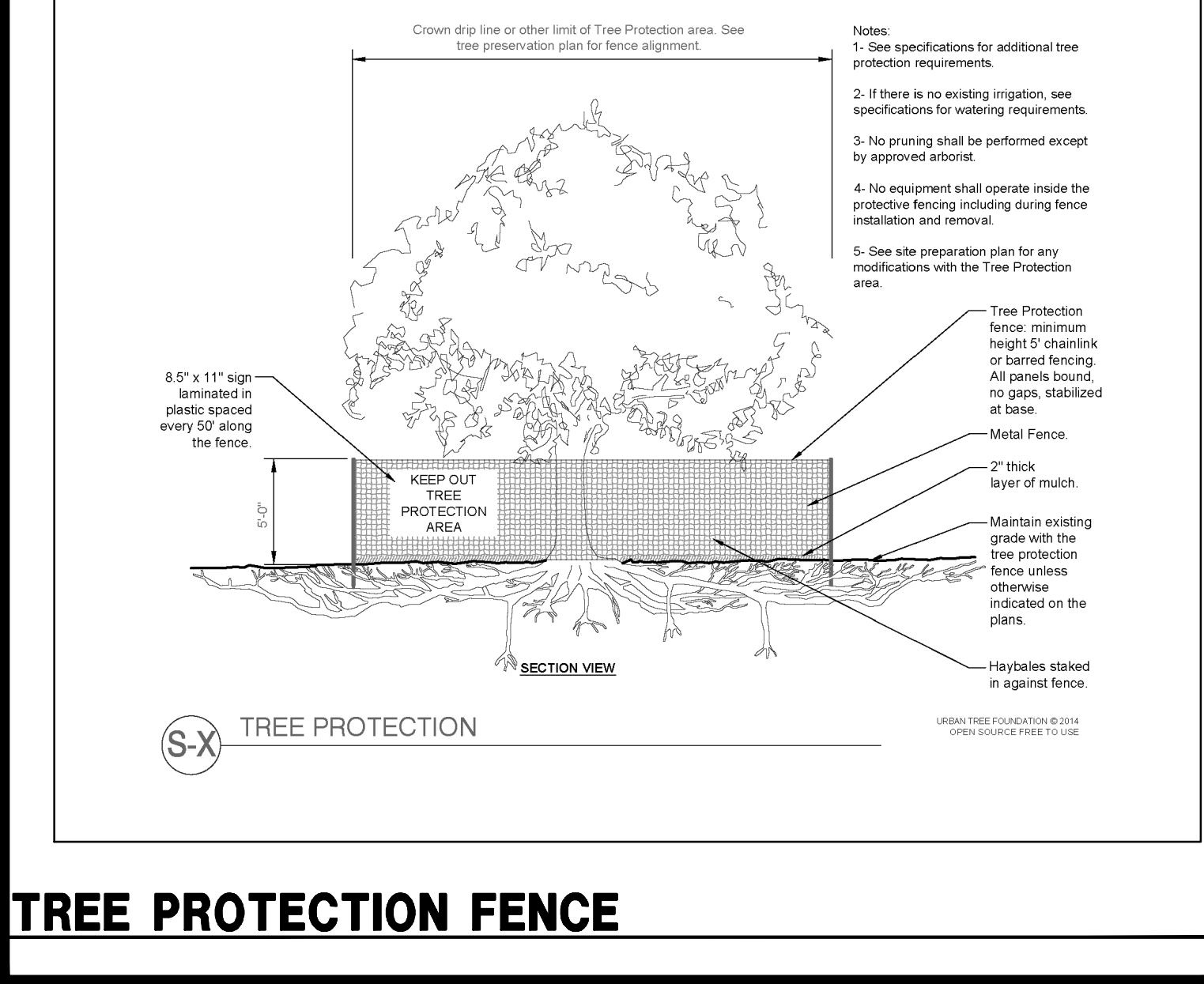
GRASS VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS COMMON TIFWAY TIFOREN TIFLAWN	M-L-P-C P-C P-C	WARM WEATHER
BAHAGRASS PENSACOLA	P-C	WARM WEATHER
CENTIPIDE	P-C	WARM WEATHER
ST. AUGUSTINE COMMON BITTBERLIE RALEIGH	P-C P-C	WARM WEATHER
ZOYSIA EMERALD MYER	P-C	WARM WEATHER
TALL FESCUE KENTUCKY	P-C	WARM WEATHER

**FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds4) Table 6-6.3**

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER RATE (N-P-K)	FERTILIZER RATE (lbs./acre)	NITROGEN DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 lbs./ac. 1/2/ 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 lbs./ac. 2/6/ 50-100 lbs./ac. 2/ 30 lbs./ac.

**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 20'.  
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 INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERGENT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).  
9. WASHRACKS AND/OR TIRE WASHERS MAY 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.

**TREE PROTECTION FENCE**



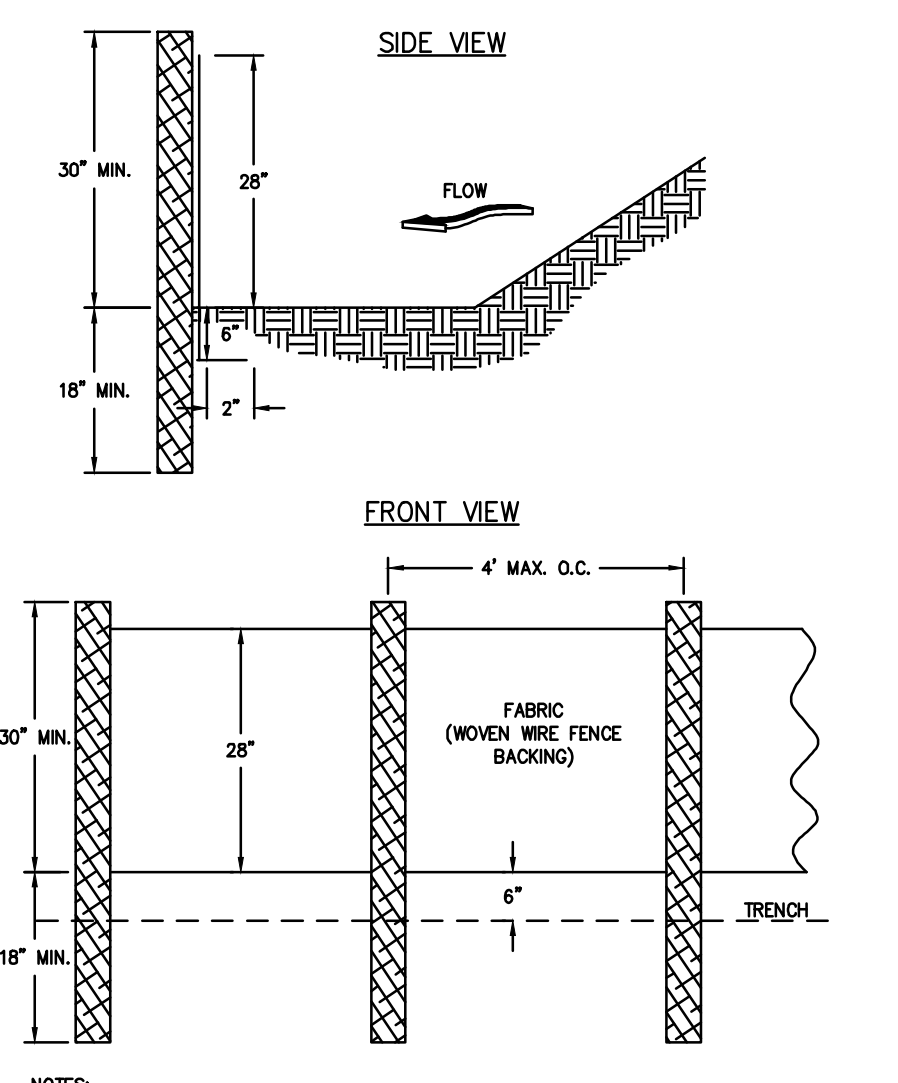
**NOTES:**  
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

**DISPOSAL AREA**

NOT TO SCALE

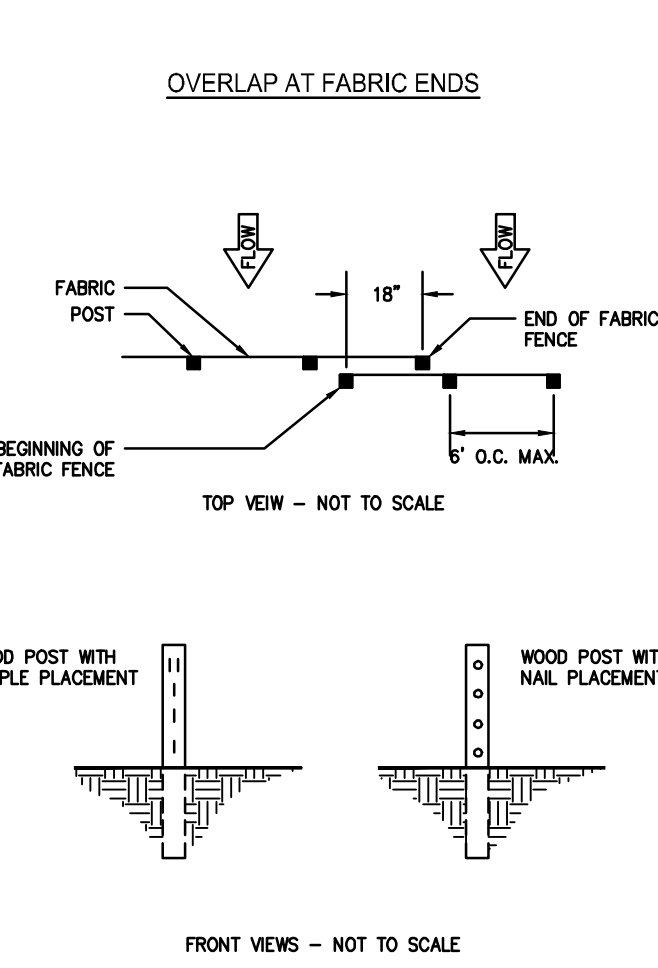
**Da**

**SILT FENCE - TYPE SENSITIVE**



**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.

**FASTENERS FOR SILT FENCES**



**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.

**Sd1-S**

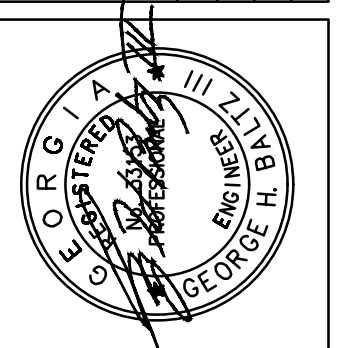
**24 HOUR EMERGENCY CONTACT:  
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770-595-0103 OFFICE

**CONSTRUCTION DETAILS**

DATE	SCALE	AS SHOWN	REVISIONS	AS-BUILT	TURF ADDITION
8-8-22	1:1-2:3	NK			
	1:25-24	NK			
	2:2-24	GHB			



CONSTRUCTION PLANS FOR:  
**1446 WILFORD DRIVE NE**  
LAND LOT 241, 18TH DISTRICT  
CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 22-439

SHEET NO.  
**C-5**





11/22/2022

Allen Pool Project  
1146 Wilford Drive NE  
Brookhaven, GA. 30319

On November 22<sup>nd</sup>, 2022, I performed a Level 2 assessment on the health and conditions of the trees located at 1146 Wilford Drive. I have included the trees on the property and their conditions in my report. I also marked, on the included site map, any trees near the boundary that may be impacted by construction. Ultimately, the governing body's arborist (City of Brookhaven) or representative shall determine whether a tree is classified as dead, dying, hazardous, and/or specimen status. No warranties express or implied are made with respect to the report. It should be understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best expert opinion. In no manner does this report guarantee the life or imply any length of life span of the trees. See attached photos.

1. Tree #1-31" White Oak located at front left presents in poor condition. My observation revealed less than 50% LCR (Live Crown Ratio) and multiple missing leaders from storm damage. It should be noted that this may be the neighbor's tree. I recommend removal.
2. Tree #2-13" Maple located at front right presents in poor condition. My observation revealed a bifurcated trunk with 12" of included bark and a weak union. I recommend removal.
3. Tree #3-13" Maple located at front right presents in poor condition. My observation revealed a bifurcated trunk with 12" of included bark and a weak union. I recommend removal.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period. Likewise, remedial treatments cannot be guaranteed. Clients may choose to either accept or disregard the recommendations of the arborist, or to seek additional advice.

This concludes my findings. I have included a tree inventory, site map, and photos of trees with defects. Please reach out to me directly with any questions, my number is located with my signature.

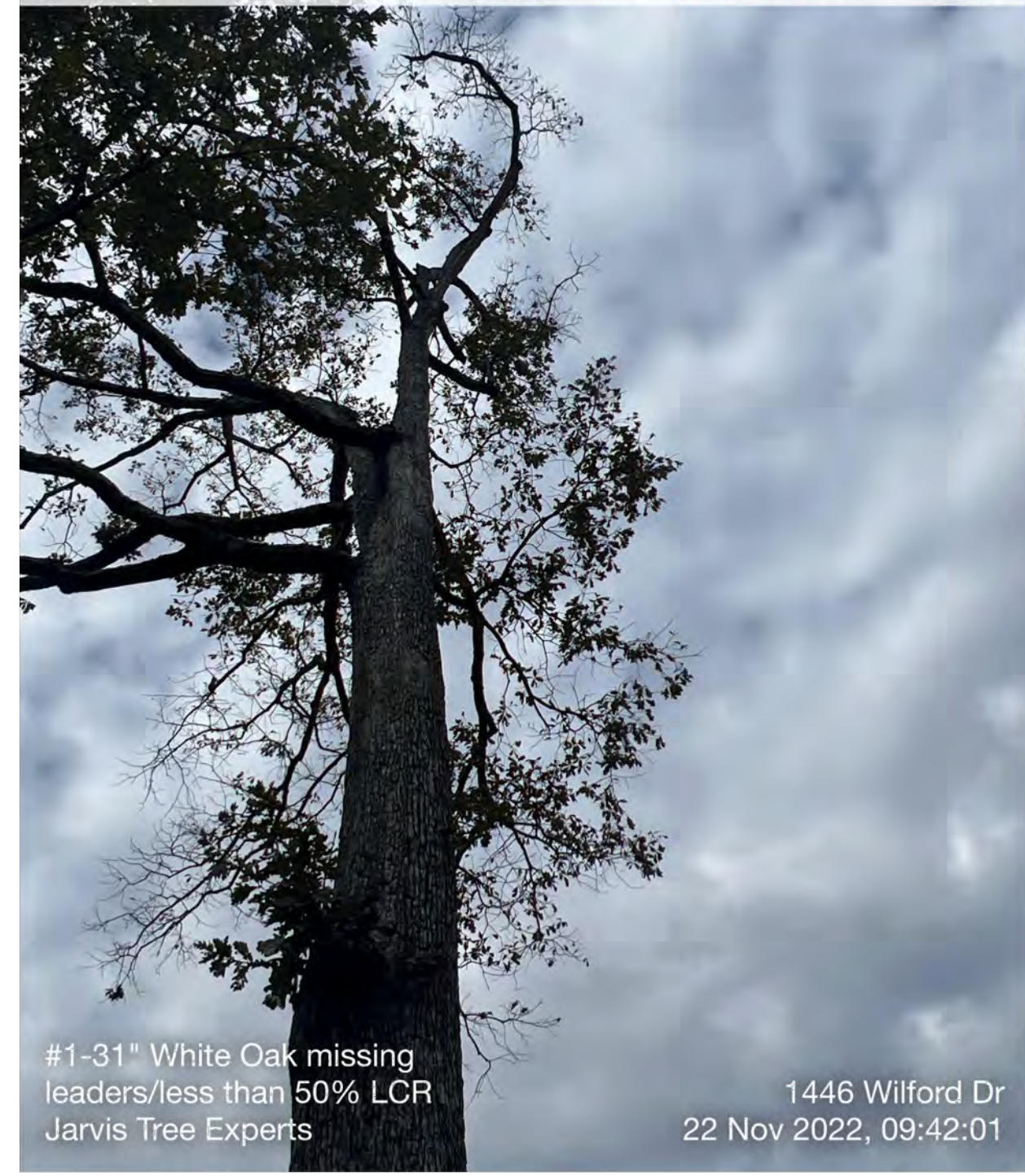
Kind regards,

Tim McDowell  
ISA Certified Arborist 50-10780A  
678-430-6216  
Jarvis Tree Experts

1180 Hightower Trail \* Sandy Springs, GA 30350 \* (770) 676-7586 \* JarvisTreeExperts.com



NE E SE  
30 60 90 120 150  
78°E (T) 33°51'44"N, 84°19'47"W ±19ft ▲ 920ft



Page 2 of 2



NW N NE  
300 330 0 30  
343°N (T) 33°51'41"N, 84°19'53"W ±4639ft ▲ 927ft



Page 2 of 2



NW N NE  
300 330 0 30  
10°N (T) 33°51'44"N, 84°19'46"W ±9ft ▲ 957ft



Page 2 of 2

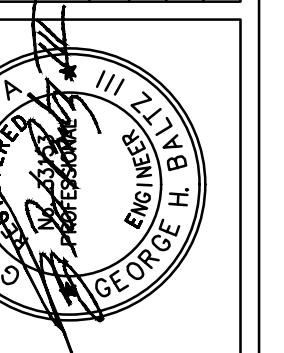
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770-595-163 OFFICE

ARBORIST REPORT

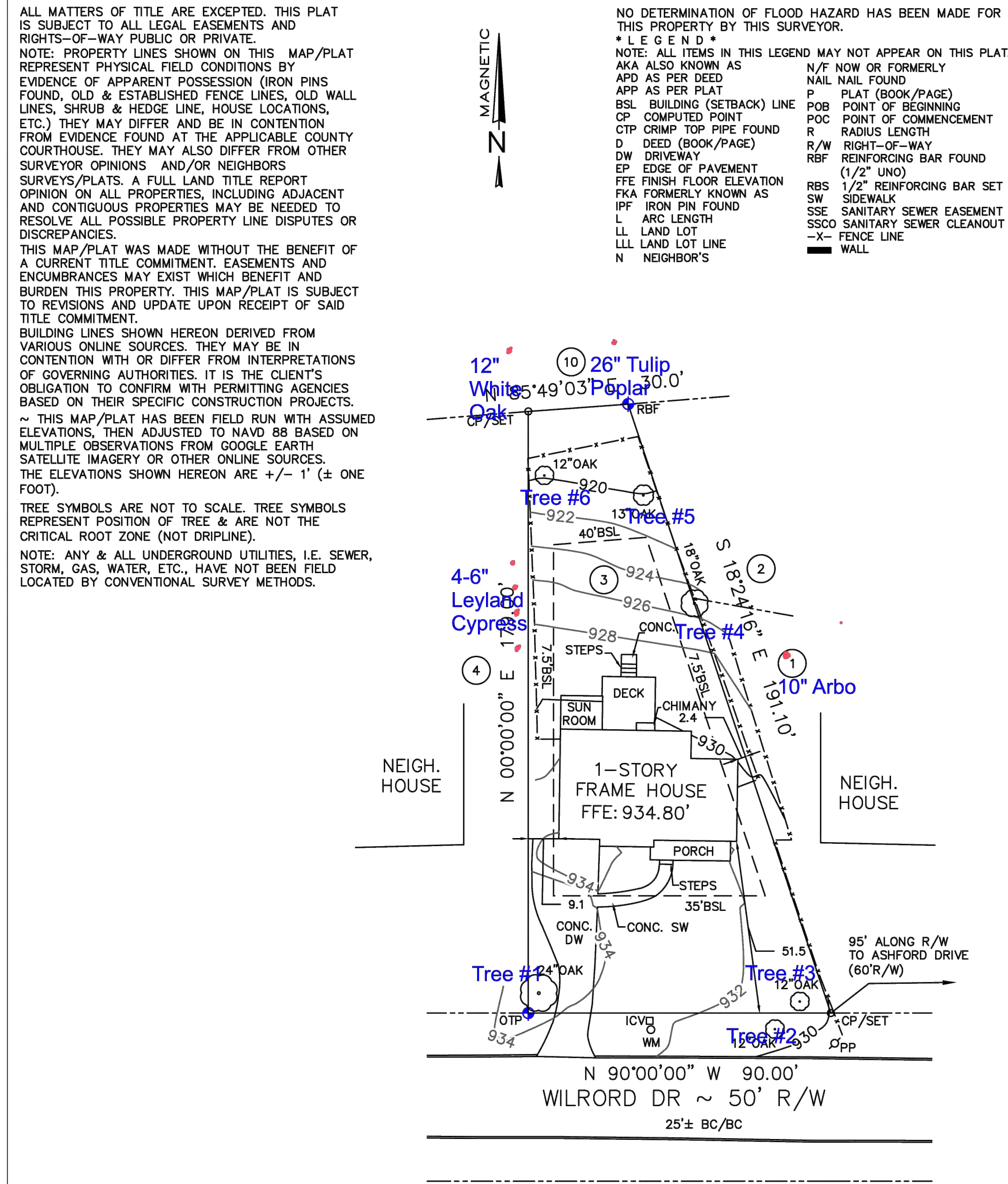
DATE	SCALE	AS SHOWN	11-7-23	AS-BUILT	REVISIONS
8-8-22	1"	NK	1-25-24	GHB	TURF ADDITION



CONSTRUCTION PLANS FOR:  
**1446 WILFORD DRIVE NE**  
LAND LOT 241, 18TH DISTRICT  
CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 22-439

SHEET NO.  
**C-6**



PROPERTY ADDRESS:  
1446 WILFORD DR NE,  
ATLANTA, GA 30319

LAND AREA:  
10812 SF  
0.25 AC

IMPERVIOUS AREA:  
EXIST= 3094 SF= 28.6%

ZONING: RS-75

PLAT PREPARED FOR:  
1446 WILFORD DR

LOT 3 BLOCK 4 SUBDIVISION ASHFORD PARK  
LAND LOT 241 18th DISTRICT PARCEL ID:18 241 13 019 BY:  
DeKALB COUNTY, GEORGIA FIELD DATE: 06-01-2022 NH  
LOCATED IN BROOKHAVEN DRAWN DATE: 06-06-2022 AE

REFERENCE: PLAT BOOK 13 PAGE 47 ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED UNLESS USED TO CONVEY PROPERTY.  
REFERENCE: DEED BOOK 26132, PAGE 430

THE FIELD DATA UPON WHICH THIS PLAT 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 PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY SYSTEMS ATLANTA  
660 LAKE DR, SW, SNELLVILLE, GA 30039  
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM  
CELL 678-591-6064 ~ OFFICE 404-760-0010

REGISTERED PROFESSIONAL SURVEYOR  
No. 31044  
GEO. H. BLEVINS

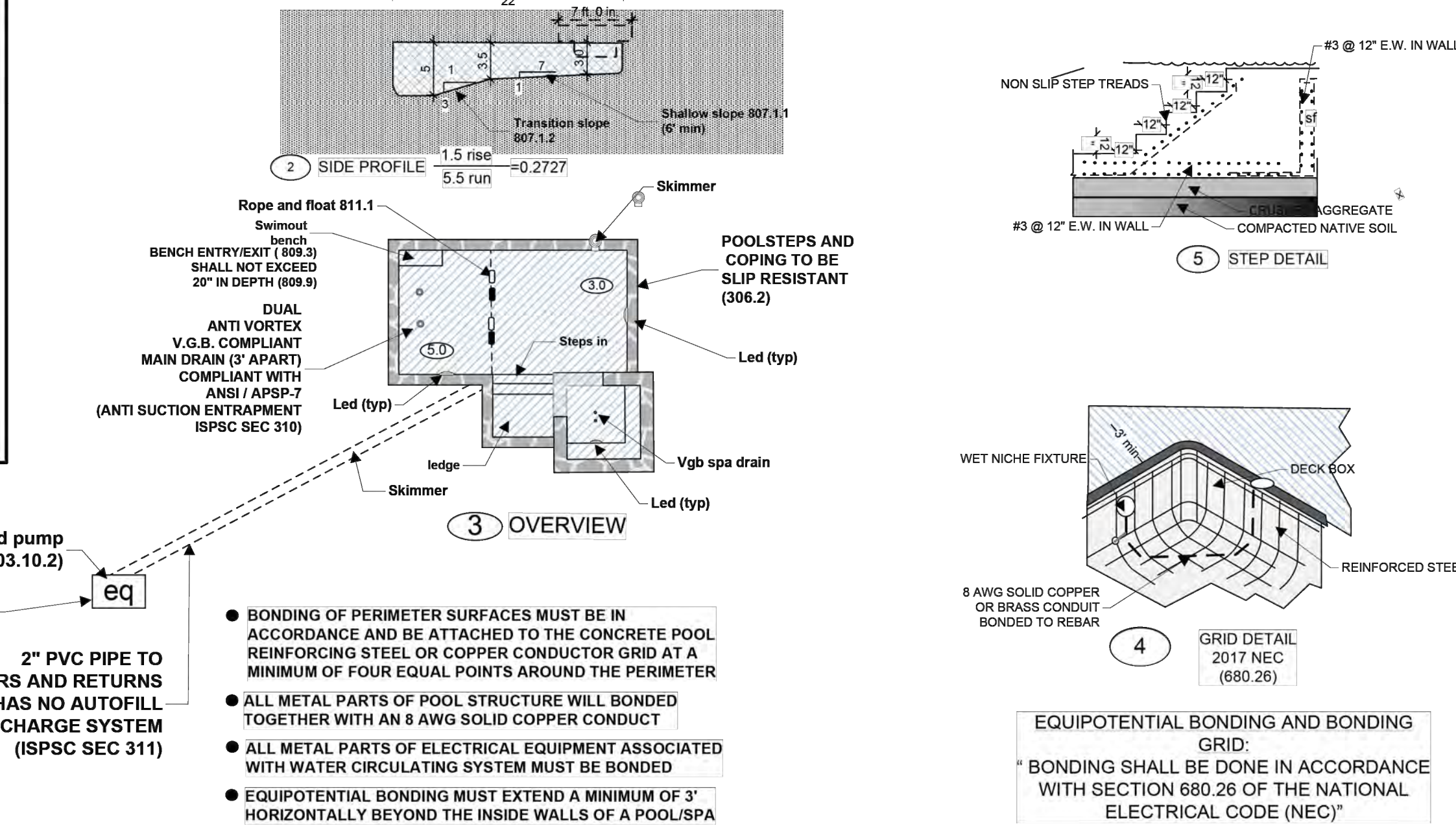
SCALE 1" = 30'

**Pool Dimensions:**  
 Maximum length: 22'  
 Maximum width: 18'  
 Minimum depth: 3.5'  
 Maximum depth: 5.0'  
 Perimeter feet: 100  
 Square feet: 355 w/spa

**Spa:**  
 Max Length: 7x7  
 Square Feet: 49

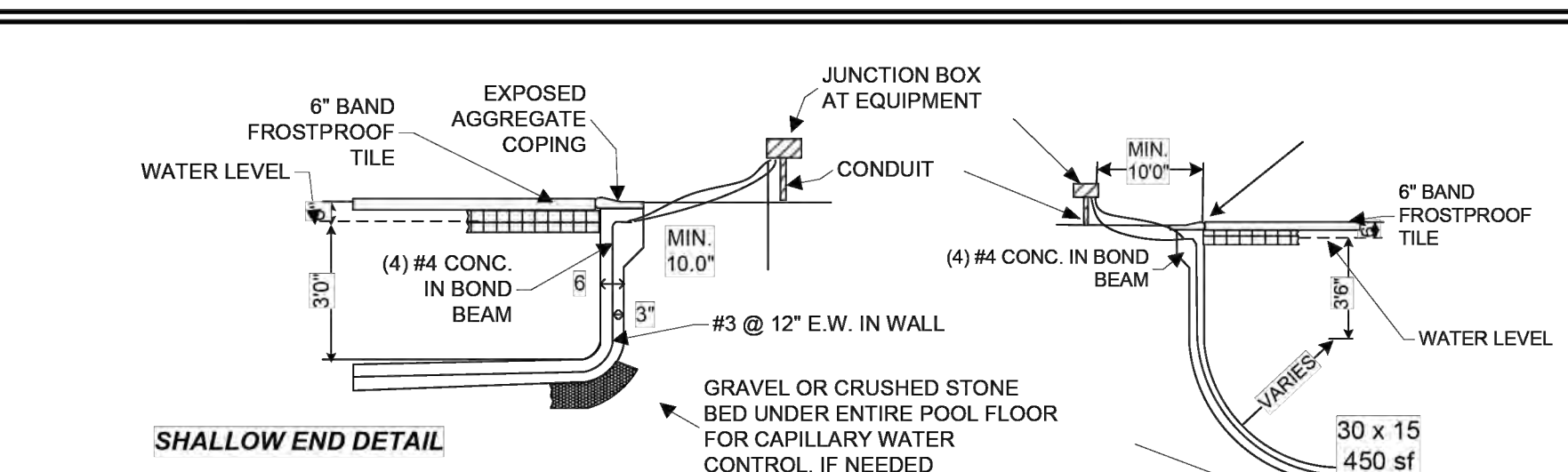
**Pool Equipment:**  
 Pump: 2.7 JANDY PUMP  
 Filter: CL580 CARTRIDGE  
 Chem Type: SALT  
 Lighting: (3)12 volt LED  
 Heater: 400k btu  
 Reinforcement: Steel C x C: 12 INCH  
 Rebar Size: #3 3/8"  
 Piping: Returns: 2w/2" PIPE  
 Skimmer: 1w/2" PIPE  
 Drain: VGB COMPLIANT  
 DOUBLE ANTI VORTEX  
 Auto sweep: POLARIS 280  
 Coping: BLUESTONE  
 Tile: 6X6 STONE  
 Inside finish: PEBBLE TEC

**NOTES:**  
 1. #3 (3/8") REBAR SCHED .40 SPEC. 615 USED THROUGHOUT POOL EXCEPT IN BEAM  
 2. STEEL WILL BE 12" O.C. EXCEPT IN BOND BEAM.  
 3. STARTING AT 6 1/2" DEPTH AND RUNNING AROUND THE DEEP END BOWL TO THE OPPOSITE SIDE OF THE POOL AT THE 6 1/4" DEPTH. #3 REBAR SHALL BE INSTALLED ON 12" CENTERS 10" LONG BARS WILL START AT THE TOP OF THE BEAM AND BE SPLICED INTO THE FLOOR.  
 4. ALL STEEL TO BE CONTINUOUS BY SPLICING.  
 5. ALL SPLICES SHOULD BE APPROXIMATELY 18" WITH A MINIMUM OF 12" AND TWO TIES.  
 6. ALL STEEL WILL BE BLOCKED 2" OFF DIRT.  
 7. ADD #3 @10.0' LONG @ 12" VERT. MAKING A TOTAL OF #3 VERT. @ 6" O.C. #3 TO BEGIN 2'0" INTO THE FLOOR & EXTEND UPWARD INTO THE WALL. ADD #3 @ 6" O.C. 2' INTO SHALLOW END EXTENDING DOWN BREAK 2' DEEP INTO THE DEEP END FLOOR.

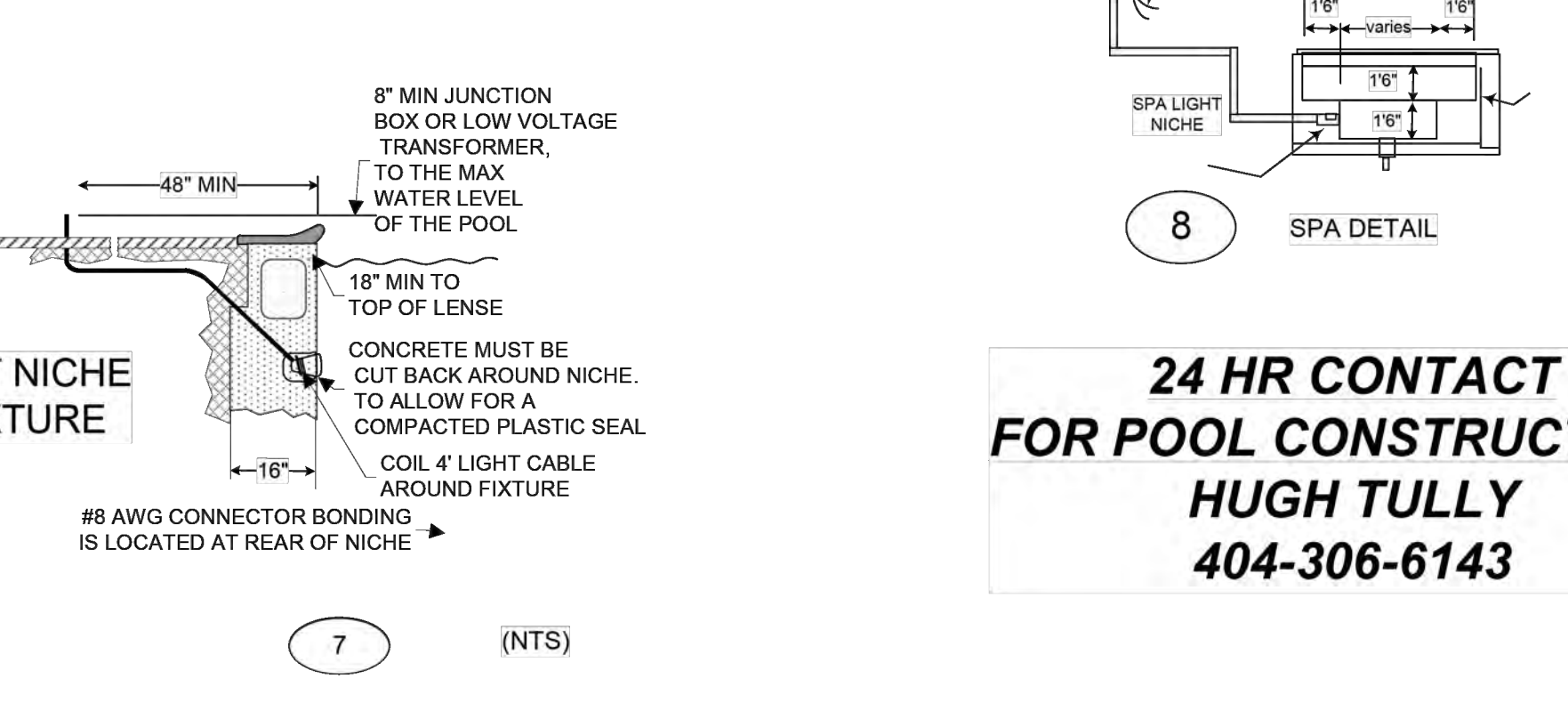


**EQUIPOTENTIAL BONDING AND BONDING GRID:**  
 BONDING SHALL BE DONE IN ACCORDANCE WITH SECTION 680.26 OF THE NATIONAL ELECTRICAL CODE (NEC)\*

- BONDING OF PERIMETER SURFACES MUST BE IN ACCORDANCE AND BE ATTACHED TO THE CONCRETE POOL REINFORCING STEEL OR COPPER CONDUCTOR GRID AT A MINIMUM OF FOUR EQUAL POINTS AROUND THE PERIMETER
- ALL METAL PARTS OF POOL STRUCTURE WILL BE BONDED TOGETHER WITH AN 8 AWG SOLID COPPER CONDUCT
- ALL METAL PARTS OF ELECTRICAL EQUIPMENT ASSOCIATED WITH WATER CIRCULATING SYSTEM MUST BE BONDED
- EQUIPOTENTIAL BONDING MUST EXTEND A MINIMUM OF 3' HORIZONTALLY BEYOND THE INSIDE WALLS OF A POOL/SPA



Pool covers. Heated pools shall be equipped with a vapor-retardant pool cover on or at the water surface. Pools heated to more than 90°F (32°C) shall have a pool cover with a minimum insulation value of R-12. (2018 IECC403.10.3)



**24 HR CONTACT FOR POOL CONSTRUCTION: HUGH TULLY 404-306-6143**

**ALLEN**  
 1446 WILFORD DR  
 BROOKHAVEN GA 30319

24 HR Contact: **HUGH TULLY**  
 Phone: 404-306-6143

CURRENT APPLICABLE CODES FROM  
 2018 ISPC CODE FOR SWIMMING POOLS AND SPAS

3/32=1' E00-122

\*\*\*\*RELEASED FOR CONSTRUCTION

SWIMMING POOL CONTRACTOR:  
**TULLY POOLS**  
 1190 HIGHTOWER TRAIL  
 ATLANTA GA 30350  
 404-307-6143

LOCATED IN:  
 LL(S): 241 DIST: 18<sup>TH</sup>  
 LOT: 3 ASHFORD PARK  
 DEKALB CO  
 CITY OF BROOKHAVEN  
 GEORGIA

SITE PLAN FOR:  
 ALLEN  
 1446 WILFORD DR NE  
 BROOKHAVEN GA 30319

**AVSCO**  
 ANTI-VORTEX SINGLE CHANNEL DRAIN  
 The Anti-Vortex Single Channel Drain combines safety, innovation and easy installation.

**TRULY ONE OF A KIND**  
 The only drain of its kind available. Get peace of mind with our maximum safety drain that also cleans your pool. Install only one drain for up to two pumps. Requires minimum plumbing yet provides maximum protection and compliance with anti-entrapment codes.

**BENEFITS**

- UNBLOCKABLE. Designed with large opening for large debris removal. Most other certified drains are for circulation only.
- Requires no vent line or SVRS per ANSI/APSP 7 Standard.
- Perfect for spas, negative/vanishing edges, fountains, sheer descents and all other water features.
- Easy installation.

**SAFETY ENGINEERED**

- Listed and certified by NSF International to the Virginia Graeme-Baker Act and ASME/ANSI A112.19.8a-2008 and it is certified up to 227 GPM.
- List by NSF-50.
- Full compliance with anti-entrapment codes.
- Throw-away cover to provide protection during construction.
- Dual levels of protection with the AVSCO safety baffle providing a second level of protection in the event the main cover is removed.

**Easy installation right out of the box**

**UNBLOCKABLEDRAIN.com**

**A&A MANUFACTURING**

**SAFETY VACUUM RELEASE SYSTEM (SVRS)**

MANUFACTURED BY **VAC-ALERT INDUSTRIES, LLC**  
 FORT PIERCE, FLORIDA  
 www.vac-alert.com

Vac-Alert® Model VA-2000 SVRS Unit Reacts in Less Than A Second To Quickly Release Dangerous Pump Suction Vacuum.

A Totally Mechanical, Non-Electric Safety System. The VA-2000 SVRS Is Easy To Install, Adjust And Test.

Vac-Alert's Fail Safe Design Is Manufactured With Only Engineered Plastics And Type 316 Stainless Steel For Long-Life And Reliable Service.

The VA-2000 SVRS Provides A Critical Layer Of Protection Against Body Or Limb Drain Suction Entrapment.

Tests Conducted By Independent, Third Party Laboratory Demonstrate That Vac-Alert's Model VA-2000 Meets Or Exceeds The Performance Requirements Of ASME/ANSI A112.19.17 - Manufactured Safety Vacuum Release Systems.

The VA-2000 SVRS Is Backed By A 3-Year Limited Manufacturer's Warranty.

FOR SALES AND SERVICE CONTACT:

**VAC-ALERT™ SAFETY VACUUM RELEASE SYSTEM (SVRS) PLUMBING AND INSTALLATION DIAGRAMS**

**Figure 1** One (1) Pump One (1) Main Drain Line  
**Figure 2** One (1) Pump Two (2) Main Drain Lines  
**Figure 3** Multiple Pumps Multiple Main Drain Lines

**FEATURE PUMP**

**FLOW THRU SCHEDULE 40 PVC PIPE VELOCITY - FEET PER SECOND**

PIPE SIZE	6"PS	7"PS	8"PS	9"PS	10"PS
1"	16 GPM	18 GPM	21 GPM	23 GPM	26 GPM
1.5"	37 GPM	43 GPM	50 GPM	56 GPM	62 GPM
2"	62 GPM	72 GPM	82 GPM	92 GPM	103 GPM
2.5"	88 GPM	102 GPM	117 GPM	131 GPM	146 GPM
3"	136 GPM	159 GPM	181 GPM	203 GPM	227 GPM