



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer **DEPARTMENT OF PLANNING & SUSTAINABILITY** Interim Director
Michael Thurmond Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Gail Mooney
Mailing Address: 660 Lake Dr
City/State/Zip Code: SNELLVILLE, GA 30039
Email: gail@surveysatlanta.com Telephone _____
Home: 770-558-7895 Business: 770-558-7895

OWNER OF RECORD OF SUBJECT PROPERTY

Owner:

1272 LYNWYN LANE SE LLC

Address (Mailing): 281 NEW HOPE DR
Email: tristont21@gmail.com Telephone Home: 929-400-3112 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 6938 SHADOW RIDGE LN City: Stone Mountain State: GA Zip: _____
District(s): 18TH Land Lot(s): 25 Block: A Parcel: 18 025 01 170
Zoning Classification: R3 Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 12/27/24 Applicant/Agent Gail Mooney
Signature:

TO WHOM IT MAY CONCERN:

(I)/ (WE): Jashua Thom
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

[Signature]
Notary Public



[Signature]
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 12/27/24

Applicant Signature: Gail Mooney

DATE: 12/30/24

Applicant Signature: [Signature]



SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW
ATLANTA, GA 30039
770-558-7895

January 15, 2025

Letter of Intent/Justification Letter
6938 Shadow Ridge Ln, Stone Mountain, GA 30087
Reduce Front Setback

We request a variance for the property located at 6938 Shadow Ridge Ln, Stone Mountain, GA 30087 to reduce the front setback from 25 ft to 14.5 ft as indicated in Section 27-7.5. or 7.5.4. The new homeowner purchased this property without being fully aware that the house was constructed over the front building setback line. This request does not go beyond the minimum necessary to afford relief and does not continue a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which this property is located.

Given that the encroachment was an oversight prior to ownership, we are requesting a variance to allow the existing structure to remain as is. We believe this variance will not negatively impact the surrounding properties or neighborhood aesthetics, and it will provide the owner the ability to preserve the integrity and livability of the home.

Thank you for considering this request.

Sincerely,

Gail Mooney

GAIL Mooney, agent for the property owners of 6938 Shadow Ridge Ln, Stone Mountain, GA 30087

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67



GERALD H. BERNHARD GEORGIA RLS NO. 2688

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

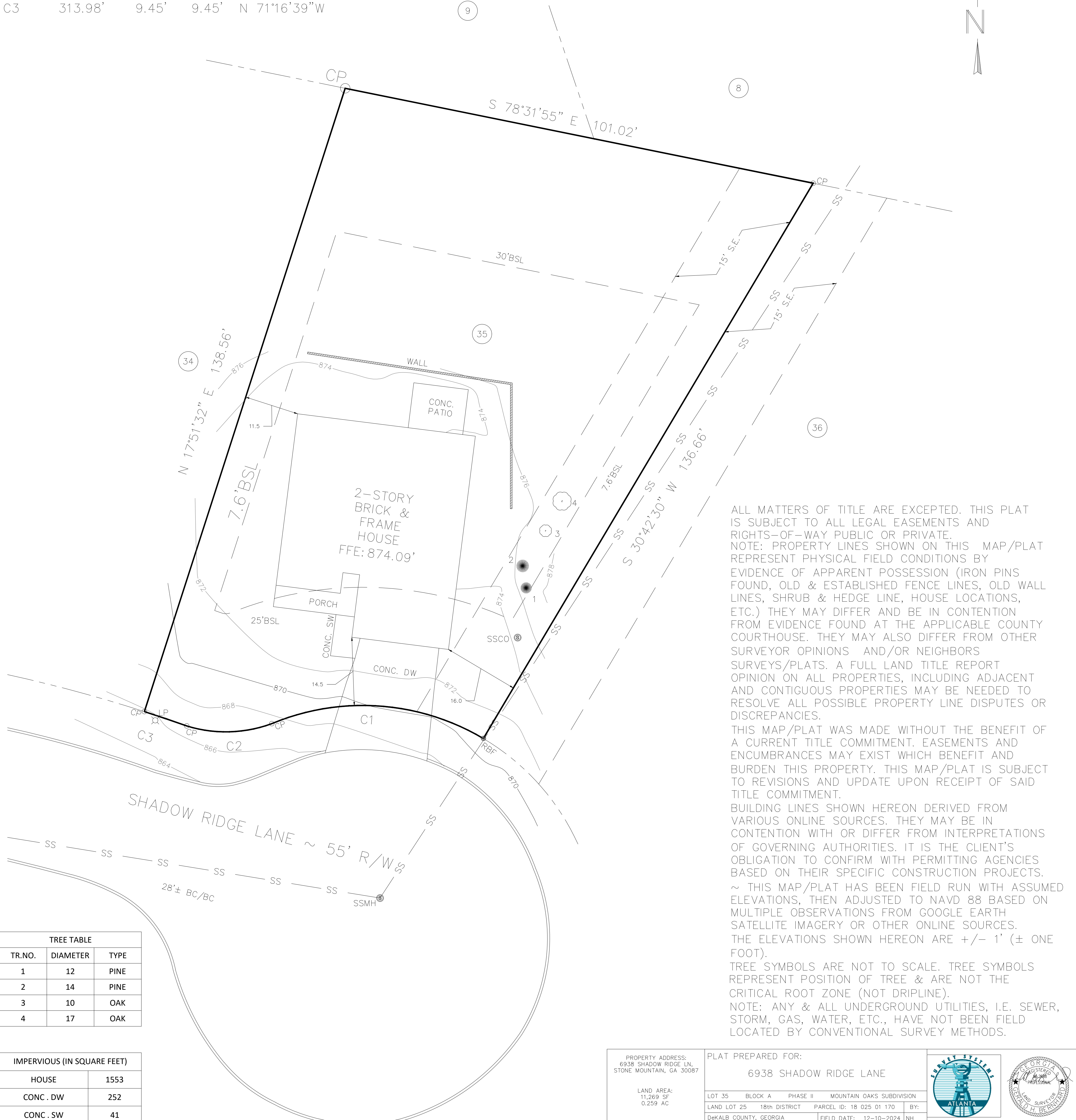
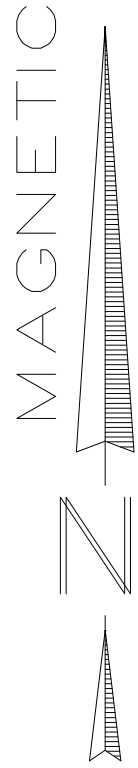
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 OTP OPEN TOP PIPE FOUND R/W RIGHT-OF-WAY
 D DEED (BOOK/PAGE) RBF REINFORCING BAR FOUND
 DW DRIVEWAY (1/2" UNO)
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
 FFE FINISH FLOOR ELEVATION SW SIDEWALK
 FKA FORMERLY KNOWN AS SSE 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

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 13089C0111K EFFECTIVE DATE: 12/08/2016
 ZONE 'X'



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	50.00'	46.53'	44.87'	N 85°58'52"W
C2	28.00'	18.34'	18.01'	S 88°28'06"W
C3	313.98'	9.45'	9.45'	N 71°16'39"W

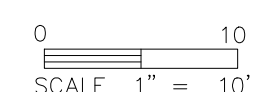


ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & 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.

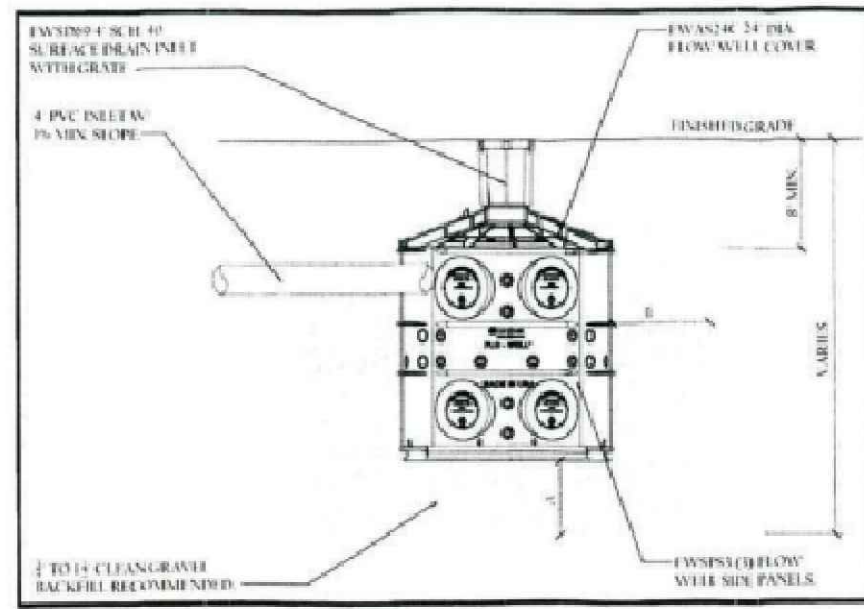
TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	12	PINE
2	14	PINE
3	10	OAK
4	17	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1553
CONC. DW	252
CONC. SW	41
PORCH	95
CONC. PATIO	111
WALL	28
TOTAL IMPERVIOUS	2080

PROPERTY ADDRESS: 6938 SHADOW RIDGE LN, STONE MOUNTAIN, GA 30087	PLAT PREPARED FOR: 6938 SHADOW RIDGE LANE	 
LAND AREA: 11,269 SF 0.259 AC	LOT 35 BLOCK A PHASE II MOUNTAIN OAKS SUBDIVISION LAND LOT 25 18th DISTRICT PARCEL ID: 18 025 01 170 BY:	SURVEY SYSTEMS ATLANTA 660 LAKE DR. SW, SNELLVILLE, GA 30039 COA #SF000867, JOBORDERS@SURVEYSATLANTA.COM CELL 678-591-6064 ~ OFFICE 404-760-0010
IMPERVIOUS AREA: EXIST= 2,080 SF= 18.5%	CITY OF DEKALB COUNTY, GEORGIA FIELD DATE: 12-10-2024 NH DRAWN DATE: 12-11-2024 AE REFERENCE: PLAT BOOK 86, PAGE 98 DEED BOOK 25684, PAGE 371	ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.
ZONING: R-3	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.	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.



FLO-WELL DETAIL



Water Quality Calculations

IMPERVIOUS AREA = 1,899.1 S.F., 0.045 ACRES
 RUNOFF COEFFICIENT = 1
 16.54%
 PERVIOUS AREA = 9,370.9 S.F.
 RUNOFF COEFFICIENT = 0.35
 SITE AREA TOTAL: .26 ACRES
 90th percentile storm = 2.5 IN/HR
 DEPTH OF GRAVEL BACKFILL BENEATH FLO-WELL = 2.5'
 THICKNESS OF GRAVEL BACKFILL AROUND FLOW-WELL = 2.5'
 # OF FLO-WELLS NEEDED = 8
 (http://www.ndspro.com/flo-well-calculator)
 PROVIDED WQ VOLUME = 539.64
 GRAVEL VOLUME NEEDED = 434.97 C.F.

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 546-1300.

Tree Notes

HARDWOODS >=6" DBH = 0
 # PINES >= 12" DBH = 0
 (A) TOTAL # OF TREES = 0
 # TREES REMOVED = 0
 # TREES LOST = 0
 (B) TOTAL # TREES REMOVED OR LOST = 0
 DBH HARDWOODS <=6" = 0
 DBH PINES > 12" = 0
 (C) TOTAL DBH OF TREES = 0
 (D) DBH OF TREES REMOVED OR LOST = 0
 (E) DBH OF TREES RETAINED = 0
 PERCENT TREES RETAINED = (E/C) = 0%
 QUALITY FOR MAX. RECOMPENSE = NO
 (F) # REPLACEMENT TREES = 2
 (G) TOTAL CALIPER INCHES OF REQUIREMENTS = 8
 MINIMUM DBH SAVED FOR NEW SINGLE FAMILY DWELLING = 15 INCHES PER ACRE
 REQUIRED INCHES FOR SITE = 4,383 INCHES REQUIRED
 INCHES SAVED AND REPLACED = 8 INCHES PROPOSED

PROPOSED 4" WILLOW OAK (OR EQUIVALENT SPECIES)

Floor Area Ratio (F.A.R.)

FIRST FLOOR = 1,116 S.F.
 SECOND FLOOR = 1,027 S.F.
 GARAGE = 400 S.F.
 FRONT PORCH = 111 S.F.
 PATIO = 120 S.F.
 TOTAL HOUSE = 2,774 S.F.
 LOT=11,270 S.F.
 RATIO = .246

Lot Coverage (Impervious Area)

PROPOSED HOUSE (INCLUDING PORCH AND PATIO) 1,703.31 S.F.
 PROPOSED DRIVEWAY 597.39 S.F.
 TOTAL 2,300.7 S.F.
 LOT COVERAGE 2,300.7 / 11,270 S.F. = 0.204 = 20.4%

Lot Data

ADDRESS: 6938 SHADOW RIDGE LANE
 LOT 35
 LOT AREA: 11,270 S.F. (0.2587 AC.)

Statement of Zoning

ZONING: (R-CD) SINGLE-FAMILY (RESIDENTIAL COMMUNITY DEVELOPMENT) AS PER CODE OF DEKALB COUNTY ZONING MAP.
 SETBACKS:
 MINIMUM FRONT YARD ADJACENT TO PUBLIC STREET:
 1. MAJOR THOROUGHFARE: 30 FEET
 2. MINOR THOROUGHFARE: 25 FEET
 3. COLLECTOR STREET: 10 FEET
 4. OTHER STREET: 10 FEET
 MINIMUM SIDE YARD: 0 TO 7.6 FEET
 MINIMUM REAR YARD: 30 FEET
 MINIMUM LOT AREA: 6,000 S.F.
 MINIMUM LOT WIDTH: 60 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET

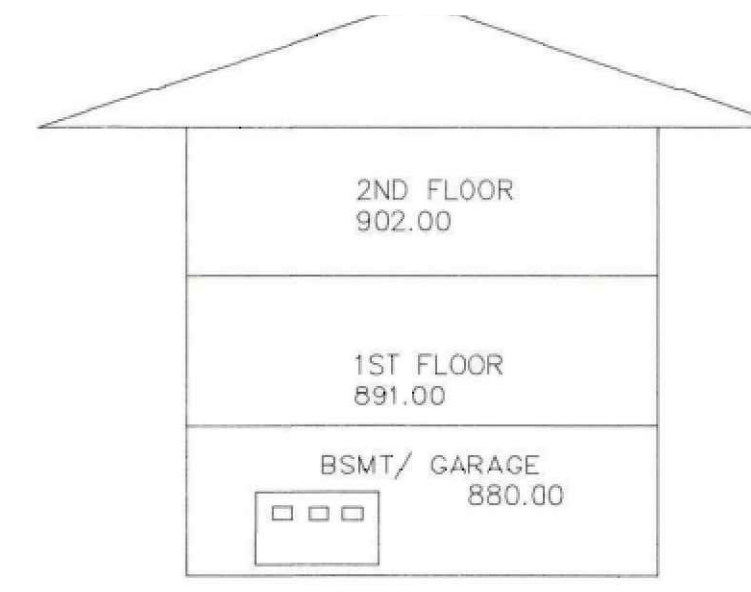
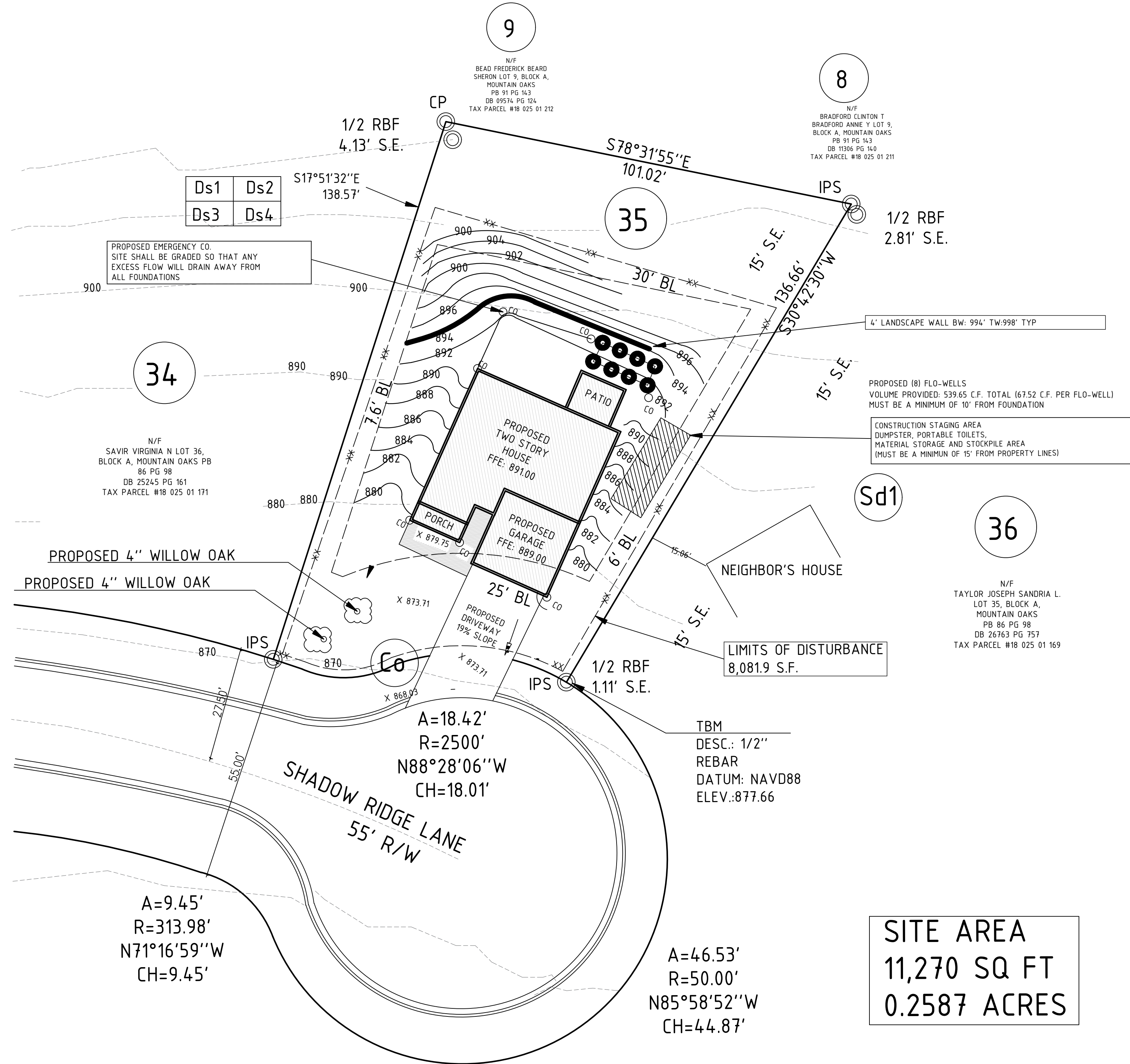
Owner / Developer

OWNER: GARKUSHA GROUP LLC.
 24HR. CONTACT: ALEX GARKUSHA (678) 469-6173
 DEVELOPER: P. L. J. CONSTRUCTION INC. 4090 ASHEVILLE MANOR COURT CUMMING, GA 30040 PH: (678)-469-6173
 DESIGNER: GRANT SHEPHERD & ASSOCIATES, INC. 735 LONGLEAF BOULEVARD, ST A LAWRENCEVILLE, GA 30096 770-418-9823 WILLIAM G. SHEPHERD

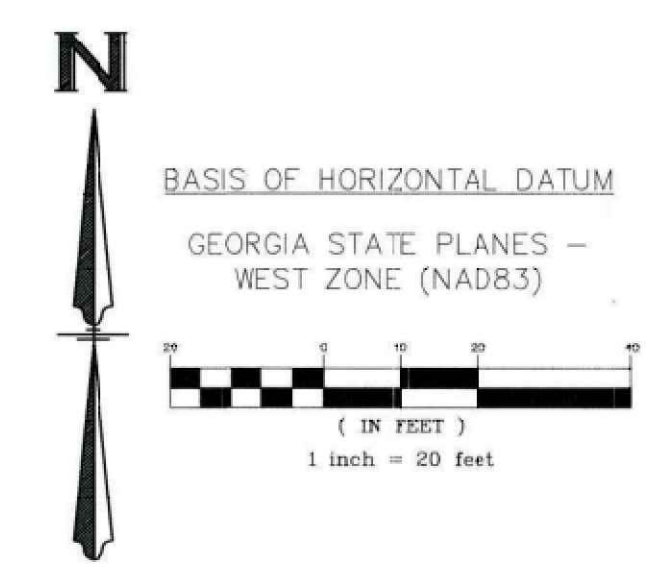
Dirt Statement

OUT - 102 CUBIC YARDS
 FILL + 19 CUBIC YARDS
 NET EXPORT 83 CUBIC YARDS

BUILDING DOESNT IMPACT ANY EXISTING TREES



DETAIL NTS (FOR EXAMPLE ONLY)



SITE AREA
 11,270 SQ FT
 0.2587 ACRES



GRANT SHEPHERD & ASSOCIATES, INC.
 Construction Layout • GPS Modeling
 Land Surveying • Site Development
 735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
 PHONE: 770.418.9823 FAX: 770.418.9289
 www.gsasurveying.com

SITE PLAN FOR 6938 SHADOW RIDGE LANE
 PARCEL 18 025 01 0170
 LOT 35, BLOCK A, MOUNTAIN OAKS SUBDIVISION, PHASE II,
 PLAT BOOK 86, PAGE 98
 LAND LOT 25 OF 18TH DISTRICT DEKALB COUNTY, GEORGIA

Date of Field Survey
02/02/2017
 Scale
1" = 1'-0"
 Sheet No.
2 of 3
 Job File No.
17-01-480

GENERAL NOTES:

- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT BEING ISSUED.
- BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
- NO FILL GREATER THAN 2' IS REQUIRED.
- RETAINING WALLS TO BE CONTINUOUS WITH FOUNDATION.
- FRONT SETBACK WAS TAKEN FROM AN AVERAGE.
- TOPOGRAPHIC INFORMATION WAS OBTAINED BY A FIELD RUM SURVEY. CONTOUR INTERVAL IS 2'-0".
- SAFETY RESTRAINTS WILL BE PROVIDED FOR WALLS 30" AND HIGHER.
- THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAN. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- 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 ON-SITE INSPECTOR.
- 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.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM - 7:00PM
SATURDAY 8:00AM - 5:00PM

CRITICAL AREA VEGETATIVE PLAN

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONSIDERATIONS: DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATA. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS: CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AND SEEDING MEANS FOR MAINTENANCE PURPOSES. THE SEED AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDING PREPARATION. A SEEDBED WILL BE PREPARED BY LEAVING A DEPTH OF 1" TO 1 1/2" INVERT AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CALIBRATED SEEDERS. SEEDS MUST BE SPREAD UNIFORMLY AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANDERSON MANIPULATED WHEN IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL ANDERSON DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE TREE AREA APPLICATION RATES ARE AS FOLLOWS:

SEED SPECIES	SEED SPECIES RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1 - 6/15
FESCUE	50 LBS	9/1 - 10/31
FESCUE RYE GRASS	50 LBS	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15 - 8/31

- B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL. FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE
C. SECOND-YEAR FERTILIZER: (5-10-15 OR EQUIVALENT) 800 LBS/ACRE

INFILTRATION TRENCH INSPECTION & MAINTENANCE:

- MONTHLY:
 - ENSURE THAT CONTRIBUTING AREA, FACILITY & INLETS ARE CLEAR OF DEBRIS;
 - ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED;
 - REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES;
 - MOW GRASS FILTER STRIPS AS NECESSARY, REMOVE GRASS CLIPPINGS
- SEMI-ANNUALLY:
 - CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER, FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING;
 - INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE;
 - REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH
- AS NEEDED:
 - REPLACE PEA GRAVEL/TOPSOIL AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED)

CONSTRUCTION NOTES:

- THE UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR NOT SHOWN OR FOR UTILITIES CURRENTLY UNDER CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS REGARDING THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER FOR ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TEST. ALL ARRANGEMENTS AND SCHEDULING FOR TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SOILS TESTING AND ON-SITE INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHOULD BE STRIPPED OF ORGANIC MATERIAL AND TOP SOIL PRIOR TO COMMENCEMENT OF CONSTRUCTION. TOPSOIL SHOULD BE STOCK PILED ON SITE FOR LATER USE IN LANDSCAPE AREAS (IF APPROVED BY THE OWNER), DISPOSED OF IN A DESIGNATED AREA ON SITE, OR WASTED OFF SITE. TOPSOIL SHOULD NOT BE USED AS STRUCTURAL FILL.
- ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHOULD MONITOR ALL FILL OPERATIONS.
- TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL SEDIMENT CONTROL DEVICES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT EACH CONSTRUCTION ACCESS POINT (PRIOR TO LAND DISTURBANCE).
- ALL SLOPES SHOULD BE STABILIZED AS SOON AS POSSIBLE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION ON ALL PUBLIC ROADS.
- DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
- PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADE.
- MAXIMUM SLOPE OF EMBANKMENT SHALL BE THREE FEET HORIZONTAL TO 1 FOOT VERTICAL, 3:1.
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR AS NOTED.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
- ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCING ANY LAND DISTURBANCE.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIPWAY TIPOREAN TIPLAWN	M-L,P,C P,C P,C	WARM WEATHER
BAHAGRASS	PENSACOLA	P,C	WARM WEATHER
CENTPEDE	-	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER

- *1 APPLY IN SPRING FOLLOWING SEEDING.
*2 APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
*6 APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

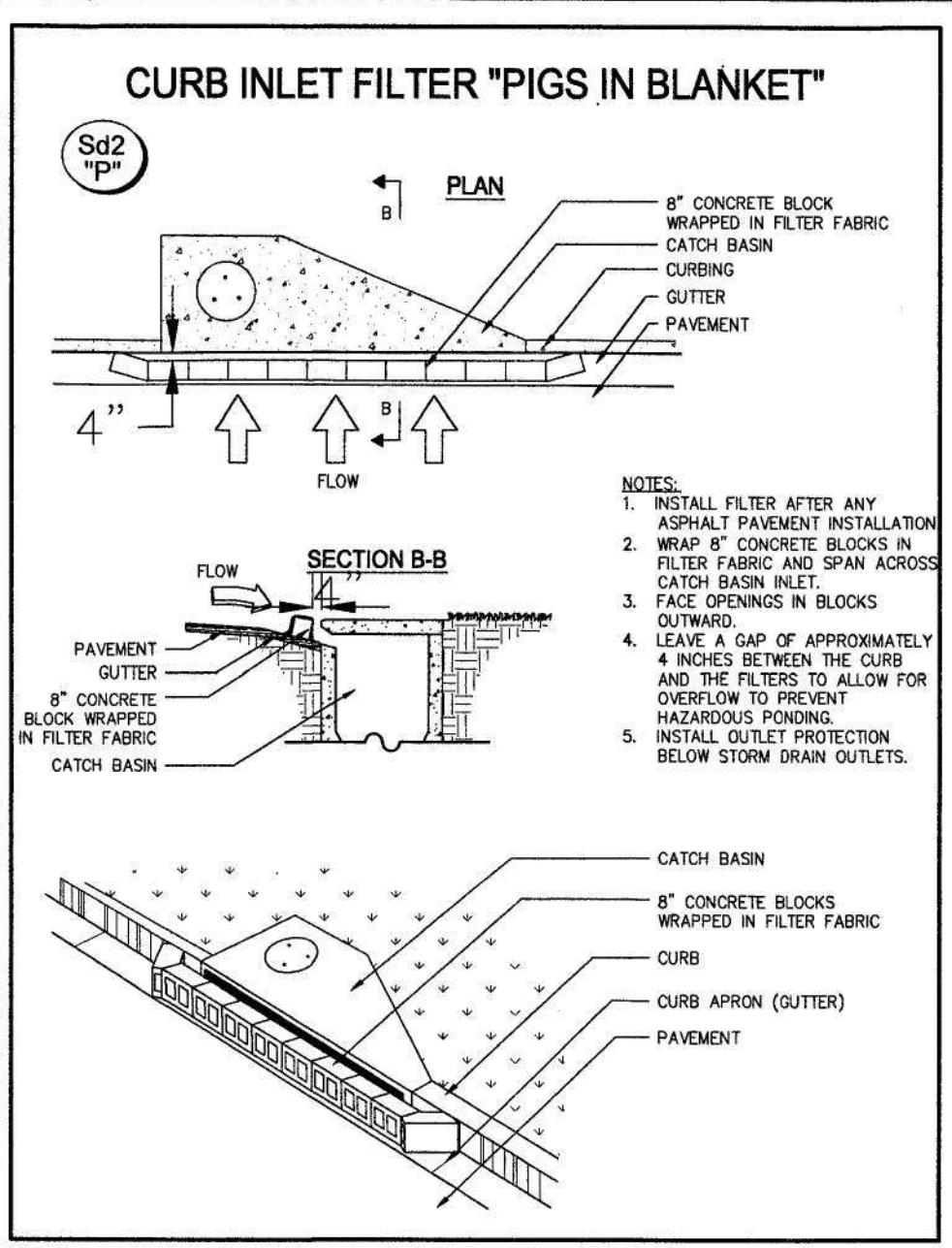
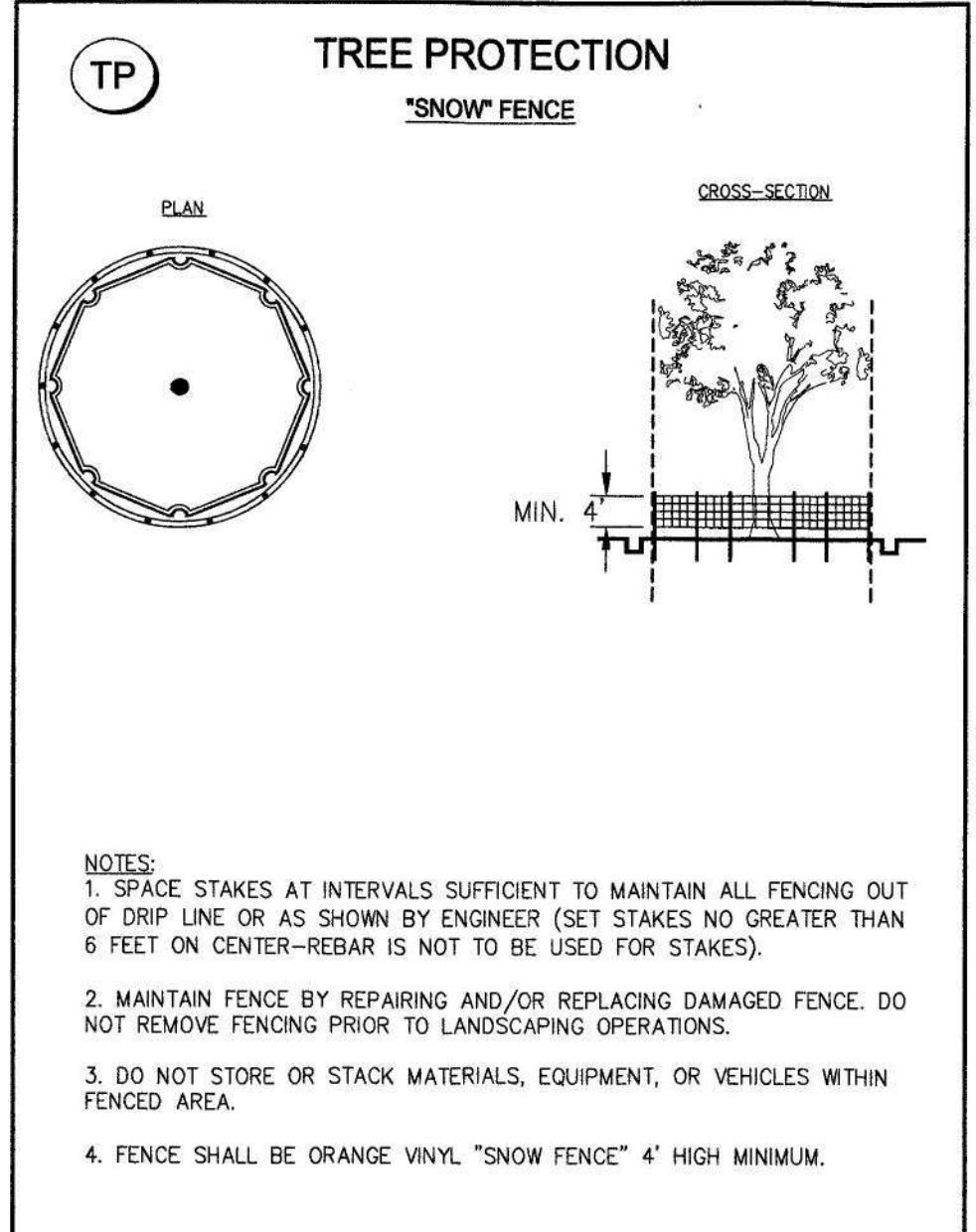
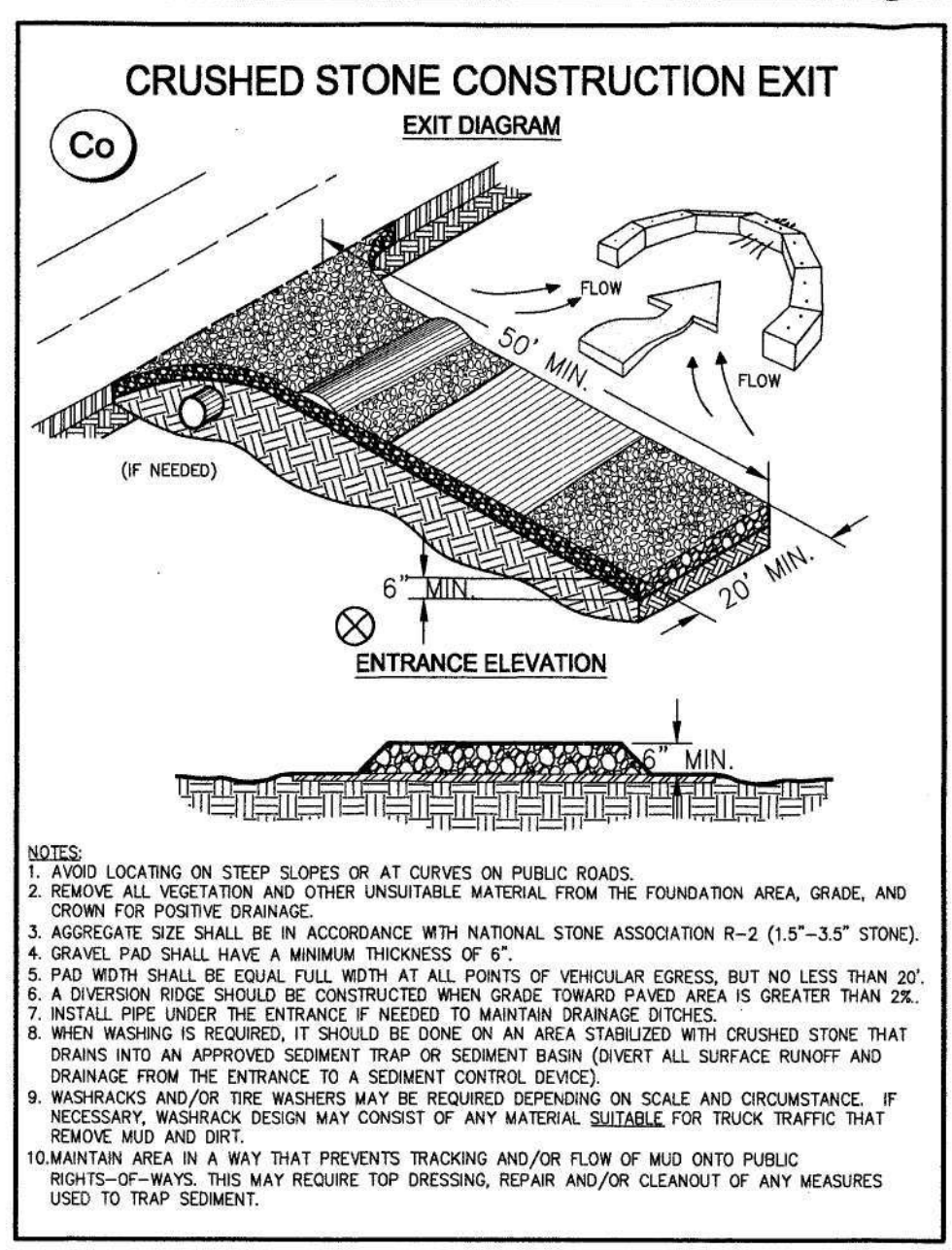
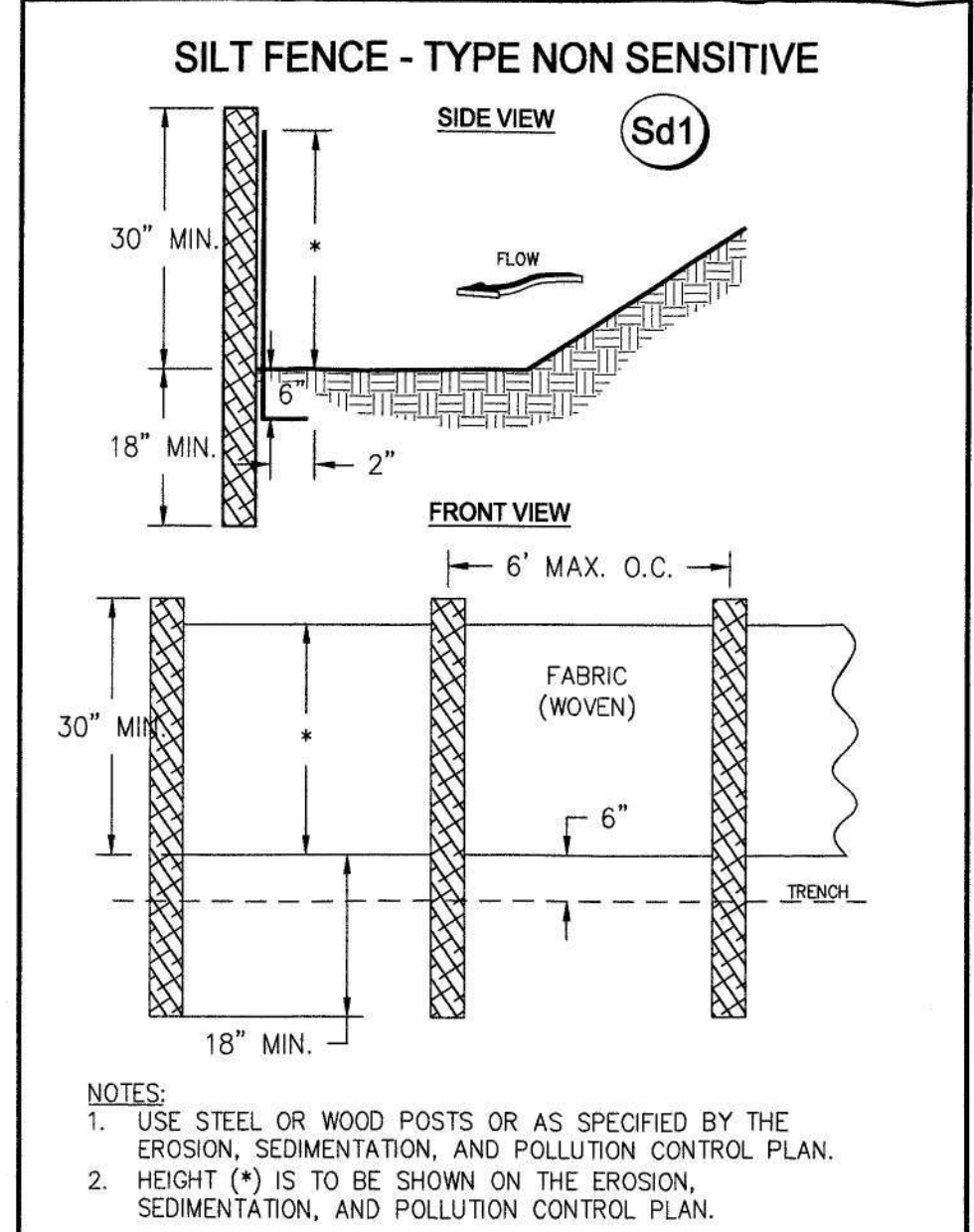
FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/50 FT)	SEASON
	1000	0.025	FALL

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST	6-12-12	1500 LBS./AC.	50-100 LBS./AC. **2
	SECOND MAINTENANCE	6-12-12 10-10-10	1000 LBS./AC. 400 LBS./AC.	30 LBS./AC.
2. WARM SEASON GRASSES	FIRST	6-12-12	1500 LBS./AC.	50-100 LBS./AC. *2*6
	SECOND MAINTENANCE	6-12-12 10-10-10	800 LBS./AC. 400 LBS./AC.	50-100 LBS./AC. *2 30 LBS./AC.

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
COOL SEASON GRASSES	FIRST	6-12-12	1500 LBS./AC.	50-100 LBS./AC.
	SECOND MAINTENANCE	6-12-12 10-10-10	1000 LBS./AC. 400 LBS./AC.	30 LBS./AC.
WARM SEASON GRASSES	FIRST	6-12-12	1500 LBS./AC.	50-100 LBS./AC.
	SECOND MAINTENANCE	6-12-12 10-10-10	800 LBS./AC. 400 LBS./AC.	50-100 LBS./AC. 30 LBS./AC.

BMP WATER QUALITY NOTES:

- WATER QUALITY BMP(S) WATER QUALITY DEVICES TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
- AS-BUILT WATER QUALITY CERTIFICATION AND LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- BMP LOCATIONS SHOWN ARE APPROXIMATE AND ANY DEVIATIONS FROM LOCATION SHALL BE APPROVED BY THE ENGINEER.
- STONE BEDDING TO BE NO. 57 STONE PLACED ON LEVEL TRENCH BOTTOM.
- ALL DOWNSPOUTS AND DRAINAGE INLETS TO BE DIRECTED TO THE BMP DEVICE. ALL DRAIN PIPES SHALL HAVE A POSITIVE SLOPE.
- SCHEDULE 20 OR 40 PVC SHALL BE USED, NO FLEX PIPE ALLOWED.
- INFILTRATOR PIPE INVERT SHALL BE AT LEAST 42" BELOW THE LOWEST FLOOR ELEVATION.
- WATER QUALITY BMP(S) SHALL BE A MINIMUM OF 10' FROM THE FOUNDATION WITH A POSITIVE SLOPE AWAY FROM THE FOUNDATION, UNLESS SOILS ANALYSIS INDICATES OTHERWISE.
- SLOTTED/PERFORATED FLEX PIPE ALLOWED UNDERGROUND WITHIN INFILTRATION TRENCH. PVC (SCHEDULE 20 MINIMUM) REQUIRED ABOVE GROUND WITH POSITIVE DRAINAGE AND UNDERGROUND CONNECTING DOWNSPOUTS/WATER QUALITY DEVICE.
- A CLEAN OUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
- WATER QUALITY BMP(S) LOCATIONS(S) SHOWN ARE APPROXIMATE. ANY DEVIATIONS FROM ORIGINAL PLAN SHALL BE APPROVED BY THE DESIGN PROFESSIONAL.
- OVERFLOW FROM BMP WATER QUALITY CONTROL STRUCTURES WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- REFER TO MANUFACTURER'S DESIGN/GEORGIA STORM WATER MANAGEMENT MANUAL VOL. II/DEVELOPMENT REVIEW TOOL FOR INFORMATION, DETAIL, GUIDELINES AND DESIGN SPECIFICATIONS.
- PERMANENT BMP'S WILL BE INSPECTED TWICE YEARLY TO MAINTAIN EFFECTIVE OPERATION.
- NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE CRITICAL ROOT ZONE AREAS.



CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT	[Symbol]	[Symbol]	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER	[Symbol]	[Symbol]	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE	[Symbol]	[Symbol]	Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)	[Symbol]	[Symbol]	Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	[Symbol]	[Symbol]	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion resisting cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TREE SEEDING)	[Symbol]	[Symbol]	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	[Symbol]	[Symbol]	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WOODING)	[Symbol]	[Symbol]	A permanent vegetative cover using seeds on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS	[Symbol]	[Symbol]	Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Fl-Cc	FLOCCULANTS AND COAGULANTS	[Symbol]	[Symbol]	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (WITH VEGETATION)	[Symbol]	[Symbol]	The use of readily available native plant materials to maintain and enhance streambanks to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION	[Symbol]	[Symbol]	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TRAPERS AND TRAPS	[Symbol]	[Symbol]	Substance used to anchor straw or hay matting by causing the organic material to bind together.

- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- CALL FOR FINAL INSPECTION AT (404) 371-4913.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

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www.gsaurveying.com

NO.	DATE	DESCRIPTION
2	11-13-18	CLIENT COMMENT
1	10-12-18	SUBMITTAL

GEORGIA UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

SITE PLAN FOR 6938 SHADOW RIDGE LANE
PARCEL 18 025 01 0170
LOT 35, BLOCK A, MOUNTAIN OAKS
SUBDIVISION, PHASE II,
PLAT BOOK 86, PAGE 98
LAND LOT 25 OF 18TH DISTRICT
DEKALB COUNTY, GEORGIA

Date of Field Survey: 02/02/2017
Scale: N/A *Unless Otherwise Noted*
Sheet No.: 03 OF 03
Job/File No.:
17-01-480

Symbols & Abbreviations

● 1/2" RBF	PP POWERPOLE	—SS— SANITARY SEWER PIPING
○ 1/2" RBS	GUY WIRE	⊙ SEWER MANHOLE
□ P.K. NAIL FOUND	LIGHT POLE	CO CLEAN OUT
× FND X MARK	STREET LIGHT POLE	—SD— STORM DRAIN PIPING
× SET X MARK	ELEC. TRANSFORMER	⊙ STORM DRAIN MANHOLE
▲ R.R. SPIKE FOUND	AIR CONDITIONER	⊙ STORM INLET
▲ R.R. SPIKE SET	—BE— BURIED ELECTRIC	⊙ CURB INLET
△ BENCHMARK	—OHE— OVERHEAD ELECTRIC	⊙ DROP INLET
⊙ CONC. R/W MARKER	—UG— UNDERGROUND ELECTRIC	⊙ PAY PHONE
(R) RECORD DATA	ELEC. MANHOLE	⊙ TELEPHONE BOX
(M) MEASURED DATA	ELEC. METER	⊙ TELEPHONE MANHOLE
(C) CALCULATED DATA	—W— WATER LINE	⊙ TELEPHONE POLE
R/W RIGHT OF WAY	WATER MANHOLE	TP TELEPHONE TELEPHONE LINE
BSL BLDG SETBACK LINE	WATER VALVE	—UGT— UNDERGROUND TELEPHONE LINE
RCP REINFORCED CONC PIPE	FIRE HYDRANT	O/H T OVERHEAD TELEPHONE LINE
CMP CORRUGATED METAL PIPE	BACK FLOW PREVENTOR	—C— CABLE TELEVISION LINE
PVC PLASTIC PIPE	GAS VALVE	O/H C OVERHEAD CABLE
MTL METAL	GAS METER	⊙ CABLE BOX
L/S LANDSCAPING	GAS MANHOLE	⊙ TRAFFIC POLES
○ TREE	GAS LINE	⊙ TRAFFIC SIGNAL
⊙ EXCEPTIONS	B.H. BORE HOLE	⊙ TRAFFIC MANHOLE
IPS IRON PIN SET	MW MONITORING WELL	⊙ TRAFFIC SIGNAL BOX
1/2" RBF 1/2" RE-BAR FOUND	MAIL BOX	⊙ STOP SIGN
1" CRIMP TOP PIPE FOUND	UNKNOWN MANHOLE	⊙ SIGN
P.O.C. POINT OF COMMENCEMENT	POWER BOX	● BOLLARD
P.O.B. POINT OF BEGINNING	—F— FENCE LINE	BC/BOC BACK OF CURB
T.B.M. TEMPORARY BENCH MARK	OTP OPEN TOP PIPE	EP EDGE OF PAVEMENT
	SW SIDEWALK	EC EDGE OF CONCRETE
	TV TRAVERSE POINT	PL PROPERTY LINE
	⊙ PIPE LINE A	D.E. DRAINAGE EASEMENT
		L.E. LANDSCAPE EASEMENT
		S.S.E. SANITARY SEWER ESMT

Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "SITE PLAN SURVEY", AND COMPLETED ON "02/2017" UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIRER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

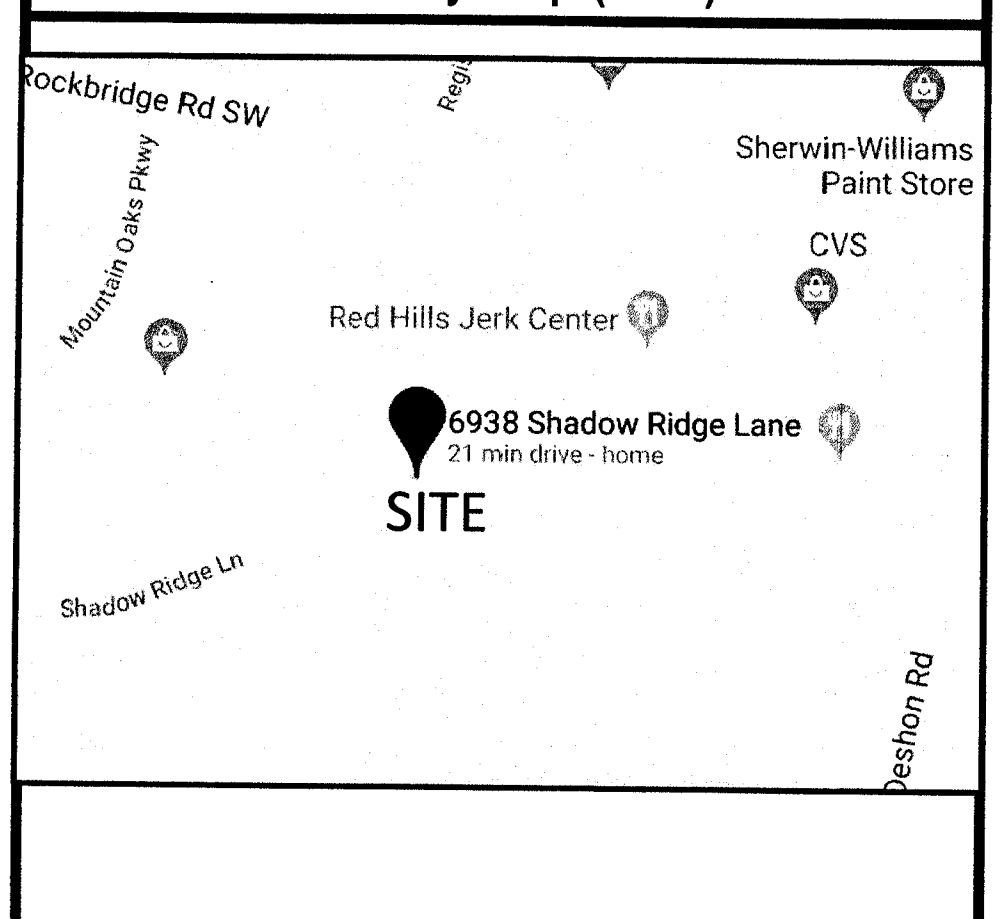
Utility Notes

- THE UTILITIES IF ANY SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

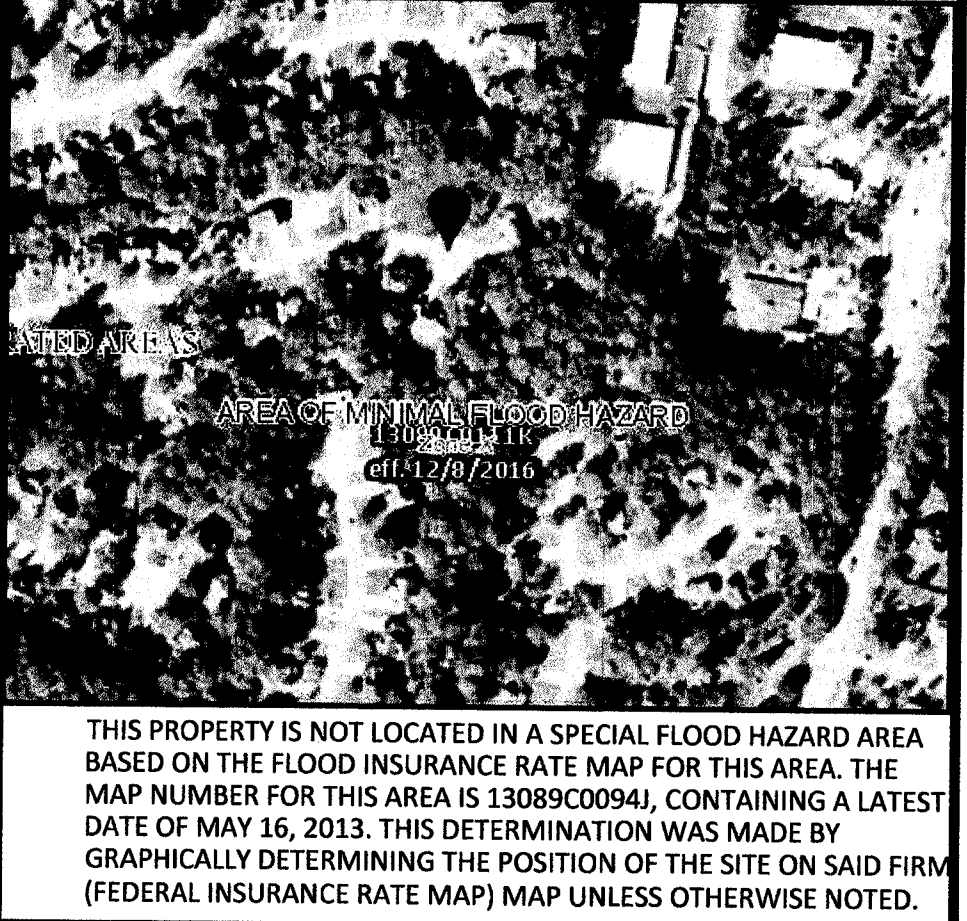
Map and Plat References

- Plat Book: 86 Page: 98
- DB: 25684, PG: 371

Vicinity Map (NTS)



FEMA Notes and Map (NTS)



Map or Plat Closure Statement & Notes

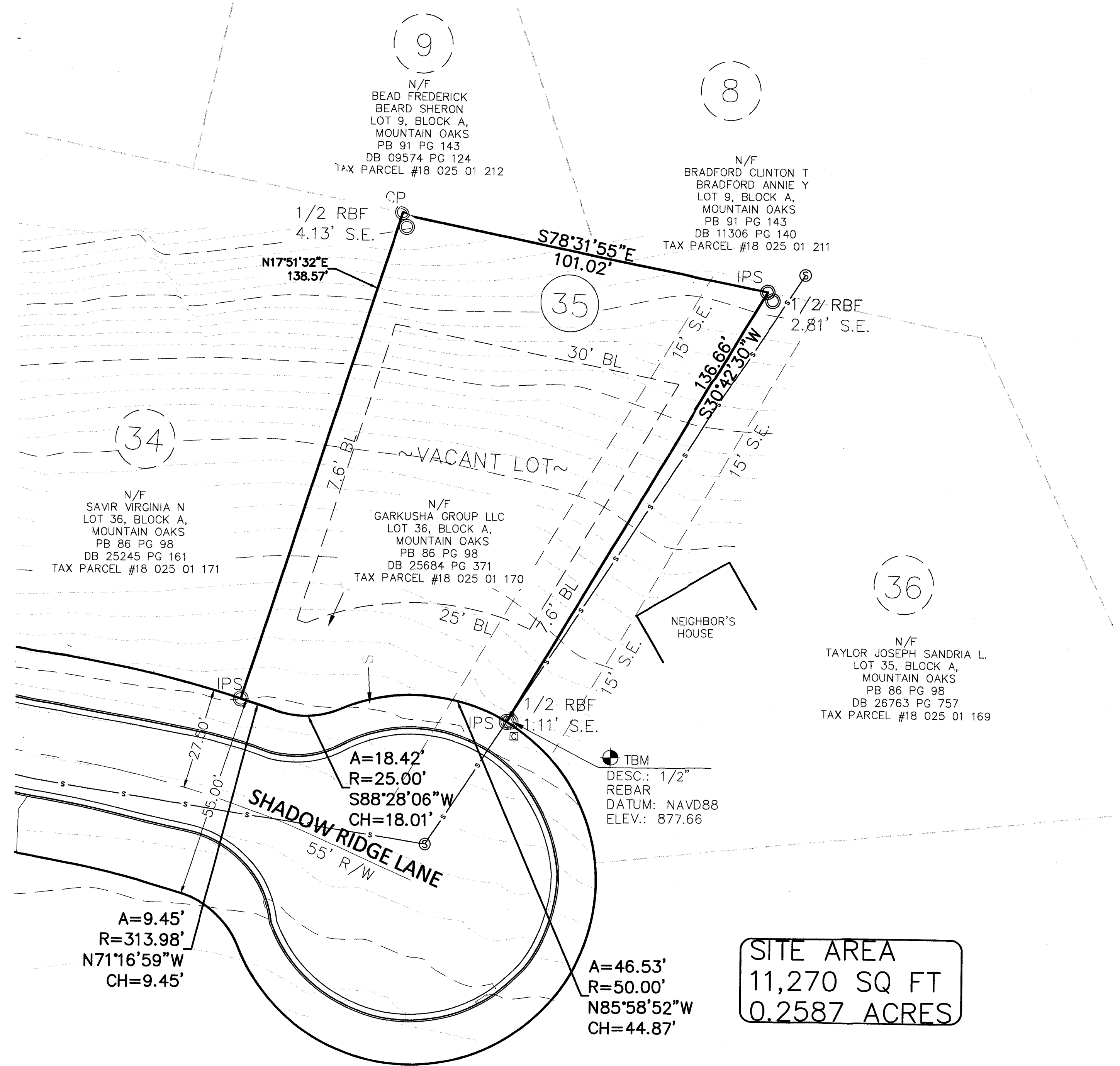
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 64,989.57' FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2 FOOT CONTOUR INTERVAL.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Map or Plat Certification

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

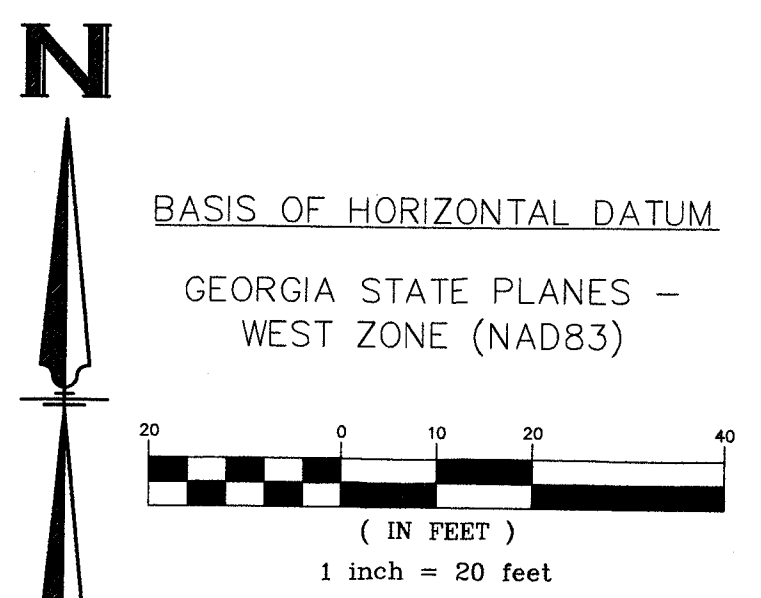
FURTHERMORE, THE UNDERSIGNED SURVEYOR CERTIFIES THAT: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
In the State of Georgia
Date of Plat or Map: 2/12/2018
Date of Last Revision: 3/12/2019



SITE AREA
11,270 SQ FT
0.2587 ACRES

EXISTING SURVEY
CONDITIONS



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COA/LSF 000459

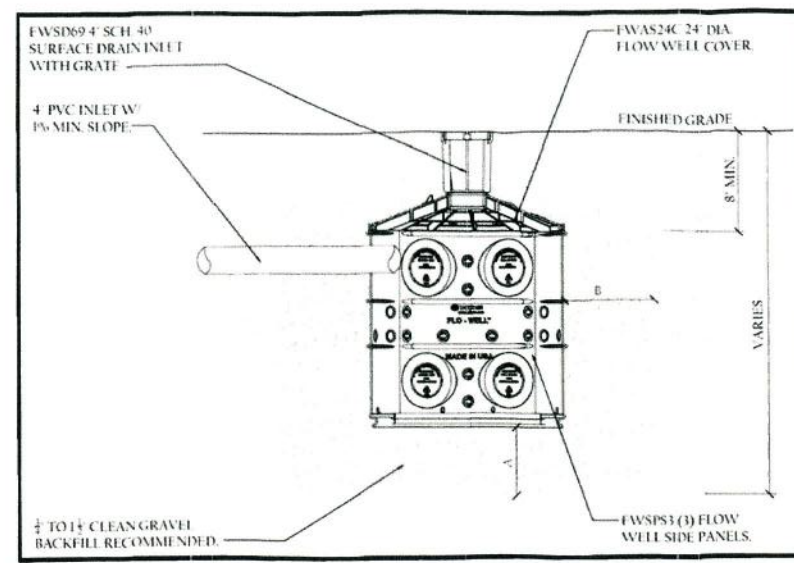
NO.	DATE	DESCRIPTION
NO. 3	3/12/2019	CITY COMMENTS
NO. 2	2/08/2019	CLIENT COMMENTS
NO. 1	2/10/2017	CLIENT COMMENTS

SITE PLAN FOR 6938 SHADOW RIDGE LANE
PARCEL 18 025 01 0170
LOT 35, BLOCK A, MOUNTAIN OAKS
SUBDIVISION, PHASE II,
PLAT BOOK 86, PAGE 98
LAND LOT 25 OF 18TH DISTRICT
DEKALB COUNTY, GEORGIA

Date of Field Survey	02/02/2017
Scale	1" = 20'
Sheet No.	01 OF 03
Job/File No.	17-01-480



FLO-WELL DETAIL



Water Quality Calculations

IMPERVIOUS AREA = 1,899.1 S.F., 0.045 ACRES
 RUNOFF COEFFICIENT = 1
 16.54%
 PERVIOUS AREA = 9,370.9 S.F.
 RUNOFF COEFFICIENT = 0.35
 SITE AREA TOTAL: .26 ACRES
 90th percentile storm = 2.5 IN/HR
 DEPTH OF GRAVEL BACKFILL BENEATH FLO-WELL = 2.5'
 THICKNESS OF GRAVEL BACKFILL AROUND FLOW-WELL = 2.5'
 # OF FLO-WELLS NEEDED = 8
 (http://www.ndspro.com/flo-well-calculator)
 PROVIDED WQ VOLUME = 539.64
 GRAVEL VOLUME NEEDED = 434.97 C.F.

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 546-1300.

Tree Notes

# HARDWOODS >= 6" DBH =	0
# PINES >= 12" DBH =	0
(A) TOTAL # OF TREES =	0
# TREES REMOVED =	0
# TREES LOST =	0
(B) TOTAL # TREES REMOVED OR LOST =	0
DBH HARDWOODS >= 6"	0
DBH PINES >= 12"	0
(C) TOTAL DBH OF TREES =	0
(D) DBH OF TREES REMOVED OR LOST =	0
(E) DBH OF TREES RETAINED =	0
PERCENT TREES RETAINED = (E/C) =	0%
QUALIFY FOR MAX. RECOMPENSE?	NO
(F) # REPLACEMENT TREES =	2
(G) TOTAL CALIPER INCHES OF REQUIREMENTS:	8
MINIMUM DBH SAVED FOR NEW SINGLE FAMILY DWELLING = 15 UNITS PER ACRE	4,383 INCHES REQUIRED
REQUIRED INCHES FOR SITE =	4,383 INCHES REQUIRED
INCHES SAVED AND REPLACED =	8 INCHES PROPOSED

PROPOSED 4" WILLOW OAK (OR EQUIVALENT SPECIES)

Floor Area Ratio (F.A.R.)

FIRST FLOOR = 1,116 S.F.
 SECOND FLOOR = 1,027 S.F.
 GARAGE = 400 S.F.
 FRONT PORCH = 111 S.F.
 PATIO = 120 S.F.
 TOTAL HOUSE = 2,774 S.F.
 LOT=11,270 S.F.
 RATIO = .246

Lot Coverage (Impervious Area)

PROPOSED HOUSE (INCLUDING PORCH AND PATIO) 1,703.31 S.F.
 PROPOSED DRIVEWAY 597.39 S.F.
 TOTAL 2,300.7 S.F.
 LOT COVERAGE 2,300.7/11,270 S.F. = 0.204 = 20.4%

Lot Data

ADDRESS: 6938 SHADOW RIDGE LANE
 LOT 35
 LOT AREA: 11,270 S.F. (0.2587 AC.)

Statement of Zoning

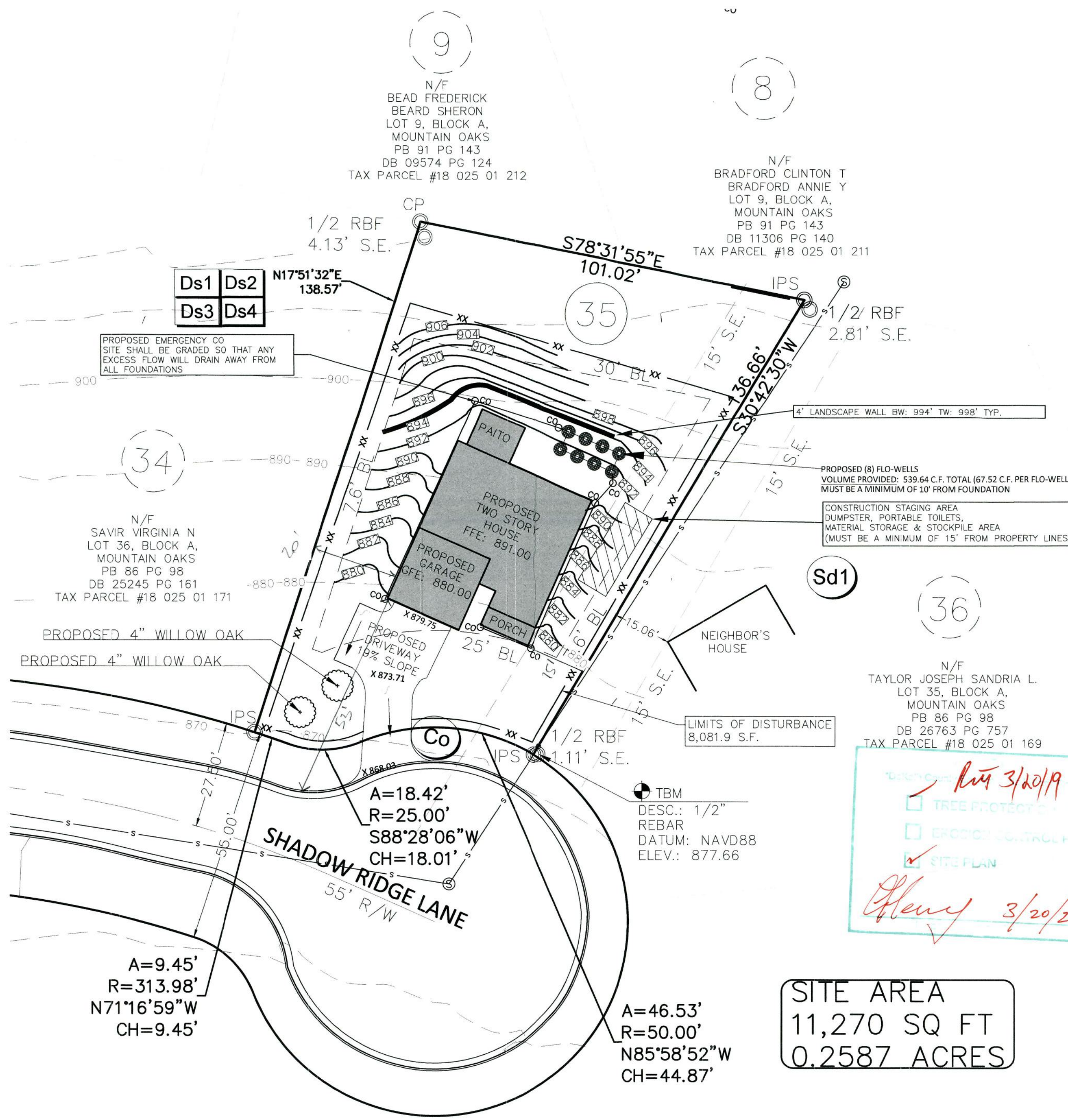
ZONING: (R-CD) SINGLE-FAMILY (RESIDENTIAL COMMUNITY DEVELOPMENT) AS PER CODE OF DEKALB COUNTY ZONING MAP.
 SETBACKS
 MINIMUM FRONT YARD ADJACENT TO PUBLIC STREET:
 1. MAJOR THOROUGHFARE: 30 FEET
 2. MINOR THOROUGHFARE: 25 FEET
 3. COLLECTOR STREET: 10 FEET
 4. OTHER STREET: 10 FEET
 MINIMUM SIDE YARD: 0 TO 7.6 FEET
 MINIMUM REAR YARD: 30 FEET
 MINIMUM LOT AREA: 6,000 S.F.
 MINIMUM LOT WIDTH: 60 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET

Owner / Developer

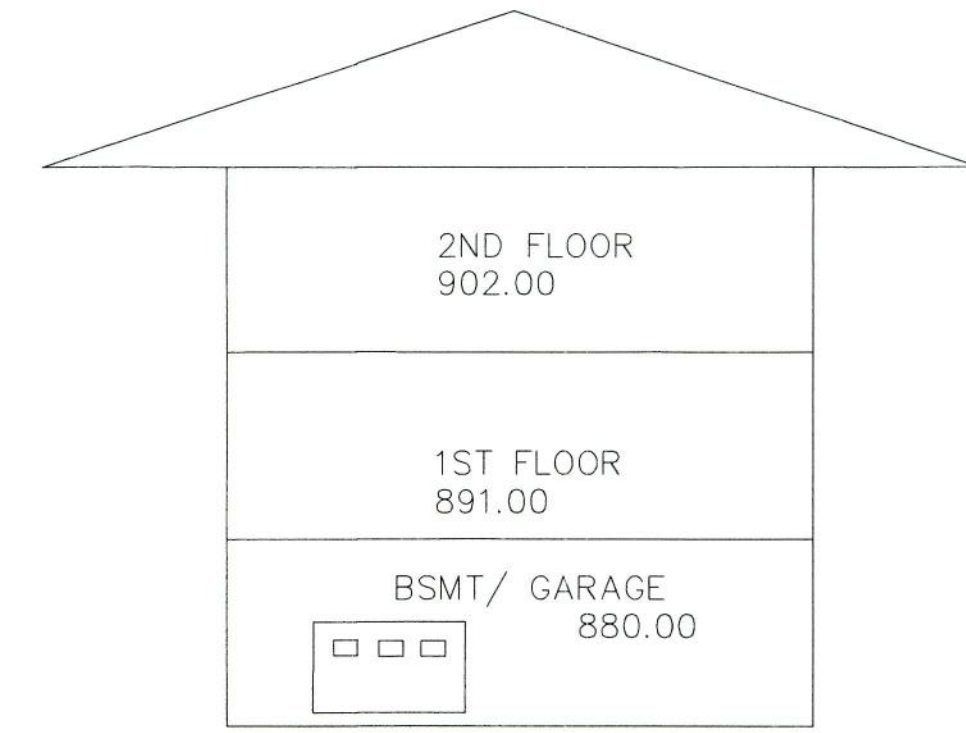
OWNER: GARKUSHA GROUP LLC.
 24HR. CONTACT: ALEX GARKUSHA (678) 469-6173
 DEVELOPER: P L J CONSTRUCTION INC. 4090 ASHEVILLE MANOR COURT CUMMING, GA 30040 PH: (678)-469-6173
 DESIGNER: GRANT SHEPHERD & ASSOCIATES, INC. 735 LONGLEAF BOULEVARD, ST A LAWRENCEVILLE, GA 30096 770-418-9823 WILLIAM G. SHEPHERD

Dirt Statement

CUT - 102 CUBIC YARDS
 FILL + 19 CUBIC YARDS
 NET EXPORT 83 CUBIC YARDS



SITE AREA
 11,270 SQ FT
 0.2587 ACRES



DETAIL NTS (FOR EXAMPLE ONLY)

(cont'd) see only
 Dekalb County Planning & Sustainability Development Services - Zoning
 Approval subject to final field inspection and all applicable codes and ordinances.
 Date: 3/20/19 (New set)
 By: [Signature]
 Pet. Adm. Waiver to Aki. by [Signature] for front-entry garage - apply 9/24/18 U.E. members. with max. 4 ft. basis of horizontal datum. High landscape with [Signature]
 GEORGIA STATE PLANES - WEST ZONE (NAD83)
 1 inch = 20 feet

GRANT SHEPHERD & ASSOCIATES, INC.
 Construction Layout • GPS Modeling
 Land Surveying • Site Development
 www.gsasurveying.com
 Copyright © 2017 by Grant Shepherd & Associates, Inc.
 735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
 PHONE: 770.418.9823 FAX: 770.418.9289
 COA/LSF 000459

NO.	DATE	DESCRIPTION
NO. 3	3/12/2019	CITY COMMENTS
NO. 2	2/08/2019	CLIENT COMMENTS
NO. 1	2/10/2017	CLIENT COMMENTS

SITE PLAN FOR 6938 SHADOW RIDGE LANE
 PARCEL 18 025 01 0170
 LOT 35, BLOCK A, MOUNTAIN OAKS SUBDIVISION, PHASE II,
 PLAT BOOK 86, PAGE 98
 LAND LOT 25 OF 18TH DISTRICT
 DEKALB COUNTY, GEORGIA

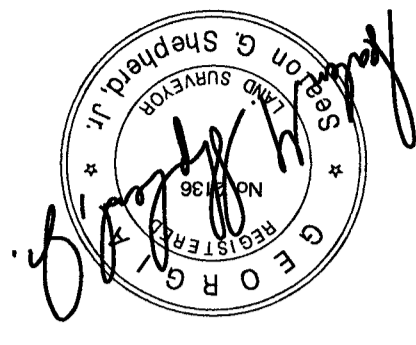
Date of Field Survey: 02/02/2017
 Scale: 1" = 20'
 Sheet No.: 02 OF 03
 Job/File No.: 17-01-480

3018129

GEORGIA 811
 Utilities Protection Center, Inc.
 1-800-282-7411
 Know what's below. Call before you dig.

Professional Seal: Grant Shepherd, J.P., State of Georgia, Professional Land Surveyor, No. 12345

PROPOSED LAYOUT



- GENERAL NOTES:**
1. ALL LOCATIONS WITH A PROVISION FOR FILL OR GREATER WILL REQUIRE A COMPACTION PERMIT BEING ISSUED.
 2. PERMIT BEING ISSUED.
 3. RETAINING WALLS TO BE CONTINUOUS WITH FOUNDATION.
 4. FRONT SETBACK WAS TAKEN FROM AN AVERAGE.
 5. TOPOGRAPHIC INFORMATION WAS OBTAINED BY A FIELD RUN SURVEY.
 6. CONTOUR INTERVALS IS 2'-0".
 7. SAFETY RESTRAINTS WILL BE PROVIDED FOR WALLS 30' AND HIGHER.
 8. ENGINEERED QUALITY SUPPLIED THE ZONING INFORMATION ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
 9. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH ANY DISTURBING ACTIVITIES.
 10. CONSTRUCTION SHALL BE FULLY IMPLEMENTED AT THE END OF THE PROJECT AND NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENTATION CONTROL.
 11. APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENTATION CONTROL.
 12. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
 13. LOCATE AND FIELD-SAFE UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAMS AND FACILITIES.
 14. ALL THE PROTECTION AREAS TO BE PROTECTED FROM LAND-DISTURBING ACTIVITIES.
 15. ALL THE PROTECTION AREAS AND THESE SAVE AREAS PRIOR TO ANY CONSTRUCTION SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
 16. ALL THE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE REPAIRED OR REPLACED AS NEEDED.
 17. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
 18. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
 SATURDAY 8:00AM - 5:00PM
 MONDAY - FRIDAY 7:00AM - 7:00PM

CRITICAL AREA VEGETATIVE PLAN

SEED SPECIES	PLANTING DATES	SEED RATE/ACRE	PLANTING DATES	SEED RATE/ACRE
HULLETT COMMON BERNUDA GRASS	3/1 - 6/15	10 LBS	9/1 - 10/31	50 LBS
FESCUE	11/1 - 2/28	50 LBS		
RYE GRASS	6/15 - 8/31	5000 LBS		

TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL.
 FERTILIZER (ANNUAL NITRATE 33.5%) 300 LBS/ACRE
 C. SECOND-YEAR FERTILIZER: (5-10-15 OR EQUIVALENT) 300 LBS/ACRE

FERTILIZER REQUIREMENTS FOR SOD

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST	6-12-12	1500 LBS./AC.
	SECOND	6-12-12	800 LBS./AC.
	MAINTENANCE	10-10-10	400 LBS./AC.
2. WARM SEASON GRASSES	FIRST	6-12-12	1500 LBS./AC.
	SECOND	6-12-12	800 LBS./AC.
	MAINTENANCE	10-10-10	400 LBS./AC.

SOD PLANTING REQUIREMENTS

COMMON NAME	TRIAL P.C.	TRIAL P.C.	TRIAL P.C.	TRIAL P.C.	TRIAL P.C.	TRIAL P.C.	TRIAL P.C.	TRIAL P.C.	TRIAL P.C.
GRASS	VARIES	RESOURCE	GRONKO	COMMON	M-L-P-C	TRILAM	TRILAM	TRILAM	TRILAM
BERNUDA GRASS	P.C.	P.C.	P.C.	P.C.	P.C.	P.C.	P.C.	P.C.	P.C.
BHARUASS	P.C.	P.C.	P.C.	P.C.	P.C.	P.C.	P.C.	P.C.	P.C.
ST. AUGUSTINE	COMMON	BIRTBLEUE	RALPH	COMMON	COMMON	COMMON	COMMON	COMMON	COMMON
ZOYSA	KENTUCKY	BERLUCKY	M-L-P	COOL WEATHER	COOL WEATHER	COOL WEATHER	COOL WEATHER	COOL WEATHER	COOL WEATHER

- CONSTRUCTION NOTES:**
1. THE UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR NOT SHOWN. THE PLANS REGARDING THE LOCATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE LIMITS OF THE WORK.
 3. CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF FINAL LANDSCAPING.
 4. AS-BUILT WATER QUALITY AND LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
 5. BMP LOCATIONS SHOWN ARE APPROXIMATE AND ANY DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER.
 6. STONE BEDDING TO BE NO. 57 STONE PLACED ON LEVEL TRENCH BOTTOM.
 7. ALL DOWNSPOUTS AND DRAINAGE INLETS TO BE DIRECTED TO THE BMP.
 8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE LIMITS OF THE WORK.
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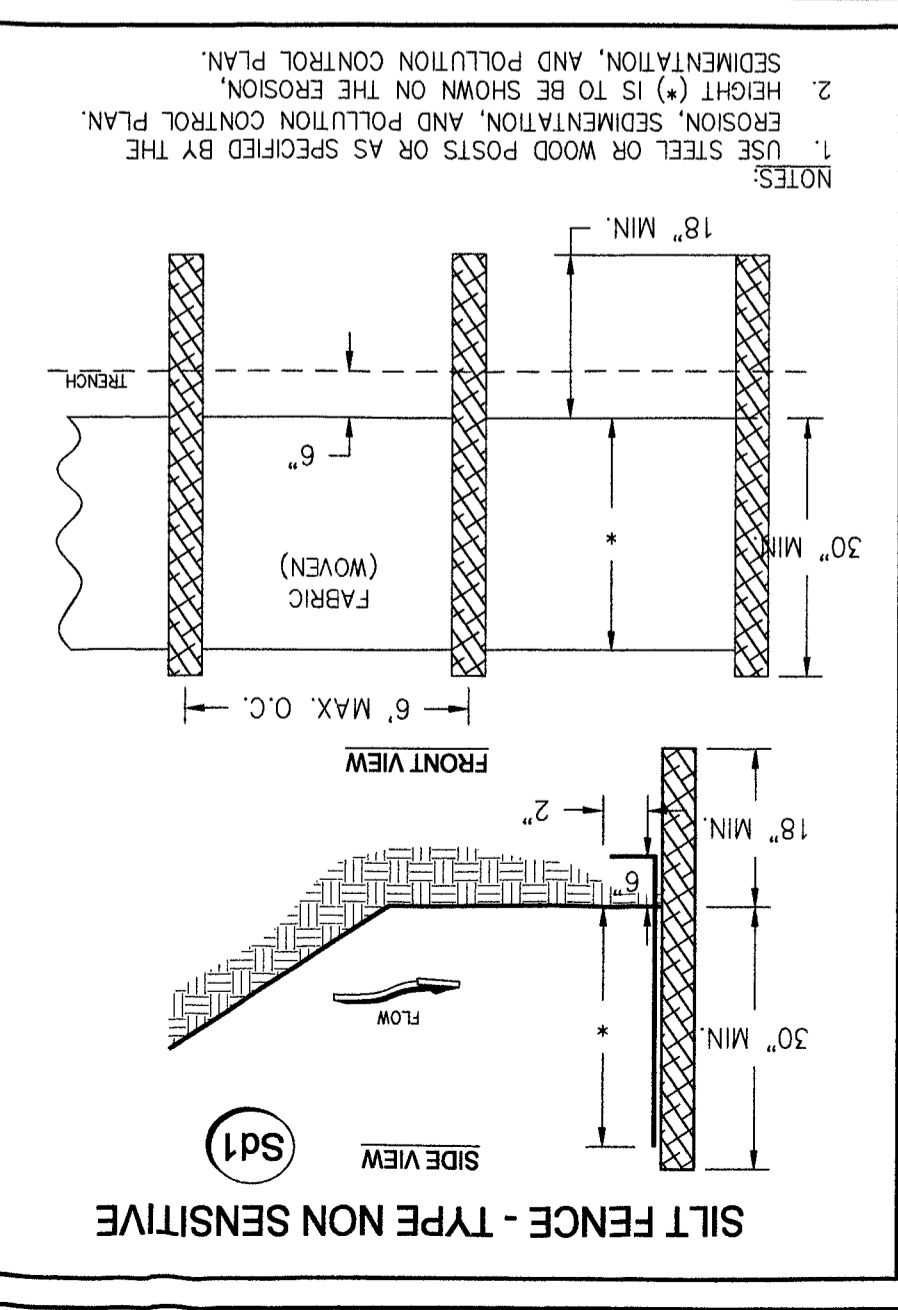
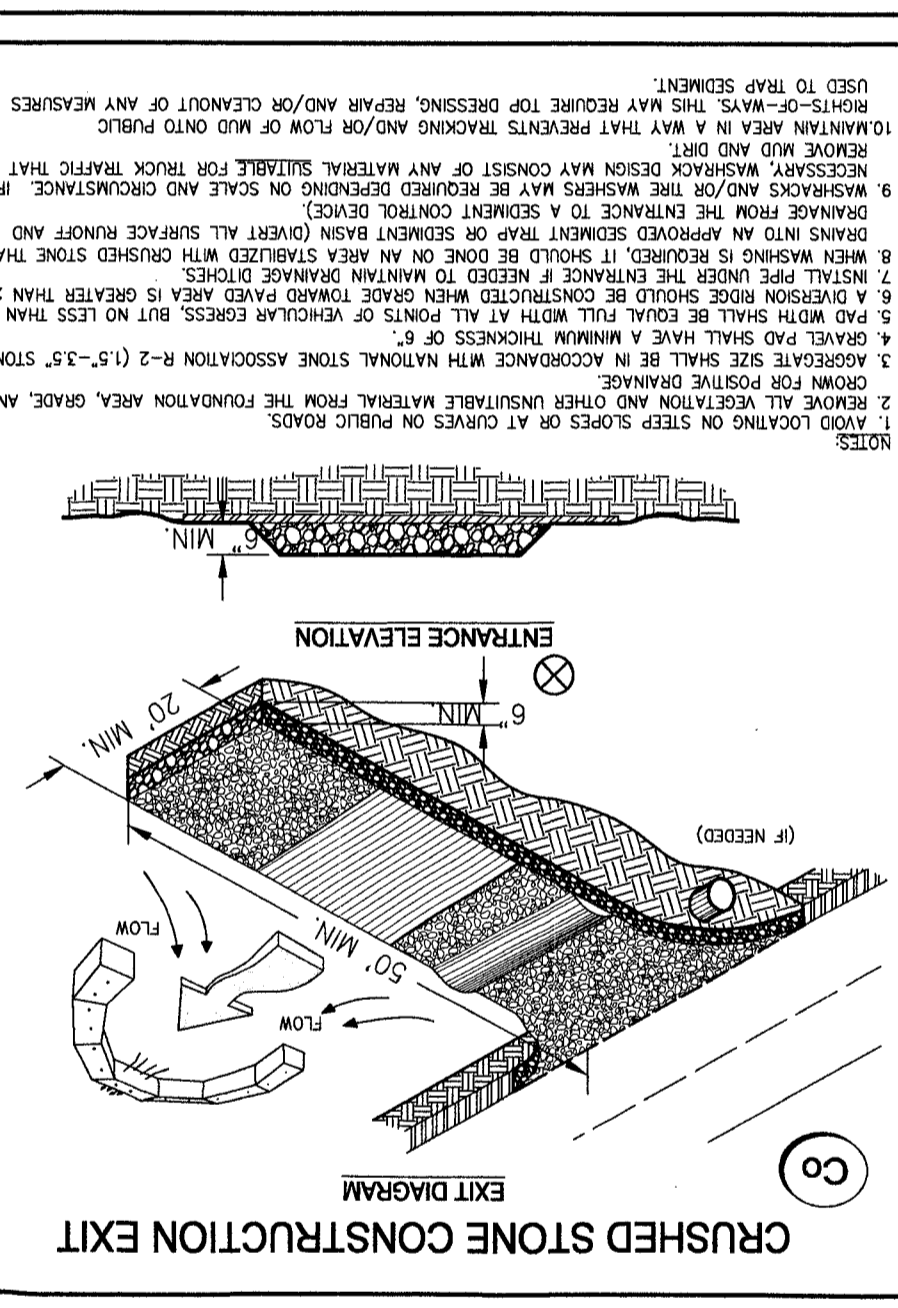
1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 371-4913.

VEGETATIVE PRACTICES

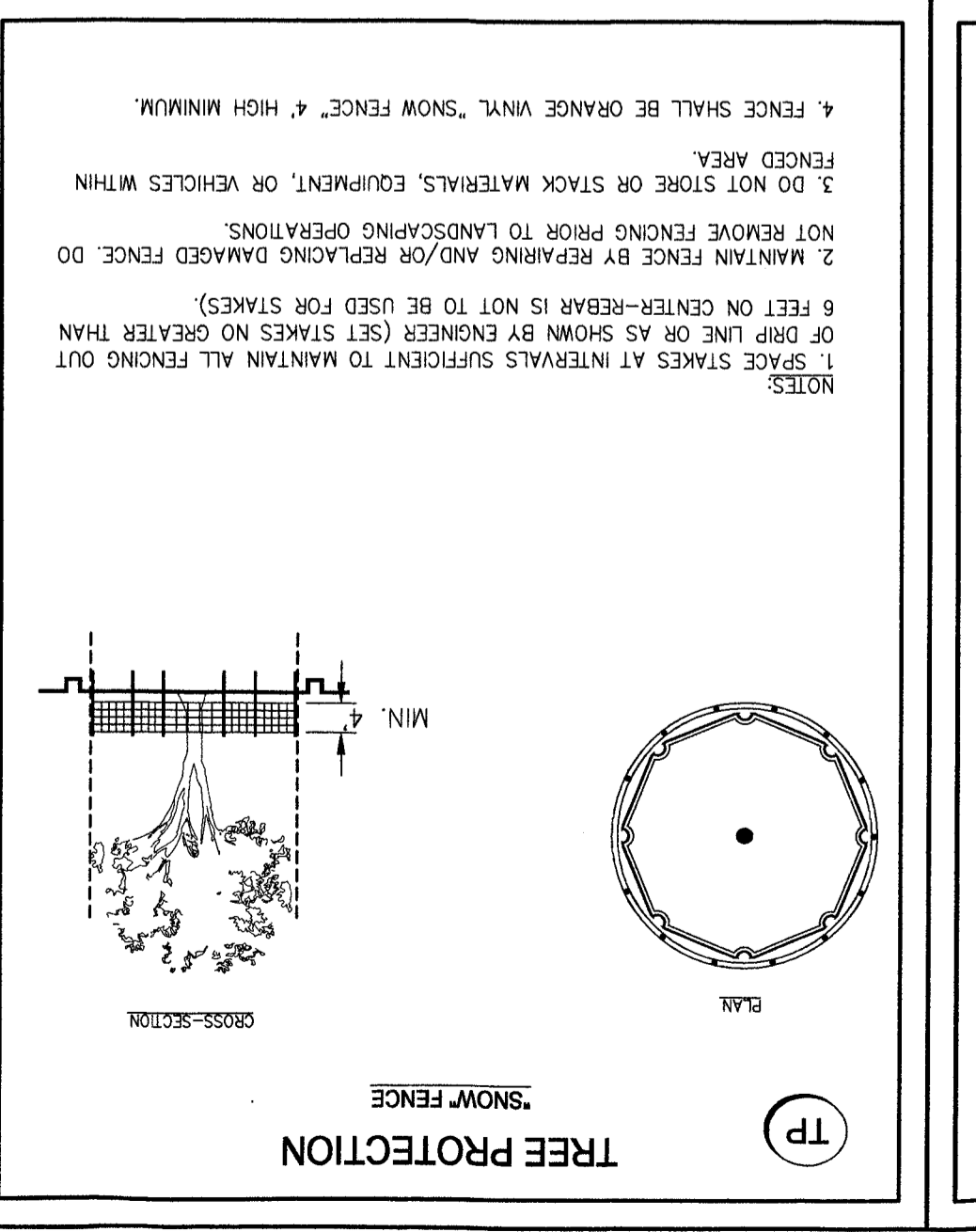
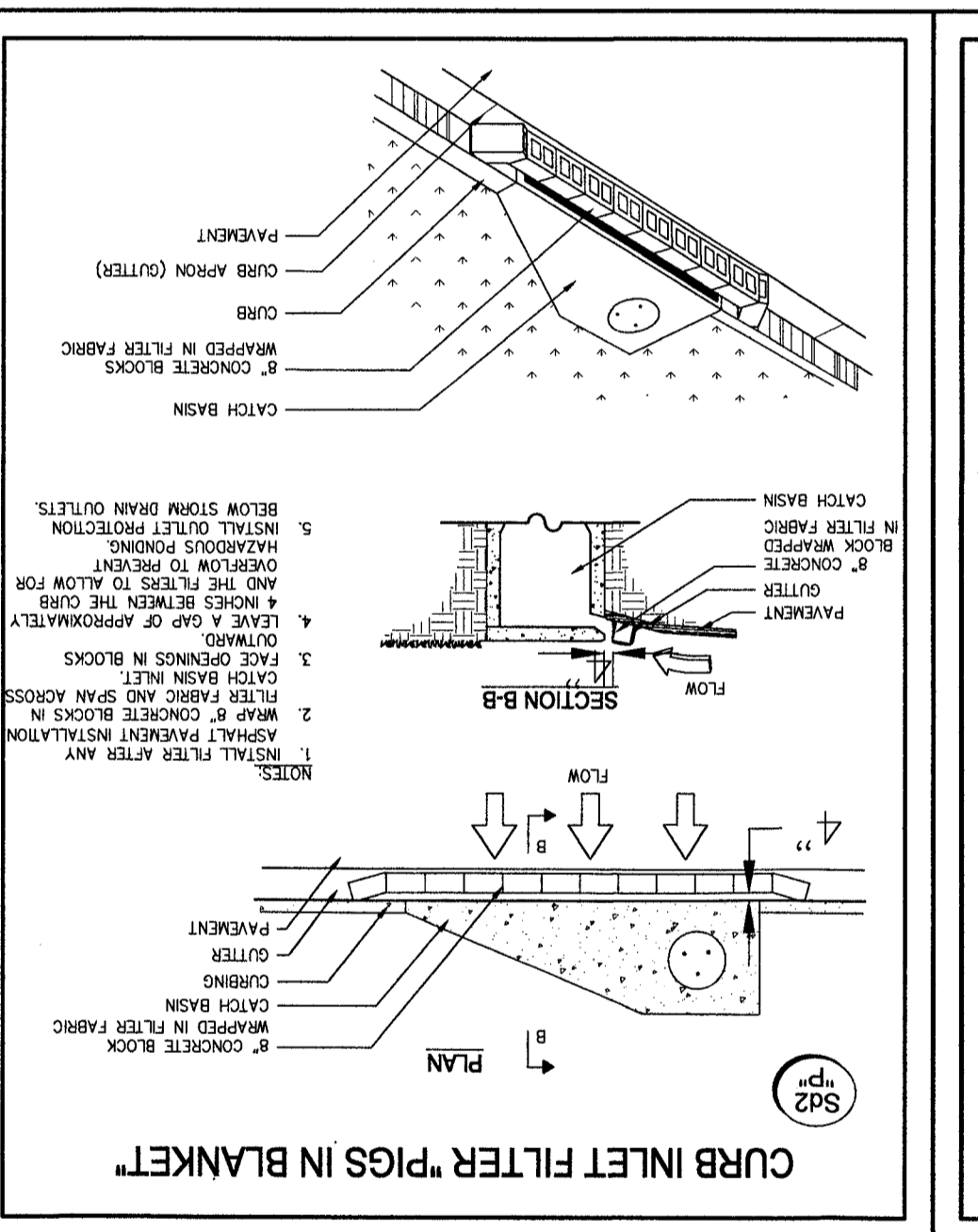
CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
BR	BURR PINE			Strip established on-site vegetation.
CS	CORNER ONE			Planting vegetation on areas that are disturbed.
DR1	DRY TRENCH			Establishing temporary protection for disturbed areas.
DR2	DRY TRENCH			Establishing a temporary vegetative cover.
DR3	DRY TRENCH			Establishing a permanent vegetative cover.
DR4	DRY TRENCH			Establishing a permanent vegetative cover using sods.
DU	DUMPSTER			Constructing a dumpster on-site, roofed and located on construction site, roadway and other areas.
FLC	FLOOD CONTROL			Substrate provided to assist in the right-of-way.
FS	FESCUE			The use of readily available native plant species in addition.
GS	GRASS			A protective covering used to prevent erosion on steep slopes, stone walls, or other areas.
TR	TREES			Substrate used to assist in the right-of-way.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
CO	CONCRETE			Concrete used for foundation, walls, and other structural elements.
SP1	SPALL			Spall used for erosion control.



GEORGIA
UNIFORM CODING SYSTEM
 FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
 GEORGIA SOIL AND WATER CONSERVATION COMMISSION



Job/File No. 17-01-480
 Sheet No. 03 OF 03
 Scale N/A *Unless Otherwise Noted*
 Date of Field Survey 02/02/2017
SITE PLAN FOR 6938 SHADOW RIDGE LANE
 PARCEL 18 025 01 0170
 LOT 35, BLOCK A, MOUNTAIN OAKS SUBDIVISION, PHASE II,
 PLAT BOOK 86, PAGE 98
 LAND LOT 25 OF 18TH DISTRICT
 DEKALB COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	11-13-18	CLIENT COMMENT
2	10-12-18	SUBMITTAL

GRANT SHEPHERD ASSOCIATES, INC.
 755 LONGLEAF BOULEVARD SUITE A, LAWRENCEVILLE, GA 30046
 PHONE: 770.418.9823 FAX: 770.418.9289
 www.grantshepherd.com

PARID: 18 025 01 170

Tax Dist: 04-UNINCORPORATED

1272 LYNWYN LANE SE LLC

6938 SHADOW RIDGE LN

Parcel

Status	ACTIVE
Parcel ID	18 025 01 170
Alt ID	2357932
Address	6938 SHADOW RIDGE LN
Unit	
City	STONE MOUNTAIN
Zip Code	30087-
Neighborhood	1043
Super NBHD	
Class	R3 - RESIDENTIAL LOT
Land Use Code	101-Residential 1 family
Living Units	
Zoning	R3 - CITY RESIDENTIAL
Appraiser	COVEA - COVEA JACOBS (404) 371-2547

Mailing Address

1272 LYNWYN LANE SE LLC
281 NEW HOPE DR
MCDONOUGH GA 30252

Current Ownership

Owner	Co-Owner
1272 LYNWYN LANE SE LLC	

Ownership on January 1st

Owner	Co-Owner
1272 LYNWYN LANE SE LLC	

Notices of Assessment

Tax Year	Notice Type	Download
2024	Annual Notice\Real	Click Here
2023	Annual Notice\Real	Click Here
2022	Annual Notice\Real	Click Here

File an Appeal to Board of Equalization

[Click Here](#) To File an Appeal Online

Property Tax Information

Click Here for Property Tax Information