

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0261G, DATED 09/18/13

**LOT AREA:** 24 HR CONTACT:  
**11,808 sf.** **CHRIS SPENCER**  
**0.271 ACRES** CHRIS@SPENCERLOVEHOMES.COM  
 (770)318-6346

**ZONING INFORMATION:**

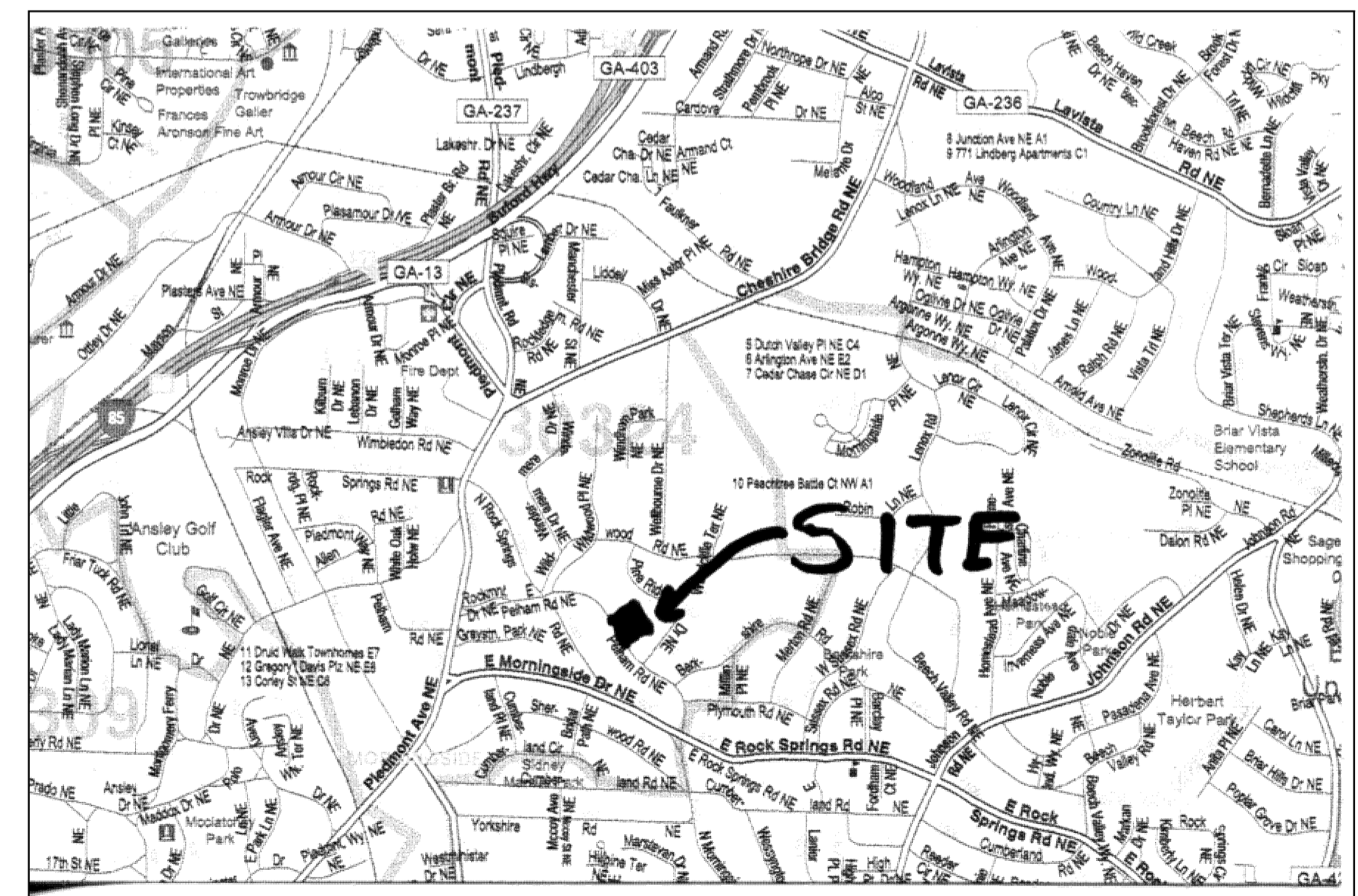
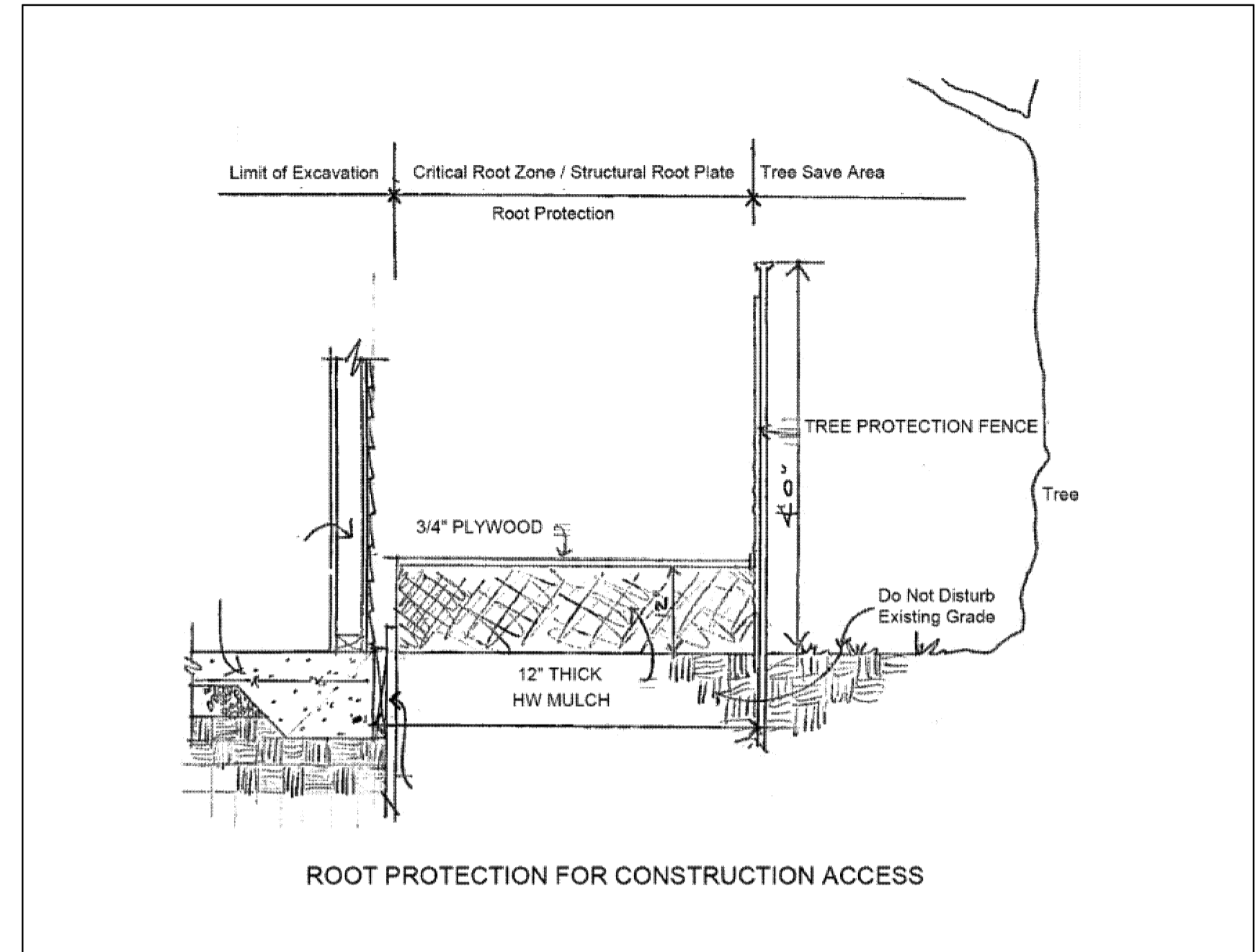
CLASSIFICATION: R-4  
 SETBACKS: FRONT - 35 FEET  
 SIDE - 7 FEET  
 REAR - 15 FEET  
 MINIMUM LOT AREA - 9000 sf.  
 MINIMUM STREET FRONTAGE - 70 FEET  
 MAXIMUM LOT COVERAGE - 50%  
 MAXIMUM FLOOR AREA RATIO - 0.50  
 MINIMUM OFFSTREET PARKING - 1 SPACE

**APPLICABLE BUILDING CODES:**

- INTERNATIONAL BUILDING CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- INTERNATIONAL RESIDENTIAL CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020) - EFFECTIVE JANUARY 1, 2020
- INTERNATIONAL FIRE CODE  
2018 EDITION, (CONTACT STATE FIRE MARSHALL)
- INTERNATIONAL PLUMBING CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- INTERNATIONAL MECHANICAL CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- NATIONAL ELECTRICAL CODE  
2020 EDITION, WITH GEORGIA AMMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE  
2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMMENDMENTS (2020), (2022)
- INTERNATIONAL SWIMMING POOL AND SPA CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020)
- NFPA 101  
LIFE SAFETY CODE 2018 EDITION WITH STATE AMMENDMENTS (2020) - EFFECTIVE JANUARY 1, 2020

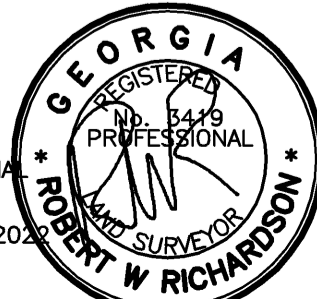
**EROSION CONTROL NOTES:**

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C) DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



RELEASED FOR CONSTRUCTION

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
 REGISTERED PROFESSIONAL  
 ROBERT W. RICHARDSON  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 CERTIFICATION NUMBER 0000089322  
 ISSUED 11/11/2019 EXPIRES 10/11/2022  
 SIGNATURE DATE



**ALPHA LAND SERVICES**  
 P.O. BOX 1651  
 LOGANVILLE, GA. 30052  
 ENGINEERING \* LAND SURVEYING  
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM  
 REVISION: \_\_\_\_\_  
 REF. PLAT: PB. 14 P. 8

SITE PLAN FOR:  
**1688 NORTH PELHAM ROAD**  
 TAX PARCEL: 17 0051 0005 016 3  
 LAND LOT: 51 LOT: 16 BLOCK: A  
 DISTRICT: 17TH SUB: MORNINGSIDE  
 FULTON COUNTY PELHAM ROAD  
 GEORGIA  
 FIELD DATE: 04/12/22 AREA = 0.271 ACRES  
 PLAT DATE: 09/06/22 JOB No. 22219COS

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Equipment used: Topcon GTS-213 Total Station.

**LOT AREA:**  
11,808 sf.  
0.271 ACRES

**24 HR CONTACT:**  
**CHRIS SPENCER**  
CHRIS@SPENCERLOVEHOMES.COM  
(770)318-6346

**SURVEYOR NOT RESPONSIBLE FOR DETERMINING THE PRESENCE OF WATERS OF THE STATE.**

**FLOOD HAZARD STATEMENT**

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SIDE - 7 FEET  
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**LEGEND**

IPF = 1/2" REBAR FOUND  
IPS = 1/2" REBAR PIN SET  
L.L. = LAND LOT  
L.L.L. = LAND LOT LINE  
P.L. = PROPERTY LINE  
CL = CENTERLINE  
B.L. = BUILDING LINE  
R/W = RIGHT-OF-WAY  
S.S.E. = SANITARY SEWER EASEMENT  
D.E. = DRAINAGE EASEMENT  
MH = MANHOLE  
C.B. = CATCH BASIN  
J.B. = JUNCTION BOX  
HW = HEADWALL  
D.I. = DROP INLET  
PP = POWER/UTILITY POLE  
F.H. = FIRE HYDRANT  
I.E. = INVERT ELEVATION  
F.F.E. = FINISHED FLOOR ELEVATION  
F.F.B. = FINISHED FLOOR BASEMENT  
F.F.G. = FINISHED FLOOR GARAGE  
BOC = BACK OF CURB  
EP = EDGE OF PAVEMENT  
N/F = NOW OR FORMERLY  
P.O.B. = POINT OF BEGINNING  
SS = SANITARY SEWER LINE/PIPE  
-X-X-X- = FENCE LINE  
-O- = FLOOD HAZARD ZONE LINE  
- - - = STORM SEWER LINE/PIPE  
-W- = WATER LINE  
-G- = GAS LINE  
CM = CONCRETE MONUMENT  
C.E. = CONSTRUCTION EASEMENT  
C&G = CURB AND GUTTER  
LS = LIGHT STANDARD  
OTP = OPEN TOP PIPE FOUND  
CTP = CRIMP TOP PIPE FOUND

**PROPOSED FLOOR AREA:**

BASEMENT = 1198 sf.  
MAIN LEVEL = 1897 sf.  
UPPER LEVEL = 2302 sf.  
TOTAL = 5397 sf.  
FAR: 5397/11808 = 0.457

**TREE REMOVAL:**

12" HOLLY

**TREE PLANTING:**

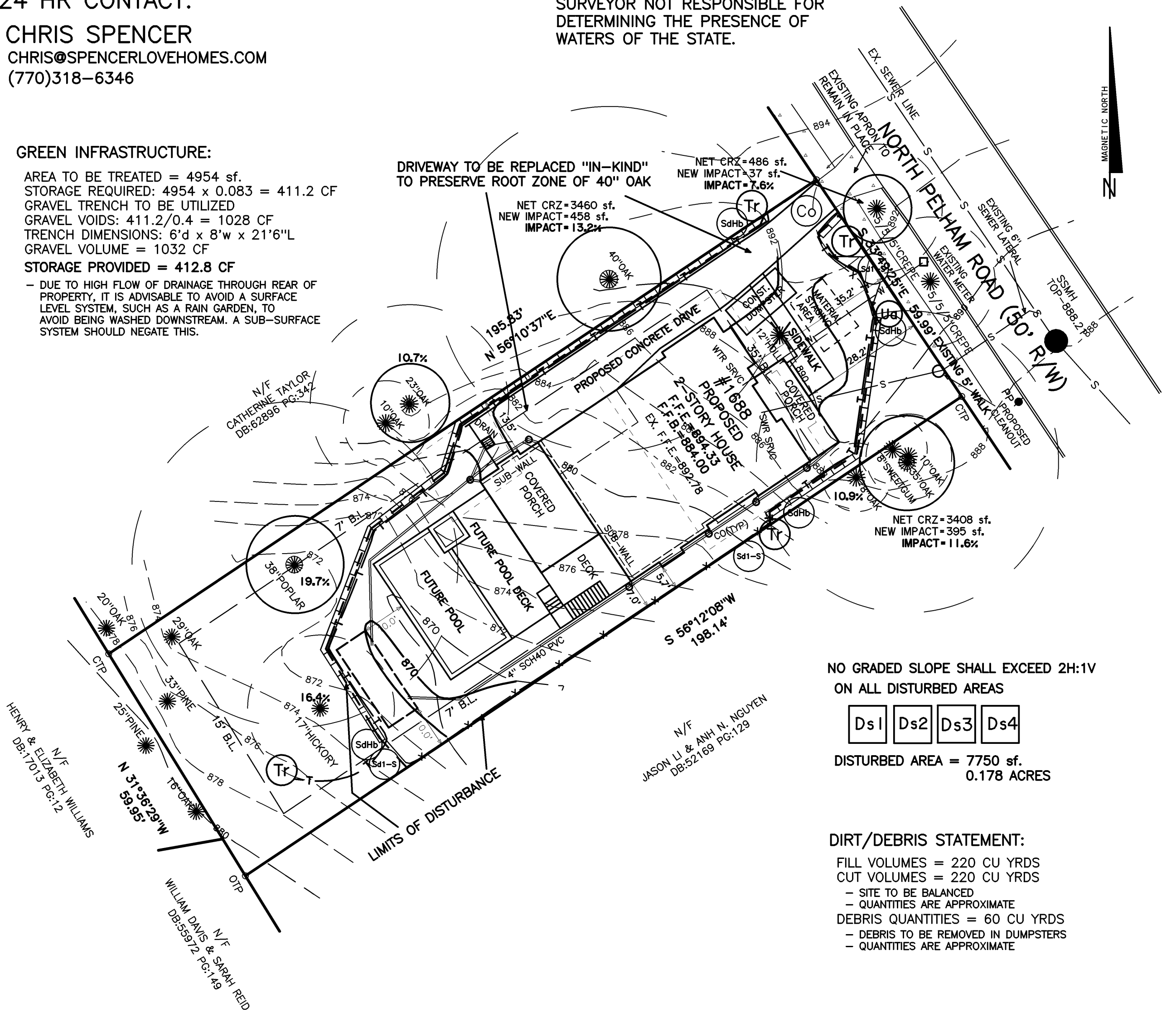
Ua - 2.5' AMERICAN ELM (10)

**TREE RECOMPENSE:**

1 TREE REMOVED - 1 PLANTED x \$100 = \$0  
12" REMOVED - 2.5" PLANTED x \$30 = \$285  
TOTAL RECOMPENSE OWED = \$285

**GREEN INFRASTRUCTURE:**

AREA TO BE TREATED = 4954 sf.  
STORAGE REQUIRED: 4954 x 0.083 = 411.2 CF  
GRAVEL TRENCH TO BE UTILIZED  
GRAVEL VOIDS: 411.2/0.4 = 1028 CF  
TRENCH DIMENSIONS: 6'd x 8'w x 21'6"L  
GRAVEL VOLUME = 1032 CF  
STORAGE PROVIDED = 412.8 CF  
- DUE TO HIGH FLOW OF DRAINAGE THROUGH REAR OF PROPERTY, IT IS ADVISABLE TO AVOID A SURFACE LEVEL SYSTEM, SUCH AS A RAIN GARDEN, TO AVOID BEING WASHED DOWNSTREAM. A SUB-SURFACE SYSTEM SHOULD NEGATE THIS.



NO GRADED SLOPE SHALL EXCEED 2H:1V ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 7750 sf.  
0.178 ACRES

**DIRT/DEBRIS STATEMENT:**

FILL VOLUMES = 220 CU YRDS  
CUT VOLUMES = 220 CU YRDS  
- SITE TO BE BALANCED  
- QUANTITIES ARE APPROXIMATE  
DEBRIS QUANTITIES = 60 CU YRDS  
- DEBRIS TO BE REMOVED IN DUMPSTERS  
- QUANTITIES ARE APPROXIMATE

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ROBERT W. RICHARDSON  
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ISSUED: 10/12/2019 EXPIRES 10/11/2022  
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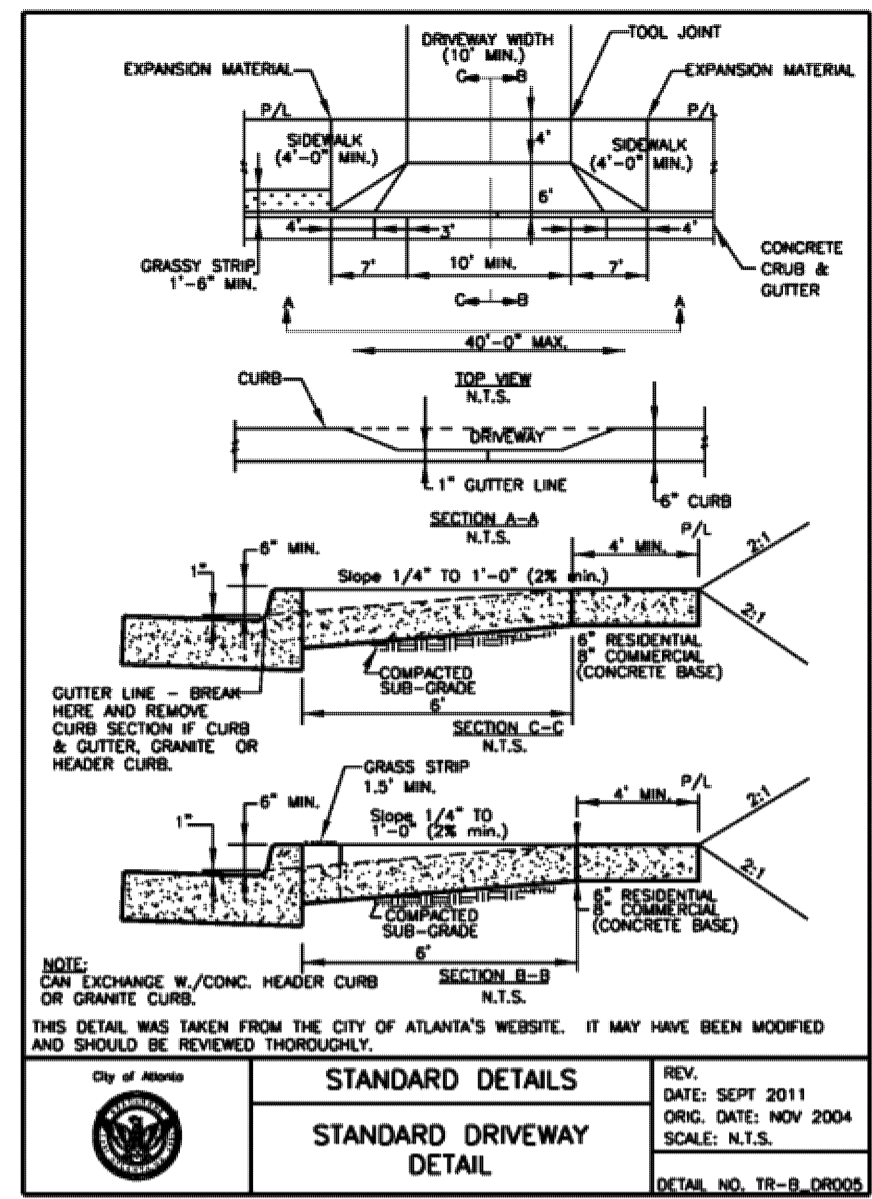
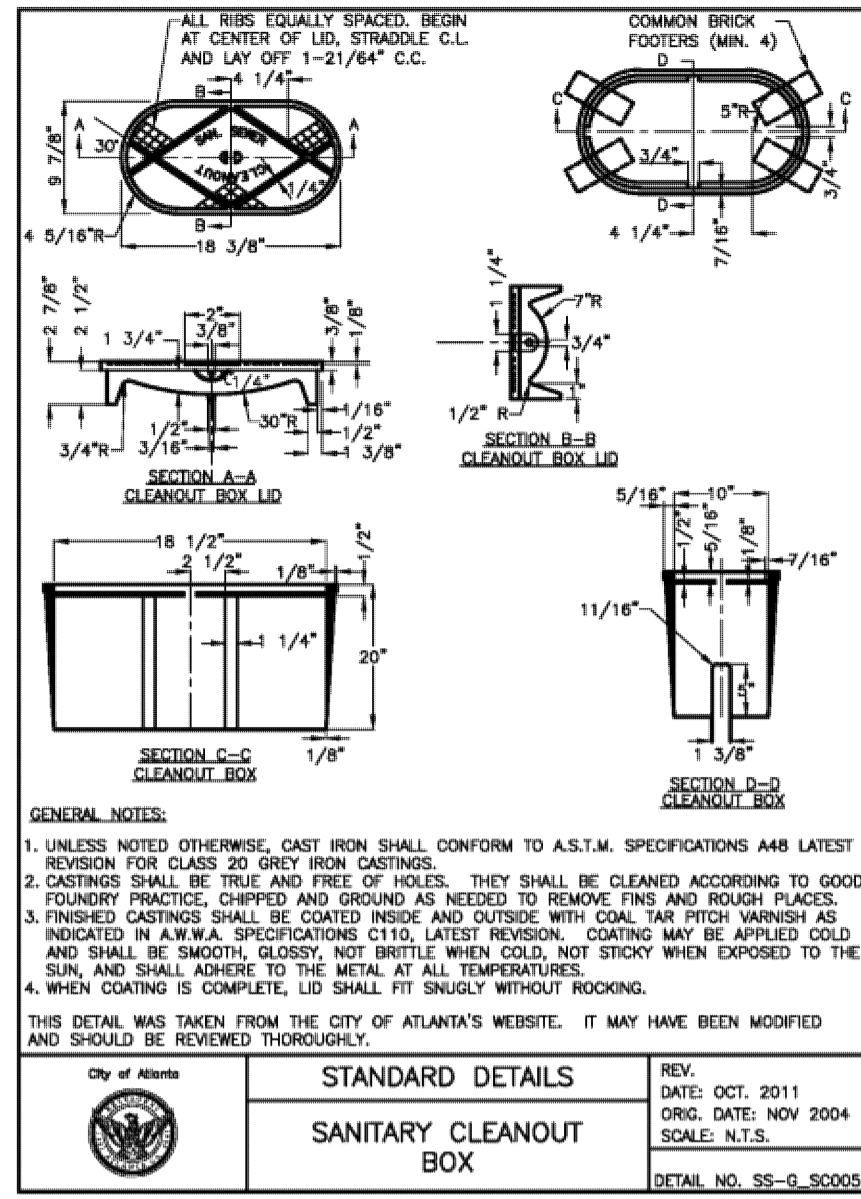
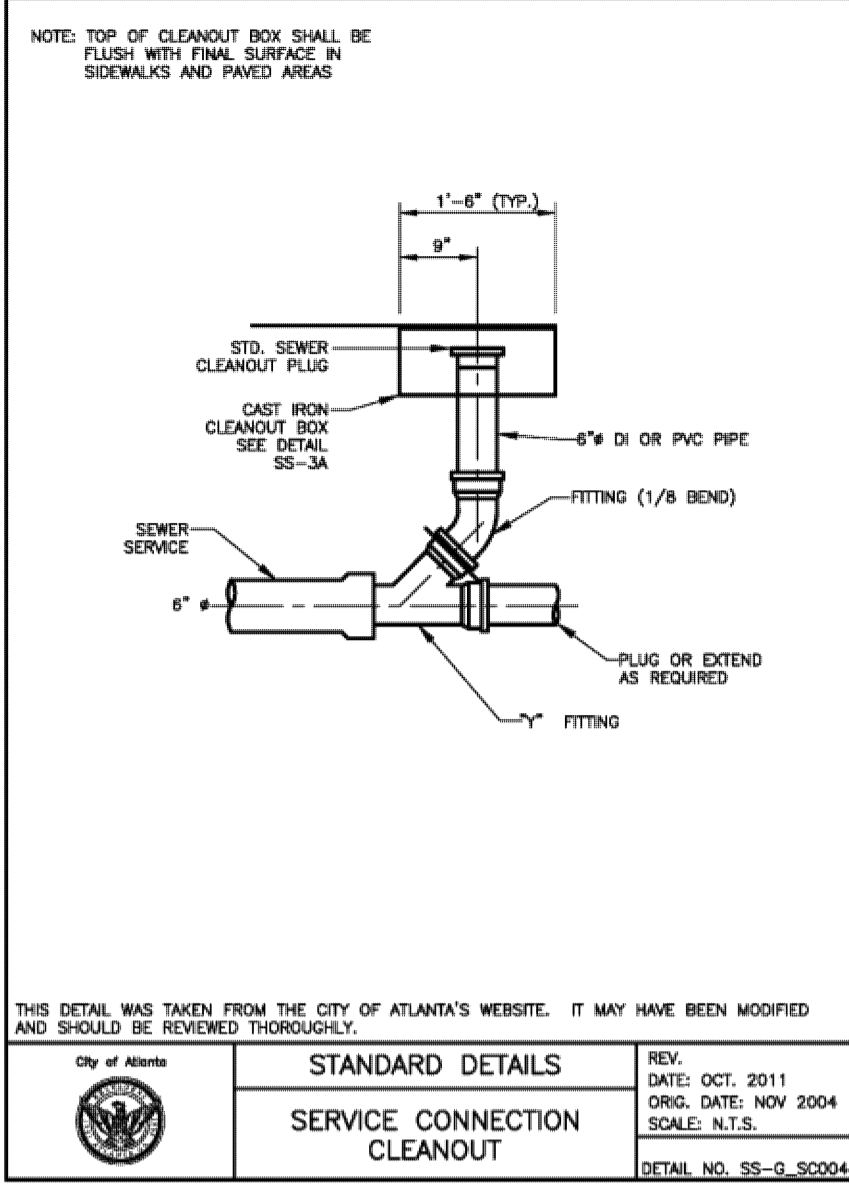


**ALPHA LAND SERVICES**  
P.O. BOX 1651  
LOGANVILLE, GA. 30052  
ENGINEERING \* LAND SURVEYING  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: \_\_\_\_\_  
REF. PLAT: PB. 14 P. 8

PAGE 2 OF 4  
SITE PLAN FOR:  
**1688 NORTH PELHAM ROAD**  
TAX PARCEL: 17 0051 0005 016 3  
LAND LOT: 51 LOT: 16 BLOCK: A  
DISTRICT: 17TH SUB: MORNINGSIDE  
FULTON COUNTY PELHAM ROAD  
GEORGIA  
FIELD DATE: 04/12/22 AREA = 0.271 ACRES  
PLAT DATE: 09/06/22 JOB No. 2221951

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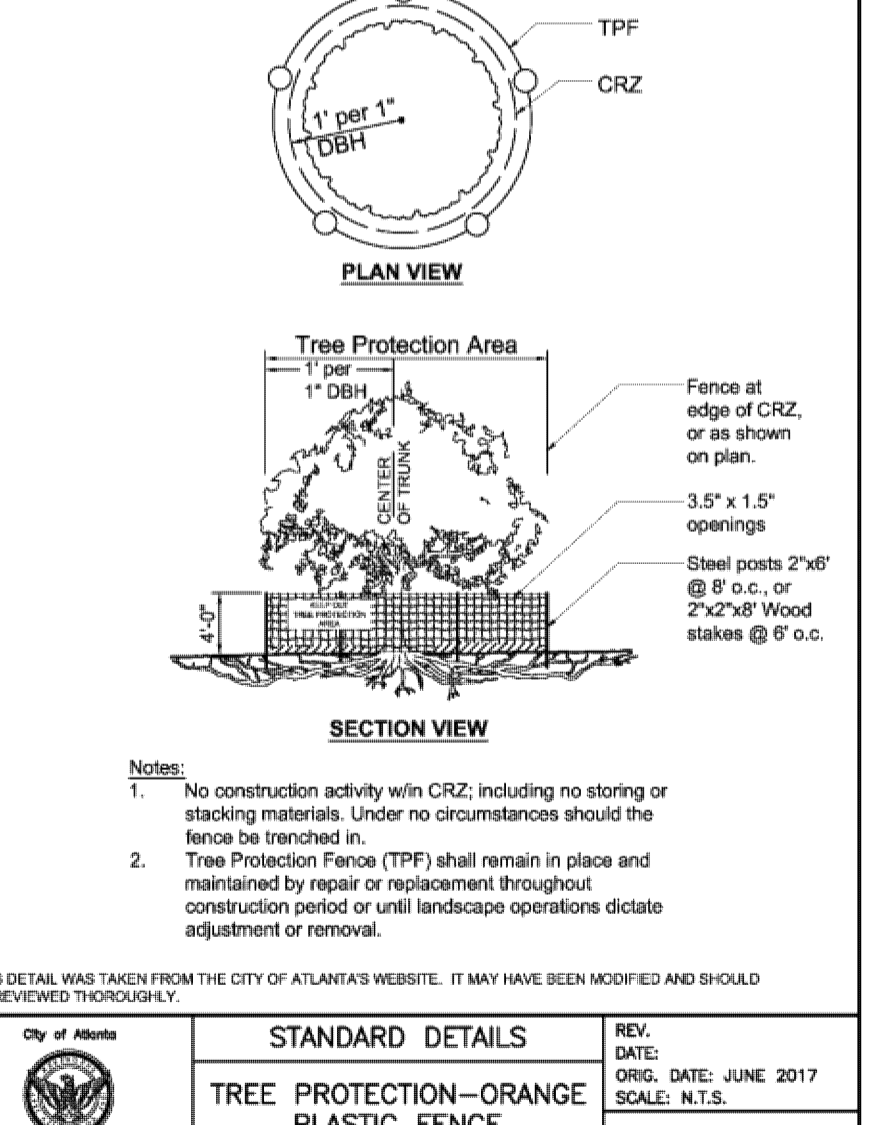
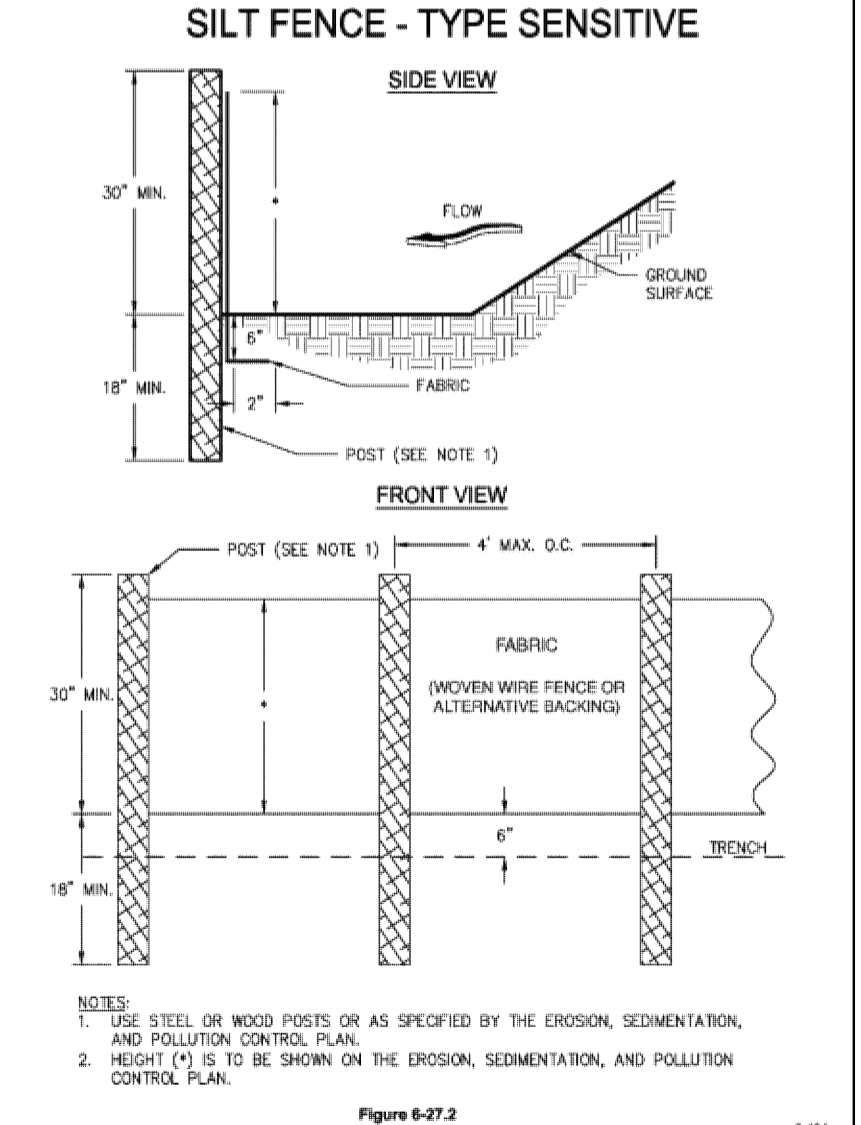
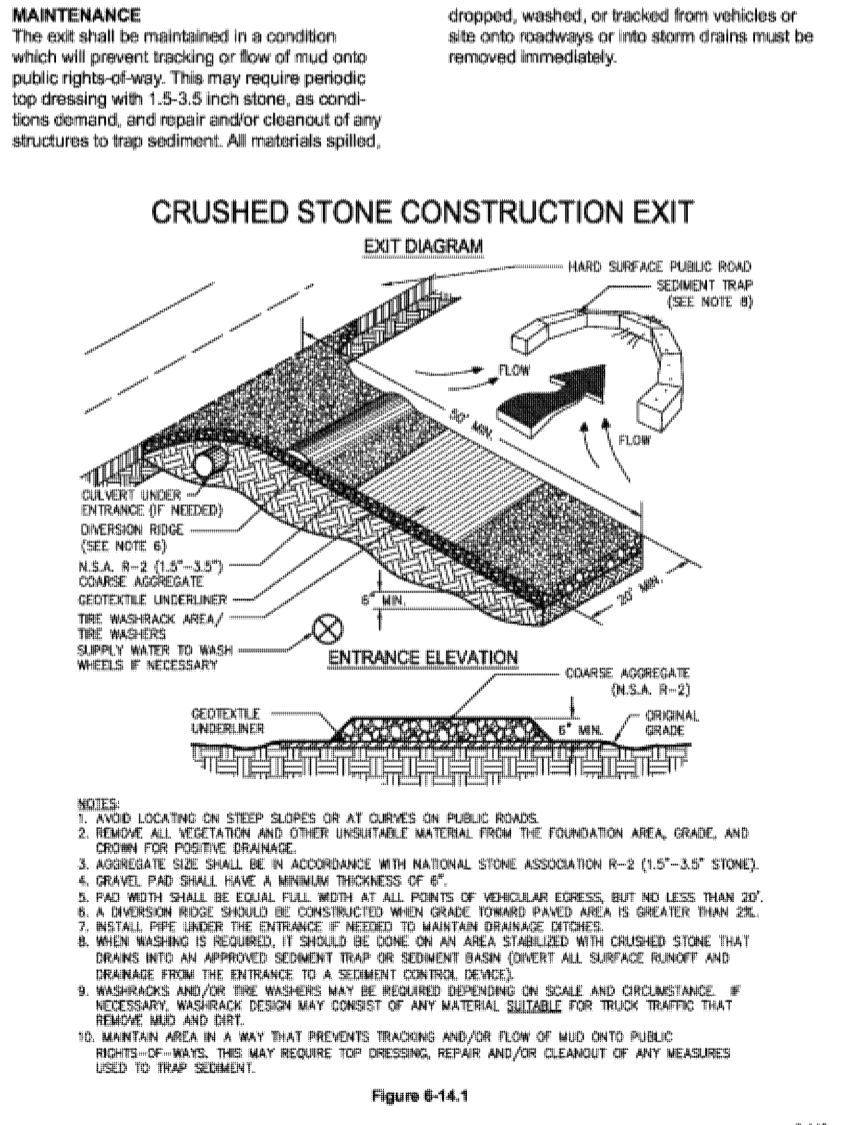
SPECIES	Broadcast Rates 1/- pbs 2/ Per Acre	Resource Area 3/	Planting Dates by Resource Area												Remarks	
			J	F	M	A	M	J	J	A	S	O	N	D		
<b>Ds3</b> BAHIA, PENSACOLA (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. Per 1000 sq. ft. 30 lbs. 0.7 lb.	P C														165,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea pededoza for weeping lawgrass.
BAHIA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. Per 1000 sq. ft. 30 lbs. 0.7 lb.	M-L P														Same as above
BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone with other perennials	10 lbs. 0.2 lb. Per 1000 sq. ft. 6 lbs. 0.1 lb.	P C														1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
BERMUDA, COMMON (Cynodon dactylon) unhulled seed with temporary cover with other perennials	10 lbs. 0.2 lb. Per 1000 sq. ft. 6 lbs. 0.1 lb.	P C														Plant with winter annuals. Plant with Tall fescue.
BERMUDA, SPRINGS (Cynodon dactylon) Coastal Common, Midland, or TR 44 Coastal, Common, or TR 78	40 cu. ft. 0.9 cu. ft. or sod plugs 3' x 3'	M-L P C														A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs. Same as above Southern Coastal Plain only
FESCUE, TALL (Festuca arundinacea) alone with other perennials	50 lbs. 1.1 lb. Per 1000 sq. ft. 30 lbs. 0.7 lb.	M-L P														227,000 seed per pound. Use alone only on better sites. Not for droughty soils. Mix with perennial spezzedosa or Crownvetch. Apply topdressing in spring following fall planting. Not for heavy use areas or athletic fields.

SPECIES	Broadcast Rates 2/ - PLS 3/ Per Acre	Resource Area 4/	Planting Dates by Resource Area												Remarks	
			J	F	M	A	M	J	J	A	S	O	N	D		
<b>Ds2</b> MILLET, PEARL (Pennisetum glaucum) alone	50 lbs. 1.1 lb. Per 1000 sq. ft.	M-L P C														88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS (Avena sativa) alone in mixtures	4 bu. (128 lbs.) 1 bu. (32 lbs.)	M-L P C														13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley
RYE (Secale cereale) alone in mixtures	3 bu. (96 lbs.) (168 lbs.) 1/2 bu. (28 lbs.)	M-L P C														18,000 seed per pound. Quick cover. Drought tolerant and winterhardy
RYE alone	40 lbs. 0.9 lb. Per 1000 sq. ft.	M-L P C														227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures
RYE alone	60 lbs. 1.4 lb. Per 1000 sq. ft.	M-L P C														55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

PERM. & TEMP. GROUND COVER

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

MULCHING APPLICATION REQUIREMENTS		
MATERIAL	RATE	DEPTH
STRAW OR HAY	2-1/2 TONS/ACRE	6" TO 10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6 TO 9 TONS/ACRE	2" TO 3"
CUTBACK ASPHALT	1200 GAL/AC OR 1/4 GAL/SQ.YD.	---
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	---
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	---
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	---

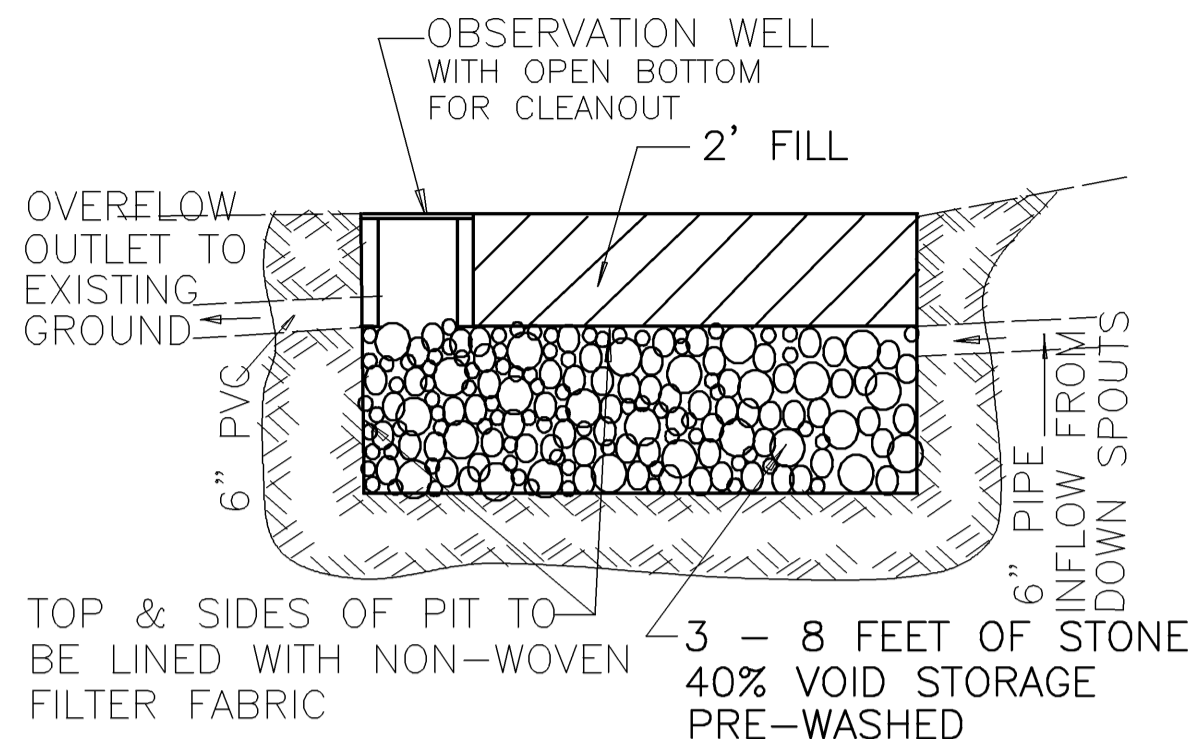


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ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
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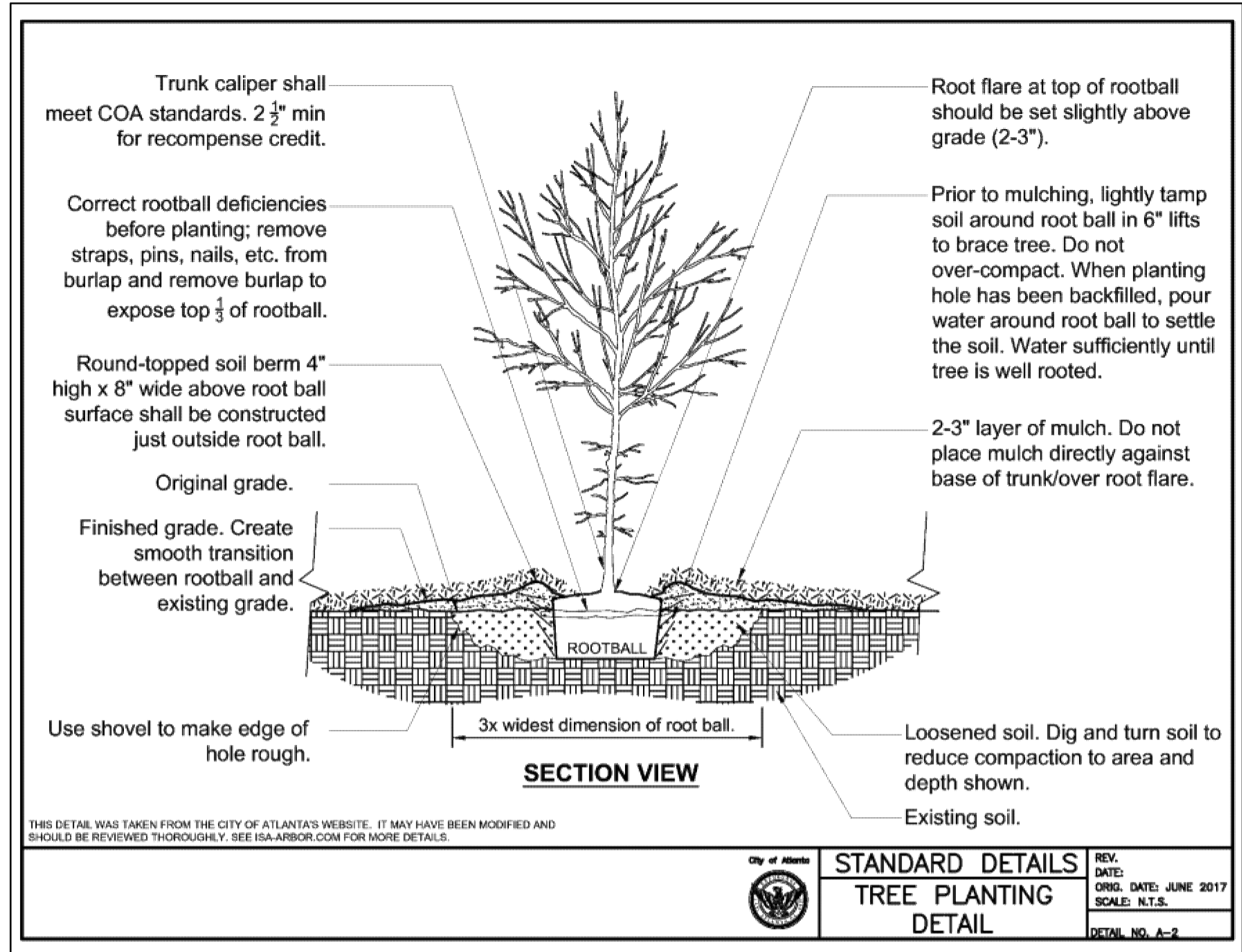
ALPHA LAND SERVICES  
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LOGANVILLE, GA. 30052  
ENGINEERING \* LAND SURVEYING  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM  
REVISION: \_\_\_\_\_  
LAND LOT: 51  
DISTRICT: 17TH  
FULTON COUNTY  
GEORGIA  
FIELD DATE: 04/12/22  
PLAT DATE: 09/06/22  
LOT: 16 BLOCK: A  
SUB: MORNINGSIDE  
PELHAM ROAD  
AREA = 0.271 ACRES  
JOB No. 22219S2

1.) DOWN DRAINS SHALL HAVE POSITIVE SLOPE AWAY FROM FOUNDATION.

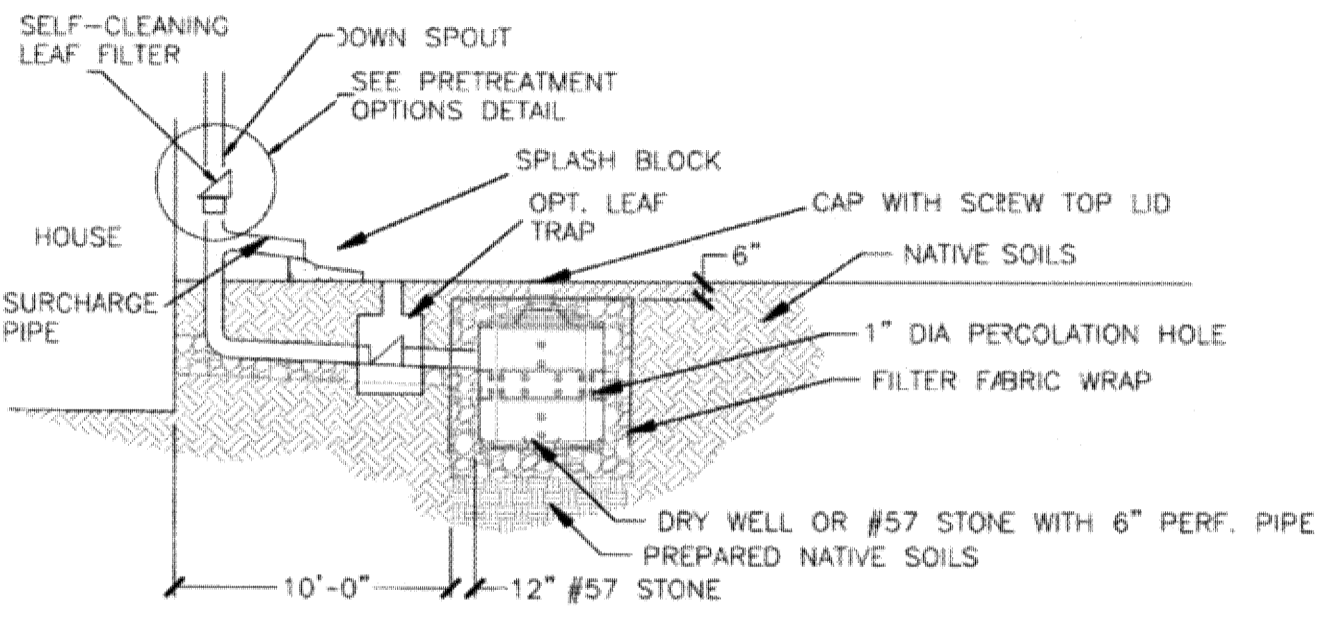


**STONE PIT DETAIL N.T.S.**

2.) DOWN SPOUTS SHALL NOT BE DISCHARGE CLOSER THAN 5' FROM FOUNDATION

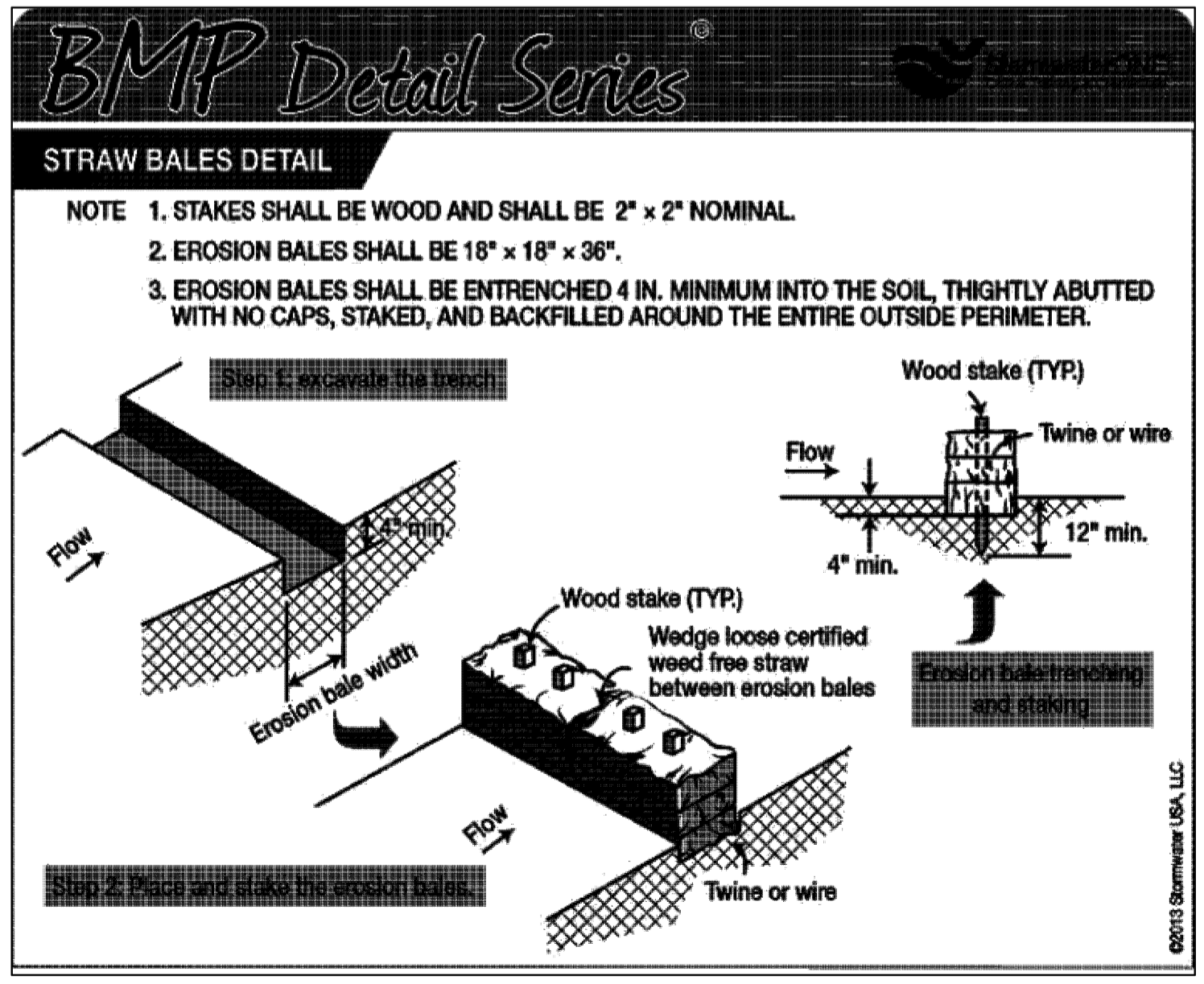
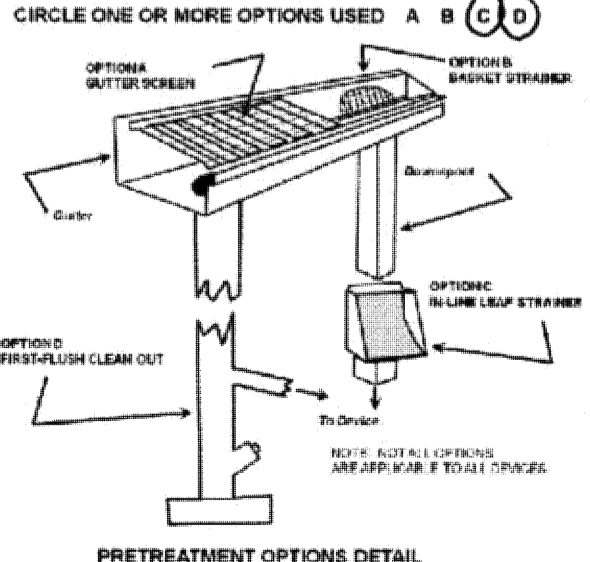


**STANDARD DETAILS**  
**TREE PLANTING**  
**DETAIL**  
REV. DATE: \_\_\_\_\_  
ORIG. DATE: JUNE 2017  
SCALE: N.T.S.  
DETAIL NO. A-2



TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

- CONSTRUCTION STEPS:**
- Review potential dry well areas and layout. Dry wells should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylights at least ten feet from property line.
  - Measure the area draining to the dry well and determine required size from the table on the next page.
  - If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
  - Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
  - Place and tamp 6" to 12" of #57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
  - Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
  - Place tank and install piping. Bond top of tank in place.
  - Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
  - Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
  - Test connections with water flow.
  - Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
  - Backfill with soil/sod or pea gravel.
  - Consider aesthetics as appropriate and erosion control for overflow.



**NOTE**

- STAKES SHALL BE WOOD AND SHALL BE 2" x 2" NOMINAL.
- EROSION BALES SHALL BE 18" x 18" x 36".
- EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, TIGHTLY ABUTTED WITH NO CAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 1 OF 2
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<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM	NOTES & DETAILS FOR: <b>1688 NORTH PELHAM ROAD</b> TAX PARCEL: 17 0051 0005 016 3
REVISION:	LAND LOT: 51 DISTRICT: 17TH FULTON COUNTY GEORGIA FIELD DATE: 04/12/22 PLAT DATE: 09/06/22
	LOT: 16 BLOCK: A SUB: MORNINGSIDE PELHAM ROAD AREA = 0.271 ACRES JOB No. 22219S3
REF. PLAT: PB. 14 P. 8	

RELEASED FOR CONSTRUCTION