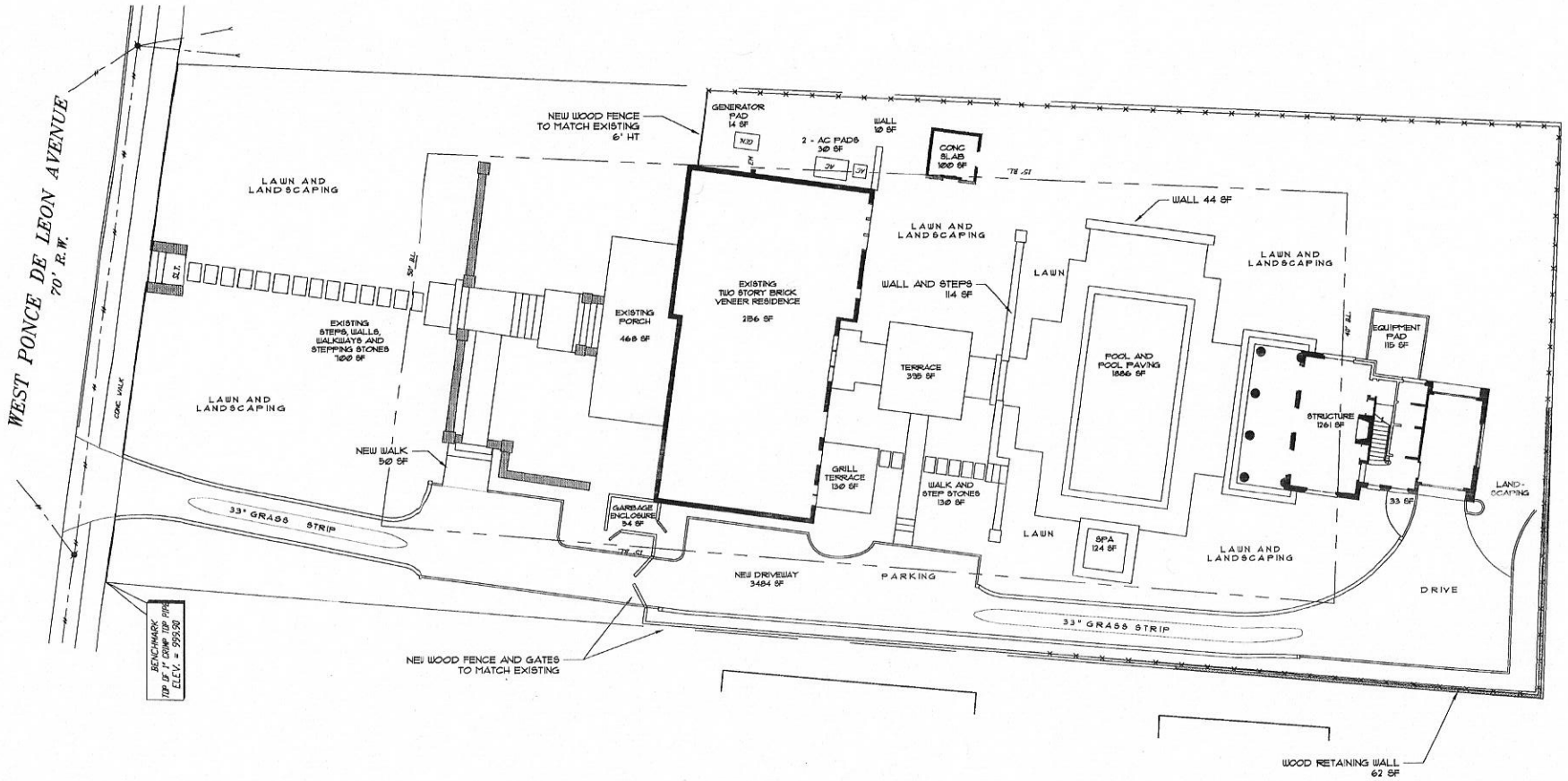
PROPOSED SITE PLAN LOT COVERAGE

LOT SIZE: 28,376 SF
MAXIMUM LOT COVERAGE: 40% OR 11,350 SF

EXISTING SITE COVERAGE POST DEMOLITION	AREA IN SQ FT
PRE-1977 HOUSE FOOT PRINT	2156 SF
FRONT PORCH	468 SF
FRONT WALLS, STEPS, WALKS, AND STEPPING STONES	700 SF
ADDITIONAL FRONT WALK	50 SF
NEW DRIVEWAY	3484 SF
GARBAGE ENCLOSURE	54 SF
GENERATOR, AC PADS, & ADJACENT WALL	54 SF
CONCRETE SLAB FOR FUTURE POTTING SHED	100 SF
LOWER TERRACE, GRILL TERRACE, AND WALKS	525 SF
POOL WALLS	158 SF
POOL, SPA, AND SURROUNDING PAVING	2010 SF
POOL HOUSE, EQUIP. ENCLOSURE, & DOOR LANDING	1409 SF
WOODEN RETAINING WALL	62 SF
TOTAL LOT COVERAGE	11,230 SF OR 39.58%



Scott Colomb
Landscape Architect
1528 Highway 54, Moreland, GA 30259
770-309-7062

GEORGIA REGISTERED No. 818 Scott Colomb LANDSCAPE ARCHITECT SCOTT D. COLOMB

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THE MAGGIE AND RICHARD WHITCOMB RESIDENCE

724 W. PONCE DE LEON AVE, DECATUR, GEORGIA 30030

REVISIONS:

SHEET TITLE:
Revised Site Plan

DATE: March 3, 2015

SHEET: **L-3**

General Notes:

Owner: Richard & Margaret Whitcomb, 724 W. Ponce de Leon Ave, Decatur, GA
Site Address: 724 W. Ponce de Leon Ave, Decatur, GA
Land Lot 245, 15th District, 2nd Section, City of Decatur, DeKalb County, GA
Zoned: R-85, Req'd. Yard dimensions: 50' front 15' sides 40' rear
No graded slope shall exceed 2:1.

Certifications:

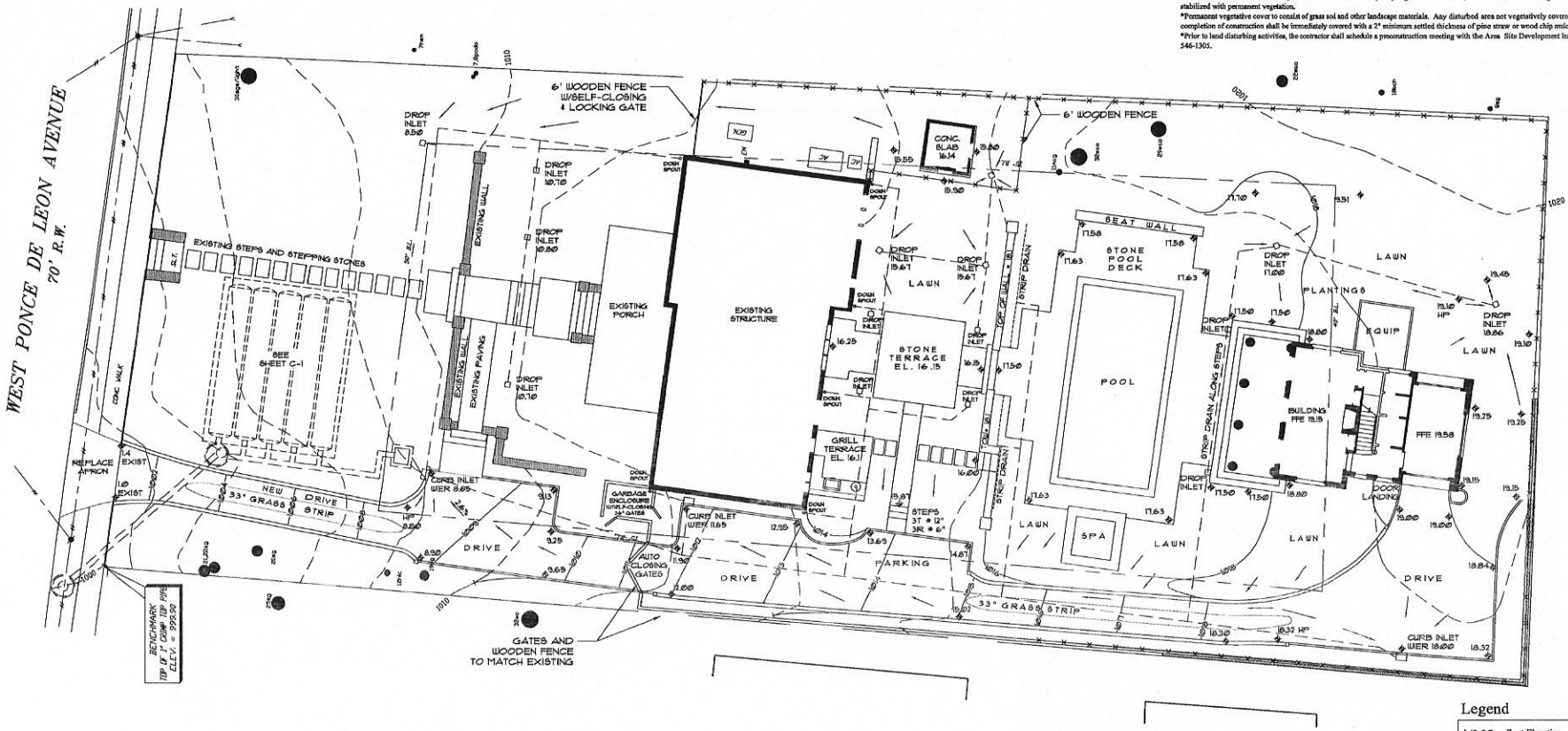
I certify that the permittee's erosion, sedimentation, and pollution control plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia," published by the State Soil and Water Conservation Commissions as of January of the year in which land disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and the designed system of Best Management Practices and sampling Methods is expected to meet the requirements contained in the General NPDES Permit NO. GAR 10000_(1,2, or3).

I certify that prior to designing this Erosion & Sediment Control plan, I visited this site, noting and evaluating existing site conditions on and adjacent to the site. I will visit the site to inspect the installation of BMP's within seven (7) days after initial construction activity begins.

Signed: Scott Colomb Scott D. Colomb, Level II #0000017789, Expires 9/29/15

Erosion & Sediment Control Notes:

24 Hour Contact: Joe Koen, Koen Project Management, 678-910-5182
General Contractor: John Gilbert, John Wiley Hammer Construction, 404-867-4952
Total lot size: 28376 sf
*No graded slope shall exceed 2h:1v
*Waters of the State DO NOT exist within 200 feet of the project site.
* Waste materials shall not be discharged to Waters of the State, except as authorized by a Section 404 permit All waste, including concrete washout, shall be removed from the site and disposed of in a manner complying with all State and local regulations.
*The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.
*All erosion control measures are to conform to the standards set forth in the Manual for Erosion and Sediment Control in Georgia, most recent edition.
*Silt fence shall be "Type C" as per the Manual for Erosion and Sediment Control In Georgia, and be wire reinforced (see attached detail), or alternative technologies identified in Department of Transportation QPL-36.
*Erosion control measures will be maintained at all times. If full implementation on 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.
*Maintenance Statement: Erosion control measures will be inspected at least weekly and after each rain, and repaired by general contractor.
*Inspections by qualified personnel provided by primary permittee and the associated records shall be kept on site in compliance with GAR 10000_(1,2, or3).
*Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection.
*Amendments/revisions to the ES&PC Plan which have a significant effect on BMP's with a hydraulic component must be certified by the design professional.
*Disturbed areas left idle for 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
*Permanent vegetative cover to consist of grass sod and other landscape materials. Any disturbed area not vegetatively covered at the completion of construction shall be immediately covered with a 2" minimum settled thickness of pine straw or wood chip mulch
*Prior to land disturbing activities, the contractor shall schedule a preconstruction meeting with the Area Site Development Inspector at (404) 546-1305.



Drainage Note:

All pipe sizes and slopes shall be per Sheet C-1, as prepared by Alexander Engineering.

Note:

All topographic contours, grades, and elevations are based on information provided in a topographic survey by Barton Surveying, dated 1-12-15, with vertical datum based upon NAVD-1988. For clarity, spot elevations on this plan may be shown with only the first two digits of the elevation, along with any decimal places. Example: 12.43 = 1012.43.

Legend

12.00	Spot Elevation
HP	High Point
——	Direction of Overland Flow

0 5 10 20
SCALE: 1" = 10'

NORTH

Scott Colomb
Landscape Architect
2528 Highway 54, Moreland, GA 30259
770-309-7062

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THE MAGGIE AND RICHARD WHITCOMB RESIDENCE

724 W. PONCE DE LEON AVE, DECATUR, GEORGIA 30030

REVISIONS:

SHEET TITLE: **Revised Grading & Drainage Plan**

DATE: March 3, 2015

SHEET: **L-6**