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# SELLER'S PROPERTY DISCLOSURE STATEMENT
# EXHIBIT "a"

**2026 Printing**

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of 10/12/2026 for the Property (known as or located at: 724 W Ponce de Leon Avenue Decatur, Georgia, 30030. This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.**
In completing this Statement, Seller agrees to:
**(1)** answer all questions in reference to the Property and the improvements on the Property;
**(2)** answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collectively "Knowledge");
**(3)** provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
**(4)** if prior to Closing there are any material changes in the answers to any of the questions, Seller shall promptly revise the Statement and provide it to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied or recently occupied the Property, Seller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Seller answers "no" to a question, it means Seller either affirmatively knows that the answer to the question is "no" or has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the actual condition of the Property, nor a substitute for Buyer doing its own due diligence.

**C. SELLER DISCLOSURES.**

| **1. GENERAL:** | **YES** | **NO** |
|---|---|---|
| (a) What year was the main residential dwelling constructed? 2001 | | |
| (b) Is the Property vacant? | ☑ | ☐ |
| If yes, how long has it been since the Property has been occupied? two weeks | | |
| (c) Is the Property or any portion thereof leased? | ☐ | ☑ |
| (d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions? | ☐ | ☑ |

**EXPLANATION:**
na

| **2. COVENANTS, FEES, and ASSESSMENTS:** | **YES** | **NO** |
|---|---|---|
| (a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions? | ☐ | ☑ |
| (b) Is the Property part of a condominium or community in which there is a community association? **IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.** | ☐ | ☑ |

**EXPLANATION:**
na

| **3. LEAD-BASED PAINT:** | **YES** | **NO** |
|---|---|---|
| (a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? **IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.** | ☐ | ☑ |

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| 4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS: | YES | NO |
|---|---|---|
| (a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements? | ☐ | ☑ |
| (b) Have any structural reinforcements or supports been added? | ☐ | ☑ |
| (c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings? | ☑ | ☐ |
| (d) Has any work been done where a required building permit was not obtained? | ☐ | ☑ |
| (e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)? | ☐ | ☑ |
| (f) Have any notices alleging such violations been received? | ☐ | ☑ |
| (g) Is any portion of the main dwelling a mobile, modular or manufactured home? | ☐ | ☑ |
| (h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location? | ☐ | ☑ |

**EXPLANATION:**
na

| 5. SYSTEMS and COMPONENTS: | YES | NO |
|---|---|---|
| (a) Has any part of the HVAC system(s) been replaced during Seller's ownership? | ☑ | ☐ |
| (b) Date of last HVAC system(s) service: june 2026 | | |
| (c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system? | ☐ | ☑ |
| (d) Is any portion of the heating and cooling system in need of repair or replacement? | ☐ | ☑ |
| (e) Does any dwelling or garage have aluminum wiring other than in the primary service line? | ☐ | ☑ |
| (f) Are any fireplaces decorative only or in need of repair? | ☐ | ☑ |
| (g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco? | ☐ | ☑ |
| (h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property? | ☑ | ☐ |
| (i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, propane/fuel tanks, etc.)? | ☐ | ☑ |
| (j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property? | ☑ | ☐ |

**EXPLANATION:**
spray foam in storage areas under dormers. security system, cameras, etc ... available online

| 6. SEWER/PLUMBING RELATED ITEMS: | YES | NO |
|---|---|---|
| (a) Approximate age of water heater(s): 6 years | | |
| (b) What is the drinking water source: ☑ public ☐ private ☐ well | | |
| (c) If the drinking water is from a well, give the date of last service: | | |
| (d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: | ☐ | ☑ |
| (e) What is the sewer system: ☑ public ☐ private ☐ septic tank | | |
| (f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by health department or other governmental authority? na | | |
| (g) Is the main dwelling served by a sewage pump? | ☐ | ☑ |
| (h) Has any septic tank or cesspool on Property ever been professionally serviced? | ☐ | ☑ |
| If yes, give the date of last service: | | |
| (i) Is there now or has there been any sewer system or septic field backup or damage therefrom? | ☐ | ☑ |
| (j) Is there presently any polybutylene plumbing, other than the primary service line? | ☐ | ☑ |
| (k) Has there ever been any water damage to the interior of the residence on the Property from any system, appliance or fixture using water or from any pipe on the Property in which water travels? | ☑ | ☐ |

**EXPLANATION:**
water leak from water heater, and from ice machine. very little damage

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| 7. ROOFS, GUTTERS, and DOWNSPOUTS: | YES | NO |
|---|---|---|
| (a) Approximate age of roof on main dwelling: 10 years. | | |
| (b) Has any part of the roof been repaired during Seller's ownership? | ☑ | ☐ |
| (c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts? | ☐ | ☑ |

**EXPLANATION:**
newer roof on main structure. new roof on pool house

| 8. FLOODING AND WATER INTRUSION: | YES | NO |
|---|---|---|
| (a) Excluding water intrusion caused by plumbing, has there been any water intrusion or physical damage to the Property and/or its improvements and/or contents caused by water from the exterior of the improvements ("Flood")? | ☐ | ☑ |
| (b) Has there been any insurance claim covered under the National Flood Insurance Program or a private flood insurance policy? | ☐ | ☑ |
| (c) Have any repairs been made to the Property or improvements located on such Property as a result of a Flood (regardless of whether any insurance claim was filed)? | ☐ | ☑ |
| (d) Have you received any notification regarding the designation of the Property as a Repetitive Loss Property or Severe Repetitive Loss Property? | ☐ | ☑ |
| (e) Has there been any material erosion affecting the Property? | ☐ | ☑ |
| (f) Has Seller received notification to obtain and maintain flood insurance under federal law (such as because of a previous form of disaster assistance received by any owner of the Property)? | ☐ | ☑ |
| (g) Is flood insurance required by current mortgagee? | ☐ | ☑ |
| (h) Does any part of the Property fall within a 100-year or 500-year floodplain as designated by the Federal Emergency Management Agency? | ☐ | ☑ |
| (i) Are there any retention ponds, detention ponds or similar facilities on the Property? | ☑ | ☐ |
| (j) Are there any streams, springs, or ponds on the Property that only flow or are only visible during certain times of the year? | ☐ | ☑ |

**EXPLANATION:**
large water containment system in front yard - required by lot coverage of house, pool, pool house, driveway

| 9. SOIL AND BOUNDARIES: | YES | NO |
|---|---|---|
| (a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)? | ☐ | ☑ |
| (b) Is there now or has there ever been any visible soil settlement or movement? | ☐ | ☑ |
| (c) Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road? | ☐ | ☑ |
| (d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner? | ☐ | ☑ |
| (e) Are there any underground pipelines crossing the Property that do not serve the Property? | ☐ | ☑ |

**EXPLANATION:**
na

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| 10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS: | YES | NO |
|---|---|---|
| (a) Are you aware of any wildlife accessing the attic or other interior portions of the residence? | ☐ | ☑ |
| (b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot? | ☐ | ☑ |
| (c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company? | ☐ | ☑ |
| If yes, what is the cost to transfer? $ 0 What is the annual cost? na | | |
| If yes, company name/contact: na | | |
| Coverage: ☐ re-treatment and repair ☐ re-treatment ☑ periodic inspections only | | |
| Expiration Date 10/12/2026 Renewal Date 10/12/2026 | | |

**EXPLANATION:**
alexander pest control does pest control and termite control.

| 11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS: | YES | NO |
|---|---|---|
| (a) Are there any underground tanks or toxic or hazardous substances such as asbestos? | ☐ | ☑ |
| (b) Has Methamphetamine ("Meth") ever been produced on the Property? | ☐ | ☑ |
| (c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances? | ☐ | ☑ |

**EXPLANATION:**

| 12. LITIGATION and INSURANCE: | YES | NO |
|---|---|---|
| (a) Is there now or has there been any litigation therein alleging negligent construction or defective building products? | ☐ | ☑ |
| (b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction? | ☐ | ☑ |
| (c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims? | ☐ | ☑ |
| (d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property? | ☐ | ☑ |
| (e) Is the Property subject to a threatened or pending condemnation action? | ☐ | ☑ |
| (f) How many insurance claims have been filed during Seller's ownership? 0 | | |

**EXPLANATION:**
na

| 13. OTHER HIDDEN DEFECTS: | YES | NO |
|---|---|---|
| (a) Are there any other hidden defects that have not otherwise been disclosed? | ☐ | ☑ |

**EXPLANATION:**
na

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| 14. AGRICULTURAL DISCLOSURE: | YES | NO |
|---|---|---|
| (a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? | ☐ | ☑ |
| (b) Is the Property receiving preferential tax treatment as an agricultural property? | ☐ | ☑ |

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

**ADDITIONAL EXPLANATIONS** (If needed):

na

## D. FIXTURES CHECKLIST

1. <u>Directions on How to Generally Fill Out Fixtures Checklist</u>. **REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.

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2. **Items Not Remaining with the Property.** Items identified as not remaining with the Property that are physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

3. **Items Remaining with Property.** Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

**Appliances**
- [x] Clothes Dryer
- [x] Clothes Washing Machine
- [x] Dishwasher
- [ ] Garage Door Opener
- [x] Garbage Disposal
- [x] Ice Maker
- [x] Microwave Oven
- [x] Oven
- [x] Range
- [x] Refrigerator w/o Freezer
- [ ] Refrigerator/Freezer
- [ ] Free Standing Freezer
- [x] Surface Cook Top
- [ ] Trash Compactor
- [ ] Vacuum System
- [ ] Vent Hood
- [ ] Warming Drawer
- [ ] Wine Cooler

**Home Media**
- [x] Amplifier
- [x] Cable Jacks
- [x] Cable Receiver
- [x] Cable Remotes
- [ ] Intercom System
- [x] Internet HUB
- [x] Internet Wiring
- [ ] Satellite Dish
- [ ] Satellite Receiver
- [x] Speakers
- [x] Speaker Wiring
- [ ] Switch Plate Covers
- [x] Television (TV)
- [ ] TV Antenna
- [x] TV Mounts/Brackets
- [x] TV Wiring

**Interior Fixtures**
- [x] Ceiling Fan
- [x] Chandelier
- [x] Closet System
- [x] Fireplace (FP)
- [x] FP Gas Logs
- [ ] FP Screen/Door
- [ ] FP Wood Burning Insert
- [x] Light Bulbs
- [x] Light Fixtures
- [x] Mirrors
  - [ ] Wall Mirrors
  - [ ] Vanity (hanging) Mirrors
- [x] Shelving Unit & System
- [x] Shower Head/Sprayer
- [ ] Storage Unit/System
- [x] Window Blinds (and Hardware)
- [x] Window Shutters (and Hardware)
- [x] Window Draperies (and Hardware)
- [x] Unused Paint

**Landscaping / Yard**
- [x] Arbor
- [ ] Awning
- [ ] Basketball Post and Goal
- [ ] Birdhouses
- [ ] Boat Dock
- [x] Fence - Invisible
- [ ] Dog House
- [ ] Flag Pole
- [ ] Gazebo
- [x] Irrigation System
- [x] Landscaping Lights
- [x] Mailbox
- [x] Out/Storage Building
- [ ] Porch Swing
- [ ] Statuary
- [x] Stepping Stones
- [ ] Swing Set
- [ ] Tree House
- [x] Trellis
- [ ] Weather Vane

**Recreation**
- [ ] Aboveground Pool
- [x] Gas Grill
- [x] Hot Tub
- [x] Outdoor Furniture
- [ ] Outdoor Playhouse
- [x] Pool Equipment
- [x] Pool Chemicals
- [ ] Sauna

**Safety**
- [x] Alarm System (Burglar)
- [x] Alarm System (Smoke/Fire)
- [x] Security Camera
- [x] Carbon Monoxide Detector
- [x] Doorbell
- [x] Door & Window Hardware
- [ ] Fire Sprinkler System
- [x] Gate
- [x] Safe (Built-In)
- [x] Smoke Detector
- [x] Window Screens

**Systems**
- [ ] A/C Window Unit
- [ ] Air Purifier
- [ ] Whole House Fan
- [ ] Attic Ventilator Fan
- [ ] Ventilator Fan
- [ ] Car Charging Station
- [ ] Dehumidifier
- [x] Generator
- [x] Humidifier
- [x] Propane Tank
- [ ] Propane Fuel in Tank
- [ ] Fuel Oil Tank
- [ ] Fuel Oil in Tank
- [ ] Sewage Pump
- [ ] Solar Panel
- [ ] Sump Pump
- [x] Thermostat
- [ ] Water Purification System
- [ ] Water Softener System
- [ ] Well Pump

**Other**
- [x] steam shower
- [ ] _____
- [ ] _____
- [ ] _____

**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

na

**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

na

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**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

**1 Buyer's Signature**

Print or Type Name

Date

**2 Buyer's Signature**

Print or Type Name

Date

☑ **Additional Signature Page (F267) is attached.**

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

Margaret D Whitcomb

dotloop verified
10/12/26 10:26 AM EDT
VZSL-FJWH-QPST-NZ42

**1 Seller's Signature**

Margaret Whitcomb
Print or Type Name

10/12/2026
Date

dotloop verified
10/12/26 10:16 AM EDT
A2BN-KKPJ-WVAI-1FWD

**2 Seller's Signature**

Richard W. Whitcomb
Print or Type Name

10/12/2026
Date

☑ **Additional Signature Page (F267) is attached.**

## Life on West Ponce…..

**Prime Decatur Location**

- Remarkably quiet setting on a stunning, deep lot
- Two blocks from local favorite restaurants including Dancing Goats Coffee Shop, Chai Pani, Taqueria del Sol, The Marlay and Farm Burger
- Ten minute walk to the Decatur Square restaurants, shops, playground and annual festival/community events
- Short walk to St. Thomas More, First Christian Church of Decatur and city schools of Decatur

**Interior Features**

- Thoughtfully designed and rebuilt from the foundation in 2001
- Smart floorplan with formal entry way, dining room and butler's pantry
- Centrally located family room with ventless gas fireplace and views of the pool
- Primary suite on the upper level with juliet balcony overlooking the pool
- Devoted office area
- Four secondary bedrooms

**Exterior Features**

- Stunning, deep lot with mature trees and professionally designed hardscaping and landscaping that is maintained by the original installer to preserve the property's established beauty
- Gated parking area for up to four vehicles with electric vehicle gate and two pedestrian gates for convenient, controlled access
- Incredible, covered front porch that spans the width of the house with seating and dining areas
- Outdoor fireplace with seating area
- Meditation space with sugar kettle water feature
- Irrigation system
- Outdoor speakers throughout the exterior spaces including the front porch, pool area, pool house porch and backyard

**Pool and Pool House**

- Heated pool and spa with Pennsylvania bluestone deck
- Automated cover and cleaning system
- Separate pool house with covered porch, living area, gas fireplace, kitchenette and guest suite
- Attached, conditioned garage

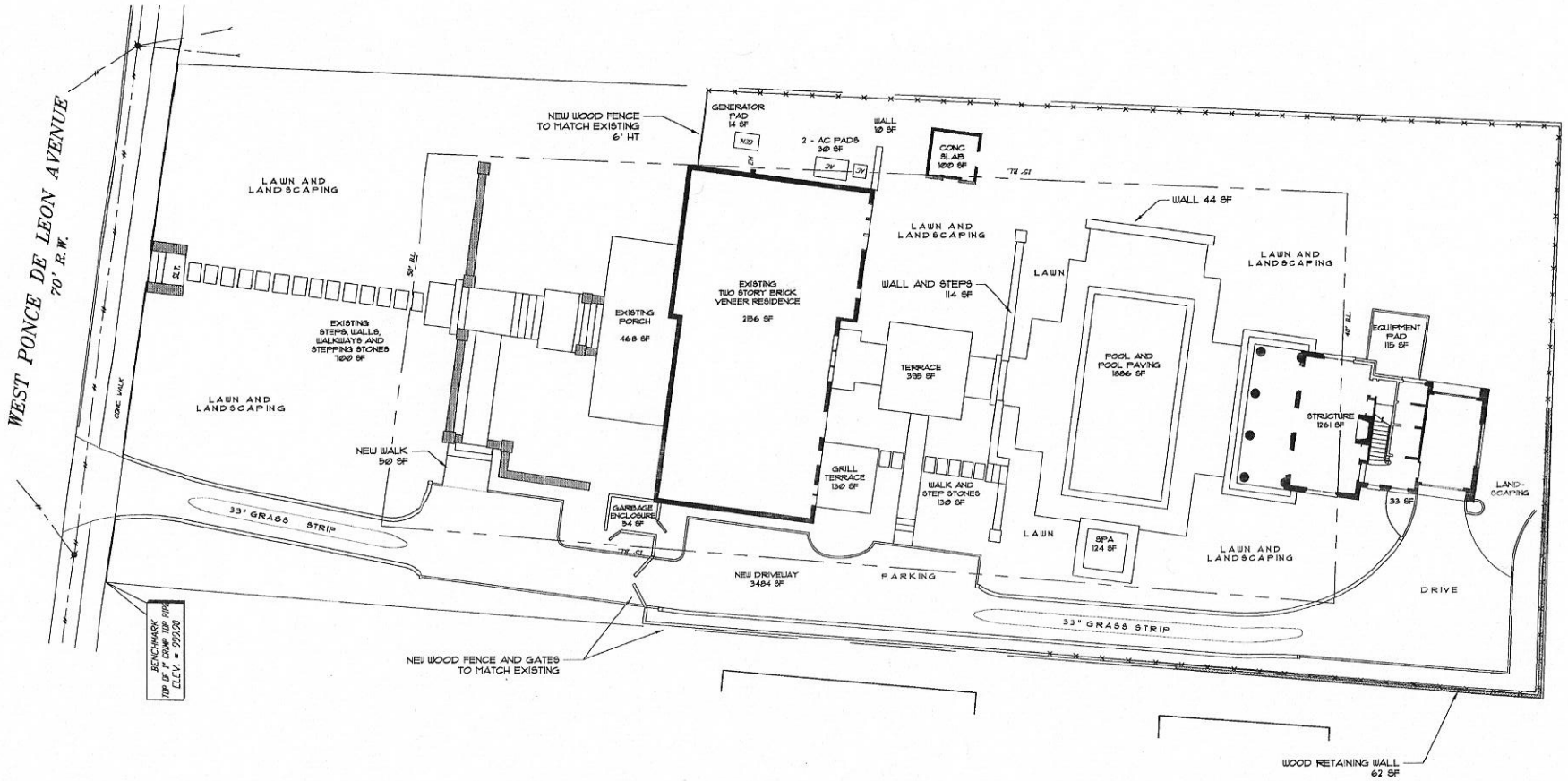
**Home Systems**

- Whole-house generator with automatic startup
- Home security system with camera surveillance system
- Whole house humidifier
- Integrated speaker system serving multiple indoor and outdoor areas including dining room, den, porches and pool area
- Existing Control4 home automation equipment (some equipment will need servicing)
- Primary shower has steam unit
- Poolhouse bath has two shower heads and a steam unit

## 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:

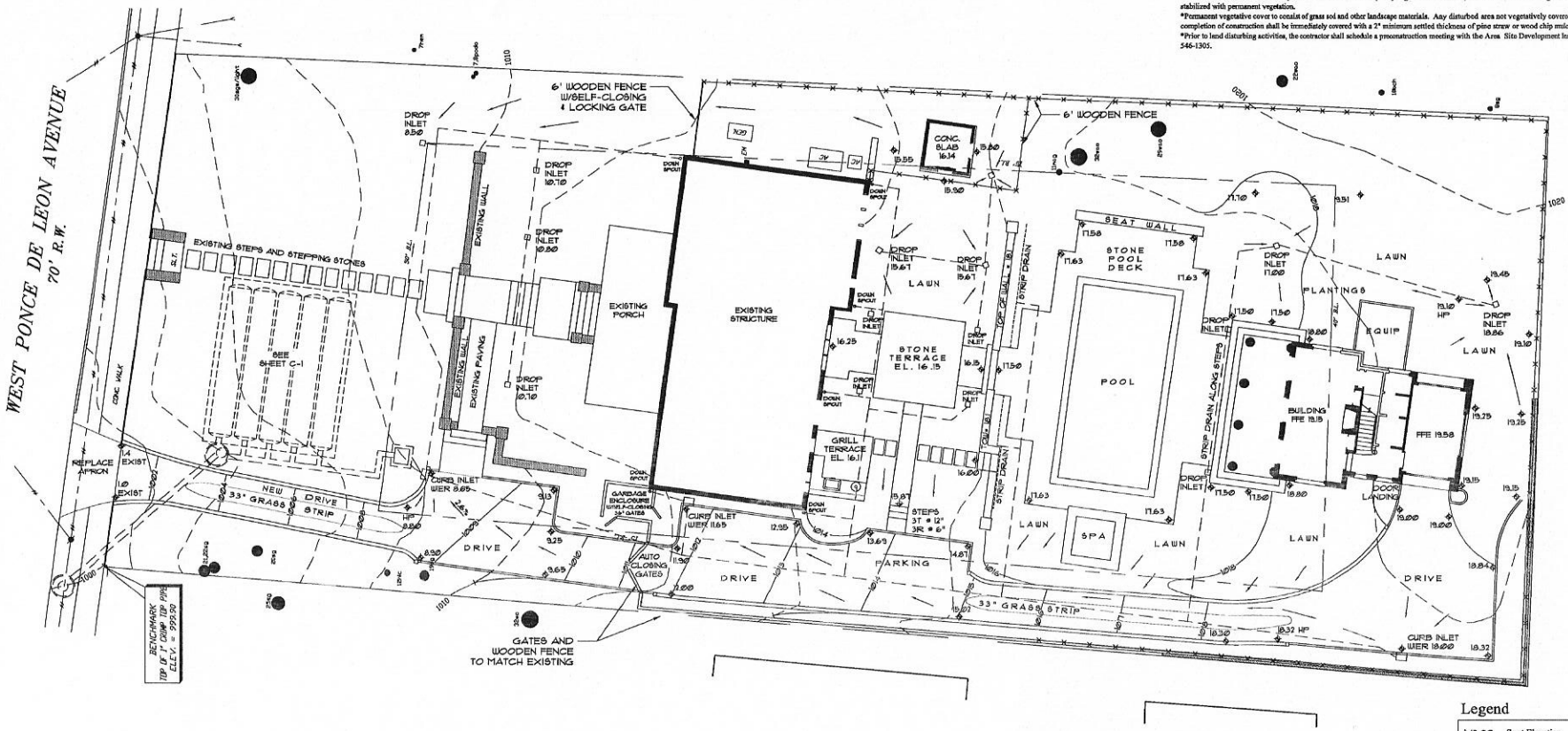
I certify that the permittee's erosion, sedimentation, and pollution control plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia," published by the 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


GEORGIA REGISTERED Scott Colomb No. 818 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 Grading & Drainage Plan**

DATE: March 3, 2015

SHEET: **L-6**