ZONING
RE-2
FRONT: 60 FT
SIDES: 25 FT
REAR: 50 FT
MAX LOT COVERAGE: 25%

GROUND MOUNTED SCREENING WILL BE AS HIGH AS HIGHEST POINT OF EQUIPMENT BEING SCREENING AT TIME OF INSTALLATION.

LEGEND

- TP (TREE PROTECTION FENCE)
- Sd1-S (SILT FENCE) & LOW (LIMIT OF WORK)
- Sd1-H (STAKED HAY BALES)
- PROPERTY LINE
- SET BACKS
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- IMPACT

GENERAL NOTES
1. TOPOGRAPHY IS BASED ON FIELD RUN DATA BY (COMPANY) ON (DATE).
THE FIELD RUN TOPOGRAPHY DATE SHOULD NOT BE EARLIER THAN THE SITE'S FINAL PLAT DATE.
2. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
3. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
4. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL 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.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

DISTURBED AREA:

TOTAL LOT AREA:	84,100 SF	1.93 ACRES
TOTAL DISTURBED AREA:	38,769 SF	0.88 ACRES

CUT / FILL CALCULATIONS
TOTAL CUT: 105 CU YD
TOTAL FILL: 128 CU YD
TOTAL CUT TO BE BROUGHT OFF SITE: **0 YD**
TOTAL FILL TO BE BROUGHT ON SITE: **25 CU YD**

* CUT / FILL CALCULATIONS ARE APPROXIMATE. NOT TO BE USED FOR BID PURPOSES.

HAUL ROUTE NOT NEEDED

SEE SURVEY FOR TOP ELEVATIONS OF SANITARY, STORM SEWERS AND STRUCTURES.

CONTRACTOR SHALL LOCATE ALL UTILITIES ON SITE PRIOR TO ANY CONSTRUCTION ACTIVITIES

WATERS OF THE STATE ARE NOT PRESENT WITHIN 200 FEET OF THE PROJECT SITE

NO GRADED SLOPE TO EXCEED 2H:1V

2/3/22
LOT COVERAGE

SITE LOCATION	SQUARE FOOTAGE
HOUSE	6,381
REAR PORCH AND POOL DECK	2,489
POOL	861
REAR WALKWAY AND STAIRS	214
REAR PATIO	262
WALL	476
FRONT PORCH	72
DRIVEWAY	4,906
UTILITIES	162
STAIRS	52
DETACHED GARAGE	423
TOTAL	16,298

ES&PC AND TREE PROTECTION LEGEND

- Co — CONSTRUCTION ENTRANCE
- Tr — TREE PROTECTION FENCE
- Sd1-S — SILT FENCE
- Sd1-H — STAKED HAY BALES
- Ds1 — ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- Ds2 — ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- Ds3 — ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- Ds4 — ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD ON A HIGHLY ERODABLE OR CRITICALLY ERODED LANDS.
- Du — CONTROL SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE , ROADWAYS AND SIMILAR SITES.

*FOR SEED TYPE AND SCHEDULE SEE SHEET L-2.50

NOTE:
1. ALL EROSION SEDIMENT AND POLLUTION CONTROL AND TREE PROTECTION DETAILS WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS IN "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION."

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 OR CONCURRENT WITH 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 WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
E) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY DURING ON-SITE INSPECTION.
F) SILT FENCE SHALL BE "TYPE S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL)
G) CONTRACTOR TO EXCAVATE OR FILL TO TO ACHIEVE WITHIN 3" OF FINISH GRADES ON GRADING PLAN.
H) EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE CLEANED WHEN THEY REACH 1/3 CAPACITY.
I) CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES AFTER COMPLETION AND AFTER PERMANENT COVER HAS BEEN ESTABLISHED.

24 HR CONTACT:
SHABA DERAZI
DERAZI HOMES
404-379-8171

SWIMMING POOL BARRIER REQUIREMENT NOTES: 2/3/22
1. FENCE AND ALL GATES TO MEET THE POOL BARRIER REQUIREMENTS IN SECTION AG105 FOUND IN THE 2012 INTERNATIONAL RESIDENTIAL CODE.
2. WHERE THE WALL OF THE DWELLING SERVES AS PART OF THE BARRIER THE REQUIREMENTS LISTED IN SECTION AG105.2(9) MUST BE MET.
3. EXTERIOR DOORS OF THE DWELLING THAT FACE THE POOL MUST MEET 208 IRC CODE FOR SWIMMING POOL ENCLOSURE REQUIREMENTS, SECTION AG 105
4. GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
5. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48" ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED. PROVIDE POOL ALARMS ON ALL WINDOWS WITH A SILL HEIGHT OF 48 INCHES OR LESS ABOVE FINISH FLOOR THAT OPEN OR THE POOL ENCLOSURE, AS WELL AS ALL DOORS THAT OPEN ONTO THE POOL ENCLOSURE. NOTE THAT ALARMS MUST COMPLY WITH UL2017. (TYPICAL HOME ALARMS DO NOT MEET THIS REQUIREMENT)
6. THE POOL BARRIER LOCKING MECHANISM SHALL COMPLY WITH THE PROVISIONS OF SECTION 305.3.3 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE.
7. POOL GATES MUST BE SELF-CLOSING AND LATCHING. POOL GATE MUST OPEN OUT FROM THE POOL. WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE ON THE GATE IS LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM FOR THE GATE SHOULD BE AT LEAST 3 INCHES BELOW THE TOP OF THE GATE ON THE SIDE FACING THE POOL. THE GATE AND BARRIER SHOULD HAVE NO OPENING GREATER THAN ½ INCH WITHIN 18 INCHES OF THE LATCH RELEASE MECHANISM.

FLOOD INSURANCE RATE MAP

City Of South Fulton
Garage Code
Wood
Wood
Wood