

SILT FENCE NOTE:
SILT FENCE REQUIRED
ONLY ON LOW SIDE OF
PROPERTY AS SHOWN.

GENERAL NOTES:

SITE AREA = 0.27 ACRES / 11,900 Sq.Ft.
DISTURBED AREA = 0.214 Acres/ 9,320 Sq.Ft.
PARCEL 12016C A004
ADDRESS = KEY STREET, JONESBORO, GA 30236
LOT 4
REFERENCE: SUBDIVISION PLAT
PLAT BOOK 3 PAGE 211 (RECORDED: SEPT-08-1952)
ZONING = R-4
MINIMUM LOT AREA = 10,000 SQ.FT. (GRANDFATHERED LOT)
MIN. FRONT YARD = 25' MIN.
MIN. REAR YARD = 25' MIN.
MIN. SIDE YARD = 12' MIN.
MINIMUM FLOOR AREA FOR 1 STORY = 1,600 SQ.FT. (VARIANCE REQUIRED)
MINIMUM LOT WIDTH = 60' (GRANDFATHERED LOT)

SEWER PER CITY OF JONESBORO SANITARY SEWER
WATER AS PER CLAYTON COUNTY
NOTE : THIS A SITE PLAN ONLY, THEREFORE NOT FOR RECORDING

FLOOD NOTE:

AS PER OFFICIAL FLOOD INSURANCE MAP BY THE F.E.M.A.,
MAP 13063C0088F, (JUNE 7TH, 2017), THIS PROPERTY IS NOT
LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA

PROPOSED BUILDING:

PROPOSED CONCRETE - -

EXISTING STRUCTURE:

CONSTRUCTION EXIT:

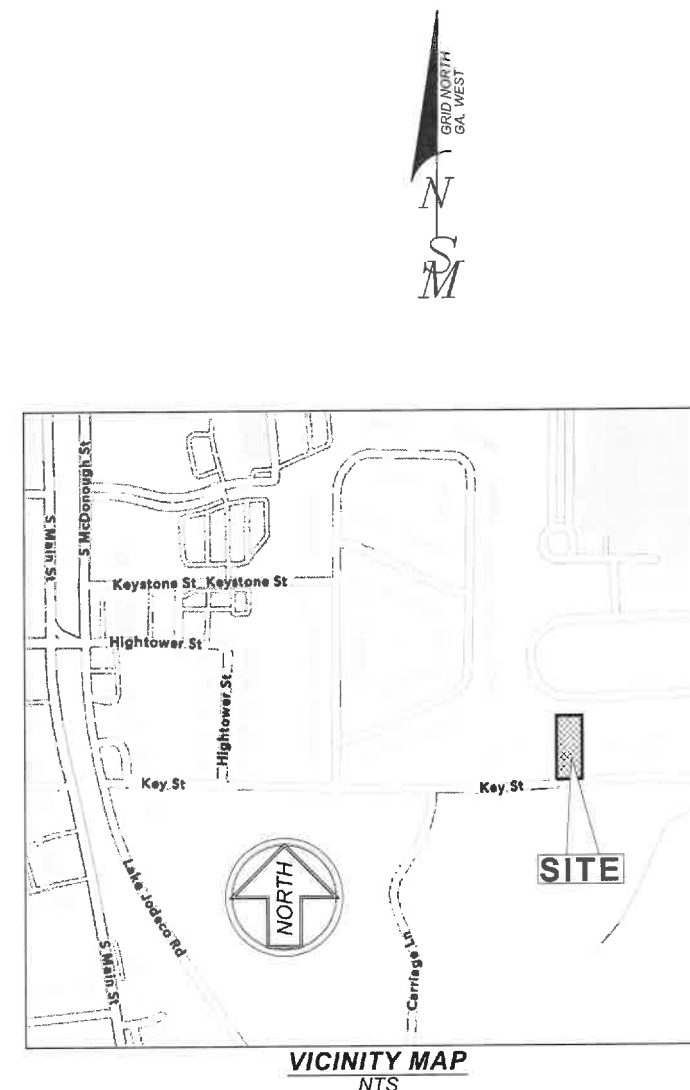
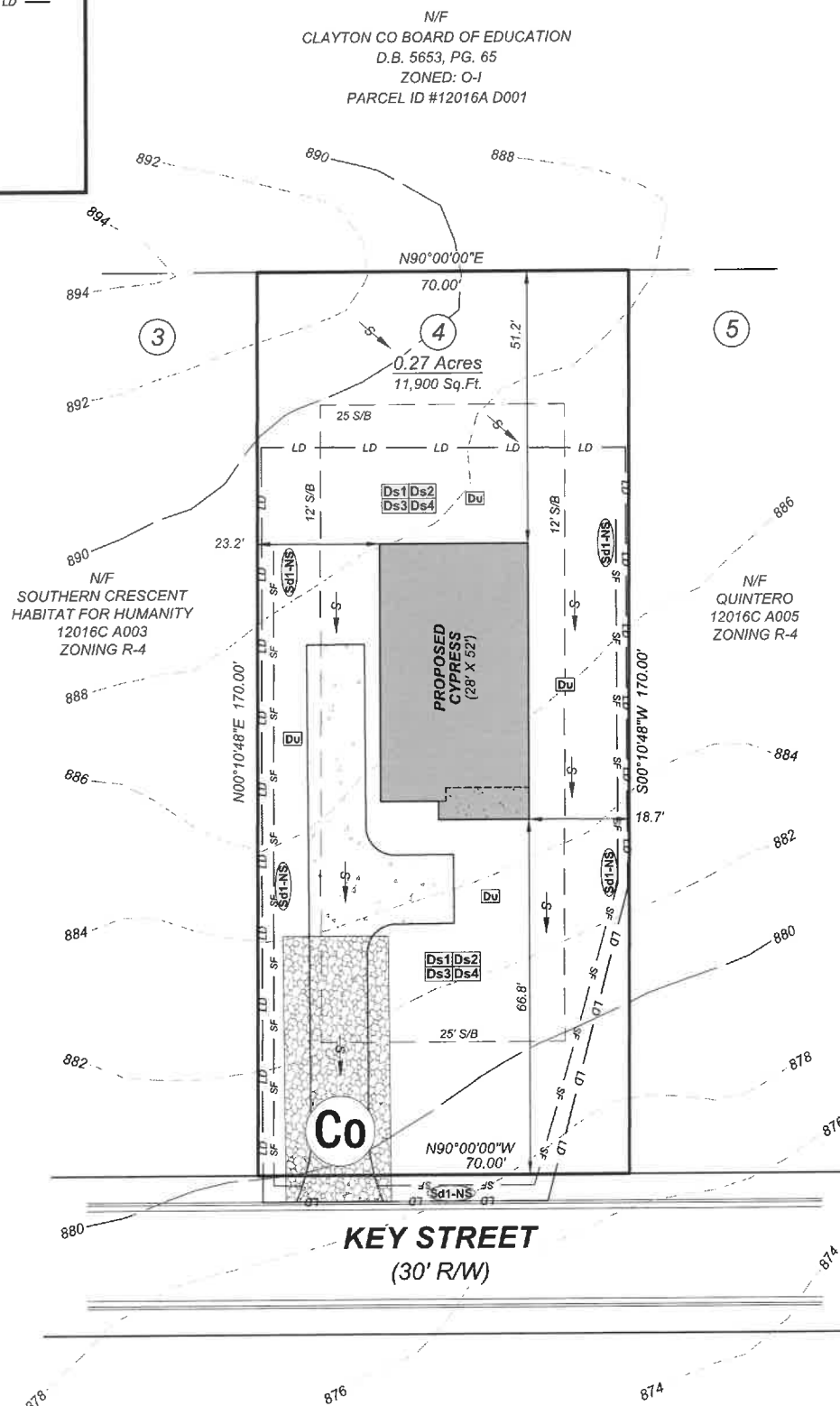
SURFACE FLOW DIRECTION: —S—

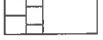
SILT FENCE: — SF — SF —

LIMITS OF DISTURBANCE
— LD — LD — LD —

DB = DEED BOOK
EX = EXISTING
LD = LAND DISTURBANCE
PB = PLAT BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
SF = SILT FENCE

IMPERVIOUS COVERAGE AREA PERCENTAGE
2,749 S.F. = PROPOSED IMPERVIOUS SURFACES
11,900 S.F. = LOT AREA
23 % = TOTAL IMPERVIOUS PERCENTAGE



	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, OR A SILT FENCE.
	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			ESTABLISHING A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON DISTURBED AREAS.
	DISTURBED AREA STABILIZATION (SODDING)			A PERMANENT VEGETATIVE COVER USING SOD ON HIGHLY ERODABLE OR CRITICALLY ERODED LANDS.
	DUST CONTROL ON DISTURBED AREAS			CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADWAYS AND SIMILAR SITES.

PLEASE REFER TO THE LATEST GSWCC MANUAL FOR EROSION, SEDIMENTATION AND POLLUTION CONTROL FOR FURTHER EXPLANATION OF SYMBOLS, DETAILS AND CONSTRUCTION PRACTICES.

SIBLEY-MILLER
SURVEYING & PLANNING INC.

***CIVIL ENGINEERING**
***TOPOGRAPHICAL SURVEYS**
***LAND DEVELOPMENT DESIGN**
***CONSTRUCTION LAYOUT**
***LAND PLANNING**
***LAND SURVEYING**

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SITE PLAN
SOUTHERN CRESCENT
HABITAT FOR HUMANITY
0.27 ACRES - LOT 4, KEY STREET
LAND LOT 16, 12th. DISTRICT
CITY OF JONESBORO
CLAYTON COUNTY, GEORGIA



PROJECT#:	L26102
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SITE PLAN

DRAWN BY	JWS
SCALE	1" = 20'
DATE	07/21/2026
REVIEWED BY	KM
SHEET SIZE	18" X 24"