

EROSION CONTROL NOTES:

1. 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.
2. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FILL IMPLEMENTATION OF THE MEASURES IS DELAYED, THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH PERMANENT VEGETATION AFTER 14 DAYS, AFTER 30 DAYS, TEMPORARY VEGETATION SHALL BE ESTABLISHED.
4. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION OF TRANSPORTATION STANDARD SPECIFICATIONS, 1983 EDITION, AND BE WIRE REINFORCED.
5. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
7. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEERS OR COUNTY INSPECTORS.
8. ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING, NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED.
9. ALL OPEN DRAINAGE MUST BE GRESSED, AND RE-PAVE MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 POUND STONE SHALL BE PLACED AT ALL DOWN STREAM HEADWALLS.
10. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
11. CONTRACTOR WILL ENSURE COMPLIANCE TO THE INTENT OF THE EROSION CONTROL MEASURES AS NOTED AS WELL AS THE COUNTY EROSION CONTROL RULES AND REGULATIONS.
- \*FOR FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEEDING/VEGETATION AND EROSION CONTROL PER THE SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA.

GRADING NOTES:

1. NO GRADED SLOPE SHALL EXCEED 24:1V.
2. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DESTRUCTIVE MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE, BRICK, OR OTHER FOREIGN OBJECTS THAT COULD WRECK THE COMPACTION RESULTS.
3. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 6 INCHES IN LOOSE LIFT'S OVER THE FILL WITH OF FILL AND COMPACTED TO 98% MAXIMUM DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D1557.
4. GRADE TO PROVIDE POSITIVE DRAINAGE WHICH IS NOT IN AN EASEMENT.

FLOOD STATEMENT:

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY, DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PAPER, NO. 13121C00358 F-EFFECTIVE DATE OF SEPTEMBER 18, 2013.

SITE NOTES:

- SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSING.
- RETAINING WALLS 4 FEET OR FULLER REQUIRE A STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA P.E. A SEPARATE CITY BUILDING PERMIT IS REQUIRED.
- ALL MATERIALS SPILLED, DROPPED OR TRACKED FROM VEHICLES FROM SITE ONTO ROADWAY MUST BE REMOVED IMMEDIATELY BY SWEEPING.
- CONSTRUCTION EXIT AT THE DIRECTION OF THE CITY OF ALPHARETTA THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC CONDITIONS DEMAND.
- THE EXISTING DRIVEWAY IS TO BE USED AS THE SITE CONSTRUCTION EXIT (CO).
- EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES ANY LEAD TO VIOLATIONS INCLUDING STOP WORK ORDERS.
- BURIAL OF CONSTRUCTION DEBRIS IS NOT PERMITTED.
- BMP MAINTENANCE COVENANT IS REQUIRED FOR ALL STORMWATER MANAGEMENT MEASURES. COVENANT TO BE RECORDED WITH FULTON COUNTY PROPERTY RECORDS PRIOR TO CO.
- DESIGNER MUST CERTIFY THE CONSTRUCTION OF ALL STORMWATER MEASURES WAS DONE IN ACCORDANCE WITH THE DESIGN PLANS PRIOR TO CO.
- DESIGNER MUST CERTIFY THE SQUARE FOOTAGE OF IMPERVIOUS AREA AT THE END OF CONSTRUCTION, IF 5000 SF OR MORE, STORMWATER MANAGEMENT WILL BE REQUIRED.

AS-BUILT NOTE:

AN AS-BUILT SURVEY WILL BE REQUIRED OF THE OF THE ENGINEERED STORMWATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL ON RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

SITE DATA:

ADDRESS: 1326B BETHANY ROAD  
ALPHARETTA, GA. 30009  
OWNER: AVIN, INC.  
24-HOUR CONTACT: KENN WEAVER  
LOT AREA: 1.12 ACRES OR 48,974 SQ. FT.  
DISTURBED AREA: 0.44 ACRES OR 19,134 SQ. FT.

ZONING:

CURRENTLY ZONED: R0-1  
MINIMUM YARD REQUIREMENTS:  
FRONT SETBACK-60'  
SIDE SETBACK (ADJACENT TO STREET)-40'  
REAR SETBACK-50'

WALL NOTE:

NO WALL IS TO EXCEED 3 FEET IN HEIGHT. THIS INCLUDES THE COLD IN BRICK OR MASONRY STONE FINISHING OF SUCH WALLS SHALL BE APPROVED BY THE CITY ARCHITECT.

TREE NOTE:  
THE CRITICAL ROOT ZONE OF THE TREES ON THE DRIVEWAY WILL NOT BE IMPACTED.

PORTION OF EXISTING DRIVEWAY TO BE REMOVED-2,823 S.F.

APPROXIMATE EARTHWORK  
FILL VOLUME= ±30 Cu.Yds  
CUT & FILL TO BE BALANCED ON SITE  
CONTRACTOR TO VERIFY & CONTROL HIS OWN EARTHWORK QUANTITIES. FIGURES SHOWN ARE APPROXIMATE.

N ~ F  
DOWNS, RICHARD E. JR.  
D.B. 8270, PG. 409

TREE CANOPY CALCULATION:  
1,307/ACRE-(48,974/43,560)=1.12  
130 X 1.12=145.6'  
SITE MEETS OR EXCEEDS REQUIREMENTS.

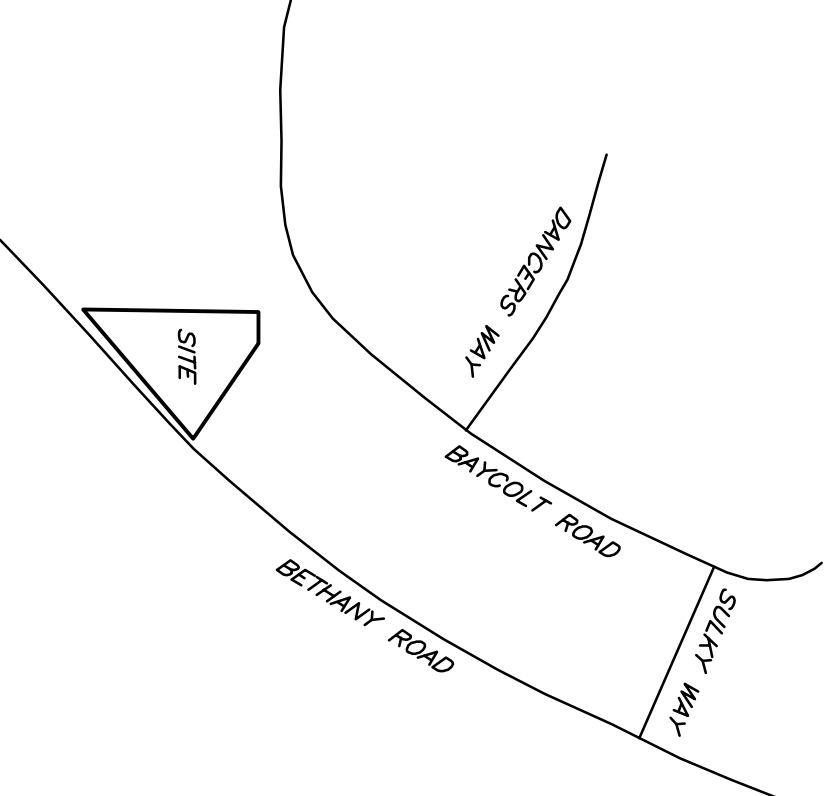


N ~ F  
RIVAS, GOODWIN E.  
D.B. 60452, PG. 387

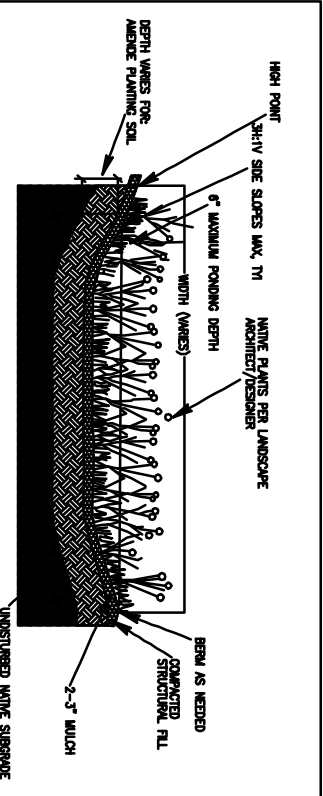
SEPTIC SYSTEM DATA:  
BERGOMAS 5,740 GALLON  
MAIN LINE: 366'  
SECONDARY LINE: 360'

EXISTING IMPERVIOUS SURFACES	
HOUSE	3,000 S.F.
DRIVEWAY	788 S.F.
ASPHALT	288 S.F.
SIDE PATIO	663 S.F.
REAR CONCRETE	557 S.F.
FRONT SIDEWALK	308 S.F.
FRONT SIDEWALK	114 S.F.
SCREEN PORCH	288 S.F.
TOTAL	13,590 S.F.
EXISTING IMPERVIOUS SURFACES TO BE REMOVED	
REAR CONCRETE	557 S.F.
BERGOMAS 5,740 GALLON	114 S.F.
CARPORT 2	308 S.F.
SIDE PATIO	663 S.F.
DRIVEWAY (PORTION)	2,823 S.F.
TOTAL	4,363 S.F.
PROPOSED IMPERVIOUS SURFACES	2,972 S.F.
REAR ADDITION	788 S.F.
POOL & SPA	592 S.F.
FRONT PORCH	193 S.F.
POOL EQUIPMENT	34 S.F.
TOTAL	2,972 S.F.
TOTAL NET NEW OR REPLACED IMPERVIOUS-9,019 S.F.	
TOTAL IMPERVIOUS ON-SITE-12,011 S.F. (24,538)	

LOCATION MAP 1" = 2000'

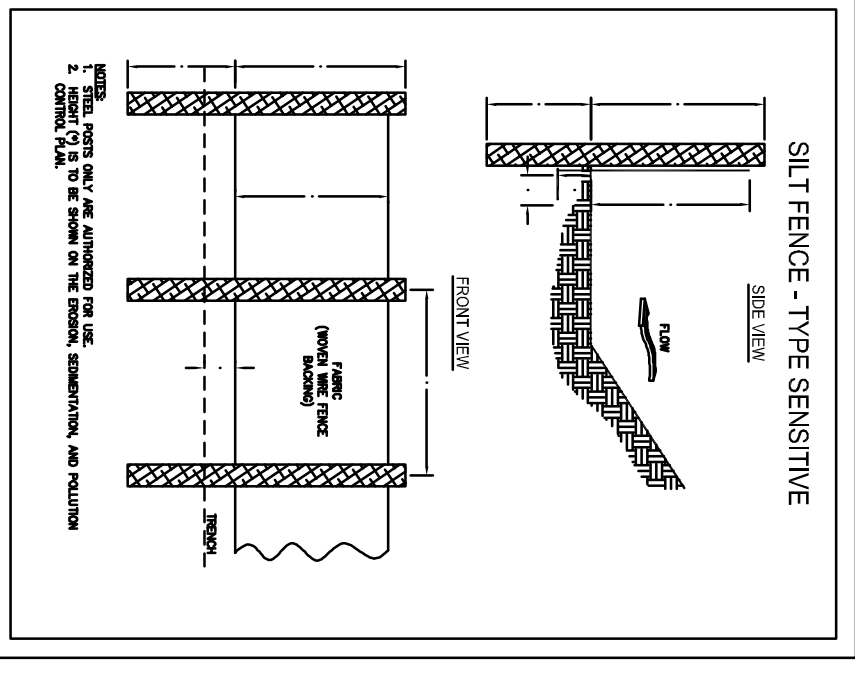
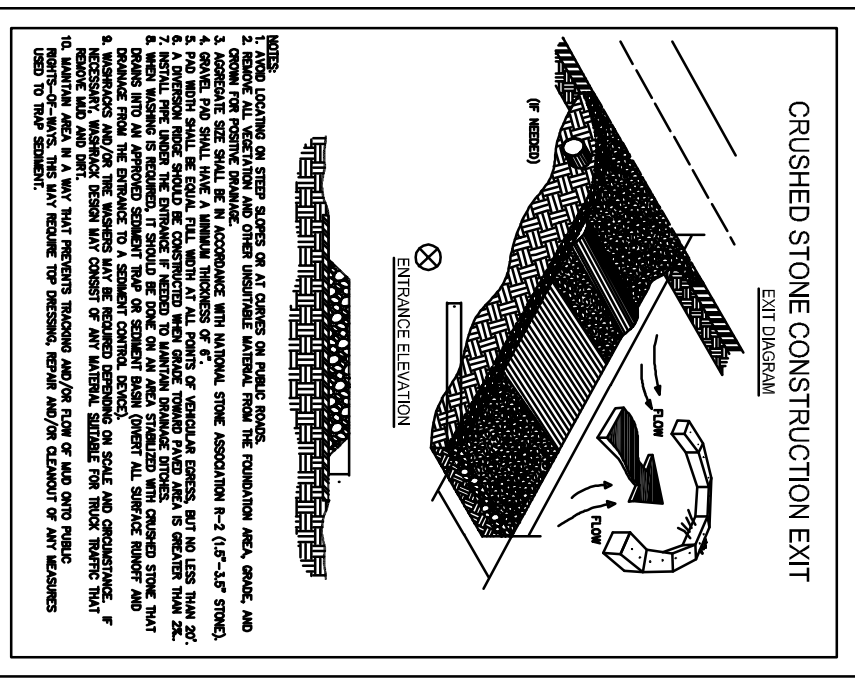


- TREE LEGEND:
- EXISTING TREE
  - TREE TO BE REMOVED
  - PROPOSED TREE



NOTE:  
72 HOURS OF NOTICE IS REQUIRED CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES BEGIN.

CITY OF ATLANTA	
DEPARTMENT OF WATER	DATE/ADDRESS
MANAGEMENT	
STATION	
PROJECT	
REVISIONS	
DATE	

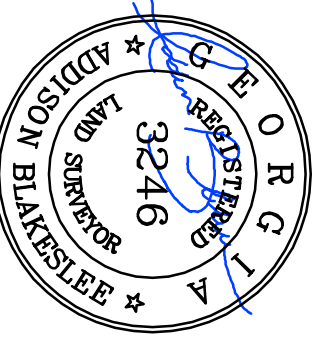


CONSTRUCTION EXIT

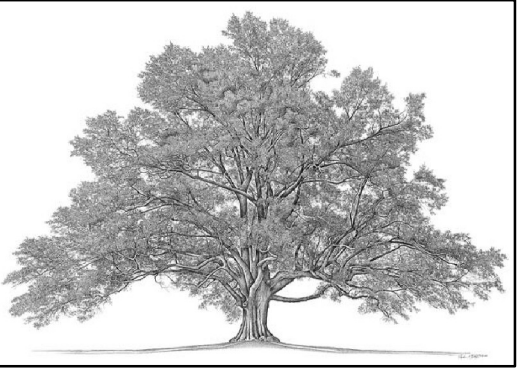
SILT FENCE (TYPE "S")

FIELD WORK DATE: 11-7-2023  
DRAWING DATE: 11-7-2023  
SCALE: 1"=20'  
DRAWN BY: KAB  
CHECKED BY: KAB  
PROJECT NO. 2023190

REVISIONS



VARIANCE SITE PLAN:  
AVIN, INC.  
LOCATED IN LAND LOT 986  
2ND DISTRICT, 2ND SECTION  
CITY OF MILTON  
FULTON COUNTY, GEORGIA



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