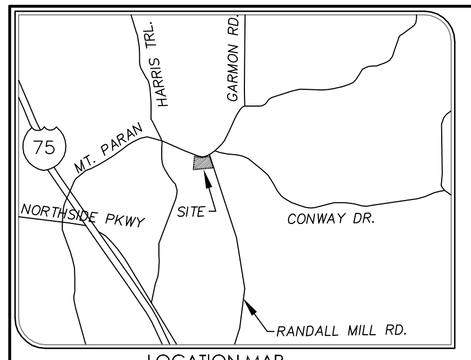


LOCATION MAP
N.T.S.

BUILDER

Canonbury Homes, Inc.
Neill Johnson
P.O. Box 81344
Atlanta, Ga 30366
Contact #678-687-0066

SITE ADDRESS

1620 MT. PARAN RD.
ATLANTA, GA 30341

LOT 1

ZONING

PROPERTY ZONED R-2
BUILDING SETBACK LINES: REAR - 30' / SIDE - 15' / FRONT - 60'
MAX. FLOOR AREA RATIO: 30%
MAX. LOT COVERAGE: 40%
TOTAL SITE AREA: 67,571 SQ. FT.
DISTURBED AREA: 13,265 SQ. FT.
±500 CUBIC YARDS CUT
±250 CUBIC YARDS OF FILL
NET:250 CUBIC YARDS CUT

DIRT STATEMENT: 250.0 NET CUT/FILL (MINIMAL GRADING SHALL OCCUR)

LOT COVERAGE CALCULATIONS:
PR. RESIDENCE FOOTPRINT = 5,998 SQ. FT.
PR. DRIVEWAY = 6,666 SQ. FT.
PR. GARAGE = 601 SQ.FT.

TOTAL =13,265 SQ. FT.
TOTAL LOT SQUARE FOOTAGE = 67,571 SQ. FT.
TOTAL IMPERVIOUS PROPOSED = 13,265 SQ. FT.

% IMPERVIOUS = 19.6%

NO "WATERS OF THE STATE" EXIST WITHIN 200' OF THE PROJECT SITE

TREE ORDINANCE COMPLIANCE:
REQUIRED TREE CALIPER INCHES 100" /ACRE
TOTAL ACREAGE: 0.64
0.64 ACRES x 100"/ACRE = 64.0 TCI REQUIRED
222 TCI SAVED

TREES DESTROYED/REMOVED:

1 - 31" PINE 31"	6 - 12" OAK 72"
2 - 32" PINE 64"	3 - 11" OAK 33"
1 - 36" PINE 36"	1 - 22" OAK 22"
1 - 29" PINE 29"	2 - 21" PINE 42"
1 - 28" PINE 28"	3 - 20" OAK 60"
2 - 24" PINE 48"	1 - 27" OAK 27"
2 - 21" OAK 42"	1 - 26" OAK 26"
1 - 33" MISC. 33"	1 - 9" OAK 9"
1 - 15" OAK 15"	1 - 16" OAK 16"
1 - 14" OAK 14"	1 - 13" OAK 13"
1 - 25" PINE 25"	

TOTAL INCHES OF TREES DESTROYED:

TREES REPLACED

17 - 3" UNDERSTORY 51"
17 - 3" OVERSTORY 51"

TOTAL INCHES OF TREES REPLACED: 102"

RECOMPENSE BEFORE REPLACEMENT:
3=$100.00 (PER TREE DESTROYED) + $30.00 (PER DBH INCHES DESTROYED)
34 TREES DESTROYED x $100.00 = $3,400.00
685" x $30.00 = $20,550
$20,550+ $3,400.00 = $23,950

RECOMPENSE AFTER REPLACEMENT:
685" - 102" = 583" * $30.00 = $17,490.0
34 TREES REMOVED - 34 TREES REPLACED = 0
34 REPLACED TREES * $100 = - $3400.00
$17,490 - $3,400.00 = $14,090.00
TOTAL RECOMPENSE AFTER TREE REPLACEMENT = $14,090.0

BOUNDARY REFERENCES:

1. DEED BOOK 3779, PAGE 29
2. DEED BOOK 4946, PAGE 427
3. DEED BOOK 44114, PAGE 327
4. DEED BOOK 33028, PAGE 688
5. DEED BOOK 33028, PAGE 606; SUBJECT DEED
6. DEED BOOK 22091, PAGE 49

BENCHMARK REFERENCE

ASSUMED ELEVATIONS

UTILITY NOTE :

APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY, ARE BASED UPON THE BEST AVAILABLE INFORMATION FURNISHED BY EACH UTILITY. MERIDIAN GEOMATICS, LLC. IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 404-623-4344 OR 1-800-282-7411.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. MERIDIAN GEOMATICS, LLC. MAY NOT HAVE FULL KNOWLEDGE OF ALL UNDERGROUND UTILITIES.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS.

ABANDONED UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

SITE NOTES

1. PROPOSED CONTOURS (3:1 SLOPE)
2. PROPOSED CONC. DRIVEWAY
3. PROPOSED SILT FENCE Sd1
4. GRADE TO DRAIN AWAY FROM FOUNDATION
5. PROPOSED CONC. DRIVE TO FULTON COUNTY STANDARDS.
6. NO TREES TO BE REMOVED DURING DEMOLITION.
7. LOT AS-BUILT SURVEY REQUIRED PRIOR TO CO.
8. HOUSE AND DRIVEWAY TO BE REMOVED.
9. REPLACED TREES.
10. PROPOSED SEPTIC TANK AND LINE SHOWN. TANK = 1500 GALLONS EA.
11. ALL SOIL IS CECIL ACCORDING TO SOIL AND PERK TEST FOR CANTERBURY HOMES BY E2 ENVIROMENTAL, JOHN F. EATMAN, CERTIFICATION #17 DATED 3/13/07.
12. FOR DRIVEWAY REPLACEMENT IN TREES CRITICAL ROOT ZONE.
    A-) REMOVE OLD CONCRETE USING HAND MACHINE. (I.E. JACKHAMMER).
    B-) NO CUT OR FILL OF EARTH.
    C-) LEVEL USING CRUSHED RUN OR "57" STONE.
    D-) LAY 6 MIL PLASTIC SHEET BEFORE POURING NEW CONCRETE.
13. PROPOSED DETENTION POND ALL SITE ROOF DRAINS DAYLIGHT AT POND 0.20' CIPOLETTI WEIR. INVERT 994.0 100 YEAR FLOOD ELEVATION 997.61 WITH MAX. STORAGE =1,644 CFS.

	PREDEVELOPED	30% REDUCTION	ROUTED OUTFLOW
Q2 - 4.41 cfs	3.08 cfs		2.69 cfs
Q5 - 5.09 cfs	3.56 cfs		3.11 cfs
Q10 - 5.61 cfs	3.92 cfs		3.44 cfs
Q25 - 6.39 cfs	4.47 cfs		3.86 cfs
Q50 - 7.01 cfs	4.90 cfs		4.21 cfs
Q100 - 7.62 cfs	5.33 cfs		4.86 cfs

14. IF SECONDARY SEPTIC FIELD IS NEEDED, AN ADDITIONAL SIGN POSTING OF IMPACTED TREES WILL BE REQUIRED.

ACTIVITY SCHEDULE	START	FINISH
INSTALLATION OF SEDIMENT CONTROL MEASURES	WEEK 1	WEEK 1
CLEARING & GRUBBING	WEEK 1	WEEK 3
EARTHWORK	WEEK 2	WEEK 5
SUBGRADE PREPARATION	WEEK 2	WEEK 5
INSTALLATION OF DRAINAGE STRUCTURES	WEEK 2	WEEK 5
GRASSING	WEEK 6	WEEK 9
MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES	*CONTINUOUSLY	
BUILDING CONSTRUCTION	WEEK 4	WEEK 10
ASPHALT & CURB	WEEK 5	WEEK 9
FINAL LANDSCAPING	WEEK 8	WEEK 11
CLEAN EROSION CONTROL DEVICES	DAILY OR AFTER EACH RAINFALL	

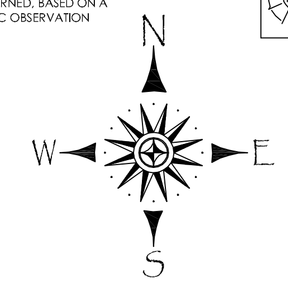
LEGEND

B/L	BUILDING SETBACK LINE
IPS	IRON PIN SET
IPF	IRON PIN FOUND
R/W	RIGHT OF WAY
℄	CENTER LINE
P.L.	PROPERTY LINE
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
SQ. FT.	SQUARE FEET
C&G	CURB AND GUTTER
CLF	CHAIN LINK FENCE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLY ETHYLENE
CLF	CHAIN LINK FENCE
1000.0x	SPOT ELEVATION
TF	TREE FENCE
SF	SILT FENCE
S	SANITARY SEWER MANHOLE
	LAND LOT LINE
X X	FENCE
T	TELEPHONE LINE
G	GAS LINE
W	WATER LINE
SS	SANITARY SEWER LINE
P	POWER LINE
	PROPOSED GAS LINE
C.B.	CATCH BASIN
J.B.	JUNCTION BOX
D.I.	DROP INLET
Y.I.	YARD INLET
W.I.	WEIR INLET
CO	CLEANOUT
WM	WATER METER
WV	WATER VALVE
GW	GUY WIRE

TREE LEGEND

- OAK TREE
- PINE TREE
- CRYTORERE TREE
- MAGNOLIA TREE
- TREES TO BE REMOVED

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION



TREE REPLACEMENT

SYMBOL	CODE	COMMON NOMENCLATURE	STORY	NUMBER	SIZE
CT	CT	CRYTOMERIA	OVER	15	3" DBH
MG	MG	LITTLE GEM MAGNOLIA	UNDER	15	3" DBH

FLOOD NOTE:

THIS SITE DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. FLOOD MAP COMMUNITY PANEL NUMBER 13121 C 0231 E IN FULTON COUNTY, GEORGIA (UNINCORPORATED AREAS).

PANEL BEARS AN EFFECTIVE DATE OF JUNE 22, 1998. THIS SITE LIES WITHIN ZONE "X".

TREE NOTES:

1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.

GENERAL CONSTRUCTION NOTES:

BORING OF ROAD(S) REQUIRED FOR WATER AND/OR SEWER CONNECTION

O CASING REQUIRED FOR BORING

NOTIFY WATER AND SEWER INSPECTOR AT 404-508-3643 PRIOR TO START OF CONSTRUCTION.

CONTACT BELLSOUTH AT 770-391-2810 BEFORE STARTING CONSTRUCTION.

NO GRADED SLOPE SHALL EXCEED 2H : 1V

GENERAL EROSION CONTROL NOTES:

A. SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1993 EDITION.

B. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR

C. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

D. 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.

E. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION O FTHE 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.

F. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED

G. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED

SEEDS AND PLANTS FOR EROSION CONTROL Ds2 & Ds3

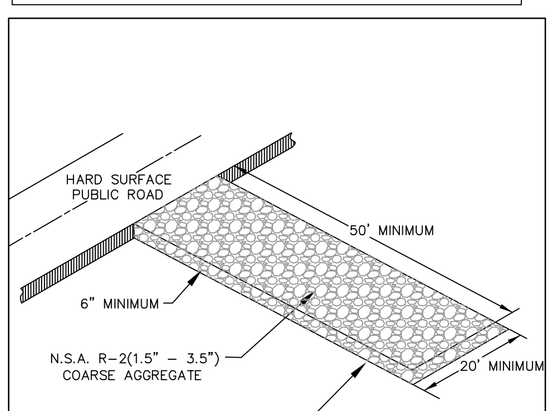
SPECIES	RATES / SPACING 1000 SQ. FT.	RATES / SPACING ACRES	PLANT DATES	YEARS	RATES IN Lbs. PER ACRE N	P_2O_5	K_2O	N TOP
COMMON BERMUDA	0.2 Lb.	10 Lb.	3/1 – 7/1	FIRST	60–90	120–180	120–180	60–100
				SECOND	40	95	95	60–100
TALL FESCUE	1.1 Lb.	50 Lb.	9/1 – 1/1	FIRST	60–90	120–180	120–180	SPRING
				SECOND	60	120	120	60–100
TALL FESCUE & LESPEDEZA	1.1 Lb.	50 Lb.	1/1 – 12/31	FIRST	60–90	120–180	120–180	0–50
	1.4 Lb.	60 Lb.		SECOND	0	70–100	70–100	SPRING
ANNUAL RYE GRASS	40 Lbs. / ACRE			NOV. 15 – MARCH 15				

SOURCE: MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, STATE SOIL & WATER CONVERSATION COMMISSION, DATED 1992.

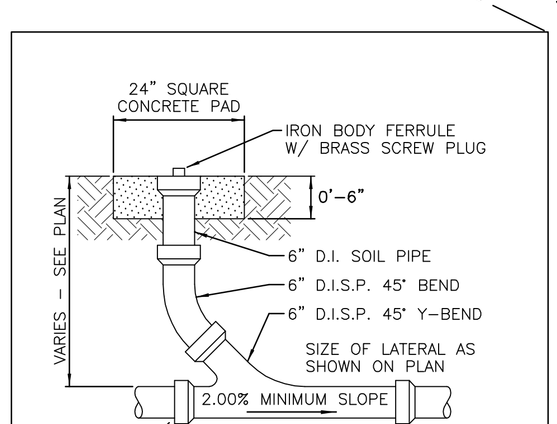
GRASSING & SEEDING SCHEDULE

1. GRASSING & SEEDING SHALL BEGIN IMMEDIATELY AFTER GRADING COMPLETE. GRASSING SHALL INCLUDE STRAW PLUS FESCUE SEED .

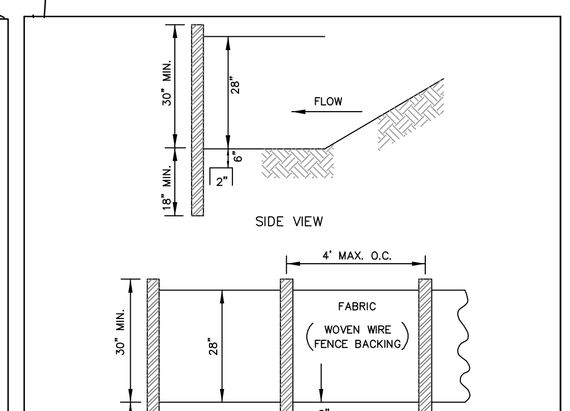
24 HOUR EMERGENCY CONTACT: NEIL JOHNSON (678) 687–0066



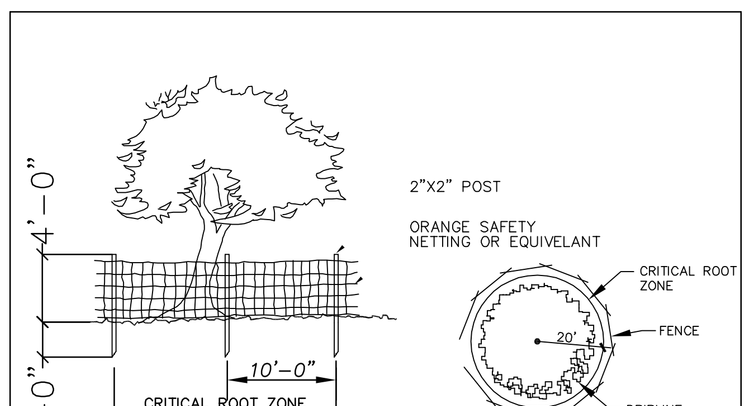
DETAIL 205 — STONE PAD CONSTRUCTION EXIT — N.T.S.



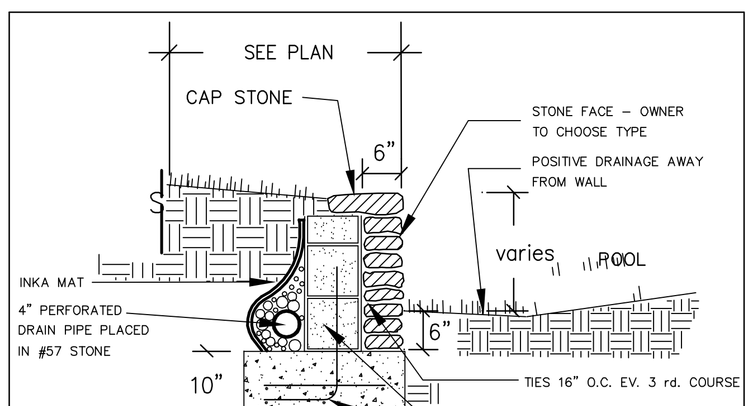
DETAIL 205 — CLEANOUT DETAIL — N.T.S.



DETAIL 500 — SILT FENCE DETAIL – TYPE"C" — N.T.S. — Sd1



ACTIVE TREE PROTECTION FENCING — N.T.S.



NOTE: WALLS OVER 3.5' IN HEIGHT MUST BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER

STONE RETAINING WALL — N.T.S.

SITE PLAN
FOR
CANNONBURY HOMES

Project No.	2007-026
Design By:	B.C.L.
Drawn By:	S.C.D.
Checked By:	M.G.L.
Date:	MAY 03, 2007
Scale:	1"=30'

SITE ADDRESS

1620 MT. PARAN RD.
FULTON COUNTY, GEORGIA
LOT "1"
DUNCAN MACDOUGALD SUBDIVISION
LAND LOT 200 ~ 17TH DISTRICT
CITY OF ATLANTA

No.	Revision	Date By
1	Remove Sewer Plan and Show Septic,	6/14/07 S.D.
	Revise Tree Plan to reflect changes	
2	Add Detention Facility and Revise Tree Plan	7/3/07 S.D.
3	Revise Tree Plan per Arborist Comments	7/6/07 S.D.
4	Revise Detention Pond to Reflect Hydrology Study	7/6/07 S.D.

MERIDIAN GEOMATICS, LLC
land surveying ~ residential& commercial
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Atlanta, Georgia 30341
phone: (404) 316-9929 ~ meridiangeomatic@bellsouth.net

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