

PROPERTY IS ZONED RDA  
BUILDING SETBACKS AS PER PB.256/Pg.23  
FRONT 20'(\*) FROM EXISTING R/W ON  
MEDLIN ST, PICKENS ST & NICHOLS ST.  
SIDE 5'  
REAR 20'  
MAX LOT COVERAGE 45%  
MAX BUILDING HEIGHT 35'

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO MEAN SEA LEVEL

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION AN UNREFERENCED PARCEL IS NOT AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL ID NUMBER \_\_\_\_03/04/2013\_\_\_\_ EFFECTIVE DATE \_\_\_\_13067C0119H \_\_\_\_X\_\_\_\_ ZONE: \_\_\_\_

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

## SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURETOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURETOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES. MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SUREY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC., AND CANNOT GUARANTEE ITS ACCURACY. IT IS, THEREFORE, RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

GEORGIA SOIL AND WATER

CONSERVATION COMMISSION

EUGENE A STEPANOV

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000065549

ISSUED: 01/27/2024 EXPIRES: 01/27/2027

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:

3050 NICHOLS STREET

SMYRNA, GA 30080

24-HRS CONTACT: Marc McAfee

PHONE: (678) 539-8080

EMAIL: [mlappin@stellar-mortgage.com](mailto:mlappin@stellar-mortgage.com)

## DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 11/20/2024  
ANTICIPATED COMPLETION DATE: 03/09/2025  
THE INSTALLATION OF EROSION AND  
SEDIMENTATION CONTROL MEASURES AND  
PRACTICES SHALL OCCUR PRIOR TO OR  
CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

## DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 5  
TOTAL OF GROSS CUBIC YARDS OF FILL: 5  
EXCESS OF SOIL TO BE HAULED OFF.

## GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000+ FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD FOR THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
8. NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
9. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
10. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
11. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
12. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
13. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
15. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.
16. TOTAL SQUARE FOOTAGE OF THE LOT IS 6960.95 SF.

## COVER PAGE

[illegible]

**SURVEY LAND EXPRESS, INC.**

LAND SURVEYING SERVICES

RELEASED FOR CONSTRUCTION

MARC MCAFEE &amp; LAUREN

PROPERTY ADDRESS

SMYRNA, GA 30080

ENT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A 100' CHAIN WERE USED TO

TEL 404-252-5747  
INFO@SILVERMANDEYEPRESS.COM

\* SYMBOLS \*

- | * SYMBOLS * |                          |
|-------------|--------------------------|
| APD         | AS PER DEED              |
| APF         | AS PER FIELD             |
| APR         | ANGLE IRON FOUND         |
| APR         | AS PER RECORD            |
| APR         | BACK OF CURB             |
| BLK         | BLOCK                    |
| BLK         | BUILDING LINE SETBACK    |
| BSMT        | BASEMENT                 |
| CBX         | CABLE BOX                |
| C           | CONCRETE                 |
| CB          | CATCH BASIN              |
| CE          | CENTER LINE FENCE        |
| CE          | CENTER LINE              |
| CMP         | CORROGATED METAL PIPE    |
| C.O.A.      | CITY OF ATLANTA          |
| C.O.        | SAN SEWER CLEANOUT       |
| CRL         | CURB LATERAL POINT       |
| CRT         | CARPORY                  |
| CPT         | CRIMP TOP PIPE FOUND     |
| DE          | DECK                     |
| DE          | DECK EASEMENT            |
| DE          | DECK                     |
| DE          | DRAINAGE INLET           |
| EM          | ELECTRIC POWER BOX       |
| EL          | ELECTRIC METER           |
| F           | FIELD                    |
| F           | FIELD OF PAVEMENT        |
| FC          | FENCE POST               |
| FC          | FENCE CORNER             |
| FR          | FRAME                    |
| FR          | FIRE HYDRANT             |
| GL          | GAS LINE                 |
| GM          | GAS METER                |
| GV          | GAS VALVE                |
| GV          | GAS VALVE                |
| HDW         | HEAD WALL                |
| HW          | HARDWOOD TREE            |
| IFS         | IRON PIN FUEL            |
| IR          | IRON ROD FOUND           |
| IV          | IRIGATION VALVE          |
| JB          | JUNCTION BOX             |
| JB          | JUNCTION                 |
| MA          | MAGNETIC READING IP      |
| MN          | MANHOLE                  |
| MH          | MAN HOLE                 |
| MPE         | MEANS EASEMENT           |
| OH          | OVERHAND                 |
| OTU         | OPEN TOP PIPE FOUND      |
| OTU         | OPEN TOP PIPE FOUND      |
| OTU         | OPEN TOP PIPE FOUND      |
| PC          | PROPERTY CORNER          |
| PL          | PROPERTY LINE            |
| PL          | PLANT                    |
| PL          | PLANT                    |
| PP          | POWER POLE               |
| PW          | POWER LINE               |
| P           | PORCH                    |
| P           | PLAY                     |
| RF          | REINFORCING BAR FOUND    |
| RBS         | REINFORCING BAR SET      |
| RCP         | REINFORCED CONCRETE PIPE |
| R/W         | RIGHT-OF-WAY             |
| R/W         | RIGHT-OF-WAY             |
| SAN         | SANITARY SEWER LINE      |
| SSE         | SANITARY SEWER EASEMENT  |
| SP          | SCREENED PORCH           |
| SP          | SCREENED PORCH           |
| SP          | SCREENED PORCH           |
| ST          | STAIR                    |
| UE          | UTILITY EASEMENT         |
| WD          | WOOD                     |
| WDF         | WOOD FENCE               |
| WDK         | WOOD DECK                |
| WML         | WATER METER              |
| WML         | WATER METER              |
| WRF         | WIRE FENCE               |
| WV          | WATER VALVE              |
| WV          | WATER VALVE              |
| Y           | YARD INLET               |



Curve	Radius	Length	Chord	Chord Bear.
C1	273.49'	78.53'	78.26'	N 82°58'10"E

Course	Bearing	Distance
L1	S 13°33'42"E	56.14'
L2	N 12°13'31"W	39.02'
L3	S 88°48'17"E	60.98'

EXISTING HOUSE  
FFE MAIN 1051.12

SSMH1 1051.93  
INV IN 1044.63  
INV OUT 1044.43

SSMH2 1048.62  
INV IN 1042.32  
INV OUT 1042.12

SSMH3 1047.84  
INV IN(A) 1041.14  
INV IN(B) 1041.24  
INV IN(C) 1041.24  
INV OUT 1040.94

SSMH4 1048.42  
INV IN(A) 1042.32  
INV IN(B) 1042.22  
INV OUT 1041.82

SSMH5 1058.38  
INV OUT 1051.98

MH1 1049.03  
INV IN 1046.93  
INV OUT 1046.53

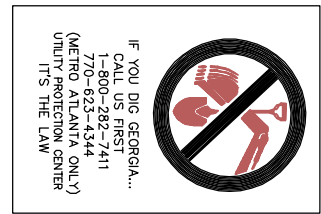
MH2 1047.48  
INV IN 1044.78  
INV OUT 1044.58

MH3 1047.56  
INV IN 1044.86  
INV OUT 1044.76

MH4 1047.47  
INV IN 1044.27  
INV OUT 1044.17

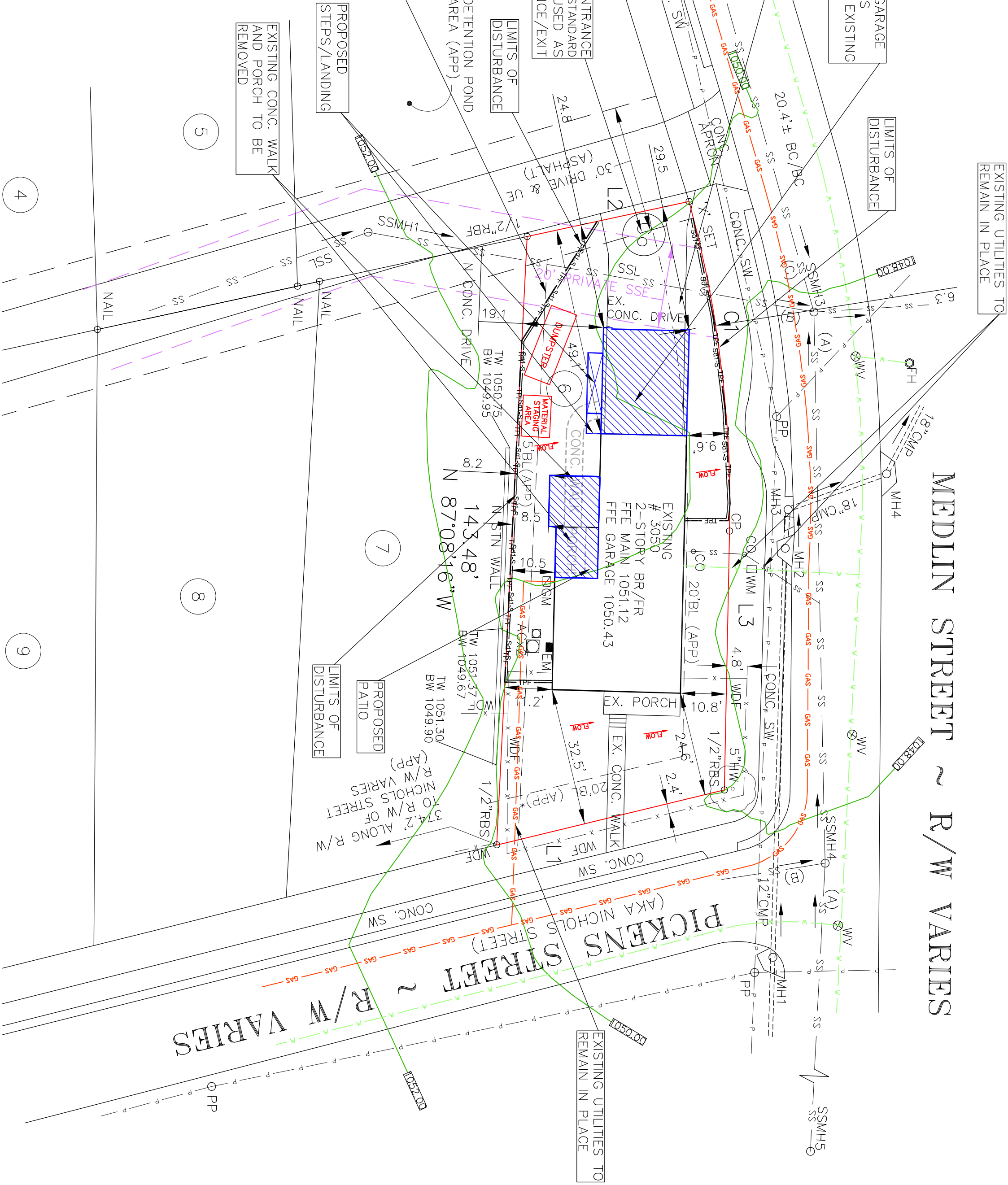


- INDICATES Sd1 TYPE C SILT FENCE  
— Sd1-C — Sd1-C — Sd1-C — Sd1-C —
- INDICATES Sd1 TYPE S SILT FENCE  
— Sd1-S — Sd1-S — Sd1-S — Sd1-S —
- INDICATES Sd1 TYPE HB HAYBALES  
// Sd1-Hb // Sd1-Hb // Sd1-Hb // Sd1-Hb //
- INDICATES TREE PROTECTION FENCE  
— TPF — TPF — TPF — TPF —
- INDICATES STRUCTURAL ROOT PLATE  
— Tr — Tr — Tr — Tr —



- Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Ds2 DISTURBED AREA STABILIZATION (W/TIMPORARY VEGETATION)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

SCALE 1" = 20'



MEDLIN STREET ~ R/W VARIES

PICKENS STREET ~ R/W VARIES

TOTAL LAND AREA  
6960.95 SF / 0.159 AC

ALLOWABLE LOT COVERAGE  
3132.42 SF / 0.071 AC / 45%

EXISTING LOT COVERAGE (PRE-REMOVALS)  
2950.00 SF / 0.068 AC / 42.4%

EXISTING LOT COVERAGE (POST-REMOVALS)  
2745.00 SF / 0.063 AC / 39.4%

PROPOSED LOT COVERAGE (POST DEVELOPMENT)  
3119.00 SF / 0.072 AC / 44.8%

DISTURBED AREA  
1671.00 SF / 0.038 AC

## EROSION CONTROL

## RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS PREPARED FOR:

SHEET 2 OF 3

LOT 6 SUBDIVISION MEDLIN PLACE AT SMYRNA HEIGHTS UNIT 17TH DISTRICT 2ND SECTION

LAND LOT 486 COBB COUNTY, GEORGIA FB.256/PG.23 DB-1485/PG.4417

FIELD WORK DATE SEPT 18, 2024 PRINTED/SIGNED NOV. 4, 2024

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 18" x 24"

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY A SURVEYOR OF 1000 HOURS OF EXPERIENCE AND A LICENSED SURVEYOR OF 1000 HOURS OF EXPERIENCE AND A LICENSED SURVEYOR OF 1000 HOURS OF EXPERIENCE.

DATE OF THIS PLAN: 11/14/2024

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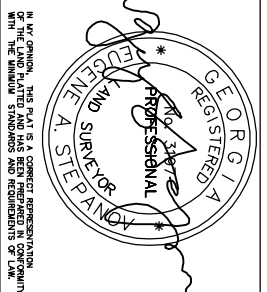
DATE OF THIS PLAN: 11/14/2024

MARC McAFEE & LAUREN

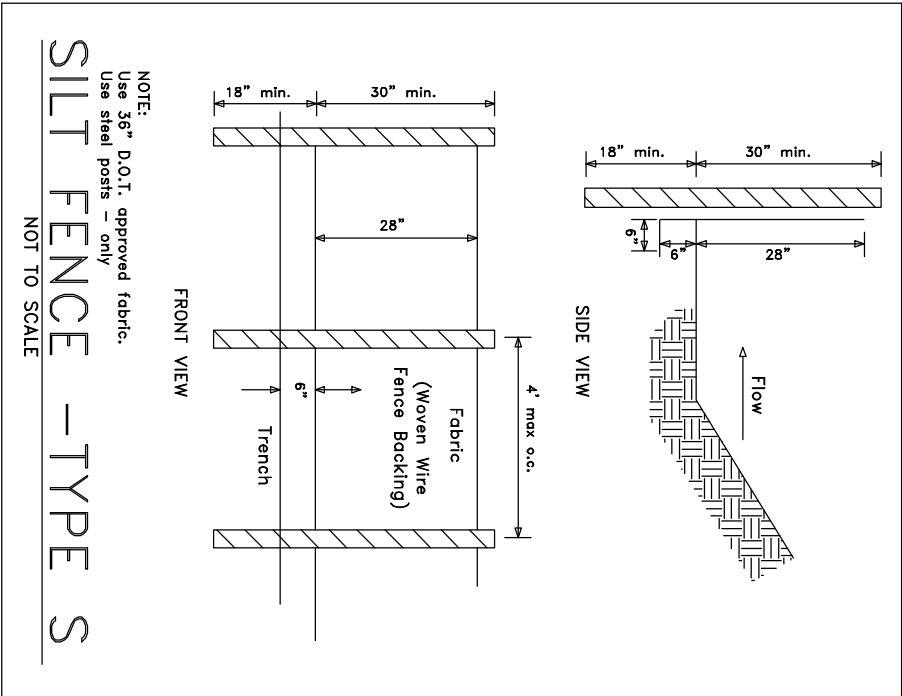
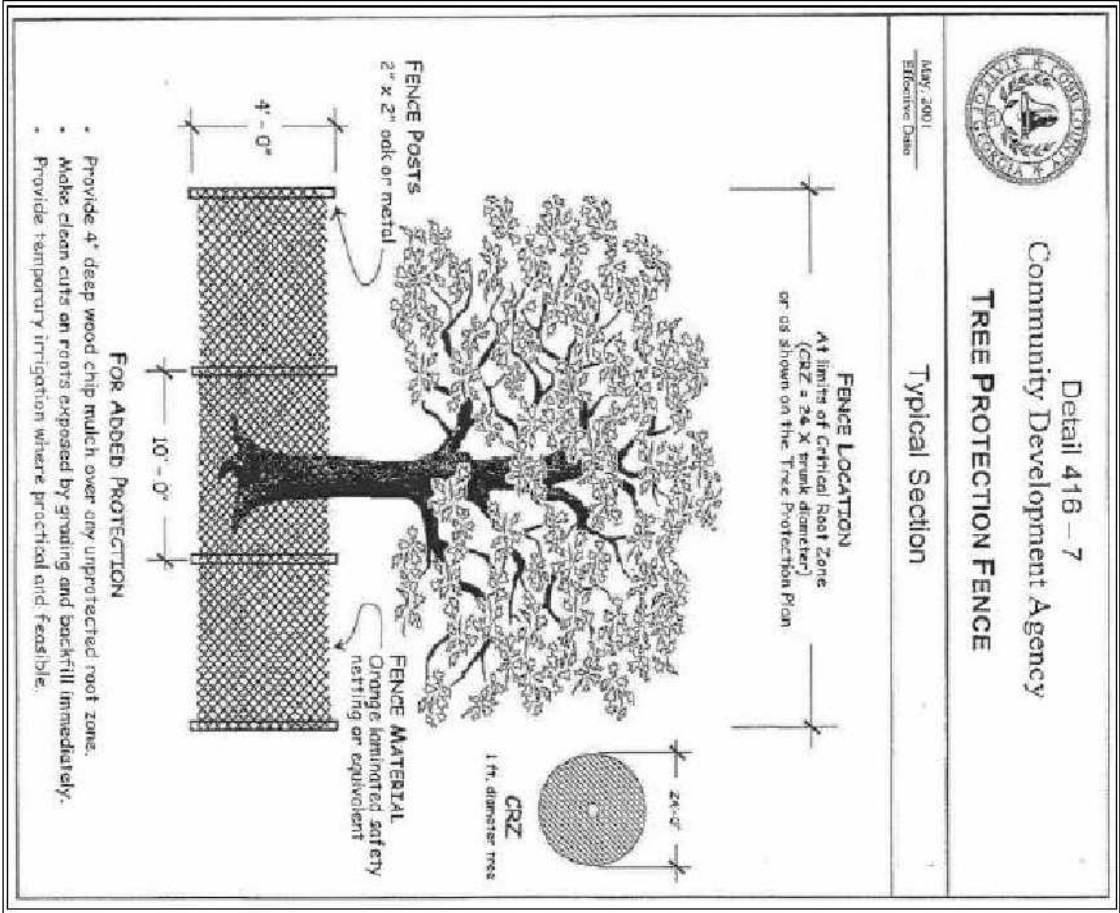
PROPERTY ADDRESS:  
3050 NICHOLS STREET  
SMYRNA, GA 30080

24 LENOX POINT  
ATLANTA, GA 30324  
TEL: 404-252-5747

INFO@SURVIVELANDPRESS.COM







**Sd1-S SEDIMENT BARRIER**

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

## Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

### DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

### CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

### SPECIFICATIONS

MULCHING WITHOUT SEEDING  
THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

### SITE PREPARATION

- GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
- LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

### MULCHING MATERIALS

- SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED.
- DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
  - WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
  - CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
  - POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

### APPLYING MULCH

- WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
- DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
  - IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPLAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
  - CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF TRACKING IN OR DAMAGE TO SHOES, CLOTHING, ETC.
  - APPLY POLYETHYLENE FILM TO EXPOSED AREAS.
- ANCHORING MULCH**
- STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL SPRAYER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE A-E-5 OR S3-1). THE ASPHALT EMULSION SHALL BE SPRAYED TO THE MULCH AS IT IS LAYED DOWN. ONE GALLON OF EMULSIFIED ASPHALT EMULSION SHALL BE USED FOR EVERY 100 GALLONS OF MULCH. BINDERS CAN BE SUBSTITUTED AS FOLLOWS: 1. FLEXIBLE PLASTER AND SPECIFICATIONS OF TACKIFIERS AND BINDERS. 2. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
  - POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

## Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

### SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP MILLET	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

\*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.  
\*\*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

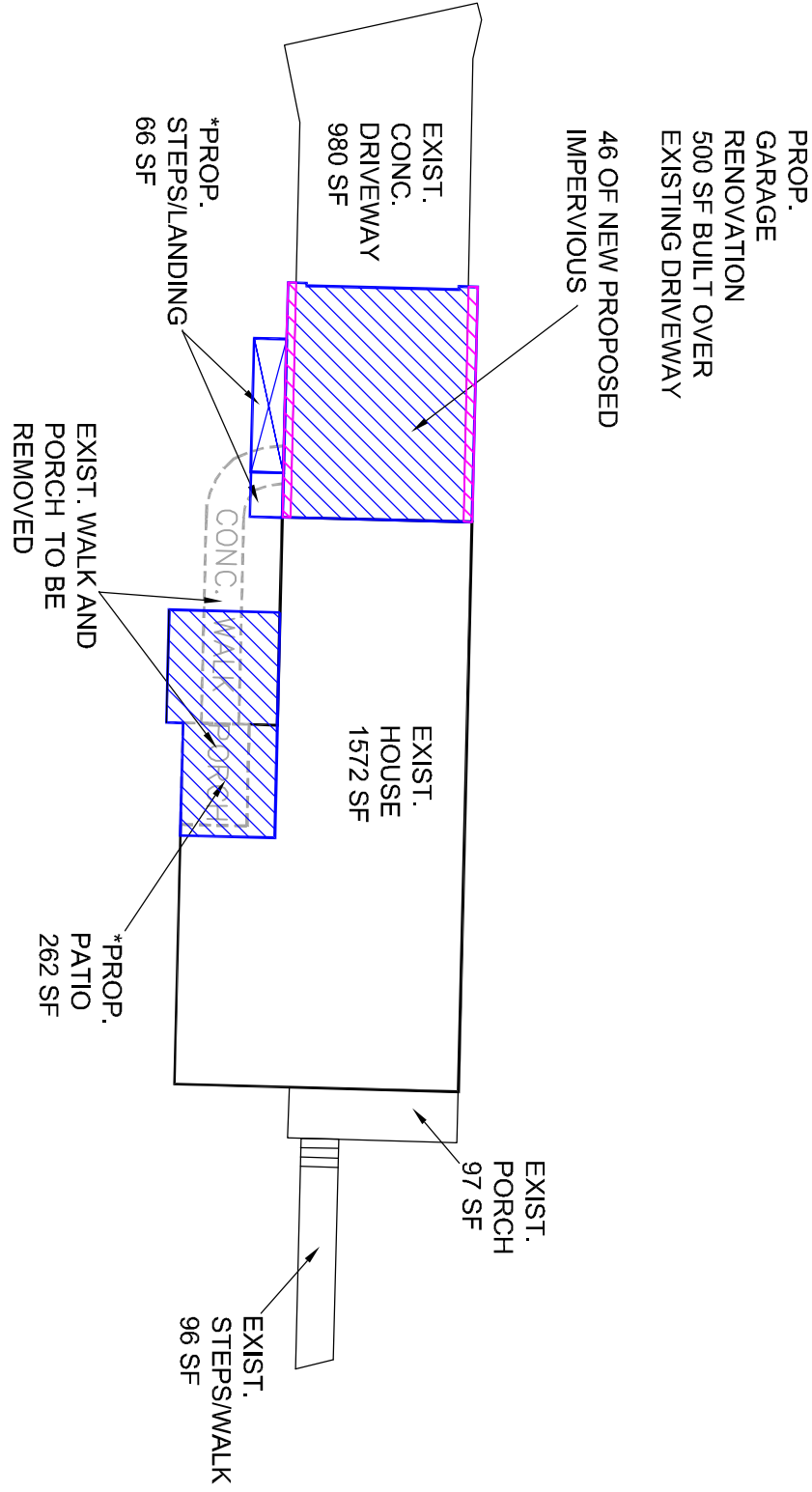
## Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

### SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

\*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.  
\*\*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

## LOT COVERAGE DETAIL



EXISTING LOT COVERAGE (PRE-REMOVALS):  
**2950 SF**

EXISTING LOT COVERAGE (POST-REMOVALS):  
**2745 SF**

PROPOSED LOT COVERAGE (POST DEVELOPMENT):  
**3119 SF**

### MISC. BMP DETAILS/LOT COVERAGE

LOT 6	BLOCK
SUBDIVISION: MUDLIN PLACE AT SMYRNA HEIGHTS	UNIT
LAND LOT 486	17TH DISTRICT
COBB COUNTY, GEORGIA	2ND SECTION
FIELD WORK DATE: SEPT 18, 2024	PRINTED/SIGNED NOV. 4, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"

### RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS PREPARED FOR:

MARC McAFEE & LAUREN

PROPERTY ADDRESS:

3050 NICHOLS STREET

SMYRNA, GA 30080

MC COORD #20120579

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

21 LENOX FOUNTAIN

SMYRNA, GA 30080

TEL: 404-252-5747

FAX: 404-601-0941

INFO@SURVEYLANDPRESS.COM

