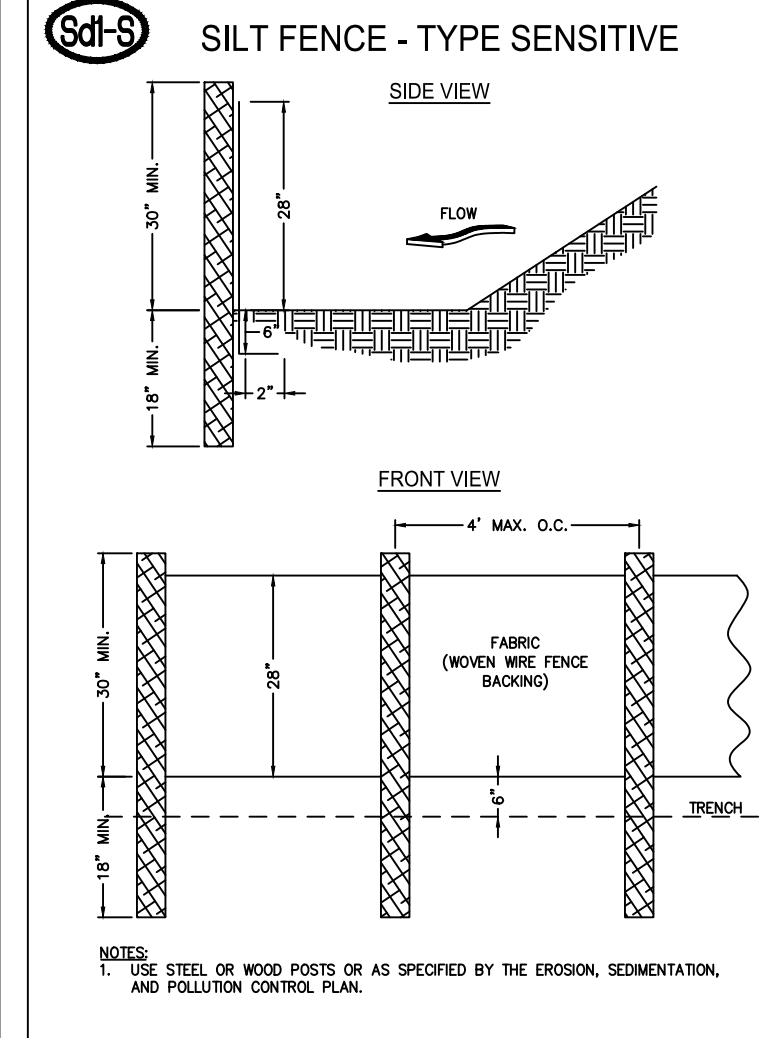
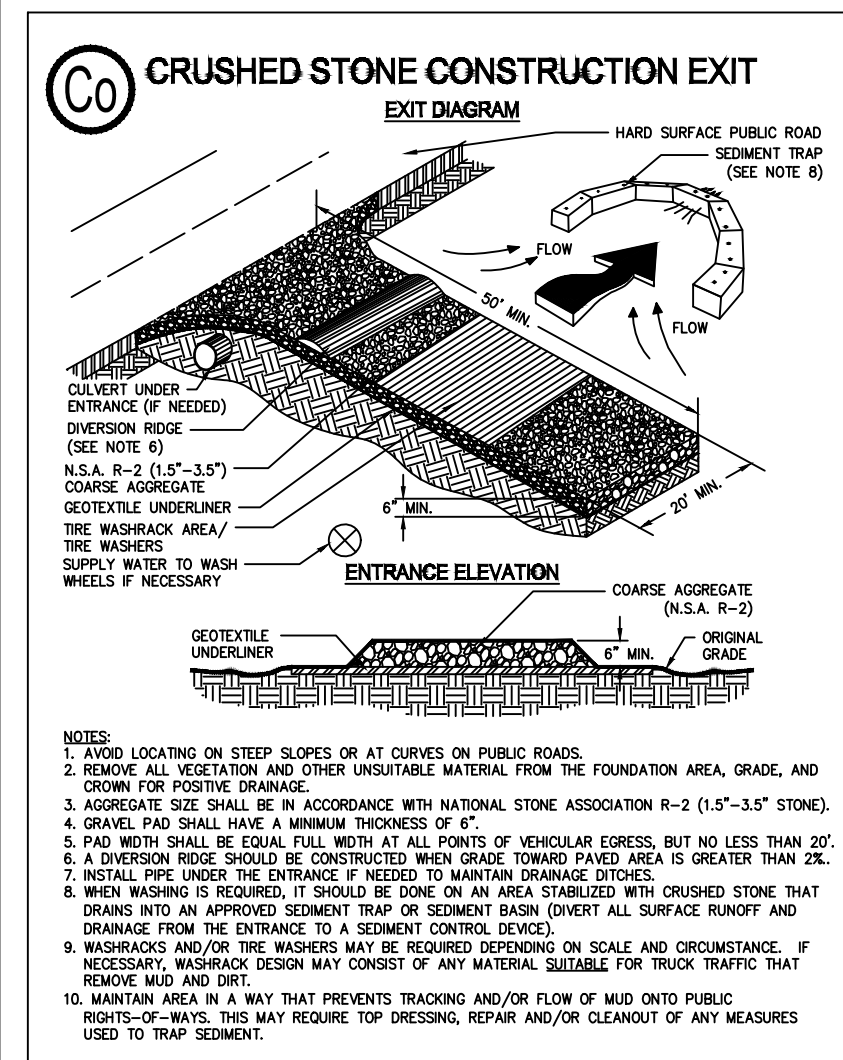
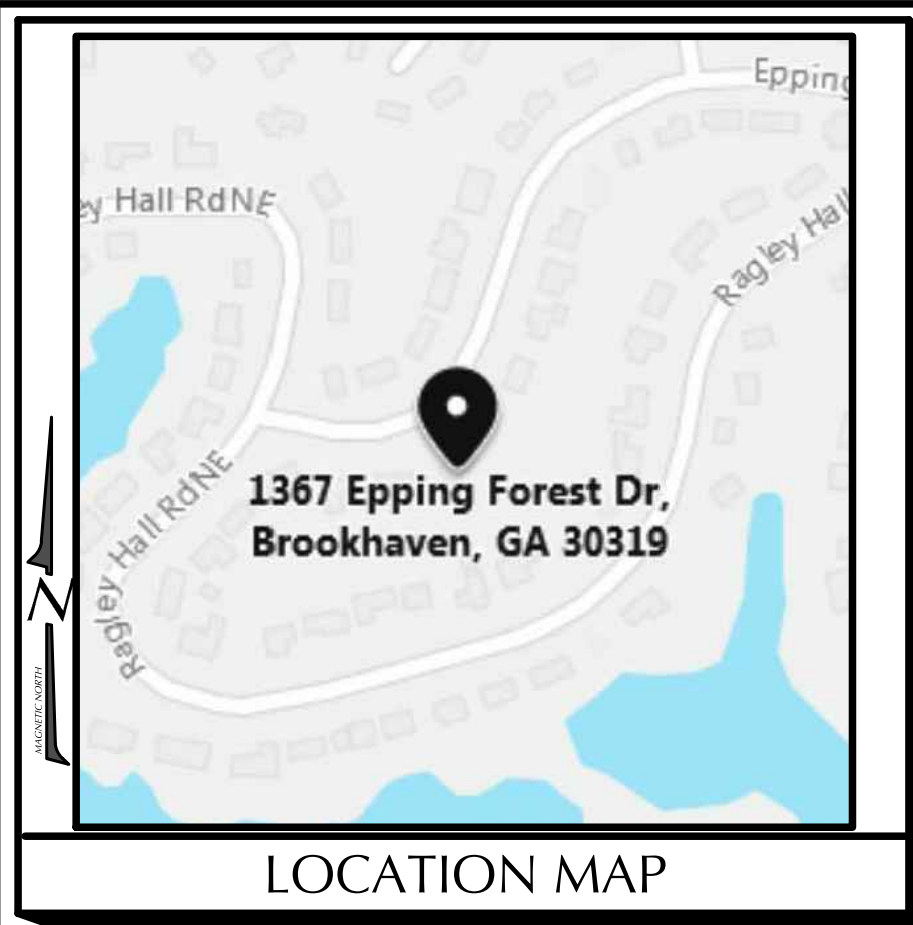
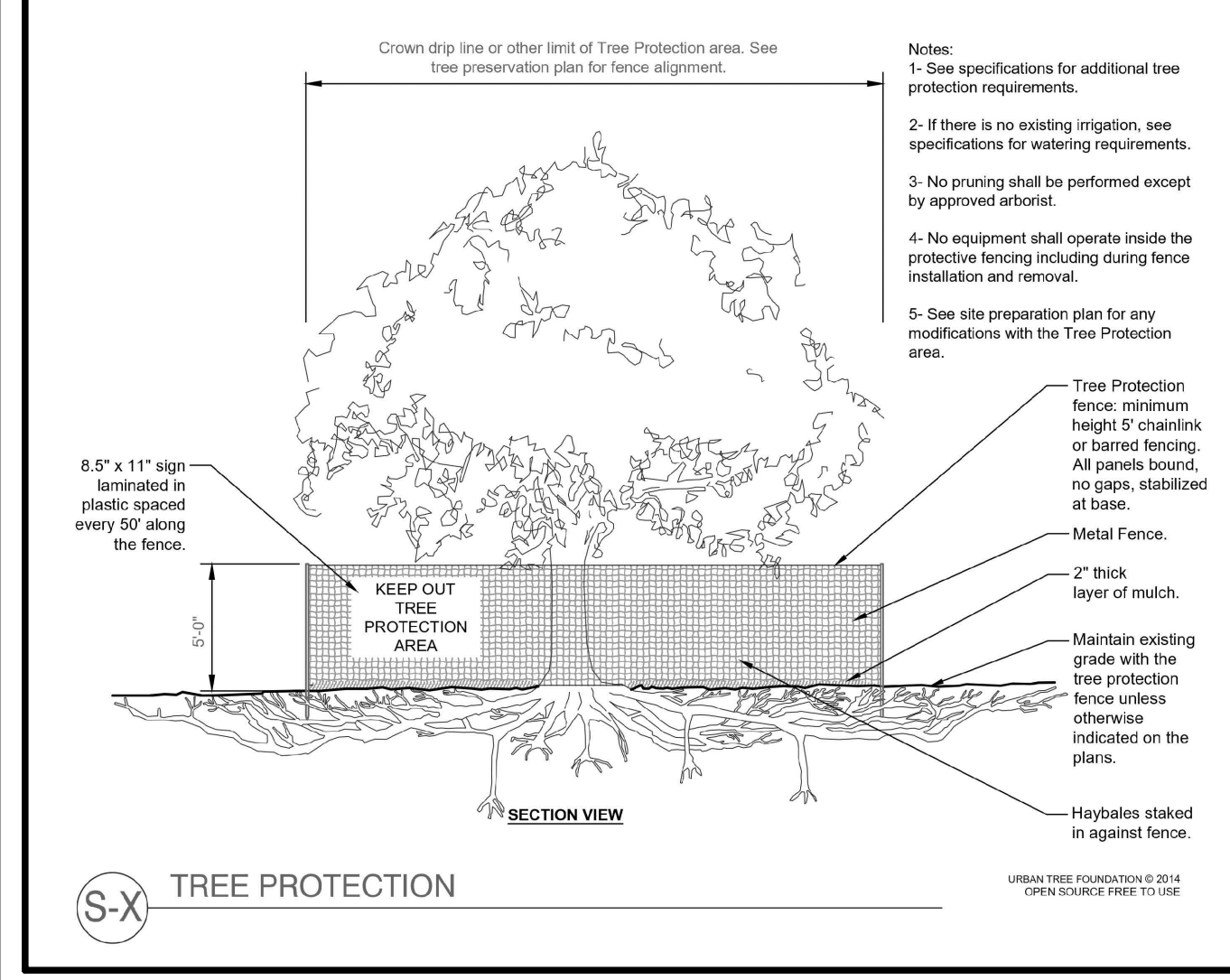




- EROSION CONTROL MEASURES:
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION 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.
 3. MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
 4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
 5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
 6. VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE: SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.
 7. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL (IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
 8. SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.



LOT COVERAGE

HOUSE = 3,396.5 S.F.
PORTA-COCHERE = 352.5 S.F.
FRONT PORCH = 163.9 S.F.
REAR PATIO/STEPS = 634.1 S.F.
C. PORCH/STEPS = 81.9 S.F.
C. BREZEEWAY/STEPS = 145.5 S.F.
GARAGE/STEPS = 1,118.2 S.F.
STEPS POOL AT WALL = 18.0 S.F.
FRONT WALK = 286.4 S.F.
FRONT DRIVEWAY (CONC.) = 1,717.8 S.F.
COURTYARD DRIVE (PAVERS) = 1,613.8 X 0% = 0.0 S.F.
POOL = 560.0 S.F.
SPA = 49.0 S.F.
POOL SPA COILING = 152.4 S.F.
POOL DECKING (PAVERS) = 1,159.0 S.F.
POOL EQUIP. PAD = 48.0 S.F.
AC PADS = 27.0 S.F.
R-WALKS = 163.7 S.F.
EXIST. R-WALK = 31.2 S.F.
POOL IMPERVIOUS = 10,503.6 S.F.
TOTAL LOT AREA = 31,348.5
PROPOSED LOT COVERAGE = 10,503.6 / 31,348 = 33.50%

WATER QUALITY

9325.2 S.F. > 5000.0 S.F.
THEREFORE, DETENTION REQ'D

FRONT YARD LOT COVERAGE

DRIVEWAY, WALK, PORCH = 2168.1 SF
FRONT YARD AREA = 8,876.2 SF
PROPOSED LOT COVERAGE = 2168.1 / 8876.2 = 24.4%

AVERAGE SETBACK

LOT 3 = 70' 90"
LOT 5 = 62.86'
70.9 + 62.86 = 133.76 / 2 = 66.88'
AVERAGE SETBACK = 66.88'

DIRT STATEMENT

CUT = 475.6 CY
FILL = 114.8 CY
NET = 360.8 cu. yd. FILL

TOTAL SITE AREA = 0.72 ac.

TOTAL DISTURBED AREA = 0.59 ac.

LIMITS OF DISTURBANCE = 25,723.5 sq.ft. (0.59 ac.)

THRESHOLD REQUIREMENTS

EXISTING HOUSE FINISHED FLOOR = 967.87
MAX. FFE (NEW) = 967.87 + 2 = 969.87
PROPOSED HOUSE FINISHED FLOOR = 967.0
967.0 < 969.87 ; THEREFORE REQ'D MT SATISFIED.

SECTION 27.428 (a), 2.2(a) is satisfied.

- POOL NOTES:
1. A POOL ENCLOSURE FENCE (MINIMUM HEIGHT OF FIVE (5) FEET; MAXIMUM HEIGHT OF EIGHT (8) FEET) IS REQUIRED.
 2. FENCE DESIGN SHALL NOT PRODUCE A (LADDER) EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.
 3. IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
 4. A 36" MINIMUM WIDTH GATE TO POOL AREA IS REQUIRED. GATE IS REQUIRED TO OPEN OUTWARD (AWAY FROM POOL) AND BE SELF CLOSING AND SELF LATCHING.
 5. DOORS WITH DIRECT ACCESS TO THE POOL, ALL WINDOWS WITH A SILL HEIGHT OF 48 INCHES OR LESS ABOVE FINISH FLOOR THAT OPEN ONTO THE POOL ENCLOSURE, AND DOORS THAT OPEN ONTO POOL ENCLOSURE SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, OR WINDOW IS OPENED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, SECTION 3109.4.1.8.1.1. ALARM MUST COMPLY WITH UL2017.
 6. A BACK DOOR ALARM IS REQUIRED ON ALL DOORS FROM STRUCTURE INTO FENCED POOL AREA.
 7. A BACKFLOW PREVENTOR IS REQUIRED ON WATER SOURCE TO FILL POOL. POOL AND POOL PUMP SHALL NOT DISCHARGE TO SANITARY SEWER.
 8. SEE POOL ENCLOSURE FENCE & DETAILS ON SHEET #4. NOTE: FINISHED SIDE SHALL FACE THE ABUTTING PROPERTY AND PUBLIC RIGHT-OF-WAY.
 9. GATE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
 10. WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS ON THE NON-POOL SIDE OF THE GATE, THEN THE RELEASE MECHANISM MUST BE NOT LESS THAN 54 INCHES ABOVE GRADE, IF LESS THAN 54 INCHES ABOVE GRADE THEN THE RELEASE MECHANISM MUST BE ON THE POOL SIDE OF THE GATE AND MUST BE NOT LESS THAN 3 INCHES BELOW THE TOP OF THE GATE. THE INSIDE RELEASE MECHANISM MUST BE PROTECTED AGAINST TAMPERING FROM THE OUTSIDE OF THE GATE BY PROVIDING A SOLID PANEL OR MESH WITH OPENINGS OF NOT GREATER THAN 1/2 INCH. THE PANEL OR SMALL OPENING MESH MUST EXTEND NOT LESS THAN 18 INCHES IN ALL DIRECTIONS OF THE INSIDE LATCH RELEASE MECHANISM.
 11. ROPE FLOAT REQUIRED PER ISPC 811 AT POOL FLOOR SLOPE BREAK.

SITE INFORMATION:

1367 EPPING FOREST DRIVE
BROOKHAVEN, GA
TOTAL AREA: 0.72 ACRES

RS-100 (CITY OF BROOKHAVEN) REQUIREMENTS

LOT WIDTH:	100 FEET MIN.
MINIMUM LOT AREA:	15,000 S.F.
MINIMUM YARD ADJACENT TO PUBLIC STREET:	35 FEET
FRONT YARD:	40 FEET
INTERIOR SIDE YARD SETBACKS:	10 FEET
REAR YARD:	40 FEET
MINIMUM FLOOR AREA:	1,600 S.F.
MAXIMUM LOT COVERAGE:	35 PERCENT
MINIMUM PARKING:	2
MAXIMUM BUILDING HEIGHT:	40 FEET

UTILITIES:

GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.I.R.M. PANEL NUMBER 13089C0014J, DATED: 05-16-2019 FOR THE CITY OF BROOKHAVEN/DEKALB COUNTY, GEORGIA.

25' STATE WATER BUFFER, OR 75' STREAM BUFFER DO NOT EXIST ON LOT.

THE SUBJECT PROPERTY IS NOT WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS.

SEWER INFORMATION BASED ON DEKALB COUNTY RECORDS.

- CITY OF BROOKHAVEN SITE NOTES:
1. THERE ARE NO KNOWN EXISTING OR PROPOSED INERT WASTE BURY PITS ON SITE.
 2. CONTACT AT&T @ 770-391-2810 BEFORE STARTING CONSTRUCTION.
 3. ALL TREE PROTECTION FENCE TO BE PROTECTED FROM SEDIMENTATION AND INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
 4. ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING. ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED. NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 5. CONTRACTOR TO PROVIDE POSITIVE 2% SLOPE AWAY FROM FOUNDATION/STRUCTURE AT ALL TIMES.
 6. REFER TO CITY OF BROOKHAVEN STANDARD DRIVEWAY DETAIL.
 7. DUMPSTER OR ANY ON-SITE WASTE DISPOSAL EQUIPMENT SHALL NOT BE LOCATED ON THE STREET. IF ADEQUATE TRAFFIC CONTROLS CAN BE IMPLEMENTED, THE PLANNING DEPARTMENT DIRECTOR OR DESIGNEE MAY APPROVE THE PLACEMENT OF DUMPSTER AND ON-SITE WASTE DISPOSAL EQUIPMENT ON STREET SO LONG AS THE STREET HAS A PAVED WIDTH GREATER THAN TWENTY-FOUR (24) FEET.
 8. PORTABLE TOILETS SHALL BE LOCATED OFF OF THE RIGHT-OF-WAY AND AT LEAST FIFTEEN (15) FEET FROM ANY SIDE PROPERTY LINE.
 9. AS-BUILT RUNOFF REDUCTION / WATER QUALITY CERTIFICATION & LOT AS-BUILT SURVEY (INCLUDING RUNOFF REDUCTION / WATER QUALITY BMP(S)) ARE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
 10. RUNOFF REDUCTION / WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
 11. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
 12. REFER TO MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR Ds1, Ds2, Ds3, AND Ds4 DETAILS AND SCHEDULES.
 13. SAFETY RESTRAINTS ARE REQUIRED AT THE TOP OF WALLS 30" OR MORE.
 14. 10' DRIVEWAY LANDING @ MAXIMUM 6% SLOPE REQUIRED AT GARAGE ENTRANCE AND ALSO AT DRIVEWAY ENTRANCE PER CITY OF BROOKHAVEN STANDARD.
 15. GRADE TO DRAIN AWAY FROM FOUNDATION OF HOUSE MIN 6" DROP @ 6 FT. FROM HOUSE.
 16. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
 17. MONDAY-FRIDAY 7:00AM-7:00PM
 18. SATURDAY 9:00AM-5:00PM
 19. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.
 20. NO RUNOFF REDUCTION / WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE CRITICAL ROOT ZONE.
 21. NO STOCK PILE IS LOCATED ON SITE.
 22. PROPOSED HOUSE TO TIE INTO EXISTING WATER LINE & EXISTING 6" SEWER LATERAL.
 23. ALL LOTS/SITES WITH 2" OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO BUILDING PERMIT AND / OR FOOTERS BEING POURED.
 24. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY ON-SITE INSPECTOR.
 25. OVERFLOW FROM RUNOFF REDUCTION / WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
 26. FIELD LOCATE ANY EASEMENTS BEFORE STARTING CONSTRUCTION.
 27. CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL EXISTING CURBS OR CURB AND GUTTER ALONG PROPERTY FRONTAGE TO A HEIGHT OF 6" ABOVE THE EXISTING PAVEMENT ELEVATION. ANY MISSING CURBS AND/OR GAPS RESULTING FROM DRIVEWAY RELOCATIONS WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING.
 28. WHERE THE EXISTING RUNOFF LEAVES SITE IN SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
 29. THIS PROJECT MEETS ALL APPLICABLE REQUIREMENTS OF THE STORMWATER MANAGEMENT SECTION IN CHAPTER 14 (ARTICLES IV) OF THE CITY OF BROOKHAVEN CODE OF ORDINANCES FOR THIS DEVELOPMENT.
 30. A VERIFICATION CERTIFICATE SIGNED BY THE OWNER OR REGISTERED ENGINEER (REQUIRED IF THE NEW IMPERVIOUS AREA IS GREATER THAN 1000 S.F.) THAT THE RUN OFF REDUCTION SYSTEM HAS BEEN INSTALLED ACCORDING TO THE APPROVED SITE PLAN WILL BE REQUIRED TO BE SUBMITTED PRIOR TO THE FINAL INSPECTION.
 31. NO PLACEMENT OF SOLVENTS, MATERIALS, CONSTRUCTION MACHINERY OF TEMPORARY SOIL DEPOSITS WITHIN THE CRZ OF ANY SPECIMEN TREE, TREE SAVE AREAS, TRANSITIONAL BUFFERS, STREAM BUFFERS AND OR STATE BUFFERS AER ALLOWED. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION, NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS. ALL TREE PROTECTION FENCE TO BE INSPECTED DAILY. ADDITIONAL TREE PROTECTION MAY BE REQUIRED AT THE DISCRETION OF THE CITY ARBORIST OR THE LAND DEVELOPMENT INSPECTOR.
 32. PRIVATE DRAINAGE EASEMENT IS FOR THE PURPOSE OF CONVEYANCE OF UPSTREAM DRAINAGE THROUGH PROPERTY TO EXISTING SWALE BELOW PROPERTY.

POOL CONTRACTOR:

NEPTUNE POOLS
4505 BARNFORD DRIVE
SUGAR HILL, GA 30518
ATTENTION: CHASE WUJEK
(770) 831-5415

OWNER/BUILDER:

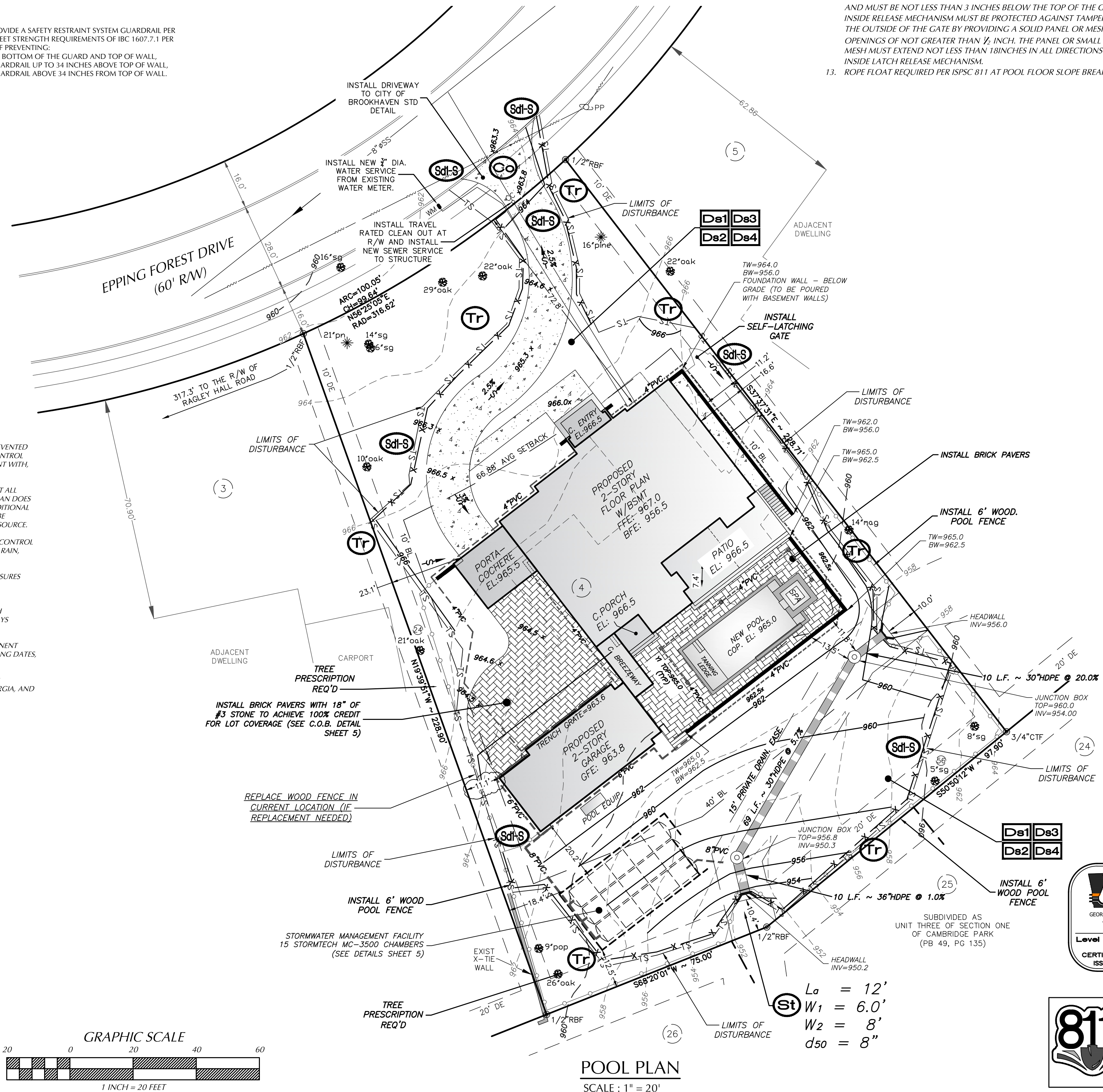
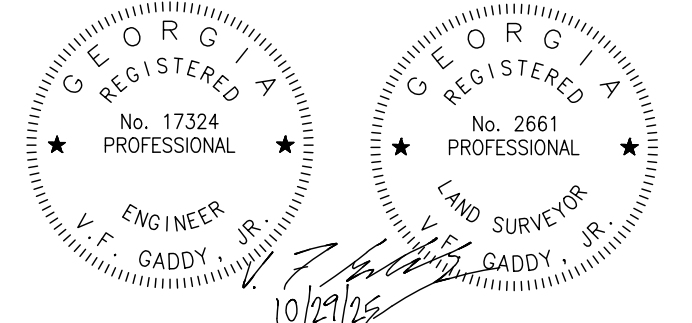
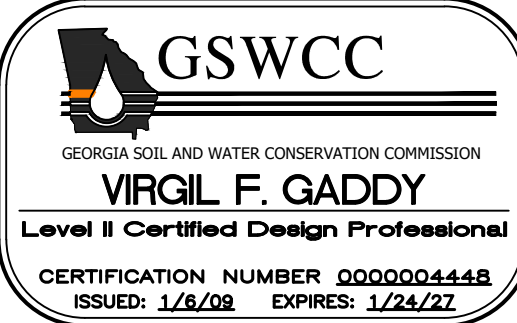
WATERFORD HOMES GEORGIA, LLC.
5880 LIVE OAK PARKWAY
SUITE 180
NORCROSS, GA 30093
(770) 448-2175

24 HOUR CONTACT:

DREW CLOUGH
(770) 883-0006

ENGINEER/SURVEYOR:

GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAURENCEVILLE, GA 30044
(770) 931-5920



REVISIONS

NO.	DATE	BY	DESCRIPTION
1.	10-29-25	AA	REVISION PER CITY REQ.

GADDY SURVEYING & DESIGN, INC.

1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone: (770) 931-5920
Fax: (770) 931-5903

1367 EPPING FOREST DRIVE

LOT 4 ~ BLOCK "B"

UNIT TWO OF SECTION TWO OF CAMBRIDGE PARK

(PLAT BOOK 61, PAGE 76)

LAND LOT 302 ~ 18TH DISTRICT

CITY OF BROOKHAVEN ~ DEKALB COUNTY, GEORGIA

POOL PLAN

DATE	DRAWN	CHECKED
10-10-25	CV	VFG
SCALE: 1" = 20'		
SHEET TITLE		

PROJECT NUMBER

WH-24-003

2

DRAWING NUMBER