

After recording return to:
Michael Graham, Land Administrator
Fulton County Land Division
141 Pryor Street, SW, Suite 8021
Atlanta, GA 30303

Cross Reference

Deed Plat Book 467, Page 20
Deed Book 67347, Page 291

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this ____ day of _____, 20__, between Kariff and Shamion Rhooms as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor ("Owner"), and FULTON COUNTY, a political subdivision of the State of Georgia (the "County").

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby agreed as follows:

1.

Owner warrants that he is the full and true owner and has clear title to that certain property known as 215 Lachaize Circle NW, Sandy Springs, 30327 (enter address), and as more fully described in that certain conveyance recorded in Deed Book 67347, Page 291 of Fulton County, Georgia records, on which Owner desires to install certain private improvements (the "Private Improvements") as more fully described in Exhibit "A", attached hereto and incorporated herein by reference.

2.

Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Plat Book Deed Book (circle one) 467, Page 20 of Fulton County, Georgia records, and hereby grants Owner a License to enter within a portion of its sanitary sewer easement to construct, repair and replace, from time to time as may be needed certain private improvements at his sole cost and responsibility, said private improvements as same are more fully described in Exhibit "A" (the "Private Improvements").

3.

With respect to this License, Owner shall install and construct the Private Improvements in a good and workmanlike manner and in compliance with all state, local, and Fulton County laws and regulations, including but not limited to, all current state, local and Fulton County laws and regulations governing soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6.

Fulton County personnel and/or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused in whole or in part by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by it, its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

The License conveyed to Owner by this Agreement shall be binding upon Owner, its assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provision of this agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County
Director of Public Works
141 Pryor Street, SW, 6th Floor
Atlanta, GA 30303

with a copy to: Fulton County
County Attorney
Office of the County Attorney
141 Pryor Street, SW, Suite 4038
Atlanta, GA 30303

OWNER: Kariff and Shamion Rhooms
215 Lachaize Circle NW
Sandy Springs, GA 30327

District 17th, Section _____, Land Lot(s) 166 & 173

Parcel Number: 17-0166-0004-005-9 & 17-0166-0004-006-7

IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

Signatures:

Signed sealed and delivered in the presence of

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission Expires: 2/25/25

(Notary Seal)



OWNER Kariff and Shamion Rhooms

Kariff Rhooms: [Signature]

Shamion Rhooms: [Signature]

N/A
Signature (Authorized Party to Bind Owner Entity)

Signatory's Name and Title (printed)

Owner's Address: _____

215 Lachaize Circle NW

Sandy Springs, GA 30327

[Signatures continued on next page.]

Signed, sealed and delivered this ____ day
of _____, 2024 in the
presence of:

FULTON COUNTY, GEORGIA a political
subdivision of the State of Georgia

Witness

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

[Notarial Seal]

APPROVED AS TO FORM:

ATTEST:

Y. Soo Jo, County Attorney

Tonya R. Grier
Clerk to the Commission

APPROVED AS TO CONTENT:

David E. Clark, Director
Department of Public Works

EXHIBIT "A"

The field data upon which this plan is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plan has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0141F, DATED 09/18/13

ZONING INFORMATION:

CLASSIFICATION: RD-27
 MINIMUM LOT AREA - 27,000 sf.
 MINIMUM LOT WIDTH - 120 FEET
 MAXIMUM LOT COVERAGE - 30%
 MINIMUM CANOPY COVERAGE - 35%
 SETBACKS: FRONT - 60 FEET
 SIDE - 15 FEET
 REAR - 40 FEET
 MAXIMUM BUILDING HEIGHT - 3 STORIES/40 FEET

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR PIN SET
- LL = LAND LOT
- LL.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- B.O.C. = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X- = FENCE LINE
- O-O- = FLOOD HAZARD ZONE LINE
- O-O- = STORM SEWER LINE/PIPE
- W-W- = WATER LINE
- G-G- = GAS LINE
- CL = CONCRETE CURB
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTF = CRIMP TOP PIPE FOUND

EXISTING LOT COVERAGE:

HOUSE = 4807 sf.
 ASPHALT DRIVE = 7948 sf.
 WALLS = 895 sf.
 FRONT STOOP = 127 sf.
 FRONT WALK/FOUNTAIN = 779 sf.
 STONE WALKS = 556 sf.
 CONC. WALKS = 983 sf.
 TENNIS COURT/PORCH = 7044 sf.
 STONE PATIO = 514 sf.
 POOL/DECKING = 2119 sf.
 DECK/PATIO = 768 sf.
 SHED = 116 sf.
 CONCRETE PATIO = 193 sf.
 SIDE DECK = 15 sf.
 TOTAL = 26,864 sf.
 LOT COVERAGE = 42.77%

APPROVED PLANS
 FULTON COUNTY PERMIT #: WRN24-119
 REVIEWER: *Adriana Bustillos*
 SIGNATURE: *[Signature]*
 DATE: 11/26/24

FORM SURVEY NOTE:

PLEASE BE AWARE THAT A FOUNDATION SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION OR NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SETBACK EASEMENT OR BUFFER. THE FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE SURVEYOR TO CONDUCT THE REQUIRED SURVEY ON THE FOUNDATION DURING CONSTRUCTION, PRIOR TO PLACEMENT OF ANY CONCRETE.

AS-BUILT SURVEY NOTE:

AN AS-BUILT DRAWING CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOPS AND BOTTOMS OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, POOLS, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

GENERAL NOTES:

- NO STATE WATERS EXIST WITHIN 200 FEET OF SITE
- NO ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS OR DRAINAGE EASEMENTS ON OR NEAR PROPERTY
- TOPOGRAPHY IS BASED ON FIELD RUN DATA BY ALPHA LAND SERVICES, FIELD DATE 01/04/24, PLAT DATE 01/23/24
- NO DECKS, PATIOS OR PERMANENT STRUCTURES PERMITTED I BUFFERS OR EASEMENTS.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

NOTE: AFTER PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ONLINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE BUILDING CONSTRUCTION OR DEMOLITION.

ON-SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE IX, DIV 9.7.1-9, TITLED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(d).

A SECOND PRE-CONSTRUCTION MEETING IS REQUIRED WITH A BUILDING INSPECTOR. IT SHOULD BE SCHEDULED USING THE ONLINE PORTAL PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION. CONTRACTORS WHO SKIP THEIR BUILDING PRE-CONSTRUCTION MEETING WILL BE FINED FOR DOING SO.

EROSION CONTROL NOTES:

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) 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.
- C) DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

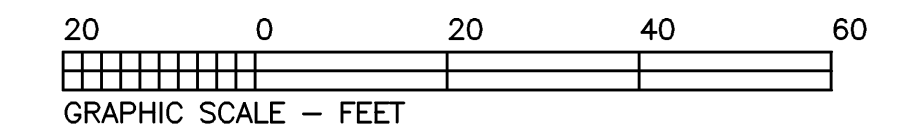
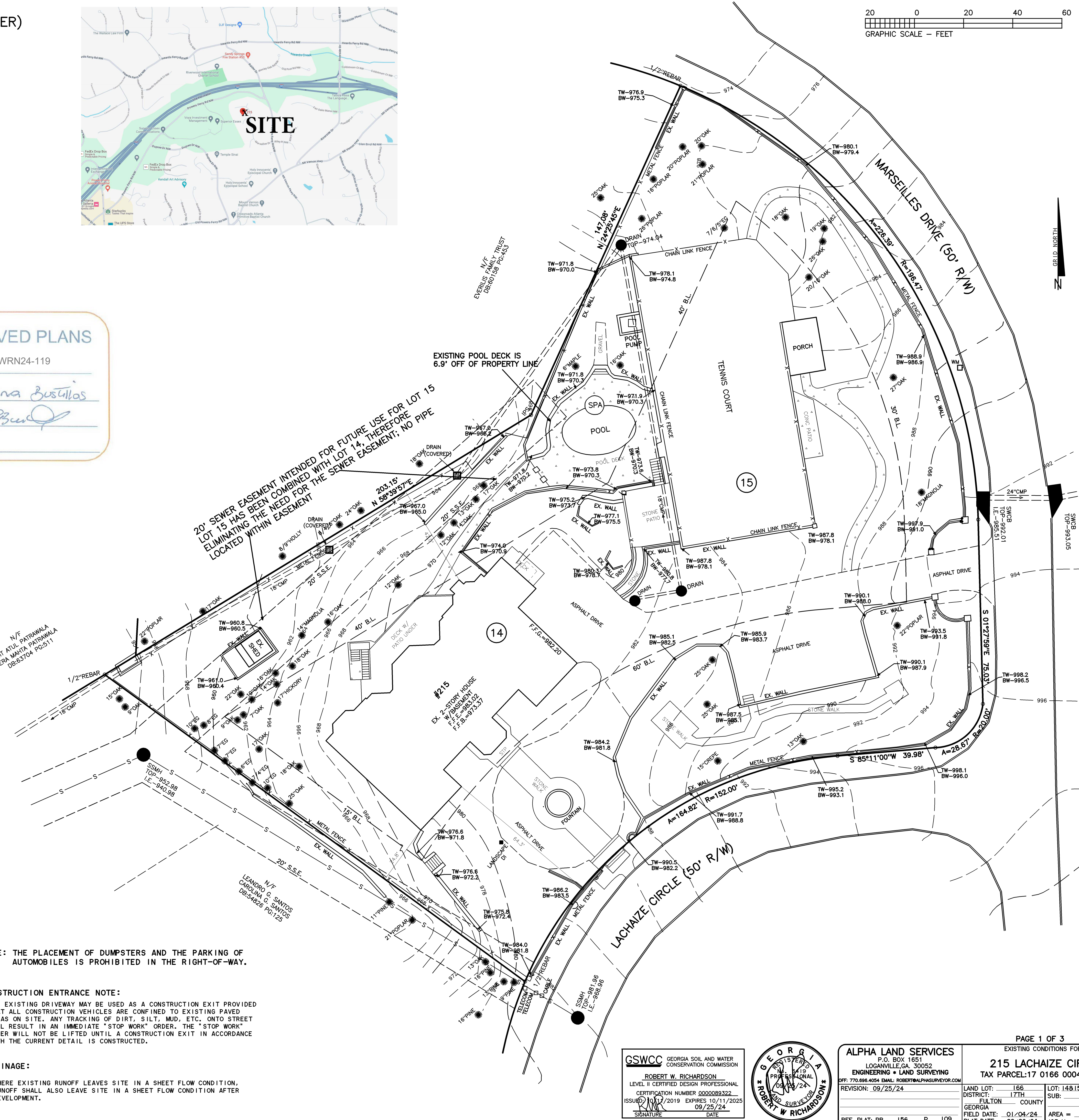
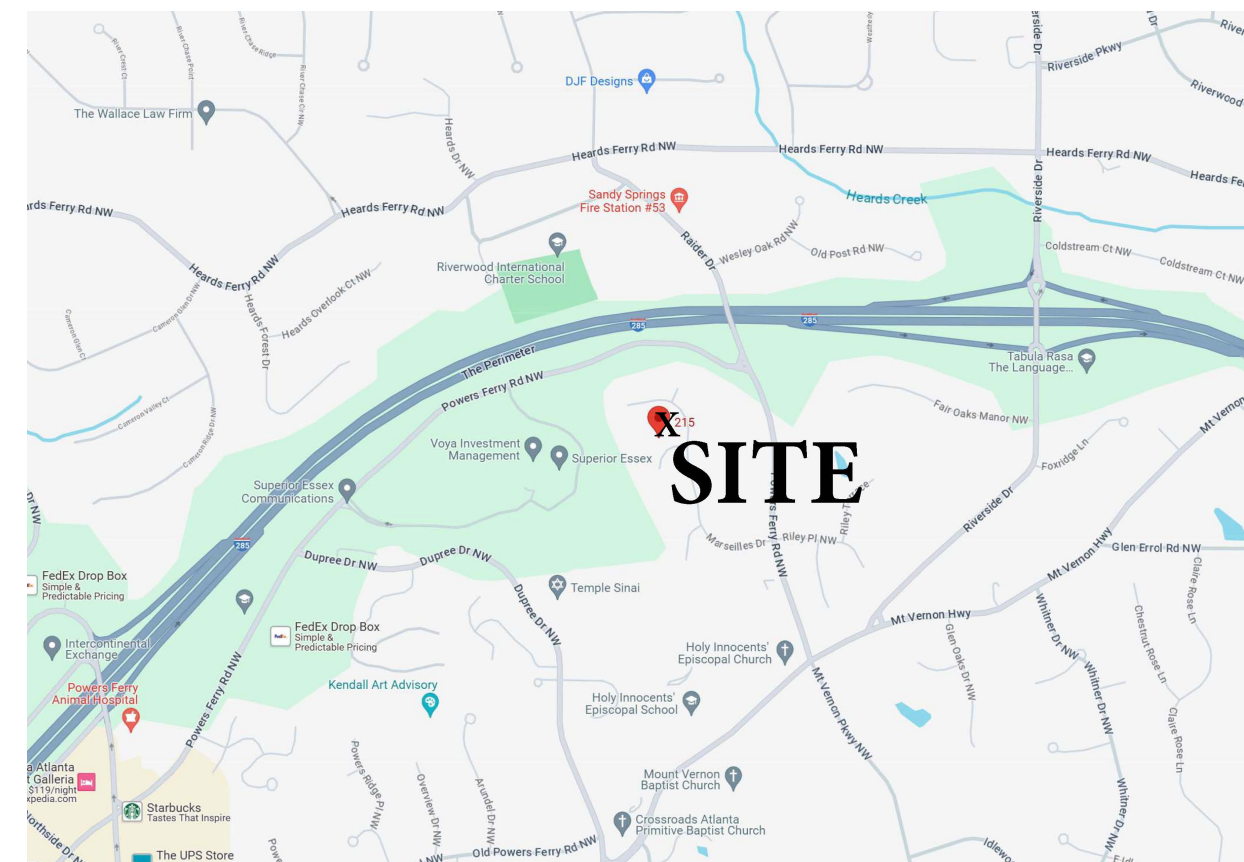
NOTE: THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

CONSTRUCTION ENTRANCE NOTE:

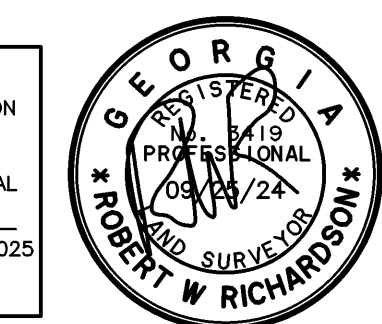
THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.

DRAINAGE:

WHERE EXISTING RUNOFF LEAVES SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 ROBERT W. RICHARDSON
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 000028322
 ISSUED 10/11/2019 EXPIRES 10/11/2025
 SIGNATURE: *[Signature]* DATE: 09/25/24



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA 30052
 ENGINEERING & LAND SURVEYING
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHALANDSERVICES.COM

EXISTING CONDITIONS FOR:	
215 LACHAIZE CIRCLE	
TAX PARCEL: 17 0166 0004 005 9	
REVISION: 09/25/24	LAND LOT: 166
GEORGIA	DISTRICT: 17TH
FULTON COUNTY	LOT: 148.15 BLOCK: A
FIELD DATE: 01/04/24	SUB: AVALON
PLAT DATE: 08/06/24	AREA = 1.442 ACRES
REF. PLAT: PB. 156 P. 109	JOB No. 24004D1

The field data upon which this plan is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plan has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0141F, DATED 09/18/13

ZONING INFORMATION:

- CLASSIFICATION: RD-27
- MINIMUM LOT AREA - 27,000 sf.
- MINIMUM LOT WIDTH - 120 FEET
- MAXIMUM LOT COVERAGE - 30%
- MINIMUM CANOPY COVERAGE - 35%
- SETBACKS: FRONT - 60 FEET
- SIDE - 15 FEET
- REAR - 40 FEET
- MAXIMUM BUILDING HEIGHT - 3 STORIES/40 FEET

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR PIN SET
- LL = LAND LOT
- L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- H.W. = HEADWALL
- D.I. = DROP INLET
- P.P. = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- B.O.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X- = FENCE LINE
- O-O- = FLOOD HAZARD ZONE LINE
- S-S- = STORM SEWER LINE/PIPE
- W-W- = WATER LINE
- G-G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

TREE INVENTORY:

- SAVED:
- 21" POPLAR - 1000
 - 25" OAK - 1000
 - 25" OAK - 1000
 - 25" OAK - 1000
 - 18" OAK - 1000
 - 22" POPLAR - 1000
 - 20"/10" OAK - 1200
 - 18" OAK - 1000
 - 19" OAK - 1000
 - 22" OAK - 1000
 - 26" OAK - 1200
 - 20" POPLAR - 1000
 - 24" OAK - 1000
 - 18" OAK - 1000
 - 27" OAK - 1200
 - 25" OAK - 1000
 - 18" OAK - 1000
 - 18" OAK - 1000
 - 20" OAK - 1000

REMOVED:

- 16" OAK
- 6" MAPLE - TO BE TRANSPLANTED

CANOPY REQUIREMENTS:

0.35 x 62811 = 21984 sf.
 PRESERVED = 23800 sf.
 SURPLUS = 1816 sf.
 NO ADDITIONAL PLANTINGS REQUIRED

EXISTING LOT COVERAGE:

- HOUSE = 4807 sf.
- ASPHALT DRIVE = 7948 sf.
- WALLS = 895 sf.
- FRONT STOOP = 127 sf.
- FRONT WALK/FOUNTAIN = 779 sf.
- STONE WALK = 556 sf.
- CONC. WALKS = 983 sf.
- TENNIS COURT/PORCH = 7044 sf.
- STONE PATIO = 514 sf.
- POOL/DECKING = 2119 sf.
- DECK/PATIO = 768 sf.
- SHED = 116 sf.
- CONCRETE PATIO = 193 sf.
- SIDE DECK = 15 sf.
- TOTAL = 26,864 sf.
- LOT COVERAGE = 42.77%

PROPOSED LOT COVERAGE:

- HOUSE = 4807 sf.
- ASPHALT DRIVE = 7948 sf.
- EXISTING WALLS = 778 sf.
- FRONT STOOP = 127 sf.
- FRONT WALK/FOUNTAIN = 779 sf.
- STONE WALK = 556 sf.
- CONC. WALKS = 876 sf.
- TENNIS COURT/PORCH = 7044 sf.
- STONE PATIO = 514 sf.
- PROPOSED POOL/DECKING = 761 sf.
- DECK/PATIO = 768 sf.
- SHED = 116 sf.
- CONCRETE PATIO = 193 sf.
- SIDE DECK = 15 sf.
- PATIO #1 = 280 sf.
- PATIO #2 = 180 sf.
- NEW WALLS/STEPS = 198 sf.
- STONE STEPS = 68 sf.
- POOL DECKING = 685 sf.
- NEW TENNIS COURT STEPS = 55 sf.
- TOTAL = 26,864 sf.
- LOT COVERAGE = 42.77%

WATER QUALITY CALCULATIONS:

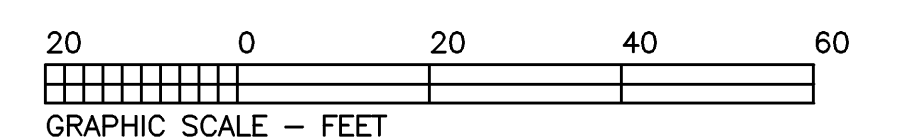
- AREA TO BE TREATED = 2227 sf.
- STORAGE VOLUME REQUIRED = 223 CF
- GRAVEL TRENCH TO BE UTILIZED
- GRAVEL VOIDS: 223/0.4 = 558 CF
- TRENCH DIMENSIONS: 6' d x 9' w x 11' L
- GRAVEL VOLUME = 594 CF
- STORAGE PROVIDED = 237.6 CF

NO GRADED SLOPE SHALL EXCEED 3H:1V

ON ALL DISTURBED AREAS

- Ds1
- Ds2
- Ds3
- Ds4

DISTURBED AREA = 6800 sf.
 0.156 ACRES



FORM SURVEY NOTE:

PLEASE BE AWARE THAT A FOUNDATION SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION OR NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SETBACK EASEMENT OR BUFFER. THE FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

AS-BUILT SURVEY NOTE:

AN AS-BUILT DRAWING CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOPS AND BOTTOMS OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, POOLS, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

GENERAL NOTES:

- NO STATE WATERS EXIST WITHIN 200 FEET OF SITE
- NO ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS OR DRAINAGE EASEMENTS ON OR NEAR PROPERTY
- TOPOGRAPHY IS BASED ON FIELD RUN DATA BY ALPHA LAND SERVICES, FIELD DATE 01/04/24, PLAT DATE 01/23/24
- NO DECKS, PATIOS OR PERMANENT STRUCTURES PERMITTED I BUFFERS OR EASEMENTS.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

NOTE: AFTER PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ONLINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE BUILDING CONSTRUCTION OR DEMOLITION.

ON-SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE IX, DIV 9.7.1-9, TITLED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(d).

A SECOND PRE-CONSTRUCTION MEETING IS REQUIRED WITH A BUILDING INSPECTOR. IT SHOULD BE SCHEDULED USING THE ONLINE PORTAL PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION. CONTRACTORS WHO SKIP THEIR BUILDING PRE-CONSTRUCTION MEETING WILL BE FINED FOR DOING SO.

EROSION CONTROL NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- 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.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

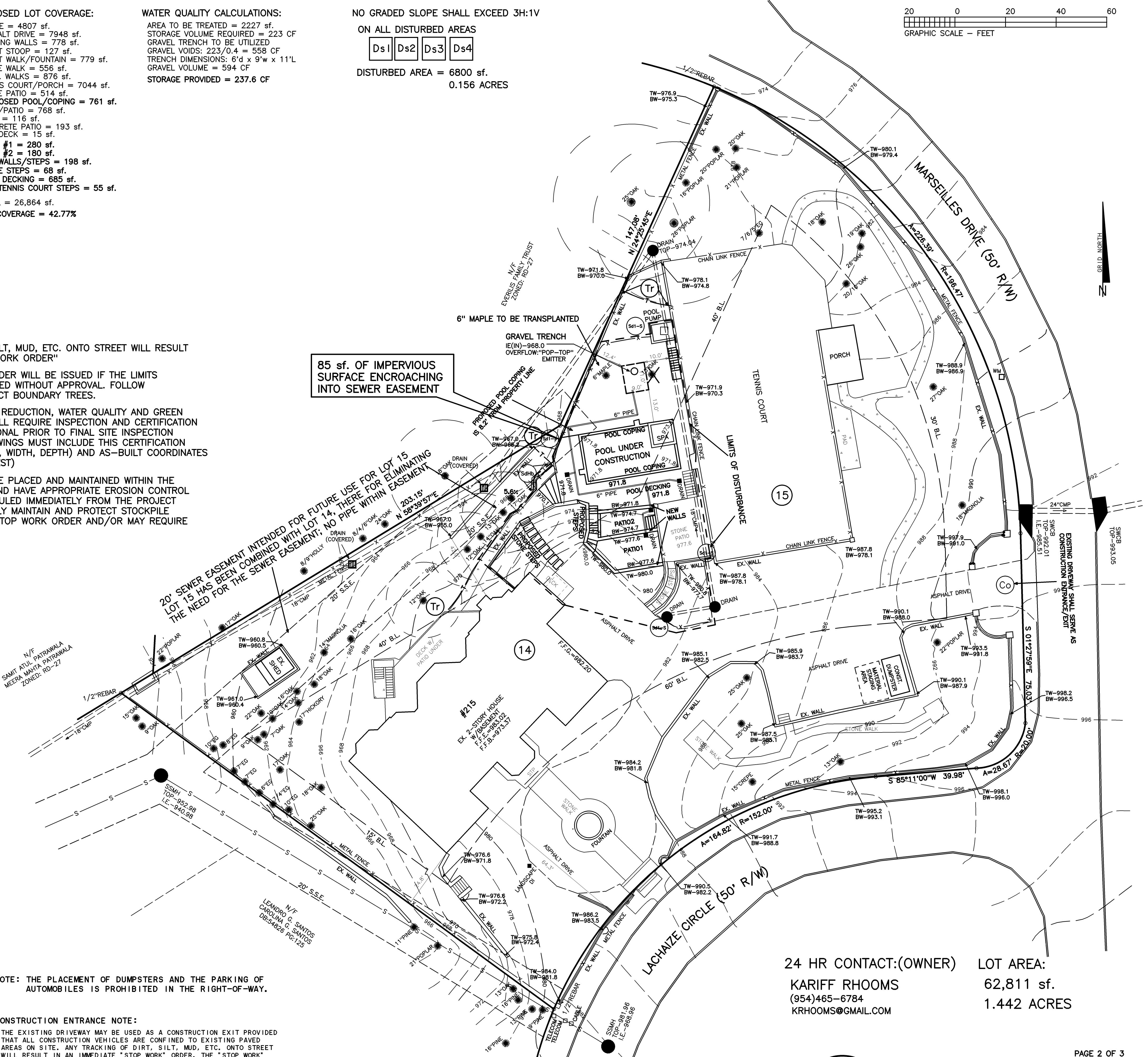
ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP-WORK ORDER"

IMMEDIATE STOP WORK ORDER WILL BE ISSUED IF THE LIMITS OF DISTURBANCE IS ALTERED WITHOUT APPROVAL. FOLLOW PLANS EXACTLY TO PROTECT BOUNDARY TRENCHES.

ALL STORMWATER RUNOFF REDUCTION, WATER QUALITY AND GREEN INFRASTRUCTURE BMPs WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO FINAL SITE INSPECTION APPROVAL. AS-BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION BMP DIMENSIONS (LENGTH, WIDTH, DEPTH) AND AS-BUILT COORDINATES (GEORGIA STATE PLANE WEST)

STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPs IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.

85 sf. OF IMPERVIOUS SURFACE ENCRANCHING INTO SEWER EASEMENT



NOTE: THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

CONSTRUCTION ENTRANCE NOTE:

THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.

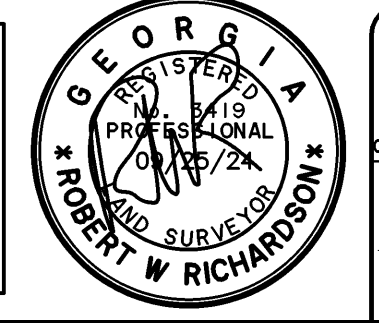
DRAINAGE:

WHERE EXISTING RUNOFF LEAVES SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

24 HR CONTACT:(OWNER)
 KARIFF RHOOMS
 (954)465-6784
 KRHOOMS@GMAIL.COM

LOT AREA:
 62,811 sf.
 1.442 ACRES

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 ROBERT W. RICHARDSON
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 0000089322
 ISSUED 10/17/2019 EXPIRES 10/17/2025
 SIGNATURE DATE



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA 30052
 ENGINEERING & LAND SURVEYING
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHALANDSERVICES.COM
 REVISION: 09/25/24; 10/29/24

PAGE 2 OF 3
 SITE PLAN FOR:
 215 LACHAIZE CIRCLE
 TAX PARCEL: 17 0166 0004 005 9
 LAND LOT: 166
 DISTRICT: 17TH
 SUB: AVALON
 LOT: 14815 BLOCK: A
 AREA = 1.442 ACRES
 JOB No. 24004S1

Ds4

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P, C	Warm weather
Bahiagrass	Pensacola	P, C	Warm weather
Centipede	—	P, C	Warm weather
St. Augustine	Common Bitterblue Raleigh	—	Warm weather
Zoysia	Emerald Myer	P, C	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated

MAINTENANCE

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND DRAIN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FILL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERTE ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A MANNER THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

MAINTENANCE

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND DRAIN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FILL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERTE ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A MANNER THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

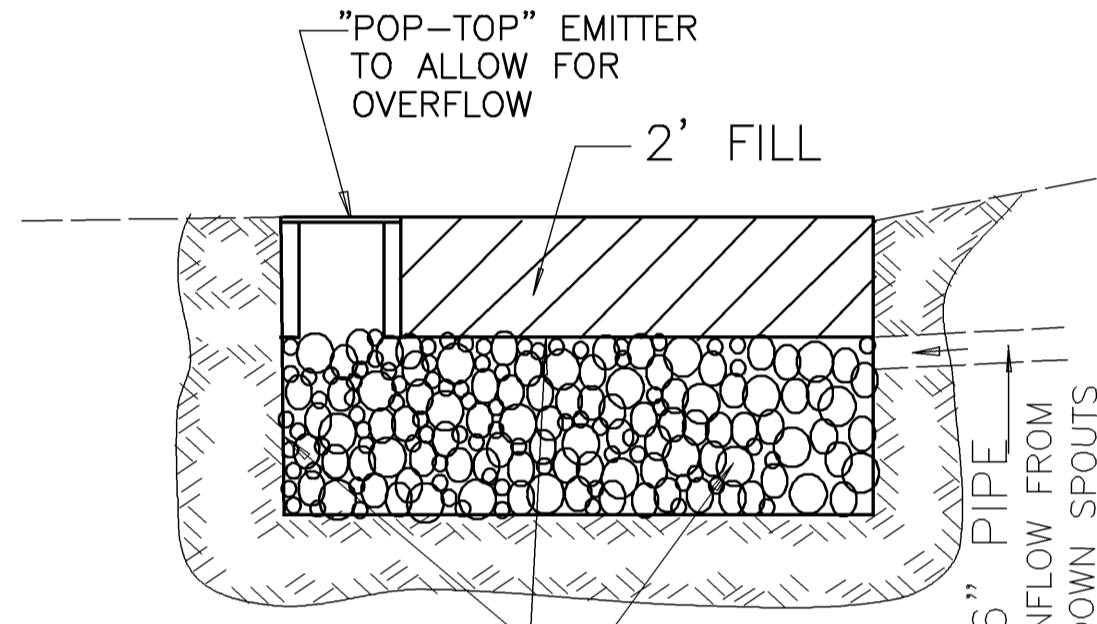
Figure 6-14.1

DRY WELL TYPICAL ROUTINE MAINTENANCE ACTIVITIES AND SCHEDULE

ACTIVITY	SCHEDULE
<ul style="list-style-type: none"> - IF APPLICABLE, WATER TO PROMOTE PLANT GROWTH AND SURVIVAL WITHIN LANDSCAPED AREA OVER TOP OF THE DRY WELL. - IF APPLICABLE, INSPECT VEGETATIVE COVER ON THE SURFACE OF THE DRY WELL FOLLOWING RAINFALL EVENTS. PLANT REPLACEMENT VEGETATION IN ANY ERODED AREAS. - IF APPLICABLE, INSPECT GUTTERS AND DOWNSPOUTS. REMOVE ANY ACCUMULATED LEAVES OR DEBRIS. - INSPECT DRY WELL FOLLOWING RAINFALL EVENTS. CHECK OBSERVATION WELL TO ENSURE THAT COMPLETE DRAWDOWN HAS OCCURRED WITHIN 24 HRS AFTER THE END OF A RAINFALL EVENT. FAILURE TO DRAWDOWN WITHIN THIS TIMEFRAME MAY INDICATE DRY WELL FAILURE. - IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVED ACCUMULATED TRASH AND DEBRIS. - INSPECT TOP LAYER OF FILTER FABRIC FOR SEDIMENT ACCUMULATION. REMOVE AND REPLACE IF CLOGGED. - PERFORM TOTAL REHABILITATION OF THE DRY WELL, REMOVING DRY WELL STONE AND EXCAVATING TO EXPOSE CLEAN SOIL ON THE SIDES AND BOTTOM OF THE WELL. 	<p>AS NEEDED</p> <p>ANNUALLY SEMI-ANNUALLY DURING FIRST YEAR</p> <p>UPON FAILURE</p>

SPECIES	Broodstock Rates 1/2 - 2/2 Per Acre	Resource Area 3/	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates)	Remarks
Ds3				
BAMA, PENSACOLA (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. 30 lbs. 0.7 lb.	P, C	J F M A M J J A S O N	165,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with 6" crown. Will spread into bermuda pasture and lawn. Mix with Surface Inspector for seeding lawns.
BAMA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. 30 lbs. 0.7 lb.	M-L, P, C	J F M A M J J A S O N	Same as above
BERMUDA, COMMON (Cynodon dactylon) hulled seed alone with other perennials	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	P, C	J F M A M J J A S O N	1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
BERMUDA, COMMON (Cynodon dactylon) unhulled seed with other perennials	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	P, C	J F M A M J J A S O N	Plant with winter annuals.
BERMUDA, SPRINGS (Cynodon dactylon) Coastal Common, or TR 44	40 cu. ft. 0.9 cu. ft. 20 slugs 3' x 3'	M-L, P, C, C	J F M A M J J A S O N	A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
FESCUE, TALL (Festuca arundinacea) with other perennials	50 lbs. 1.1 lb. 30 lbs. 0.7 lb.	M-L, P, C	J F M A M J J A S O N	Southern Coastal Plain only. 227,000 seed per pound. Use alone only on better sites. Not for rough soils. Mix with perennial legumes or Crownvetch. Apply topdressing in spring following fall planting. Not for heavy use areas or athletic fields.
Ds2				
MILLET, PEARL (Pennisetum glaucum) alone	50 lbs. 1.1 lb.	M-L, P, C	J F M A M J J A S O N	88,000 seed per pound. Quick cover. May reach 5 feet in height. Not recommended for mixtures.
OATS (Avena sativa) in mixtures	4 bu. (128 lbs.) 1 bu. 0.7 lb. (32 lbs.)	M-L, P, C	J F M A M J J A S O N	13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley.
RYE (Secale cereale) alone in mixtures	3 bu. (96 lbs.) 1/2 bu. 0.6 lb. (28 lbs.)	M-L, P, C	J F M A M J J A S O N	18,000 seed per pound. Quick cover. Drought tolerant and winterhardy.
RYE alone	40 lbs. 0.9 lb.	M-L, P, C	J F M A M J J A S O N	227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
RYE alone	60 lbs. 1.4 lb.	M-L, P, C	J F M A M J J A S O N	55,000 seed per pound. Good on straight sites. Not recommended for mixtures.

1.) DOWN DRAINS SHALL HAVE POSITIVE SLOPE AWAY FROM FOUNDATION.



TOP & SIDES OF PIT TO BE LINED WITH NON-WOVEN FILTER FABRIC

3 - 8 FEET OF STONE 40% VOID STORAGE PRE-WASHED

GRAVEL TRENCH :N.T.S.

2.) DOWN SPOUTS SHALL NOT BE DISCHARGE CLOSER THAN 5' FROM FOUNDATION

BMP Detail Series

STRAW BALES DETAIL

NOTE

1. STAKES SHALL BE WOOD AND SHALL BE 2" x 2" NOMINAL.
2. EROSION BALES SHALL BE 18" x 18" x 36".
3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, TIGHTLY ABUTTED WITH NO CAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.

Step 1: excavate the trench

Step 2: Place and stake the erosion bales

NOTES:

1. Tree protection fencing to be installed prior to any land disturbance on site.
2. Locate fencing at edge of CRZ, or against pavement edges, as per approved site plans.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring access. Temporary access must be approved in advance by the COSS Advisor.
4. Activities within tree protection area are not permitted, including staging of materials, parking, pedestrian access, etc.
5. Where tree protection is adjacent to erosion control fencing, tree fence must be visible and at full 4' height min. on the inside of tree save area.
6. Where tree protection fencing encroaches on CRZ of existing trees to remain, of any size, in areas of cutting grade, tree roots are to be cut below grade to depth of 12" with clean sharpened implements.

Use as many stakes as required to extend fencing to furthest limits of CRZ or as shown on plans

Secure fencing material to 2x2 p.t. wood stakes or metal fence posts, spaced at 6' o.c. max.

Stakes to be 4' min. above grade, 2' min. below grade

DBH: Diameter Breast Height, measured at 4.5' above finish grade

Orange laminated safety netting or equivalent

Provide 3" mulch over bare areas in critical root zone, keep 6" away from base of plants

COSS requires protected CRZ equivalent to 1.25' radius per 1" DBH, or as per COSS

FENCE LOCATION at edges of Critical Root Zone: CRZ diameter = 15 x DBH

PERM. & TEMP. GROUND COVER

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW OR HAY	2-1/2 TONS/ACRE	6" TO 10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6 TO 9 TONS/ACRE	2" TO 3"
CUTBACK ASPHALT	1200 GAL/AC OR 1/4 GAL/SQ.YD.	—
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	—
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	—
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	—

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION NUMBER 0000089322 ISSUED 11/1/2019 EXPIRES 10/11/2024

GEORGIA REGISTERED PROFESSIONAL SURVEYOR

ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA 30052 ENGINEERING • LAND SURVEYING

215 LACHAIZE CIRCLE TAX PARCEL:17 0166 0004 005 9

REVISION: LAND LOT: 166 DISTRICT: 17TH LOT: 14&15 BLOCK: A SUB: AVALON

GEORGIA FULTON COUNTY FIELD DATE: 01/04/24 AREA = 1.442 ACRES PLAT DATE: 09/03/24 JOB No. 2400452