

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

\*\*\*THIS DOCUMENT MUST ONLY BE RECORDED BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION\*\*\*

Return Recorded Document to:  
Fulton County Land Division  
141 Pryor Street, S.W. – Suite 8021  
Atlanta, Georgia 30303

Project Name : 422 Hilderbrand Drive  
Tax Parcel Identification No.: 17 007100020501  
Land Disturbance Permit No.: WRN24-063  
Zoning/Special Use Permit No.: (if applicable)

*For Fulton County Use Only*

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

## SEWER EASEMENT (Corporate Form)

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 1st day of August, 2024, between  
Above and Beyond Investment, LLC, a corporation duly organized under the  
laws of the State of Georgia, party of the first part (hereinafter referred to as Grantor) and  
FULTON COUNTY, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 71,  
\_\_\_\_ Section (if applicable) of District 17, Fulton County, Georgia, and more particularly described as follows: To wit:

422 Hilderbrand Drive

*Project Name*

[ See Exhibit "A" attached hereto and made a part hereof ]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

**IN WITNESS HEREOF** said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 1  
day of August, 20 24  
in the presence of

GRANTOR: Above and Beyond Investment  
CORPORATE NAME

By:

Print Name:

Title:



Nave Edelstein

Owner

By:

Print Name:

Title:



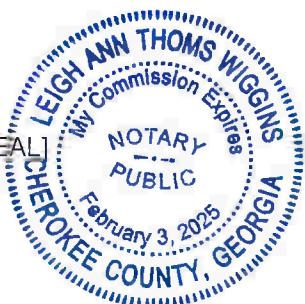
Leigh Ann Thoms Wiggins

Notary Public

Leigh Ann Thoms Wiggins

[CORPORATE SEAL]

[NOTARIAL SEAL]



TEXT LEGEND

OTPF = OPEN TOP FOUND  
 CTFP = CRIMPED TOP FOUND  
 RBF = REBAR FOUND  
 CMF = CONCRETE MONUMENT  
 IPS = IRON PIN SET (1/2" REBAR)  
 R/W = RIGHT OF WAY  
 BSL = BUILDING LINE  
 N/F = NOW OR FORMERLY  
 DB = DEED BOOK  
 PB = PLAT BOOK  
 PG = PAGE  
 D.E. = DRAINAGE EASEMENT  
 UE = UTILITY EASEMENT  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P/L = PROPERTY LINE  
 C/L = CENTER LINE  
 TBM = BENCHMARK  
 FFE = FINISH FLOOR ELEVATION  
 AE = ACCESS EASEMENT

SYMBOL LEGEND

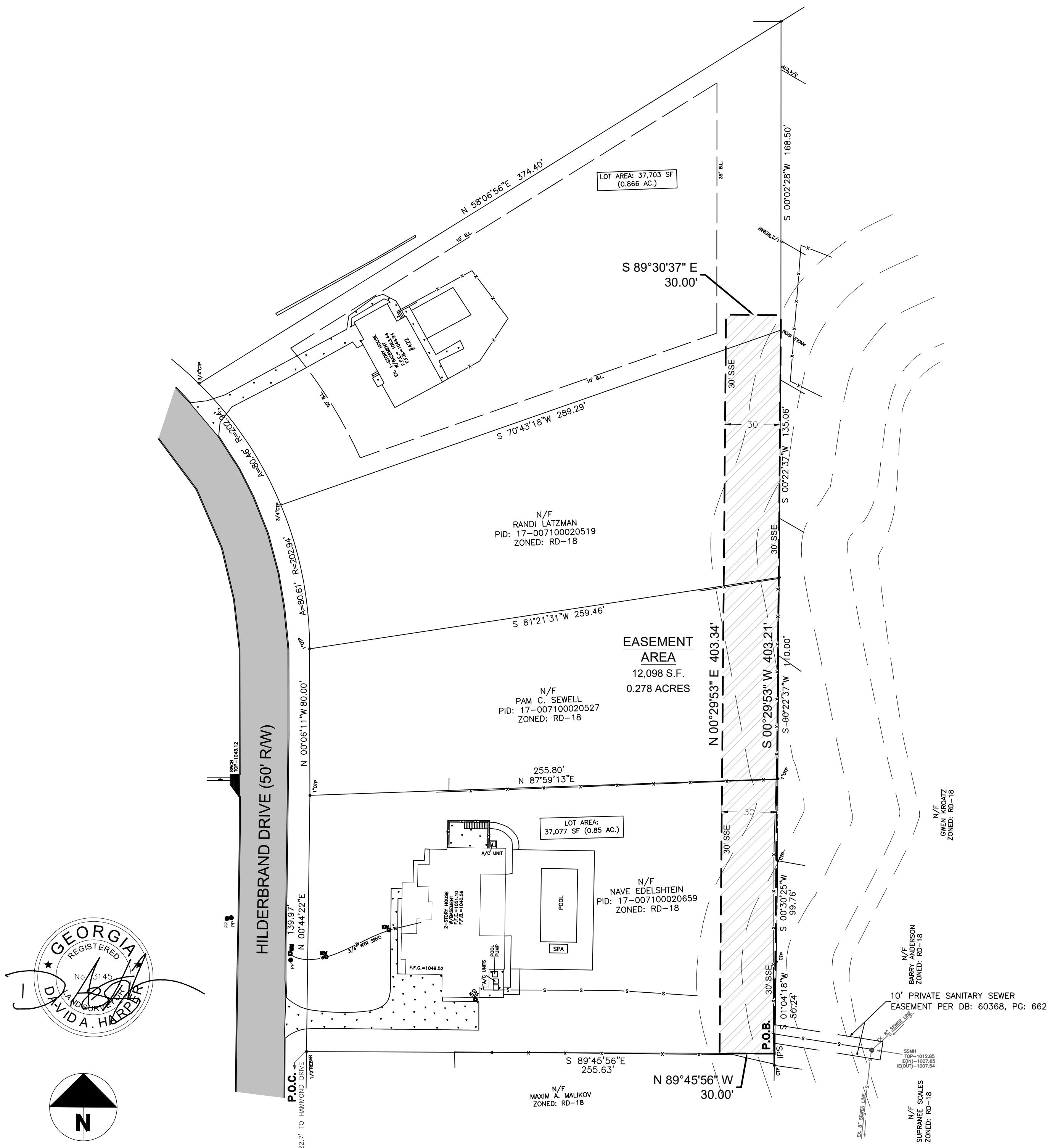
◆ = LIGHT POLE  
 ◇ = SEWER LATERAL  
 ◎ = WATER METER  
 ☒ = POWER BOX  
 ■ = CABLE TV BOX  
 □ = TELEPHONE CO. BOX  
 ● = FIRE HYDRANT  
 ○ = WATER VALVE  
 -P- = OVERHEAD POWER LINE  
 -X- = FENCE LINE  
 -FO- = U.G. COMMUNICATION LINE  
 -G- = GAS LINE  
 -W- = WATER LINE  
 -T- = TELEPHONE LINES & CABLE  
 -E- = UNDERGROUND POWER  
 -S- = SANITARY SEWER  
 = SET 1/2" REBAR  
 = STORM PIPE  
 ☐ = SIGN  
 (R) = RECORD CALL  
 ☐ =

GENERAL NOTES

1. NO FIELD WORK PERFORMED IN PREPARATION OF THIS EXHIBIT. SURVEY PROVIDED BY OTHERS.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT, THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. ALL BUFFERS AND SETBACKS MAY NOT BE SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION.

Bjm

11/7/2024



David A. Harper, RLS

5911 Waterway Place  
 Flowery Branch, GA 30542  
 Phone 678.410.3004

Contact: Ashley Harper: aharper3145@gmail.com

**SANITARY SEWER EXHIBIT FOR:**  
**444 Hilderbrand Dr**

Parcel No. 17 00700020659  
 Land Lot 71, 17th District,  
 Fulton County, Georgia  
 Date: 10/23/24

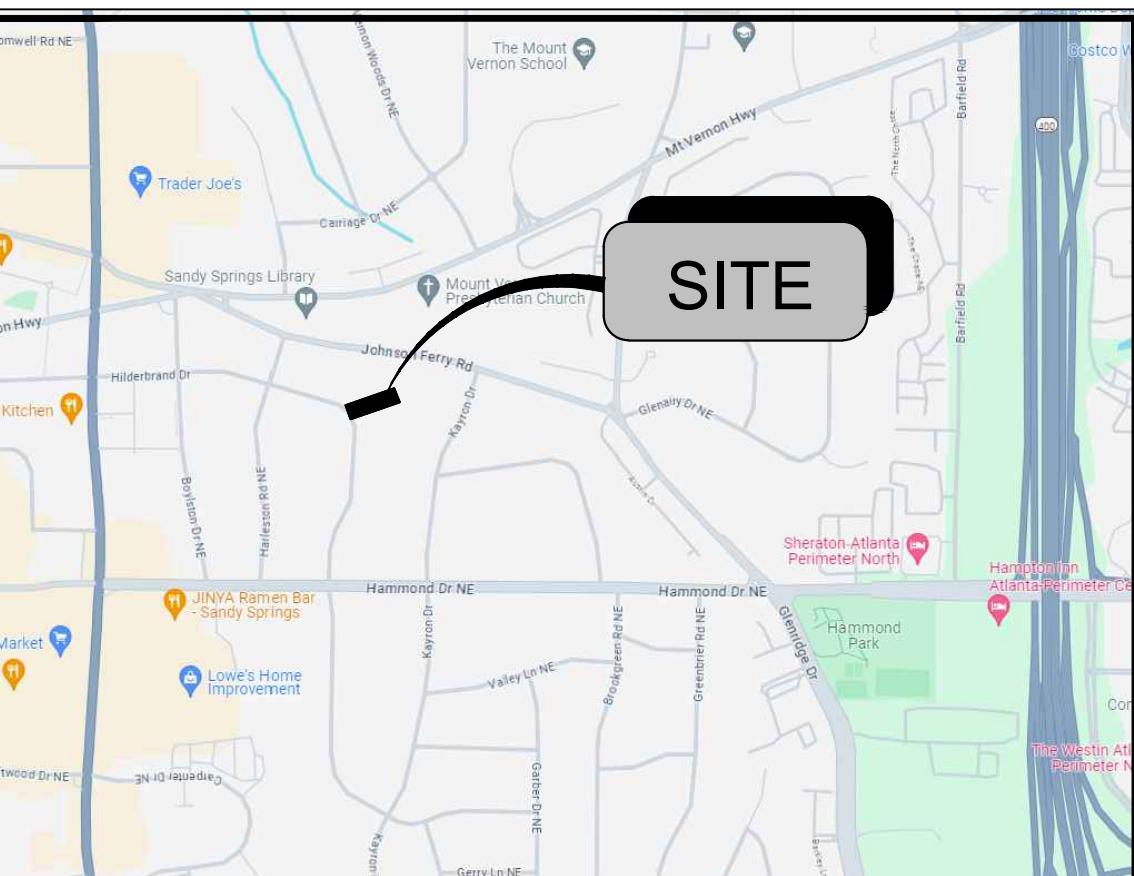
UTILITY NOTES & INFORMATION:  
 Utilities shown are based on above ground and visible evidence.  
 Surveyor does not warrant the exact size, type, or location of utilities shown and furthermore no guarantee is made that other utilities may exist on site that are not shown.



**IF YOU DIG GEORGIA...  
 CALL US FIRST!**  
**1-800-282-7411**  
**UTILITIES PROTECTION CENTER**  
**It's The Law!**

# SITE PLAN FOR 422 HILDERBRAND DRIVE

LAND LOT 71, DIST. 17  
CITY OF SANDY SPRINGS, FULTON COUNTY, GA  
TAX PARCELS: 17-007100020501



VICINITY MAP  
N.T.S.

TOTAL SITE AREA: 0.87 AC.  
ZONING: RD18 (SINGLE FAMILY RESIDENTIAL DIST.)

## DEVELOPMENT TEAM

OWNER  
NAVE EDELSHEIN  
422 HILDERBRAND DRIVE  
SANDY SPRINGS, GA 30328  
PHONE: (818) 987-1882

ENGINEER  
JDM CONSULTANTS, LLC  
P.O. BOX 366411  
ATLANTA, GA 30336  
PHONE: (205) 266-1648  
CONTACT: DARRELL JOHNSON

SURVEYOR  
ALPHA LAND SERVICES  
PHONE: (770) 696-4054

## SUBMITTAL DATE

CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT - 5-19-2024

| SHEET LIST TABLE |                   |
|------------------|-------------------|
| SHEET NUMBER     | SHEET TITLE       |
| C1               | COVER SHEET       |
| 1 OF 1           | SURVEY            |
| C2               | SITE PLAN         |
| C3               | GRADING & EROSION |
| C4               | SAN SEWER PROFILE |
| C5               | COUNTY DETAILS    |

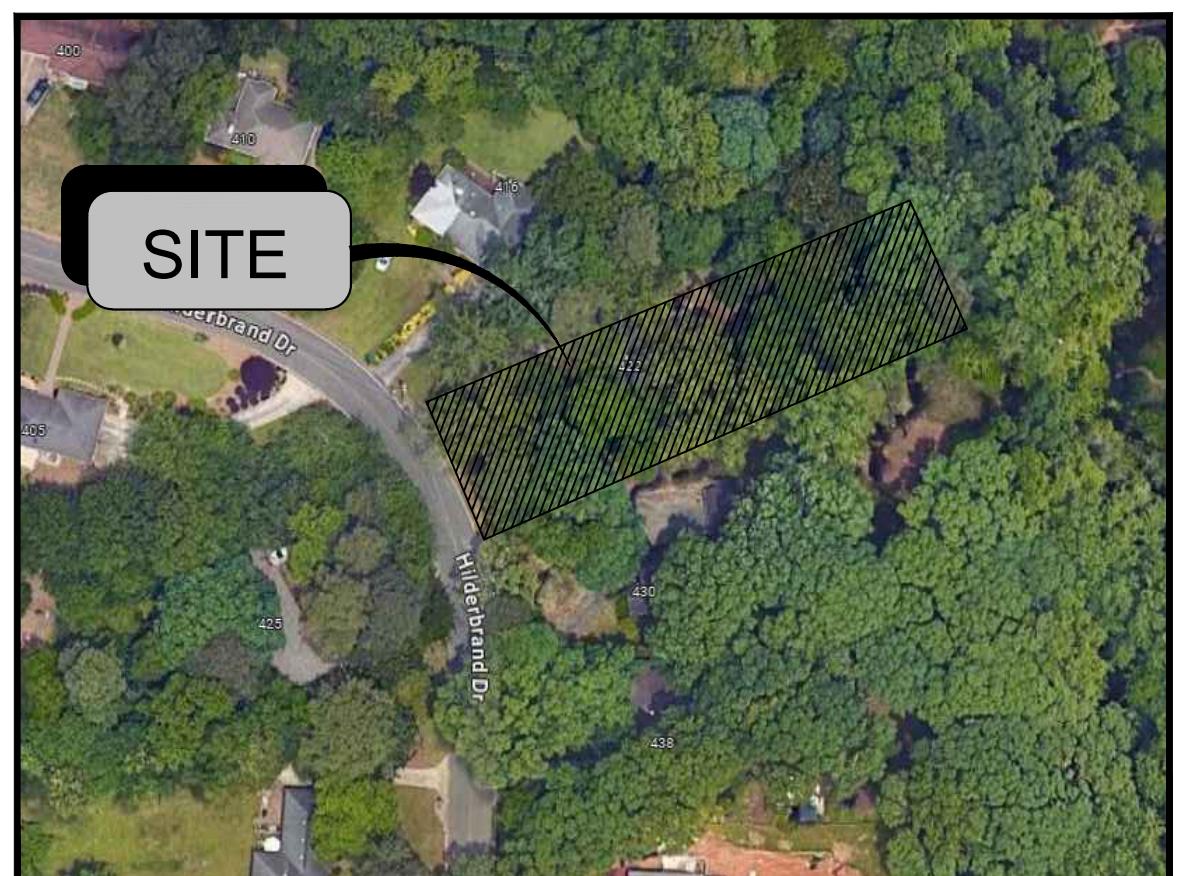
## GOVERNING AGENCIES

CITY OF SANDY SPRINGS  
COMMUNITY DEVELOPMENT  
1 GALAMBOS WAY  
SANDY SPRINGS, GA 30328  
PHONE: (770) 730-5600



FEMA MAP  
N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY  
DOES LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD  
AREA (ZONE "X") PER COMMUNITY PANEL NO. 13121C0161F  
DATED SEPTEMBER 18, 2013.



AERIAL MAP  
N.T.S.

PROJECT NAME: 422 HILDERBRAND DRIVE  
PROJECT NUMBER: WRN24-063  
SITE ADDRESS: 422 HILDERBRAND DRIVE, SANDY SPRINGS, GA

WASTEWATER SERVICES PROVIDED BY FULTON COUNTY

**JDM**  
CONSULTANTS  
DESIGN  
CONSULTING  
CONSTRUCTION MANAGEMENT

P.O. BOX 366411  
ATLANTA, GA 30336  
(205) 266-1648  
darrell@dmconsultantsllc.com  
dmconsultantsllc@gmail.com

CLIENT:

THIS DRAWING IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. COPIES OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF JDM CONSULTANTS, LLC.

SEAL:



GSWCC # 77396 EXP. DATE: 7/1/2025

REVISIONS:  
NO. DATE DESCRIPTION  
1 7-11-2024 COMMENTS ADDRESSED

PROJECT:  
**422 HILDERBRAND DRIVE**  
SANDY SPRINGS, GA 30328  
LAND LOT 71, DIST 17  
FULTON COUNTY, GA  
PARCEL ID: 17-007100020501  
PROJECT NUMBER: WRN24-063

SHEET TITLE:  
**COVER SHEET**

DESIGNED BY: JDM  
DRAWN BY: DJ  
CHECKED BY: DJ  
APPROVED BY: JDM

SCALE: AS SHOWN  
DATE: 5-19-2024

PROJECT NO.:

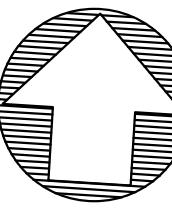
SHEET:  
**C1**  
**81**  
Know what's below.  
Call before you dig.

## APPLICABLE CODES AND ORDINANCES

All Parties Associated with this Project are Responsible to Comply with all Codes and Regulations  

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- Georgia Amendments, Prescriptive Deck Details
- International Fire Code, 2018 Edition
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- NFPA National Electrical Code, 2017 Edition, with no Georgia Amendments
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- 2012 NFPA 101 Life Safety Code
- International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
- NFPA Codes and Standards: Current Edition
- NFPA 101 Life Safety Code: 2012 Edition (Amended by 120-3-3)
- International Fire Code (ICC): 2012 Edition with Amendments (2014)\*Modified by the State Fire Marshal per Ch.120-3-3 of Rules and Regulations of the Safety Fire Commissioner.





**JDM**  
CONSULTANTS

DESIGN  
CONSULTING  
CONSTRUCTION  
MANAGEMENT

P.O. BOX 366411  
ATLANTA, GA 30336  
(205) 266-1648  
darrell@dmconsultantsllc.com  
jdmconsultantsllc@gmail.com

CLIENT:

0 15' 30'  
SCALE: 1:30

## SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 24" CURB AND GUTTER
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE PAVING

THIS DRAWING IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT FOR WHICH IT IS IDENTIFIED. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF JDM CONSULTANTS, LLC.

SEAL:



GSWCC # 77396 EXP. DATE: 7/1/2025

REVISIONS:  
NO. DATE DESCRIPTION  
1 7-11-2024 COMMENTS ADDRESSED

PROJECT:

## 422 HILDERBRAND DRIVE

SANDY SPRINGS, GA 30328  
LAND LOT 71, DIST 17  
FULTON COUNTY, GA  
PARCEL ID: 17 007100020501  
PROJECT NUMBER: WRN24-063

SHEET TITLE:

## SITE PLAN

DESIGNED BY: JDM

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: JDM

SCALE: AS SHOWN

DATE: 5-19-2024

PROJECT NO.:

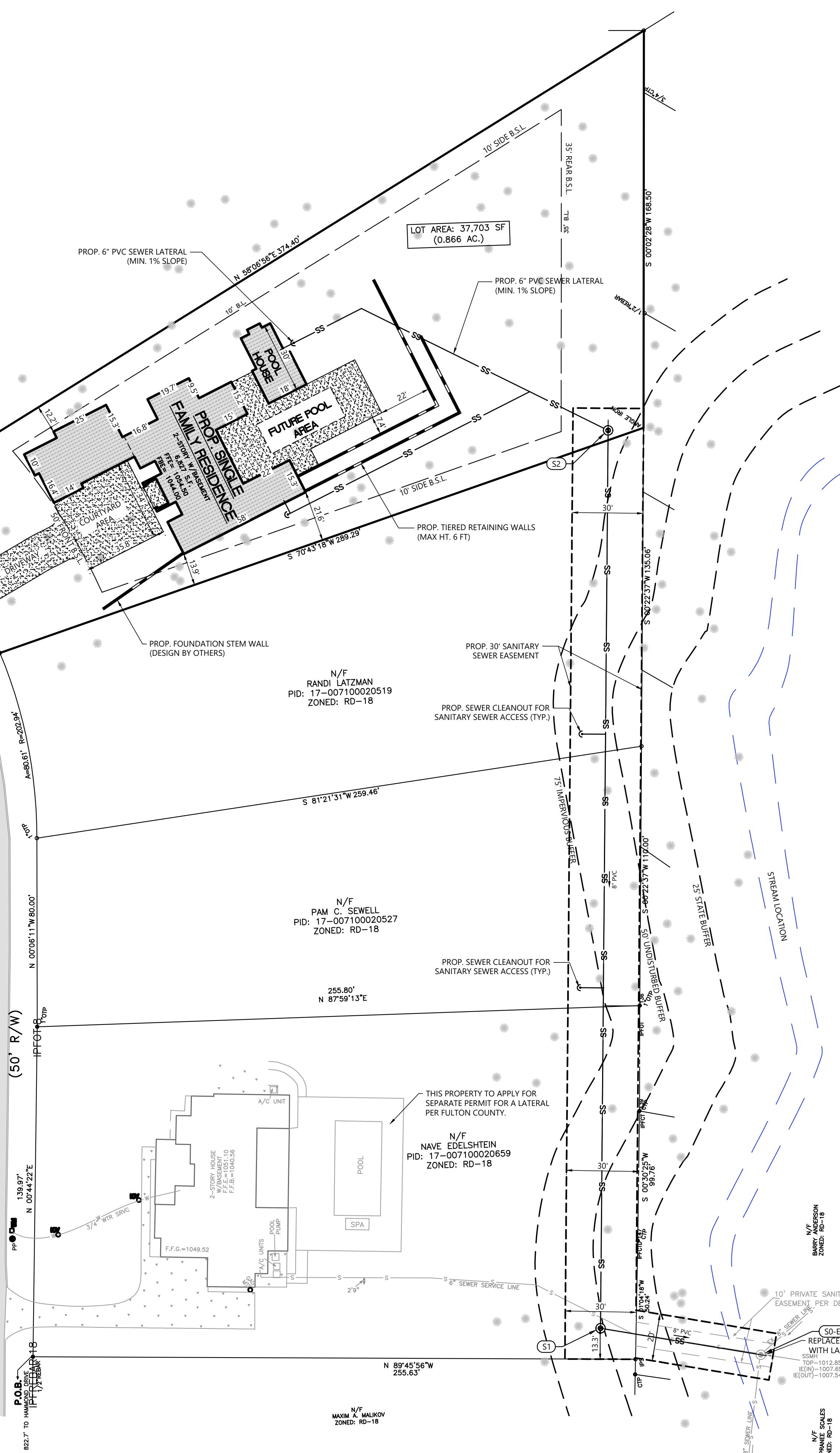
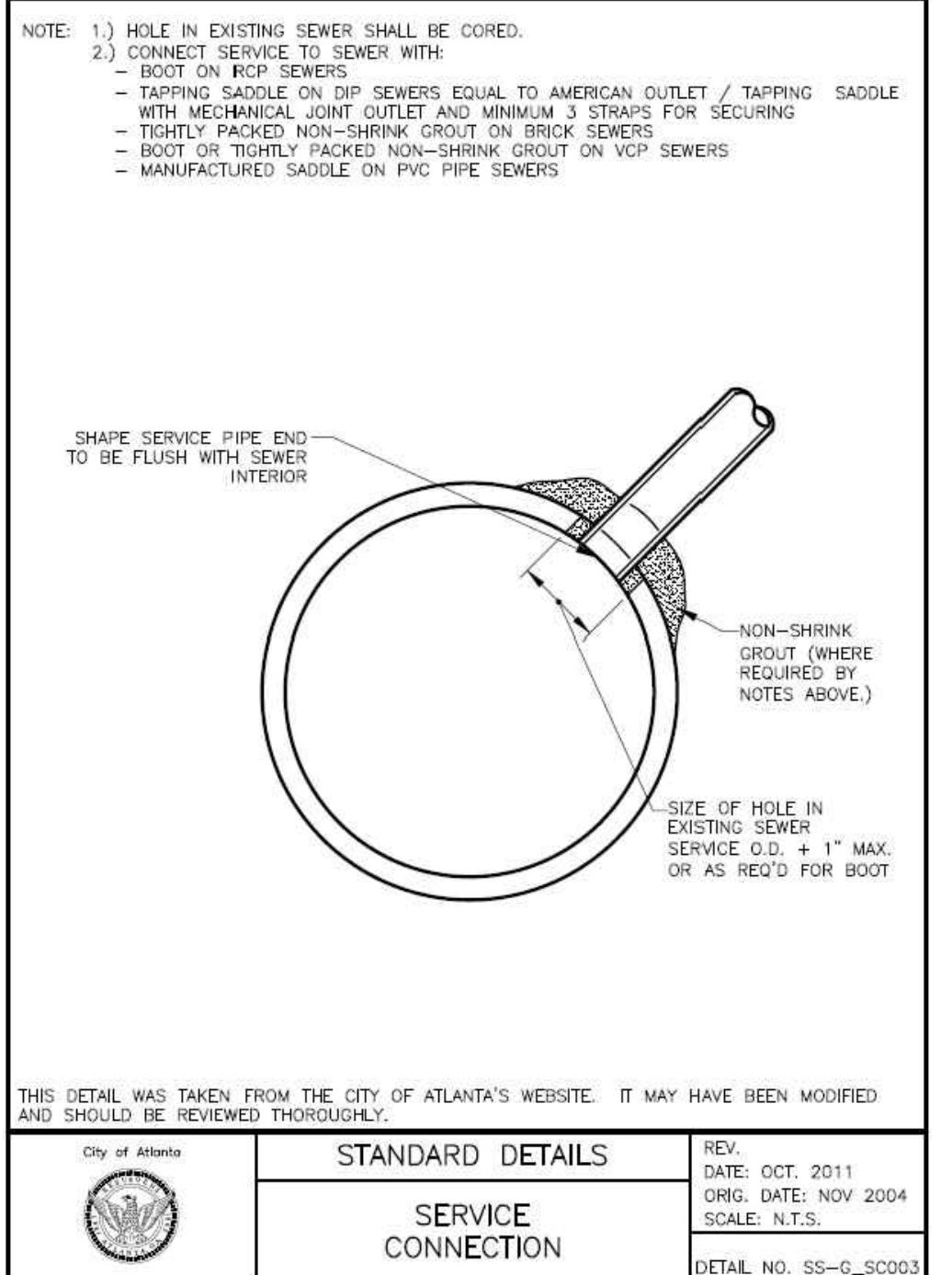
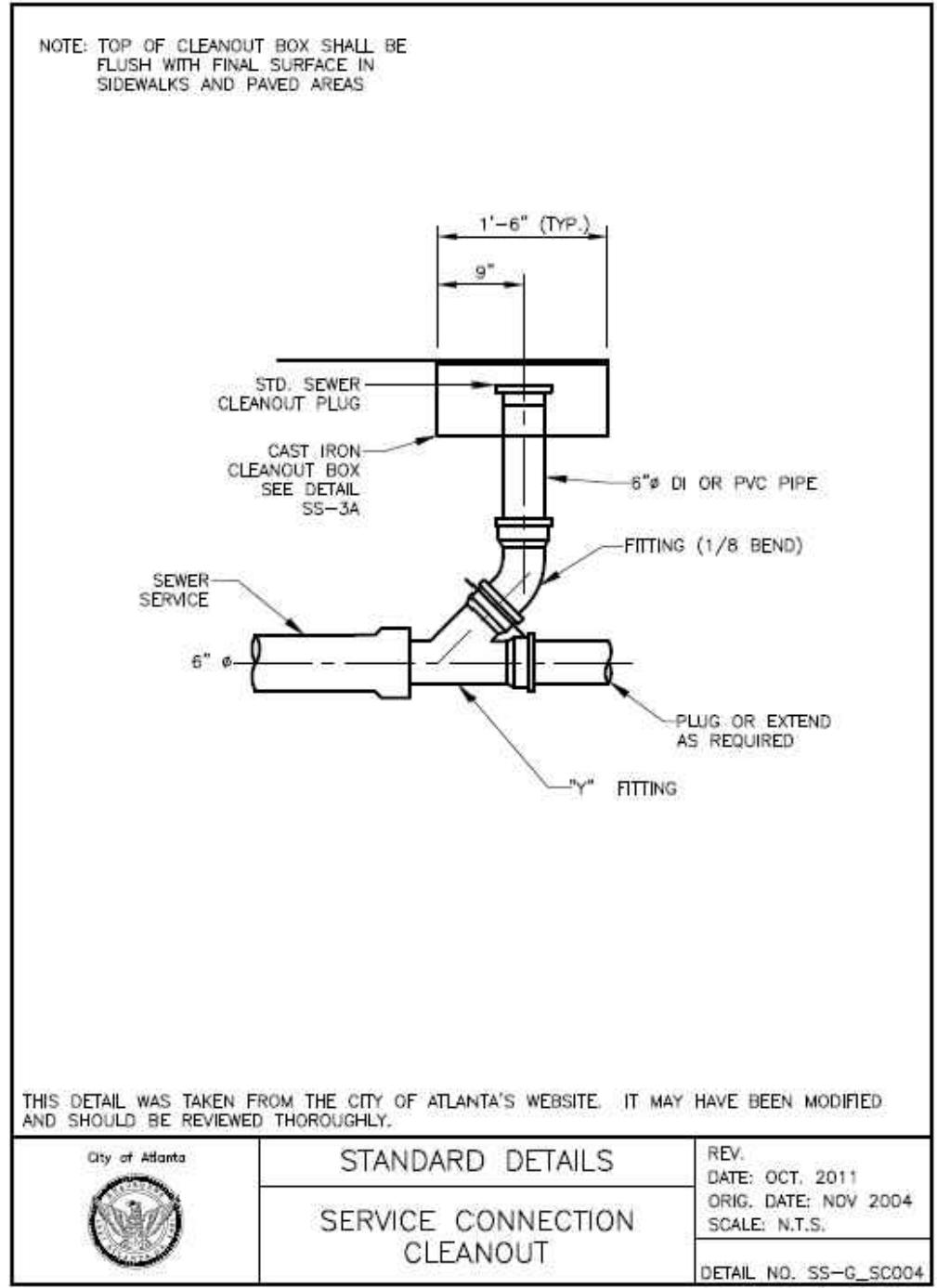
SHEET:

**C2**

**811**

Know what's below.  
Call before you dig.

ISSUED FOR CONSTRUCTION



## SANITARY SEWAGE CALCULATIONS

150 GALLONS PER DAY PER BEDROOM x 5 BEDROOMS = 750 GPD  
(PER MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS (JUNE 2019)  
SECTION J - SEWAGE FLOW SCHEDULE TABLE 13)  
1 - HOUSE PROPOSED = 750 GPD

10 STATE STANDARDS PEAKING FACTOR:  
$$\text{PeakingFactor} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}}$$

ASSUMING P = 4 PEOPLE IN HOUSE  
PEAKING FACTOR = 3.33  
Where : P = population in thousands

TOTAL RESIDENTIAL ESTIMATED AVERAGE DAILY FLOW (ADF)  
750 (GPD) x 3.33 (PEAKING FACTOR)  
= 2,498 (GPD WITH PEAKING FACTOR)

## SITE AREA CALCULATIONS

LOT SIZE  
LIMITS OF DISTURBANCE

## LOT IMPERVIOUS AREA CALCULATIONS

PROP. IMPERVIOUS AREA = 7,904 SF (0.18 AC.) -20.9%  
-ROOF AREA (PRIMARY) = 3,619 SF  
-ROOF AREA (POOL HOUSE) = 494 SF  
-COURTYARD AREA = 1,115 SF  
-REAR PATIO AREA = 1,876 SF  
-CONC. DRIVEWAY AREA = 800 SF

## ZONING

JURISDICTION: CITY OF SANDY SPRINGS (SINGLE FAMILY RESIDENTIAL DISTRICT)

## SETBACKS

|                    |     |
|--------------------|-----|
| FRONT YARD SETBACK | 50' |
| SIDE YARD SETBACK  | 10' |
| REAR YARD SETBACK  | 35' |
| MAX. LOT COVERAGE  | 35% |

## SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- BOUNDARY & TOPOGRAPHY: ALPHA LAND SERVICES
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNPREDICTED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE MINIMUM 4,000 PSI 28 DAY COMPRESSIVE STRENGTH (SEE DETAILS).
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.

PROJECT NAME: 422 HILDERBRAND DRIVE  
PROJECT NUMBER: WRN24-063  
SITE ADDRESS: 422 HILDERBRAND DRIVE, SANDY SPRINGS, GA

## SANITARY SEWAGE CALCULATIONS

150 GALLONS PER DAY PER BEDROOM x 5 BEDROOMS = 750 GPD  
(PER MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS (JUNE 2019)  
SECTION J - SEWAGE FLOW SCHEDULE TABLE 13)  
1 - HOUSE PROPOSED = 750 GPD

10 STATE STANDARDS PEAKING FACTOR:  
$$\text{PeakingFactor} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}}$$

ASSUMING P = 4 PEOPLE IN HOUSE  
PEAKING FACTOR = 3.33  
Where : P = population in thousands

TOTAL RESIDENTIAL ESTIMATED AVERAGE DAILY FLOW (ADF)  
750 (GPD) x 3.33 (PEAKING FACTOR)  
= 2,498 (GPD WITH PEAKING FACTOR)



| REVISIONS: | NO. DATE  | DESCRIPTION        |
|------------|-----------|--------------------|
| 1          | 7-11-2024 | COMMENTS ADDRESSED |

## 422 HILDERBRAND DRIVE

SANDY SPRINGS, GA 30328  
LAND LOT 71, DIST 17  
FULTON COUNTY, GA  
PARCEL ID: 17 007100020501  
PROJECT NUMBER: WRN24-063

## GRADING PLAN

DESIGNED BY: JDM  
DRAWN BY: DJ  
CHECKED BY: DJ  
APPROVED BY: JDM

SCALE: AS SHOWN  
DATE: 5-19-2024

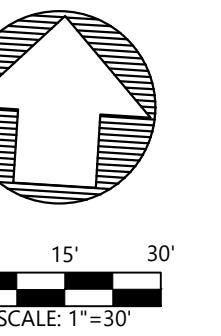
**C3**  
**81**  
Know what's below.  
Call before you dig.

## ES+PC NOTES

- 1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES 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. 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.
- 4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- 5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- 6. SILT FENCE SHALL BE 'TYPE C' AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

## GRADING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.



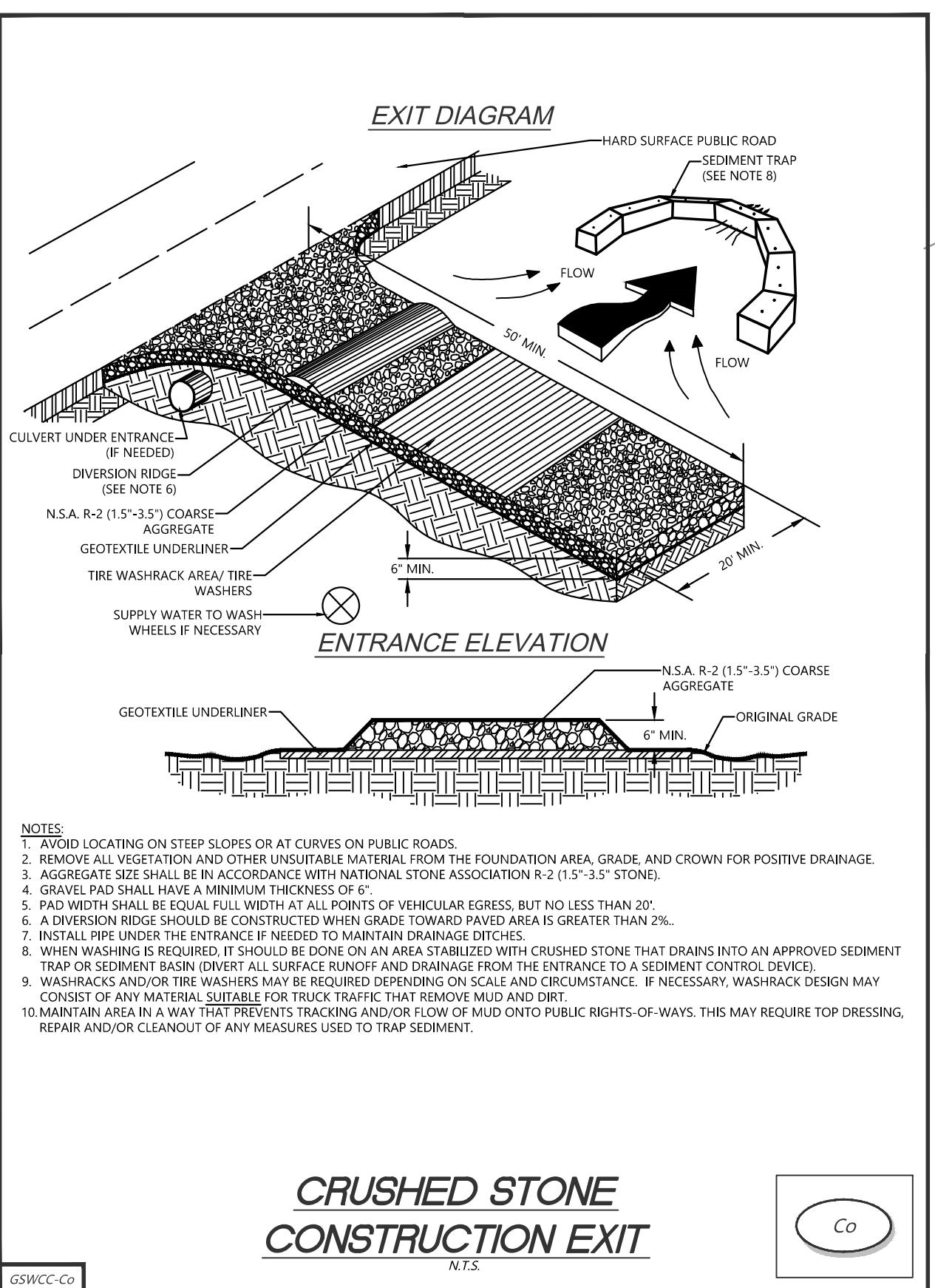
SCALE: 1:30'

**DRAINAGE NOTE**  
ALL IMPERVIOUS AREA PROPOSED TO BE MANAGED  
BY THE RAIN GARDEN DESIGNED ON THE SITE.

**NO GRADED SLOPE SHALL  
EXCEED 3H:1V**

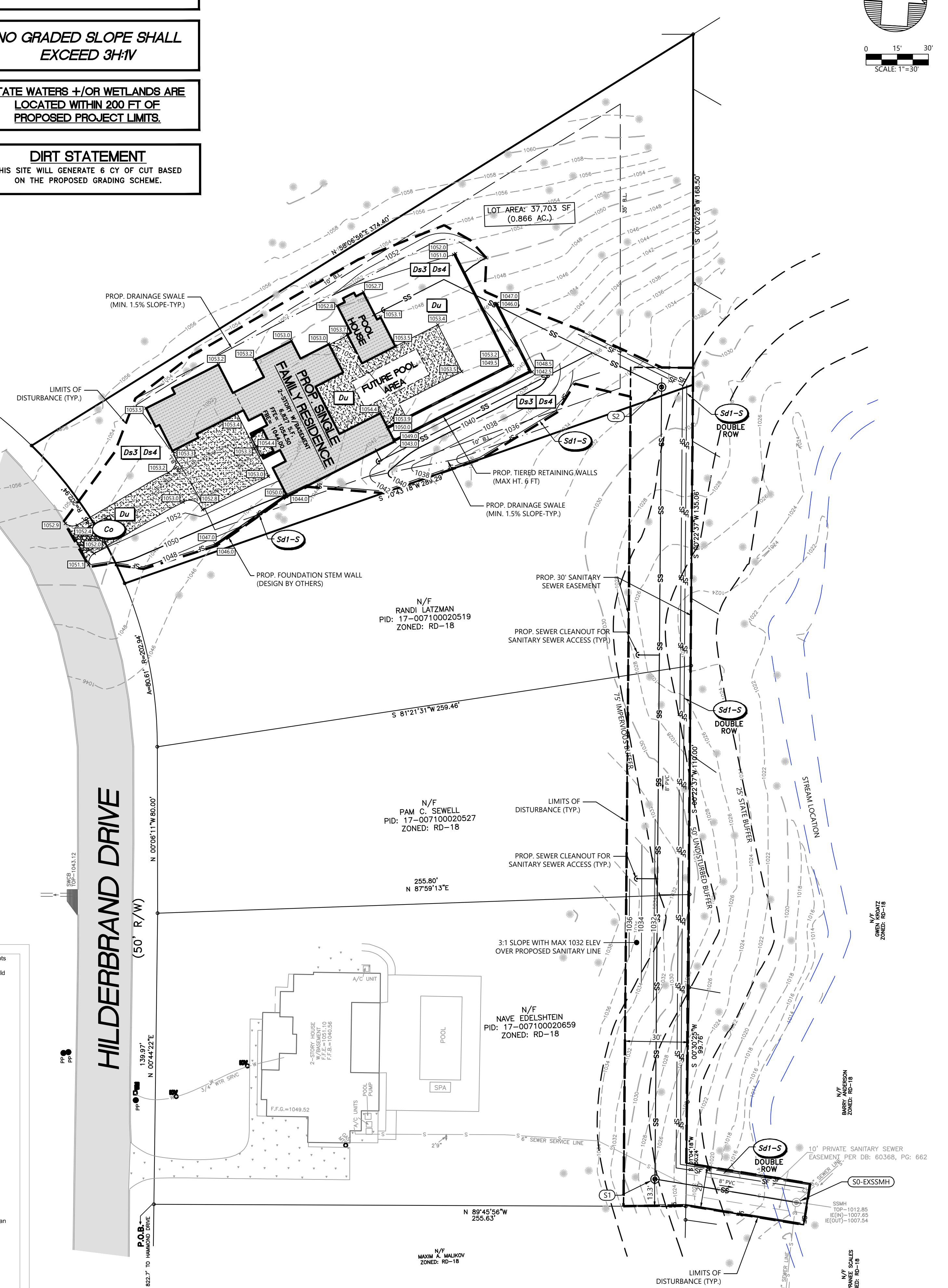
**STATE WATERS +/OR WETLANDS ARE  
LOCATED WITHIN 200 FT OF  
PROPOSED PROJECT LIMITS.**

**DIRT STATEMENT**  
THIS SITE WILL GENERATE 6 CY OF CUT BASED  
ON THE PROPOSED GRADING SCHEME.

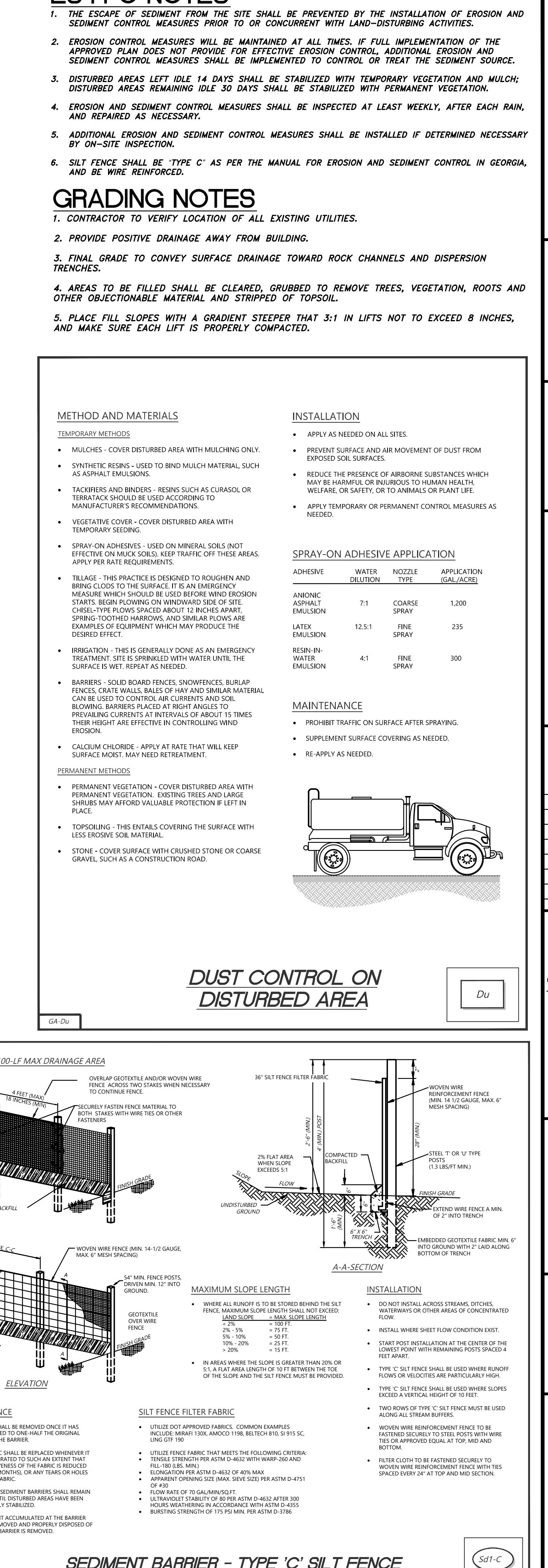


| DISTURBED AREA STABILIZATION (WITH SODDING)  |                                    |  |               |  |  |
|--|------------------------------------|--|---------------|--|--|
| <b>DEFINITION</b>  |                                    |  |               |  |  |
| A permanent vegetation using sods on highly erodible or critically eroded lands.   |                                    |  |               |  |  |
| <b>CONDITIONS</b>  |                                    |  |               |  |  |
| This application is appropriate for areas which require immediate vegetative covers, drop inlets, swales, and waterways with intermittent flow.  |                                    |  |               |  |  |
| <b>CONSTRUCTION SPECIFICATIONS INSTALLATION</b>  |                                    |  |               |  |  |
| <b>Soil Preparation</b>  |                                    |  |               |  |  |
| - Being soil surface to final grade. Clear surface of trash, woody debris, stones and debris larger than 1". Apply sod to soil surfaces only and not frozen soils, or gravel type soils.               |                                    |  |               |  |  |
| - Topsoil properly applied will help to anchor sod. Don't use topsoil recently mixed with herbicides or soil stabilizers.  |                                    |  |               |  |  |
| - Mix fertilizer and soil. Fertilize based on soil tests of Table 6-6-1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring. |                                    |  |               |  |  |
| <b>Fertilizer Type</b>   | <b>Fertilizer Rate (lbs./acre)</b> |  | <b>Season</b> |  |  |
| 10/10/2010   | 1000                               |  | Fall          |  |  |
| <b>Maintenance</b>   |                                    |  |               |  |  |
| - Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.  |                                    |  |               |  |  |
| - Lay sod with tight joints and in straight lines. Don't overlap joints. Stepper joints and not stretch joint.   |                                    |  |               |  |  |
| - On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.  |                                    |  |               |  |  |
| - Insert sod should be rolled or tamped to provide good contact between sod and soil.  |                                    |  |               |  |  |
| - Irrigate sod and soil to a depth of 4" immediately after installation.   |                                    |  |               |  |  |
| - Sod should not be cut or spread in extremely wet or dry weather.   |                                    |  |               |  |  |
| - Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.   |                                    |  |               |  |  |
| <b>MATERIALS</b>   |                                    |  |               |  |  |
| - Sod selected should be certified. Sod grown in the general area of the project is desirable.   |                                    |  |               |  |  |

## HILDERBRAND DRIVE



## SEDIMENT BARRIER - TYPE 'C' SILT FENCE



PROJECT NAME: 422 HILDERBRAND DRIVE  
PROJECT NUMBER: WRN24-063  
SITE ADDRESS: 422 HILDERBRAND DRIVE, SANDY SPRINGS, GA



CLIENT:

THIS DRAWING IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF JDM CONSULTANTS, LLC.

SEAL:



5/19/2024

GSWCC # 77396 EXP. DATE: 7/1/2025

REVISIONS:  
NO. DATE DESCRIPTION  
1 7-11-2024 COMMENTS ADDRESSED

PROJECT:  
**422 HILDERBRAND DRIVE**

SANDY SPRINGS, GA 30328  
LAND LOT 17, DIST 17  
FULTON COUNTY, GA  
PARCEL ID: 17 007100020501  
PROJECT NUMBER: WRN24-063

SHEET TITLE:  
**COUNTY DETAILS**

DESIGNED BY: JDM  
DRAWN BY: DJ  
CHECKED BY: DJ  
APPROVED BY: JDM

SCALE: AS SHOWN  
DATE: 5-19-2024

PROJECT NO.:

**C5**  
**811**  
Know what's below.  
Call before you dig.

