

VARIANCE APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
 Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: _____ Date Received: _____

*** Type:**

Type of Request: Chapter 16-Streams Chapter 16-Other Chapter 20-Signs Chapter 27-Zoning
 Code section from which variance is sought: Sec. 16-78; Sec. 27-147
 Nature of Request: Stream Buffer reduction; Contextual Setback increase

*** Project:**

Name of Project / Subdivision: None Zoning: R-1 (RLG)
 Property Address / Location: 4851 Adams Road
 District: 18 Land Lot: 360 Block: _____ Property ID: _____

*** Owner Information:**

Owner's Name: Gary Higbie
 Owner's Address: 1138 Haven Glen Lane, Brookhaven, GA 30319
 Phone: (678) 756-1627 Fax: _____ Email: ghigbie@interfix.biz

*** Applicant Information:** Check here if same as Property Owner

Contact Name: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____

*** Terms & Conditions:**

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Gary Higbie
 Applicant's Signature: [Signature] Date: August 3, 2016

*** Notary:**

Sworn to and subscribed before me this 3rd Day of August, 2016
 Notary Public: Kyla Ordway
 Signature: [Signature]
 My Commission Expires: 10.31.17



*** Office Use:**

Application Fee Paid Sign Fee Paid (\$135 x number of signs required) _____
 Payment: Cash Check CC Date: _____
 Approved Approved w/ Conditions Denied Date: _____

Property Owner(s) Notarized Certification

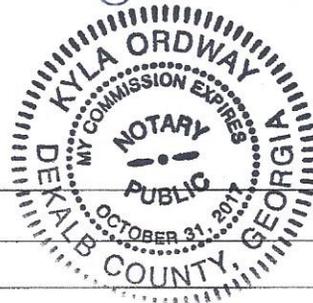


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The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

*** Property Owner (If Applicable):**

Owner Name: Gary Higbie
 Signature: [Signature] Date: August 3, 2016
 Address: 1138 Haven Glen Lane, Brookhaven, GA. 30319
 Phone: (678) 756-1627 Fax: _____ Email: ghigbie@interfix.biz
 Sworn to and subscribed before me this 3rd Day of August, 2016
 Notary Public: Kyla Ordway
my commission expires 10.31.17



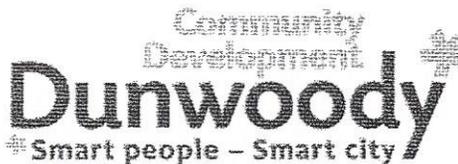
*** Property Owner (If Applicable):**

Owner Name: _____
 Signature: _____ Date: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____
 Sworn to and subscribed before me this _____ Day of _____, 20____
 Notary Public: _____

*** Property Owner (If Applicable):**

Owner Name: _____
 Signature: _____ Date: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____
 Sworn to and subscribed before me this _____ Day of _____, 20____
 Notary Public: _____

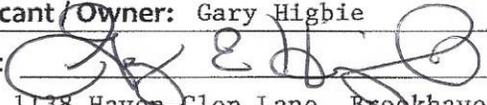
Campaign Disclosure Statement



41 Perimeter Center East | Dunwoody, GA 30346
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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? YES NO

* Applicant/Owner: Gary Higbie

Signature:  Date: August 3, 2016
 Address: 1138 Haven Glen Lane, Brookhaven, Ga. 30319

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Written Description – 4851 Adams Road

All that tract or parcel of land lying and being in Land Lot 360, 18th District, City of Dunwoody, Dekalb County, Georgia, and being more particularly described as follows:

To find the point of beginning, commence at an iron pin found on the southeasterly right of way of Adams Road (right of way varies), said iron pin being 1,852.86 feet northeasterly from the intersection of said right of way of Adams Road and the northerly right of way of Peeler Road; thence along said right of way of Adams Road the following courses and distances: S 40°29'55" E a distance of 17.74 feet to an iron pin found; thence N 47°08'40" E a distance of 15.42 feet to a 5/8 inch open top pipe found and the **POINT OF BEGINNING**; thence continue along said right of way N 47°14'37" E a distance of 143.40 feet to a point; thence leaving said right of way S 32°47'18" E a distance of 44.86 feet to a point in a 31 inch water oak; thence N 86°56'51" E a distance of 20.37 feet to a point; thence S 75°02'49" E a distance of 30.58 feet to a point; thence S 66°25'55" E a distance of 31.48 feet to a point; thence N 75°48'57" E a distance of 41.38 feet to a point; thence N 57°13'03" E a distance of 69.88 feet to a point; thence N 47°56'34" E a distance of 83.50 feet to an iron pin set; thence S 40°34'27" E a distance of 66.99 feet to an iron pin found; thence S 34°30'47" W a distance of 137.96 feet to an iron pin found; thence S 34°15'52" W a distance of 224.99 feet to a 1.5 inch crimp top pipe found; thence S 89°33'12" W a distance of 129.83 feet to an iron pin found; thence N 14°26'56" W a distance of 77.32 feet to a 5/8 inch rebar found; thence N 02°15'20" E a distance of 41.67 feet to a 1.5 inch open top pipe found; thence N 33°38'32" W a distance of 109.10 feet to the **POINT OF BEGINNING**. Said tract contains 73,748 square feet or 1.693 acres.

August 3, 2016

Steve Foote, Director
Community Development Department
City of Dunwoody, Georgia
41 Perimeter Center East
Dunwoody, GA 30346

Re: Request to Reduce a Stream Buffer (“Variance Request”) Required by Section 16-254-4 of the City of Dunwoody City Code by Gary Higbie Regarding Property located at 4851 Adams Road (the “Property”)

LETTER OF INTENT

Dear Mr. Foote;

I am the owner of the property at 4851 Adams Road and filing this request for a variance to reduce the depth of the City of Dunwoody stream buffer requirements. I have contracted to sell the Property and the proposed buyer anticipates constructing a new single family home on the Property. The reason for our request is that we believe we have a significant hardship due to a number of natural features which currently impact the Property. These features include wetlands, floodplain and stream buffers. When considered together these features severely limit the size and location for the placement of a new home on the property.

Request:

In support of this request please be advised that the Property consists of approximately 1.7 acres. The Property had been developed with lake and a home that was destroyed by fire years ago. What was the lake area is now dry due to the spillway being breached many years ago and the lake draining/returning to its streambed. The Property is currently undeveloped other than the foundation remaining from the previous home.

In December of 2011, a Hydraulics Analysis Report for the Property was prepared by Woodward Consulting, Inc. (the “Analysis”). The Analysis determined that approximately 28,000 square feet of the Property is within the 100 year flood plain as determined by FEMA. A wetlands investigation was undertaken for the property a number of years back and per the attached survey 12,798 square feet of the Property are considered wetlands. The survey also identifies the stream and the associated 75 foot buffers associated there with. The stream buffers account for approximately another 29,000 square feet of the Property.

Per the survey attached to our Application, the Property is also encumbered by utility easements which, when considered in conjunction with the City setback requirements and protection of natural resources further limit areas available on the Property for development.

When taken together, of the 73,748 square feet included in the Property less than approximately 6000 ft.² is available for development of a home. We believe this situation constitutes a hardship worthy of relief from the City's Board of Appeals.

BOA Considerations:

Chapter 16 of the City Code outlines five considerations for the Board of Appeals when responding to an application for a stream buffer reduction. Our responses to these considerations are as follows:

1. Will the Application be as least as protective of natural resources and the environment.

We intend to rely on certain mitigation measures to offset the loss of stream buffer square footage. These mitigation measures include:

- *The removal of existing concrete slabs remaining from the original home. The slabs constitute approximately 6000 square feet of impervious surface that will be removed.*
- *Also to be removed will be an old concrete pool and decking.*
- *As part of the construction of the home proposed for the property, the new homeowner will consider piping downspouts to feed rain gardens, drainage pits, bio swales, etc.*
- *The vast majority of the Property will be left in its natural state.*

The purpose of these improvements will be to (i) eliminate any point source discharge towards the existing creek, (ii) maximize the opportunity for infiltration after rain events and (iii) to minimize the volume and total amount of storm water runoff impacting the existing Creek.

2. Due to exceptional physical conditions of the property not created by the owner there is no opportunity for development without the requested variance.

As stated above, the Property is comprised of more than 73,700 square feet. When applying the stream buffer requirements, floodplain limitations and wetland restrictions along with utility easements and building setback requirements, less than 6000 feet is available for development. This represents approximately eight (8%) percent of the Property. The building envelope is located at the very rear of the Property and only with the requested stream buffer reduction not to exceed 4072 square feet, is there sufficient square footage to accommodate one new home consistent with the price range of homes in the area.

3. The request does not go beyond the minimum necessary to afford relief were granted a special privilege inconsistent with other properties that are similarly situated.

The applicant has agreed that the encroachment into the stream buffer will not exceed 4072 square feet. This will minimize the impact on the stream buffer, and along with the mitigation measures identified above, will afford relief that is not inconsistent with the limitations imposed upon other similarly situated properties. As you may be aware zoning in the area would allow for the subdivision of the property into a number of lots thereby allowing for

the development of more than one house. The applicant is sensitive to the environmental factors impacting the property and as such is agreeing to develop the Property with only one home.

4. The variance will not be materially detrimental to the public welfare or to property or improvements in the area.

We do not believe that the variance requested if granted, when considered with the mitigation measures offered, will have any detrimental impact on the public welfare or the surrounding area.

5. Literal interpretation in strict application of the stream buffer provisions will cause extreme hardship regarding a hardship not created by the owner.

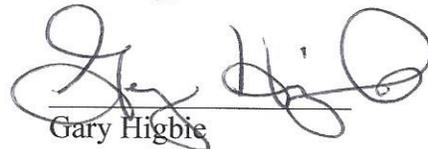
The factors creating the hardship have been identified specifically above. These are all naturally occurring and not the result of any action by the owner or its predecessor. Given lot sizes in the vicinity of the Property, the Property may be of sufficient size to accommodate a number of new homes. However due to the hardship and our sensitivity to the environment we are asking for the minimum reduction necessary to allow for the development of the Property for one home.

Conclusion:

In summary, we are requesting the Board of Appeals to consider reducing the City's required 75 foot stream buffer in an amount not to exceed 4072 square feet for certain portions of the Property. We believe that the natural features of the property create a significant hardship. We further believe that the sale of the property for the construction of one home will minimize is the potential disruption to the current natural features. We also understand that our buyer will implement mitigation factors to further reduce any potential impact on the existing environment. Given these factors we ask for your support of this variance application.

Thank you for your consideration.

Sincerely;



Gary Higbie

September 15, 2016

Steve Foote, Director
Community Development Department
City of Dunwoody, Georgia
41 Perimeter Center East
Dunwoody, GA 30346

Re: Request to Increase a Contextual Site Setback (“Variance Request”) Required
by Section 27-397 of the City of Dunwoody City Code by Gary Higbie
Regarding Property located at 4851 Adams Road (the “Property”)

LETTER OF INTENT

Dear Mr. Foote;

I am the owner of the property at 4851 Adams Road and filing this request for a variance to reduce the depth of the City of Dunwoody stream buffer requirements. I have contracted to sell the Property and the proposed buyer anticipates constructing a new single family home on the Property. The reason for our request is that we believe we have a significant hardship due to a number of natural features which currently impact the Property. These features include wetlands, floodplain and stream buffers and a large existing lake that has been breached. When considered together these features severely limit the size and location for the placement of a new home on the property.

Request:

In support of this request please be advised that the Property consists of approximately 1.7 acres. The Property had been developed with lake and a home that was destroyed by fire years ago. What was the lake area is now dry due to the spillway being breached many years ago and the lake draining/returning to its streambed. The Property is currently undeveloped other than the foundation remaining from the previous home.

Per a survey from Barton Surveying, the front setback for lot 4825 is 92 feet, for lot 4833 is 42 feet, and for lot 4861 is 48 feet. The average contextual setback range is between 42 feet and 92 feet. The proposed house is 128 feet from Adams Road.

We believe this situation constitutes a hardship worthy of relief from the City’s Board of Appeals.

BOA Considerations:

Chapter 16 of the City Code outlines five considerations for the Board of Appeals when responding to an application for a stream buffer reduction. Our responses to these considerations are as follows:

1. Will the Application be as least as protective of natural resources and the environment.

Yes, the new home will be situated as close as possible to the rear contextual setback, including water quality mitigations shown on a separate buffer variance application.

2. Due to exceptional physical conditions of the property not created by the owner there is no opportunity for development without the requested variance.

In order to place a house within the contextual setbacks, the home would have to be placed in a state stream buffer and destroy onsite wetlands. The applicant is sensitive to the environmental factors impacting the property and as such is agreeing to develop the Property with only one home.

3. The request does not go beyond the minimum necessary to afford relief were granted a special privilege inconsistent with other properties that are similarly situated.

Again, In order to place a house within the contextual setbacks, the home would have to be placed in a state stream buffer and destroy onsite wetlands. The applicant is sensitive to the environmental factors impacting the property and as such is agreeing to develop the Property with only one home.

4. The variance will not be materially detrimental to the public welfare or to property or improvements in the area.

We do not believe that the variance requested if granted, when considered with the mitigation measures offered, will have any detrimental impact on the public welfare or the surrounding area.

5. Literal interpretation in strict application of the stream buffer provisions will cause extreme hardship regarding a hardship not created by the owner.

The factors creating the hardship have been identified specifically above. These are all naturally occurring and not the result of any action by the owner or its predecessor. Given lot sizes in the vicinity of the Property, the Property may be of sufficient size to accommodate a number of new homes. However due to the hardship and our sensitivity to the environment we are asking for the minimum reduction necessary to allow for the development of the Property for one home.

Conclusion:

In summary, we are requesting the Board of Appeals to consider increase the City's contextual setback requirements for the proposed house to 128 feet. We believe that the natural features of the property create a significant hardship. We further believe that the sale of the property for the construction of one home will minimize is the potential disruption to the current natural features. We also understand that our buyer will implement mitigation factors to further reduce any potential impact on the existing environment. Given these factors we ask for your support of this variance application.

Thank you for your consideration.

Sincerely;

 *Gary Higbie III, PE* (Civil Engineer
for Gary Higbie)
Gary Higbie

Photograph Addendum

Borrower	n/a						
Property Address	4851 Adams Rd						
City	Dunwoody	County	Dekalb	State	GA	Zip Code	30338
Lender/Client							



Photograph Addendum

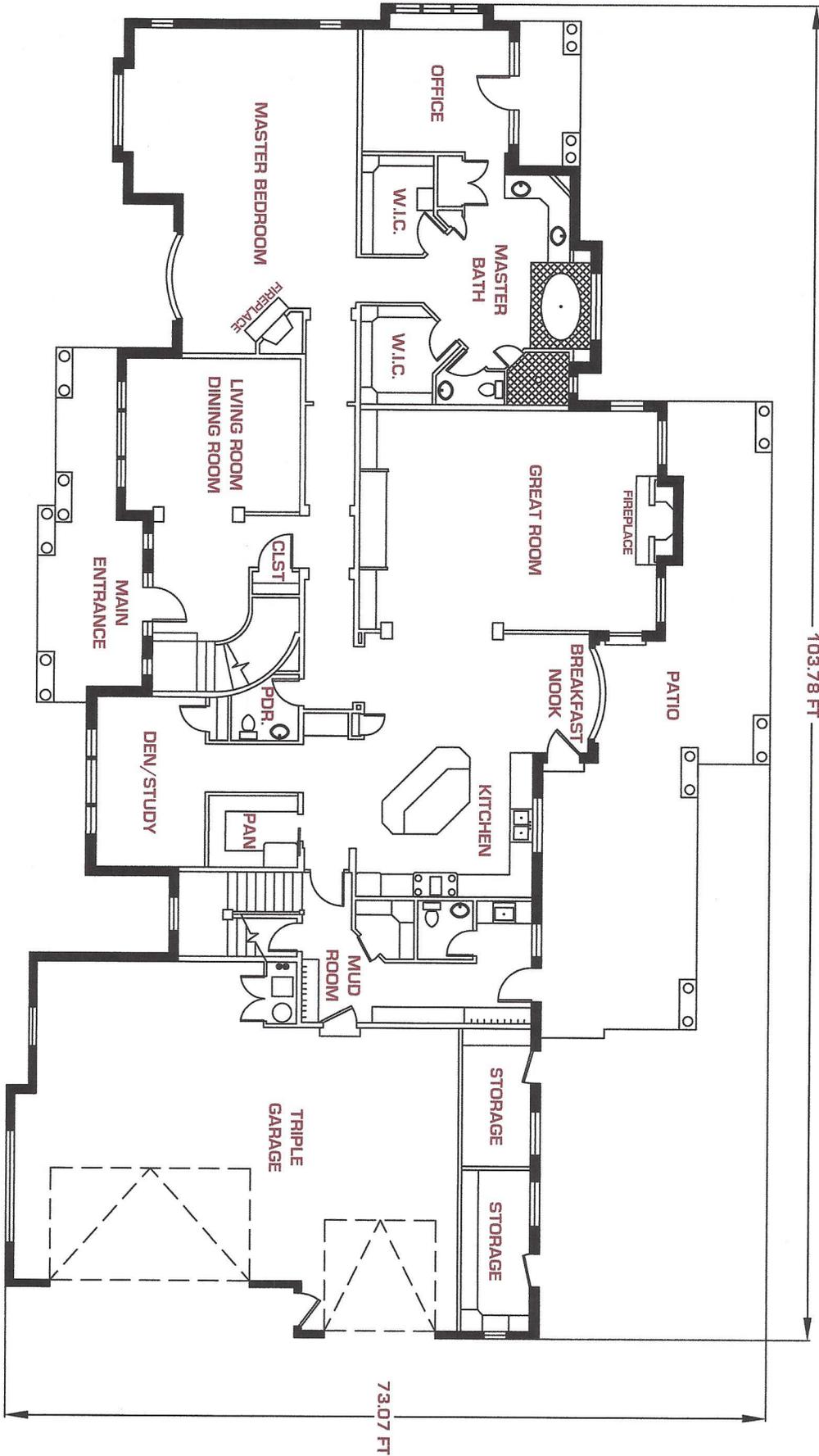
Borrower	n/a						
Property Address	4851 Adams Rd						
City	Dunwoody	County	Dekalb	State	GA	Zip Code	30338
Lender/Client							



Photograph Addendum

Borrower	n/a						
Property Address	4851 Adams Rd						
City	Dunwoody	County	Dekalb	State	GA	Zip Code	30338
Lender/Client							





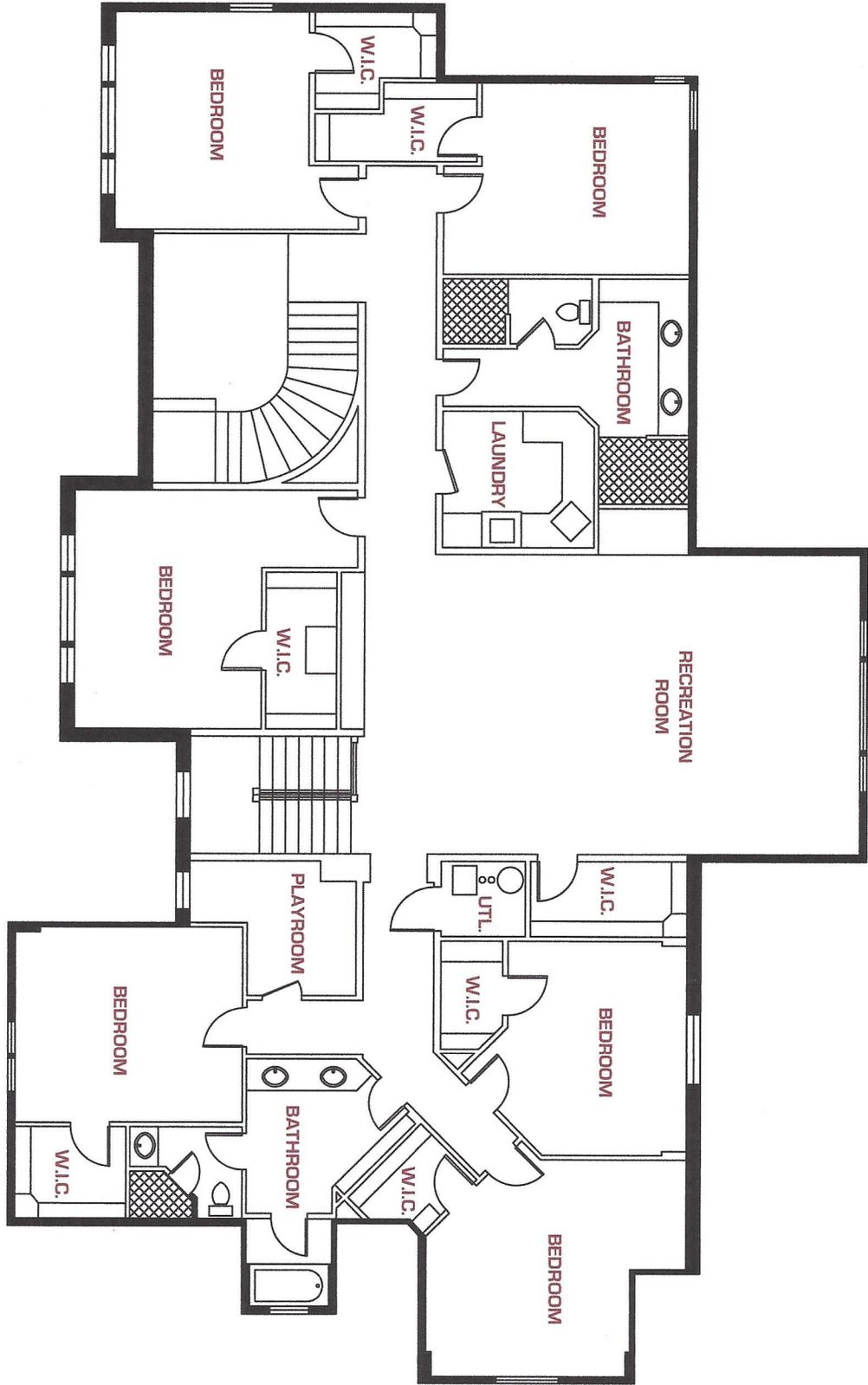
FIRST FLOOR
 SQUARE FOOTAGE
 4645.5399

JOHN RESIDENCE
 PRELIMINARY PLAN - FIRST FLOOR

DUNWOODY
 GEORGIA

SCALE
 NOT TO SCALE

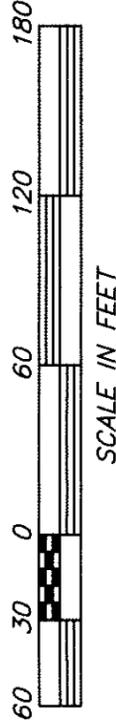
SHEET
B-01



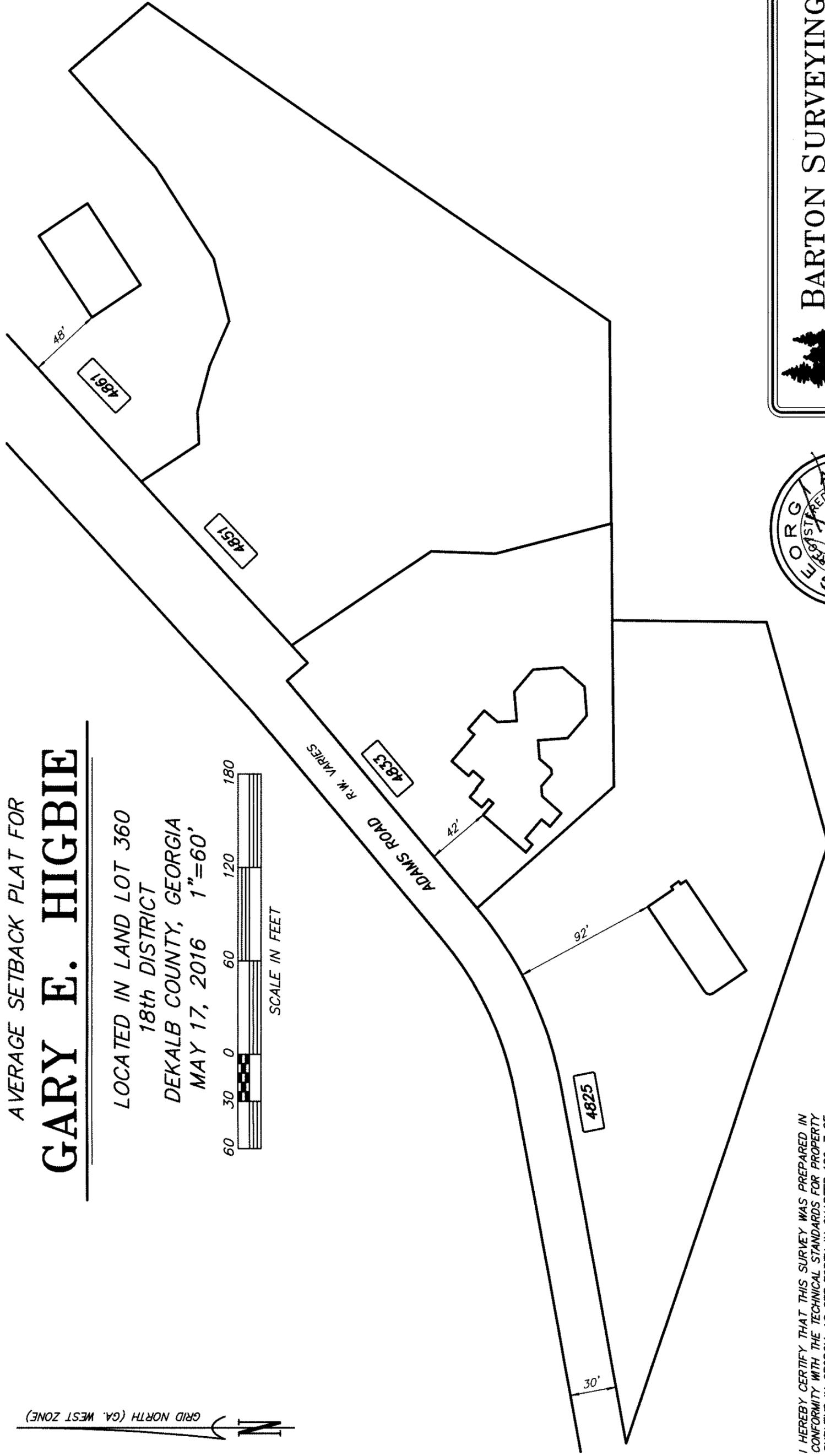
AVERAGE SETBACK PLAT FOR

GARY E. HIGBIE

LOCATED IN LAND LOT 360
18th DISTRICT
DEKALB COUNTY, GEORGIA
MAY 17, 2016 1"=60'



GRID NORTH (GA. WEST ZONE)



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

David Barton
DAVID BARTON, GA. R.L.S. No. 2533



BARTON SURVEYING INC.

P.O. BOX 640
LEBANON, GEORGIA 30146
(770) 345-2810
(LICENSE No. LSF 000151)

GRID NORTH (GA. WEST ZONE)

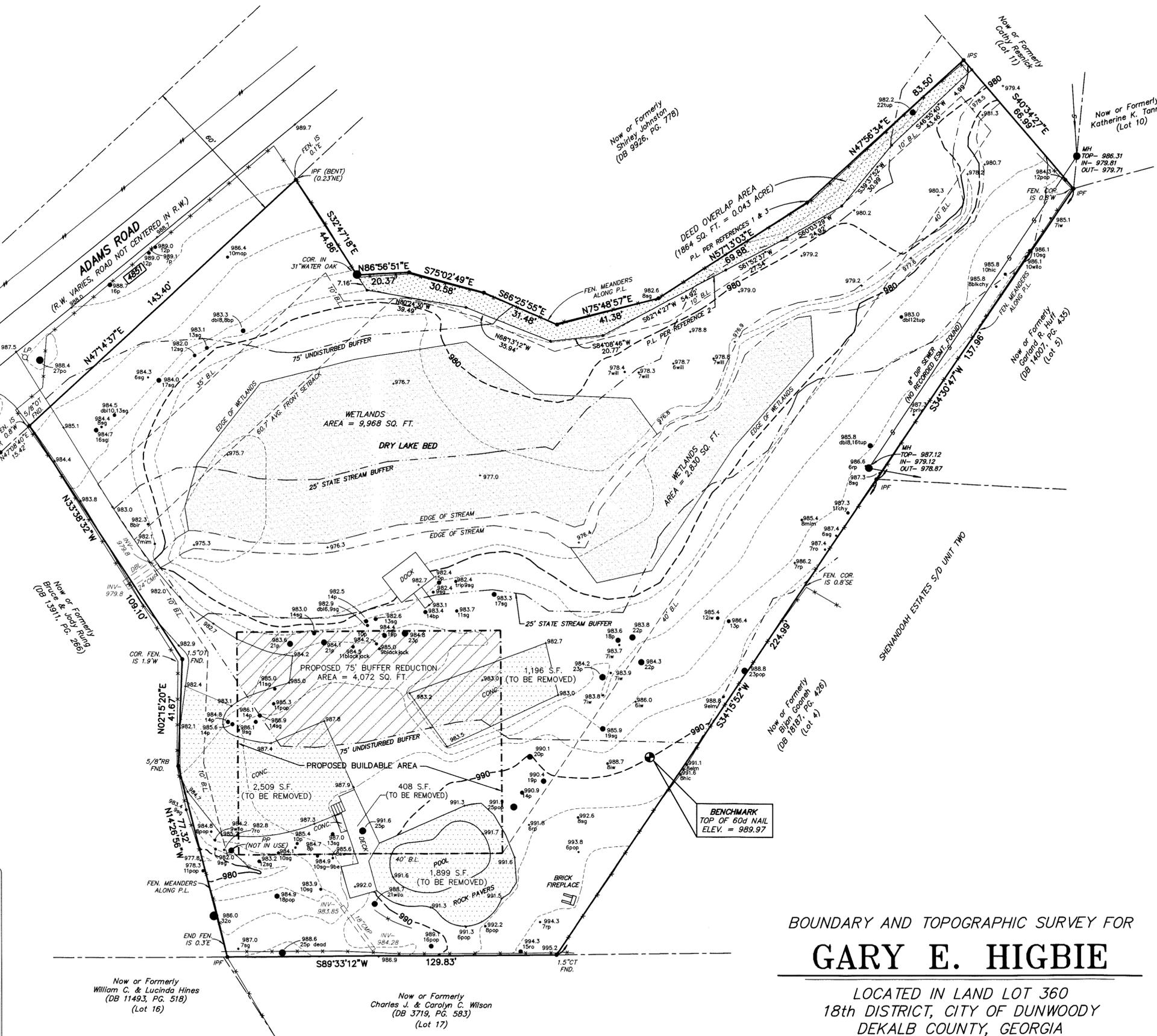
ADDRESS:
4851 ADAMS ROAD
DUNWOODY, GA 30338

ABBREVIATIONS ~

ABL = ABELIA	HOS = HOSTA
AUC = AUCUBA	HLI = HOLLY
AHY = AMERICAN HOLLY	HYD = HYDRANGEA
AZ = AZALEA	IW = IRONWOOD
BB = BARBERRY	IPF = IRON PIN FOUND
BE = BEECH	JAS = JASMINE
BEG = BEGONIA	JHY = JAPANESE HOLLY
BHY = BURFORD HOLLY	JM = JAPANESE MAPLE
BIR = BIRCH	JUN = JUNIPER
BP = BRADFORD PEAR	LIR = LIRIOPE
BW = BOXWOOD	LL = LAWN LIMITS
CAL = CALADIUM	MAG = MAGNOLIA
CAM = CAMELLIA	MAP = MAPLE
CE = COTONEASTER	NAN = NANDINA
CEG = CEDAR	OGH = OREGON GRAPE HOLLY
CHY = CHERRY	OLL = OTTOLUYKEN LAUREL
CH = CHINESE HOLLY	P = PINE
CHN = CHESTNUT	PO = POST OAK
CHO = CHESTNUT OAK	POP = POPLAR
CL = CHERRY LAUREL	RHO = RHODODENDRON
CO = CLEAN OUT	RO = RED OAK
CM = CRAPE MYRTLE	RT = RED TIP
DG = DWARF GARDENIA	SG = SWEET GUM
DS = DOWNSPOUT	SP = SPRUCE
DW = DOGWOOD	SPK = SPRINKLER
EL = ELAEAGNUS	SW = SOURWOOD
EM = ELECTRIC METER	TUP = TUPELO
ET = EXTERIOR THRESHOLD	WIN = VINCA
FF = FINISH FLOOR	VLR = VARIEGATED LIRIOPE
GE = GOLDEN EUONYMUS	VP = VARIEGATED PRIVET
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HACKBERRY	WIL = WILLOW
HEM = HEMLOCK	WO = WHITE OAK
HIC = HICKORY	WP = WHITE PINE
HH = HELLER HOLLY	

LEGEND

●	IPF = 1/2" REBAR FND.
○	IPS = 1/2" REBAR SET
—	R.W. = RIGHT OF WAY
---	SSE = SANITARY SEWER EASEMENT
- - -	DE = DRAINAGE EASEMENT
---	L.L.L. = LAND LOT LINE
---	C.L. = CENTERLINE
○	CT = CRIMP TOP PIPE
○	OT = OPEN TOP PIPE
—	CMP = CORRUGATED METAL PIPE
—	RCP = REINFORCED CONCRETE PIPE
—	DI = DROP INLET
—	JB = JUNCTION BOX
—	MH = MANHOLE
—	CB = CATCH BASIN
—	BM = BENCHMARK
—	PP = POWER POLE
—	FH = FIRE HYDRANT
—	CMF = CONCRETE MONUMENT FND.
—	B.C. = BACK OF CURB
—	E.P. = EDGE OF PAVEMENT
—	FEN = FENCE
—	O.H. = OVERHEAD ELEC. SERVICE LINE
—	B.L. = BUILDING LINE
—	U.G. = UNDERGROUND POWER LINE
—	TX = TRANSFORMER



GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 4.6 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 216,911. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 62,057.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13089C 0010 J, DATED MAY 16, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

* PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS PROPERTY IS CURRENTLY ZONED R-100 PER THE CITY OF DUNWOODY ZONING MAP.

SETBACKS: FRONT = 35 FEET (AVG. METHOD MAY APPLY)
SIDE = 10 FEET
REAR = 40 FEET

REFERENCES~

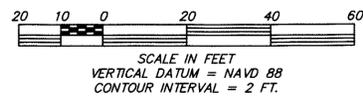
1. WARRANTY DEED FROM PHELPS HOPE AND PATTI J. HOPE TO GARY HIGBIE DATED APRIL 27, 2005, RECORDED IN DB 17,362, PG. 253.
2. WARRANTY DEED FROM Lyla B. BENNETT TO SHIRLEY JOHNSTON DATED APRIL 7, 1998, RECORDED IN DB 9926, PG. 778.
3. SURVEY FOR LEE A. FINCH AND BILLIE SUE FINCH BY V.F. GADDDY DATED JULY 21, 1980.

AREA = 73,748 SQ. FT.
1.693 ACRES
(INCLUDING DEED OVERLAP AREA)

PROPOSED BUFFER REDUCTION = 4,072 SQ. FT.
EXISTING IMPERVIOUS TO BE REMOVED = 6,012 SQ. FT.
TOTAL AREA OF WETLANDS = 12,798 SQ. FT.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
GARY E. HIGBIE

LOCATED IN LAND LOT 360
18th DISTRICT, CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA
NOVEMBER 22, 2010 1"=20'



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

JOB # 10-136 DRAWN BY: DB CHECKED BY: DB
FIELD DATE: 11-22-10 PLAT PREPARED: 11-25-10

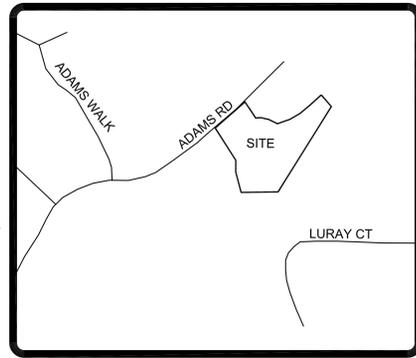
BARTON SURVEYING INC.

1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

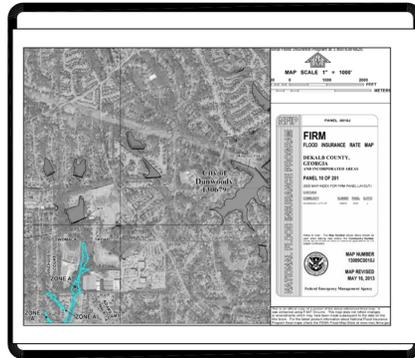
APRIL 15, 2016:
1) ADDED LOCATION OF STREAM & WETLANDS FLAGGING.
2) UPDATED FLOOD STATEMENT.

MAY 18, 2016:
1) ADDED BUILDING SETBACKS AND STREAM BUFFERS.
2) ADDED AVERAGE FRONT SETBACK.

AUGUST 2, 2016:
1) ADDED BUFFER REDUCTION AREA.
2) ADDED IMPERVIOUS AREA TO BE REMOVED.
3) ADDED WETLANDS AREA.



Location Map
N.T.S.



FEMA Firm Map
N.T.S.

TOTAL SITE ACRES = 1693 ACRES
TOTAL DISTURBED AREA = 0.43 ACRES

General Demolition Scope:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- 1 REMOVE PORTION OF EXISTING DRIVEWAY AND PARKING PAD
- 2 REMOVE EXISTING DECK AND POOL
- 3 REMOVE EXISTING CONCRETE/ HOUSE FOUNDATION DESTROYED BY FIRE
- 4 REMOVE EXISTING DOCK - TO BE REMOVED BY HAND OR HAND MACHINERY

Demolition Notes:

1. ALL LAND DISTURBANCE TO BE STABILIZED UPON COMPLETION OF DEMOLITION
2. ALL TREES SHOWN AS TO REMAIN TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
6. CALL FOR FINAL INSPECTION AT 678-382-6804
7. THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY PER THE SURVEY.

ES&PC Notes:

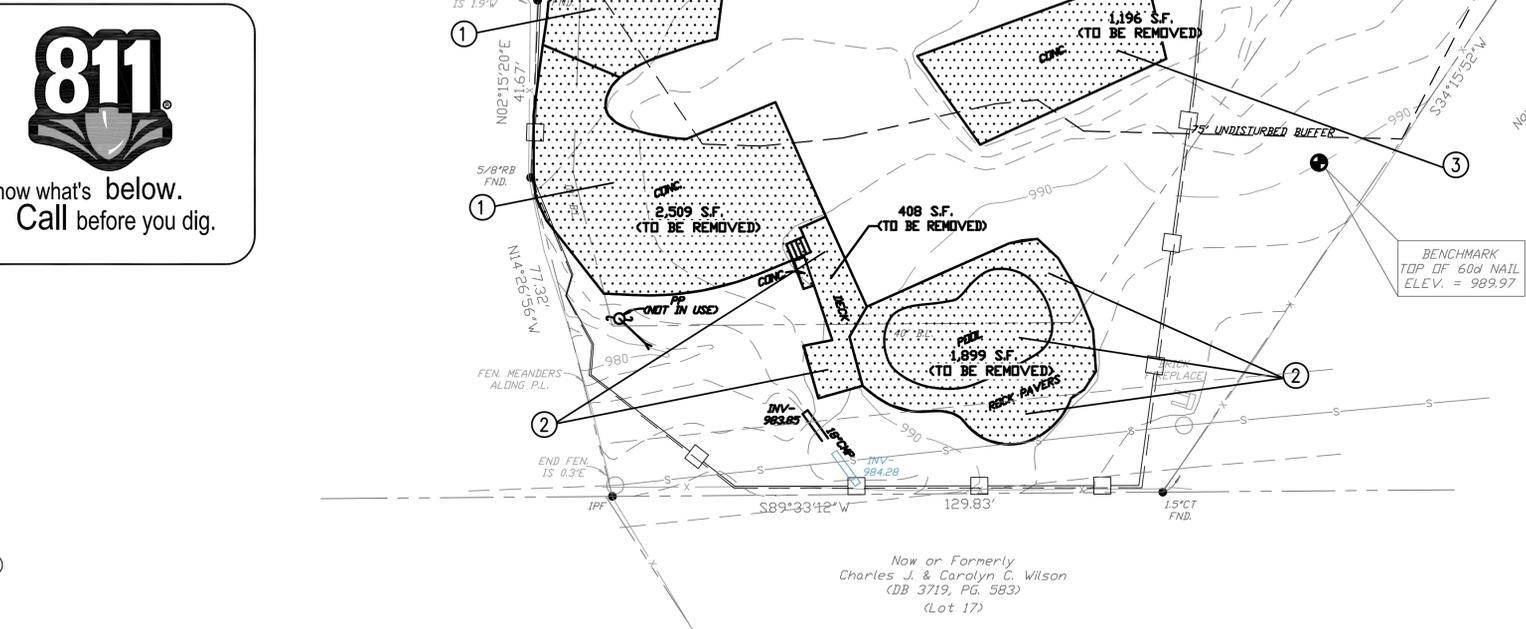
1. THE CONSTRUCTION STAGING AREA WILL BE THE EXISTING DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
4. ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
5. ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
6. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
7. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
8. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.

ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM LEAVING THE SITE.

SILT FENCE PROVIDED = 549 LINEAR FEET (SINGLE ROW) + 175 LINEAR FEET (DOUBLE ROW)
SEDIMENT STORAGE REQUIRED = 0.45 x 67 = 30.16 CU YD
SEDIMENT STORAGE PROVIDED = (549 x 0.04) + (175 x 0.05) = 30.71 CU YD



Know what's below.
Call before you dig.



Site Notes:

- THE SITE CONTAINS: 1.693 ACRES / 73,747 SF TOTAL DISTURBED ACREAGE: 0.43 ACRES
- ADDRESS: 4851 ADAMS ROAD DUNWOODY, GA TAX PARCEL ID NUMBER: 18 360 01 071
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY BARTON SURVEYING DATED 11-25-10
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 1308900010 J DATED MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY OR ARE WITHIN 200 FT.
- THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.7.3 AND R404.1.6.
- DRIVEWAY APRON TO MEET DEKALB STANDARD 709.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.
- THE EXISTING WATER LINE AND SEWER LATERAL FOR THE SUBJECT PROPERTY IS TO BE USED FOR THE NEW CONSTRUCTION. EXACT LOCATION OF THE UTILITIES IS TO BE DETERMINED IN THE FIELD (NOT SHOWN ON SURVEY)

ES&PC Notes:

- THE CONSTRUCTION STAGING AREA WILL BE THE EXISTING DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
- SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
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- ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM LEAVING THE SITE.

SILT FENCE PROVIDED = 549 LINEAR FEET (SINGLE ROW) + 175 LINEAR FEET (DOUBLE ROW)
 SEDIMENT STORAGE REQUIRED = 0.43 x 67 = 28.81 CU YD
 SEDIMENT STORAGE PROVIDED = (523 x 0.04) + (171 x 0.05) = 29.47 CU YD

Tree Legend:

- TREE LEGEND BELOW IS FOR BOTH THE REPLACEMENT DENSITY TREES AND SPECIMEN RECOMPENSE TREES
- 3" OVERCUP OAK (2 NEW TREES)
 - 3" WILLOW OAK (2 NEW TREE)
 - 3" GINKO TREE (5 NEW TREE)
 - 3" NUTTAL OAK (3 NEW TREES)
 - 3" AMERICAN ELM (3 NEW TREE)

Pre-construction Impervious Surface Ratios:

IMPERVIOUS AREA	
Existing Impervious Area	SF
Existing House Pad	1196
Existing Driveway	5188
Existing Pool	1901
Existing Deck	231
Existing Impervious Area - TOTAL	8516
Lot Coverage	11.55%

Post-Construction Impervious Surface Ratios:

Proposed Impervious Area	SF
Existing Driveway to Remain	1206
Proposed House	4489
Proposed AutoCourt	1206
Proposed Deck	0
Proposed Front Walkway	293
Proposed Pool + Pool Deck	1933
Proposed Impervious Area - TOTAL	9127
Lot Coverage	12.38%

Distances to C/L of Creek:

- LIMITS OF DISTURBANCE = 26 FT FROM CREEK (SHOWN ON C-1)
- SILT FENCE = 27 FT FROM CREEK (SHOWN ON C-1)
- PROPOSED HOME = 53 FT FROM CREEK (SHOWN ON C-1)
- EXISTING HOUSE FOUNDATION (TO BE REMOVED) = 43 FT FROM CREEK (SHOWN ON D-1)
- EXISTING DECK (TO BE REMOVED) = 7 FT FROM CREEK (SHOWN ON D-1)

24 HOUR EMERGENCY CONTACT: KEN CHRISTIANSEN 678-508-4100

Zoning Conformance:

SITE ZONING: R-100 (DETACHED SINGLE-DWELLING RESIDENTIAL)
 MINIMUM LOT SIZE: 15,000 SQUARE FEET
 MINIMUM LOT FRONTAGE: 100 SQUARE FEET
 STREET, FRONT AND SIDE SETBACK: 35 FEET
 SIDE SETBACK (INTERIOR): 10 FEET
 SIDE SETBACK (INTERIOR ACCESSORY BUILDINGS/STRUCTURES): 10 FEET
 REAR SETBACK: 40 FEET
 REAR SETBACK (ACCESSORY BUILDINGS/STRUCTURES): 10 FEET
 LOT COVERAGE: SHALL NOT EXCEED 40% (PER CODE SECTION 27-58)
 BUILDING HEIGHT: NO MORE THAN 35 FEET

Water Quality Calculations:

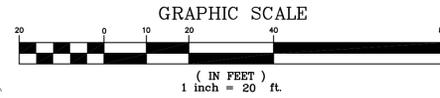
SEE SHEET C-2

NO OUTDOOR LIGHTING IS PLANNED FOR THIS HOME

TOTAL SITE ACRES = 1.693 ACRES
 TOTAL DISTURBED AREA = 0.43 ACRES

Retaining Walls:

NOTE ANY PROPOSED RETAINING OR WING WALLS OVER 4' REQUIRE A SEPARATE PERMIT FOR APPROVAL. THERE ARE NO PROPOSED WALLS AS APART OF THIS PROJECT



Tree Calculations:

Trees To Remain:

NOTE: EXISTING TREE DENSITY CALCULATIONS DO NOT INCLUDE REMAINING TREES LOCATED IN THE STREAM BUFFER. THERE ARE A TOTAL OF 60 TREES TO REMAIN; HOWEVER, ONLY 9 REMAINING TREES ARE LOCATED OUTSIDE OF THE STREAM BUFFER. THOSE 9 TREES ARE LISTED BELOW.

DBH	TYPE	QTY
10	MAPLE	1
31	WATER OAK	1
16	BRADFORD PEAR	1
23	POPLAR	1
9	ELM	1
8	IRONWOOD	1
8	SWEETGUM	1
6	POPLAR	1
7	SWEETGUM	1
	TOTAL	9

Lot Density Requirement and Req'd Replacement:

LOT SIZE	REQUIRED QTY OF TREES TO BE PLANTED OR PRESERVED	QTY TREES TO REMAIN	ADDITIONAL REPLACEMENT TREES REQ'D
1.693 Acres / 73,747 SF	1 TREE PER 5,000 SF OF LOT SIZE = 14.75 (15) TREES	9 (TREES OUTSIDE OF STREAM BUFFER)	6

DENSITY REQUIREMENT NOT MET THROUGH EXISTING TREES
 6 REPLACEMENT TREES REQUIRED FOR DENSITY

Required Density Replacement Trees Provided:

DBH	TYPE	QTY
3"	OVERCUP OAK	2.00
3"	WILLOW OAK	2.00
3"	GINKO TREE	2.00
	TOTAL QTY	6.00

6 QTY REPLACEMENT TREES + 9 REMAINING TREE = 15 TOTAL = DENSITY REQUIREMENT MET

Lost Trees (On-Site)

41 ONSITE TREES ARE TO BE REMOVED, INCLUDING ONE 25" POPLAR SPECIMEN TREE.

SEE SPECIMEN RECOMPENSE CALCULATIONS BELOW

Boundary Trees - To Be Removed

NONE - THERE ARE NO BOUNDARY TREES TO BE REMOVED

Required Specimen Recompense:

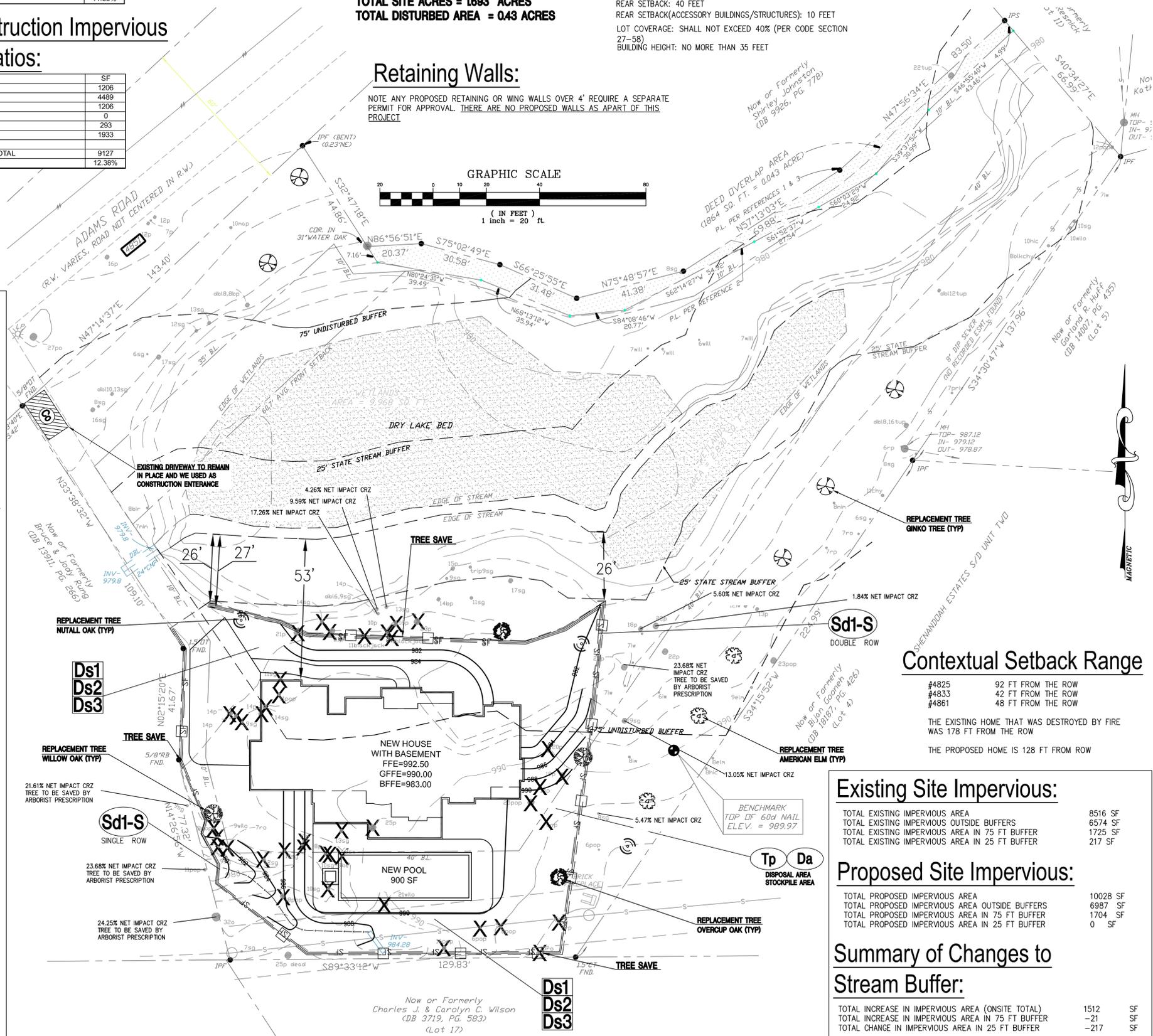
DBH	TYPE	UNITS	QUANTITY	UNITS
25	OAK	3.40	x 3	1.8
				5.1

REQUIRED RECOMPENSE DUE TO LOSS OF SPECIMEN TREES = 3.4 UNITS LOST/DESTROYED X 1.5 = 5.1 RECOMPENSE UNITS REQUIRED OR A FEE OF \$1000/UNIT = \$5,100

Specimen Replacement/Recompense Provided:

DBH	TYPE	UNITS	QUANTITY	UNITS
3	AMERICAN ELM	0.6	x 3	1.8
3	NUTTAL OAK	0.6	x 3	1.8
3	GINKO	0.6	x 3	1.8
				5.4

REQUIRED REPLACEMENT RECOMPENSE DUE TO LOSS OF SPECIMEN TREE = 5.1 UNITS REQUIRED.
 5.4 REPLACEMENT UNITS PROVIDED = 5.1 UNITS REQUIRED RECOMPENSE MET



Contextual Setback Range

#4825	92 FT FROM THE ROW
#4833	42 FT FROM THE ROW
#4861	48 FT FROM THE ROW

THE EXISTING HOME THAT WAS DESTROYED BY FIRE WAS 178 FT FROM THE ROW
 THE PROPOSED HOME IS 128 FT FROM ROW

Existing Site Impervious:

TOTAL EXISTING IMPERVIOUS AREA	8516 SF
TOTAL EXISTING IMPERVIOUS OUTSIDE BUFFERS	6574 SF
TOTAL EXISTING IMPERVIOUS AREA IN 75 FT BUFFER	1725 SF
TOTAL EXISTING IMPERVIOUS AREA IN 25 FT BUFFER	217 SF

Proposed Site Impervious:

TOTAL PROPOSED IMPERVIOUS AREA	10028 SF
TOTAL PROPOSED IMPERVIOUS AREA OUTSIDE BUFFERS	6987 SF
TOTAL PROPOSED IMPERVIOUS AREA IN 75 FT BUFFER	1704 SF
TOTAL PROPOSED IMPERVIOUS AREA IN 25 FT BUFFER	0 SF

Summary of Changes to Stream Buffer:

TOTAL INCREASE IN IMPERVIOUS AREA (ONSITE TOTAL)	1512 SF
TOTAL INCREASE IN IMPERVIOUS AREA IN 75 FT BUFFER	-21 SF
TOTAL CHANGE IN IMPERVIOUS AREA IN 25 FT BUFFER	-217 SF

Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
 1003 Kennell Drive
 Marietta, Georgia 30060
 678-524-8410
 www.crescentvieweng.com

Prepared For:
Bobby & Betsy John
 4851 Adams Road
 Dunwoody, Ga 30338

Site Plan

DATE	SCALE	REVISIONS	CITY COMMENTS
8-26-16 <td>EZ <td>10-25-16 <td></td> </td></td>	EZ <td>10-25-16 <td></td> </td>	10-25-16 <td></td>	
DRAWN <td>SH <td>CHECKED <td>GHB </td></td></td>	SH <td>CHECKED <td>GHB </td></td>	CHECKED <td>GHB </td>	GHB



Stream Buffer Variance Plan for:
4851 Adams Road
 Land Lot 360, 18th District
 City of Dunwoody, DeKalb County, Georgia

CVE PI # 16-290

Sheet No.

C-1

Grading Notes:

- APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY BARTON SURVEYING DATED 11-25-10
- DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
- THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
- BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE HOUSE. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.

Water Quality Description:

TOTAL POST SITE IMPERVIOUS AREA = 9,127 SQUARE FEET. WATER QUALITY IS PROVIDED ONLY FOR THE IMPERVIOUS AREA OF 7,921 SQUARE FEET FOR PROPOSED HOUSE, AUTOCOURT, POOL AND POOL DECK.

THE STONE STORAGE TRENCH WILL BE LOCATED TO THE FRONT OF THE PROPERTY. THE STONE STORAGE WILL DETAIN FOR A TOTAL OF 7,921 SF OF IMPERVIOUS AREA, AS MENTIONED ABOVE. THE TRENCH WILL BE FILLED WITH #57 STONE (40% VOID RATIO). THE TOTAL REQUIRED VOLUME OF THE UNDERGROUND STONE STORAGE TRENCH ARE 1700 CUBIC FEET. THE POSITION OF THE TRENCH IS SUCH THAT IT IS 10 FEET AWAY FROM ANY STRUCTURE AND THE BOTTOM OF THE STORAGE TRENCH #1 IS 5 FEET DEEP.

THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP SHOWN EXCEED THE RR STORAGE REQUIREMENTS. THE STONE STORAGE TRENCH WILL PROMOTE GROUNDWATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF SAVE TREES. BECAUSE OF THE AVAILABLE SPACE, A LARGER SURFACE AREA TRENCH WAS DESIGNED TO KEEP THE STORAGE FACILITY AS SHALLOW AS POSSIBLE AND PROMOTE MORE DIRECT INFILTRATION.

Stone Trench Installation Notes:

VEGETATION
THE LANDSCAPED AREA ABOVE THE SURFACE OF TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM COVER OF 6".

- MAINTENANCE**
MONTHLY
- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
 - ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
 - REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
 - MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.
- SEMIANNUAL INSPECTION
- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
 - INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
 - REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH. REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).
- AS NEEDED
- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
 - EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE.

Water Quality Calculations:

Stone Storage Infiltration Trench Calculations

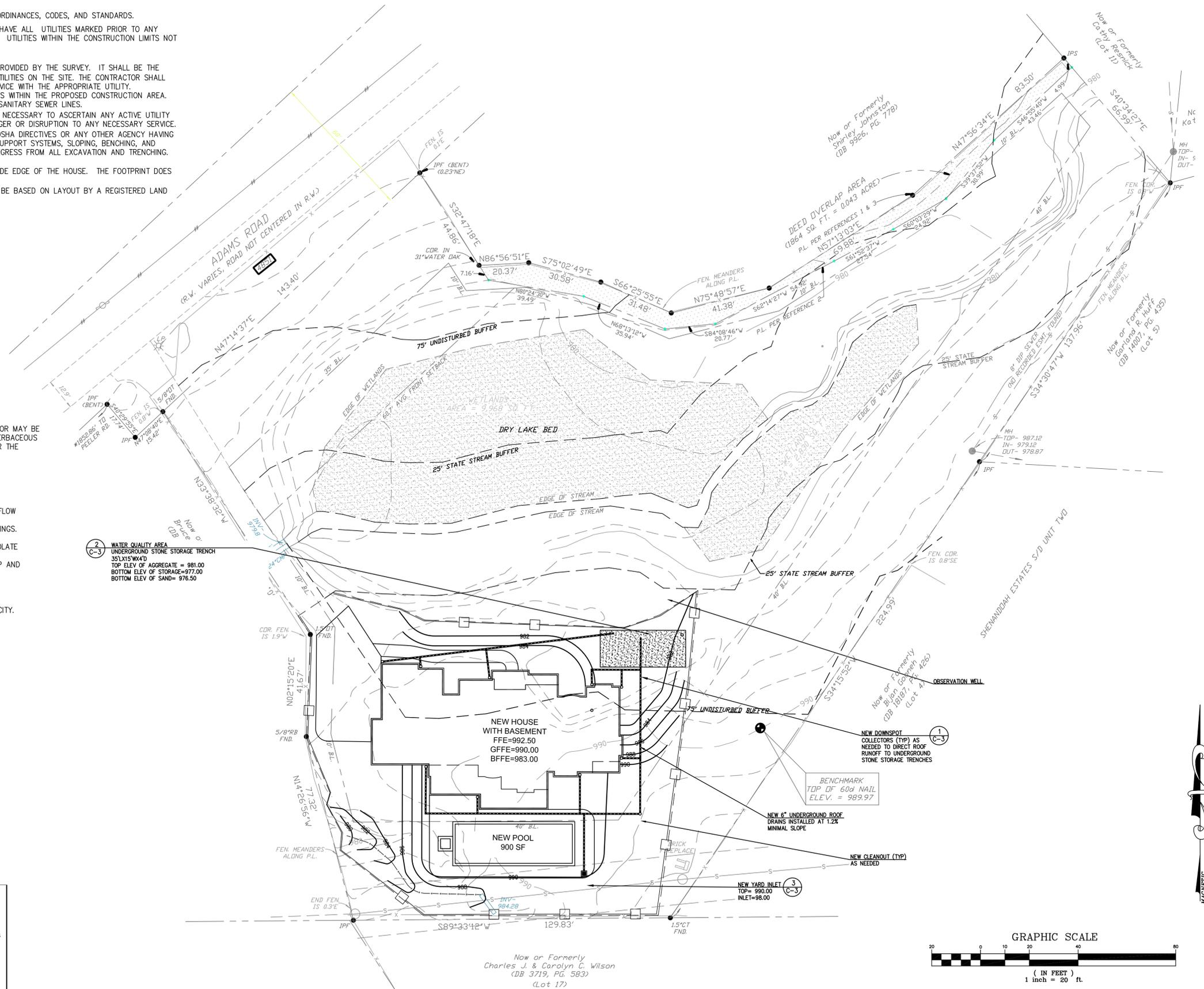
Required Water Quality Volume =	821.5 CF
All WQ Volume to be provided in Infiltration Trench	
Infiltration Trench w/ 40% void Ratio	
Required WQ Volume / 0.40 =	2053.8 CF
Infiltration Trench Calculations	
Length =	35.0 FT
Width =	15.0 FT
Height =	4.0 FT
Required Volume =	2053.8 CF
Provided Volume =	2100.0 CF
Provided Volume is Greater than Required Volume	

Water Quality Calculations Per GSWM

Water Quality Volume	
Drainage Basin =	0.450 Acres
Impervious Area =	0.182 Acres
I = % impervious =	41 %
Rv = 0.05 + I*(0.009)	Rv = 0.419
WQv = 1.2*Rv*(DA*43560)/12	WQv = 821.5 cu. ft.

24 HOUR EMERGENCY CONTACT: KEN CHRISTIANSEN 678-508-4100

TOTAL SITE ACRES = 1693 ACRES
TOTAL DISTURBED AREA = 0.43 ACRES



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC.**
1003 Kennhill Drive
Marietta, Georgia 30060
678-508-4100
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Prepared For:
Bobby & Betsy John
4851 Adams Road
Dunwoody, Ga 30338

Water Quality Plan

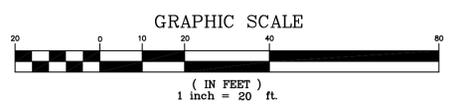
REVISIONS	CITY COMMENTS
DATE	SCALE
8-26-16	AS SHOWN
10-25-16	EZ
DRAWN	CHECKED
GHB	GHB



Stream Buffer Variance Plan for:
4851 Adams Road
Land Lot 360, 18th District
City of Dunwoody, DeKalb County, Georgia

CVE PI # 16-290

Sheet No.
C-2



APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES.
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 - 3 INCHES

Ds1

SPECIES	BROADCAST RATES 2/2-PLS 3/ PER ACRE SQ. FT.	RESOURCE AREA 4/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
			F	M	A	M	J	J	A	S	O	N	D			
BARLEY (HORDEUM VULGARE)	3 bu. (144 lb.) 1/2 bu. (24 lb.)	M-L P C														14,000 SEED PER POUND. QUICK DENSE COVER. USE ON PRODUCTIVE SOILS.
LESPEDEZA ANNUAL (LESPEDEZA STRIATA)	40 lbs. (9.8 lb.) 10 lbs. (2.2 lb.)	M-L P C														200,000 SEED PER POUND. MAY VOLUNTARILY FOR SEVERAL YEARS. USE INOCULANT EL.
LOVEGRASS, WEEPING (ERAGrostis CURVULA)	4 lbs. (0.1 lb.) 2 lbs. (0.05 lb.)	M-L P C														1,500,000 SEED PER POUND. QUICK DENSE COVER. MIX WITH SERICEA LESPEDEZA.
MILLET, BROWNTOP (Panicum fasciculatum)	40 lbs. (9.8 lb.) 10 lbs. (2.2 lb.)	M-L P C														137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
MILLET, PEARL (Pennisetum glaucum)	50 lbs. (1.1 lb.)	M-L P C														88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
OATS (Avena sativa)	4 bu. (128 lb.) 1 bu. (32 lb.)	M-L P C														13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.
RYE (SECALE CEREALE)	3 bu. (3.9 lb.) 1/2 bu. (0.6 lb.)	M-L P C														18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
RYEGRASS, ANNUAL (Lolium temeratum)	40 lbs. (9.8 lb.)	M-L P C														227,000 SEED PER POUND. DENSE COVER. QUICK COMPETING AND IS NOT TO BE USED IN MIXTURES.
SUDANGRASS (Sorghum sudanense)	60 lbs. (1.4 lb.)	M-L P C														55,000 SEED PER POUND. GOOD ON DROUGHTY SITES NOT TO BE USED IN MIXTURES.

TEMPORARY GRASSING

NOT TO SCALE

Ds2

TOP OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	TOP DRESSINGS RATE
1. COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500 lbs./ac.	10-100 lbs./ac. 1/2/30
2. COOL SEASON GRASSES AND LEGUMES	FIRST MAINTENANCE	6-12-12	1500 lbs./ac.	0-50 lbs./ac. 1/
3. GROUND COVERS	FIRST MAINTENANCE	10-10-10	1300 lbs./ac. 3/	50-100 lbs./ac. 2/
4. PINE SEEDING	FIRST MAINTENANCE	20-10-5	ONE 21-GRM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	30 lbs./ac. 5/
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	0-10-10	700 lbs./ac. 4/	50-100 lbs./ac. 2/6/
6. TEMPORARY COVER CROPS SEEDED ALONE	FIRST MAINTENANCE	10-10-10	500 lbs./ac.	30 lbs./ac. 2/
7. WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/6/
8. WARM SEASON GRASSES AND LEGUMES	FIRST MAINTENANCE	6-12-12	1500 lbs./ac.	50 lbs./ac. 6/

1) APPLY IN SPRING FOLLOWING SEEDING.
2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3) APPLY IN 3 SPLIT APPLICATIONS.
4) APPLY WHEN PLANTS ARE FOUNDED.
5) APPLY TO GRASS SPECIES ONLY.
6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

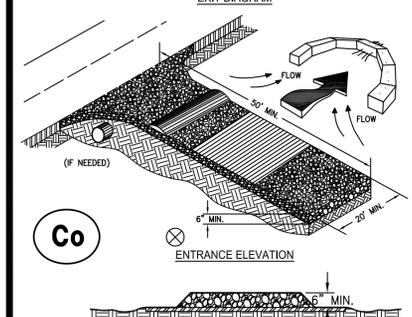
LIME APPLICATION REQUIREMENT - 2 TONS/ACRE

80% PASS THROUGH 10" MESH SIEVE
50% PASS THROUGH 20" MESH SIEVE
25% PASS THROUGH 25" MESH SIEVE

FERTILIZERS

NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT



NOTES:

- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
- REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
- AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STATE ASSOCIATION R-2 (1.5"-3.5" STONE).
- GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
- PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
- A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
- INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
- 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 (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
- WASHERS AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASH-RACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
- MAINTAIN AREA IN A WAY 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.

PERMANENT GRASSING

NOT TO SCALE

Ds3

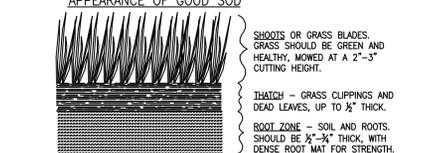


LAY SOD IN A STAGGERED PATTERN, BUT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAD.

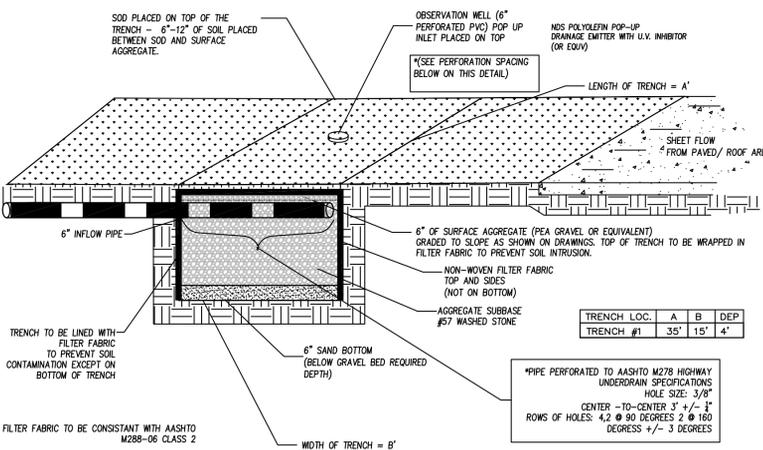
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").



SODDING

NOT TO SCALE

Ds4



UNDERGROUND STONE STORAGE TRENCH

NOT TO SCALE

2

Du

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMONSTRATION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED.
TEMPORARY METHODS: Ds1-MULCHING, TO-TACKERS AND ENGINEERS, Ds2-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

SPECIES	BROADCAST RATES 1/2-PLS 2/ PER ACRE SQ. FT.	RESOURCE AREA 4/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
			F	M	A	M	J	J	A	S	O	N	D			
BAHIAHENSACOLA (Paspalum notatum)	60 lbs. (1.4 lb.)	M-L P C														166,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERGAMOT PASTURES & LAWNS. MIX: CASTLE COMMON, W/ SARCEA LESPEDEZA DR TFT 44 OR WEEPIG LESPEDEZA.
BERMUDA COMMON (Cynodon dactylon)	10 lbs. (0.2 lb.)	M-L P C														1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
BERMUDA COMMON (Cynodon dactylon)	6 lbs. (0.1 lb.)	M-L P C														1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
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