

## ATTACHMENT 1

### DESCRIPTION OF PROJECT

#### Introduction:

Existing conditions, which include interior crawl grade subsidence, raised exterior grades from improperly maintained planting beds at foundation, absence of well-established turf grass, matured trees and their surface roots, a nonfunctioning crawl grade drain, and neglected gutters, downspouts, splash blocks and conductors, have combined to create poor storm water drainage away from the house, especially in the rear yard. The result is significant excess water/moisture conditions within the crawl which require immediate correction. To assure long term, positive drainage away from the foundation, maintain good condition of structure, insulation and mechanical equipment in the crawl space and an attractive, easily maintained landscape plan, the focus of this application is on revised exterior grading. Excepting documentation of relocation of the previously encroaching fence (Southwest side of rear yard) out of the Common Open Space, as required by the Lakewood HOA at our closing December 4, 2015, all other components of this application address preparation for and actual regarding to address storm water management.

#### A. Relocation of fences:

1. Existing treated wood picket fence removed from encroachment in Common Open Space.
2. At Northeast side of property, existing fence with 8' double gate relocated to be across storm water drainage swale\* and to improve access to the rear yard.

#### B. Removal of existing structures:

1. Remove 7' - 0" X 18' - 0" portion of existing wooden deck at Northwest (rear) side of house to allow for storm water drainage swale\* grading and to increase turf area in rear yard. Deck railing will be reinstalled, existing deteriorated decking on remaining portion of deck will be replaced and all stained.
2. Remove 5' - 4" X 6' - 0" X 3' - 0" masonry stair at Southwest exterior corner of house in conjunction with removal of entry door and closure of the wall, part of an interior remodel. See attached elevation drawing. Removal allows regrading from foundation to storm water drainage swale\* and restored function of crawl grade drain.

\*See Attachment 2: Plat and Item D. of Key

## C. Removal of existing trees:

1. Trees 1. & 2. : Sweet Gums to be removed and stumps ground to allow for storm water drainage grading to swale\* along Northeast property line with 101 Lakeshore Dr. and relocation of fence with gate.
2. Tree 3: Black Cherry to be removed and stump ground to allow for storm water drainage swale\* grading. This tree is within ten feet of the house.
3. Tree 4: Large Long Needle Pine, 28" in diameter at existing grade. Stump is now within 10' of house at 99 Lakeshore Dr. and is entirely within property line. Its branches now extend over house at 99 and house at 101 Lakeshore Dr. This tree causes significant litter on the roofs and in the gutters of both houses. This tree presents a significant, imminent threat of damage to both houses. Tree to be removed, stump and surface roots ground to allow for grading of storm water drainage swale\*.
4. Tree 5: Crape Myrtle to be removed and stump ground to allow for grading of storm water drainage swale\*.

\*See Attachment 2 and Item D. of Key

## D. Grading for storm water drainage:

1. See Attachment 2 and Item D. of Key.
2. Southwest to Northwest side of house in rear yard: Grade changed to create typical slope away from house to swales that direct storm water along both sides of house and lot. See Items 3. and 4., below. Top edge/brow lines shown are approximate.
3. Southwest side of lot parallel to property line at Common Open Space: Grade changed to create slope, typically  $\frac{1}{4}''$  per 1.0 lineal foot, from foundation to center line of a 6' - 0" X 60' - 0" +/- swale. Top edge of swale to be 3' - 0" within and parallel to the property line. Typical slope of swale at center line to be  $\frac{1}{8}''$  per 1.0 lineal foot. Swale to continue rear yard swale from fence at Southwest corner of house to outfall at existing slope of Southeast front yard. *connected 3/6/16 by HEM*
4. Northwest corner of rear yard to swale along Northeast property line with 101 Lakeshore Dr.: Grade changed to create typical slope from rear and side property lines to center line of swale at Northwest corner of house, then to swale between house and property line. Swale along side of house extends approximately 50' - 0" +/- to outfall at existing slope of Northeast front yard.

5. All graded areas to be seeded and mulched to establish dense turf grass as soon as possible.
- E. Landscape planting changes:
1. Mature Azaleas from front foundation beds will be relocated along top edge of swale and property line.
  2. Front foundation beds will be graded to slope away from foundation, reconditioned and planted in a seasonal rotation of mixed flowers, herbs and vegetables.

# ATTACHMENT 2

## ALTERATIONS TO SOUTHEAST ELEVATION OF

SCALE:  $1/4" = 1'-0"$

By: HSM 2/20/2016

### KEY

#### ① EXTERIOR GRADE AT FOUNDATION BELOW INTERIOR FLOOR LEVEL:

① AT JUNCTURE OF MASONRY STAIR:  $3'-7\frac{1}{2}"$

② AT SOUTHEAST (FRONT) CORNER OF FOUNDATION:  $3'-6"$

③ AT SOUTHEAST CORNER OF CONCRETE SLAB,  $10'-6"$  FROM FOUNDATION:  $4'-0"$

#### ⑥ DETAILS OF ALTERATIONS:

① EXISTING WINDOW TO REMAIN

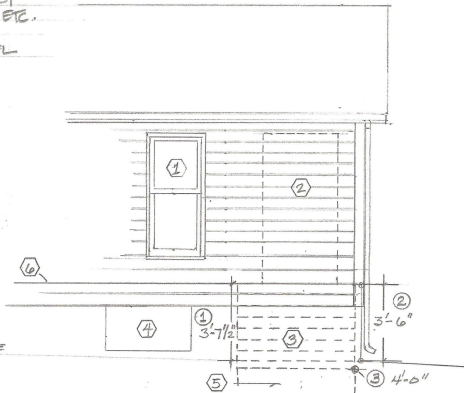
②  $30" \times 68"$  (---) ENTRY DOOR REMOVED; MATCHING EXTERIOR SIDING INSTALLED

③  $5'-4" \times 6'-0" \times 3'-0"$  (---) MASONRY STAIR, FOOTINGS, POSTS + RAILINGS REMOVED  
NOTE: ORIGINAL FOUNDATION WALL IS INTACT

④ EXISTING CRAWL ACCESS DOOR TO REMAIN

⑤ STAIR FOOTINGS - EXACT  
DEPTH, CONFIGURATION, ETC.  
NOT KNOWN

⑥ INTERIOR FLOOR LEVEL











EXISTING GRADE  
@ FOUNDATION



# ATTACHMENT 3

## KEY TO PROPOSED CHANGES:

- (A)  RELOCATED FENCES
- (B)  EXISTING STRUCTURES TO BE REMOVED
- (C)  TREES TO BE REMOVED
- (D)  CENTER LINE OF DRAINAGE SWALE  
 TOP EDGE | BROW OF DRAINAGE SWALE  
 DOWNWARD SLOPE @ .1' PER LIN. FT. +/-  
 DOWNWARD SLOPE @ .1' PER 1.5 LIN. FT. +/-
- (E)  REVISED LANDSCAPE PLANTINGS