

#### FLOOD NOTE:

I HAVE THIS DATE. EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

#### **FUTURE FLOOD DISCLAIMER:**

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPLAITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE, IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

#### SURVEY NOTES:

- THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET. AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
- 2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION
- 3. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE 4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY,
- 5. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.

OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY

- 6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE
- 7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION
- 8. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- 9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION
- OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY. 10. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE 11. FENCES SHOULD NOT BE CONSTRUCTED USING THE SIDE DIMENSIONS FROM THE HOUSE AS SHOWN ON THIS SURVEY. 12. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO
- PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. 13. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD
- 14. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
- 15. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE
- 16. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.

#### **ZONING NOTE:**

DEVELOPMENT OF THIS PROPERTY DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

SITE PLAN DISCLAIMER TO BUILDER:

PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

SUPPLYING TO THE SURVEYOR.

THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND

ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE

PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN

PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES,

ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S)

USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT

NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING;

RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING;

ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY

THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE

ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE

AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS

CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE

PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED

SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

12. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION

17. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING

18. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

23. NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.

24. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY ON DECEMBER 21, 2023.

8. ALL GRADED SLOPES TO BE 3H: 1V OR GREATER.

21. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

MONDAY - FRIDAY 7:00AM - 7:00PM

22. HAUL ROUTE PERMIT IS NOT REQUIRED.

SATURDAY 8:00AM - 5:00PM

10. GRADE TO DRAIN AWAY FROM FOUNDATION.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE

2. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE

SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

14. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

25. I, EUGENE A. STEPANOV, CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED

AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY

15. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

16. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

PROTECTION AREA OR RIGHT-OF-WAY.

CONTROL, ADDITIONAL EROSION AND

SITE PLAN NOTES:

INSPECTOR(S)

POURED.

ZONE.

THE LAW.

DIRECT SUPERVISION.

FINAL LANDSCAPING.

SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

PROPERTY IS ZONED DT-2 CITY OF TUCKER

BUILDING SETBACK FRONT MAIN: 5' SIDE: 0' REAR: 20' MAX. LOT COVERAGE 80% MAX BUILDING HEIGHT 35' (3 STORIES)

## DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 12/29/2023 ANTICIPATED COMPLETION DATE: 12/29/2024 THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

### DIRT STATEMEN

TOTAL OF GROSS CUBIC YARDS OF CUT: 2 TOTAL OF GROSS CUBIC YARDS OF FILL: 2 EXCESS OF SOIL TO BE HAULED OFF

#### THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY

VERTICAL DATUM NAVD88

- \* SYMBOLS \*
- ELECTRIC PANEL/METER ☐ WATER METER
- AIR CONDITIONER GAS METER JUNCTION BOX SANITARY SEWER MANHOLE STORM MANHOLE TRAFFIC/INFO SIGN GAS MARKER D LAMP POST METAL POST

WATER VALVE

HEADWALL STAIRS

STAIRS

DRAINAGE INLET

FIRE HYDRANT

\* LINE INDICATORS \* — ss — ss — ss — ss — ss — INDICATES SANITARY SEWER LINE — P —— P —— P — INDICATES POWER LINE \_\_\_\_ w \_\_\_ w \_\_\_ w \_\_\_ w \_\_\_ w \_\_\_ INDICATES WATER LINE

INDICATES DRAINAGE LINE

INDICATES GAS LINE

INDICATES FENCE LINE

\_\_\_\_\_ GAS \_\_\_\_ GAS \_\_\_\_ GAS \_\_\_\_ GAS \_\_\_\_

APD AS PER DEED IRRIGATION VALVE JUNCTION BOX
LAND LOT LINE
MAGNETIC READING IP
MAGNOLIA TREE ACCESS EASEMENT AS PER FIFLD ANGLE IRON FOUND AS PFR PLAT MAN HOLE METAL FENCE AS PER RECORD BACK OF CURB BLOCK N'BORS. OVERHANG BUILDING LINE SETBACK OPEN TOP PIPE FOUND OWNERSHIP UNCLEAR CABLE BOX PORCH PROPERTY CORNER PROPERTY LINE CHAIN LINK FENCE PINE TREE POINT OF BEGINNING CORRUGATED METAL PIPE POWER POLE CITY OF ATLANTA SAN SEWER CLEANOUT POWER LINE CALCULATED POINT RECORD CRIMP TOP PIPE FOUND REINFORCING BAR FOUND DEED DRAINAGE EASEMENT REINFORCED CONC. DRAINAGE INLET ELECTRIC POWER BOX ELECTRIC METER RIGHT-OF-WAY SANITARY SEWER LINE EDGE OF PAVEMENT SANITARY SEWER EASEMENT FIELD FENCE POST FENCE CORNER FIRE HYDRANT SCREENED PORCH SIDEWALK TOP OF BANK UTILITY EASEMENT FRAME GAS LINE GAS METER WOOD FENCE WOOD DECK GAS VALVE GUY WIRE HEAD WALI WATER LINE WATER METER HARDWOOD TREE IRON PIN FOUND WATER VALVE WET WEATHER IRON PIN SET

YARD INLET INDICATES STAIRS

## CONSTRUCTION ENTRANCE/EXIT INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE Hb HAYBALES /// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb //// INDICATES TREE PROTECTION FENCE 

DISTURBED AREA STABILIZATION (WITH MULCH) DISTURBED AREA STABILIZATION

DISTURBED AREA STABILIZATION

(W/TEMPORARY VEGETATION) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

(WITH SODDING)

## TREE PROTECTION:

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.

IRON ROD FOUND

\* L E G E N D \*

APR

- 2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- 3. KEEP OUT SIGN.

#### EROSION CONTROL LEGEND

DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1  A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2 ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

EXPANSION MATERIAL-

GUTTER LINE - BREAK-

CURB SECTION IF CURB

& GUTTER, GRANITE OR

HERE AND REMOVE

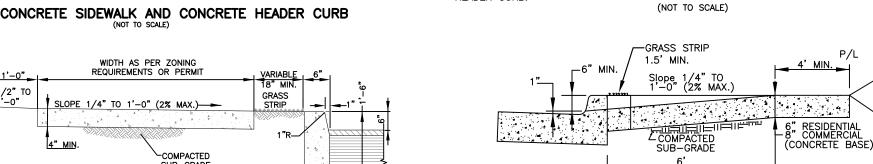
HEADER CURB.

SIDEWALK

## 3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT 5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 7. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING 9. ENGINEER DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS GREATER THAN 4 FEET IN HEIGHTS. Fabric 11. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE (Woven Wire Fence Backing) 13. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL 19. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT -TYPE20. THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. @ 1-800-282-7411 -IT'S

(Sd1-S) SEDIMENT BARRIER ILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 — TEMPORAR' ILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA TANDARD SPECIFICATIONS, 1993 EDITION.

# SILT FENCE HAND DUG IN CRZ



(NOT TO SCALE) CAN EXCHANGE W./CONC. HEADER CURB

SECTION A-A

STANDARD DRIVEWAY WITH CURB AND GUTTER

STANDARD DRIVEWAY DETAILS

-TOOL JOINT

**SIDEWALK** 

A -- -- 4

40'-0" MAX. **→** 

Slope 1/4" TO 1'-0" (2% min.)

TOP VIEW

(NOT TO SCALE)

DRIVEWAY

1" GUTTER LINE

SECTION B-E

SECTION A-A

(NOT TO SCALE)

-EXPANSION MATERIAL

CONCRETE

-CRUB &

GUTTER

4' MIN.

" RESIDENTIAL B" COMMERCIAL (CONCRETE BASE)

(NOT TO SCALE)

DRIVEWAY WIDTH

(10' MIN.)

RECEIVED CITY OF TUCKER 01/04/2024

DEPARTMENT

PLANNING & ZONING

RZ-24-0001

#### DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

#### **DEFINITION**

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

#### CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

#### MULCHING WITHOUT SEEDING

THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.

2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT

#### 3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

#### MULCHING MATERIALS

- SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED: DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
- 2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
- 3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1.200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD). 4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

#### APPLYING MULCH

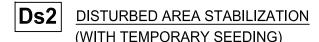
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. 2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION

- TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE 3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO
- PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
- 4. APPLY POLYETHYLENE FILM TO EXPOSED AREAS.

#### ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TO — TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

- 2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
- 3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.



SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**	
RYE	3.9 POUNDS	3 bu.	9/1-3/1	
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1	
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15	
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15	
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1	
BROWNTOP MILLET	0.9 POUND	40 lbs.	4/1-7/15	
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1	

\*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. \*\*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

#### DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION

SEEDING RATES FOR PERMANENT SEEDING

02251110	32251113 1111123 1 311 1 2 11111 112111 32251113					
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES*			
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/			
BERMUDA	0.2 POUND	10 lbs.	2/15-7/			
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/			
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12,			
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/1			
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/			
	BAHIA BERMUDA CENTIPEDE LESPEDEZA WEEPING LOVEGRASS	PER 1,000 SF  BAHIA 1.4 POUNDS  BERMUDA 0.2 POUND  CENTIPEDE BLOCK SOD ONLY  LESPEDEZA 1.7 POUNDS  WEEPING 0.1 POUND  LOVEGRASS	PER 1,000 SF PER ACRE*  BAHIA 1.4 POUNDS 60 lbs.  BERMUDA 0.2 POUND 10 lbs.  CENTIPEDE BLOCK SOD ONLY  LESPEDEZA 1.7 POUNDS 75 lbs.  WEEPING 0.1 POUND 4 lbs.			

\*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. \*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS

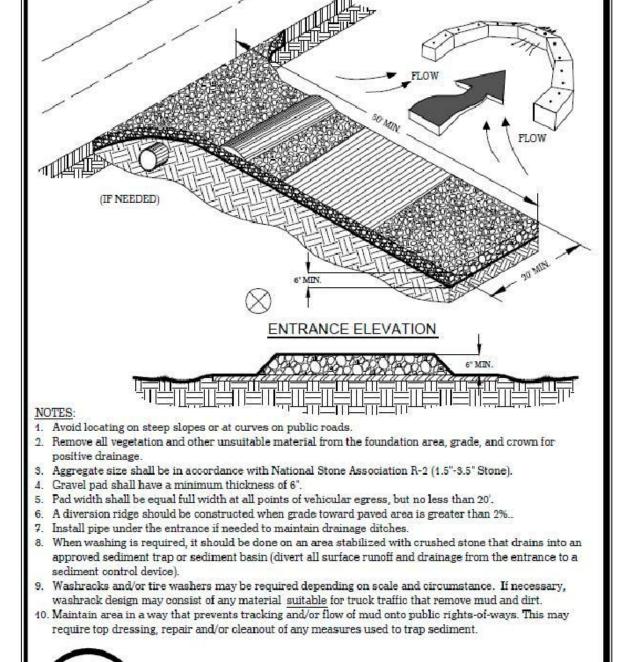
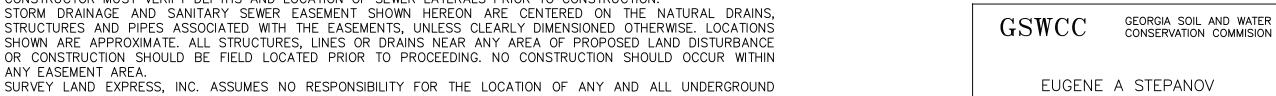


Figure 6-11.1

EXIT DIAGRAM

RUSHED STONE CONSTRUCTION EXIT



#### RELEASED FOR CONSTRUCTION COVER SHEET & NOTES LOT 2 SITE PLAN PREPARED FOR: SHEET 1 OF

VERA M. FRAZIER PROPERTY SUBDIVISION		THV	PHAM		
LAND LOT 213	18TH DISTRICT	SECTION	1111	LIIA	T TAT
DEKALB COUNTY, GEORGIA	DB.29536/PG.568		PROPERTY ADDRESS:		(60
FIELD WORK DATE DEC 21, 2023	PRINTED/SIGNED DECEMBER 22, 2023		2212 FELLOWSHIP RD		G REGI
ALL MATTERS PERTAINING TO TITLE AF	RE EXCEPTED	PAPER SIZE: 24" x 36"	TUCKER, GA 30064		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED H SQUARES METHOD. THIS PLAT HAS BEEN CALCULATI GATHER THE INFORMATION USED IN THE PREPARATIO	ED FOR CLOSURE AND FOUND 1	TO BE ACCURATE TO 1 FOOT IN 100,000+ FEI	ECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST ET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED 500' OF THIS PROPERTY.	то 4	S ROY

SURVEY LAND EXPRESS, INC COORD #20232044 DWG <u>#20232044</u> LAND SURVEYING SERVICES

24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-094 TEL 404-252-5747

INFO@SURVEYLANDEXPRESS.COM

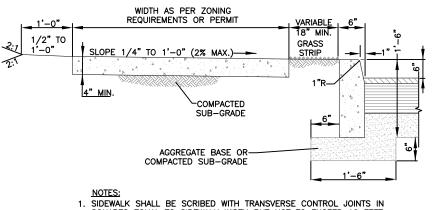
NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER: THY PHAM 2212 FELLOWSHIP RD TUCKER, GA 30064 TELEPHONE: (404) 514-7802 EMAIL: t@rxacp.com

LEVEL II CERTIFIED DESIGN PROFESSIONAL

ISSUED: 01/27/2021 EXPIRES: 01/27/2024

CERTIFICATION NUMBER \_0000065549

WIDTH AS PER ZONING REQUIREMENTS OR PERMIT



6. NEITHER WIRE MESH NOR REBAR CAN BE USED IN THE R/W

NOTES:

1. SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.

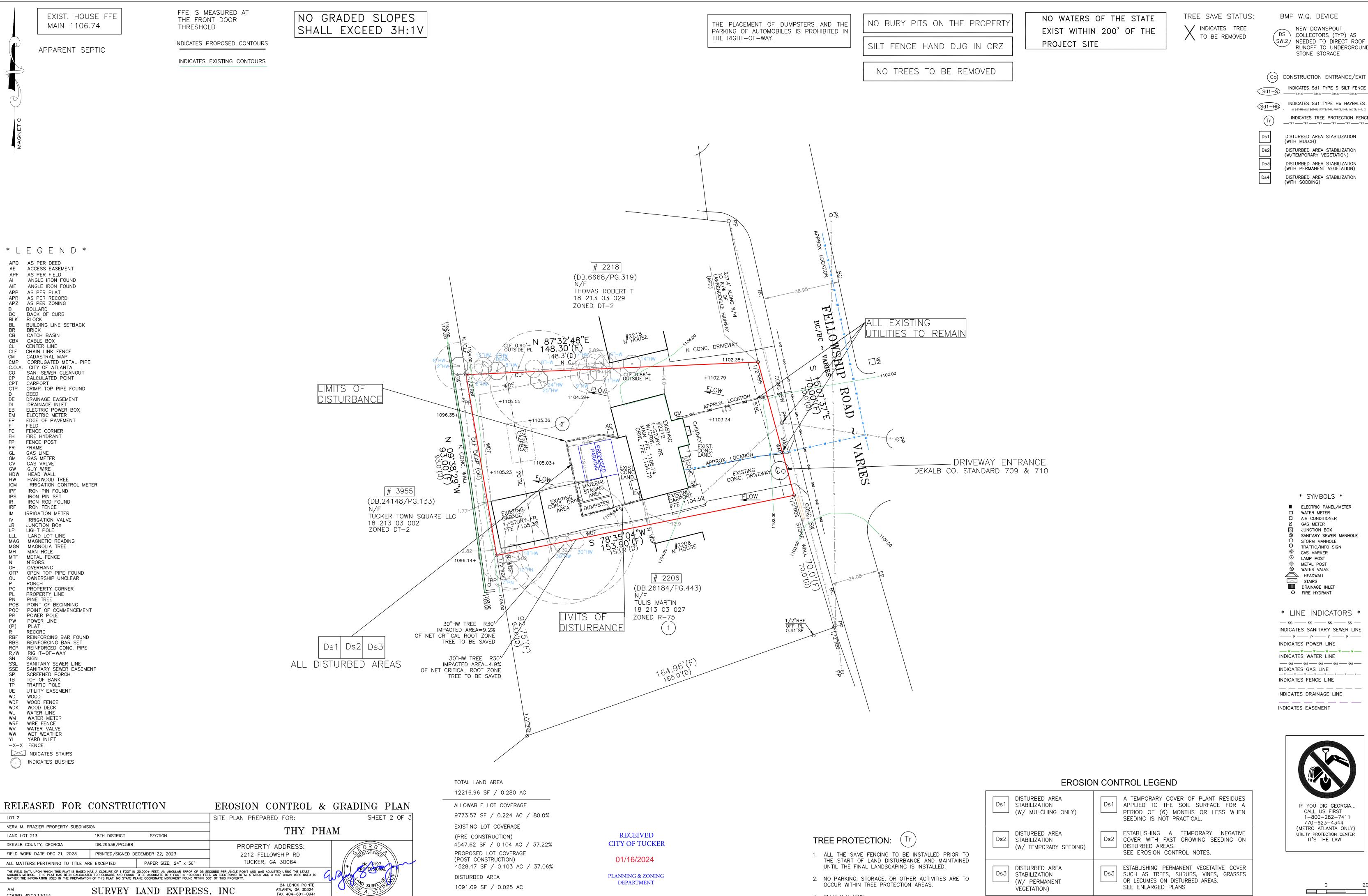
2. CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.

3. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY APRON AND NOT MORE THAN 100 FEET APART.

4. PREFORMED BITUMINOUS MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.

5. ALL CONCRETE WORK SHALL BE PER CITY OF ATLANTA STANDARD SPECIFICATIONS FOR CONSTRUCTION.

A NEITHER WIDE MECH NOR REFAR CAN BE USED IN THE R/W



RZ-24-0001

3. KEEP OUT SIGN.

COORD #20232044

LAND SURVEYING SERVICES

DWG <u>#20232044</u>

TEL 404-252-5747

INFO@SURVEYLANDEXPRESS.COM

NEW DOWNSPOUT

DS COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

(Co) CONSTRUCTION ENTRANCE/EXIT INDICATES Sd1 TYPE S SILT FENCE

> /// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb /// INDICATES TREE PROTECTION FENCE — TPF — TPF

DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) DISTURBED AREA STABILIZATION

\* SYMBOLS \*

☐ WATER METER AIR CONDITIONER GAS METER JUNCTION BOX SANITARY SEWER MANHOLE STORM MANHOLE TRAFFIC/INFO SIGN GAS MARKER LAMP POST METAL POST

WATER VALVE HEADWALL
STAIRS
DRAINAGE INLET O FIRE HYDRANT

— ss —— ss —— ss — INDICATES SANITARY SEWER LINE —— P —— P —— P ——

\_\_\_ w \_\_\_ w \_\_\_ w \_\_\_ w \_\_\_ w \_\_\_ INDICATES WATER LINE 

INDICATES GAS LINE INDICATES FENCE LINE

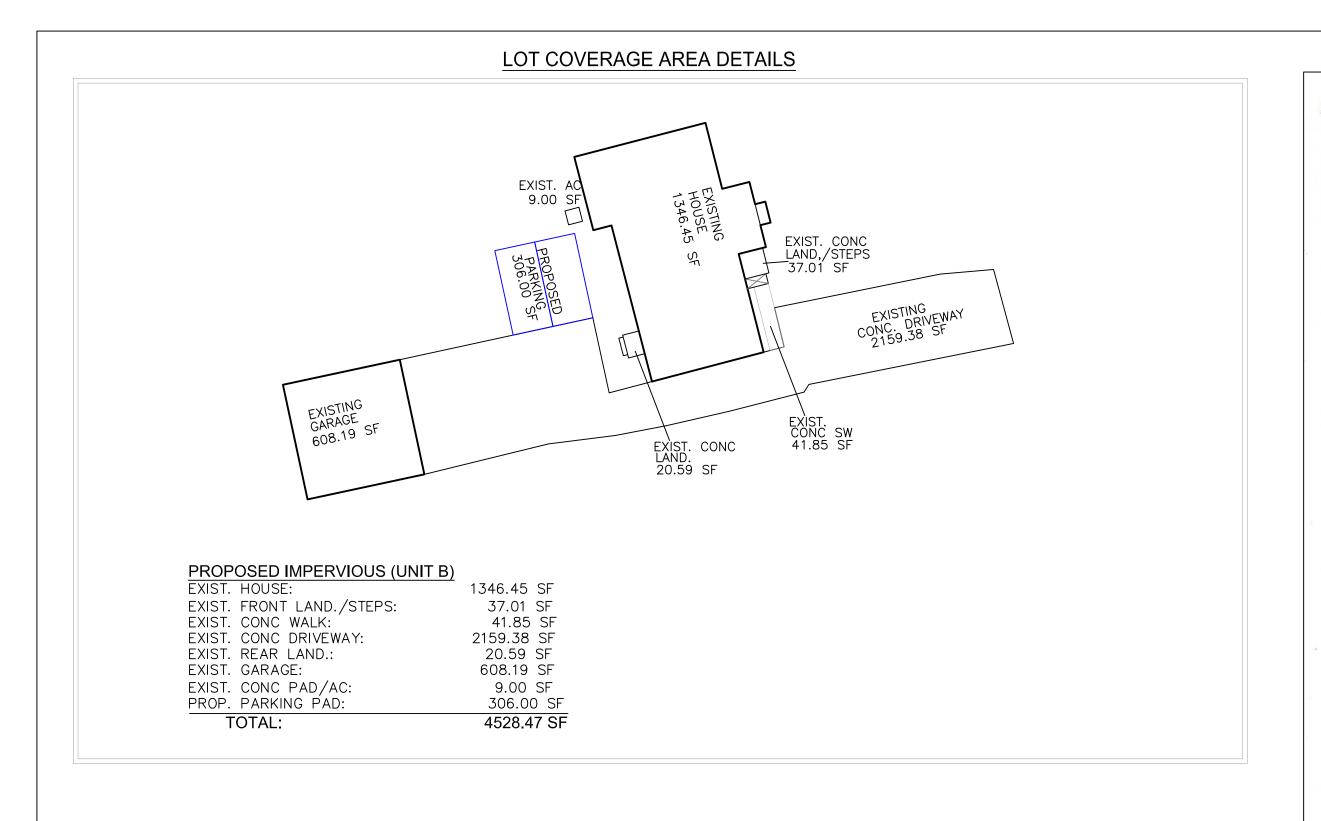
\_\_\_\_\_\_ INDICATES DRAINAGE LINE

INDICATES EASEMENT



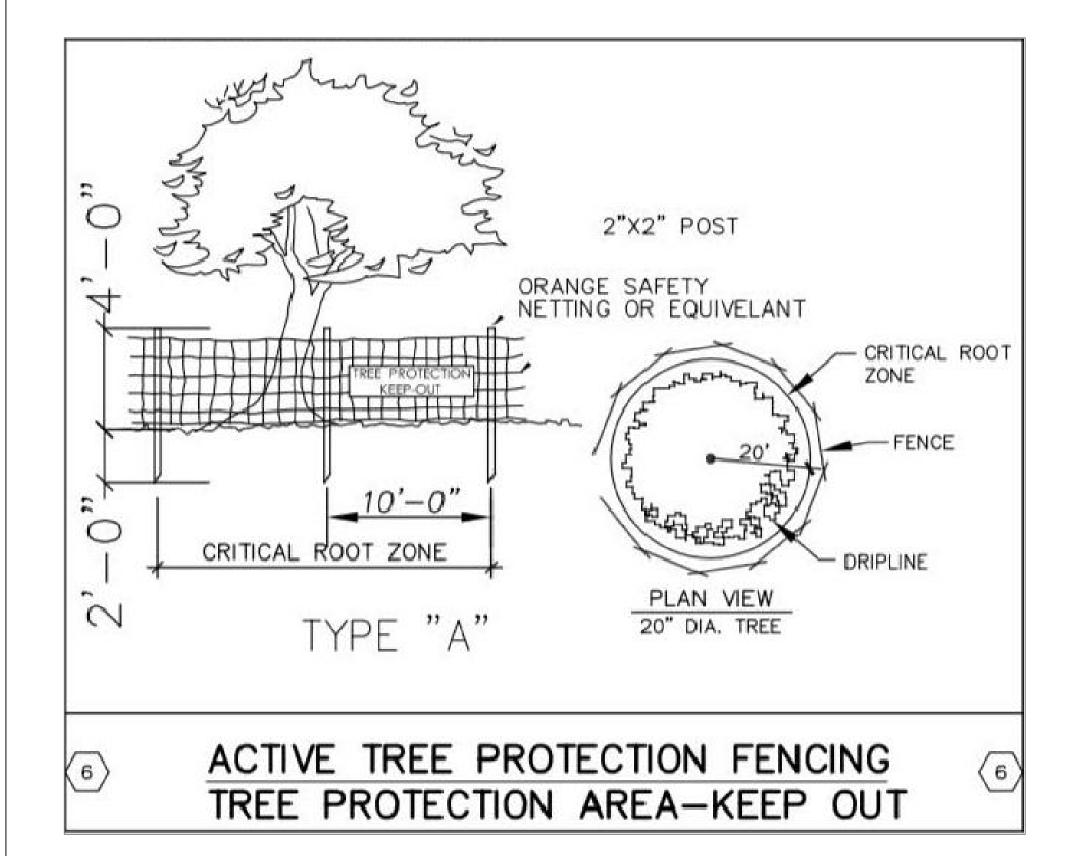
1-800-282-7411 770-623-4344 (METRO ATLANTA ONLY) UTILITY PROTECTION CENTER IT'S THE LAW

SCALE 1" = 20'



- No one SHALL encroach, place solvents, building, machinery, building debris or any other material within 6' outside the periphery of the CRZ or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.
   All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
- 3. A tree that is designated to be saved, but is damaged during construction, **SHALL** be replaced with 4" caliper trees equal to the unit value of the tree removed. Any specimen tree damaged **SHALL** be replaced with 4" caliper trees equal to 1.5 times the DBH of the damaged specimen tree.
  - 1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
  - 2. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
  - 3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
  - 4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
  - 5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

• Tree Protection Signs are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in language so that all workers on site are able to understand. TREE PROTECTION AREA KEEP OUT! CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS: . THE PROTECTIVE FENCING MUST NOT BE REMOVED . NO PERSON SHALL ENTER THE PROTECTED AREA. . NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA . NO WATERVALS SHALL BE STORED IN THE PROTECTED AREA . NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA . NO EXCAMPION SHALL OCCUR IN THE PROTECTED AREA. ANY INCURSION INTO THE PROTECTED AREA MUST BE WARNING TREE PROTECTION ZONE KEEP ALL EQUIPMENT, EXCANATION



RELEASED FOR CONSTRUCTION STORMWATER MANAGEMENT & BMP DETAILS

VERA M. FRAZIER PROPERTY SUBDIVISION

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

DEKALB COUNTY, GEORGIA

COORD #20232044

FIELD WORK DATE DEC 21, 2023

18TH DISTRICT

DB.29536/PG.568

PRINTED/SIGNED DECEMBER 22, 2023

SECTION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

PAPER SIZE: 24" x 36"

SITE PLAN PREPARED FOR:

PROPERTY ADDRESS:

2212 FELLOWSHIP RD TUCKER, GA 30064

THY PHAM

24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941

TEL 404-252-5747

INFO@SURVEYLANDEXPRESS.COM

SHEET 3 OF 3

# Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

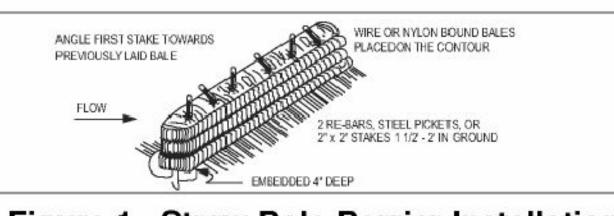
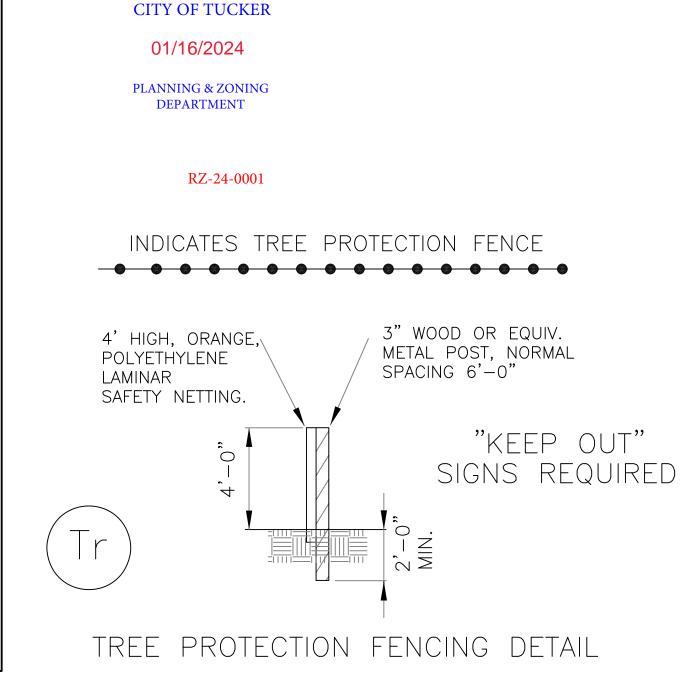


Figure 1. Straw Bale Barrier Installation Requirements



RECEIVED

# The **TRP** shall include planting schedules with botanical and common tree names, quantity, size, spacing, and any special planting notes. Trees used for credit on the **TRP** must be chosen from the County's approved tree list. At least 50% of replacement trees must be overstory trees. No more than 25% may be of any single species. No more than 25% may be evergreen species. Tree relocation and credit for existing tree replacement units will be granted to trees relocated on site. Tree

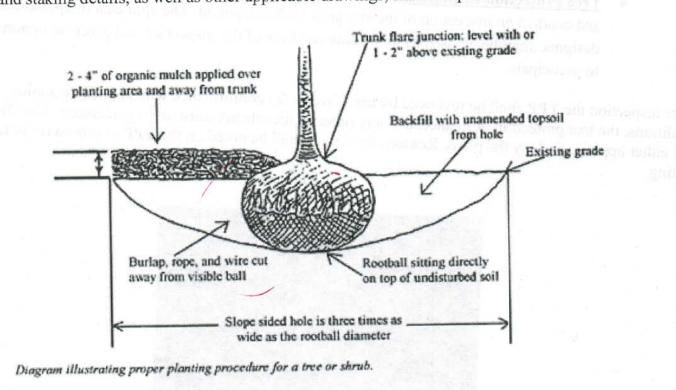
Tree relocation and credit for existing tree replacement units will be granted to trees relocated on site. Tree relocation is subject to approval of the **CA**. Existing trees  $\geq$  2" **DBH** and  $\leq$  7.9" may be used for credit on the tree replacement plan.

TREE REPLACEMENT PLAN

Unless otherwise approved by the **CA**, trees selected for replanting must meet the minimum standards as provided in the American Standard for Nursery Stock (ANSI Z60.1) and must be on the County's tree species selection list. Trees selected must be free of injury, pests, disease, nutritional disorders or root defects, and must be in good vigor to assure a reasonable expectation of survival. Standards for transplanting shall be in compliance with the International Society of Arboriculture (**ISA**) publication **Tree** and **Shrub Planting Manual** or a similar publication.

Replanted trees should be ecologically compatible with the site and neighboring area. When practical, replanted trees shall be of the same or similar species as those removed. Trees shall be planted in manner that provides adequate space for nourishment, light, and maturation.

Planting and staking details, as well as other applicable drawings, shall be specified in the TRP.



(NOT TO SCALE)