

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 3" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0261G, DATED 09/18/13

**ZONING INFORMATION:**

CLASSIFICATION: R-4  
 SETBACKS: FRONT - 35 FEET  
           SIDE - 7 FEET  
           REAR - 15 FEET  
 MINIMUM LOT AREA - 9000 sf.  
 MINIMUM STREET FRONTAGE - 70 FEET  
 MAXIMUM LOT COVERAGE - 50%  
 MAXIMUM FLOOR AREA RATIO - 0.50  
 MINIMUM OFFSTREET PARKING - 1 SPACE

**24 HR CONTACT:**

**CHRIS SPENCER**  
 CHRIS@SPENCERLOVEHOMES.COM  
 (770)318-6346

**LOT AREA:**

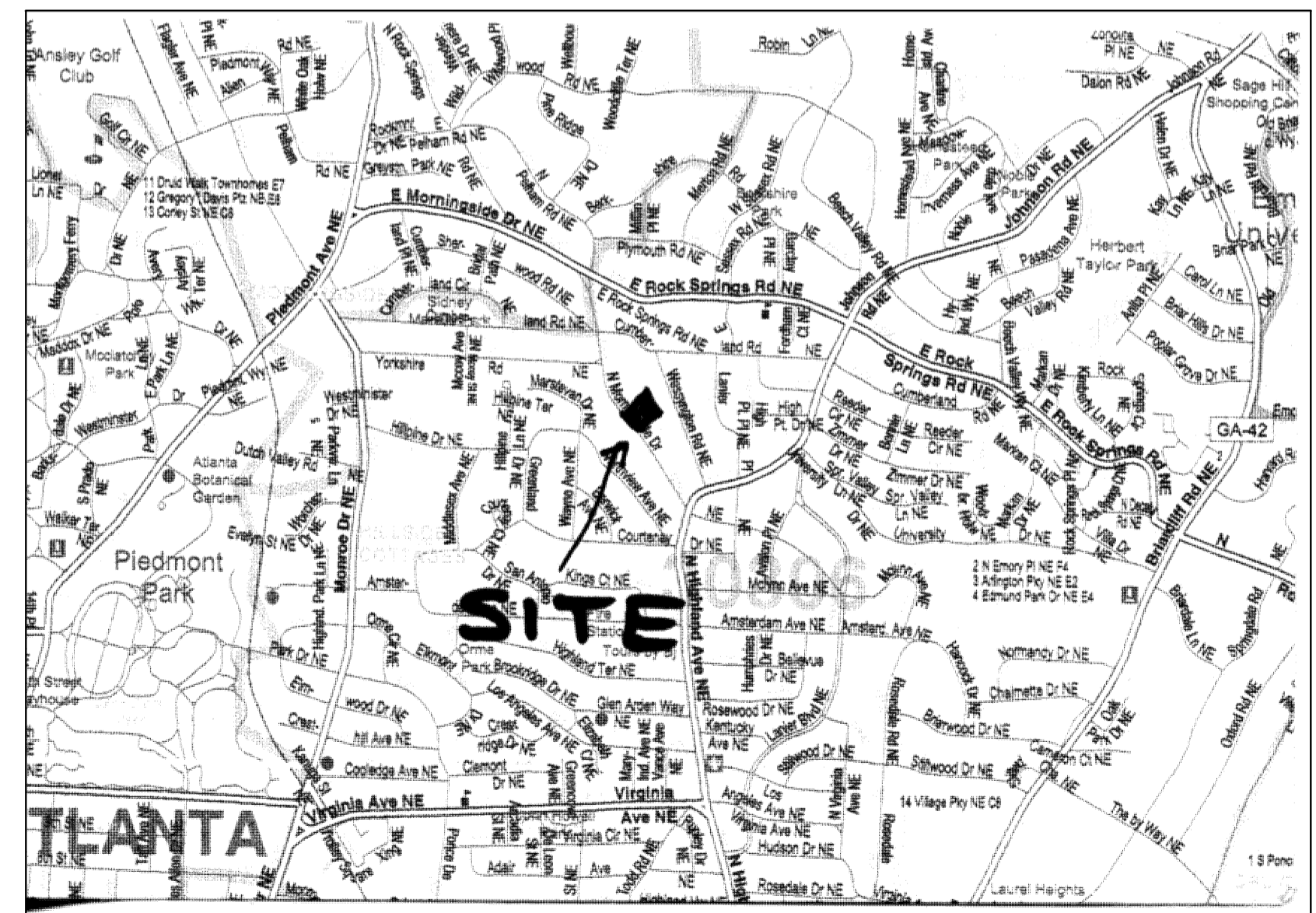
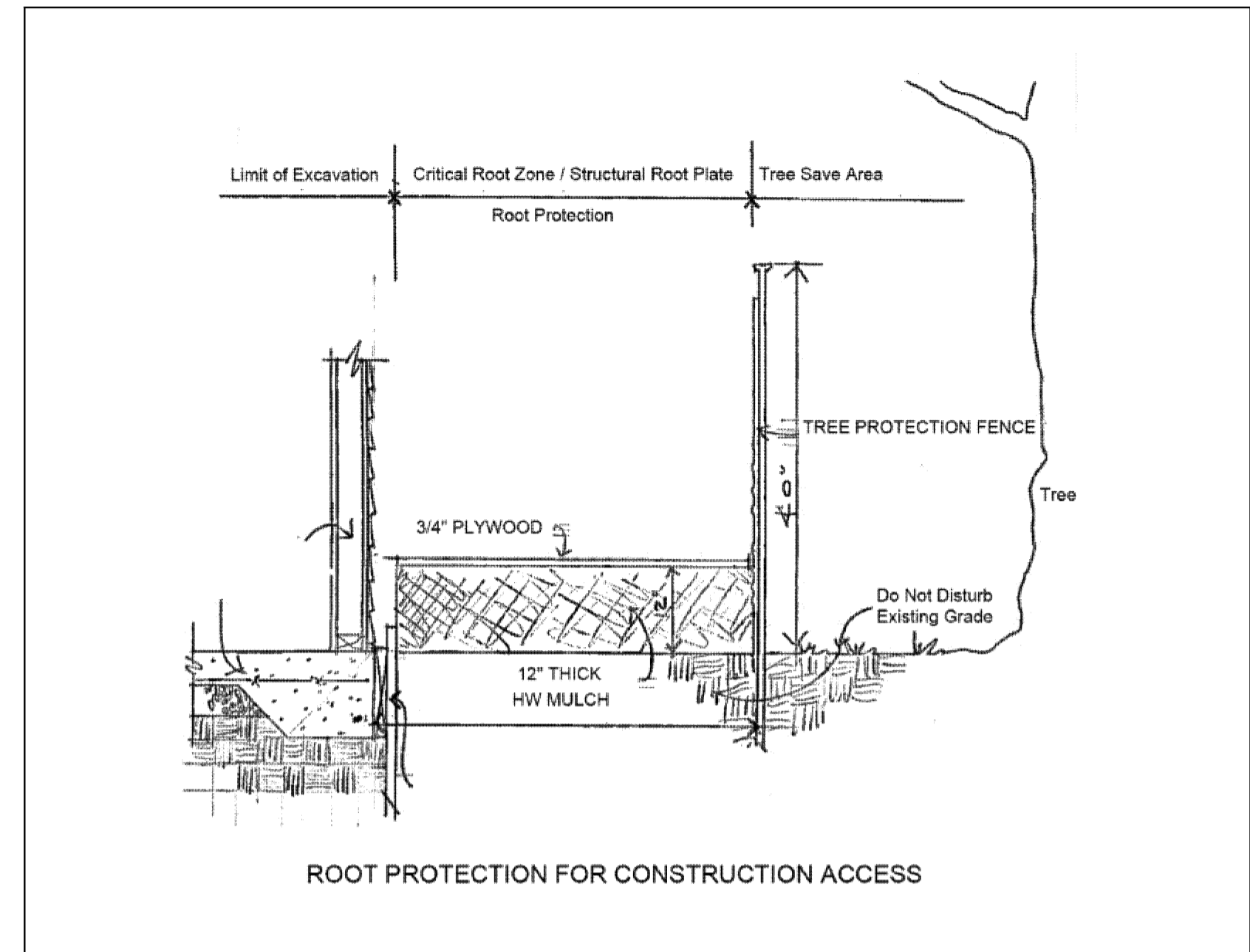
**8574 sf.**  
**0.197 ACRES**

**APPLICABLE BUILDING CODES:**

- INTERNATIONAL BUILDING CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- INTERNATIONAL RESIDENTIAL CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020) - EFFECTIVE JANUARY 1, 2020
- INTERNATIONAL FIRE CODE  
2018 EDITION, (CONTACT STATE FIRE MARSHALL)
- INTERNATIONAL PLUMBING CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- INTERNATIONAL MECHANICAL CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- NATIONAL ELECTRICAL CODE  
2020 EDITION, WITH GEORGIA AMMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE  
2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMMENDMENTS (2020), (2022)
- INTERNATIONAL SWIMMING POOL AND SPA CODE  
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020)
- NFPA 101  
LIFE SAFETY CODE 2018 EDITION WITH STATE AMMENDMENTS (2020) - EFFECTIVE JANUARY 1, 2020

**EROSION CONTROL NOTES:**

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C) DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



RELEASED FOR CONSTRUCTION

<b>GSWCC</b> GEORGIA SOIL AND WATER CONSERVATION COMMISSION ROBERT W. RICHARDSON LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION NUMBER 0000089322 ISSUED 10/11/2019 EXPIRES 10/11/2024 SIGNATURE DATE		<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM REVISION: 10/17/22		SITE PLAN FOR: <b>1289 NORTH MORNINGSIDE DR</b> TAX PARCEL: 17 0002 0008 050 9	
		REF. PLAT: PB. 11 P. 125	LAND LOT: 2 DISTRICT: 17TH FULTON COUNTY GEORGIA FIELD DATE: 05/17/22 PLAT DATE: 09/07/22	LOT: 21 BLOCK: 2 SUB: NORTH HIGHLANDS AREA = 0.197 ACRES JOB No. 22275C05	

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

Equipment used: Topcon GTS-213 Total Station.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0261G, DATED 09/18/13

**ZONING INFORMATION:**

CLASSIFICATION: R-4  
 SETBACKS: FRONT - 35 FEET  
 SIDE - 7 FEET  
 REAR - 15 FEET  
 MINIMUM LOT AREA - 9000 sf.  
 MINIMUM STREET FRONTAGE - 70 FEET  
 MAXIMUM LOT COVERAGE - 50%  
 MAXIMUM FLOOR AREA RATIO - 0.50  
 MINIMUM OFFSTREET PARKING - 1 SPACE

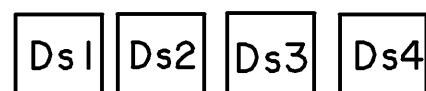
**LEGEND**

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

**24 HR CONTACT:**  
**CHRIS SPENCER**  
 CHRIS@SPENCERLOVEHOMES.COM  
 (770)318-6346

**LOT AREA:**  
 8574 sf.  
 0.197 ACRES

NO GRADED SLOPE SHALL EXCEED 2H:1V  
 ON ALL DISTURBED AREAS



DISTURBED AREA = 5865 sf.  
 0.135 ACRES

**DIRT/DEBRIS STATEMENT:**

FILL QUANTITIES = 165 CU YRDS  
 CUT QUANTITIES = 165 CU YRDS  
 - SITE TO BE BALANCED  
 - QUANTITIES ARE APPROXIMATE  
 DEBRIS QUANTITIES = 60 CU YRDS  
 - DEBRIS TO BE REMOVED IN DUMPSTERS  
 - QUANTITIES ARE APPROXIMATE

**PROPOSED LOT COVERAGE:**

HOUSE = 1744 sf.  
 DRIVEWAY = 960 sf.  
 FRONT WALK = 130 sf.  
 FRONT PORCH = 259 sf.  
 REAR PORCH = 515 sf.  
 TOTAL = 3608 sf.  
 LOT COVERAGE = 42.08%

**GREEN INFRASTRUCTURE:**

AREA TO BE TREATED = 3478 sf.  
 STORAGE REQUIRED: 3478 x 0.083 = 288.7 CF  
 GRAVEL TRENCH TO BE UTILIZED  
 GRAVEL VOIDS: 288.7/0.4 = 722 CF  
 TRENCH DIMENSIONS: 6'd x 6'w x 20'4"  
 GRAVEL VOLUME = 732 CF  
 STORAGE PROVIDED = 292.8 CF  
 - GRAVEL TRENCH IS UTILIZED IN FAVOR OF RAIN GARDEN BECAUSE A SUB-SURFACE SYSTEM IS NECESSARY TO ACHIEVE POSITIVE DRAINAGE FROM ALL AREAS COLLECTING RUN-OFF.

**PROPOSED FLOOR AREA:**

MAIN LEVEL = 1633 sf.  
 UPPER LEVEL = 2123 sf.  
 TOTAL = 3756 sf.  
 FAR: 3756/8574 = 0.440

**TREE REMOVAL:**

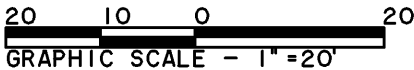
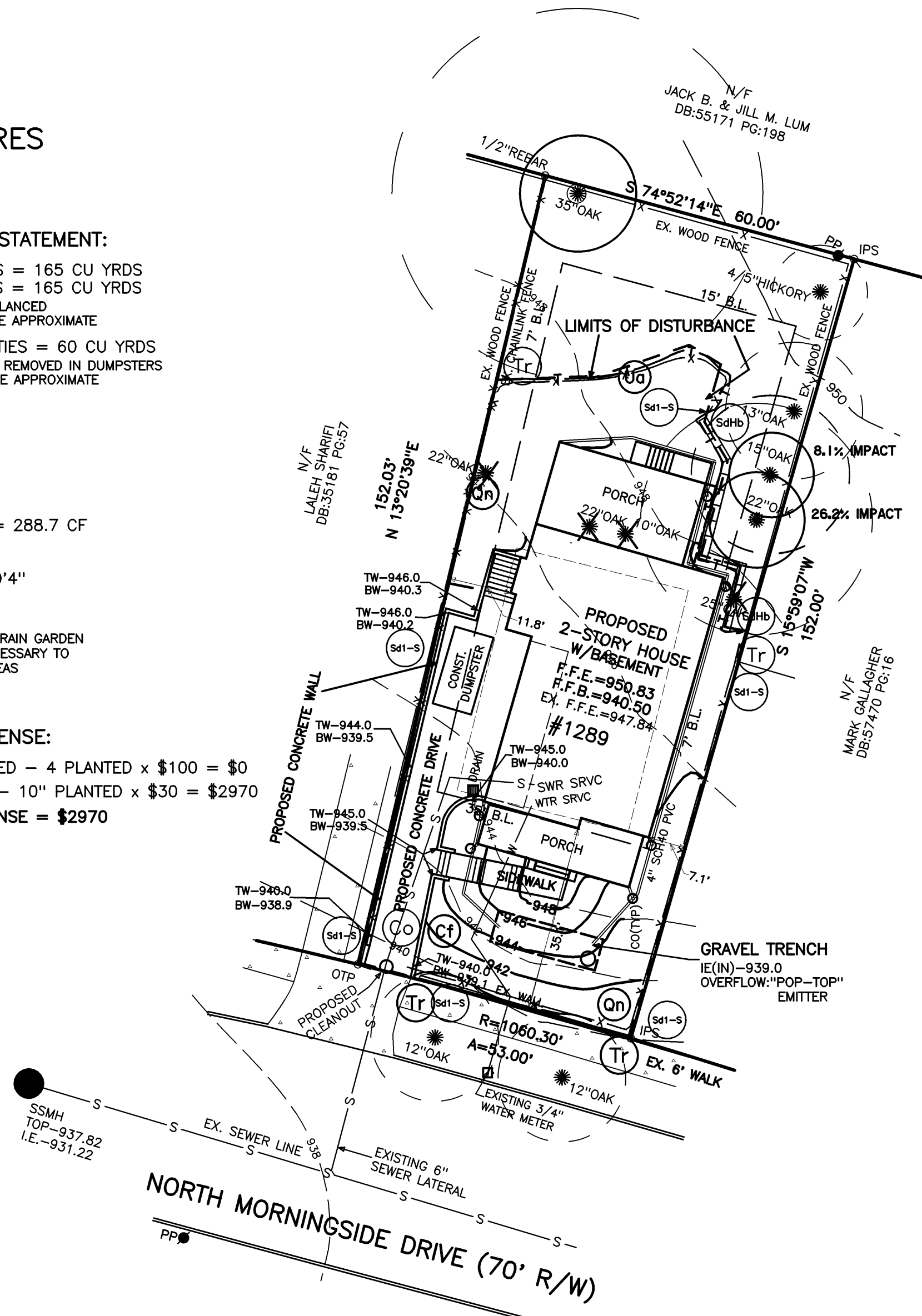
22" OAK 22" OAK  
 10" OAK  
 25" OAK

**TREE PLANTING:**

- (Ua) - 2.5" AMERICAN ELM (1)
- (Cf) - 2.5" FLOWERING DOGWOOD (1)
- (Qn) - 2.5" NUTTAL OAK (2)

**TREE RECOMPENSE:**

4 TREES REMOVED - 4 PLANTED x \$100 = \$400  
 109" REMOVED - 10" PLANTED x \$30 = \$3270  
 TOTAL RECOMPENSE = \$2970



**EROSION CONTROL NOTES:**

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C) DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
 ROBERT W. RICHARDSON  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 CERTIFICATION NUMBER 0000089322  
 ISSUED 10/17/2019 EXPIRES 10/11/2025  
 10/17/22  
 SIGNATURE DATE



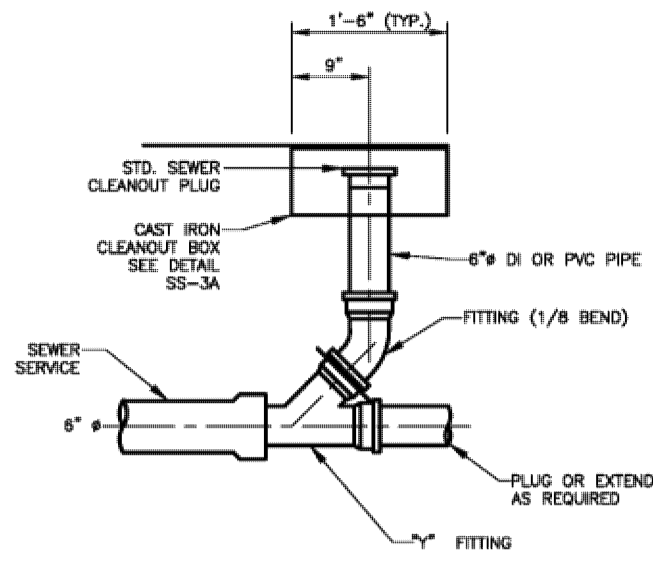
**ALPHA LAND SERVICES**  
 P.O. BOX 1651  
 LOGANVILLE, GA. 30052  
 ENGINEERING \* LAND SURVEYING  
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM  
 REVISION: 09/29/22; 10/17/22  
 REF. PLAT: PB. 11 P. 125

PAGE 2 OF 4  
 SITE PLAN FOR:  
**1289 NORTH MORNINGSIDE DR**  
 TAX PARCEL: 17 0002 0008 050 9

LAND LOT: 2	LOT: 21	BLOCK: 2
DISTRICT: 17TH	SUB: NORTH HIGHLANDS	
FULTON COUNTY GEORGIA		
FIELD DATE: 05/17/22	AREA = 0.197 ACRES	
PLAT DATE: 09/07/22	JOB No. 2227551	

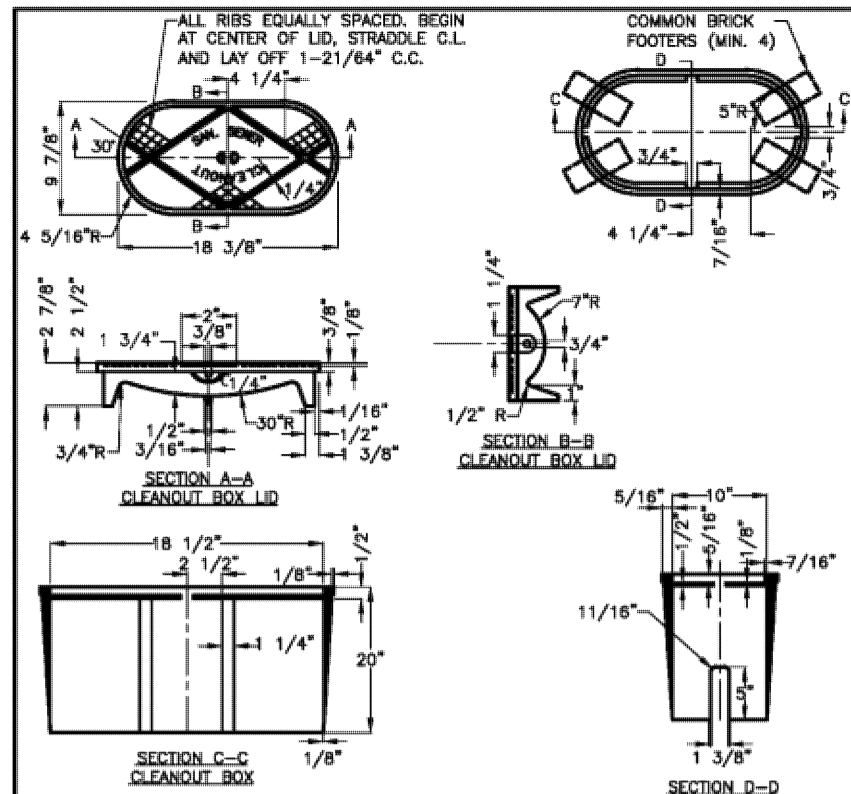
RELEASED FOR CONSTRUCTION

NOTE: TOP OF CLEANOUT BOX SHALL BE FLUSH WITH FINAL SURFACE IN SIDEWALKS AND PAVED AREAS



THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

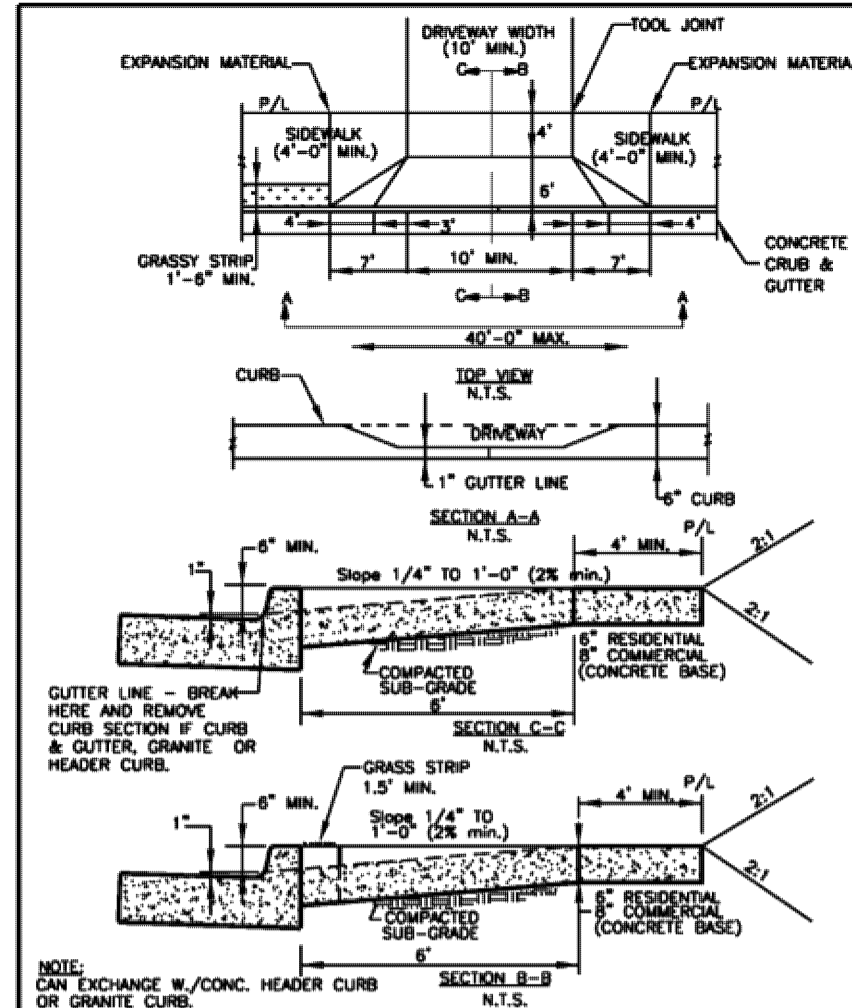
City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011
	SERVICE CONNECTION CLEANOUT	ORIG. DATE: NOV 2004 SCALE: N.T.S. DETAIL NO. SS-G-SC004



- GENERAL NOTES:
- UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A48 LATEST REVISION FOR CLASS 20 GREY IRON CASTINGS.
  - CASTINGS SHALL BE TRUE AND FREE OF HOLES. THEY SHALL BE CLEANED ACCORDING TO GOOD FOUNDRY PRACTICE, CHIPPED AND GROUND AS NEEDED TO REMOVE FINIS AND ROUGH PLACES.
  - FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH AS INDICATED IN A.I.W.A. SPECIFICATIONS C110, LATEST REVISION. COATING MAY BE APPLIED COLD AND SHALL BE SMOOTH, GLOSSY, NOT BRITTLE WHEN COLD, NOT STICKY WHEN EXPOSED TO THE SUN, AND SHALL ADHERE TO THE METAL AT ALL TEMPERATURES.
  - WHEN COATING IS COMPLETE, LID SHALL FIT SNUGLY WITHOUT ROCKING.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011
	SANITARY CLEANOUT BOX	ORIG. DATE: NOV 2004 SCALE: N.T.S. DETAIL NO. SS-G-SC005



NOTE: CAN EXCHANGE W./CONC. HEADER CURB OR GRANITE CURB.

City of Atlanta	STANDARD DETAILS	REV. DATE: SEPT 2011
	STANDARD DRIVEWAY DETAIL	ORIG. DATE: NOV 2004 SCALE: N.T.S. DETAIL NO. TR-B-DR005

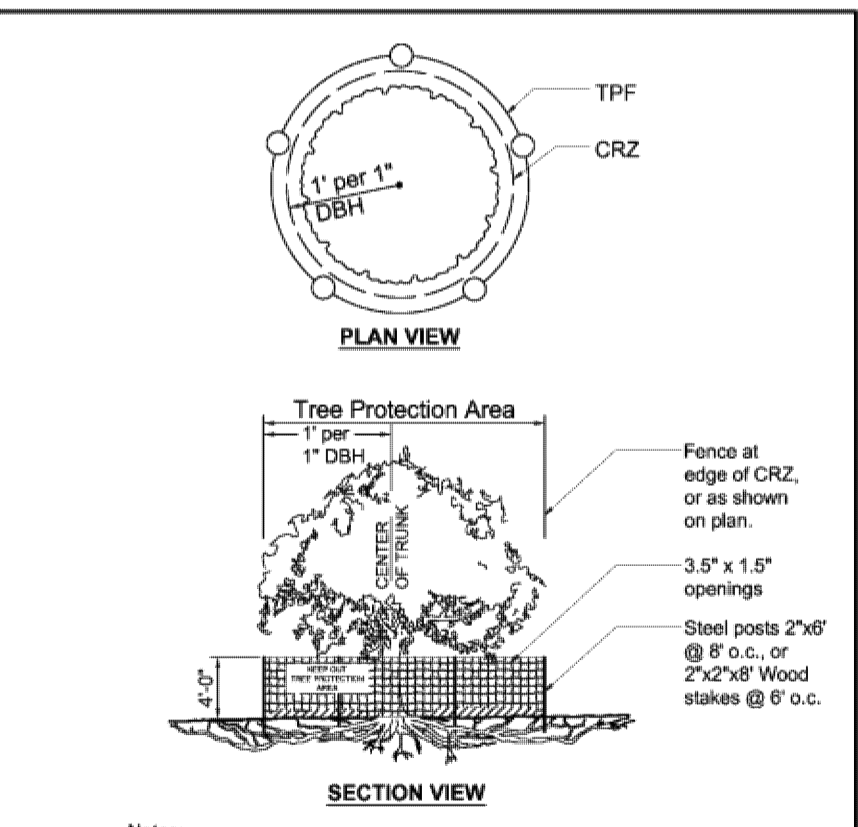
SPECIES	Broadcast Rates 1/- pla 2/ Per Acre	Resource Area 3/	Planting Dates by Resource Area												Remarks
			Planting Dates (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates)												
<b>Ds3</b>			J	F	M	A	M	J	J	A	S	O	N	D	
BAHIA, PENSACOLA (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. 30 lbs. 0.7 lb.	P C													166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza for weeping lovegrass.
BAHIA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. 30 lbs. 0.7 lb.	M-L P													Same as above
BERMUDA, COMMON (Cynodon dactylon) hulled seed alone with other perennials	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	P C													1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
BERMUDA, COMMON (Cynodon dactylon) unhulled seed with temporary cover with other perennials	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	P C													Plant with winter annuals. Plant with Tall fescue.
BERMUDA, SPRINGS (Cynodon dactylon) Coastal Common, Midland, or Trif 44 Coastal, Common, or Trif 78	40 cu. ft. 0.9 cu. ft. or sod plugs 3' x 3'	M-L P C C													A cubic foot contains approximately 650 sq. ft. A bushel contains 1.25 cubic feet or approximately 800 sq. ft. Same as above Southern Coastal Plain only
FESCUE, TALL (Festuca arundinacea) alone with other perennials	50 lbs. 1.1 lb. 30 lbs. 0.7 lb.	M-L P													227,000 seed per pound. Use alone only on better sites. Not for droughty soils. Mix with perennial lespedeza or Crownvetch. Apply topdressing in spring following fall planting. Not for heavy use areas or athletic fields.

Species	Broadcast Rates 2/- PLS 3/ Per Acre	Resource Area 4/	Planting Dates by Resource Area												Remarks
			Planting Dates (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.)												
<b>Ds2</b>			J	F	M	A	M	J	J	A	S	O	N	D	
MILLET, PEARL (Pennisetum glaucum) alone	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) alone in mixtures	4 bu. 2.9 lb. (128 lbs.) 1 bu. 0.7 lb. (32 lbs.)	M-L P C													13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley
RYE (Secale cereale) alone in mixtures	3 bu. 3.9 lb. (168 lbs.) 1/2 bu. 0.6 lb. (28 lbs.)	M-L P C													18,000 seed per pound. Quick cover. Drought tolerant and winterhardy
RYE alone	40 lbs. 0.9 lb.	M-L P C													227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures
RYE alone	60 lbs. 1.4 lb.	M-L P C													55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

PERM. & TEMP. GROUND COVER

**Ds1** DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

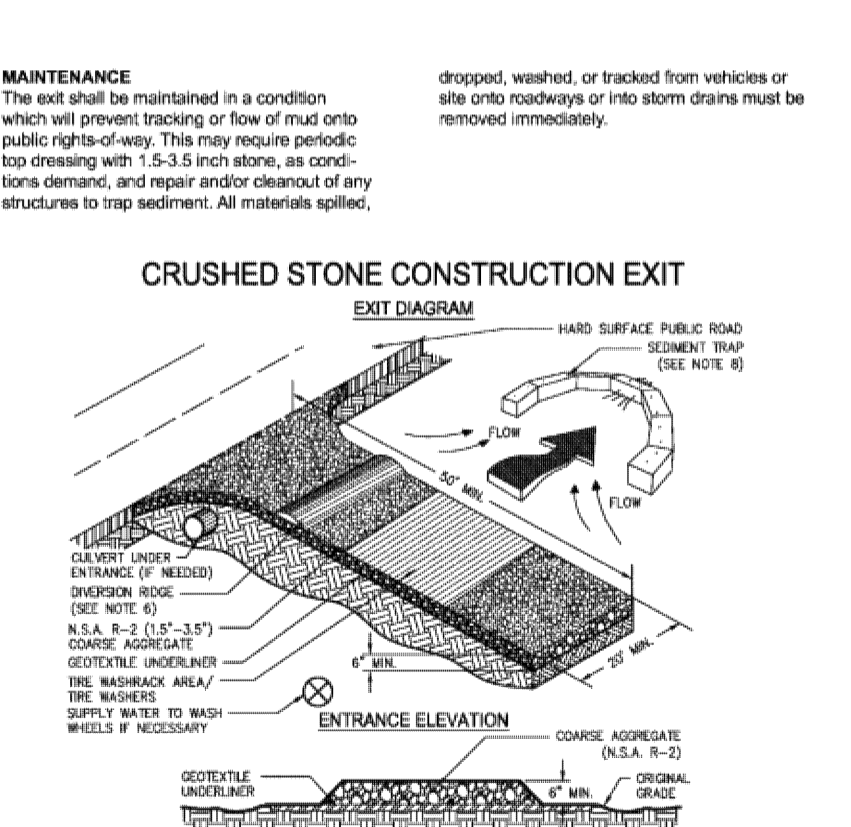
MULCHING APPLICATION REQUIREMENTS			DEPTH
MATERIAL	RATE		
STRAW OR HAY	2-1/2 TONS/ACRE	6" TO 10"	RELEASED FOR CONSTRUCTION
WOOD WASTE, CHIPS, SAWDUST, BARK	6 TO 9 TONS/ACRE	2" TO 3"	
CUTBACK ASPHALT	1200 GAL/AC OR 1/4 GAL/SQ.YD.	---	
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	---	
CUTBACK ASPHALT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



- Notes:
- No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
  - Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

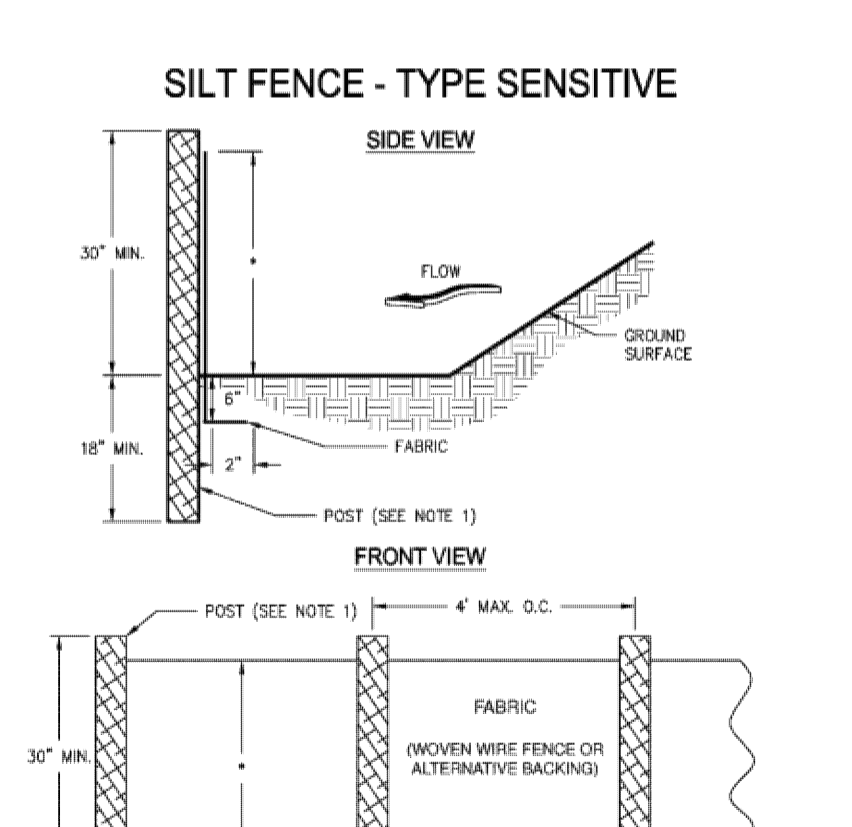
City of Atlanta	STANDARD DETAILS	REV. DATE: JUNE 2017
	TREE PROTECTION-ORANGE PLASTIC FENCE	ORIG. DATE: N.T.S. SCALE: N.T.S. DETAIL NO. A-3



- 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 CURB FOR POSITIVE DRAINAGE.
  - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 8".
  - 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).
  - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK AREA 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-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: JUNE 2017
	TREE PROTECTION-ORANGE PLASTIC FENCE	ORIG. DATE: N.T.S. SCALE: N.T.S. DETAIL NO. A-3



- NOTES:
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
  - HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: JUNE 2017
	TREE PROTECTION-ORANGE PLASTIC FENCE	ORIG. DATE: N.T.S. SCALE: N.T.S. DETAIL NO. A-3

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000089322  
ISSUED 10/11/2019 EXPIRES 10/11/2025  
10/17/22  
SIGNATURE DATE

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

REVISION: 10/17/22

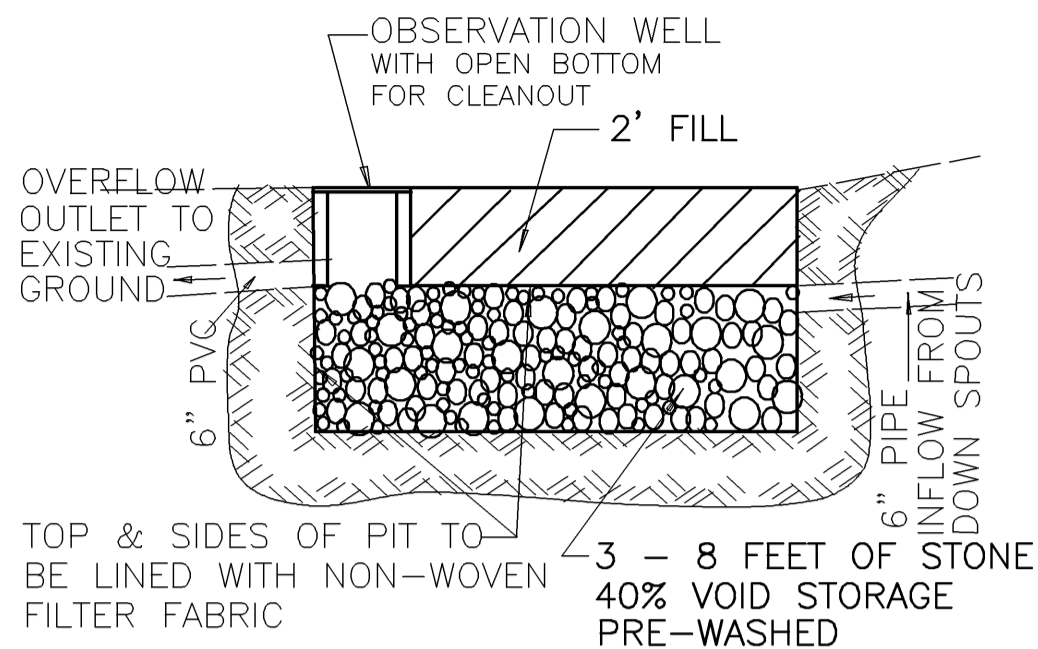
NOTES & DETAILS FOR:  
**1289 NORTH MORNINGSIDE DR**  
TAX PARCEL: 17 0002 0008 050 9

LAND LOT: 2	LOT: 21 BLOCK: 2
DISTRICT: 17TH	SUB: NORTH HIGHLANDS
FULTON COUNTY	
GEORGIA	
FIELD DATE: 05/17/22	AREA = 0.197 ACRES
PLAT DATE: 09/07/22	JOB No. 2227552

REF. PLAT: PB. 11 P. 125

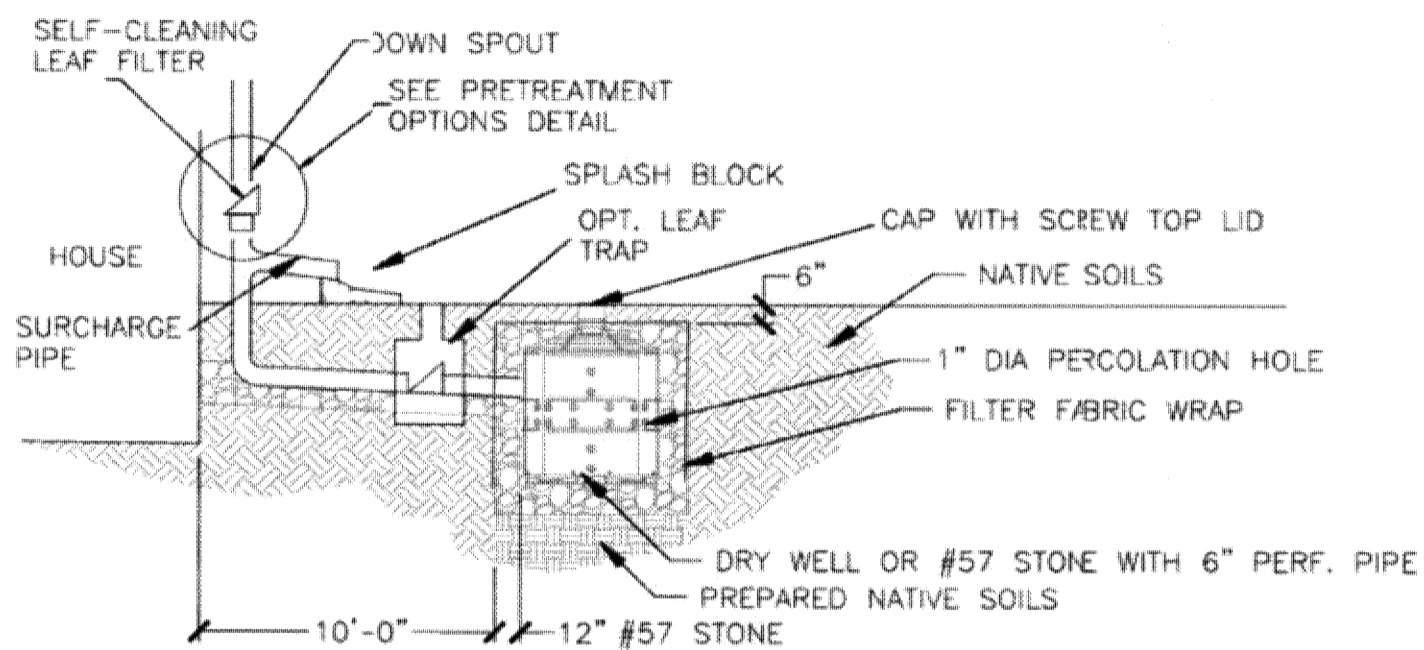
RELEASED FOR CONSTRUCTION

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



STONE PIT DETAIL :N.T.S.

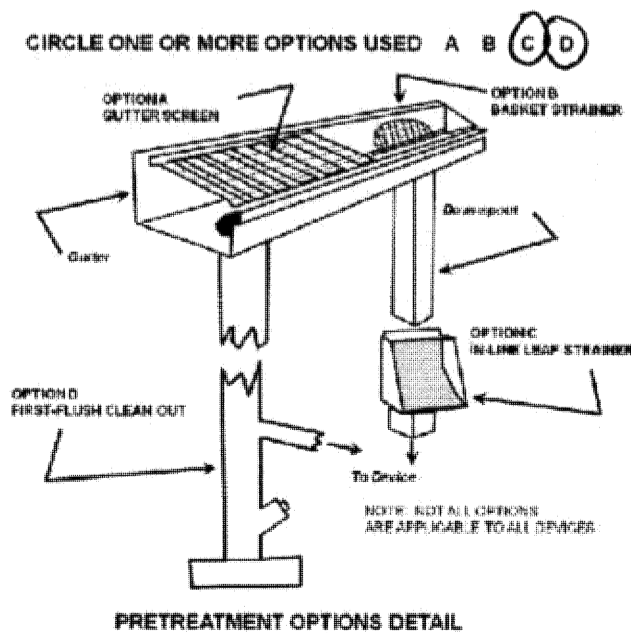
2.) DOWN SPOUTS SHALL NOT BE DISCHARGE CLOSER THAN 5' FROM FOUNDATION



TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

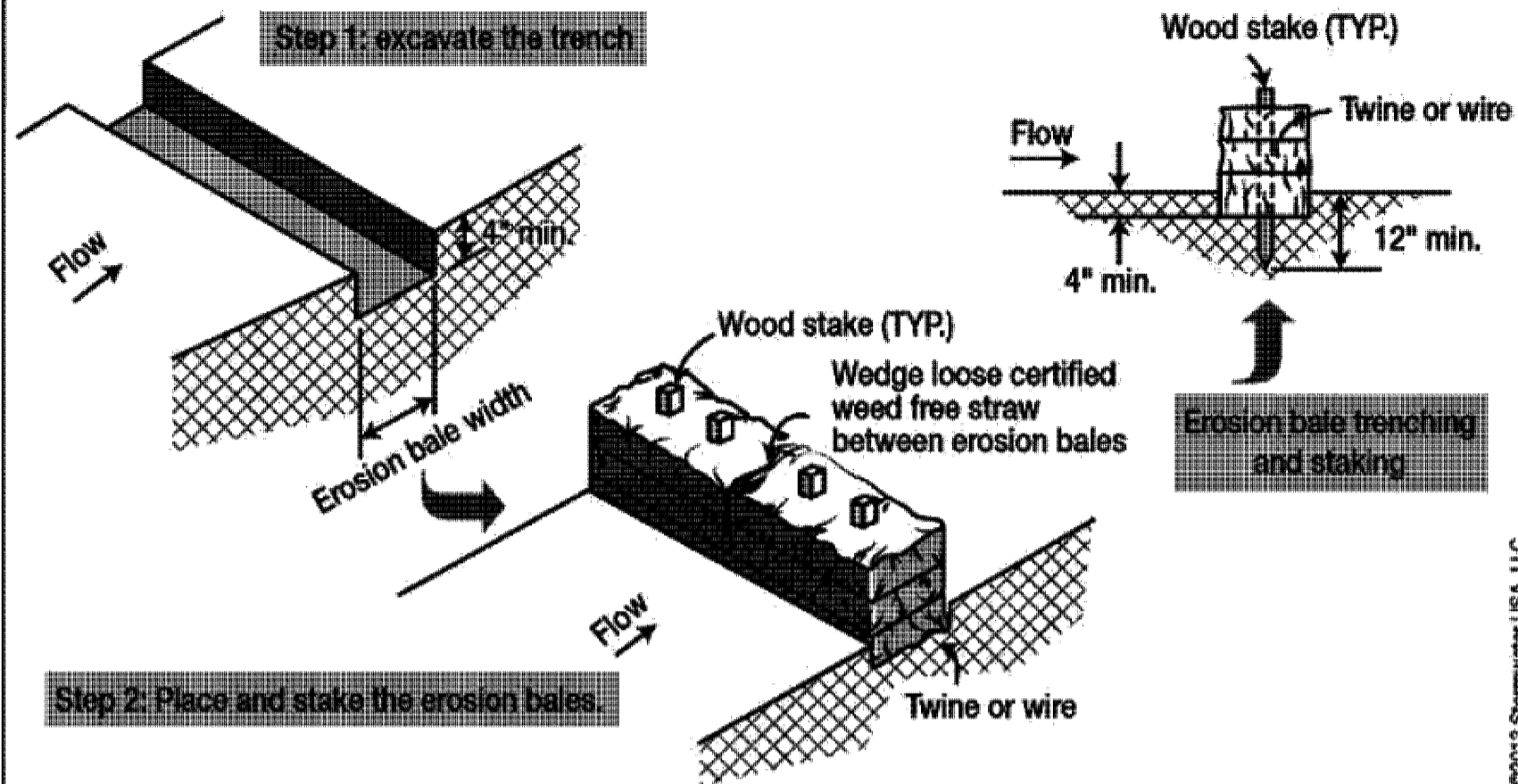
1. Review potential dry well areas and layout. Dry wells should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of #57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.



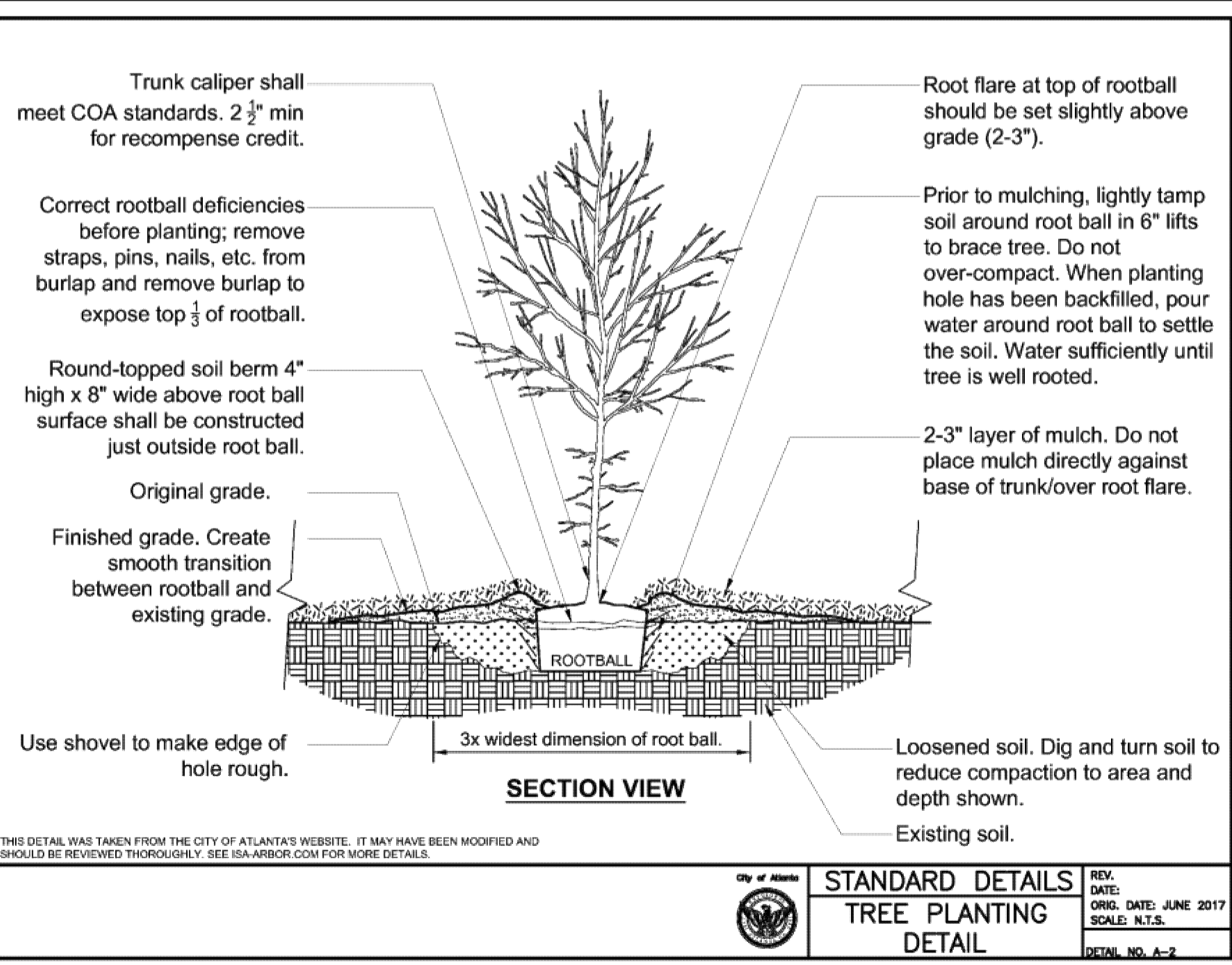
# BMP Detail Series

## STRAW BALES DETAIL

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



©2013 Stormwater USA, LLC



THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY. SEE ISA-ARBOR.COM FOR MORE DETAILS.

City of Atlanta STANDARD DETAILS TREE PLANTING DETAIL	REV. DATE:	10/17/22
	ORIG. DATE:	JUNE 2017
	SCALE:	N.T.S.
	DETAIL NO.:	A-2

RELEASED FOR CONSTRUCTION

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 1 OF 2
--	---------------	--

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000089322  
ISSUED 10/11/2019 EXPIRES 10/11/2025  
SIGNATURE DATE

ALPHA LAND SERVICES  
P.O. BOX 1651  
LOGANVILLE, GA. 30052  
ENGINEERING \* LAND SURVEYING  
OFF: 770.695.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: 10/17/22

REF. PLAT: PB. 11 P. 125

NOTES & DETAILS FOR:  
**1289 NORTH MORNINGSIDE DR**  
TAX PARCEL: 17 0002 0008 050 9

LAND LOT: 2	LOT: 21	BLOCK: 2
DISTRICT: 17TH	SUB: NORTH HIGHLANDS	
FULTON COUNTY		
GEORGIA		
FIELD DATE: 05/17/22	AREA = 0.197 ACRES	
PLAT DATE: 09/07/22	JOB No. 22275S3	