

**TREE INVENTORY:**

REMOVED:	SAVED:
21" OAK	34" OAK - 39.9% IMPACT
13" MAGNOLIA	26" OAK - 6.6% IMPACT
22" OAK	18" OAK - UNIMPACTED
27" PINE	16" OAK - UNIMPACTED
	28" OAK - 10.7% IMPACT

**SPECIMEN TREES:**

#1 - 34" OAK - 39.9% IMPACT  
 #2 - 34" OAK - 38.5% IMPACT\*  
 #3 - 28" OAK - 10.7% IMPACT

\* - BOUNDARY TREE

**TREE REQUIREMENTS:**

SDF: 120 x 0.341 = 29" DBH  
 SAVED = 94" DBH (REQ. MET)  
 CANOPY: 0.45 x 10503 = 4727 sf.  
 SAVED = 3797 sf (REQ. NOT MET)

**TREE RECOMPENSE:**

ONE 3" SUGAR MAPLE TO BE PLANTED (As)

**IMPERVIOUS SURFACE:** HOUSE = 2300 sf.  
 DRIVE/WALK = 920 sf.  
 PORCHES = 447 sf.  
 TOTAL = 3667 sf.  
 LOT COVERAGE = 34.91%

**OWNER/CONTACT:** YARON ZAKEN  
 1313 SUMMITT NORTH DR.  
 ATLANTA, GA. 30024  
 (404)376-3372

LOT AREA = 10503 sf.  
 0.241 ACRES

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of DEKALB County, Georgia  
 Community Panel Number 13089C 0052 J  
 Effective Date 05/16/13  
 Revision Date

PROPERTY ZONED: R-75  
 NO GRADED SLOPE SHALL EXCEED 2H:1V

ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3

DISTURBED AREA = 6966 sf.  
 0.160 ACRES

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

MATERIAL	RATE	6" TO 10"
STRAW OR HAY	2-1/2 TONS/ACRE	6" TO 10"
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	---

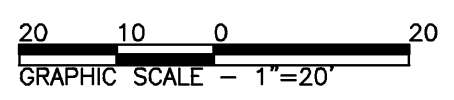
- LEGEND**
- IPF = 1/2" REBAR FOUND
  - IPS = 1/2" REBAR PIN SET
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - P.L. = PROPERTY LINE
  - CL = CENTERLINE
  - B.L. = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - MH = MANHOLE
  - C.B. = CATCH 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
  - B.C. = 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
  - = 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
  - WD = WOOD DECK
  - CO = CLEAN OUT

SPECIES	Broadcast Rates 1/- pbs 2/ Per Acre	Resource Area 3/	Planting Dates by Resource Areas												Remarks
			Planting Dates												
DEPTH			J	F	M	A	M	J	J	A	S	O	N	D	
Ds3															
BAHIA, PENSACOLA (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 30 lbs.	1.4 lb. 0.7 lb.													166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with 9 companion crop. Will spread into bermuda pastures and lawns. Mix with Series lespedeza or weeping lovegrass.
BAHIA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 30 lbs.	1.4 lb. 0.7 lb.													Same as above
BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone with other perennials	10 lbs. 6 lbs.	0.2 lb. 0.1 lb.													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. 6 lbs.	0.2 lb. 0.1 lb.													Plant with winter annuals. Plant with Tall fescue.
BERMUDA SPRINGS (Cynodon dactylon) Coastal Common, Midland, or Tift 44 or Tift 78	40 cu. ft. 0.9 cu. ft.	0.9 cu. ft. 0.9 cu. ft.													A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs. Same as above
FESCUE, TALL (Festuca arundinacea) alone with other perennials	50 lbs. 30 lbs.	1.1 lb. 0.7 lb.													Southern Coastal Plain only. 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.
Ds2															
MILLET, PEARL (Pennisetum glaucum) alone	50 lbs.	1.1 lb.													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. (128 lbs.) 1 bu. (32 lbs.)	2.9 lb. 0.7 lb.													13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley
RYE (Secale cereale) alone in mixtures	3 bu. (168 lbs.) 1/2 bu. (28 lbs.)	3.9 lb. 0.6 lb.													18,000 seed per pound. Quick cover. Drought tolerant and winterhardy
RYE alone	40 lbs.	0.9 lb.													227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures
RYE alone	60 lbs.	1.4 lb.													55,000 seed per pound. Good recommended for mixtures.

PERM. & TEMP. GROUND COVER

- NOTE:**
- A 2" LAYER OF MULCH AND AN APPLICATION OF A MYCORRHIZAL PRODUCT IS REQUIRED ON THE CRITICAL ROOT ZONE OF ALL SAVED TREES.
- DRIVE NOTE:**
- CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL EXISTING CURB OR CURB AND GUTTER ALONG PROPERTY FRONTAGE TO THE PROPER HEIGHT OF 6" ABOVE THE EXISTING PAVEMENT ELEVATION. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATIONS, WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING.
- STATE WATERS NOTE:**
- THE SUBJECT PROPERTY IS NOT WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS.
- RUNOFF NOTE:**
- WHERE THE EXISTING RUNOFF LEAVES SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

- EROSION CONTROL NOTES:**
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
  - 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.
  - 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.
  - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
  - SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).



**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GORDON C. STORY JR.  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 CERTIFICATION NUMBER 0000000166  
 ISSUED 06/03/05 EXPIRES 06/21/17  
 SIGNATURE DATE

**ALPHA LAND SERVICES**  
 1005 ECHO VALLEY COURT  
 LOGANVILLE, GA. 30052  
 ENGINEERING \* LAND SURVEYING  
 OFF: 770.696.4054 FAX: 770.696.4054

REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_

REF. PLAT: PB. 20 P. 119

PAGE 1 OF 2  
 SITE PLAN FOR:

**2460 DREW VALLEY ROAD**  
 TAX PARCEL #18-237-14-015

LAND LOT: 237	LOT: 15	BLOCK: 2
DISTRICT: 18TH	SUB: DREW VALLEY	
GEORGIA DEKALB COUNTY		
FIELD DATE: 10/06/15	AREA = 0.241 ACRES	
PLAT DATE: 12/15/15	JOB No. 15331SP1	

