PROPERTY ADDRESS:
2395 DREW VALLEY
BROOKHAVEN, GA

LAND AREA:
0.32 AC = 13939.2 SF
PER REFERENCED PLAT

PROPOSED IMPERVIOUS AREA:
DRIVE WAY: 706 SF
PORCH: 140 SF
GARAGE: 393 SF
HOUSE: 1555 SF
DECK: 200 SF
TOTAL= 2994 SF= %

MAX=45%
ZONING: R-75

0 30
SCALE 1" = 30'

SITE PLAN PREPARED FOR:
2395 DREW VALLEY

BLOCK C, LOT B, P.C. UNIT 2, LAND LOT 237, 18th DISTRICT

LOCATED IN THE CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

THIS PROPERTY HAS NOT BEEN SURVEYED BY THIS SURVEYOR NOR THIS SURVEY FIRM. BOUNDARY AND TOPOGRAPHIC PORTIONS HAVE BEEN TAKEN FROM RETRACEMENT PREPARED BY VAUGHN & MELTON CONSULTING ENGINEERS INC., LAST DATED MARCH 13, 2020

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

SURVEY SYSTEMS ATLANTA
ATLANTA

GEORGIA PROFESSIONAL LAND SURVEYOR No 3030 CHARLES W. LOVELESS

Charles W. Loveless

SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

SP 4/20/2020 HN
REVISED 6-23-2020 GM

24 HOUR CONTACT:
Chad Golden
770-652-6251
stephengoldeninc@aol.com

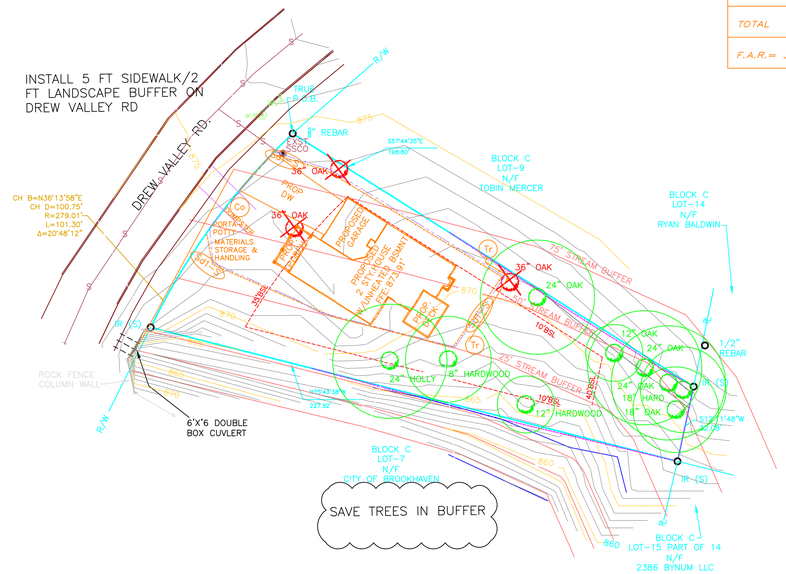
VARIANCE REQUEST: REDUCE STREAM BUFFER FROM 75' TO 25'

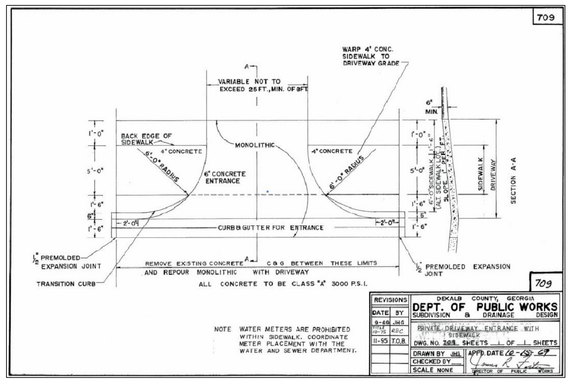
= FIRE HYDRANT
W.M. = WATER METER
= PROPERTY CORNER
IR (S) = 5/8" REBAR SET

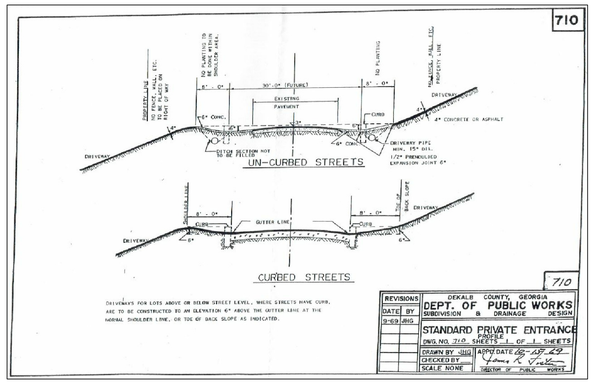
N — Grid North (State Plane)

DISTURBED AREA
5004 SF =
0.115 AC

PROPOSED F.A.R.	
FIRST FLOOR	1555 SQ. FT.
SECOND FLOOR	1946 SQ. FT.
TOTAL	3501 SQ. FT.
F.A.R.= 3501/13939.2 =25.1%	







TREE PROTECTION AREA
KEEP OUT!

TREE ENCLOSED BY THIS FENCE ARE PROTECTION BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER. TOWN & COUNTRY PLANNING ACT 1980

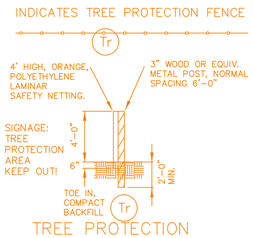
CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS

- **THE PROTECTION FENCING MUST NOT BE REMOVED**
- **NO PERSON SHALL ENTER THE PROTECTED AREA**
- **NO MACHINE OR PLANT SHALL ENTER THE PROTECTED**
- **NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA**
- **NO SPOIL SHALL BE DEPOSITED IN THE PROTECTION AREA**
- **NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA**

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

INDICATES TREE PROTECTION FENCE



TREE PROTECTION FENCING DETAIL
(NOT TO SCALE)

TREE PROTECTION SIGNS are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in a language so that all workers on site are able to understand.

Sd1-Hb — INDICATES HAY BALES TO SERVE AS SILT AND TREE PROTECTION FENCE

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.

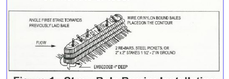
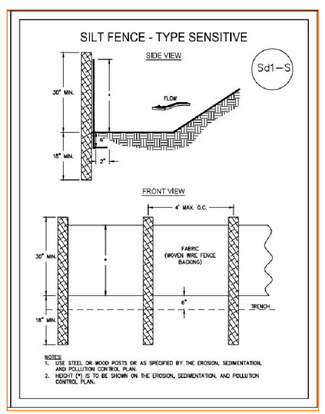


Figure 1. Straw Bale Barrier Installation Requirements

Sd1-S — INDICATES SILT FENCE



NO PROPOSED GRADING EXCEEDING TWO (2)'. CONTOURS SHOWN ARE EXISTING. MAX 3H:1V SLOPES

EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

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	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGATATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

FLOOD HAZARD STATEMENT

This site is located within a "ZONE X" AND a "SHADED ZONE X" (0.2 PCT ANNUAL CHANCE FLOOD HAZARD) as defined by F.I.R.M Community Panel Number(s) 13089C0052K for the City of Brookhaven/DeKalb County, Georgia."

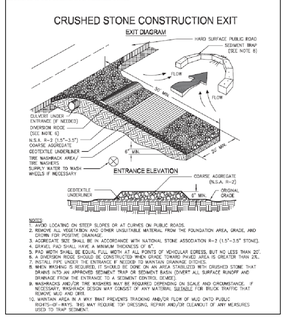
EFFECTIVE DATE: 08/15/2019

-ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION
ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
-ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
-DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
-ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ONSITE INSPECTOR - CALL FOR FINAL INSPECTION AT 404-637-0500.

THE SUBJECT PROPERTY IS WITHIN 200'OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS. THE APPROPRIATE BUFFERS ARE SHOWN.

MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



NOTES
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. PLACE ENTRANCE MATERIAL ON UNDISTURBED MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE TEST SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GEOTEXTILE SHALL HAVE A MINIMUM THICKNESS OF 6" 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20' 6. PAD LENGTH SHALL BE 50' MINIMUM, EXCEPT ON A LOT 50' OR LESS IN LENGTH, THEN IT SHOULD BE GREATER THAN LOT.
7. INSTALL PIPE UNDER THE ENTRANCE IF NECESSARY TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR POND. ALL SEDIMENT SHALL BE PREVENT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF USED, THE DESIGN DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR BRUSH STARTER THAT REMOVE MUD AND DEBRIS.
10. 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.

Co — USE CRUSHED STONE OR EXISTING DW AS CONSTRUCTION OUTLET

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities.
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 control additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
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 poured.
Locate and field stake all utilities, easements, pipes flood limits, stream buffers, and tree save areas prior to any land disturbing activities.
All tree protection areas to be protected from sedimentation.
All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
All tree protection fencing to be inspected daily and repaired or replaced as needed.
A final as-built lot survey required prior to issuance of Certificate of Occupancy.
A final as-built water quality certificate required prior to Certificate of Occupancy.
Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way.
Water quality BMP(s) to be installed at the time of final landscaping.
All collected water shall be directed to the water quality BMP(s).
No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone.
Work hours and construction deliveries are: o Monday-Friday 7:00am-7:00pm
o Saturday 8:00am-5:00pm
I Charles W. Loveless 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 direct supervision.

TREE DENSITY REQUIREMENTS:

SITE DENSITY FACTOR INCHES PER ACRE:
0.32 ACRES x 120 DBH INCHES = 38.4" REQUIRED

108" DBH REMAINING ON SITE AND NOT IMPACTED
SITE DENSITY REQUIREMENT MET

Tree Preservation & Replacement Plan Notes:
•The density requirements shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Brookhaven at (404) 637-0576 for a Site Inspection
•Required tree canopy cover lost over time due to natural causes, disease, or pests shall be replaced during the first planting season after the loss occurs with the same mature canopy size potential 2.5 inch caliper tree.
•Tree canopy cover preserved or planted to meet the requirements of tree density shall be conserved on the site for the following time period:
a. Commercial properties in perpetuity.
b. Residential properties for 5 years then shall comply with Section 14-39 (e) (1).
•All Tree Protection Devices including a 2" layer of mulch and an application of a Mycorrhizal product on all saved trees must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Brookhaven at (404) 637-0576 for an inspection.
•The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility 's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
•For any boundary tree that has its critical root zone impacted and/or encroached into more than 20% without a previously approved Certified Arborist prescription, the permittee shall either deposit into an escrow account, or cause to be issued in favor of the City of Brookhaven, an irrevocable letter of credit, in an amount totaling the estimated cost of removal of the boundary tree plus the cost to replace the boundary tree with a minimum 3 inch caliper tree.
•Trees which planted shall be maintained for two (2) growing seasons after the date of final inspection. The property owner shall maintain required tree density. The Permittee will be responsible for identifying newly planted trees to the homebuyer and to inform the homebuyer as to their proper maintenance. Should any tree begin failure within the 2 year period, a replanting of new replacement trees shall be completed. An agreement between the Permittee and homebuyer to determine who will cover replacement costs at time of tree death to be submitted prior to Certificate of Occupancy. If there is no homebuyer at the time of Certificate of Occupancy the Permittee is responsible for tree replacement.
•Trees and shrubs should not be dug or moved with a tree spade during the active growing period (Mid-March to Early-October).

DRAINAGE REQUIREMENTS - BROOKHAVEN
R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

R403.1.7.3 Foundation elevation. On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

R404.1.6 Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

All construction and construction related work, including, but not limited to demolition and deliveries, shall occur ONLY from 7am to 7pm Monday through Friday, or 8am to 5pm on Saturday; that no construction or construction related work will occur on Sundays or on New Year's Day, Thanksgiving Day, Christmas Day, Memorial Day, July 4, or Labor Day, unless such activity arises from an emergency which puts the site or neighboring property owners and their property at risk of harm or loss;

•No land-disturbing activity shall be conducted within the 75ft stream buffer unless such activity is permitted in accordance with a variance or is otherwise exempted or grandfathered;

•Mud and debris will be kept off of streets and removed from streets when necessary;

•When permitted work includes land disturbance, Erosion Control BMPs and Tree Save Fence will be installed before commencing land disturbance, and will be maintained throughout the duration of land disturbing activities.

Where the existing runoff leaves site in a sheet flow condition, runoff shall also leave site in a sheet flow condition after development.

Contractor shall adjust and/or replace all existing curbs or curb and gutter along property frontage to a height of 6 "above the existing pavement elevation. Any missing curbs and/or gaps resulting from driveway relocations will require new curbs to be installed to match existing.

IF YOU DIG GEORGIA...
CALL! IS FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW
1-800-282-7411