

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

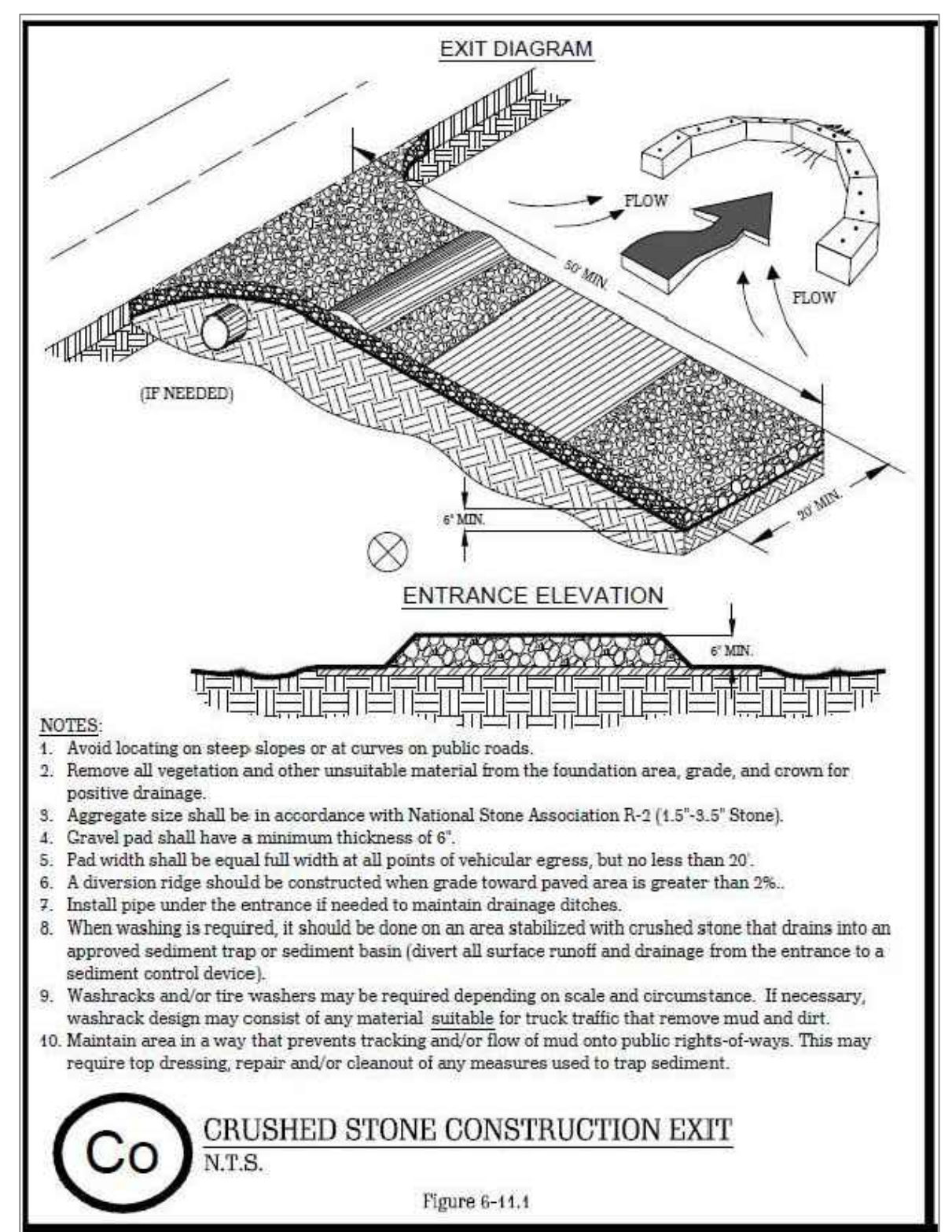
**PROPERTY IS ZONED RS-100 CITY OF BROOKHAVEN**  
MINIMUM PRINCIPAL BUILDING SETBACKS  
FRONT: 58.9' (AVERAGE)  
SIDE: 10'  
REAR: 40'  
MAX. LOT COVERAGE 35%  
MAX. BUILDING HEIGHT 40'

**FRONT AVERAGE SETBACK CALCULATIONS**  
#1850 = 66.8'  
#1864 = 51.0'  
#1858 = (66.8+51)/2 = 58.9'

**DIRT STATEMENT**  
TOTAL OF GROSS CUBIC YARDS OF CUT 200  
TOTAL OF GROSS CUBIC YARDS OF FILL 200  
EXCESS OF SOIL TO BE HAULED OFF.

**DISTURBED AREA STABILIZATION**  
ANTICIPATED STARTING DATE: 05/05/2024  
ANTICIPATED COMPLETION DATE: 05/05/2025  
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

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

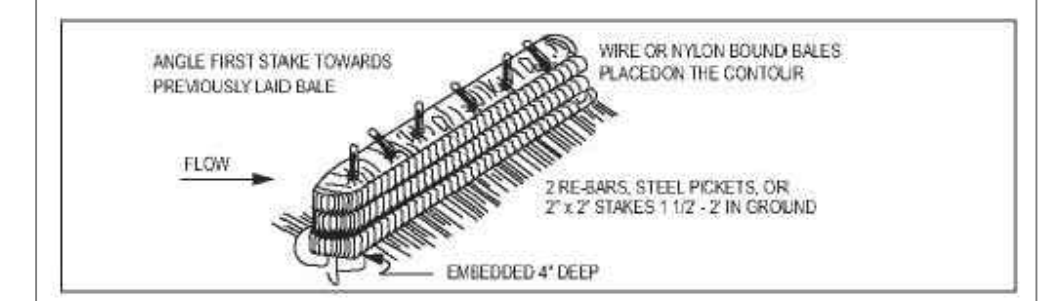


**Co CRUSHED STONE CONSTRUCTION EXIT**  
N.T.S.  
Figure 6-11.1

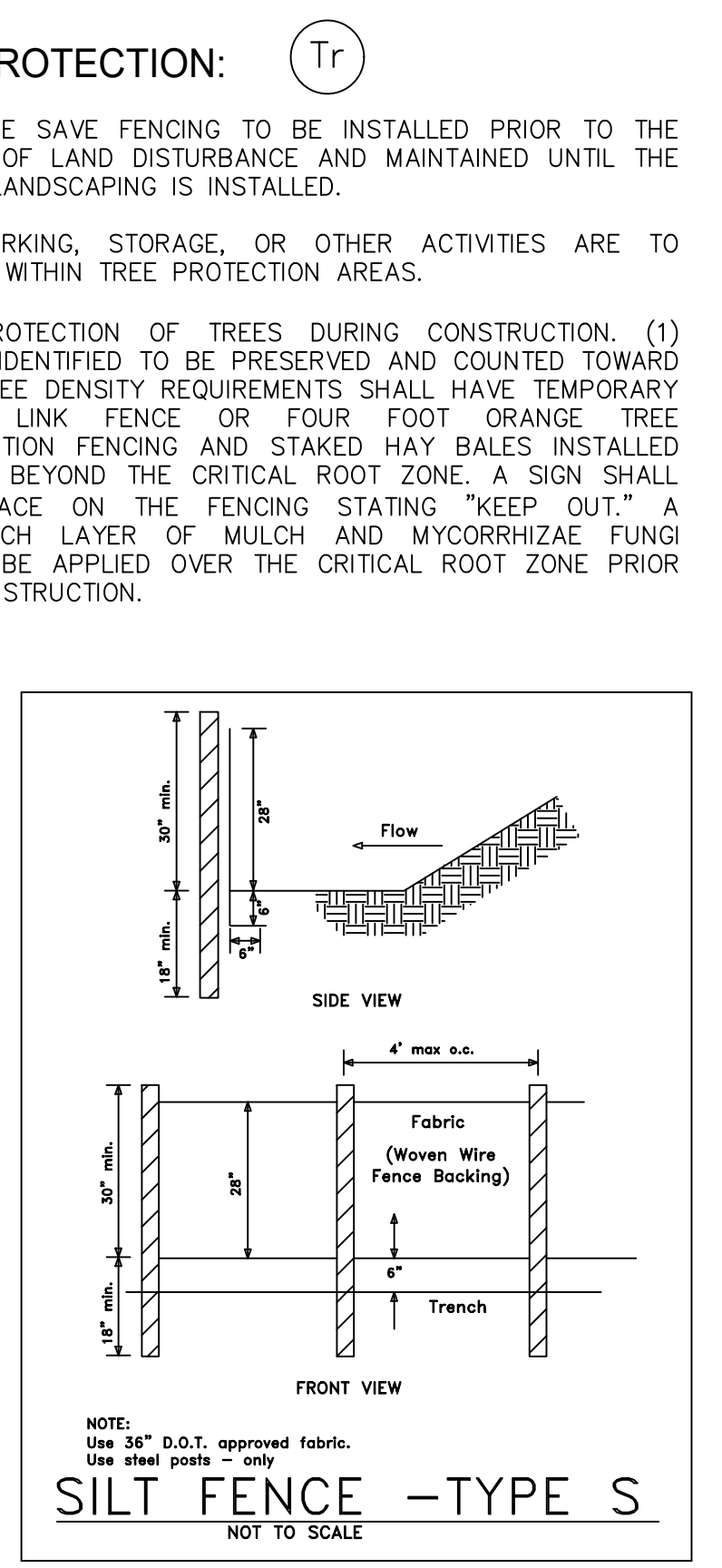
- SdFs** INDICATES SEDIMENT BARRIER - COMPOST FILTER SOCK
- Sd2-F** INDICATES Sd2 TYPE F SEDIMENT CONTROL
- Sd2-PP** INDICATES Sd2 TYPE PP SEDIMENT CONTROL
- Sd1-C** INDICATES Sd1 TYPE C SILT FENCE
- Sd1-S** INDICATES Sd1 TYPE S SILT FENCE
- Sd1-Hb** INDICATES Sd1 TYPE Hb HAYBALES
- Tr** INDICATES TREE PROTECTION FENCE
- INDICATES STRUCTURAL ROOT PLATE

**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 SEDIMENT BARRIER**  
SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

**FLOOD NOTE:**  
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13089C0016K EFFECTIVE DATE: 8/15/2019. ZONE: X & AE.

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.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE, ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

**SPECIAL SITE PLAN NOTES:**

1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. 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.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
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 PRIOR TO FOOTERS BEING POURED.
8. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
9. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
10. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCES AND MAINTAINED UNTIL FINAL LANDSCAPING.
11. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED AS NEEDED.
12. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
13. A VERIFICATION CERTIFICATE SIGNED BY THE OWNER OR A REGISTERED ENGINEER (REQUIRED IF THE NEW IMPERVIOUS AREA IS GREATER THAN 3,000 SQUARE FEET) THAT THE RUNOFF REDUCTION SYSTEM HAS BEEN INSTALLED ACCORDING TO THE PLAN WILL BE REQUIRED TO BE SUBMITTED PRIOR TO THE FINAL INSPECTION.
14. THIS PROJECT MEETS ALL REQUIREMENTS OF THE STORMWATER MANAGEMENT SECTION IN CHAPTER 14 (ARTICLE IV) OF THE BROOKHAVEN CODE OF ORDINANCES.
15. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
16. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
17. ALL COLLECTED WATER SHALL BE DIRECTED TO WATER QUALITY BMP(S).
18. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE CRITICAL ROOT ZONE.
19. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY - FRIDAY 7:00AM - 7:00PM  
SATURDAY 8:00AM - 5:00PM
20. I, **EUGENE 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 DIRECT SUPERVISION.
21. A VERIFICATION CERTIFICATE SIGNED BY THE OWNER OR A REGISTERED ENGINEER (REQUIRED TO BE SIGNED BY A REGISTERED ENGINEER IF THE NEW IMPERVIOUS AREA IS GREATER THAN 3,000 SQUARE FEET) THAT THE RUNOFF REDUCTION SYSTEM HAS BEEN INSTALLED ACCORDING TO THE APPROVED SITE PLAN WILL BE REQUIRED TO BE SUBMITTED PRIOR TO THE FINAL SITE INSPECTION.

**SURVEY NOTES:**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES 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 LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. 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.
4. 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.
5. 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.
6. 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.

**\* LEGEND \***

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AIF ANGLE IRON FOUND
- AIP ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- ABC BACK OF CURB
- BLK BLOCK
- BLR BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CL CABLE BOX
- CLF CENTER LINE
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN. SEWER CLEANOUT
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FR FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IFP IRON PIN FOUND
- IPS IRON PIN SET
- IRF IRON ROD FOUND
- IRF IRON FENCE
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLF LAND LOT LINE
- LM MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'BORS.
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- PP POWER POLE
- PW POWER LINE
- (P) PLAT
- R RECORD
- RFB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TP TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- FENCE
- X-X INDICATES STAIRS

**EROSION CONTROL LEGEND**

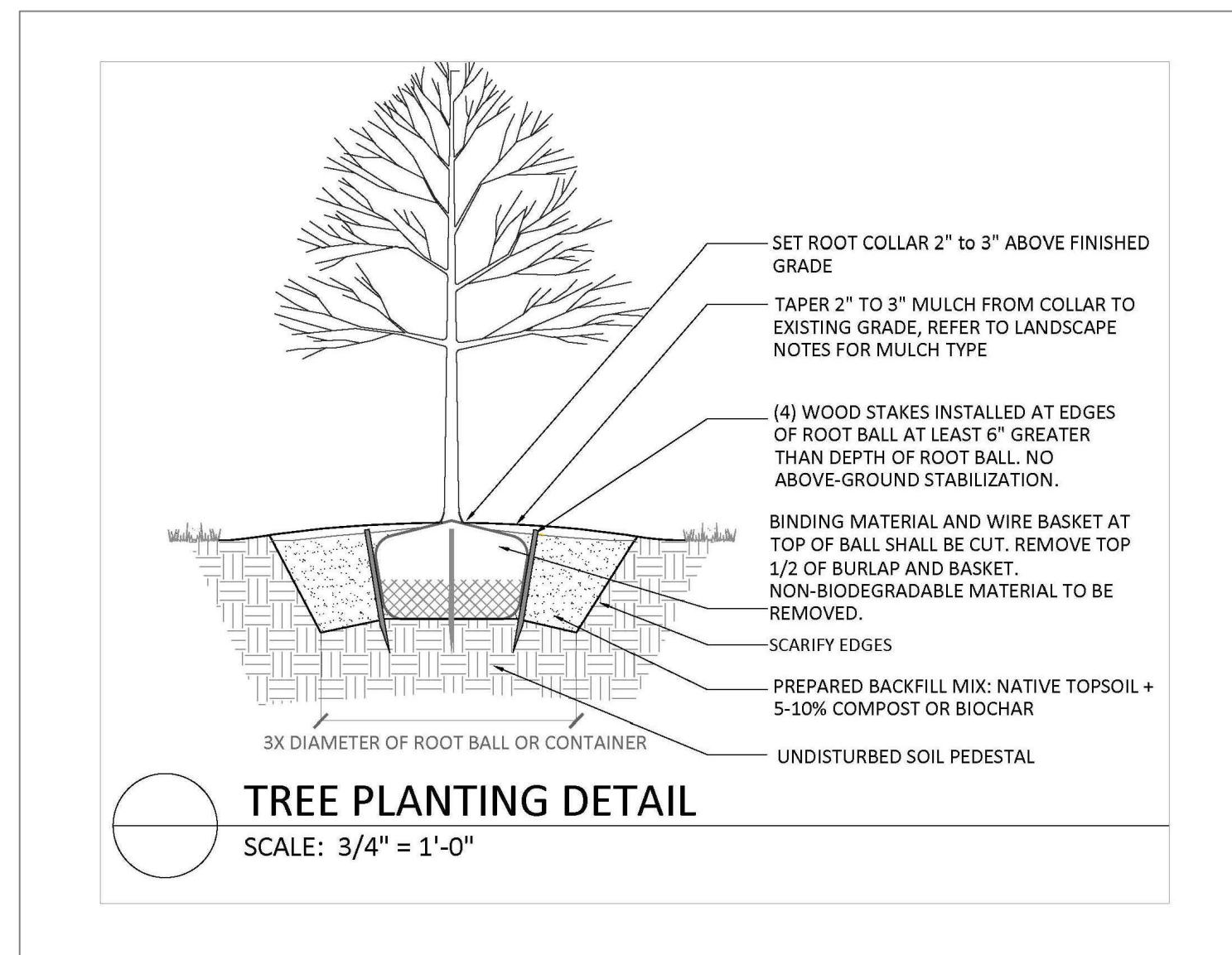
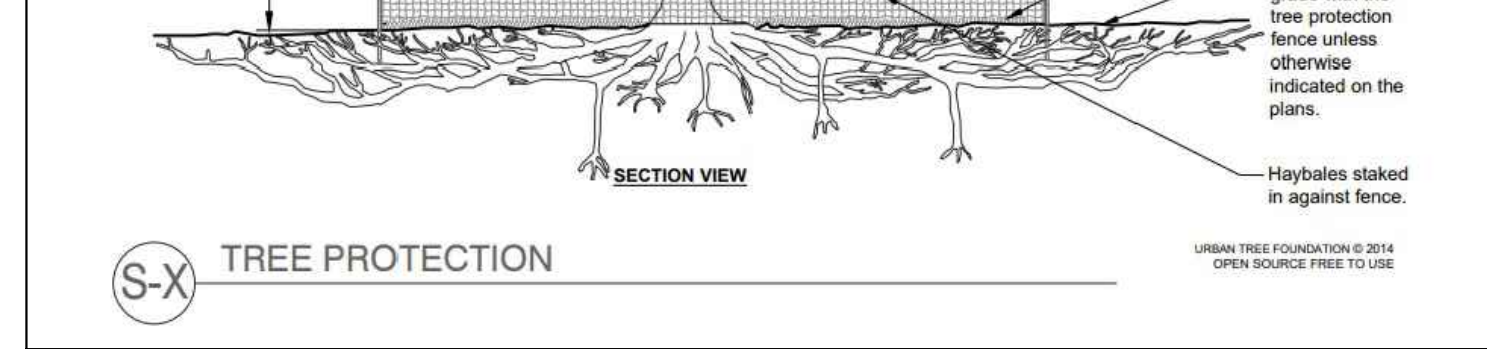
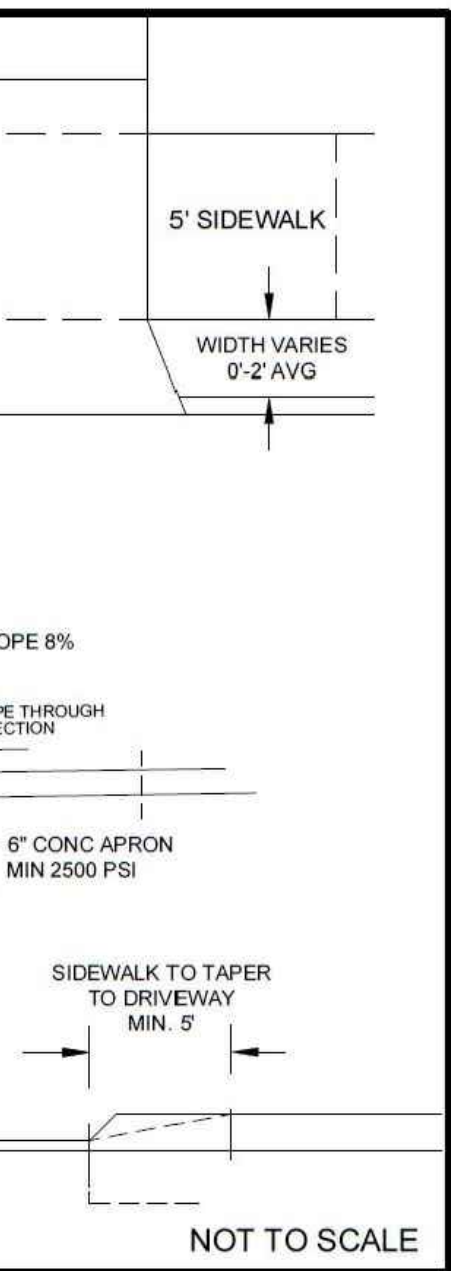
<b>Ds1</b>	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	<b>Ds1</b>	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
<b>Ds2</b>	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	<b>Ds2</b>	ESTABLISHING A TEMPORARY NEGATIVE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

**\* LINE INDICATORS \***

- SS SS SS SS INDICATES SANITARY SEWER LINE
- P P P P P P INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- INDICATES EASEMENT

**\* SYMBOLS \***

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET



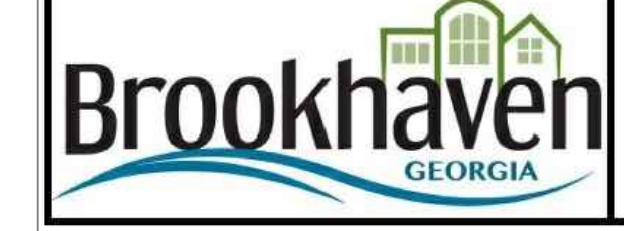
**RELEASED FOR CONSTRUCTION**

**COVER SHEET & DETAILS**

LOT 6	BLOCK E	SITE PLAN PREPARED FOR:	SHEET 1 OF 6
DUNWOODY FOREST SUBDIVISION	SECTION 2	<b>WESLEY LUFTIG</b>	
LAND LOT 325	18TH DISTRICT	PROPERTY ADDRESS:	1858 WINCHESTER TRAIL
DEKALB COUNTY, GEORGIA	PB.29/PG.49		BROOKHAVEN, GA 30341
FIELD WORK DATE FEB 13, 2024	PRINTED/SIGNED APRIL 23, 2024		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	<p><b>SURVEY LAND EXPRESS, INC</b></p> <p>24 LENOX POINTE ATLANTA, GA 30324 TEL 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDPRESS.COM</p>	
AU #20240193	COORD #20240193 SP	<p><b>CITY OF BROOKHAVEN</b> PUBLIC WORKS DEPARTMENT RESIDENTIAL DRIVEWAY DETAIL AT GRANITE HEADER CURB APRIL 2018, UPDATED JUNE 3, 2019</p>	

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:  
**WESLEY LUFTIG**  
1858 WINCHESTER TRAIL  
BROOKHAVEN, GA 30341  
24 HOUR CONTACT: **WESLEY LUFTIG**  
(678) 575-9954  
wesley@tlchomebuilders.com

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
EUGENE A STEPANOV  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000065549  
ISSUED: 01/27/2024 EXPIRES: 01/27/2027



**CITY OF BROOKHAVEN**  
PUBLIC WORKS DEPARTMENT  
RESIDENTIAL DRIVEWAY DETAIL  
AT GRANITE HEADER CURB  
APRIL 2018, UPDATED JUNE 3, 2019





SSMH1 938.63  
INV IN 931.93  
INV OUT 931.83  
SSMH2 930.93  
INV IN 924.23  
INV OUT 924.13  
SSMH3 925.52  
INV IN 919.52  
INV OUT 919.42

EXIST. HOUSE FFE  
MAIN 927.80

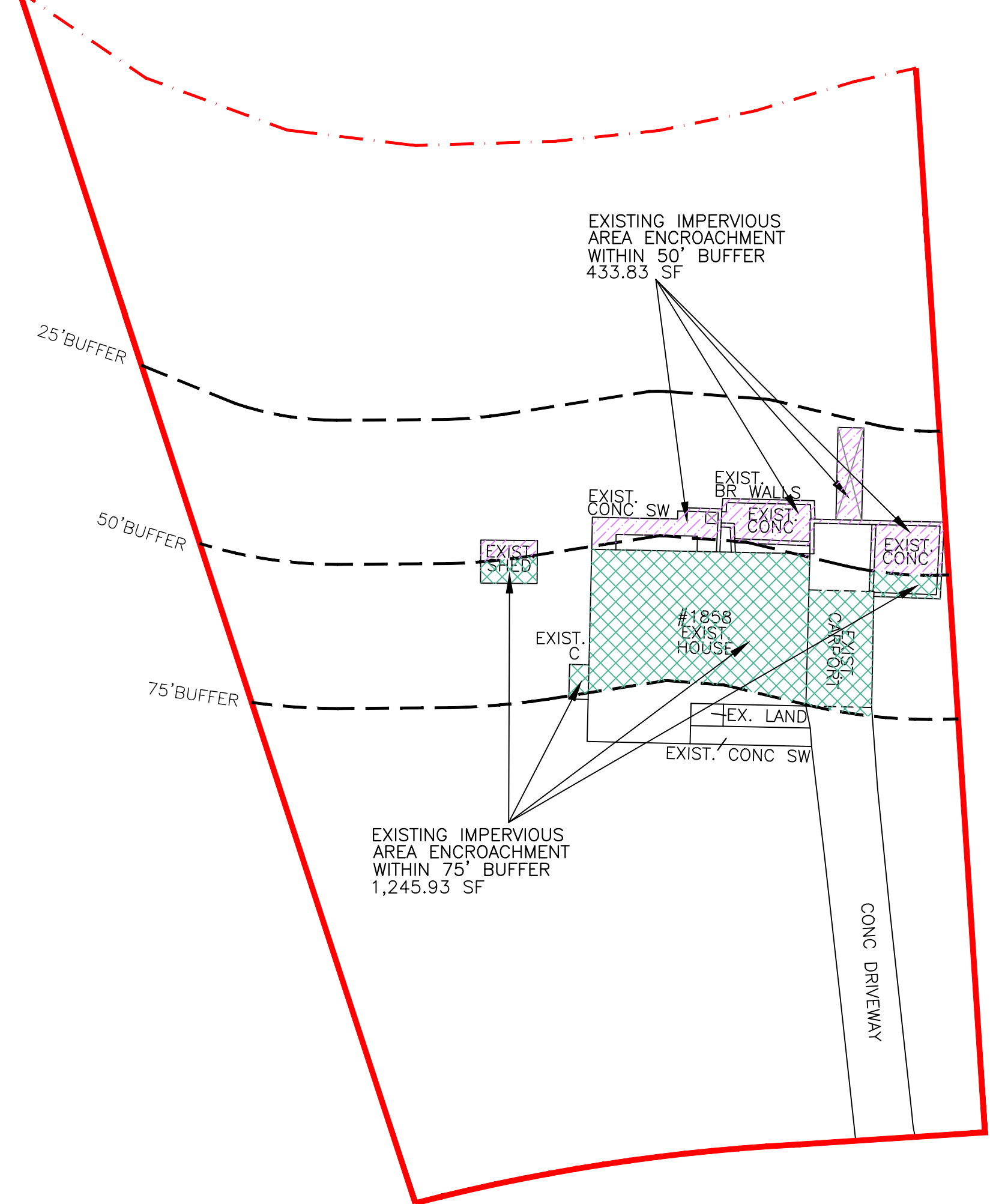
THE SUBJECT PROPERTY IS NOT  
WITHIN 200 FEET OF WATERS OF  
THE STATE REQUIRING STATE AND  
CITY STREAM BUFFERS

SILT FENCE TO BE HAND DUG IN CRZ

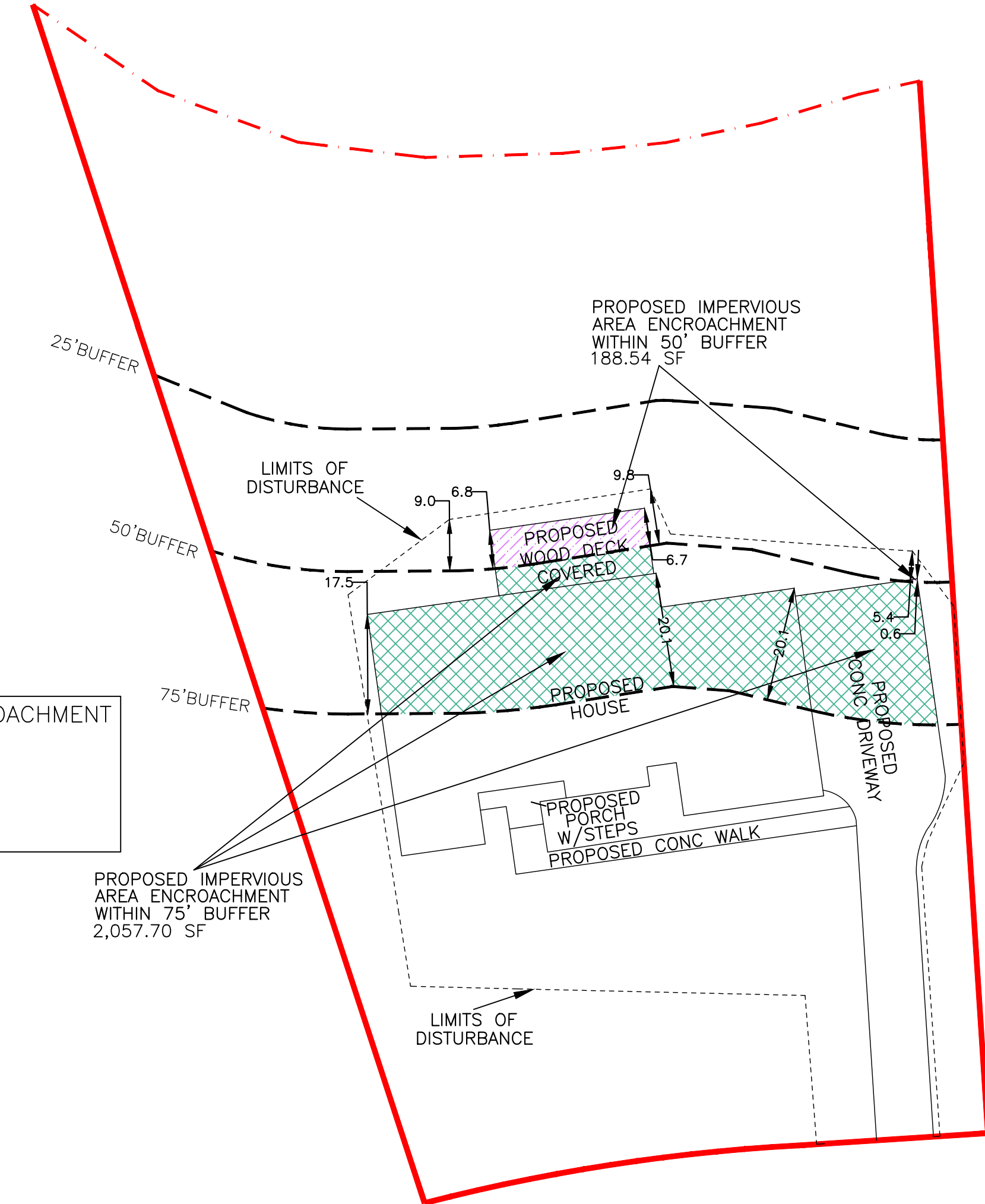
ALL PROPOSED EROSION  
AND SEDIMENTATION  
CONTROL THROUGH THE  
CRITICAL ROOT ZONES OF  
ALL TREES MUST BE  
SPECIFIED TO BE ABOVE  
GROUND SdFd - COMPOST  
FILTER SOCKS.

- (SdFs) INDICATES SEDIMENT BARRIER - COMPOST FILTER SOCK
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- (R) INDICATES STRUCTURAL ROOT PLATE
- (Ds1) DISTURBED AREA STABILIZATION (WITH MULCH)
- (Ds2) DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- (Ds3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- (Ds4) DISTURBED AREA STABILIZATION (WITH SODDING)

EXISTING BUFFER ENCROACHMENTS DETAIL



PROPOSED BUFFER ENCROACHMENTS DETAIL



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- APD AS PER DEED
- AE ACCESS EASEMENT
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- IRF IRON PIN FOUND
- IRF IRON FENCE
- IV IRRIGATION VALVE
- IRI IRRIGATION METER
- LP LIGHT POLE
- LLS LAND LOT LINE
- MAC MAGNETIC READING
- MOR MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N NUBS
- CH OVERLAYS
- OTF OPEN TOP PIPE FOUND
- OU OVERLAYS UNCLAS
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- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDR WOOD DECK
- WM WATER METER
- WVF WATER VALVE
- WV WATER VALVE
- WV MET WEATHER
- Y YARD INLET
- X-X- FENCE
- INDICATES STAIRS
- INDICATES BUSHES

BUFFER AREA	EXIST. ENCHROACHMENT	PROPOSED ENCHROACHMENT
25 FOOT (STATE BUFFER)	0 SF	0 SF
50 FOOT	433.83 SF	188.54 SF
75 FOOT	1,245.93 SF	2,057.70 SF
TOTAL:	1,679.76 SF	2,246.24 SF

NO PROPOSED IMPROVEMENTS  
ARE IN THE 25 FEET BUFFER

- (Pattern) IMPERVIOUS AREA ENCHROACHMENT WITHIN 25' BUFFER
- (Pattern) IMPERVIOUS AREA ENCHROACHMENT WITHIN 50' BUFFER
- (Pattern) IMPERVIOUS AREA ENCHROACHMENT WITHIN 75' BUFFER

TOTAL LAND AREA  
22811.99 SF / 0.524 AC

ALLOWABLE IMPERVIOUS AREA  
7984.19 SF / 0.183 AC / 35%

EXISTING IMPERVIOUS AREA  
2898.33 SF / 0.067 AC / 12.7%

PROPOSED LOT COVERAGE AREA  
4830.58 SF / 0.111 AC / 21.2%

FLOOR AREA RATIO  
See Architect's set for details

DISTURBED AREA  
8588.16 SF / 0.197 AC

VARIANCE FOR STREAM BUFFER ENCROACHMENT

LOT 6 BLOCK E SITE PLAN PREPARED FOR: SHEET 3 OF 6

DUNWOODY FOREST SUBDIVISION SECTION 2

LAND LOT 325 18TH DISTRICT

DEKALB COUNTY, GEORGIA PB.29/PG.49 DB.30794/PG.452

FIELD WORK DATE FEB 13, 2024 PRINTED/SIGNED APRIL 23, 2024

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"

PROPERTY ADDRESS:  
1858 WINCHESTER TRAIL  
BROOKHAVEN, GA 30341

WESLEY LUFTIG

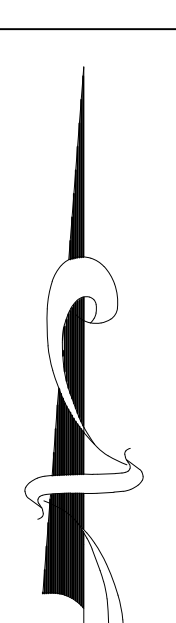
24 LENOX POINT  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDPRESS.COM

SURVEY LAND EXPRESS, INC  
LAND SURVEYING SERVICES

SCALE 1" = 20'

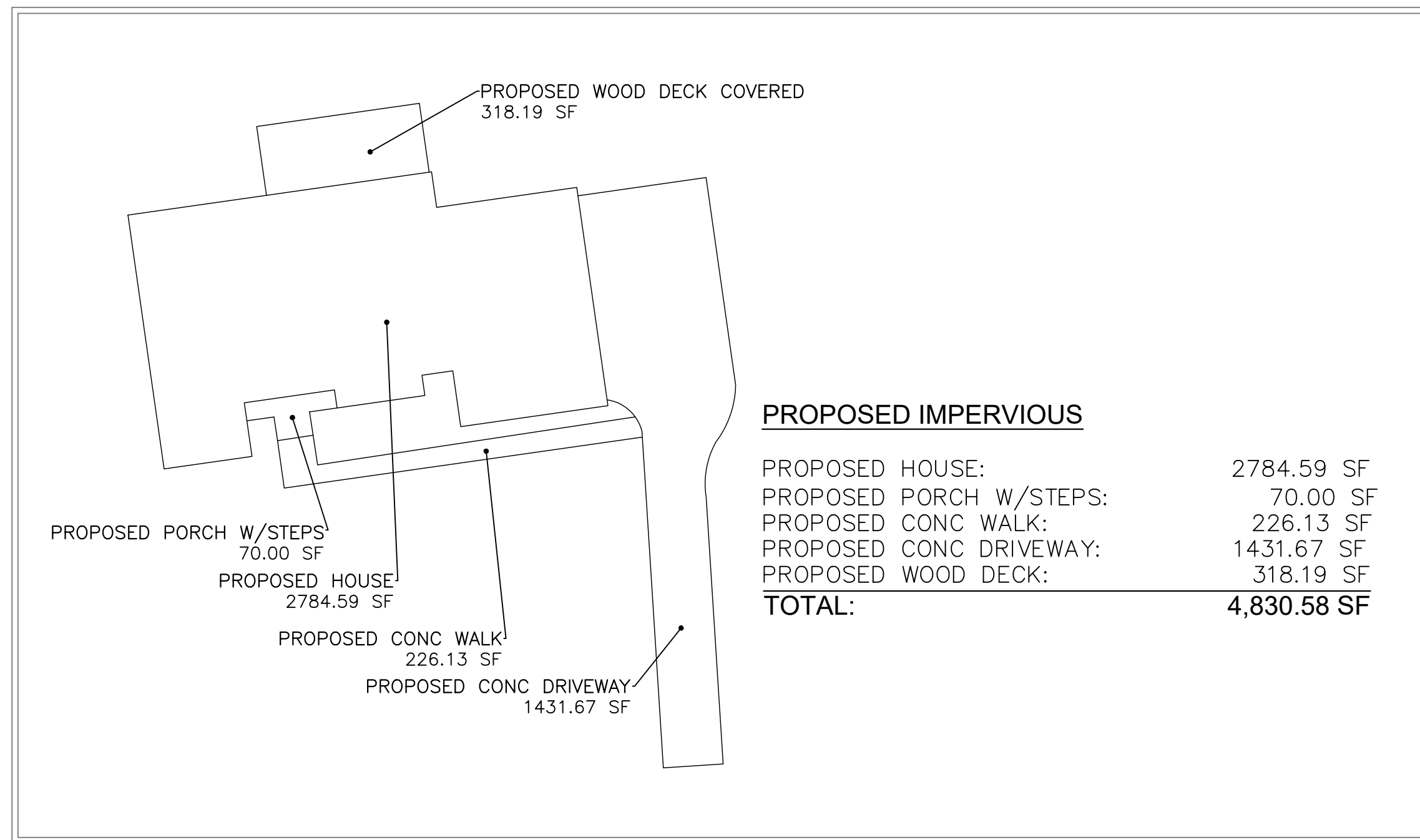
ALL PROPOSED EROSION  
AND SEDIMENTATION  
CONTROL THROUGH THE  
CRITICAL ROOT ZONES OF  
ALL TREES MUST BE  
SPECIFIED TO BE ABOVE  
GROUND SdFd - COMPOST  
FILTER SOCKS.

MAGNETIC





**LOT COVERAGE AREA DETAILS**



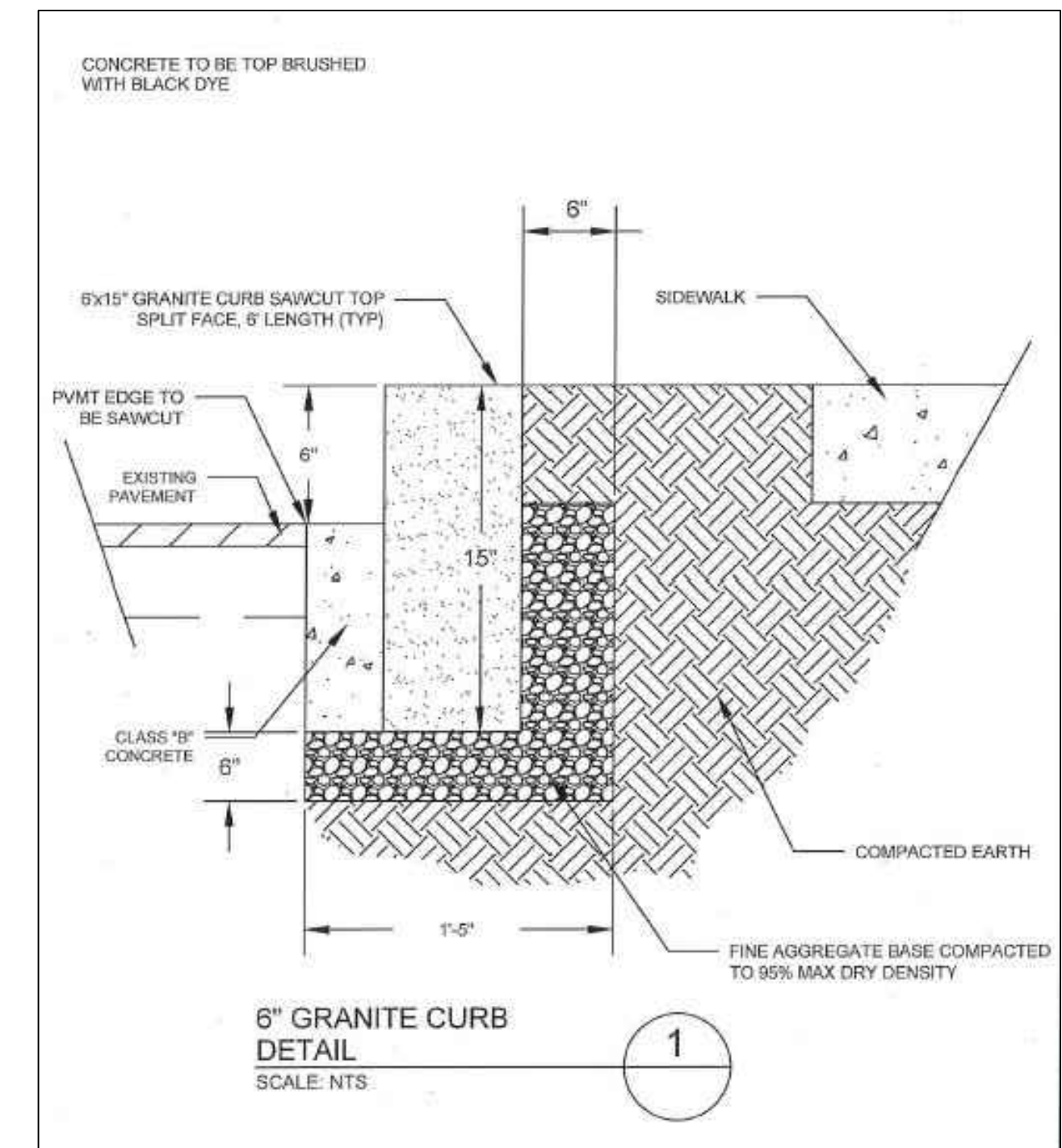
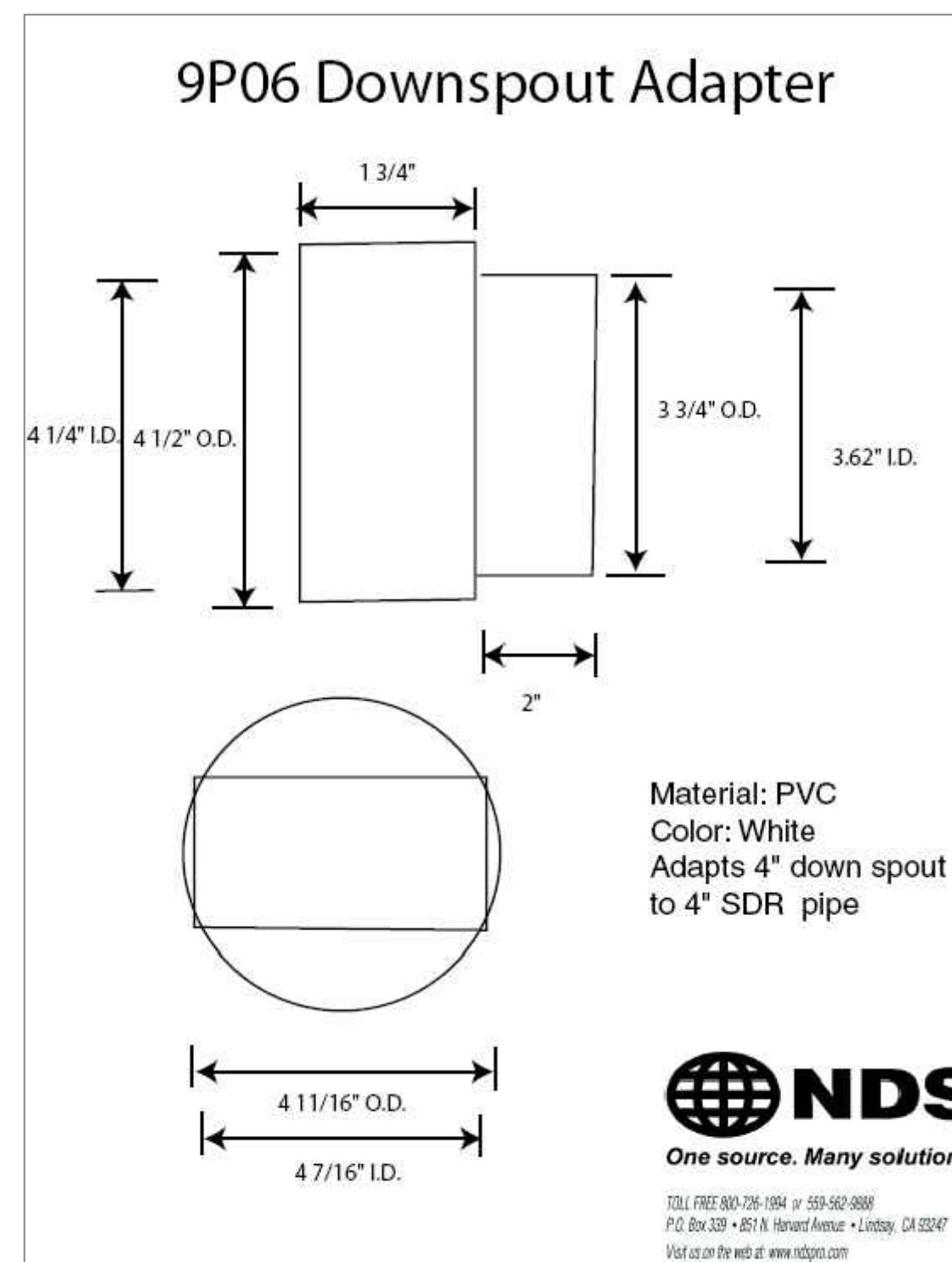
**WATER QUALITY QUALIFICATIONS**

**REQUIRED WATER QUALITY VOLUME**

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 4,830.58 SF  
 $WQV\ 0.1 \times 4,830.58 = 483.1\ CF$

**STONE STORAGE DIMENSIONS**

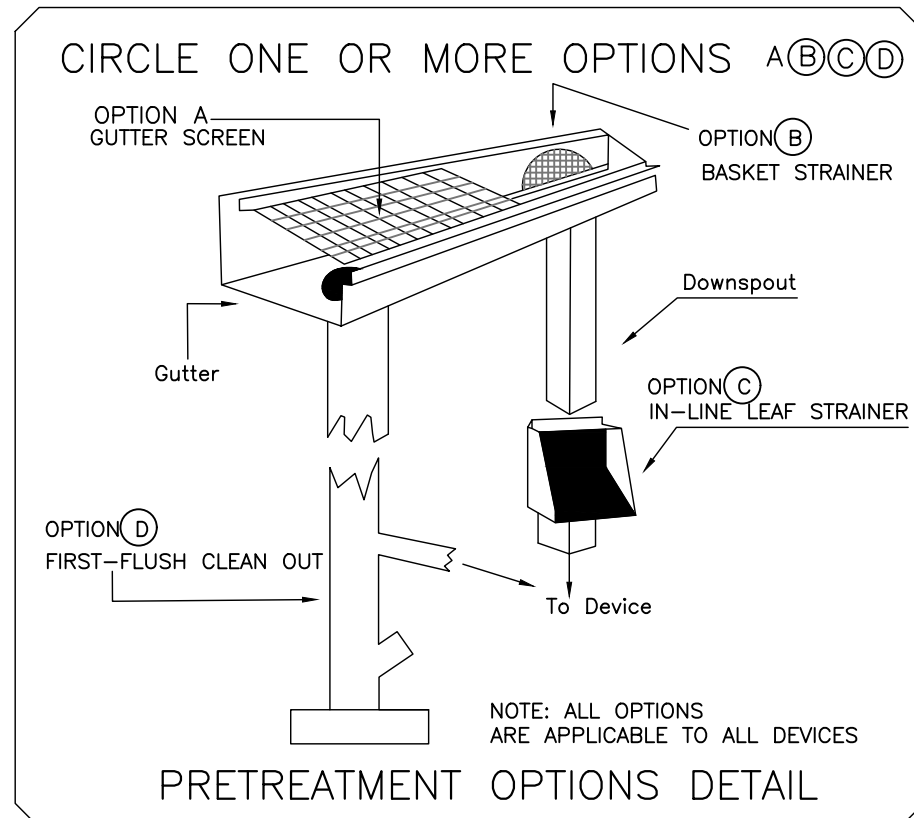
TWO PITS SHALL EACH BE 15' LONG, 12' WIDE AND 7' IN DEPTH.  
 GROSS TOTAL 1260 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL  
 VOIDS 40% = 504 CF  
**TOTAL STORAGE 504 CF**  
**TOTAL REQUIRED 483.1 CF**  
**REQUIREMENT IS COMPLETE**



**TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE**

ACTIVITY	FREQUENCY
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	QUARTERLY
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

**CIRCLED ITEMS ARE REQUIRED**



**Ds1 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.

**SPECIFICATIONS**

**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.

**SITE PREPARATION**

1. 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 BARRIERS.
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:
1. 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.

1. 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 ORGANIC MULCHES.
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 UPRIGHT 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 AC-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 Td - 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.

**Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)**

**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

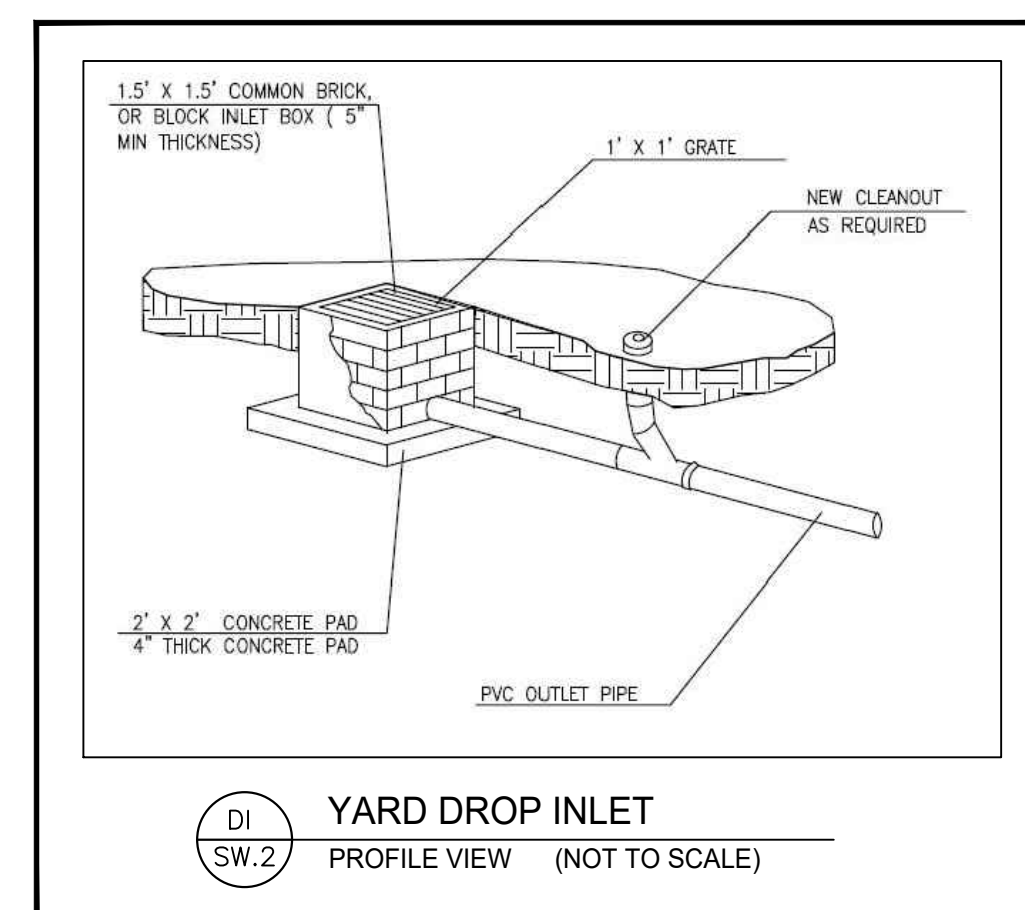
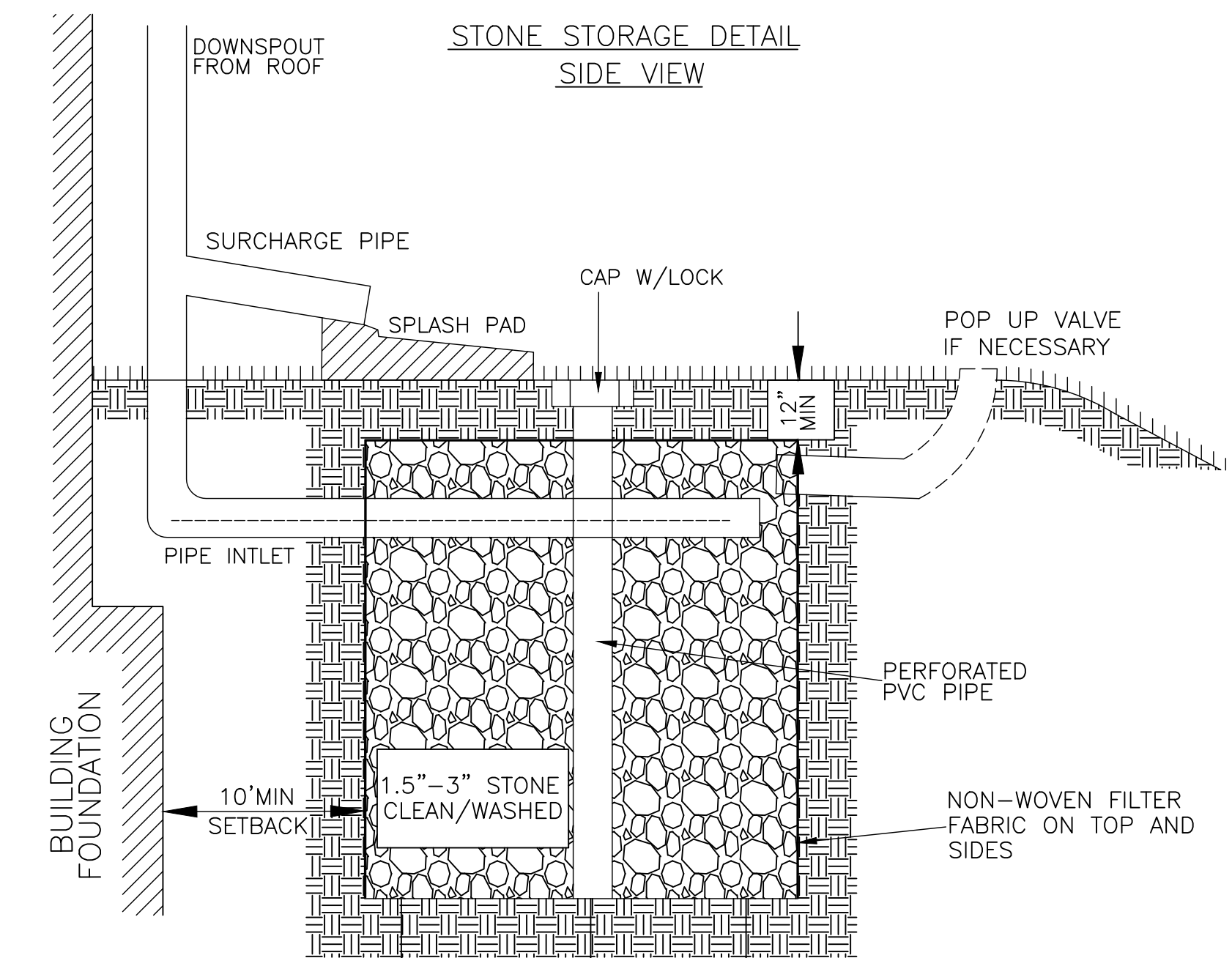
\*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.  
 \*\*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

**Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)**

**SEEDING RATES FOR PERMANENT SEEDING**

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

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



**RELEASED FOR CONSTRUCTION STORMWATER MANAGEMENT & DETAILS**

LOT 6	BLOCK E	SITE PLAN PREPARED FOR:	SHEET 5 OF 6
DUNWOODY FOREST SUBDIVISION	SECTION 2	<b>WESLEY LUFTIG</b>	
LAND LOT 325	18TH DISTRICT		
DEKALB COUNTY, GEORGIA	PB.29/PG.49	PROPERTY ADDRESS:	
FIELD WORK DATE FEB 13, 2024	PRINTED/SIGNED APRIL 23, 2024	1858 WINCHESTER TRAIL	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	BROOKHAVEN, GA 30341	

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**Sediment Barrier – Compost Filter Sock**



**DEFINITION**

Compost filter socks are a three-dimensional tubular sediment control and storm water runoff filtration device typically used for perimeter control of sediment and soluble pollutants (such as phosphorus and petroleum hydrocarbons), on and around construction activities. Compost filter socks trap sediment and soluble pollutants by filtering runoff water as it passes through the matrix of the compost filter socks and by allowing water to temporarily pond behind the compost filter socks, allowing deposition of suspended solids. Compost filter socks are also used to reduce runoff flow velocities on sloped surfaces.

**PURPOSE**

Compost filter socks are to be installed down slope of any disturbed area requiring erosion and sediment control and filtration of soluble pollutants from runoff. Compost filter socks are effective when installed perpendicular to sheet or low concentrated flow, and in areas that silt fence is normally considered appropriate. Acceptable applications include:

- Site perimeters
- Above and below disturbed areas subject to sheet runoff, interrill and rill erosion
- Above and below exposed and erodible slopes
- Along the toe of stream and channel banks
- Around area drains or inlets located in a 'sump'
- On compacted soils where trenching of silt fence is difficult or impossible
- Around sensitive trees where trenching of silt fence is not beneficial for tree survival or may unnecessarily disturb established vegetation.
- On frozen ground where trenching of silt fence is impossible.
- On paved surfaces where trenching of silt fence is impossible.

**CONDITIONS**

Compost filter socks should be installed where runoff can be filtered without damaging the compost filter sock or the area behind the sock.

**DESIGN CRITERIA**

Compost filter socks are designed to retain sediment transported in sheet flow from disturbed areas. Compost filter socks perform the same function as silt fence, allow a higher flow rate, and are usually faster and cheaper to install. Where all runoff is to be treated by the compost filter sock the maximum slope length behind the compost filter sock shall not exceed those shown in Table 1. The drainage area shall not exceed 1/4 acre for every 100 ft of compost filter sock.

The sediment and pollutant removal process characteristic to compost filter socks combines both filtering and deposition from settling solids. This is different than methods that rely on ponding for deposition of solids for sediment control, such as silt fence. Ponding occurs when water flowing to the compost filter sock accumulates faster than the hydraulic flow through rate of the compost filter sock. Hydraulic flow-through rates for compost filter socks are 50% greater than silt fence filter fabric. Greater hydraulic flow-through rates reduce ponding. Compost filter sock mesh netting shall meet the netting specification in Table 2. Compost filter socks shall meet the specifications in Table 3. Compost used in compost filter socks shall meet the specification described under Compost Filter Media Specifications.

**CRITERIA FOR COMPOST FILTER SOCK PLACEMENT**

Land Slope Percent	Maximum Slope Length Above Compost Filter Sock Feet
<2	100
2 to 5	75
5 to 10	50
10 to 20	25
>20'	15

\*In areas where the slope is greater than 20%, a flat area length of 10 ft between the toe of the slope to the compost filter sock should be provided.

A 12 inch diameter compost filter sock shall be used on developments where the life of the project is greater than or equal to six months. A 12 inch diameter compost filter sock may also be used on minor projects, such as residential home sites or small commercial developments.

**COMPOST FILTER MEDIA SPECIFICATIONS**

Compost used for compost filter sock filter material (filter media) shall be weed free and derived from a well-decomposed source of organic matter. The compost shall be produced using an aerobic composting process meeting CFR 503 regulations including time and temperature data. The compost shall be free of any refuse, contaminants or other materials toxic to plant growth. Non-composted products will not be accepted. Test methods for the items below should follow US Composting Council Test Methods for the Examination of Composting and Compost guidelines for laboratory procedures:

- A. PH – 5.0-8.0 in accordance with TMECC 04.11-A, "Electrometric pH Determinations for Compost"
- B. Particle size – 99% passing a 2 in (50mm) sieve and a maximum of 40% passing a 3/8 in (9.5mm) sieve, in accordance with TMECC 02.02-B, "Sample Sieving for Aggregate Size Classification". (Note- In the field, product commonly is between 1/2 in [12.5mm] and 2 in [50mm] particle size.)

- C. Moisture content of less than 60% in accordance with standardized test methods for moisture determination.
- D. Material shall be relatively free (<1% by dry weight) of inert or foreign man made materials.
- E. A sample shall be submitted to the Engineer for approval prior to being used and must comply with all local, state and federal regulations.

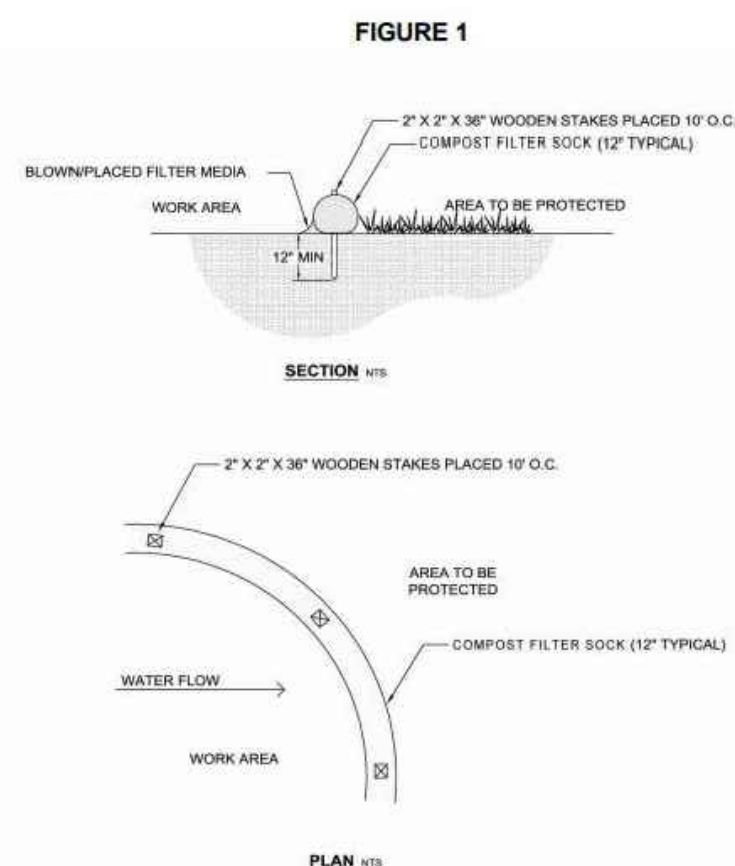
**CONSTRUCTION SPECIFICATIONS**

The compost filter sock shall be installed according to this specification, as shown on the plans or as directed by the engineer. For installation of the compost filter sock see Figure 1.

1. Compost filter socks should be installed parallel to the base of the slope or other disturbed area. In extreme conditions (i.e., 2:1 slopes), a second compost filter sock shall be constructed at the top of the slope.
2. Stakes shall be installed through the middle of the compost filter sock on 10 ft (3m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes. In the event staking is not possible, i.e., when compost filter socks are used on pavement, heavy concrete blocks shall be used behind the compost filter socks to help stabilize during rainfall/runoff events.
3. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.
4. Loose compost may be backfilled along the upslope side of the compost filter sock, filling the seam between the soil surface and the device, improving filtration and sediment retention.
5. If the compost filter sock is to be left as a permanent filter or part of the natural landscape, it may be seeded at time of installation for establishment of permanent vegetation. The engineer will specify seed requirements.
6. Compost filter socks are not to be used in perennial, ephemeral, or intermittent streams.

**MAINTENANCE**

Sediment shall be removed once it has accumulated to one-half the original height of the barrier. Compost filter socks shall be replaced whenever it has deteriorated to such an extent that the effectiveness of compost filter sock is reduced. Compost filter socks shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulation at the compost filter sock shall be removed and properly disposed of before the compost filter sock is removed.



**COMPOST FILTER SOCK**  
NTS

**Table 2.**

Material Type	Multi-Filament Polypropylene	Multi-Filament Polypropylene
Material Characteristic	Photodegradable	Photodegradable
Mesh Opening	3/8 in (10mm)	1/8 in (3mm)
Tensile Strength (ASTM 5035-95)	44 psi (3.09 kg/cm <sup>2</sup> )	202 psi (14.2 kg/cm <sup>2</sup> )
% Original Strength from Ultraviolet Exposure (ASTM G-155)	100% at 1000 hr	100% at 1000 hr

**Table 3.**

	12 in (300mm) Diameter
Effective Circumference	38 in (960mm)
Density (when filled)	32 lbs/ft (50 kg/m)
Air Space	20%
Hydraulic Flow Through Rate	11.3 gpm/ft (141 L/min/m)
P Factor (RUSLE)	0.14-0.32

RELEASED FOR CONSTRUCTION

DETAILS

LOT 6	BLOCK E	SITE PLAN PREPARED FOR:	SHEET 6 OF 6
DUNWOODY FOREST SUBDIVISION	SECTION 2	<b>WESLEY LUFTIG</b>	
LAND LOT 325	18TH DISTRICT		
DEKALB COUNTY, GEORGIA	PB.29/PG.49 DB.30794/PG.452	PROPERTY ADDRESS: 1858 WINCHESTER TRAIL BROOKHAVEN, GA 30341	
FIELD WORK DATE FEB 13, 2024	PRINTED/SIGNED APRIL 23, 2024		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		

THE FIELD DATA UPON WHICH THIS PLAN 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 PLAN 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 PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU  
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