

EXIST. HOUSE FFE MAIN 1106.74

FFE IS MEASURED AT THE FRONT DOOR THRESHOLD

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

NO GRADED SLOPES SHALL EXCEED 3H:1V

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

NO BURY PITS ON THE PROPERTY

SILT FENCE HAND DUG IN CRZ

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

TREE SAVE STATUS: X INDICATES TREE TO BE REMOVED

BMP W.Q. DEVICE NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

Co CONSTRUCTION ENTRANCE/EXIT

Sd1-S INDICATES Sd1 TYPE S SILT FENCE

Sd1-Hb INDICATES Sd1 TYPE Hb HAYBALES

Tr INDICATES TREE PROTECTION FENCE

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)

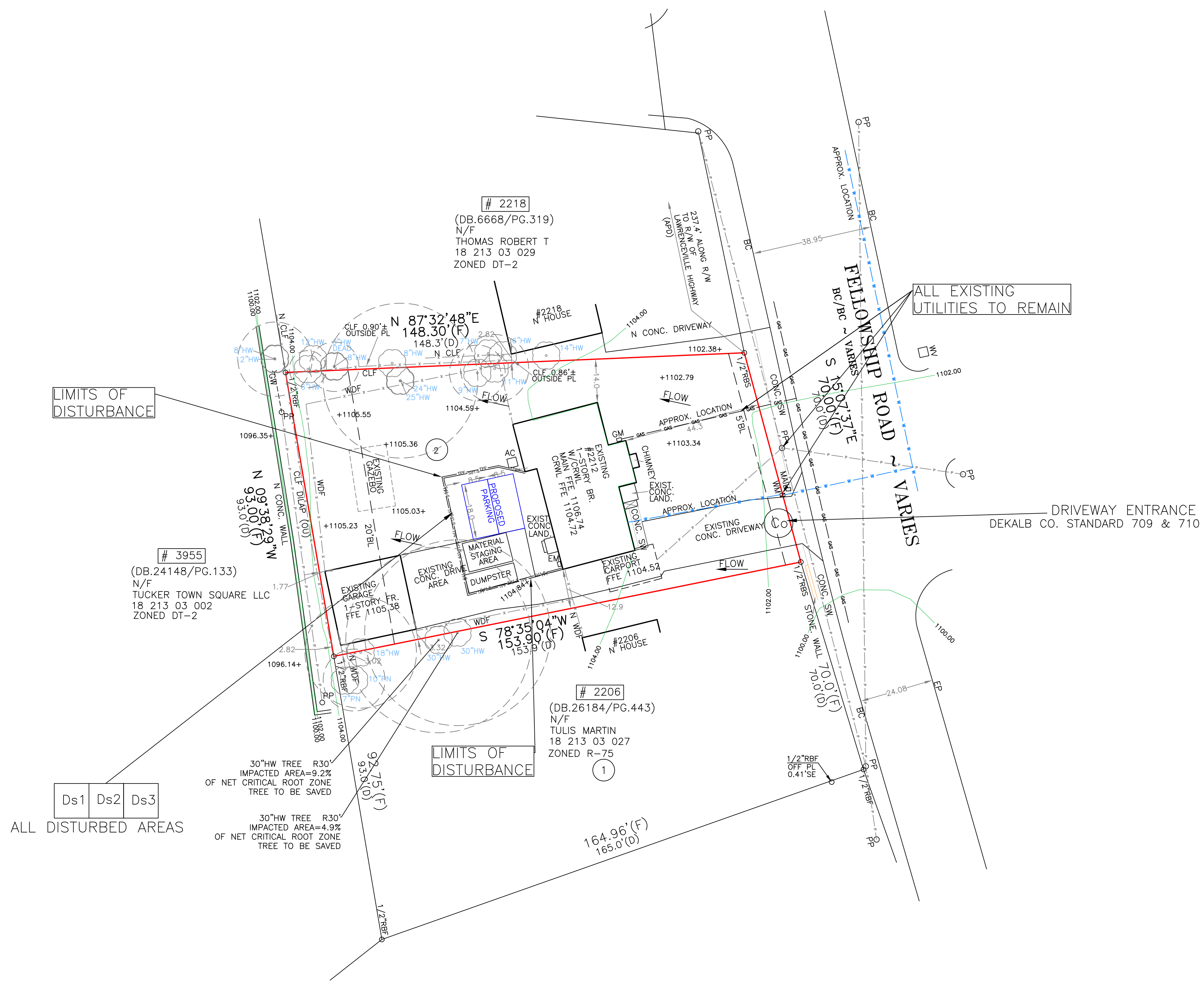
Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

* LEGEND *

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- APZ AS PER ZONING
- B BOLLARD
- BC BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CADASTRAL MAP
- 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
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FP FENCE POST
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- ICM IRRIGATION CONTROL METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IM IRRIGATION METER
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- MAG 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
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PW POWER LINE
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCR REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TB 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
- X-X FENCE
- INDICATES STAIRS
- INDICATES BUSHES

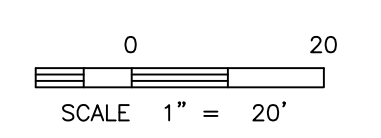


- * SYMBOLS *
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - METAL POST
 - WATER VALVE
 - HEADWALL
 - STAIRS
 - DRAINAGE INLET
 - FIRE HYDRANT

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

EROSION CONTROL LEGEND

Ds1	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 STABILIZATION (W/ PERMANENT SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	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

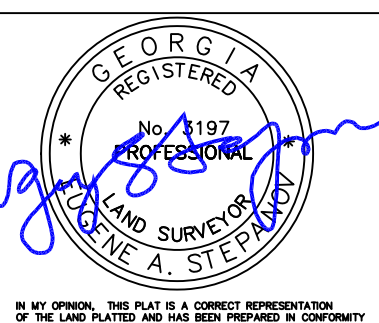


RELEASED FOR CONSTRUCTION

LOT 2	VERA M. FRAZIER PROPERTY SUBDIVISION
LAND LOT 213	18TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	DB.29536/PG.568
FIELD WORK DATE DEC 21, 2023	PRINTED/SIGNED DECEMBER 22, 2023
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"	

EROSION CONTROL & GRADING PLAN

SITE PLAN PREPARED FOR:	THY PHAM
PROPERTY ADDRESS:	2212 FELLOWSHIP RD TUCKER, GA 30064



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

SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES

TOTAL LAND AREA
 12216.96 SF / 0.280 AC

ALLOWABLE LOT COVERAGE
 9773.57 SF / 0.224 AC / 80.0%

EXISTING LOT COVERAGE (PRE CONSTRUCTION)
 4547.62 SF / 0.104 AC / 37.22%

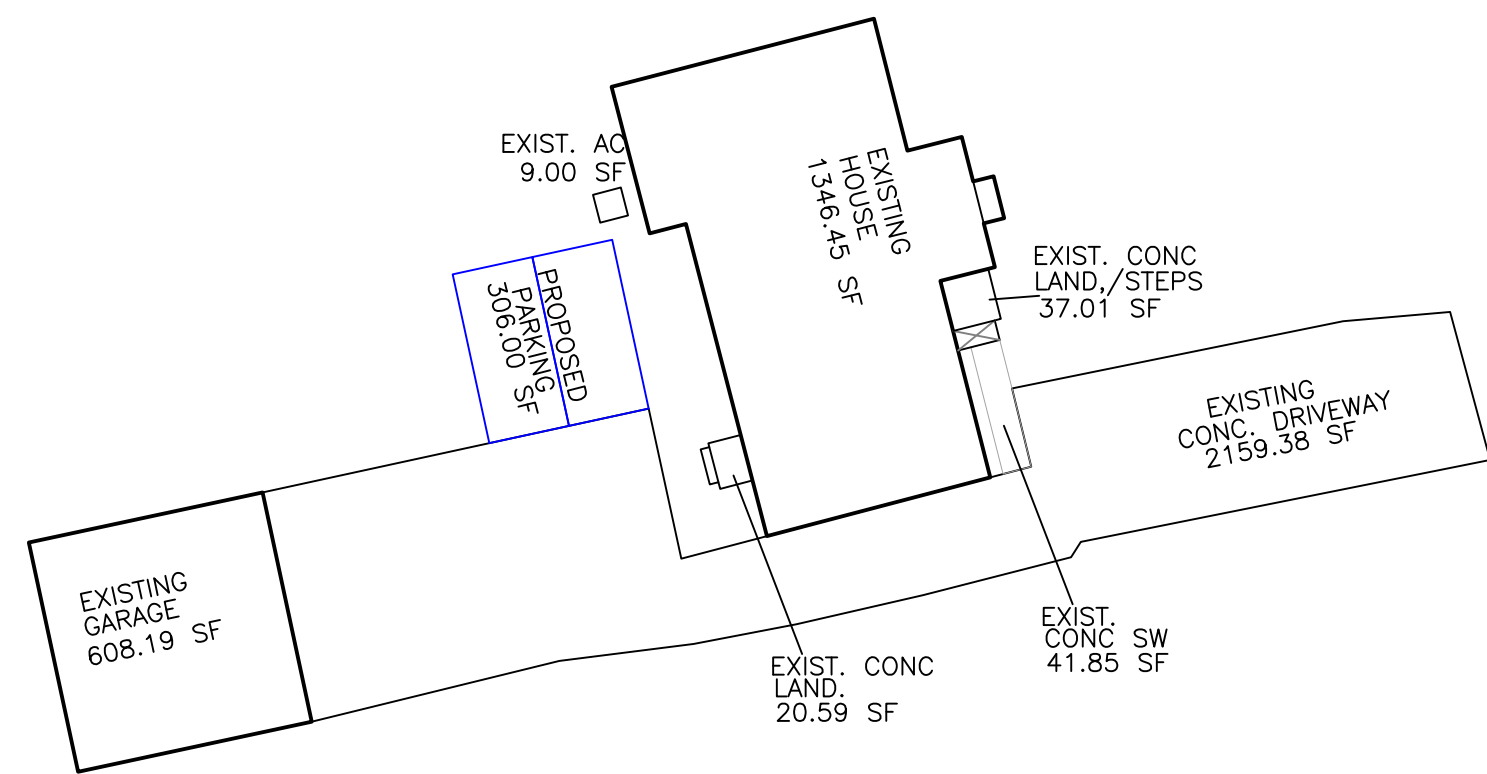
PROPOSED LOT COVERAGE (POST CONSTRUCTION)
 4528.47 SF / 0.103 AC / 37.06%

DISTURBED AREA
 1091.09 SF / 0.025 AC

RECEIVED
 CITY OF TUCKER
 01/16/2024
 PLANNING & ZONING DEPARTMENT
 RZ-24-0001

- TREE PROTECTION: (Tr)
- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
 - NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 - KEEP OUT SIGN.

LOT COVERAGE AREA DETAILS



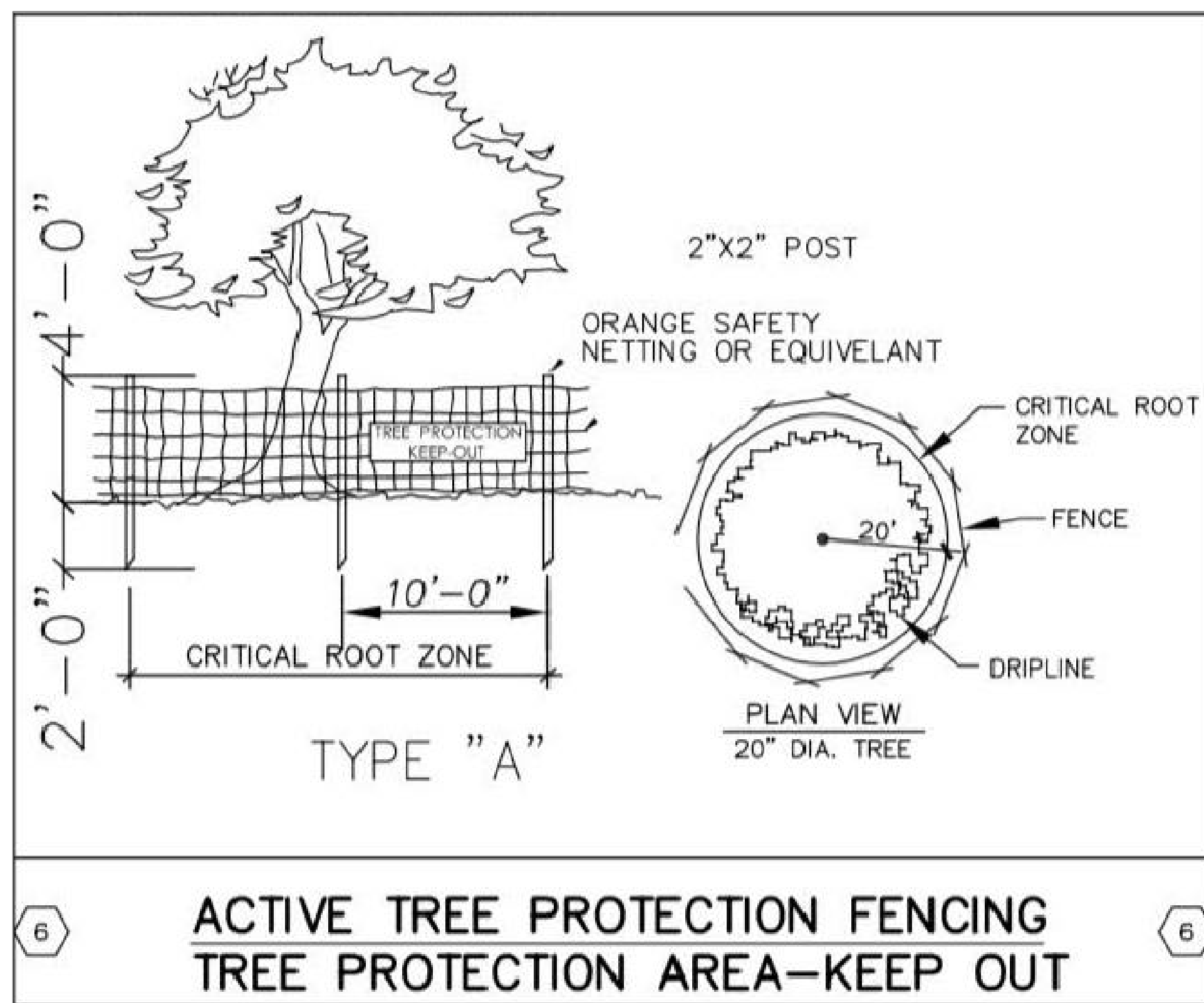
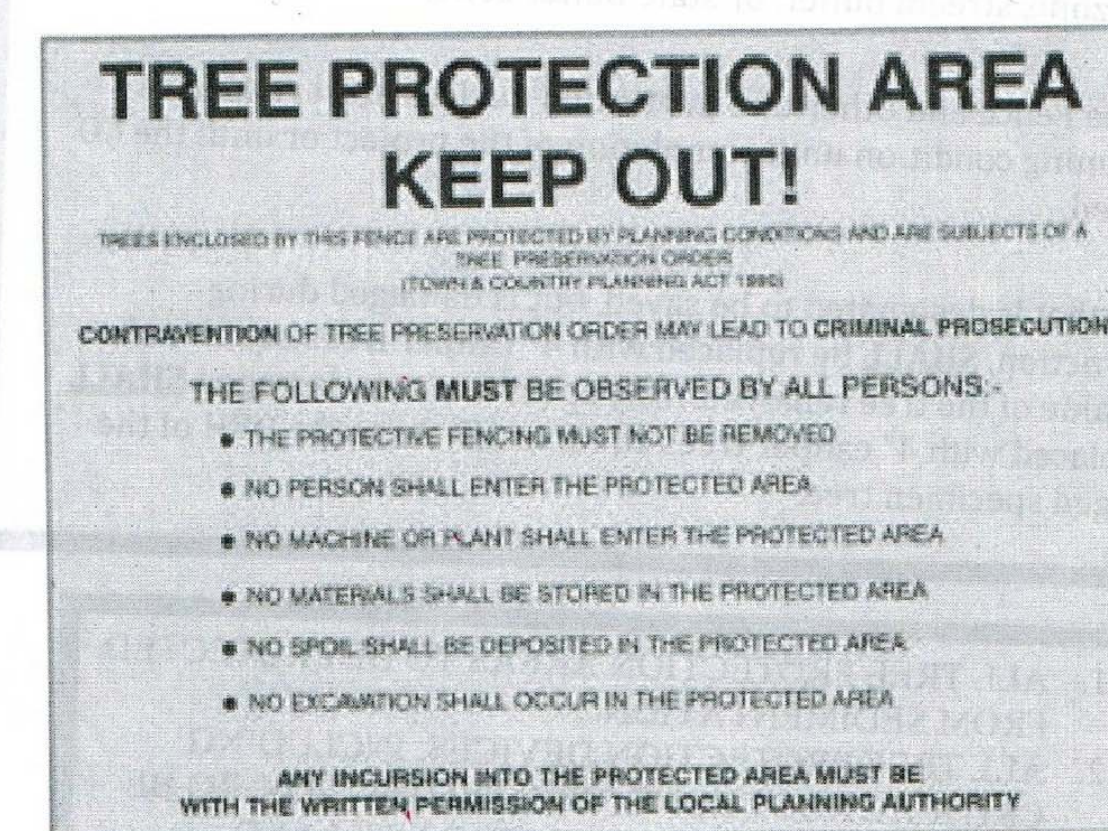
PROPOSED IMPERVIOUS (UNIT B)

EXIST. HOUSE:	1346.45 SF
EXIST. FRONT LAND./STEPS:	37.01 SF
EXIST. CONC WALK:	41.85 SF
EXIST. CONC DRIVEWAY:	2159.38 SF
EXIST. REAR LAND.:	20.59 SF
EXIST. GARAGE:	608.19 SF
EXIST. CONC PAD/AC:	9.00 SF
PROP. PARKING PAD:	306.00 SF
TOTAL:	4528.47 SF

- 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.
- 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.

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- 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.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
- 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.



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.

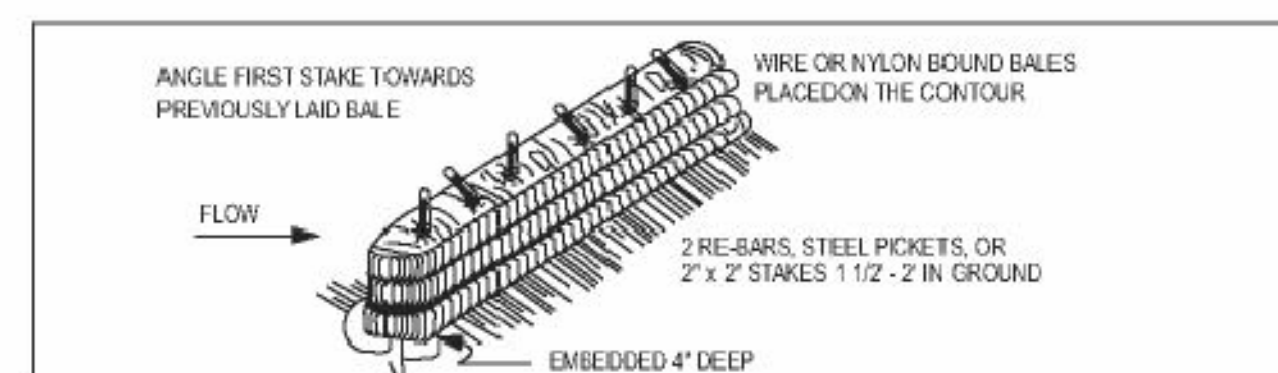
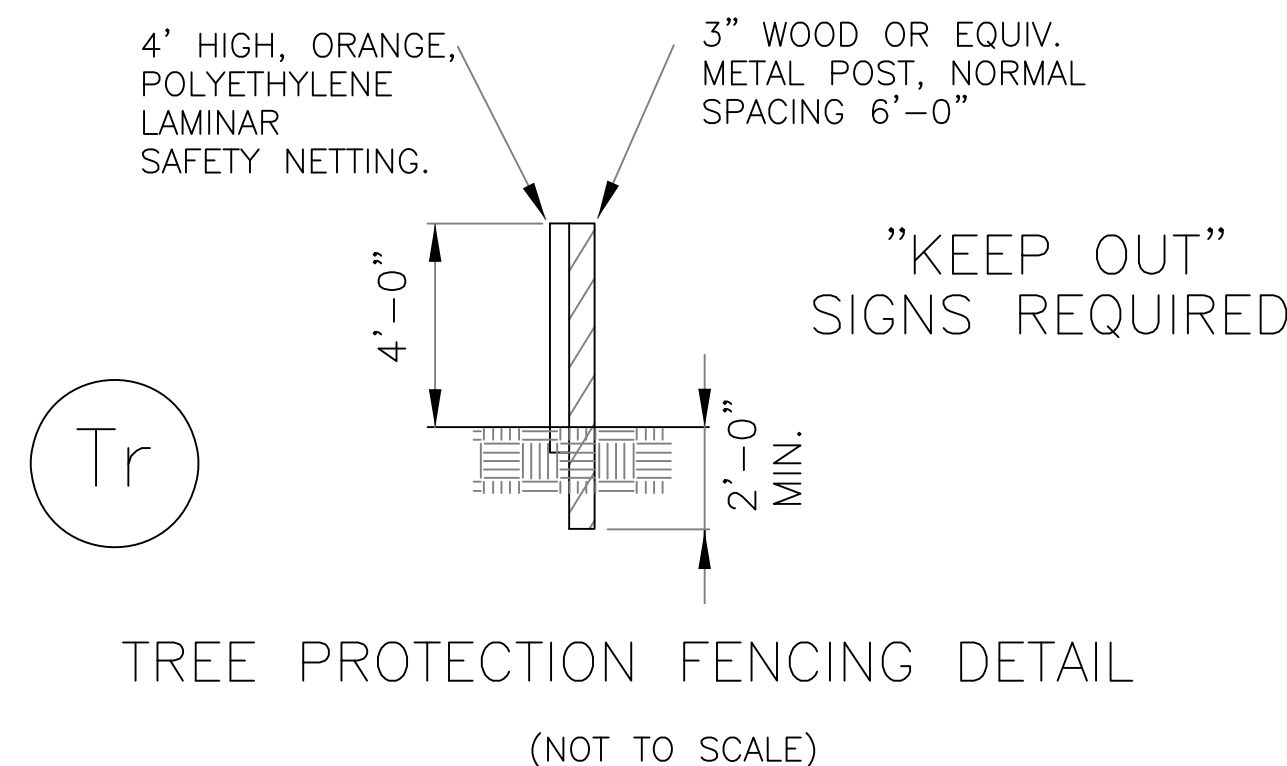


Figure 1. Straw Bale Barrier Installation Requirements

RECEIVED
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 01/16/2024
 PLANNING & ZONING
 DEPARTMENT

RZ-24-0001

INDICATES TREE PROTECTION FENCE



TREE REPLACEMENT PLAN

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 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.

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.

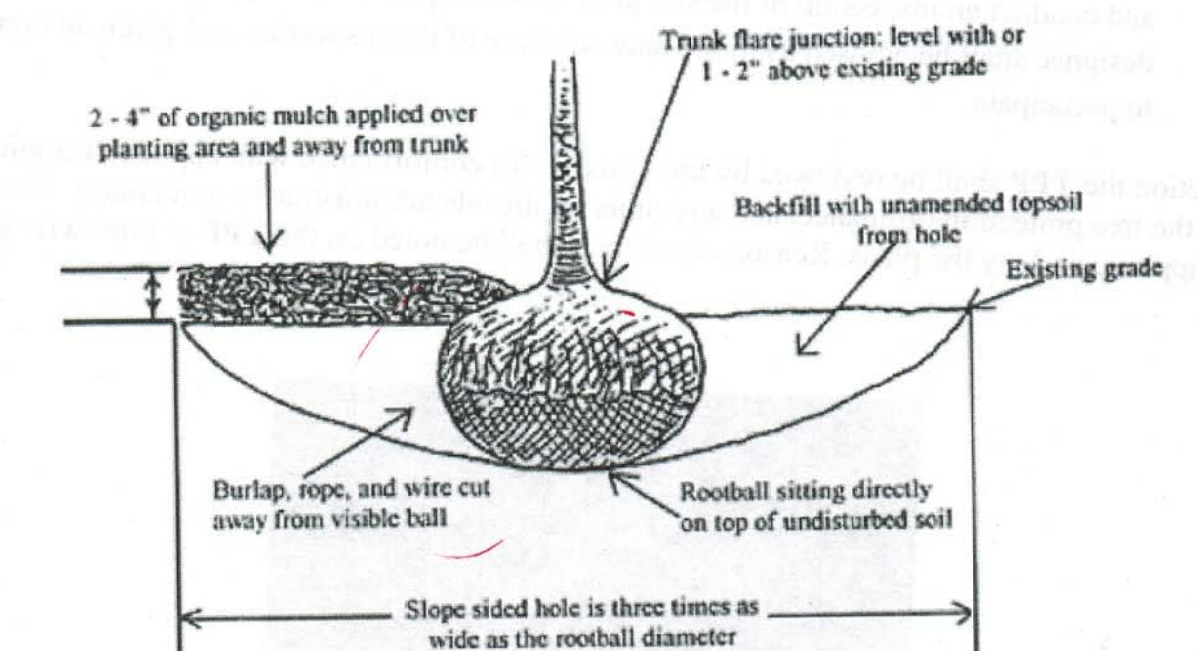


Diagram illustrating proper planting procedure for a tree or shrub.

RELEASED FOR CONSTRUCTION STORMWATER MANAGEMENT & BMP DETAILS

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LAND LOT 213	PROPERTY ADDRESS:	
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SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		