

NO GRADED SLOPE SHALL EXCEED 2H:1V

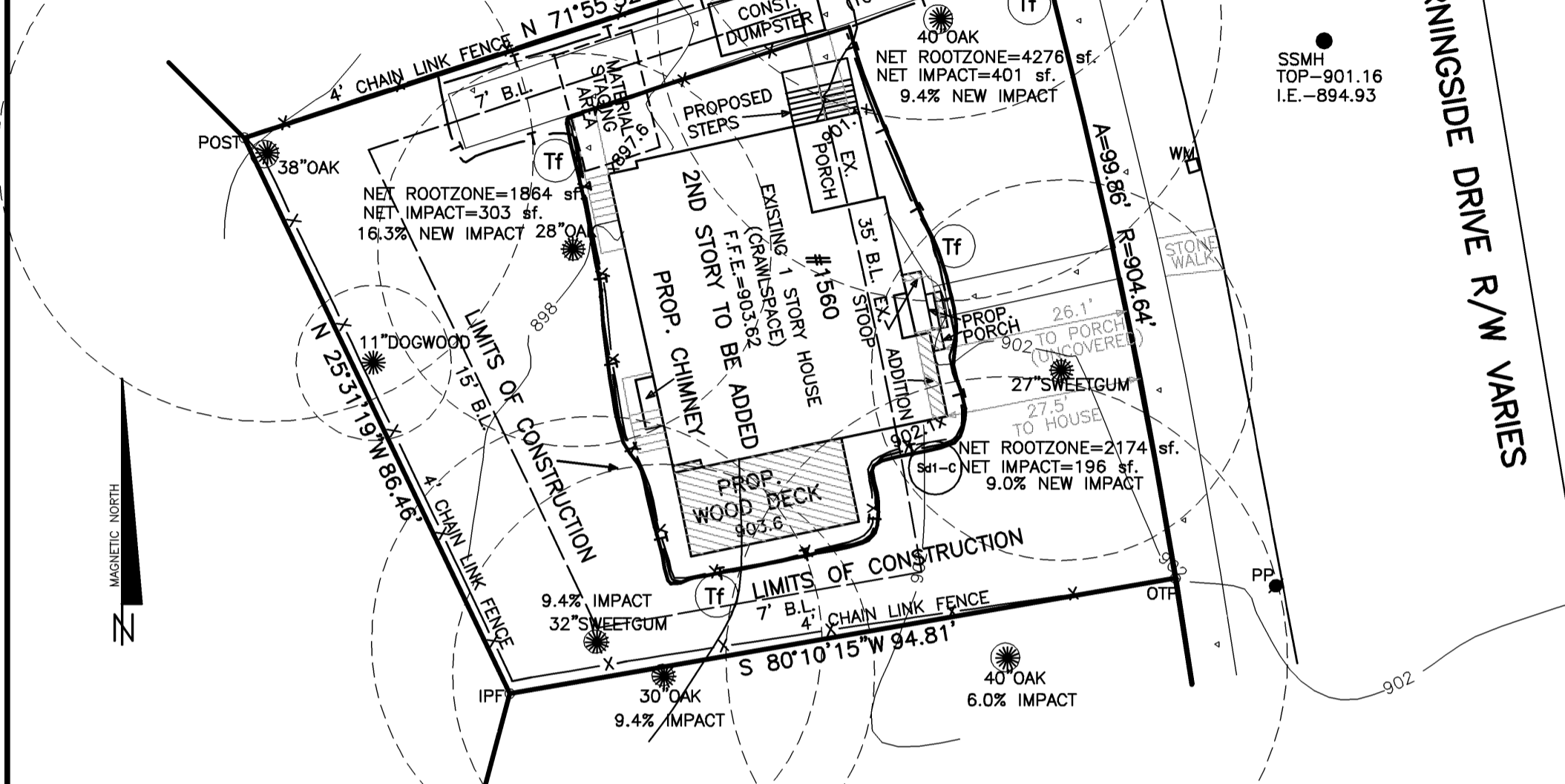
DEMOLITION NOTE:  
STOOPS & STAIRS ON REAR AND RIGHT SIDE OF HOUSE TO BE REMOVED USING HAND TOOLS ONLY.

ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA=3030 sf.  
0.070 ACRES

In my opinion this property is not in a flood hazard area as per F.I.R.M-Flood Hazard Map of County, Georgia  
Community Panel Number 13121C 0261 G  
Effective Date 09/18/13  
Revision Date



**IMPERVIOUS SURFACE:**  
EXISTING HOUSE = 1618 sf.  
EXISTING DRIVE/WALK = 794 sf.  
PROPOSED ADDITIONS = 40 sf.  
PROPOSED FRONT PORCH = 38 sf.  
PROPOSED WOOD DECK = 288 sf.

TOTAL = 2778 sf.  
LOT AREA = 9745 sf.  
LOT COVERAGE = 28.5%

**STORM WATER IMPACT AREA:**  
HOUSE ADDITIONS = 40 sf.  
PROPOSED PORCH/DECKS = 405 sf.  
TOTAL ADDED/REPLACED = 445 sf.  
445<1000  
NO WATER QUALITY TREATMENT REQUIRED

**FLOOR AREA RATIO:**  
1ST FLOOR HEATED = 1427 sf.  
2ND FLOOR HEATED = 1386 sf.  
TOTAL = 2813 sf.  
FAR: 2813/9745 = 0.289

**TREE RECOMPENSE:**  
-NO TREES BEING REMOVED FROM SITE  
-HAND TOOLS ONLY TO BE USED DURING CONSTRUCTION

**DIRT/DEBRIS STATEMENT:**  
CUT QUANTITIES = LESS THAN 3 CU YRDS  
FILL QUANTITIES = LESS THAN 3 CU YRDS  
-NO DIRT TO BE ADDED TO OR REMOVED FROM SITE  
-NO GRADING TO BE DONE DURING CONSTRUCTION  
DEBRIS QUANTITIES = 40-50 CU YRDS  
-DEBRIS TO BE HAULED OFF IN CONSTRUCTION DUMPSTERS

D <sub>s1</sub> DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		
MATERIAL	RATE	DEPTH
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	---

SPECIES	Broadcast Rates 1/- pla 2/ Per Acre	Resource Area 3/	Planting Dates by Resource Areas												Remarks
			Planting Dates (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates)												
D <sub>s3</sub>			J	F	M	A	M	J	J	A	S	O	N	D	168,000 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 or weeping lovegrass.
BAHIA, PENSACOLA (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. Per 1000 sq. ft.	P C													
BAHIA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. Per 1000 sq. ft.	M-L P													Same as above
BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone with other perennials	10 lbs. 0.2 lb. Per 1000 sq. ft.	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. Per 1000 sq. ft.	P C													Plant with winter annuals. Plant with Tall fescue.
BERMUDA, SPRINGS (Cynodon dactylon) Coastal Common, Midland, or Tift 44 Coastal, Common, or Tift 44 Tift 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 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. 1.1 lb. Per 1000 sq. ft.	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 plantings. Not for heavy use areas or athletic fields.

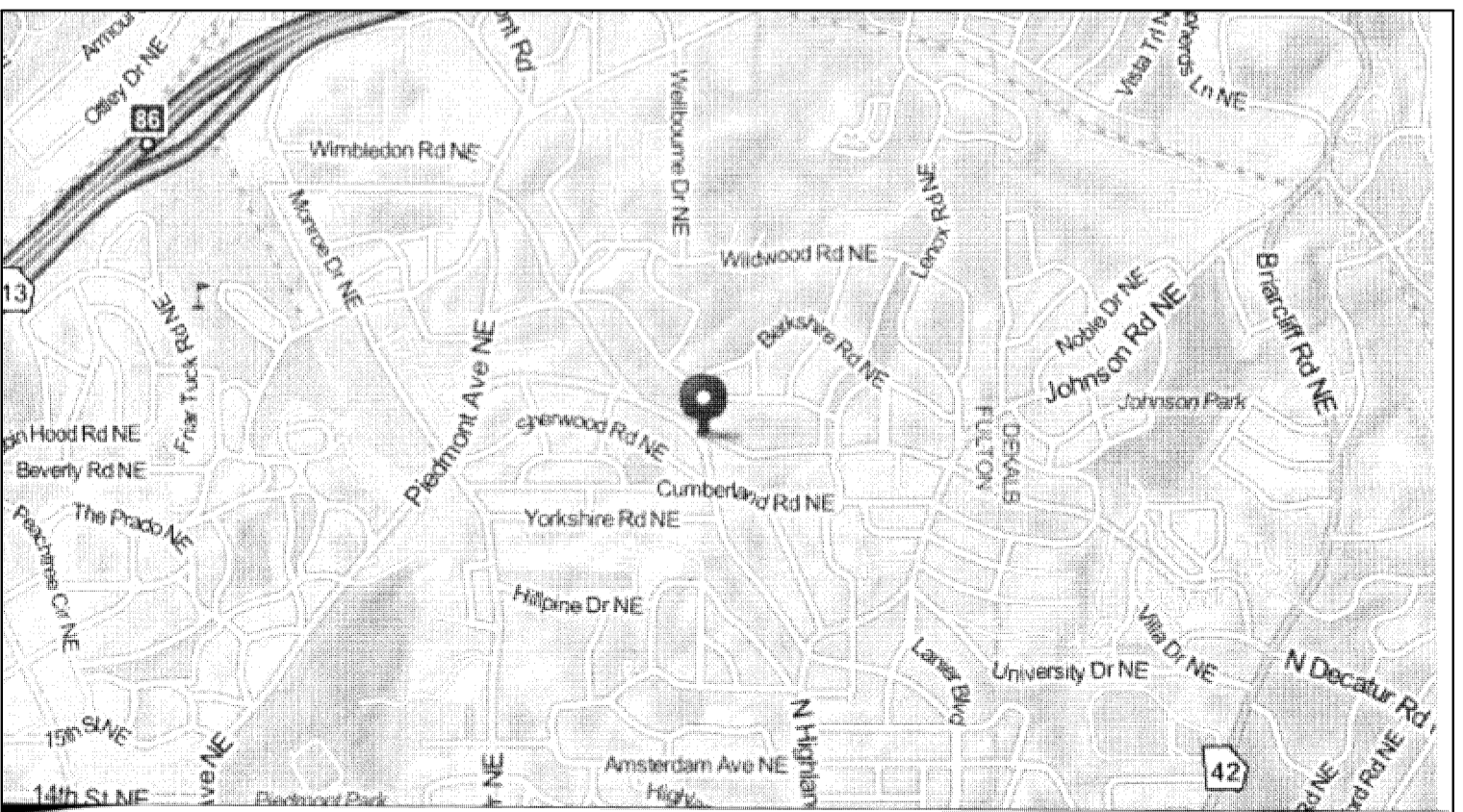
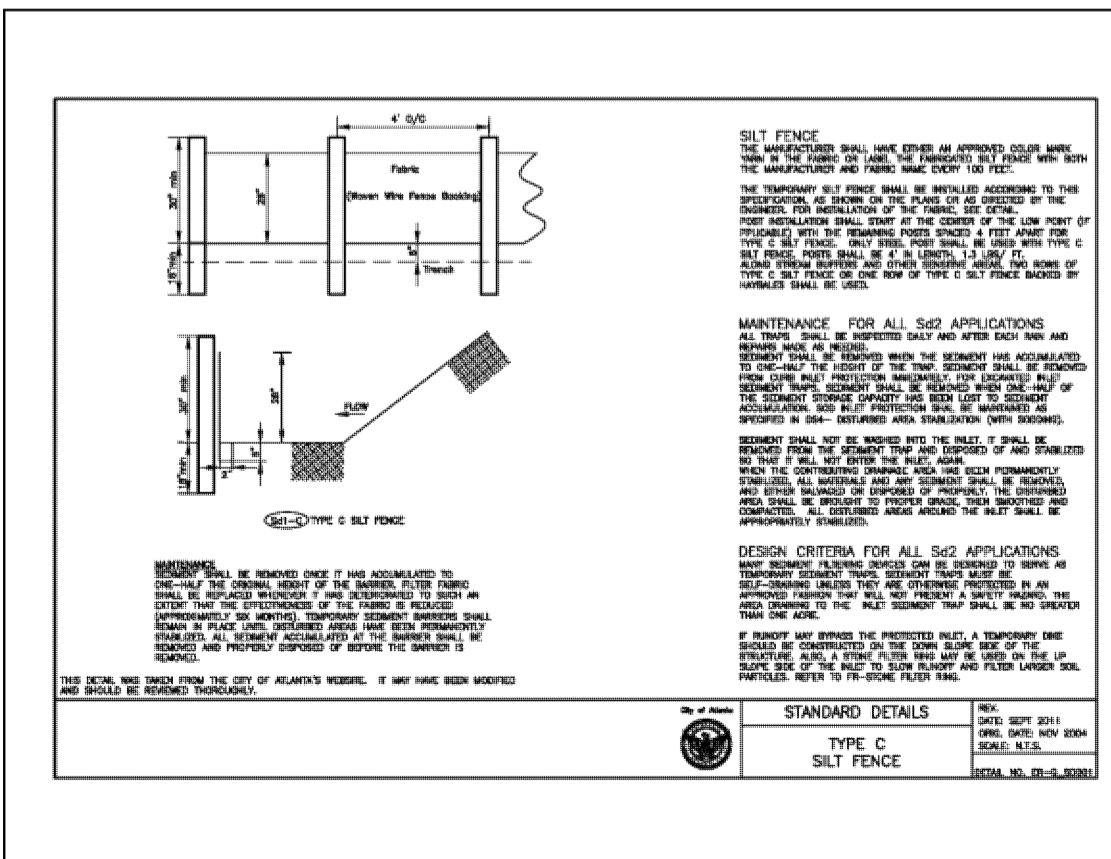
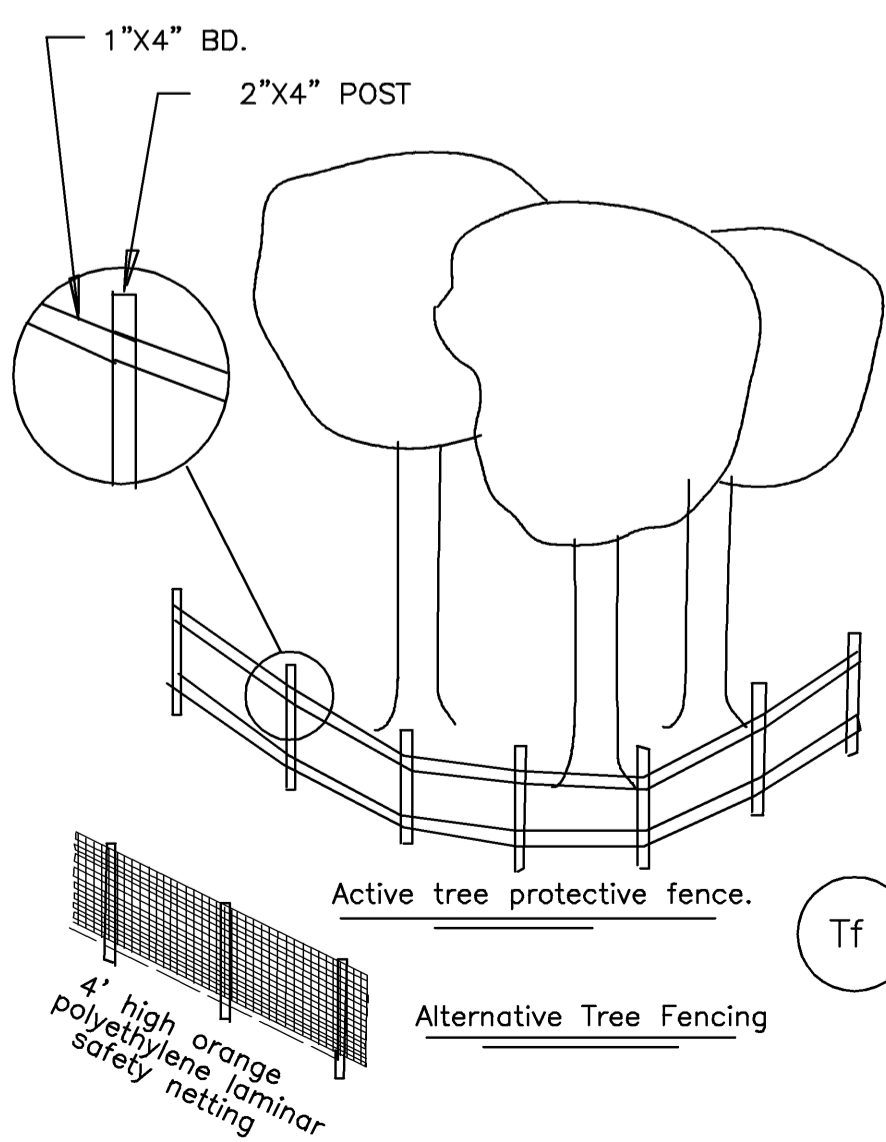
Species	Broadcast Rates 2/ - PLS 3/ Per Acre	Resource Area 4/	Planting Dates by Resource Areas												Remarks
			Planting Dates (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.)												
D <sub>s2</sub>			J	F	M	A	M	J	J	A	S	O	N	D	
MILLET, PEARL (Pennisetum glaucum) alone	50 lbs. 1.1 lb. Per 1000 sq. ft.	M-L P C													88,000 seed per pound. Quick 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.	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. (168 lbs.) 1/2 bu. (28 lbs.) 3.9 lb. 0.6 lb.	M-L P C													18,000 seed per pound. Quick cover. Drought tolerant and winterhardy
RYE alone	40 lbs. 0.9 lb. Per 1000 sq. ft.	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. Per 1000 sq. ft.	M-L P C													55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

PERM. & TEMP. GROUND COVER

**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 OR CONCURRENT WITH 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 WEEKLY, 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).

- 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
  - 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



**OWNER: KEN RAMSEY**  
24 HR CONTACT: KEN RAMSEY  
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RAMSEYKEN8@GMAIL.COM



**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
GORDON C. STORY, JR.  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000000165  
ISSUED 08/03/05 EXPIRES 05/21/17  
SIGNATURE DATE

**ALPHA LAND SERVICES**  
1005 ECHO VALLEY COURT  
LOGANVILLE, GA. 30052  
ENGINEERING \* LAND SURVEYING  
OFF: 770.696.4054 FAX: 770.696.4054  
REVISION: 01/13/15

SITE PLAN FOR:  
**1560 NORTH MORNINGSID DR**  
TAX PARCEL #170051008019

LAND LOT: 51	LOT: 19 BLOCK: 8
DISTRICT: 17TH	SUB: MORNINGSID AT
FULTON COUNTY	NORTH HIGHLAND
GEORGIA	AREA = 0.224 ACRES
FIELD DATE: 08/22/14	JOB No. 14-08-243
PLAT DATE: 08/25/14	

