



PROPOSED LOT COVERAGE DETAIL

PROP. LANDING
36 SF

PROP. PORCH
250 SF

PROP. HOUSE
3,308 SF

PROP. GARAGE
882 SF

PROP. ENTRY
42 SF

PROP. DRIVEWAY
2,472 SF

1,985 SF CONTRIBUTING TO BMP #2
5,000 SF CONTRIBUTING TO BMP #2

AREA BREAKDOWN:

HOUSE:	3,308 SF
GARAGE:	881 SF
DRIVEWAY:	2,472 SF
ENTRY:	42 SF
PORCH:	250 SF
LANDING:	36 SF
TOTAL:	6,999 SF

FRONT YARD AREA DETAIL
TOTAL AREA: 9,148 SF

BUILDING

PAVED AREA
2,472 SF / 27%

BUILDING HEIGHT DETAIL

MINI FTE = 1047.0
 AVG. GRADE = 1045.4
 MID ROOF ELEV = 1073.4
 BUILDING HEIGHT
 FROM AVERAGE GRADE
 TO MID ROOF = 28.0'

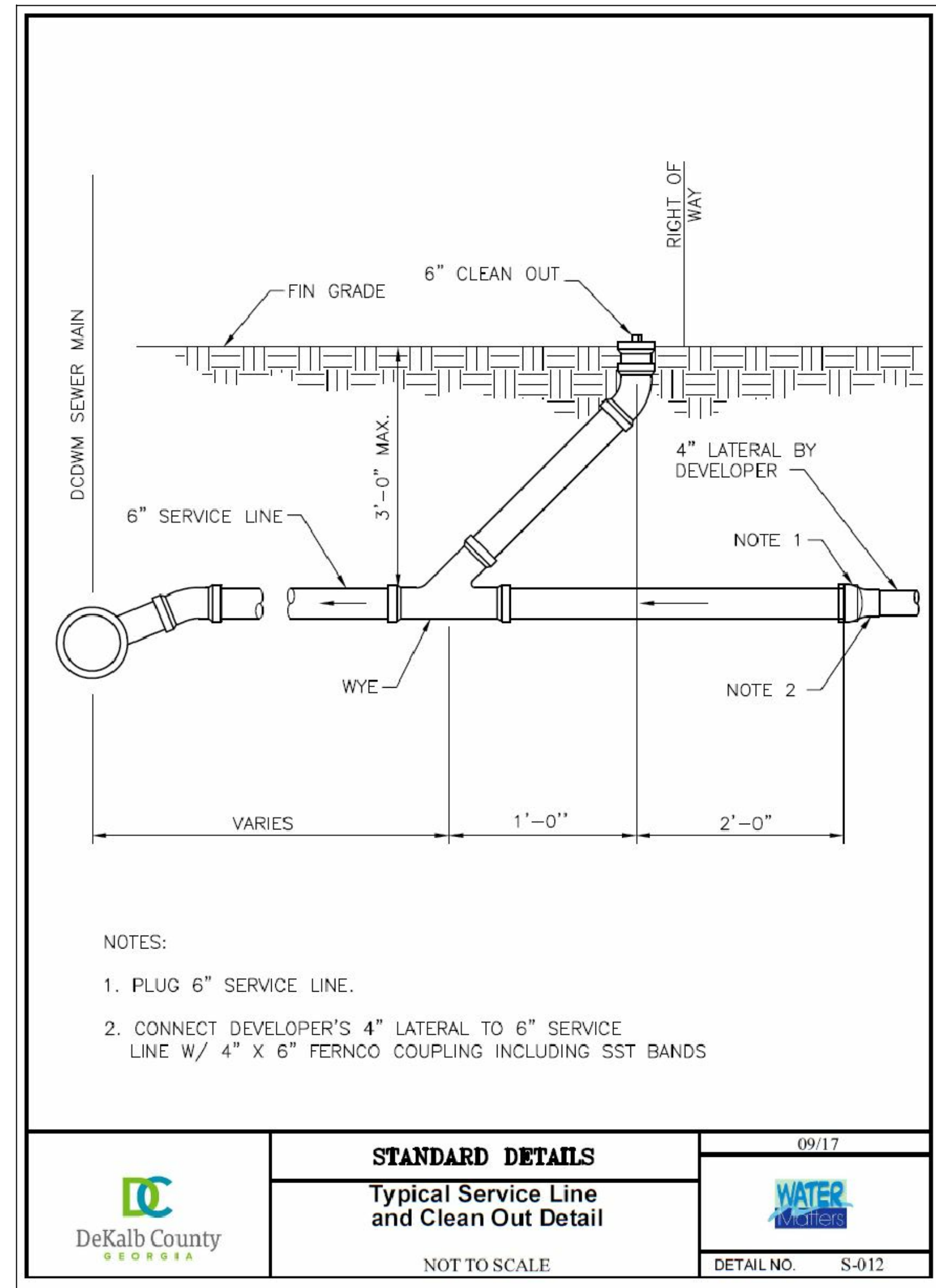
+1046.0'

+1042.2

+1045.8

+1046.0

+1046.4



ALL RISERS EQUALLY SPACED. BEGIN AT CENTER OF LID, STRADDLE C.L. AND LAY OFF 1-2 1/8" C.C.

COMMON BRICK FOOTERS (MIN. 4)

SECTION A-A
CLEANOUT BOX LID

SECTION B-B
CLEANOUT BOX LID

SECTION C-C
CLEANOUT BOX

SECTION D-D
CLEANOUT BOX

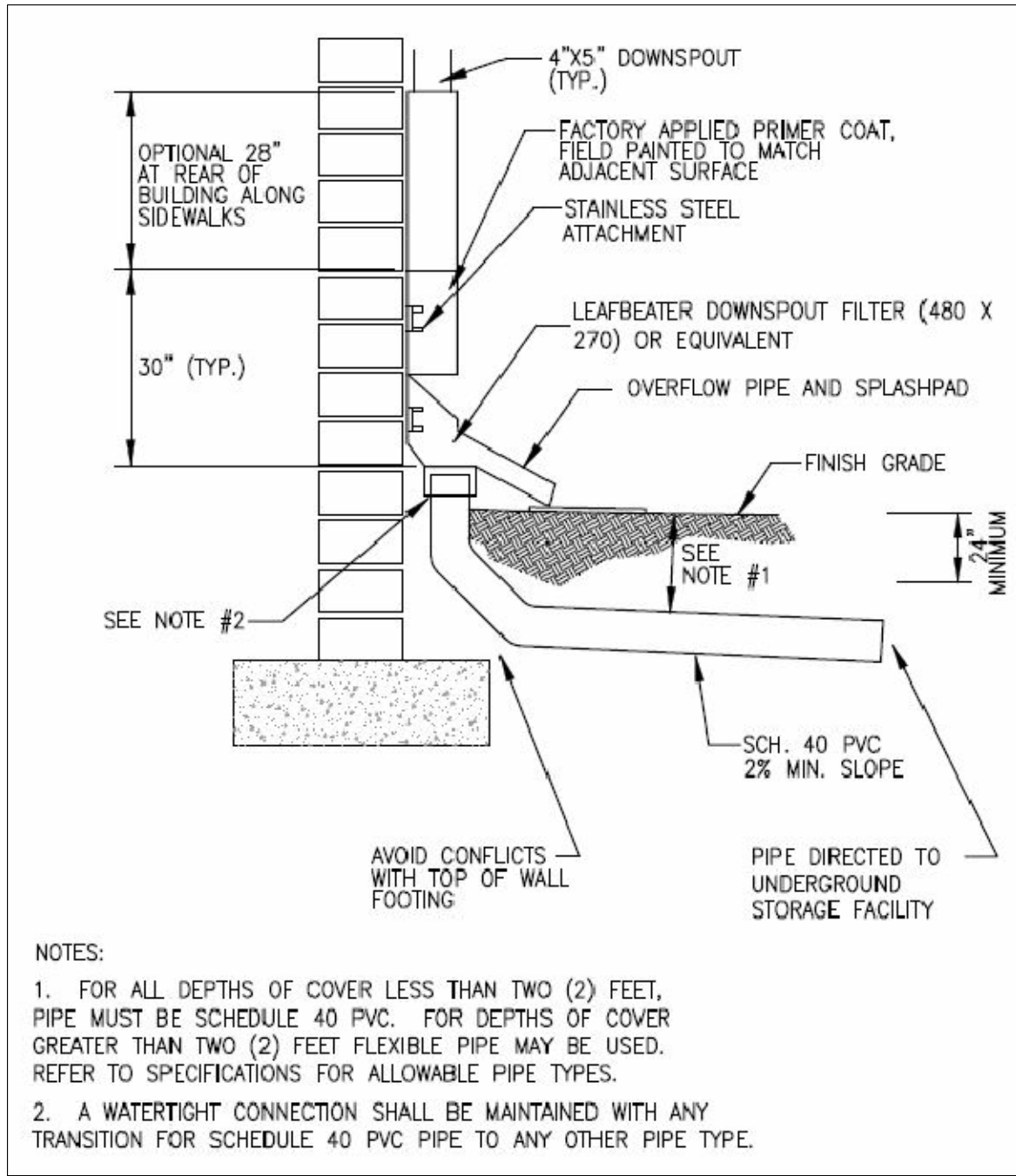


Project No. 20240528
Design By: SM
Drawn By: SM
Checked By: ES
Date: 11/22/2024
Scale: 1" = 20'

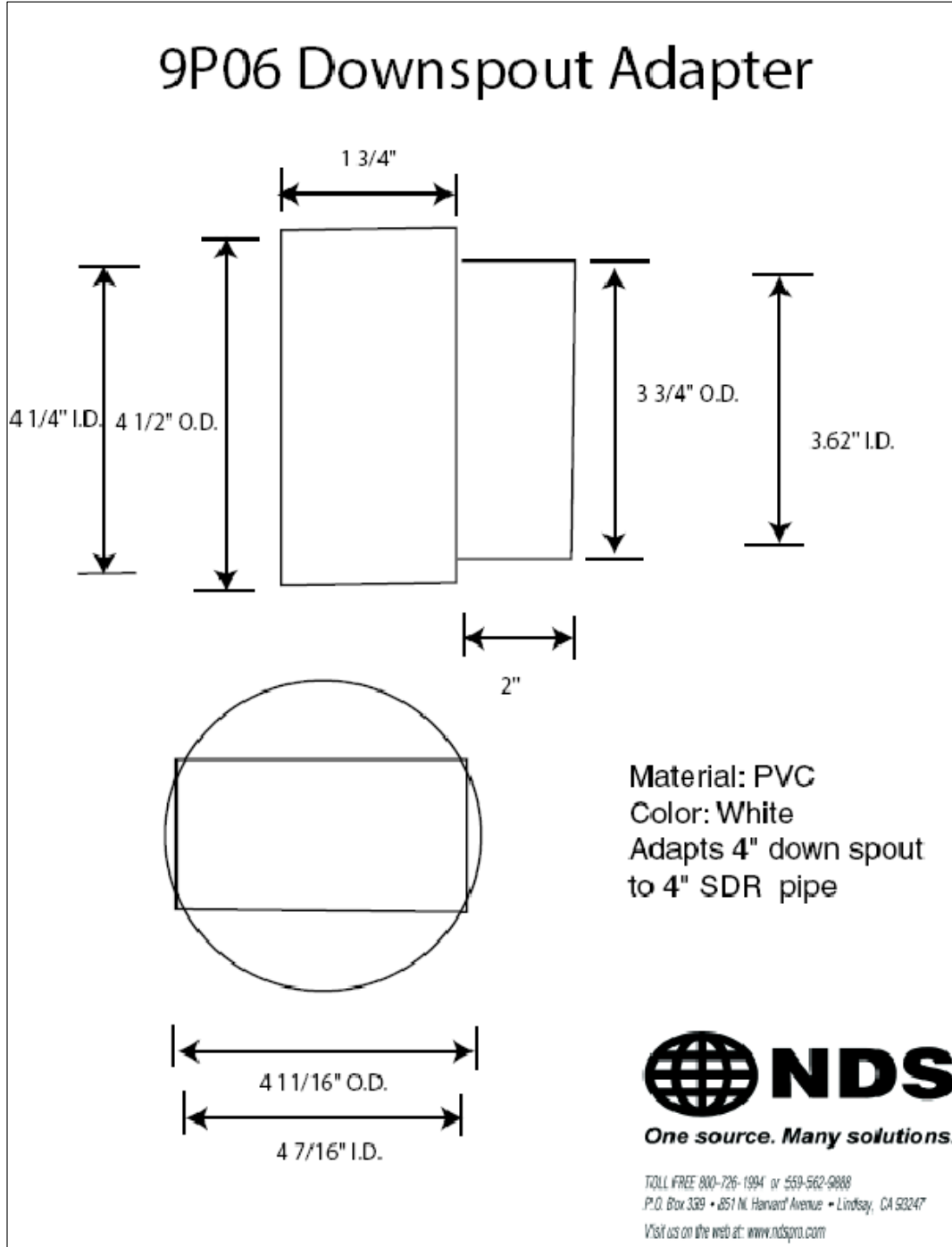
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EUROPEAN MANOR DESIGN
5890-C GATEWAY DRIVE
ALPHARETTA, GA 30004
OFFICE: (770) 527-7171

IMPERVIOUS & BUILDING DETAILS
4180 ASHWOODY TRAIL PROJECT
 4180 ASHWOODY TRAIL
 CITY OF BROOKHAVEN, DEKALB COUNTY, GA 30319
 LAND LOT 330, 18th DISTRICT



DOWNSPOUT COLLECTOR
PROFILE VIEW (NOT TO SCALE)



WATER QUALITY CALCULATIONS:

REQUIRED WATER QUALITY VOLUME:

BMP #1:

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 5,004 SF
WQv 0.1 x 5,004 = 501 CF VOLUME REQUIRED

BMP #2:

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1,985 SF
WQv 0.1 x 1,985 = 199 CF VOLUME REQUIRED

DRY WELL STONE STORAGE BMP DIMENSIONS:

BMP #1:

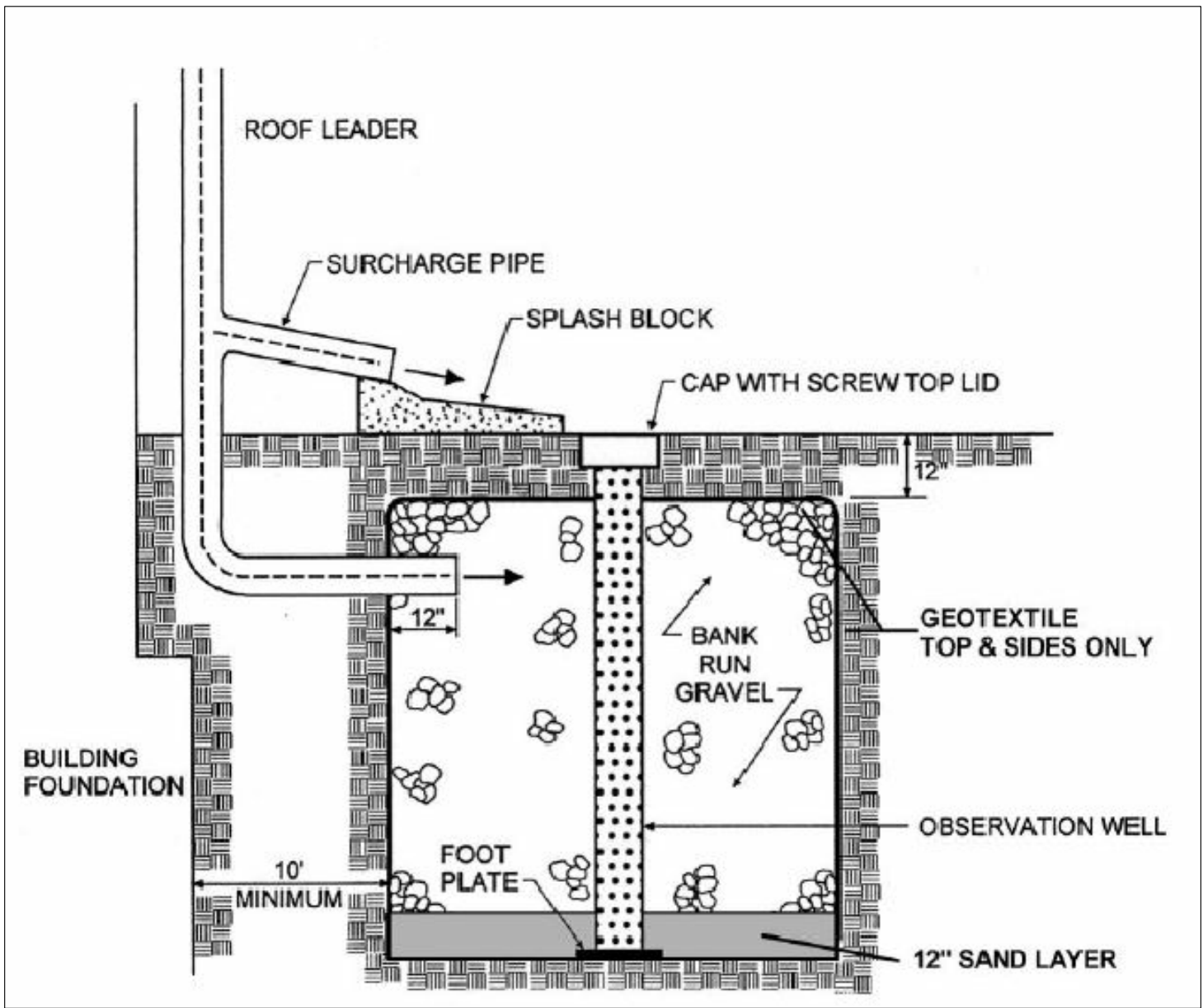
TRENCH SHALL BE 15' LONG x 15' WIDE x 6' DEEP
TOTAL = 1,350 CF OF 0.75" TO 1.5"
CLEAN GRAVEL BACKFILL
VOIDS 40% = 540 CF NET TOTAL VOLUME PROPOSED

TOTAL STORAGE PROVIDED: 540 CF
TOTAL STORAGE REQUIRED: 501 CF
REQUIREMENT IS COMPLETE

BMP #2:

TRENCH SHALL BE 25' LONG x 5' WIDE x 4' DEEP
TOTAL = 500 CF OF 0.75" TO 1.5"
CLEAN GRAVEL BACKFILL
VOIDS 40% = 200 CF NET TOTAL VOLUME PROPOSED

TOTAL STORAGE PROVIDED: 200 CF
TOTAL STORAGE REQUIRED: 199 CF
REQUIREMENT IS COMPLETE

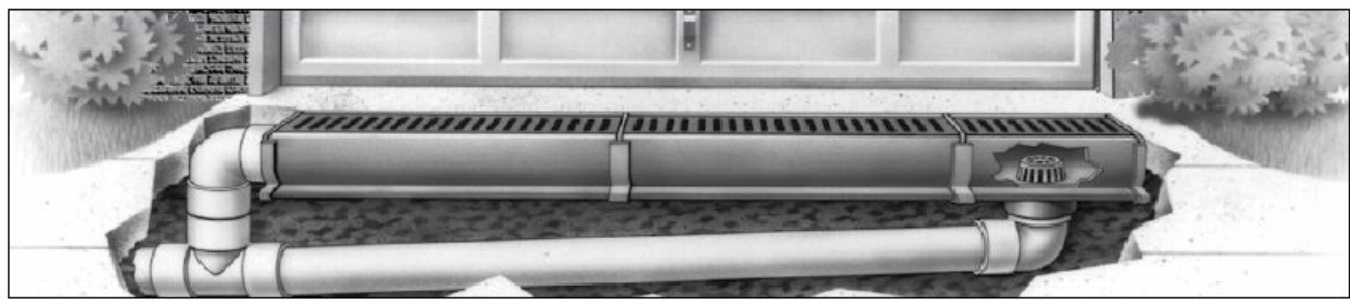


STONE STORAGE DETAIL
SIDE VIEW
PER GEORGIA STORMWATER MANAGEMENT TECHNICAL MANUAL,
VOLUME 2 (2016 EDITION)

BMP NOTES:

- GRAVEL SIZE 1"-3" STONE.
- 4" PIPES FROM DOWNDRAINS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
- A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
- ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN 6-OZ FILTER FABRIC.
- A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
- OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO WQ BMP'S.
- AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

PROFILE CHANNEL DRAINS



Details

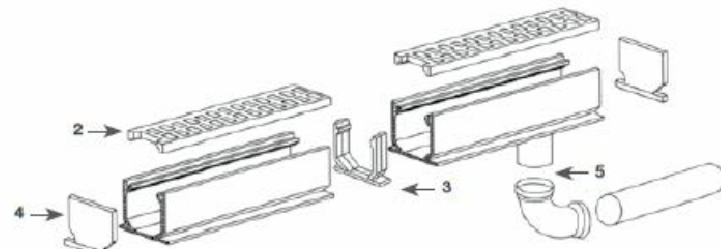
Unique patented flying buttress design provides load-bearing support from both sides as well as underneath.
Available in three sizes: Speed-D® for driveways, large decks and commercial areas; Mini for landscapes, pools or decks; and Micro for residential pools and spas.
Unique flanges on the bottom of the channel provide an anchoring lip for straight installation and prevents floating.

Materials and Standards

- Only channels made of PVC can be cut to any length and solvent-welded like PVC pipe.
- rates available in six colors with decorative options - see in individual products for details.
- Mini Channel Grate also available in solid brass.
- Channel system offers choice of bottom, end or side outlets.
- Concrete is not required under some channels for light vehicular applications. Standards vary per product.

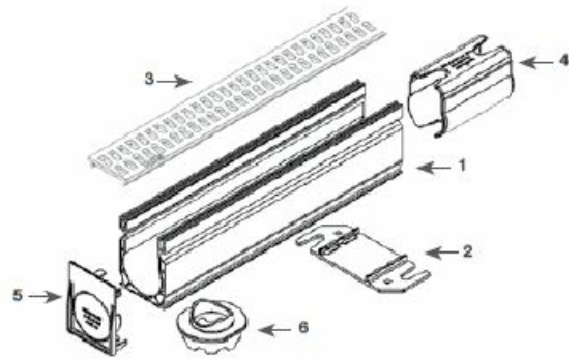
Mini and Speed-D® Channel System Components

- Channel
- Grate
- Coupling
- End Cap or End Outlet
- Channel Bottom Outlet
- Sewer and Drain Fitting
- Drain Pipe

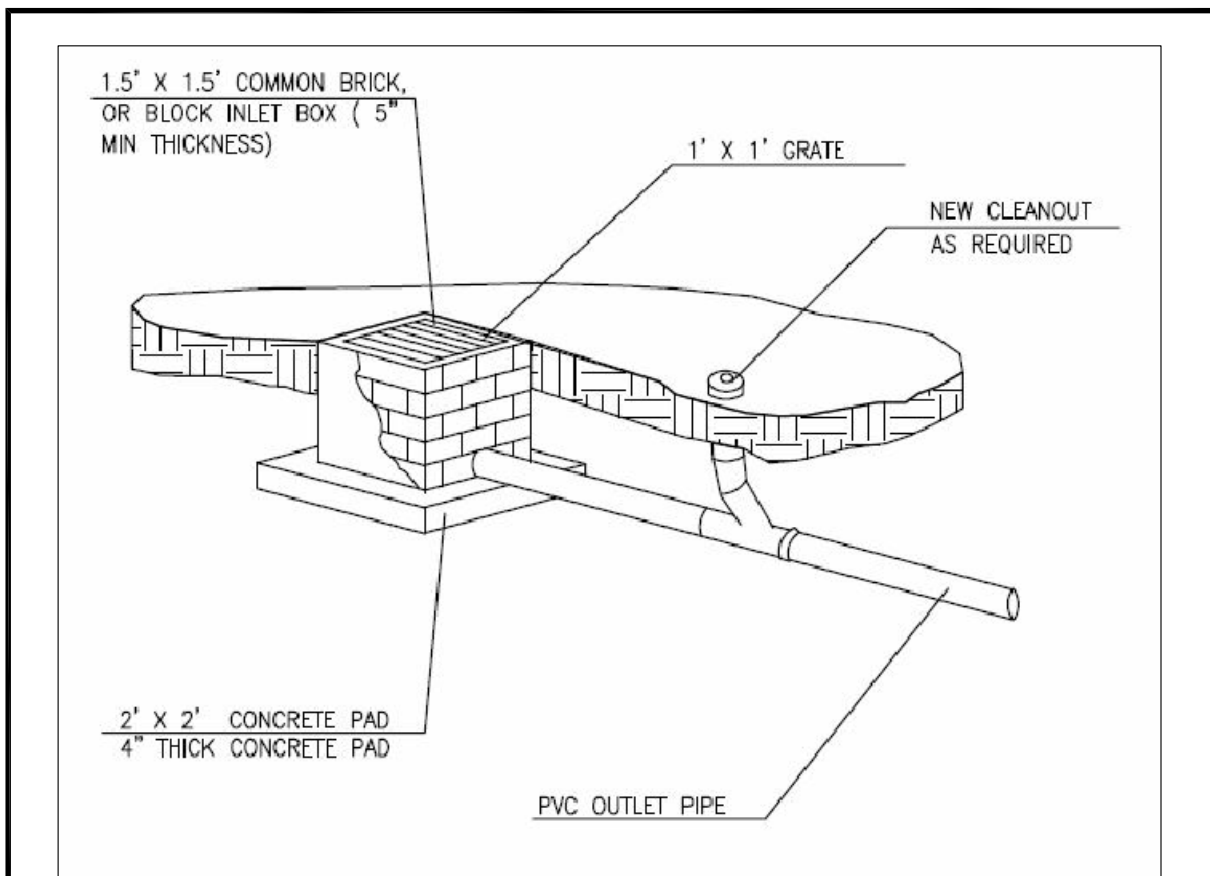


Slim Channel System Components

- Robust extruded PVC channel available in 6-ft and 9-ft lengths
- Anchor clips help secure the channel to a prepared base or suspend it with rebar
- Attractive grate designs enhance any landscape and have high flow capacity for superior drainage
- Couplers provide a secure channel-to-channel connection
- End caps have a convenient knockout for outletting to 1.5-in SCH 40 pipe
- Convenient bottom outlets can be installed anywhere along the channel for 1.5-in SCH 40 pipe connections



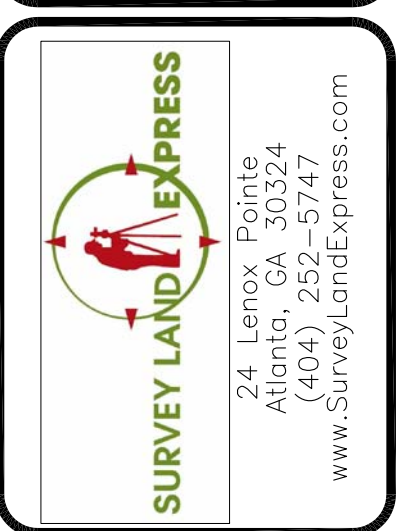
CHANNEL DRAIN INLET
OR COMPARABLE PRODUCT (NOT TO SCALE)



DROP INLET
PROFILE VIEW (NOT TO SCALE)

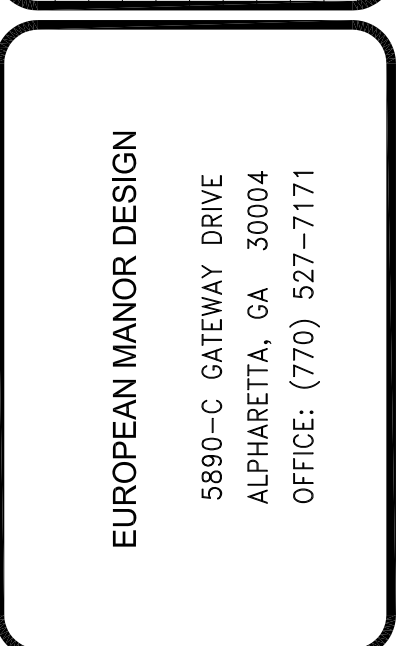
TYPICAL MAINTENANCE ACTIVITIES FOR DRY WELL BMP

	DURING ESTABLISHMENT
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	
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.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
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



Project No. 20240328	SM
Design By: SM	SM
Drawn By: ES	ES
Checked By: 11/22/2024	
Date: 11/22/2024	
Scale: 1"= 20'	

Revision	Date
No	



STORM MANAGEMENT DETAILS
4180 ASHWOODY TRAIL PROJECT
4180 ASHWOODY TRAIL
CITY OF BROOKHAVEN, DEKALB COUNTY, GA 30319
LAND LOT 330, 18th DISTRICT

Drawing No.
C5.0

EXIT DIAGRAM

HARD SURFACE PUBLIC ROAD
SEDIMENT TRAP (SEE NOTE 8)

50' MIN.

20' MIN.

6" MIN.

ENTRANCE ELEVATION

COARSE AGGREGATE (N.S.A. R-2)

6" MIN.

ORIGINAL GRADE

GEOTEXTILE UNDERLINER

CULVERT UNDER ENTRANCE (IF NEEDED)

DIVERSION RIDGE (SEE NOTE 6)

N.S.A. R-2 (1.5"–3.5")

COARSE AGGREGATE

GEOTEXTILE UNDERLINER

TIRE WASHRACK AREA / TIRE WASHERS

SUPPLY WATER TO WASH WHEELS IF NECESSARY

FLOW

FLOW

FLOW

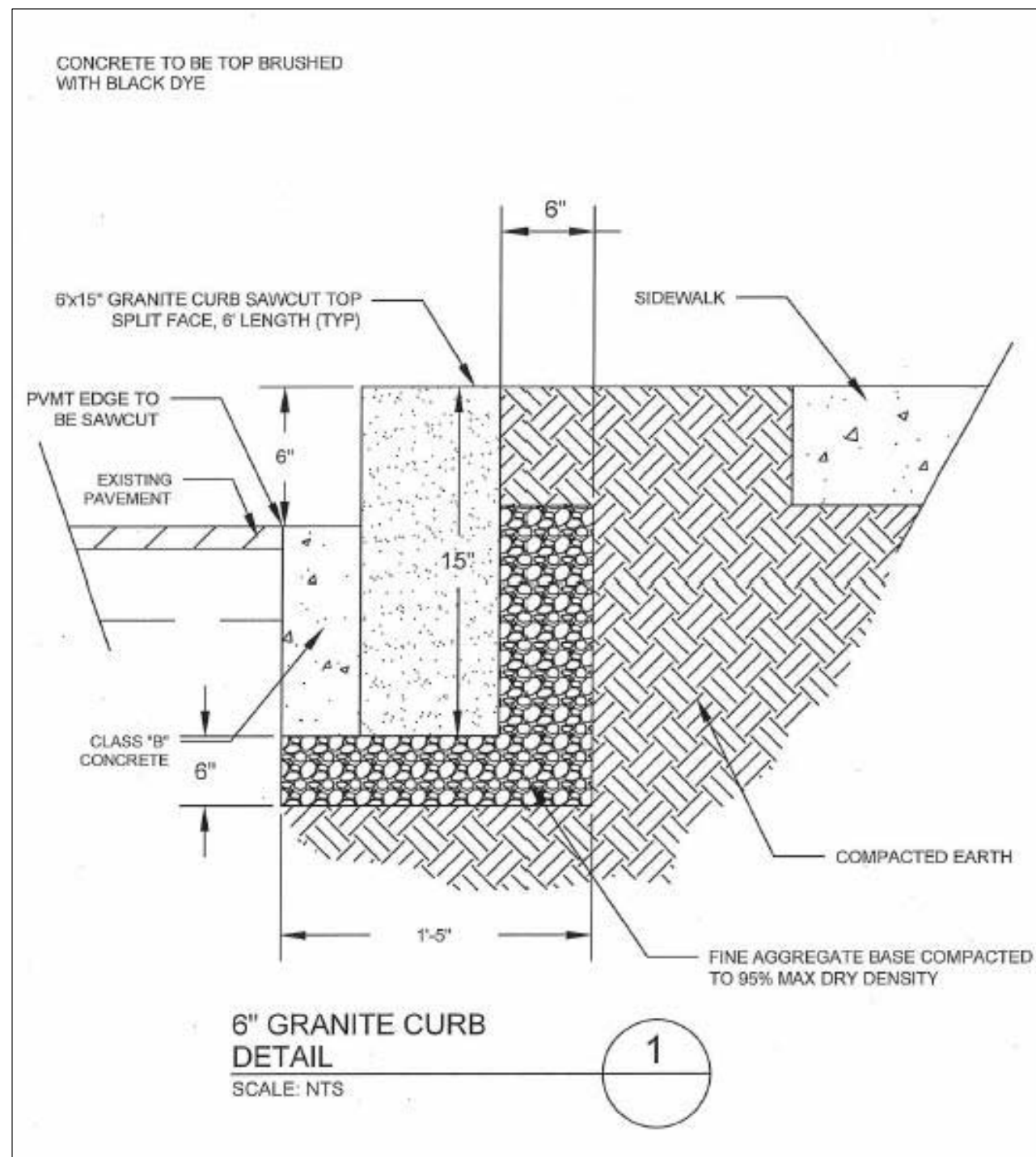
The diagram illustrates the design of a washout station. The main view is a perspective cross-section showing the flow of water from the 'HARD SURFACE PUBLIC ROAD' into a 'SEDIMENT TRAP'. The flow then enters a 'TIRE WASHRACK AREA / TIRE WASHERS' which is constructed with 'COARSE AGGREGATE' (N.S.A. R-2) and a 'GEOTEXTILE UNDERLINER'. A 'DIVERSION RIDGE' is shown upstream of the wash area. A 'CULVERT UNDER ENTRANCE (IF NEEDED)' is indicated at the start of the wash area. The 'ENTRANCE ELEVATION' is marked with a cross symbol. The 'ORIGINAL GRADE' is shown below the wash area. The 'EXIT DIAGRAM' shows the flow exiting the wash area and turning into the 'HARD SURFACE PUBLIC ROAD'. Dimensions include a minimum of 50 feet for the wash area, 20 feet for the exit area, and 6 inches for the aggregate layer. A note refers to 'NOTE 8' for the sediment trap details.

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD 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. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER ENTRANCE IF NEEDED 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 SEDIMENT BASIN (DIVERT 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 NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
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.

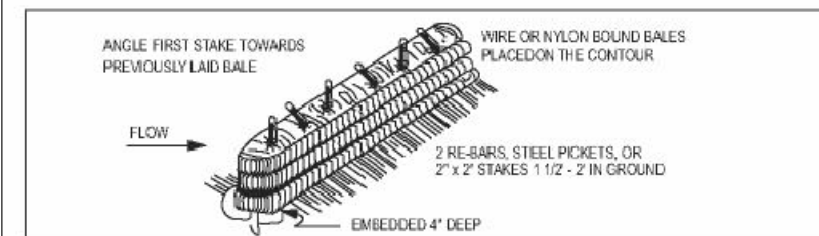
Technical drawing of a residential driveway detail at a granite header curb. The drawing shows a cross-section of the driveway, sidewalk, and curb. Key components include:

- 6" GRANITE OR HEADER CURB
- 6" REVEAL
- 1 1/2" AT EDGE PVMT
- 6" CONC APRON MIN 2500 PSI
- MAX SLOPE 8%
- MAX 2% SLOPE THROUGH SIDEWALK SECTION
- 5' SIDEWALK
- WIDTH VARIES 0'-2' AVG
- 8% MAX SLOPE
- 2% MAX SLOPE
- SLOPE AS REQ'D 8% MAX SLOPE
- STREET SLOPE
- DRIVEWAY WIDTH VARIES
- SIDEWALK TO TAPER TO DRIVEWAY MIN. 5'

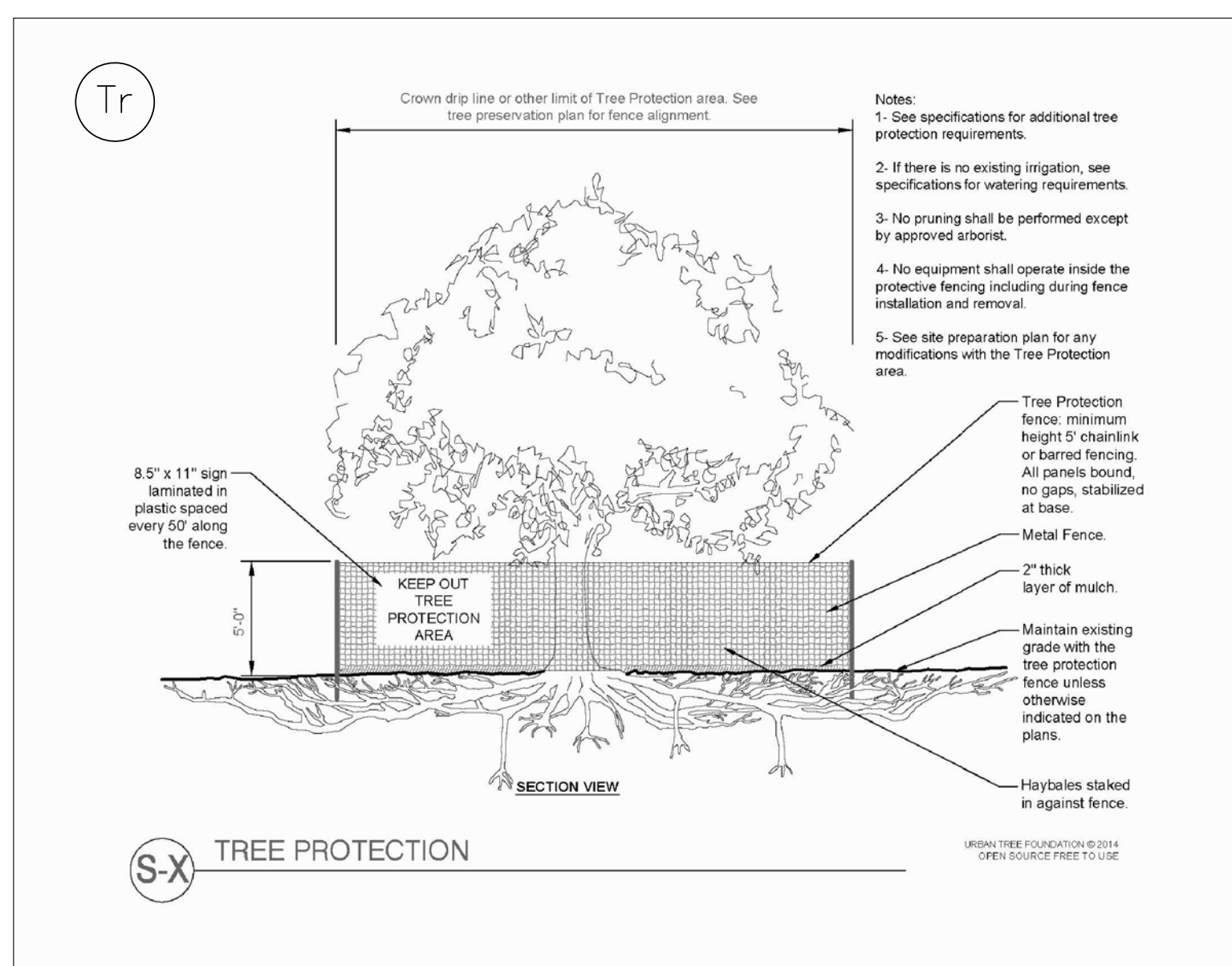
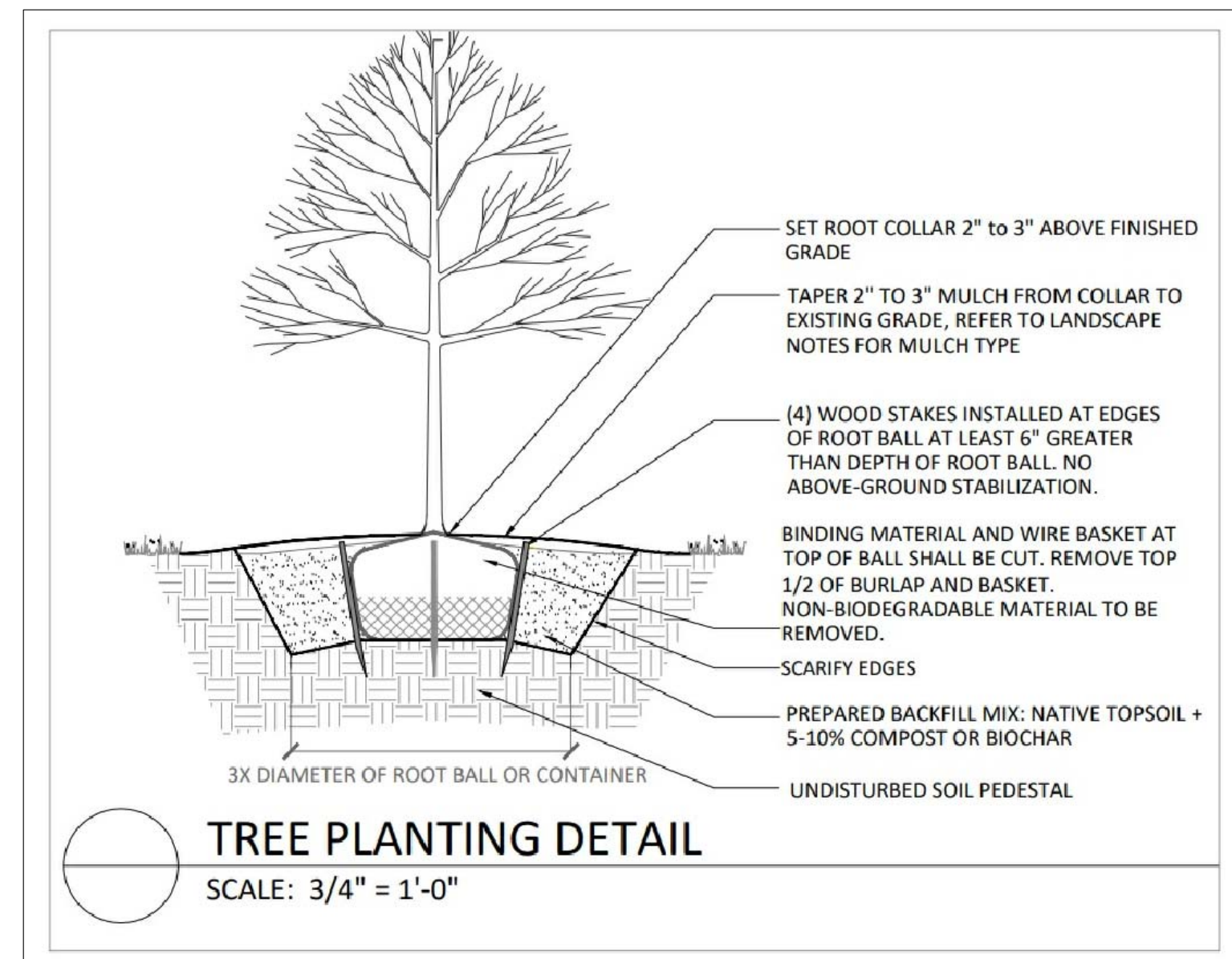
NOT TO SCALE



- 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.



- HAYBALES SHALL BE EACH INDIVIDUALLY SIZED AT APPROXIMATELY 35" LONG x 18" WIDE x 14" HIGH.
- EACH HAYBALE SHALL BE STAKED WITH A MINIMUM OF 2 WOODEN STAKES PER EACH HAYBALE INSTALLED.



The drawing consists of two views: a side view and a front view.

SIDE VIEW: Shows a cross-section of the fence. It features a vertical post on the left and a sloped fabric wall on the right. The total height is 30" min. The post height is 18" min. The fabric wall height is 28". The fabric wall is 6" thick at the base. A horizontal line indicates the flow direction, labeled "Flow".

FRONT VIEW: Shows the top-down view of the fence. It features two vertical posts and a central fabric section. The total width is 4' max o.c. The fabric section is 28" wide. The posts are 6" wide. The fabric section is labeled "Fabric (Woven Wire Fence Backing)". A horizontal line indicates the trench, labeled "Trench".

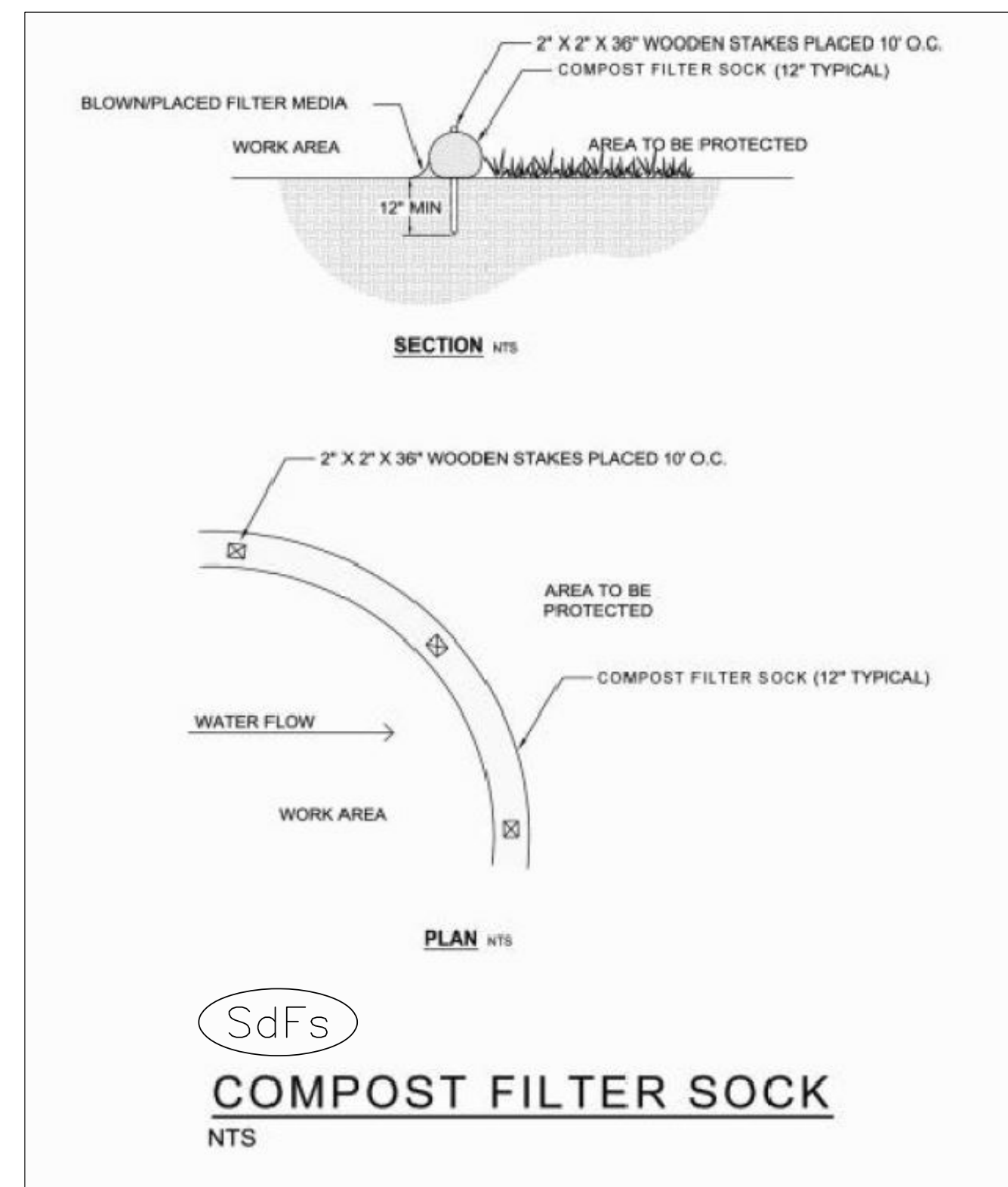
NOTES:

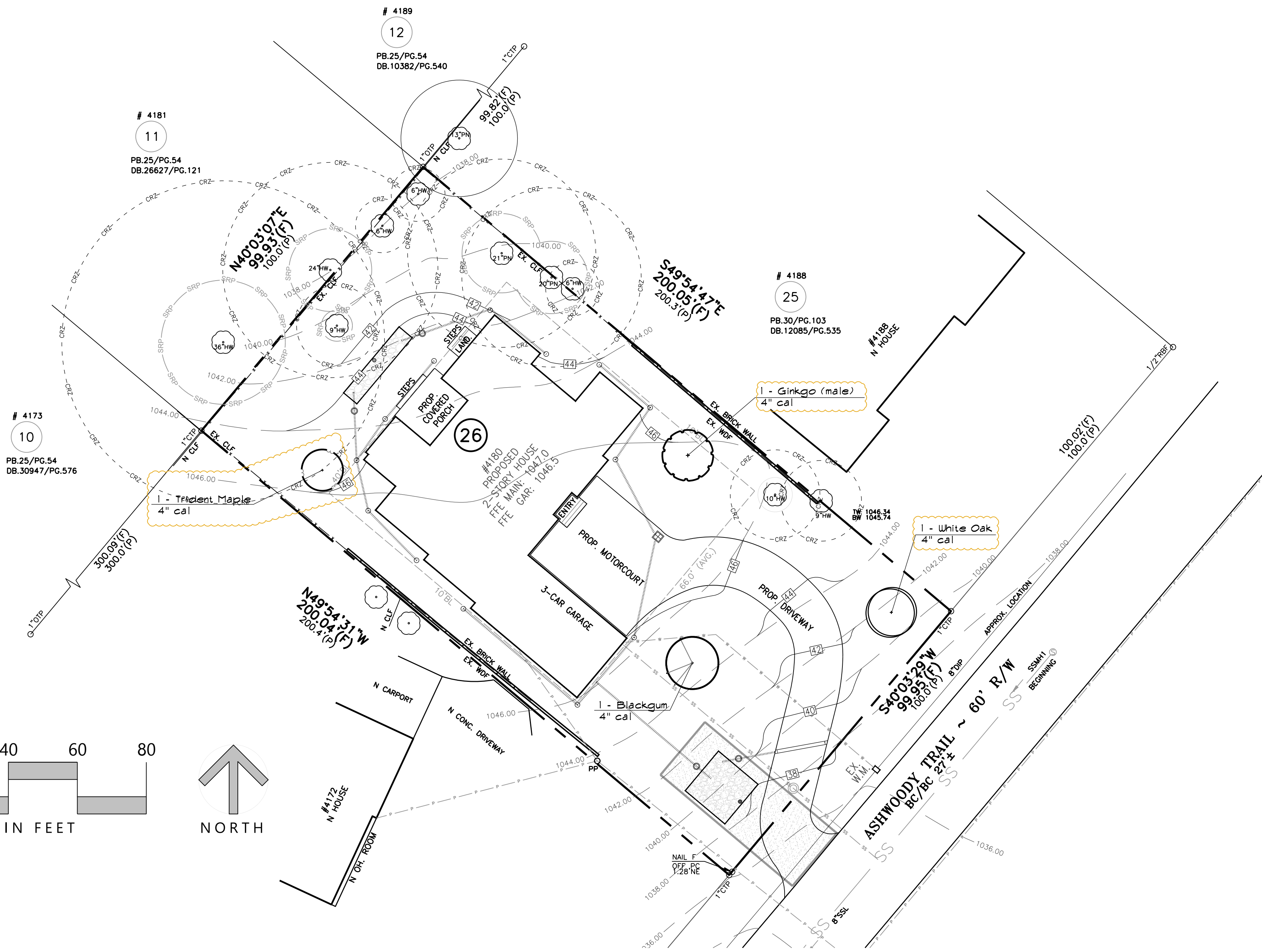
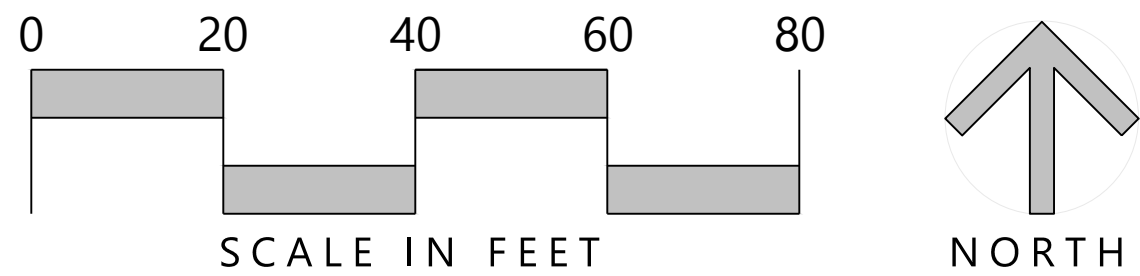
- Use 36" D.O.T. approved fabric.
- Use steel posts - only

SILT FENCE - TYPE S

NOT TO SCALE

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





TREE CALCULATIONS			
TOTAL SITE AREA			0.459 acres / 19,994 sf
BASE DENSITY REQUIRED (130" DBH / ACRE)	59.7	DBH	
ADD. DENSITY REQUIRED FOR SPECIMEN TREE REMOVAL	29.2	DBH	
TOTAL DENSITY REQUIRED	88.8	DBH	
PRESERVED TREE DENSITY	65.5	DBH	
TOTAL PROPOSED DENSITY	24.0	DBH	
TOTAL DENSITY AFTER DEVELOPMENT	89.5	DBH	
TOTAL CANOPY COVERAGE REQUIRED (45%)	8,997	sf	
TOTAL PRESERVED CANOPY COVERAGE	5,400	sf	
TOTAL PROPOSED CANOPY COVERAGE	5,700	sf	
TOTAL CANOPY COVERAGE AFTER DEVELOPMENT	11,100	sf	
FPA REQUIREMENT			
FRONT YARD AREA			3,566 sf
one overstory tree required			
one existing hackberry meets FPA requirement			
two additional canopy trees provided in front yard			

TREES TO BE REMOVED	
6 "	CHERRY LAUREL
6 "	CHERRY LAUREL
19 "	LOBLOLLY PINE
35 "	N RED OAK (#2807)
19 "	POST OAK
22 "	POST OAK

TREES TO BE PRESERVED	CANOPY
4.5 "	HACKBERRY (BO1) (9" / 2)
15 "	DOGWOOD #2806 (10"x1.5)
10 "	LOBLOLLY PINE (BO3) (20"/2)
6 "	BLACK CHERRY
21 "	LOBLOLLY PINE
9 "	BLACK CHERRY
65.5 "	TOTAL SAVED DBH
	5,400 sf TOTAL PRESERVED CANOPY

SPECIMEN TREE RECOMPENSE CALCULATIONS	
SPECIMEN TREES TO BE REMOVED	
35.0 "	N RED OAK #2807 (located in buildable area Art III, sec 14-52 (d))
5.8 "	CREDIT FOR SURPLUS DENSITY
29.2 "	TOTAL SPECIMEN TREE RECOMPENSE
\$3,480	TOTAL RECOMPENSE DUE

PLANTING SCHEDULE						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MULTIPLIER	TOTAL DBH	CANOPY COVERAGE
1	Nyssa sylvatica	Blackgum	4 "	1.5	6.0	1,600 sf
1	Ginkgo biloba	Ginkgo (male)	4 "	1.5	6.0	1,600 sf
1	Acer buergeranum	Trident Maple	4 "	1.5	6.0	900 sf
1	Quercus alba	White Oak	4 "	1.5	6.0	1,600 sf
					24.0	5,700 sf
75% OF TREES ARE OVERSTORY						

TREE REPLACEMENT PLAN

4180 Ashwoody Trail
Brookhaven, GA 30319

LEVEL II TREE REPORT

CITY OF BROOKHAVEN

Client

European Manor Design



Address

4180 Ashwoody Trail

Project

25049

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects



Survey Date

6/17/2025

4180 Ashwoody Trl

Specimen Tree Report

Tag #	DBH	Species	Condition	Comment
2806	10"	<i>Cornus florida</i> Dogwood	Good	Tree is in good health.
2807	35"	<i>Quercus rubra</i> N Red Oak	Good	Tree is in good health.

Total Specimen Sized Trees: 2
Good Condition: 2
Fair Condition: 0
Poor Condition: 0

Tree Report

Tag #	DBH	Species	Condition	Comment
1	6"	<i>Prunus caroliniana</i> Carolina Cherry Laurel	Good	Tree is in good health.
2	6"	<i>Prunus caroliniana</i> Carolina Cherry Laurel	Good	Tree is in good health.
3	21"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
4	19"	<i>Pinus Tueda</i> Loblolly Pine	Good	Tree is in good health.
5	6"	<i>Prunus serrrotina</i> Black Cherry	Good	Tree is in good health.
6	6"	<i>Prunus caroliniana</i> Carolina Cherry Laurel	Good	Tree is in good health.
7	9"	<i>Prunus serrrotina</i> Black Cherry	Good	Tree is in good health.



4180 Ashwoody Trl

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Brookhaven Specimen tree specifications are organized by size:

American Hornbeam (*Carpinus*), Sassafras albidum, Big Leaf Magnolia (*Magnolia macrophylla*), Sourwood (*Oxydendrum*), Hop Hornbeam (*Ostrya*) over 6" DBH
Dogwood and Redbud over 8" DBH
Cherry (*Prunus serotina* and *Prunus virginiana*),Persimmon (*Diospyros*) over 12" DBH
Beech (*Fagus*), Hickory (*Carya*), Tupelo/Blackgum (*Nyssa*), American Holly (*Ilex opaca*), Southern Magnolia (*Magnolia grandiflora*), American Elm (*Ulmus americana*), Red Maple (*Acer rubrum*) over 18" DBH
Oak (*Quercus*) species, Sycamore (*Platanus*), Pecan (*Carya illinoensis*), all Elm (*Ulmus*) other than American (*U. americana*), all Maple (*Acer*) other than Red (*A. rubrum*), Southern Magnolia (*Magnolia grandiflora*) over 24" DBH
Poplar over 26" DBH
Sweetgum (*Liquidambar styraciflua*), Eastern Cottonwood (*Populus deltoides*) over 30" DBH
Juniper (*Juniperus*), Cedar (*Cedrus*), Bald Cypress (*Taxodium*), Dawn Redwood (*Metasequoia*), Eastern Hemlock (*Tsuga*), Virginia Pine (*Pinus virginiana*), China Fir (*Cunninghamia*), Shortleaf Pine (*Pinus echinata*) over 18" DBH
Pine (*Pinus*) genus other than Shortleaf Pine (*Pinus echinata*) and Virginia Pine (*Pinus virginiana*) over 28" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

- Life expectancy less than 15 years
- A trunk with visible decay
- More than one major and several minor dead limbs (hardwoods)



4180 Ashwoody Trl

Major insect or pathological problems

Site Location

The site is a single family lot with most of the trees in the rear yard. There are a lot of small sized Carolina Cherry Laurels and Pines in the rear yard. One large specimen Dogwood in the front yard and a large N Red Oak in the rear yard.

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.



4180 Ashwoody Trl

Tag #	DBH	Species	Condition	Comment
8	19"	<i>Quercus stellata</i> Post Oak	Good	Tree is in good health.
9	22"	<i>Quercus stellata</i> Post Oak	Good	Tree is in good health.

Tree summary: The yard is well maintained and therefore all trees in the yard are in good health.

Boundary Tree Report

Tag #	DBH	Species	Condition	Comment
BO1	9"	<i>Celtis occidentalis</i> Hackberry	Good	Tree is in good health.
BO2	6"	<i>Prunus caroliniana</i> Carolina Cherry Laurel	Good	Tree is in good health.
BO3	20"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO4	24"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO5	36"	<i>Quercus alba</i> White Oak	Good	Tree is in good health.
BO6	6"	<i>Prunus caroliniana</i> Carolina Cherry Laurel	Good	Tree is in good health.
BO7	6"	<i>Cornus florida</i> Dogwood	Good	Tree is in good health.

Boundary Tree Summary: The boundary trees are mostly small Cherry Laurels.



ARBORIST REPORT

4180 Ashwoody Trail
Brookhaven, GA 30319



mylivingenvironment.com
Ridley Hatley PLA
404-749-0610

July 18, 2025

SHEET

L-02