

Variance Request: Reduce Retaining Wall setback from 3.75 Feet to 0 Feet

**SURVEY NOTES**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
8. THE PURPOSE OF THIS PLAT IS TO SHOW THE LOCATION OF A PROPOSED WALL.

**SURVEY DATA**

1. FIELD SURVEY COMPLETED ON 07-01-2020
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN +1,000,000 FEET.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0052K, EFFECTIVE DATE OF AUGUST 15, 2019.
6. THE TOPOGRAPHY SHOWN HEREON WAS PRODUCED FROM A GROUND SURVEY. CONTOUR INTERVAL: 2 FT. VERTICAL DATUM: NAVD88 VIA RTN GPS OBSERVATIONS.

**SURVEY REFERENCES**

1. PLAT BOOK 22, PAGE 18 OF DEKALB COUNTY RECORDS.

**ZONING NOTES**

|                             |                          |
|-----------------------------|--------------------------|
| PROPERTY ZONING             | RS-75                    |
| ZONING OVERLAY              | NONE                     |
| CHARACTER AREA              | ASHFORD PARK-DREW VALLEY |
| MINIMUM LOT AREA            | 10,000 SQ. FT.           |
| MINIMUM LOT WIDTH           | 75 FT.                   |
| MAXIMUM IMPERVIOUS COVERAGE | 35%                      |
| MINIMUM BUILDING SETBACKS   |                          |
| FRONT                       | 30 FT.                   |
| SIDE                        | 7.5 FT.                  |
| REAR                        | 40 FT.                   |
| MAXIMUM BUILDING HEIGHT     | 40 FT.                   |

**SURVEYOR'S CERTIFICATION**

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H RADER GEORGIA RLS# 3033

**WALL EXHIBIT FOR:**

**ROSE**

CURRENT OWNER: ROSE, G.

|  |   |
|--|---|
| LAND LOT 202<br>DISTRICT 18<br>CITY OF BROOKHAVEN<br>DEKALB COUNTY, GA | LOT 5, BLOCK C<br>DREW VALLEY<br>SUBDIVISION, UNIT III<br>PLAT BK 22, PG 18 |
|--|---|

|                   |                  |                         |                 |
|-------------------|------------------|-------------------------|-----------------|
| SCALE<br>1" = 20' | DATE<br>08/25/20 | PROJECT NO.<br>20200825 | SHEET<br>1 OF 1 |
|-------------------|------------------|-------------------------|-----------------|

**IMPERVIOUS AREA**

|                     |                         |
|---------------------|-------------------------|
| HOUSE               | 1,440.6 SQ. FT.         |
| DECK & STAIRS       | 332.0 SQ. FT.           |
| SHED                | 97.7 SQ. FT.            |
| STONE WALK & PATIOS | 617.0 SQ. FT.           |
| DRIVEWAY            | 461.2 SQ. FT.           |
| WALLS               | 55.4 SQ. FT.            |
| TOTAL               | 3,003.9 SQ. FT.         |
| IMPERVIOUS COVER    | 3,003.9 SQ. FT. = 23.1% |
|                     | 12,992.0 SQ. FT.        |

**LEGEND**

|  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>Property Line</li> <li>Land Lot Line</li> <li>Concrete Monument Found</li> <li>Iron Pin Set</li> <li>Iron Pin Found</li> <li>Crimped-Top Pipe</li> <li>Open-Top Pipe</li> <li>Right-of-Way</li> <li>Point of Beginning</li> <li>Building Setback Line</li> <li>Centerline</li> <li>Curb Inlet</li> <li>Drop Inlet</li> <li>Yard Inlet</li> <li>Double-Wing Catch Basin</li> <li>Single-Wing Catch Basin</li> <li>Headwall</li> <li>Junction Box</li> <li>Storm Drainage Pipe</li> <li>Corrugated Metal Pipe</li> <li>Corrugated Plastic Pipe</li> <li>Reinforced Concrete Pipe</li> </ul> | <ul style="list-style-type: none"> <li>Invert Elevation</li> <li>Sanitary Sewer Line</li> <li>Sanitary Sewer Manhole</li> <li>Sewer Cleanout</li> <li>Grease Trap</li> <li>Ductile Iron Pipe</li> <li>Polyvinyl Chloride Pipe</li> <li>Power Pole</li> <li>Light Pole</li> <li>Power (Transformer) Box</li> <li>Guy Wire</li> <li>Power Meter</li> <li>Power Manhole</li> <li>Overhead Power Line</li> <li>Underground Power Line</li> <li>Telephone Manhole</li> <li>Telephone Pedestal</li> <li>Underground Telephone Line</li> <li>Television (Cable) Line</li> <li>Television Pedestal</li> <li>Traffic Control Box</li> <li>Gas Line</li> </ul> | <ul style="list-style-type: none"> <li>Gas Meter</li> <li>Gas Valve</li> <li>Fire Hydrant</li> <li>Water Valve</li> <li>Water Meter</li> <li>Fire Department Connection</li> <li>Irrigation Control Valve</li> <li>Water Line</li> <li>Tree Line</li> <li>Tree</li> <li>Monitoring Well</li> <li>Building (Finished)</li> <li>Guard Rail</li> <li>Railroad Tracks</li> <li>Fence Line</li> <li>Contour</li> <li>Index Contour</li> <li>Spot Elevation</li> <li>Finished Floor Elevation</li> <li>Centerline of Stream</li> <li>Flood Limits</li> <li>Concrete</li> </ul> |
|--|--|--|



| REVISION | DATE    | PURPOSE                              |
|----------|---------|--------------------------------------|
| 1        | 8-27-20 | ADD BUILDING LINES & IMPERVIOUS AREA |

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