

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

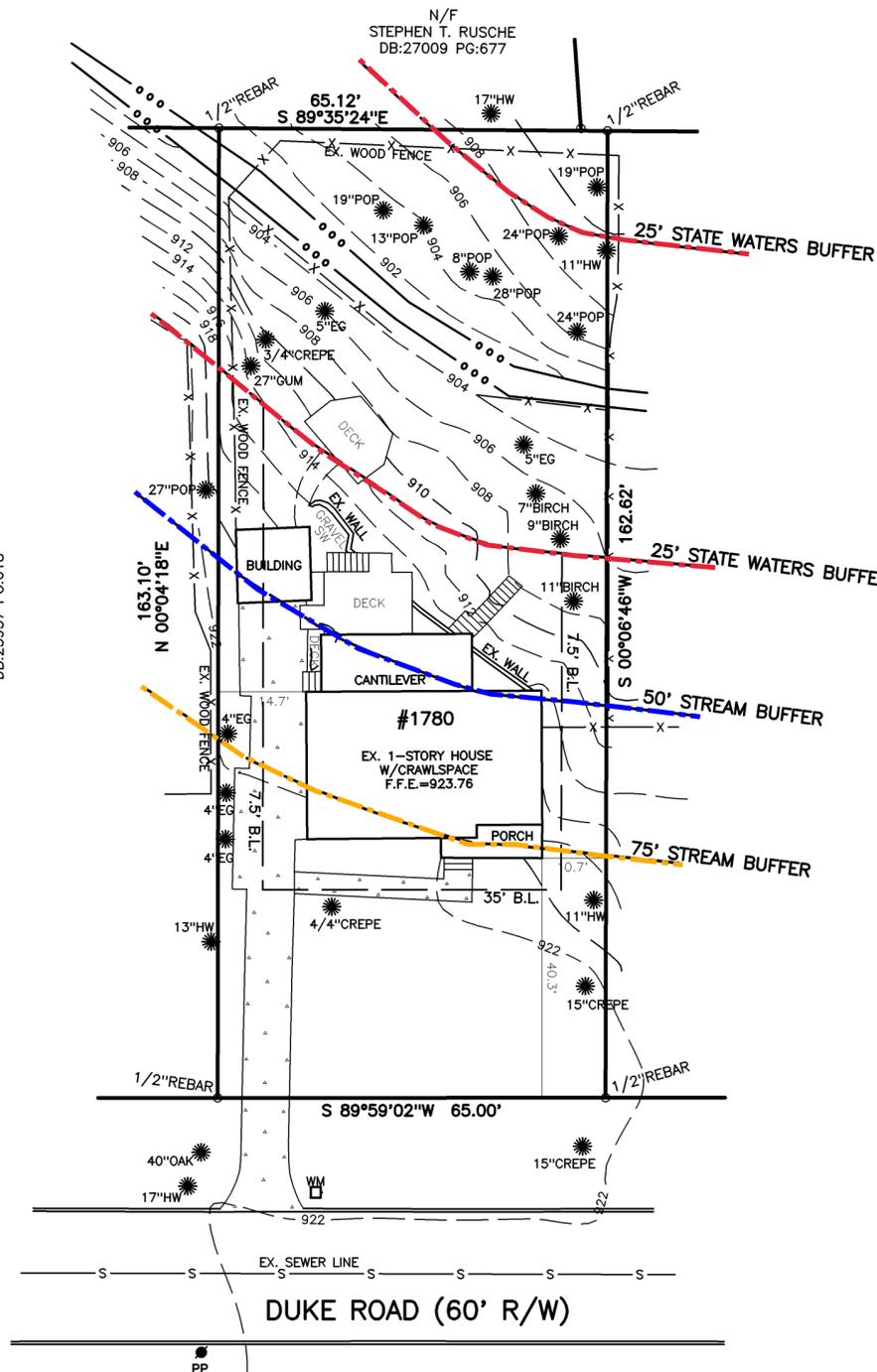
FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0052K, DATED 08/15/19



N/F
FERRON G. DUNHAM
DB:25937 PG:618

N/F
JONATHAN A. MILLER
DB:23059 PG:685



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
S = STORM SEWER LINE/PIPE
W = WATER LINE
G = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT



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



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SURVEY FOR:

1780 DUKE ROAD
TAX PARCEL: 18-271-02-024

REVISION:
FIELD DATE: 06/23/20
PLAT DATE: 06/25/20
REF. PLAT: PB. 15 P. 2

LAND LOT: 271
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
AREA = 0.243 ACRES
JOB No. 20-06-297

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS SITE [IS/IS NOT] LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DETERMINED BY F.T.R.M. PANEL NUMBER(S) 13089C 0052 K DATED 08/15/2019 FOR THE CITY OF BROOKHAVEN/DEKALB COUNTY, GEORGIA.

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ZONING INFORMATION:

CLASSIFICATION: RS75
MINIMUM LOT AREA - 10,000 sf.
MINIMUM LOT WIDTH - 75 FEET
MAXIMUM LOT COVERAGE - 35%
SETBACKS: FRONT - 30 FEET
SIDE STREET - 20 FEET
SIDE INTERIOR - 7.5 FEET
REAR - 40 FEET
MAXIMUM BUILDING HEIGHT - 40 FEET

PROPOSED LOT COVERAGE:

HOUSE = 1855 sf.
DRIVEWAY = 620 sf.
FRONT WALK = 76 sf.
FRONT PORCH = 291 sf.
SCREEN PORCH = 224 sf.
DECK/STEPS = 251 sf.
TOTAL = 3317 sf.
LOT COVERAGE = 31.30%

24 HR CONTACT:
HOUSTON FEASTER
(770)318-8879
HHFEASTER@YAHOO.COM

LOT AREA:
10,596 sf.
0.243 ACRES

TREE INVENTORY:

- SAVED:
15" CREPE MYRTLE
11" BIRCH
9" BIRCH
7" BIRCH
27" SWEETGUM
24" POPLAR
28" POPLAR
8" POPLAR
11" HARDWOOD
19" POPLAR
19" POPLAR
13" POPLAR
24" POPLAR
REMOVED:
11" HARDWOOD
4/4" CREPE MYRTLE

LANDSCAPE REQUIREMENTS:

SDF: 0.243 x 120 = 30" DBH
EDF = 215" DBH
RDF: 30 - 215 = -185
SURPLUS = 185" DBH

LANDSCAPE MITIGATION:

- TWO TREES TO BE REMOVED
TWO 2.5" DBH TREES TO BE PLANTED
(As) - 2.5" SUGAR MAPLE (1)
(Qn) - 2.5" NUTTAL OAK (1)

WATER QUALITY CALCULATIONS:

AREA TO BE TREATED = 3317 sf.
STORAGE VOLUME REQUIRED = 331.7 CF
FLO-WELLS TO BE UTILIZED
31.6 CF TREATED PER WELL
331.7/31.6 = 10.5
11 FLO-WELLS REQUIRED
5 SETS OF DOUBLE-STACKED WELLS &
1 SINGLE WELL TO BE INSTALLED

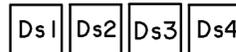
BUFFER DISTURBANCE BREAKDOWN

Table with 3 columns: BUFFER, EXISTING, PROPOSED. Rows: 25' BUFFER, 50' BUFFER, 75' BUFFER, TOTAL DISTURBED BUFFER, NON-BUFFER DISTURBANCE.

BUFFER IMPERVIOUS BREAKDOWN

Table with 3 columns: BUFFER, EXISTING, PROPOSED. Rows: 25' BUFFER, 50' BUFFER, 75' BUFFER, TOTAL BUFFER IMPERVIOUS, NON-BUFFER IMPERVIOUS.

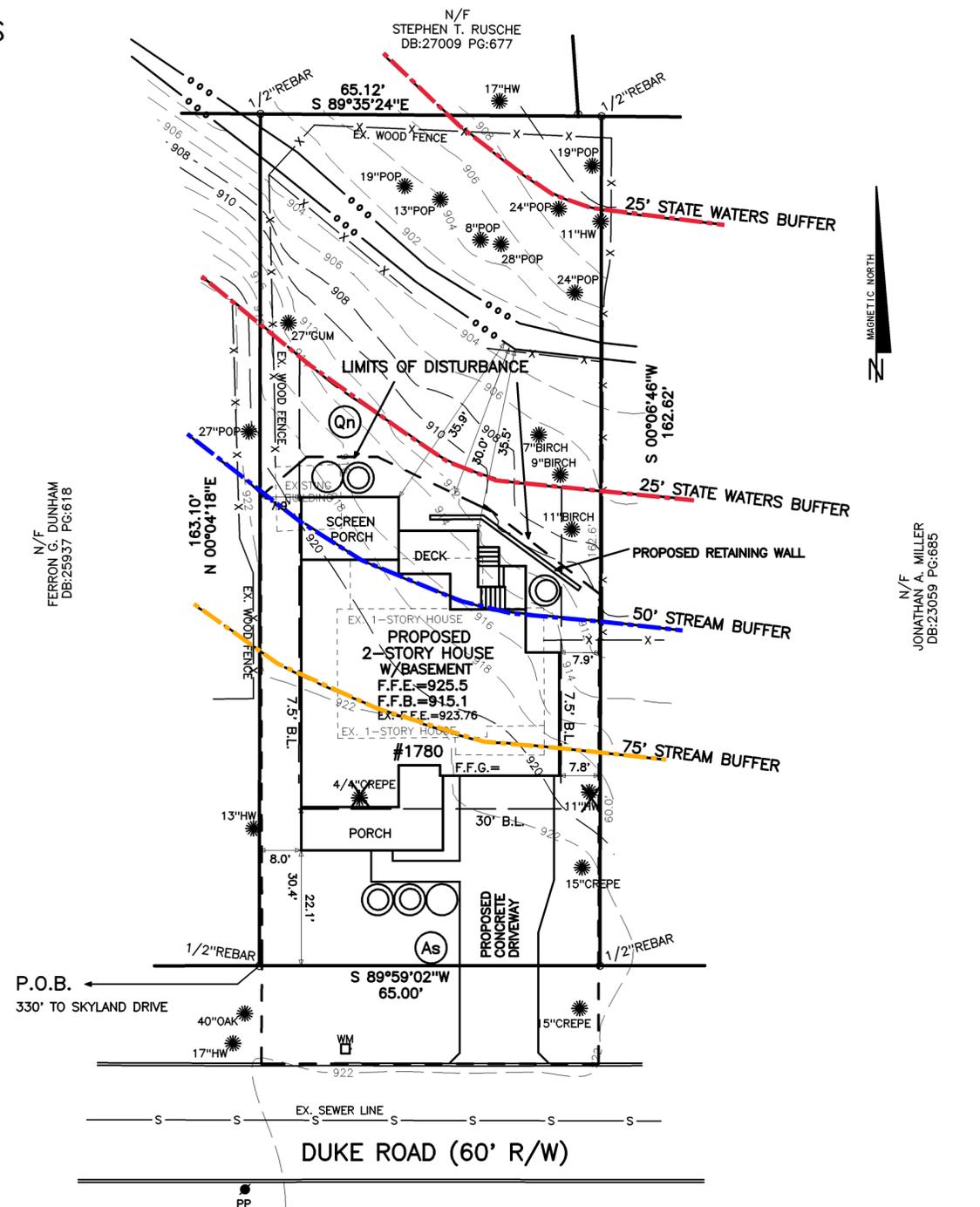
NO GRADED SLOPE SHALL EXCEED 3H:1V
ON ALL DISTURBED AREAS



DISTURBED AREA = 7205 sf.
0.165 ACRES

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 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 DAILY, 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).
G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/12/2019 EXPIRES 10/11/2022
09/01/20



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REVISION: 09/01/20

VARIANCE SITE PLAN FOR:
1780 DUKE ROAD
TAX PARCEL: 18-271-02-024
LAND LOT: 271
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 06/23/20
PLAT DATE: 07/22/20
LOT: 24 BLOCK: J
SUB: GEORGIAN HILLS
AREA = 0.243 ACRES
JOB No. 20297SPV