

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

OWNER/24 HR CONTACT:
GEORGE CHINOPULOS
 CGCHINOPULOS@HOTMAIL.COM
 2909 CRAVENRIDGE DRIVE
 ATLANTA, GA. 30319

LOT AREA: **PZ 09-02-20**
 11,788 sf.
 0.271 ACRES



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
- = 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

ZONING INFORMATION:

CLASSIFICATION: RS85
 MINIMUM LOT AREA - 12,000 sf.
 MINIMUM LOT WIDTH - 85 FEET
 MAXIMUM LOT COVERAGE - 35%
 SETBACKS: FRONT - 35 FEET
 SIDE - 8.5 FEET
 REAR - 40 FEET
 MAXIMUM BUILDING HEIGHT - 40 FEET

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

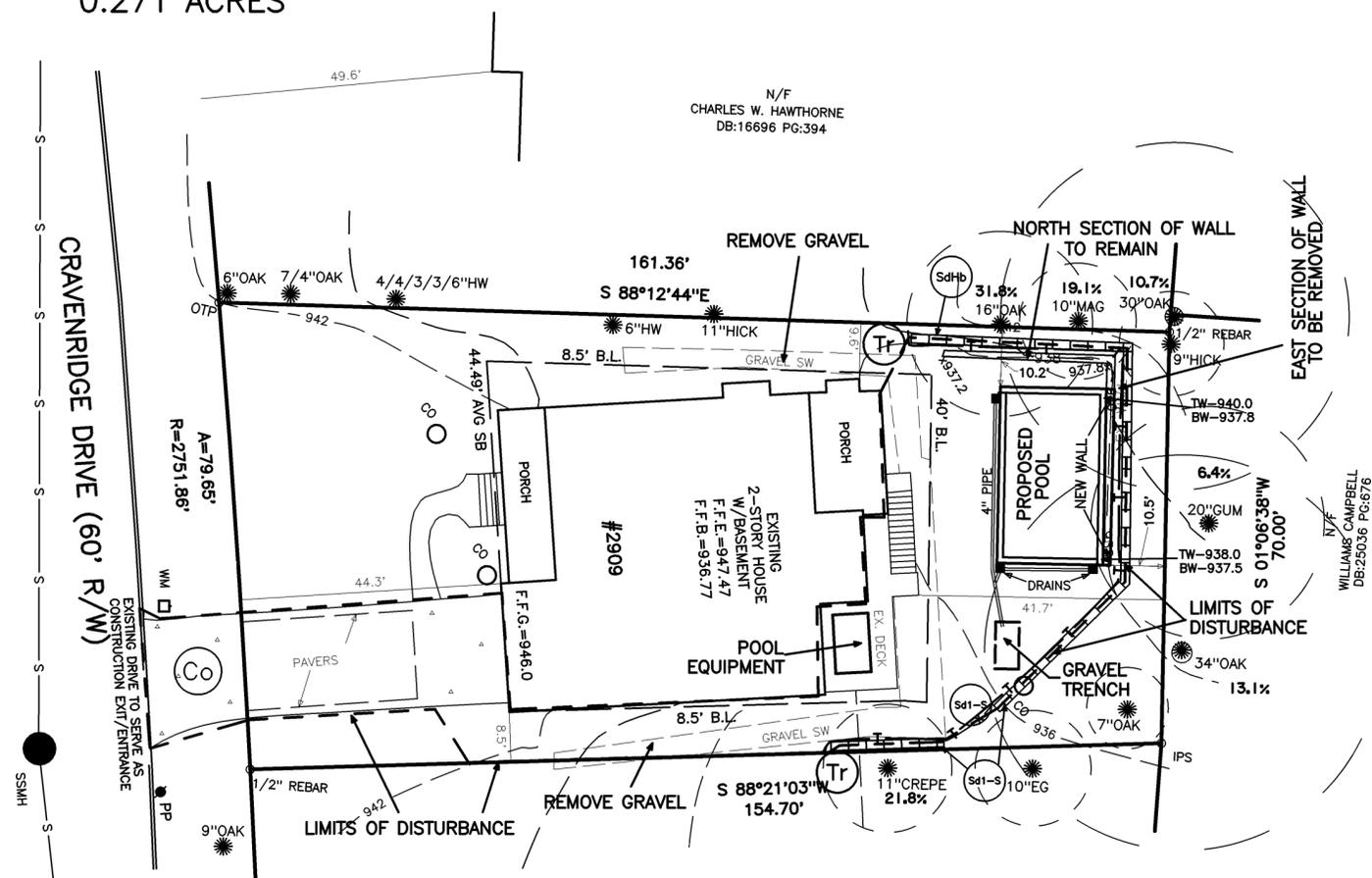
Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 4445 sf.
 0.102 ACRES



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CRAVENRIDGE DRIVE (60' R/W)



EXISTING LOT COVERAGE:

- HOUSE = 2556 sf.
- PAVER DRIVE = 203 sf. (406 @50%)
- CONCRETE DRIVE = 358 sf.
- SIDEWALK = 144 sf.
- FRONT PORCH = 229 sf.
- REAR PORCH = 263 sf.
- WALL = 46 sf.
- GRAVEL = 691 sf.
- REAR DECK = 317 sf. *

TOTAL = 4490 sf.

LOT COVERAGE = 38.09%

PROPOSED LOT COVERAGE:

- HOUSE = 2556 sf.
- PAVER DRIVE = 203 sf. (406 @50%)
- CONC. DRIVE = 358 sf.
- SIDEWALK = 144 sf.
- FRONT PORCH = 229 sf.
- REAR PORCH = 263 sf.
- REAR DECK = 317 sf. *
- PROPOSED POOL = 540 sf.
- POOL EQUIPMENT = 60 sf.
- RETAINING WALL = 13 sf.

TOTAL = 4366 sf.

LOT COVERAGE = 37.04%

WATER QUALITY CALCULATIONS:

AREA TO BE TREATED = 613 sf.
 STORAGE VOLUME REQUIRED = 61.3 CF
 GRAVEL TRENCH TO BE UTILIZED
 GRAVEL VOIDS: 61.3/0.40 = 154 CF
 TRENCH DIMENSIONS: 5d x 4w x 8L
 GRAVEL VOLUME = 160 CF
 STORAGE PROVIDED = 64 CF

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.

STORMWATER MANAGEMENT:

THIS PROJECT MEETS ALL REQUIREMENTS OF THE STORMWATER MANAGEMENT AND THE WATER QUALITY CONTROL SECTIONS IN CHAPTER 14 (ARTICLES IV & V) OF THE BROOKHAVEN CODE OF ORDINANCES.

A VERIFICATION CERTIFICATE SIGNED BY A REGISTERED ENGINEER THAT THE WATER QUALITY SYSTEM HAS BEEN INSTALLED ACCORDING TO THE PLAN WILL BE REQUIRED TO BE SUBMITTED PRIOR TO FINAL INSPECTION.

DRIVE NOTE:

CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL EXISTING CURB OR CURB AND GUTTER ALONG PROPERTY FRONTAGE TO THE PROPER HEIGHT OF 6" ABOVE THE EXISTING PAVEMENT ELEVATION. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATIONS, WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING.

STATE WATERS NOTE:

THE SUBJECT PROPERTY IS NOT WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS.

RUNOFF NOTE:

POST-CONSTRUCTION RUNOFF FROM PROPERTY WILL NOT BE GREATER THAN PRE-DEVELOPMENT RUNOFF ONTO NEIGHBORING PROPERTY INCLUDING STREET. USE FLO-WELLS, INFILTRATION TRENCHES, OR OTHER MEANS FOR ENSURING WATER QUALITY AND WATER MEASURES.

WHERE THE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

NO TREES TO BE REMOVED DURING CONSTRUCTION



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 REGISTERED PROFESSIONAL
 ROBERT W. RICHARDSON
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 0000089322
 ISSUED: 10/12/2019 EXPIRES 10/11/2022
 08/25/20
 SIGNATURE DATE



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

2909 CRAVENRIDGE DRIVE		TAX PARCEL: 18-272-12-027	
LAND LOT: 272	LOT: 36	BLOCK: 27	
DISTRICT: 18TH	SUB: ASHFORD PARK		
DEKALB COUNTY		GEORGIA	
FIELD DATE: 07/28/20	AREA = 0.271 ACRES		
PLAT DATE: 08/25/20	JOB No. 17304SPP		
REF. PLAT: PB. 24	P. 141		