

**Site Notes:**

- THE SITE CONTAINS: 4.02 ACRES (175,112.2 SF)  
TOTAL DISTURBED ACREAGE: 4.0 ACRES
- SITE ADDRESS: 1946 / 1960 HARTS MILL RD NE, CHAMBLEE, GA 30341
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SURVEY LAND EXPRESS, INC, DATED 7-17-2023.
- THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP 13089C0018K, DATED 8-15-2019 FOR DEKALB COUNTY AND INCORPORATED AREAS.
- THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
- THERE ARE NO KNOWN STREAMS, ALL ASSOCIATED STREAM BUFFERS ARE ASSOCIATED WITH THE PROPERTY ARE SHOWN ON SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.

LOT DATA		
LOT NUMBER	LAND SIZE IN SF	LAND SIZE IN ACRE
1	8929	0.205
2	8826	0.203
3	8826	0.203
4	8826	0.203
5	8826	0.203
6	8800	0.202
7	10803	0.248
8	9023	0.207
9	9023	0.207
10	9023	0.207
11	9023	0.207
12	9023	0.207
13	9023	0.207
14	9092	0.209

**Site Data:**

TOTAL SITE AREA: 4.02 ACRES (175,112.2 SF)  
TOTAL NUMBER OF LOTS: 14  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

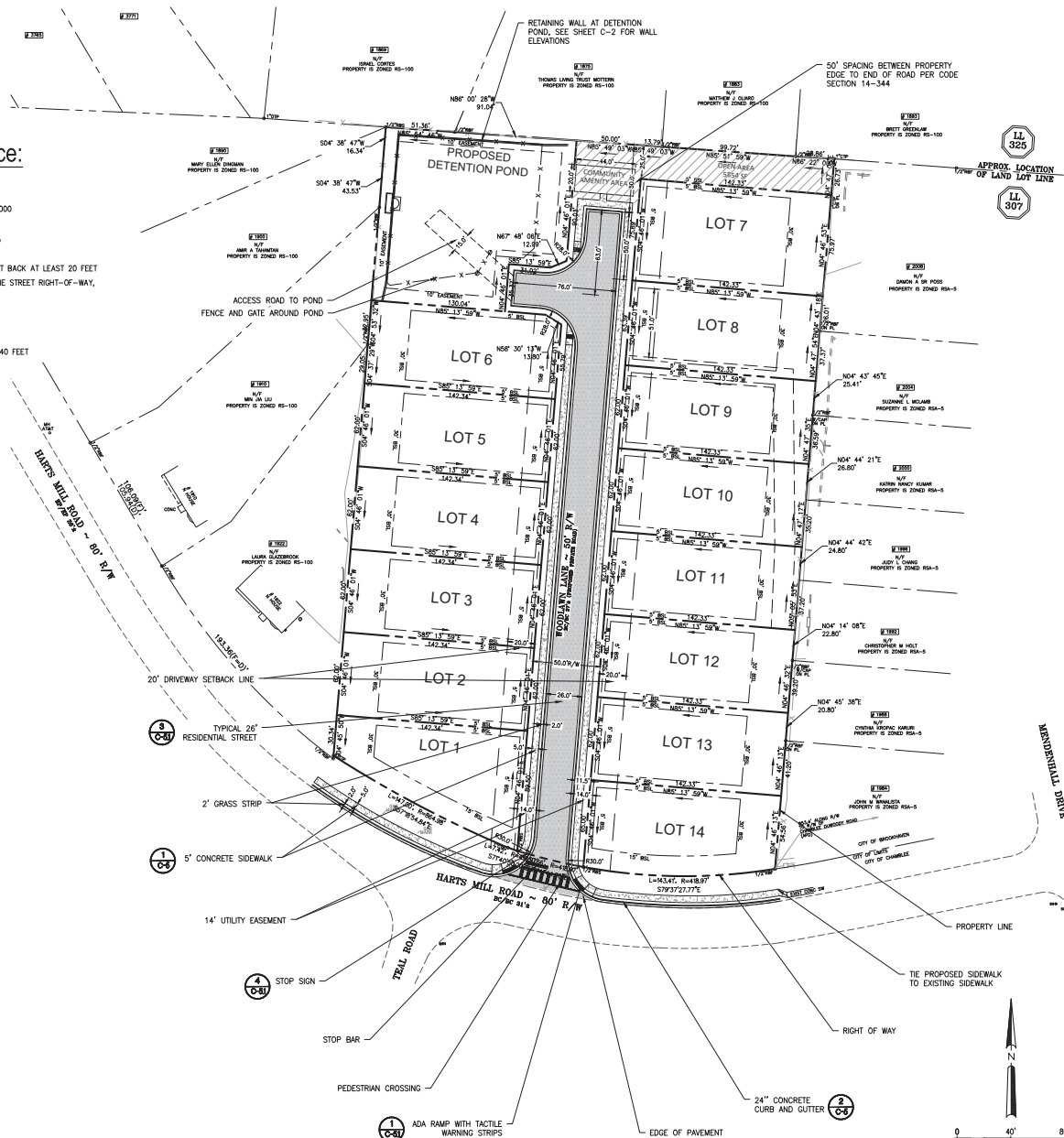
**Pond Lot Areas:**

POND LOT AREA = 17,019 SF

**Zoning Conformance:**

EXISTING ZONING: RW100  
PROPOSED ZONING: RS-50  
MINIMUM LOT AREA (SQUARE FEET): 6,000  
MINIMUM LOT WIDTH & FRONTAGE (FEET): 50  
MAXIMUM IMPERVIOUS COVERAGE (%): 35  
FRONT SETBACK: 5 FEET  
(STREET-FACING GARAGE ENTRIES SHALL BE SET BACK AT LEAST 20 FEET FROM THE BACK OF THE SIDEWALK OR FROM THE STREET RIGHT-OF-WAY, WHICHEVER RESULTS IN A GREATER SETBACK.)  
SIDE STREET SETBACK: 5 FEET  
SIDE SETBACK: 5 FEET  
REAR SETBACK: 30 FEET  
BUILDING HEIGHT: NO MORE THAN 40 FEET

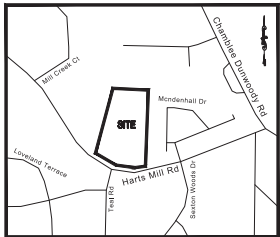
**24 HOUR EMERGENCY CONTACT: RUSSELL PIRKLE 404-787-8180 RUSSELL@PIRKLEBUILT.COM**



**PZ 01-31-24**

**DeKalb County Fire Notes:**

- FIRE SERVICE WATER MAINS SHALL REQUIRE EACH OF THE FOLLOWING:
  - PLAN SUBMITTAL UNDER SEPARATE PERMIT AND DEKALB COUNTY F.M.O. APPROVAL OF SMAE PRIOR TO THE INSTALLATION OF SUCH MAINS PER '94 S.F.P.C. (SEC. 60315)
  - HYDROSTATIC TESTING & FLUSHING PER 96 N.F.P.A. STD. #20 (FIRE PUMPS) SEC 11-1.1 & 11-1.2; ALSO '96 N.F.P.A. STD. #24 (UNDERGROUND PROTECTION SYSTEM S) SEC 9-1.1 & 9-2.3.
  - CERTIFICATION OF TESTING AND FLUSHING PER N.F.P.A. STD #20 SEC 11-1-3 & N.F.P.A. STD # 20 SEC 9-2.1.
- ADDRESSES OR NUMBERS MUST BE LOCATED ON STRUCTURE PLAINLY VISIBLE FROM THE STREET OR ROADWAY.
- FIRE APPARATUS ROADS HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET, EXCLUSIVE OF SHOULDER, EXCEPT FOR APPROVED SECURITY GASES IN ACCORDANCE WITH SECTION 503.6 AND AN UN OBSTRUCTIVE CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (25' ROADWAY WIDTH PROVIDED, 96" CUL-DE-SAC DIAMETER PROVIDED)
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.



**LOCATION MAP**  
N/A

Prepared By:  
**CRESCENT VIEW ENGINEERING, LLC**  
Marietta, GA 30060  
678-338-8410  
www.crescentvieweng.com

Prepared For:  
**WOODLAWN HOMES 2022, LLC**  
PO BOX 70945, MARIETTA, GA 30007

**SITE PLAN**

DATE	REVISIONS
11/28/2023	AS SHOWN
	ISS
	DRAWN
	CHECKED



CONSTRUCTION PLANS FOR:  
**HARTS MILL ROAD SUBDIVISION**  
AND LOT 307, 18TH DISTRICT  
CITY OF BROOKHAVEN, DEKALB COUNTY, GA

CVE PI # 23-402

SHEET NO.  
**C-1**

