

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

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

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
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

LOT AREA:
 15,031 sf.
 0.345 ACRES

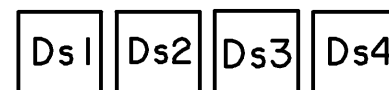
PROPOSED LOT COVERAGE:

HOUSE = 2505 sf.
 REAR PORCH = 300 sf.
 CARPORT = 294 sf.
 POOL = 308 sf.
 GARAGE = 625 sf.
 POOL DECK = 264 sf.
 DRIVE RIBBONS = 841 sf.
 PAVER MOTORCOURT = 880 sf. (PERVIOUS)
 POOL EQUIPMENT = 24 sf.
 TOTAL = 5161 sf.
 LOT COVERAGE = 34.34%
 MAXIMUM = 35% = 5260 sf.

STORMWATER MITIGATION:

AREA TO BE TREATED = 5161 sf.
 STORAGE REQUIRED = 519 CF
 GRAVEL TRENCH TO BE UTILIZED
 GRAVEL VOIDS: 519/0.4 = 1298 CF
 TRENCH DIMENSIONS: 6'd x 7'w x 31'L
 GRAVEL VOLUME = 1332 CF
 STORAGE PROVIDED = 532.8 CF

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



DISTURBED AREA = 13,050 sf.
 0.300 ACRES

OWNER/24 HR CONTACT:

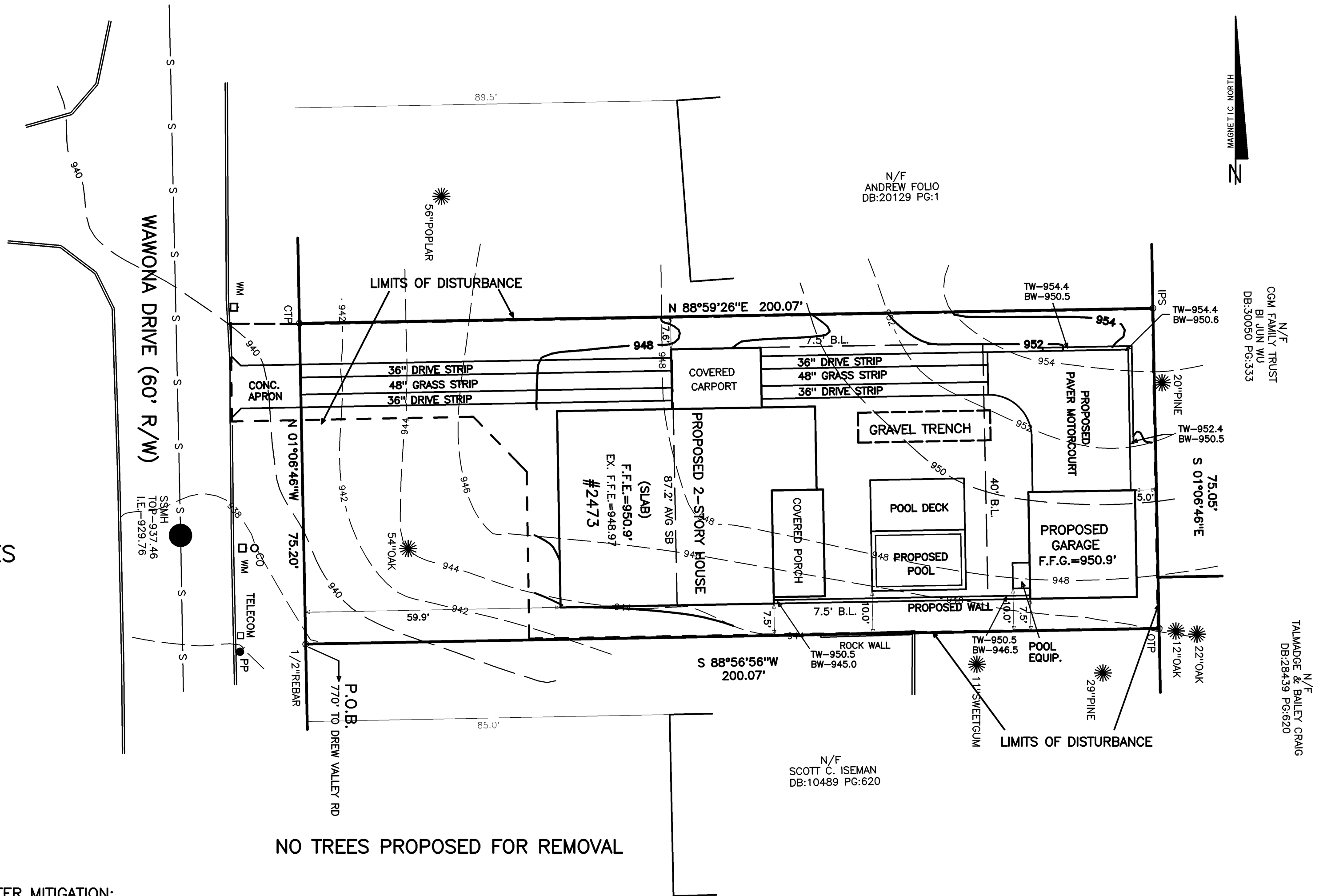
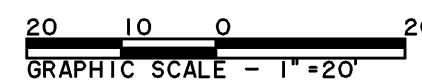
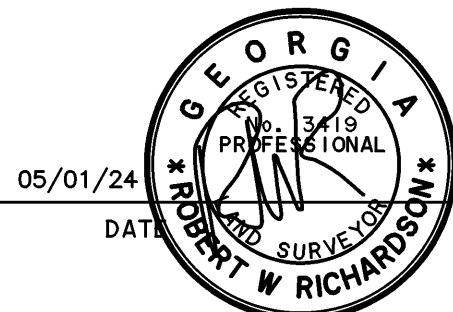
DAVID DIAZ
 2473 WAWONA DRIVE
 ATLANTA, GA. 30319
 J.DAVID.DIAZ95@GMAIL.COM
 (678)634-3338

PROPOSED VARIANCES:

- REDUCE FRONT SETBACK FROM 87.2' (AVERAGE) TO 59.9'
 - HOUSE SETBACK SET AT 59.9' TO CLEAR STRUCTURAL ROOT PLATE OF 54" OAK IN FRONT YARD; SAME SETBACK AS EXISTING HOUSE.
- REDUCE SIDE ACCESSORY STRUCTURE SETBACK FROM 10' TO 7.5'
- REDUCE REAR ACCESSORY STRUCTURE SETBACK FROM 10' TO 5'

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

RWR
 ROBERT W. RICHARDSON, GA RLS #3419



NO TREES PROPOSED FOR REMOVAL

ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING <small>OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM</small>		VARIANCE SITE PLAN FOR: 2473 WAWONA DRIVE TAX PARCEL: 18 236 12 029	
REVISION: _____ DISTRICT: 18TH DEKALB COUNTY GEORGIA FIELD DATE: 05/23/23 PLAT DATE: 05/01/24	LAND LOT: 236 DISTRICT: 18TH DEKALB COUNTY GEORGIA FIELD DATE: 05/23/23 PLAT DATE: 05/01/24	LOT: 7 BLOCK: D SUB: WAWONA FOREST AREA = 0.345 ACRES JOB No. 2321 ISPV	REF. PLAT: PB. 23 P. 10