LEGEND

These standard symbols may be found in the drawing.

LOT AREA
5,796.886 Sq. Ft.
0.133 Acres

GAP AREA
1,065.237 Sq. Ft.
0.025 Acres

EXISTING BUILDABLE AREA
1556.555 Sq. Ft.
0.036 Acres

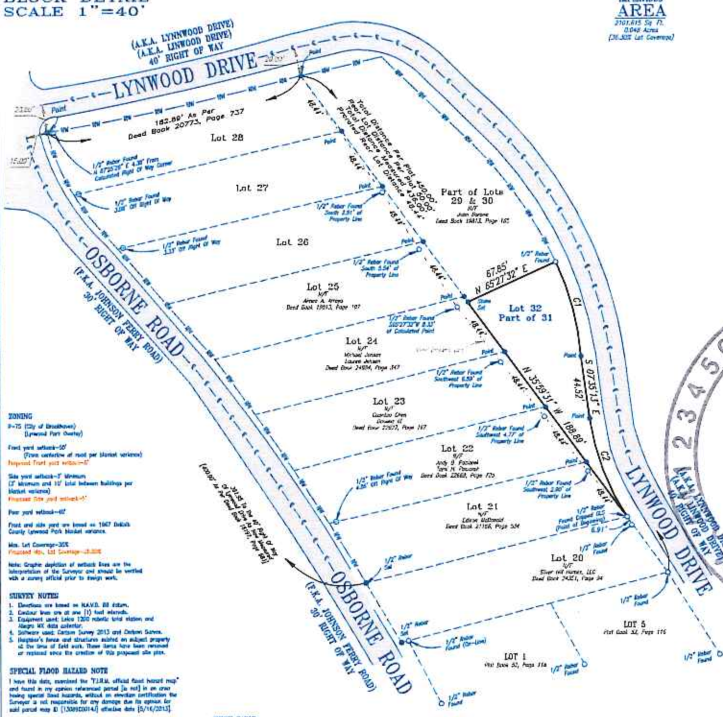
PROPOSED BUILDABLE AREA
3515.238 Sq. Ft.
0.081 Acres

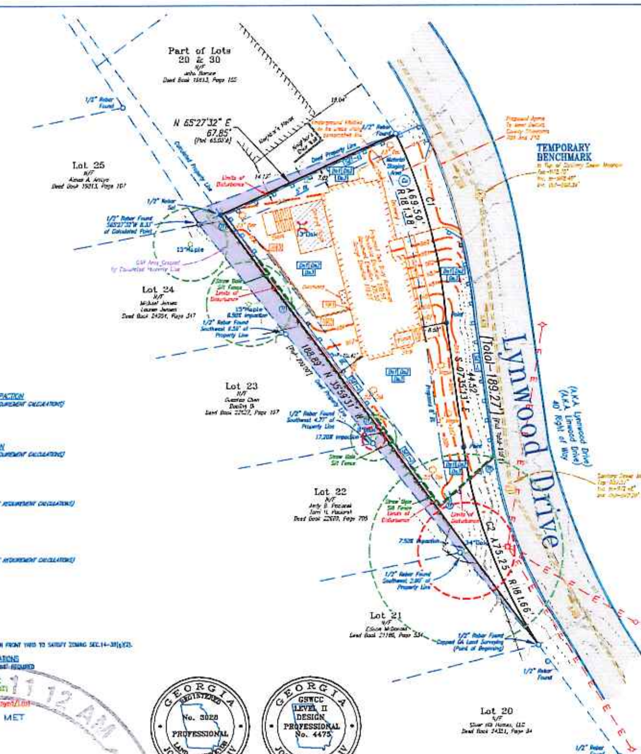
DISTURBANCE AREA
5330.206 Sq. Ft.
0.122 Acres

EXISTING IMPERVIOUS AREA
0.000 Sq. Ft.
0.000 Acres
(0.00% Lot Coverage)

PROPOSED IMPERVIOUS AREA
2101.615 Sq. Ft.
0.048 Acres
(36.30% Lot Coverage)

BLOCK DETAIL
SCALE 1"=40'





PROPERTY DETAIL
SCALE 1"=20'
Proposed Plan

TREE LIST
TOTAL TREES = 1
TOTAL INCHES = 13"

TREE REQUIREMENT CALCULATIONS

REQUIREMENTS MET

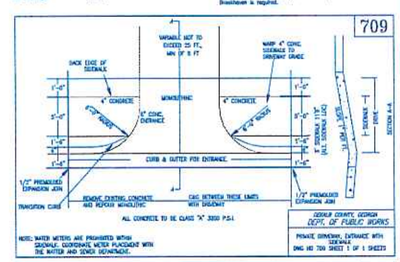
RECEIVED
NOV - 2 2016
CITY OF BROOKHAVEN

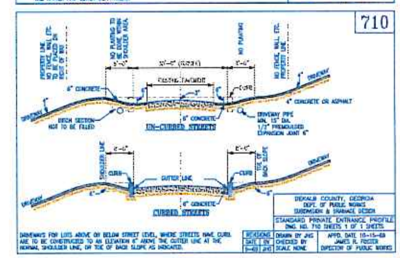
EXISTING IMPERVIOUS LOT COVERAGE

PROPOSED IMPERVIOUS LOT COVERAGE

RETAINING WALL ELEVATION CHART

PROPOSED SURVEY NOTES





ZONING
R-75 (City of Brookhaven)
(Lynwood Park Overlay)

Front yard setback-50'
(From centerline of road per blanket variance)
Proposed Front yard setback-6'

Side yard setback-3' Minimum
(3' Minimum and 10' total between buildings per blanket variance)
Proposed Side yard setback-5'

Rear yard setback-40'

Front and side yard are based on 1967 DeKalb County Lynwood Park blanket variance.

Max. Lot Coverage-35%
Proposed Max. Lot Coverage-36.30%

Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES
1. Elevations are based on N.A.V.D. 88 datum.
2. Contour lines are at one (1) foot intervals.
3. Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
4. Software used: Carlson Survey 2013 and Carlson Survce.
5. Neighbor's fence and structures existed on subject property at the time of field work. These items have been removed or replaced since the creation of this proposed site plan.

SPECIAL FLOOD HAZARD NOTE
I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due its opinion for said parcel map ID [13089C0014J] effective date [5/16/2013].

CLOSURE STATEMENT
The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 63,863 feet.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	181.36'	69.50'	69.07'	S 14°34'15" E	21°57'13"
C2	181.65'	75.25'	74.71'	S 20°23'16" E	23°44'05"

0' 20' 40' 60'

GEORGIA REGISTERED No. 3028 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS, IV

GEORGIA GSWCC LEVEL II DESIGN PROFESSIONAL No. 4475 JOSH L. LEWIS, IV

I Josh Lewis IV certify under penalty of law that this site plan was prepared after a site visit to the locations described herein by myself or my authorized agent under my direct supervision.

Josh Lewis VI (R.L.S. 3028)

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. authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

CITY OF BROOKHAVEN NOTES
1. Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
2. Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
3. A copy of the approved land disturbance plan shall be present on site whenever land disturbance activity is in progress.
4. Contractor shall adjust and/or replace all existing curbs 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.
5. Where existing runoff leaves site in a sheet flow condition, runoff shall also leave site in a sheet flow condition after development.
6. Dumpsters or any onsite waste disposal equipment may not be located on the street. If adequate traffic controls can be implemented, the director or designee may approve the placement of dumpsters and onsite waste disposal equipment on a street as long as the street has a paved width greater than twenty-four (24) feet.
7. Portable toilets shall be located off of the right-of-way and at least fifteen (15) feet from any side property line.
8. Ensure that post-construction runoff from property does not discharge onto neighboring property, including streets. Use flow wells, infiltration trenches, or other means for ensuring water quality and water quantity measures. Post-developed must be ≤ Pre-developed.
9. Wherever possible, temporary parking shall be provided onsite and not on the street.
10. Existing drainage patterns located along property lines shall not be adversely affected by construction of a building or any associated site work.
11. Work hours and construction deliveries are:
Monday-Friday 7:00am-7:00pm
Saturday 8:00am-5:00pm

TREE PRESERVATION & REPLACEMENT PLAN NOTES:
1. The density requirements shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Brookhaven at (404) 637-0576 for a Site Inspection.
2. All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Brookhaven at (404) 637-0576 for an inspection.
3. All specimen trees and their critical root zones and drip lines shall be labeled on the tree survey and inventoried by size and species. This includes those specimen trees that are to be preserved as well as those proposed for removal. All boundary trees, if any, shall be shown on the tree survey and inventoried by size and species to the extent that such root plates can be determined from the vantage point of the property to be developed. This provision shall not authorize the trespass on other private property abutting the site.
4. The site contractor shall coordinate service routing gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
5. Tree protection and replacement shall be enforced according to the City of Brookhaven standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City Arborist.
6. All buffers shall be replanted to buffer standards where sparsely vegetated or where approved on plan to disturb. Replanting's are subject to City Arborist approval.
7. Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.
8. A 3" layer of mulch and an application of Mycorrhizal product is required on the CRZ of all saved trees.
9. Signs shall be placed on the tree protection fencing stating "Keep Out"
10. No Trees are to be Limb Pruned, Root Pruned, or Bridged during construction.

OWNER
Patsios Homes

24 HOUR CONTACT
Jason Patsios
404.425.3065

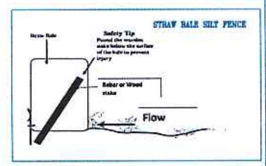
BUILDER'S INFORMATION
Jason Patsios
Patsios Homes
404.425.3065

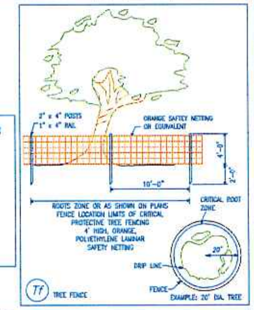
TEMPORARY BENCHMARK
Temporary benchmark is Top of Sanitary Sewer Manhole.
Elevation is 978.70'

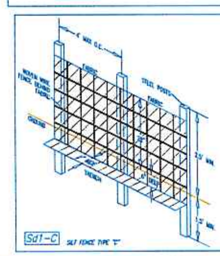
VEGETATION PLAN: DISTURBED AREA STABILIZATION METHODS & SAMPLES

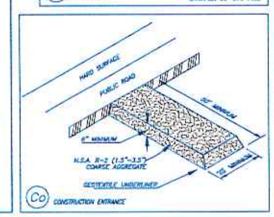
DS1	(Mulching only) - a temporary cover of plant residues applied to soil surface for a period of (6) months or less when seeding is not practical. on or before the 14th day (or ds2)
DS2	(Temporary seeding) - establish a temporary vegetative cover w/fast growing seeds applied to rough graded areas that will be exposed for less than 6 months. (then ds3)
DS3	(Permanent vegetation) - after (30) days establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod or legumes. (and/or ds4)
DS4	Sod for highly erodible or critically eroded lands - allows immediate ground cover reducing runoff, erosion, dust & sediment.

EROSION CONTROL NOTES
1. Prior to any land disturbance, contractor shall schedule a preconstruction meeting with the erosion control department at 404-546-1305.
2. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to construction.
3. Erosion and sediment control measures shall be maintained at all times. additional measures beyond the approved plan shall be implemented as necessary.
4. disturbed areas left idle 14 days shall be stabilized with temporary vegetation, disturbed areas idle 30 days shall be stabilized with permanent vegetation.
5. Erosion control measures shall be inspected at least weekly, after each rain, and repaired as necessary.
6. Additional erosion and sediment control measures shall be installed, if determined necessary by on-site inspection.









155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER	196521:3
DRAWING NUMBER	5268
SURVEY PLAT FOR:	3262 Lynwood Drive, Brookhaven Georgia 30319
	PATSIOS HOMES
DATE:	8/4/16
SCALE:	20'
LAND LOT: 275	18th DISTRICT
SECTION	DeKalb COUNTY, GA
LOT: 32, Part of 31	BLOCK: B
UNIT:	PHASE:
SUBDIVISION:	Oglethorpe Estates
PLAT BOOK 21	PAGE 51
DEED BOOK 9477	PAGE 745
PARTY CHIEF:	JJ
DRAFTER:	BMS
FIELD DATE:	8/8/16
SHEET	1 OF 1

REVISION	BY	DATE

GEORGIA LAND SURVEYING CO.
EST 1955

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED