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 WITHIN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0052 J, DATED 05/16/13

ZONING INFORMATION:

CLASSIFICATION: R-75

SETBACKS: FRONT – 30 FEET
SIDE – 7.5 FEET
REAR – 40 FEET

MAX LOT COVERAGE = 35%
MAX HEIGHT = 35 FEET
MIN LOT WIDTH = 75 FEET
MIN LOT AREA = 10,000 sf.
MIN FLOOR AREA = 1600 sf.

LOT AREA:

11,192 sf.
0.257 ACRES

WATER QUALITY CALCULATIONS:

AREA TO BE TREATED = 2496 sf.
FLO-WELLS TO BE UTILIZED
DATA ENTERED @WWW.NDSPRO.COM/FLO-WELL-CALCULATOR/

1) DRAINAGE AREA = 2496 sf.
2) COEFFICIENT OF DRAINAGE AREA = 1.0 (ROOF)
3) RAIN FALL DEPTH = 1.25 IN/HR
4) DEPTH OF GRAVEL BENEATH WELL = 2.0 FT
5) WIDTH OF GRAVEL AROUND WELL = 2.0 FT
6) CALCULATE
7) **3 FLO-WELLS REQUIRED**

BUFFER IMPERVIOUS BREAKDOWN

	25'	50'	75'	TOTAL
EXISTING (TOTAL)	105 sf	1059 sf	1087 sf	**2251 sf**
PROPOSED (TOTAL)	105 sf	1106 sf	1147 sf	**2358 sf**
DIFF/ADDED	0 sf	47 sf	60 sf	**107 sf**

DISTURBED BUFFER BREAKDOWN

	25'	50'	75'	
EXISTING (TOTAL)	105 sf	1059 sf	1087 sf	**2251 sf.**
PROPOSED (TOTAL)	105 sf	1504 sf	1613 sf	**3222 sf.**
DIFF/ADDED	0 sf	445 sf*	526 sf*	**971 sf.**

* – ADDITIONAL DISTURBED AREA IN BUFFERS IS PRIMARILY DUE TO THE STORMWATER MITIGATION REQUIREMENT.

EXISTING/PROPOSED IMPERVIOUS:

HOUSE = 1078 sf.
DRIVEWAY = 580 sf.
CARPORT = 221 sf.
DECK/STOOPS = 337 sf.
ADDITION = 280 sf.

TOTAL = 2496 sf.

LOT COVERAGE = 22.3%

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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
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C&G = CURB AND GUTTER
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OTP = OPEN TOP PIPE FOUND
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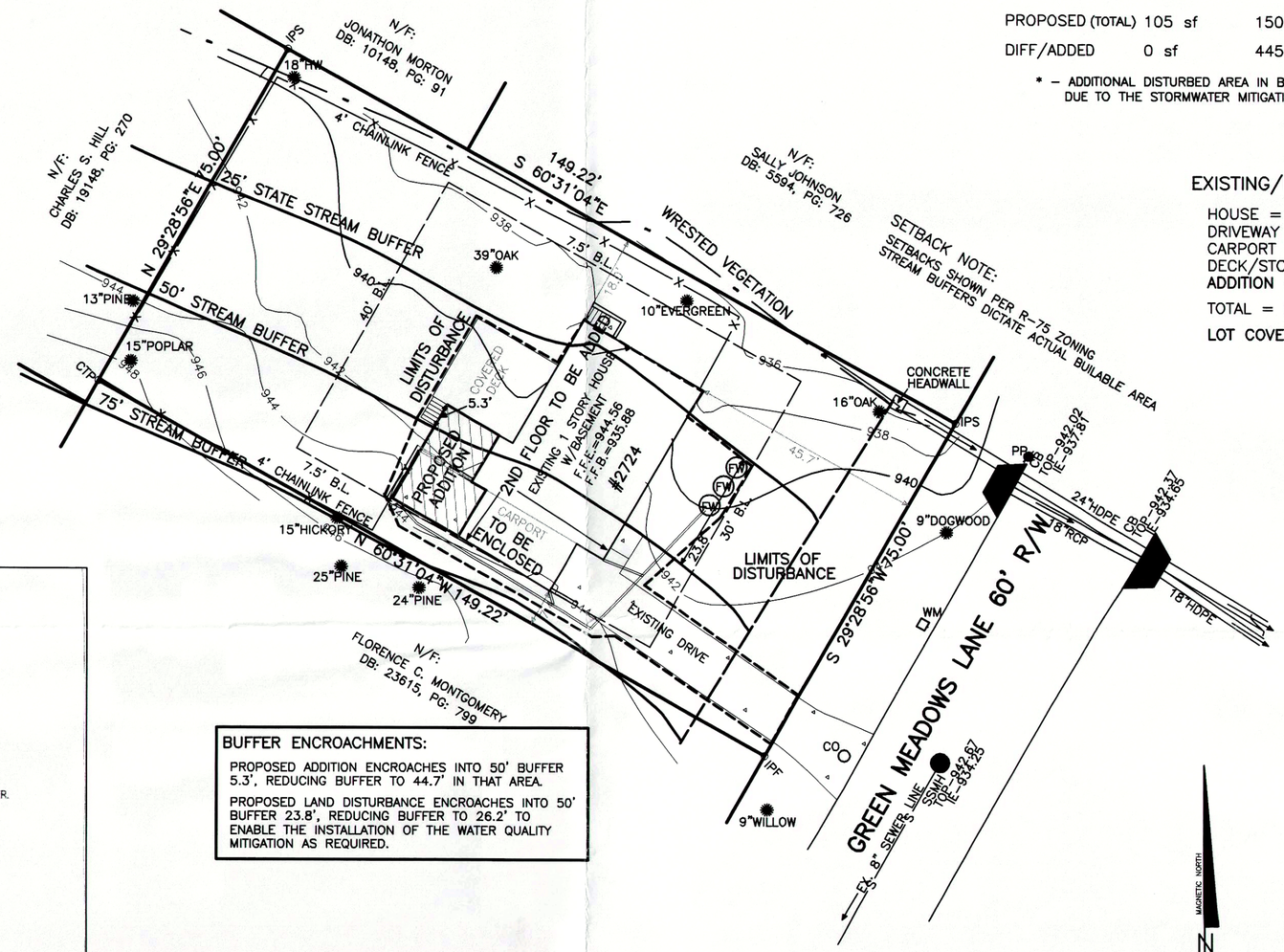


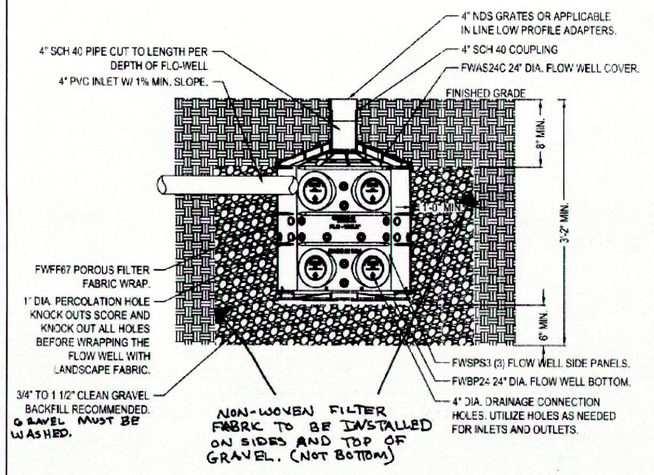
BUFFER ENCROACHMENTS:

PROPOSED ADDITION ENCROACHES INTO 50' BUFFER 5.3', REDUCING BUFFER TO 44.7' IN THAT AREA.

PROPOSED LAND DISTURBANCE ENCROACHES INTO 50' BUFFER 23.8', REDUCING BUFFER TO 26.2' TO ENABLE THE INSTALLATION OF THE WATER QUALITY MITIGATION AS REQUIRED.

NDS
WE PUT WATER IN ITS PLACE

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

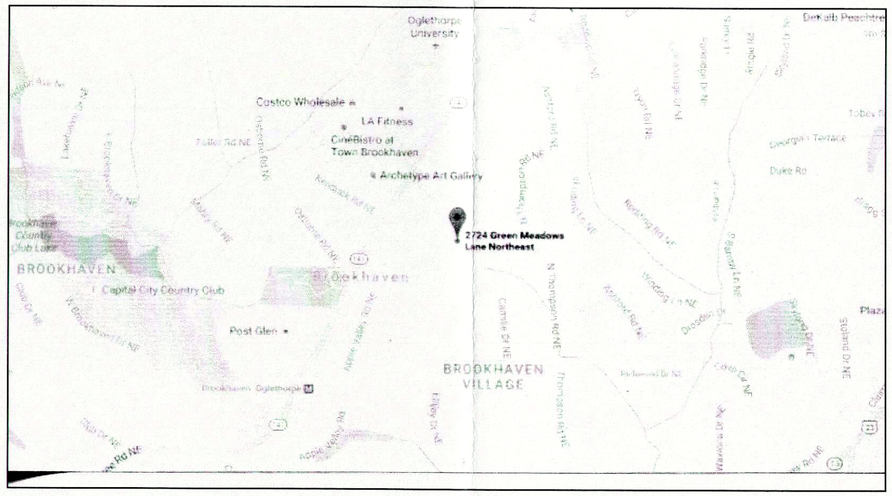


NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTUREOR FOUNDATION.
2. FWAS24 KIT DOES NOT COME WITH FWPB24 BTM.
3. REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

FLO-WELL DRY WELL SYSTEM

FLO-WELL INSTALLATION DETAIL - LOAD CLASS "A" & "B" - GRAVEL INSTALLATION DETAIL

REVISION DATE 3-5-2015



20 10 0 20
GRAPHIC SCALE – 1"=20'

GEORGIA REGISTERED No. 2076 PROFESSIONAL LAND SURVEYOR GORDON C. STORY JR.

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
1005 ECHO VALLEY COURT
LOGANVILLE,GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT.ALPHALS@GMAIL.COM

VARIANCE SITE PLAN FOR:

2724 GREEN MEADOWS LANE

TAX PARCEL #18-241-14-017

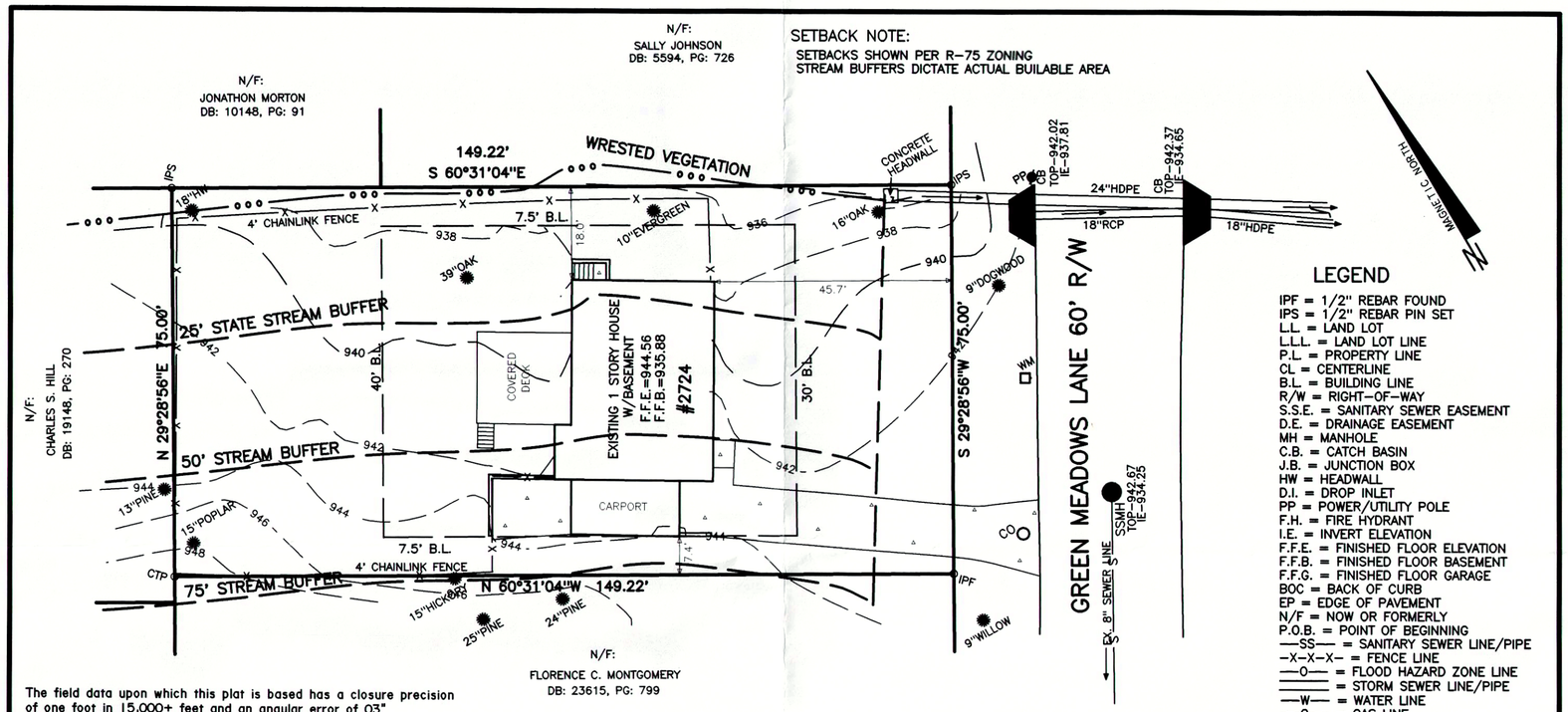
REVISION:

REF. PLAT: PB. 23 P. 146

LAND LOT: 241
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 09/07/16
PLAT DATE: 10/28/16

LOT: 10 BLOCK: A
SUB: ASHFORD PARK

AREA = 0.257 ACRES
JOB No. 16299SPV



SETBACK NOTE:

SETBACKS SHOWN PER R-75 ZONING
STREAM BUFFERS DICTATE ACTUAL BUILABLE AREA

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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.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Dekalb County, Georgia
Community Panel Number 13089C 0052 J
Effective Date 05/16/13
Revision Date

20 10 0 20
GRAPHIC SCALE - 1" = 20'

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

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REVISION: 10/20/16

REF. PLAT: PB. 23 P. 146

SURVEY FOR:

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LAND LOT: 241
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FIELD DATE: 09/07/16
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LOT: 10 BLOCK: A
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AREA = 0.257 ACRES
JOB No. 16-09-299

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