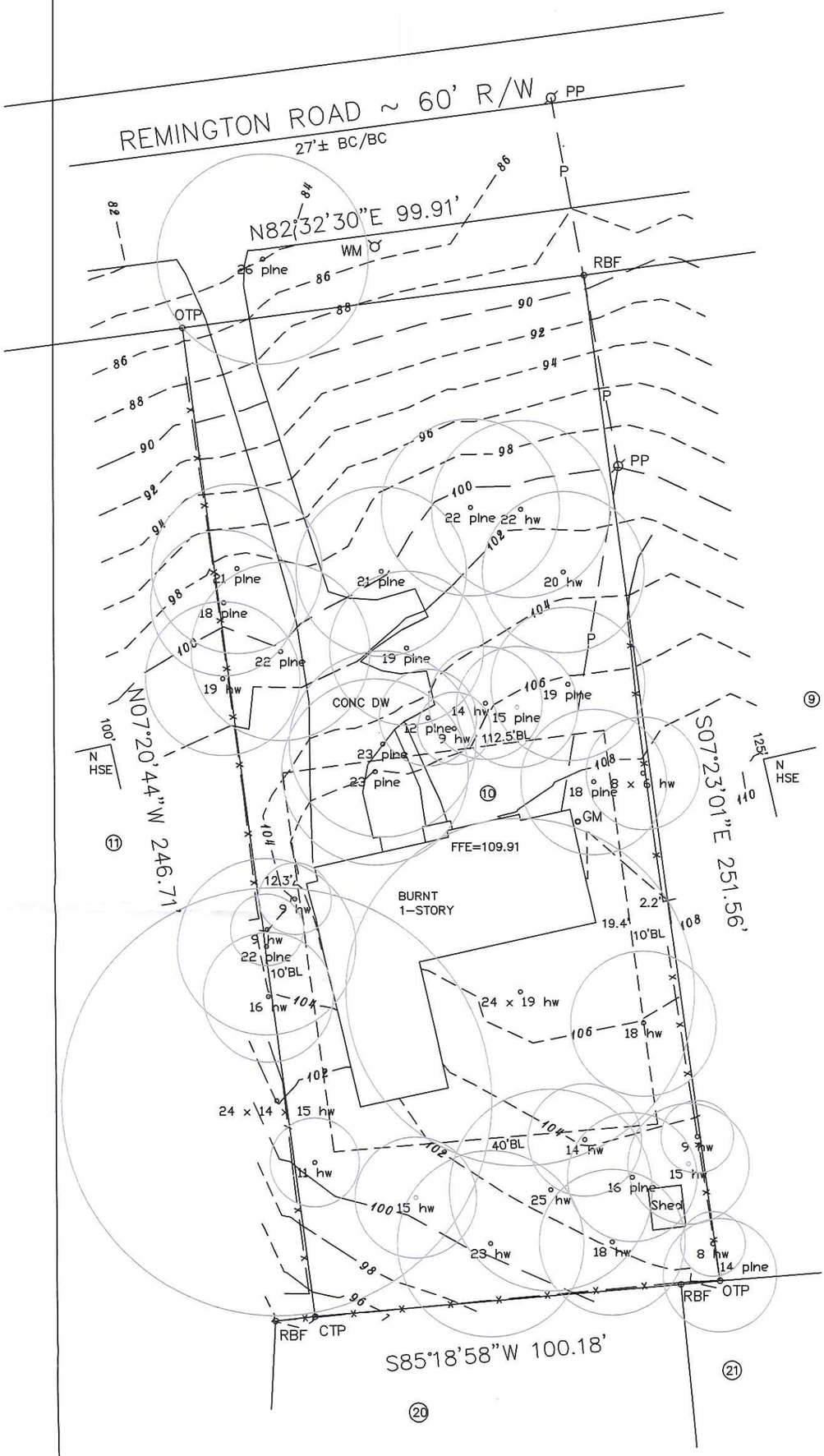

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

IPF	IRON PIN FOUND	POB	POINT OF BEGINNING
IPS	IRON PIN SET	LLL	LAND LOT LINE
OTP	OPEN TOP PIPE FOUND	MH	MAN HOLE
CTP	CRIMP TOP PIPE FOUND	SSL	SANITARY SEWER LINE
RBF	REINFORCING BAR FOUND	CB	CATCH BASIN
RBS	REINFORCING BAR SET	JB	JUNCTION BOX
MAG	MAGNETIC READING IP	DI	DRAINAGE INLET
AI	ANGLE IRON FOUND	YI	YARD INLET
CP	CALCULATED POINT	HW	HEAD WALL
-X-X	FENCE	PP	POWER POLE
CLF	CHAIN LINK FENCE	PW	POWER LINE
WDF	WOOD FENCE	SSE	SANITARY SEWER EASEMENT
WRF	WIRE FENCE	DE	DRAINAGE EASEMENT
FC	FENCE CORNER	UE	UTILITY EASEMENT
BL	BUILDING LINE	AE	ACCESS EASEMENT
R/W	RIGHT-OF-WAY	TB	TOP OF BANK
PL	PROPERTY LINE	CMP	CORRUGATED METAL PIPE
PC	PROPERTY CORNER	RCP	REINFORCED CONCRETE PIPE
CL	CENTER LINE	APP	AS PER PLAT
CPT	CARPORT	APD	AS PER DEED
BR	BRICK	APR	AS PER RECORD
FR	FRAME	APF	AS PER FIELD
WD	WOOD	BC	BACK OF CURB
P	PLAT	EP	EDGE OF PAVEMENT
D	DEED	EB	ELECTRIC POWER BOX
R	RECORD	GM	GAS METER
F	FIELD	WM	WATER METER
N	NEIGHBOR'S	OH	OVERHANG
N/F	NOW OR FORMERLY	OU	OWNERSHIP UNCLEAR

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ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.)
THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS.
A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

LAND AREA:
24910 SF
0.5718 AC

LOT COVERAGE:
5048 SF~20.2%
MAX = 35%

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:
1853 Remington Rd, Brookhaven GA

LOT 10, BLOCK "G", SECTION 2, SUBDIVISION DUNWOODY FOREST

LAND LOT 325 18th DISTRICT	SECTION
DeKALB COUNTY, GEORGIA	FIELD DATE 11-18-2014
CREW TH DRAWN CL CHKD GM	DRAWN DATE 11-25-2014
PLAT BOOK 25 , PAGE 55 DEED BOOK 24230 , PAGE 349	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

GEORGIA REGISTERED LAND SURVEYOR No. 3030 CHARLES W. LOVELESS
Charles W. Loveless

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC., INC.
657 Lake Drive
SNELLVILLE, GA 30039
CELL 770-558-7895
OFFICE 404-760-0010
INFO@SURVEYSYSTEMSATLANTA.COM

JOB

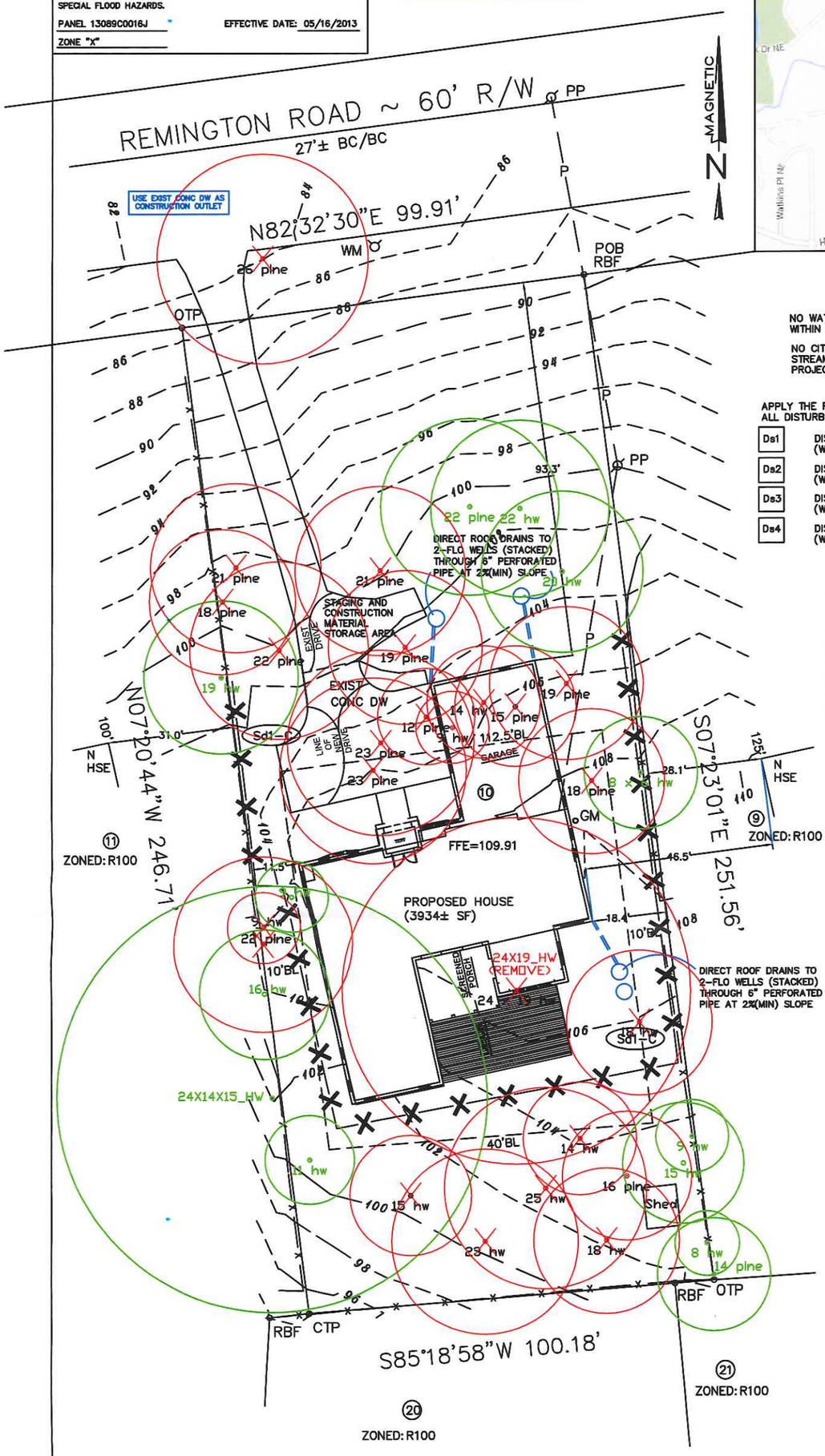
FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0016J EFFECTIVE DATE: 05/16/2013

ZONE "X"

NOTE: RE-USE ALL EXISTING UTILITEIS.



NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.

NO CITY STREAMS NOR CITY STREAM BUFFERS EXIST ON PROJECT SITE.

APPLY THE FOLLOWING TO ALL DISTURBED AREAS

Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

TREES REMAINING:
22"pine
22"hw
20"hw
8"/6"hw
9"hw
15"hw
8"hw
11"hw
9"hw
TOTAL=130"

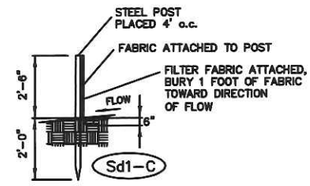
DRAINAGE REQUIREMENTS - BROOKHAVEN

R401.3 Drainage.
Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. *Lots* shall be graded to drain surface water away from foundation walls. The *grade* shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

R403.1.7.3 Foundation elevation.
On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an *approved* drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the *building official*, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

R404.1.6 Height above finished grade.
Concrete and masonry foundation walls shall extend above the finished *grade* adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

INDICATES SILT FENCE-TYPE C



SILT FENCE -TYPE C DETAIL
(NOT TO SCALE)

NOTE: USE D.O.T. APPROVED FABRIC
USE STEEL POSTS- ONLY.

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 325 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 10, BLOCK, G, SECTION 2, DUNWOODY FOREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK PAGE 25, PAGE 55, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE, BEING IMPROVED PROPERTY KNOWN AS 1853 REMINGTON ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF LOT 9 AND LOT 10 ALONG REMINGTON ROAD WHOSE RIGHT OF WAY IS 60 FEET, TO A REBAR FOUND AND THE TRUE POINT OF BEGINNING; THENCE RUNNING S07°23'01"E A DISTANCE OF 251.56' TO AN OPEN TOP PIPE FOUND; THENCE RUNNING S85 °18'58"W A DISTANCE OF 100.18' TO A CRIMP TOP PIPE FOUND; THENCE RUNNING N07 °20'44"W A DISTANCE OF 246.71' TO AN OPEN TOP PIPE FOUND; THENCE RUNNING N82 °32'30"E A DISTANCE OF 99.91' TO A REBAR FOUND AND THE TRUE POINT OF BEGINNING, ACCORDING TO SURVEY PREPARED FOR 1853 REMINGTON RD, BROOKHAVEN, GA BY SURVEYSYSTEMS & ASSOC., INC, CHARLES W. LOVELESS, RLS #3030, DATED JANUARY 29, 2015, LAST REVISED 2-3-2015.

revised 2-3-2015

LAND AREA:
24910 SF
0.5718 AC

LOT COVERAGE:
EXIST=5048 SF~20.2%
PROP=7518 SF~30.3%
MAX = 35%

0 30
SCALE 1" = 30'

SITE PLAN PREPARED FOR:
1853 Remington Rd, Brookhaven GA

LOT 10, BLOCK "G", SECTION 2, SUBDIVISION DUNWOODY FOREST	
LAND LOT 325 18th DISTRICT	SECTION
DeKALB COUNTY, GEORGIA	FIELD DATE 11-18-2014
CITY OF BROOKHAVEN ZONED: R100	DRAWN DATE 1-29-2015
PLAT BOOK 25 , PAGE 55 DEED BOOK 24230 , PAGE 349	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

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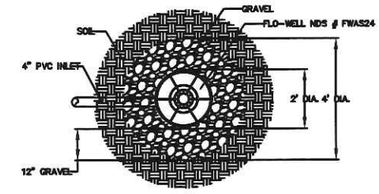
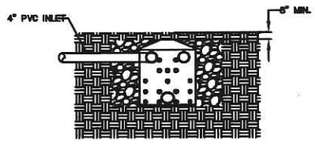


PLAN VIEW



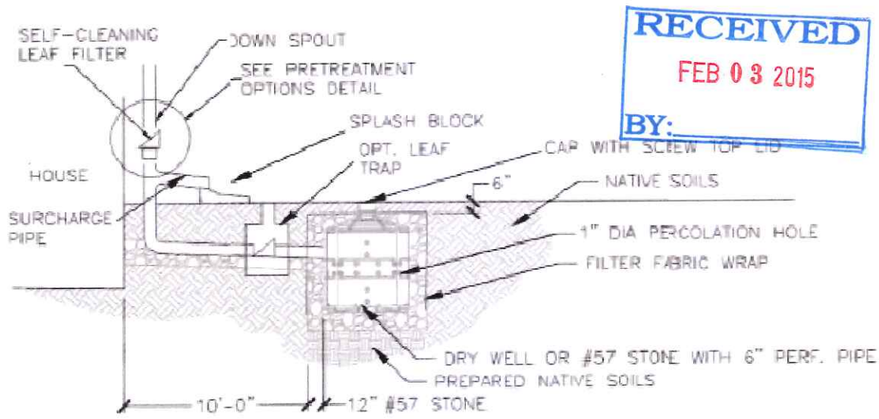
SECTION VIEW

NOTE: MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION

FLO-WELL INSTALLATION DETAIL

GRAVEL BACKFILL N. T. S.

To accommodate larger volumes of stormwater runoff, Flo-Well units can be stacked or placed in series according to the footprint of the available landscape.



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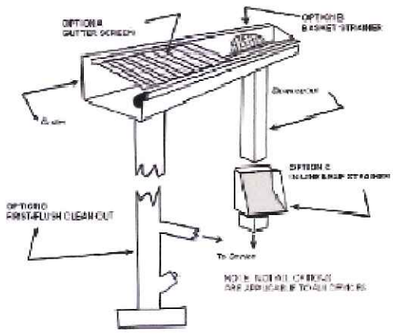
TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Review potential dry well areas and layout. Dry wells should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of #57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.

CIRCLE ONE OR MORE OPTIONS USED A B C D



PRETREATMENT OPTIONS DETAIL

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 1 OF 2

Step 1:
Enter the Square Feet of Drainage Area 1: (Ex. Roof) 3934
Enter the Square Feet of Drainage Area 2: (Ex. Grass) 0

Step 2:
Choose the Coefficient of Runoff for Area 1: 1.0 (Concrete/Asphalt/Roof)
Choose the Coefficient of Runoff for Area 2: 0.35 (Grass

Step 3:
Choose the 25 Year Rainfall: (see rainfall map). 0.5 in/hr

Step 4:
Enter the depth of the gravel backfill beneath the Flo-Well : (Dimension A) 2 ft

Step 5:
Enter the thickness of the gravel backfill around the Flo-Well : (Dimension B) 1 ft

Step 6:
Press the Calculate button for results: Calculate Reset Print

Step 7: View results:

Runoff	20.45	GPM
	0.05	CFS
Volume of water to be stored	613.50	Gallons
	82.02	Cubic feet
# of Flo-Wells Needed	4	
Amount of Gravel Needed	4.28	Cubic yards
	115.56	Cubic feet

NOTE: CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED 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.

LAND AREA:
24910 SF
0.5718 AC

LOT COVERAGE:
EXIST=5048 SF~20.2%
PROP=7464 SF~30%
MAX = 35%

0 20
SCALE 1" = 20'

SITE DETAILS PREPARED FOR:
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