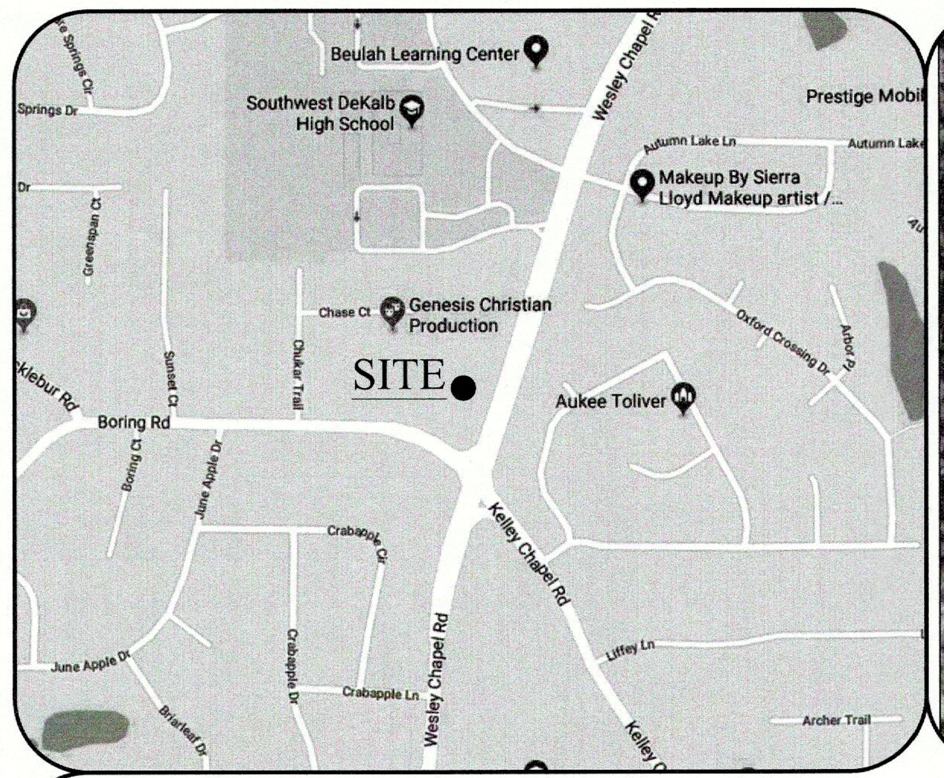


Vicinity Map (Dekalb County)(NTS)

FIRM Panel Vignette (NTS)

ZONING: R-100*

MINIMUM FRONTAGE: 35 FT
MINIMUM LOT AREA: 15,000 SF

R-100 SETBACKS

AS PER PLAT

FRONT: 35 FT
STREET SIDE: 35 FT
INTERIOR SIDE: 10 FT
REAR: 40 FT
BUILDING HEIGHT: 35 FT
MAXIMUM F.A.R.: 0.40
MAXIMUM COVERAGE: 35%
MINIMUM 2 PARKING SPACES PER DWELLING

BOUNDARY ZONE, INC. IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER & 24-HOUR EMERGENCY CONTACT

BARBARA JENNINGS
3632 RIVER CLIFF COURT
DECATUR, GA 30034
404-444-6217

PRIMARY PERMITTEE EMAIL
BARBODOM61@GMAIL.COM

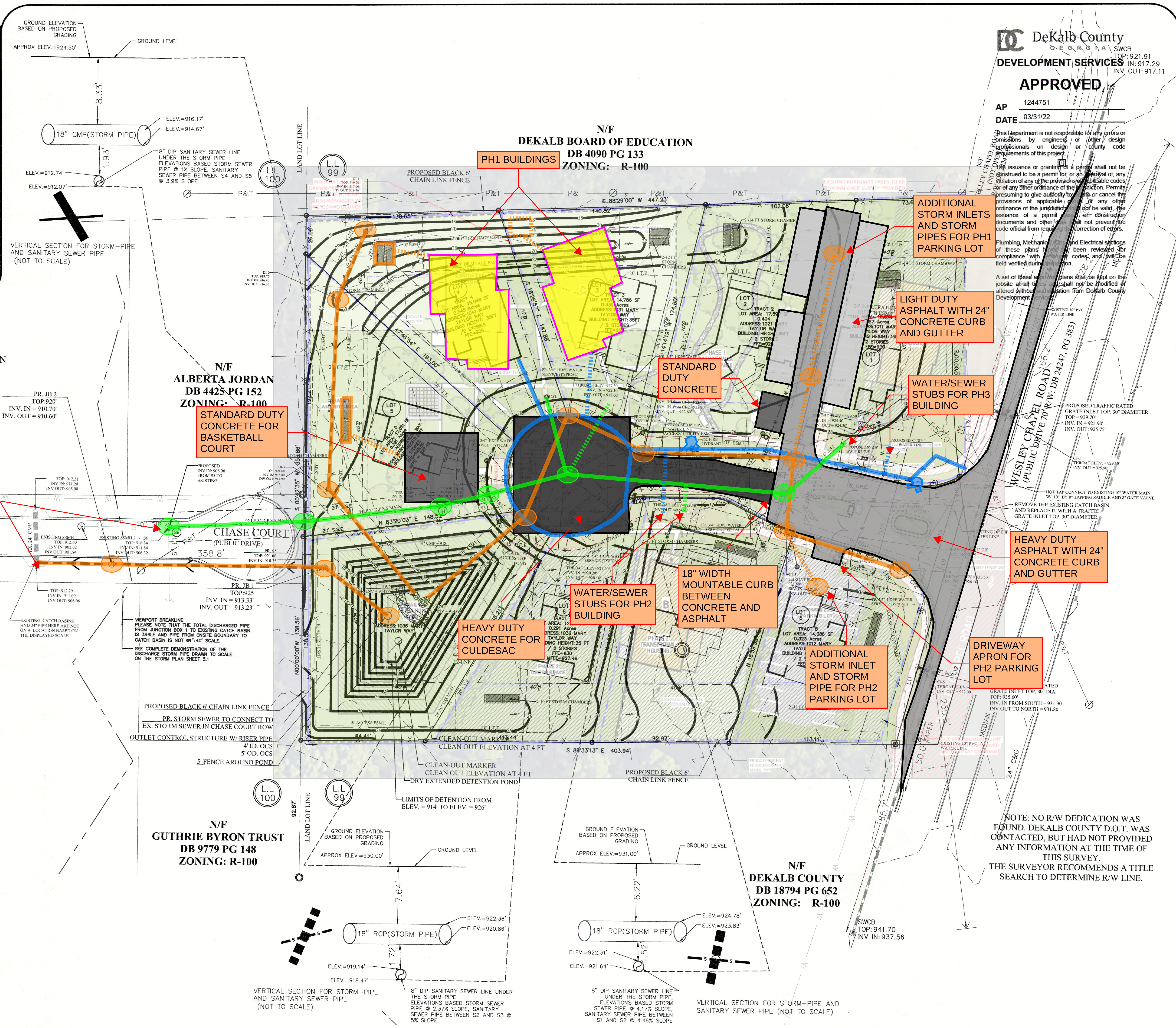
FLOOD HAZARD STATEMENT:

THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF DEKALB COUNTY, GEORGIA PANEL # 13089C0153J, EFFECTIVE ON 05/16/2013

GENERAL NOTES:

1. TOTAL AREA: 3.727 ACRES / 162,358 SQUARE FEET
2. BOUNDARY REFERENCE: DB 27347, PG 001
3. FIELDWORK PERFORMED ON 06/12/2019
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,622 FEET
5. THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
6. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.
7. FLOOD HAZARD STATEMENT:
   THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WI[THIN A] FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MA[P] PANEL #13089C0153J, EFFECTIVE ON 05/16/2013
8. PROJECT NARRATIVE:
   SITE LOCATION:
   3053 WESLEY CHAPEL RD.
   DEKALB, GA. 30034

   CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION
   SEE ARCHITECTURAL PLANS FOR MORE DETAIL
9. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
10. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
11. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
12. NEW STORM DRAIN PIPES ARE PROPOSED TO DIRECT RUNOFF TO THE DETENTION
13. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
14. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE



DeKalb County
GEORGIA
DEVELOPMENT SERVICES

APPROVED

AP 1244751
DATE 03/31/22

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.

Plumbing, Mechanical, Gas and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

NOTE: NO R/W DEDICATION WAS FOUND. DEKALB COUNTY D.O.T. WAS CONTACTED, BUT HAD NOT PROVIDED ANY INFORMATION AT THE TIME OF THIS SURVEY.
THE SURVEYOR RECOMMENDS A TITLE SEARCH TO DETERMINE R/W LINE.

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983
SCALE: 1"=40'

NO.	REVISION	DATE
1	REVISIONS PER COUNTY COMMENTS	6-17-21
2	REVISIONS PER COUNTY COMMENTS TO RESIZE DETENTION POND	7-30-21
3	REVISIONS PER CLIENT - DIVIDING PRE-DEV BASIN INTO 2 BASINS	8-16-21
4	REVISIONS PER COUNTY COMMENTS	9-28-21
5	REVISIONS ON COVER AND MAINTENANCE DOCUMENTS	10-18-21
6	REVISIONS PER COUNTY ON STORMWATER, GRADING AND 10% MAP	10-19-21
7	REVISIONS PER COUNTY ON STORMWATER/HYDROLOGY COMMENTS	12-07-21
8	REVISIONS PER COUNTY ON SITE PLANS -UTILITY, LANDSCAPE, ETC	12-10-21
9	REVISIONS PER COUNTY COMMENTS	03-10-22
10	REVISIONS PER COUNTY COMMENTS ON THE GIS	03-17-22
11		
12		

UTILITY PLAN

PREPARED FOR: BARBARA JENNINGS
LAND LOT 99, 15 TH DISTRICT,
3053 WESLEY CHAPEL RD.
DEKALB COUNTY, GEORGIA
DATE- 09/09/2019

- NOTE:

- DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
- RECORDED OFFSITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
- A 75 FOOT TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA E.P.D.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- THE CLOSEST RECEIVING WATERS IS COBBS CREEK, AND IS 1,760 FEET FROM PROPERTY.
- THERE ARE NO KNOWN BURY PITS ON THE PROPERTY.
- THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOA WILL BE ESTABLISHED.

DeKalb County
GEORGIA

770.621.7200 (o)
770.621.7271 (f)
DeKalbCountyga.gov

Watershed Management
1580 Roadhaven Drive
Stone Mountain, GA 30083

Chief Executive Officer
Michael Thurmond

Board of Commissioners
District 1 Nancy Jester
District 2 Jeff Rader
District 3 Larry Johnson
District 4 Stephen Bradshaw
District 5 Mereda Davis Johnson
District 6 Kathie Gannon
District 7 Lorraine Cochran-Johnson

LETTER SHOWING SEWER CAPACITY

September 11, 2019

Attention: Michael Henderson
BH & D Engineering, Inc.
110 Savanna Estates Dr.
Canton, GA 30115

Re: 3053 Wesley Chapel Rd.
15th Dist, LL 100
Estates at 3053 Wesley Chapel (8) SFR
Snapfinger

Dear Mr. Henderson:

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location. In response to the inquiry, DWM staff confirms that sanitary sewer capacity may be available for the subject property at this time. **After evaluating your capacity request, it has been determined based on the criteria set forth in DWM's Interim Sanitary Sewer Capacity Evaluation Program dated July 13, 2018 that DWM's wastewater collection, transmission, and treatment system has adequate capacity to receive the wastewater flow contribution from your sewer service connection as documented in your sewer capacity request. As such, approval to proceed with the project is granted with regards to sanitary sewer capacity.**

Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the provided anticipated capacity needs associated with the project. In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV – "Sewers and Sewerage Disposal". Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at mlotts@dekalbcountyga.gov.

Sincerely,

POND ELEVATION & AREA

DEPTH VS AREA FOR DETENTION POND	
ELEVATION (FT)	POND AREA(SF)
926	7,521
924	6,155
922	4,910
920	3783
918	2790
916	1941
914	1235

FIRE NOTES:

1. COMPLY WITH SECTION 1-4 PLANS OF NEPA 24, 1995 EDITION
2. COMPLY WITH NEPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 1995 EDITION
3. COMPLY WITH SECTION 1-5: INSTALLATION WORK SHALL BE DONE BY EXPERIENCED AND RESPONSIBLE PERSONS
4. COMPLY WITH SECTION 7-1.2.2 OF NEPA 13, 1996 EDITION CONNECTION BETWEEN UNDERGROUND AND ABOVEGROUND PIPING
5. COMPLY WITH SECTION 120-3.3 (7-6.4): NO PIPING SMALLER THAN A NOMINAL 8 INCHES IN DIAMETER SHALL BE USED TO SUPPLY ONE HYDRANT AND AUTOMATIC EXTINGUISHING SYSTEMS

UTILITY NOTES:

1. APPROVAL FROM SANITATION DEPARTMENT REFUND FOR DUMPSTER LOCATION AND ACCESSIBILITY. CONTACT RON McKINNE AT 404-294-2977
2. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE PICK-UP ON PRIVATE STREETS
3. INSTALLATION OF WATER & SEWER SYSTEMS, INCLUDING WATER METER, BACK FLOW PREVENTER, DOUBLE CHECK VALVE AND CLEANOUTS SHALL BE IN ACCORDANCE WITH THE LATEST DEKALB COUNTY REGULATIONS.
4. CALL DEKALB COUNTY WATER DEPARTMENT TO COORDINATE METER INSTALLATION (770-621-7230)
5. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT
6. "AS-BUILT" WATER/SEWER PLANS REQUIRE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT.
7. WATER AND SEWER DEPARTMENT REQUIRES THAT A BACK FLOW PREVENTER DEVICE BE INSTALLED ON EACH DOMESTIC OR FIRE SERVICE LINE, AND ANY OTHER TYPE WATER SERVICE CONNECTION
8. WATER AND SEWER DEPARTMENT APPROVAL REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
9. NO PRESSURE REDUCING VALVE ARE TO BE INSTALLED ON FIRE LINES. ALL FIRE LINES ARE TO BE INSPECTED BY DEKALB FIRE SERVICE PRIOR TO CONVERTING. CALL 404-294-2348 FOR INSPECTIONS
10. BORING OF ROAD(S) REQUIRED FOR WATER AND/ OR SEWER CONNECTION
11. GEORGIA D.O.T./DEKALB ROADS AND DRAINAGE UTILITY PERMIT REQUIRED FOR WATER AND SEWER LINE INSTALLATION ON WESLEY CHAPEL ROAD
    CONTACT DEKALB UTILITY COORDINATOR(404-508-3622) FOR ROADS AND DRAINAGE PERMIT INFORMATION
    CONTACT JOHN LITTLE(770-621-7200) FOR D.O.T. UTILITY PERMIT INFORMATION
12. THE OWNER WILL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER/ WATER/ DRAINAGE EASEMENTS DUE TO MAINTENANCE OF SEWER/ WATER/ DRAINAGE EASEMENTS DUE TO MAINTENANCE OF SEWER/WATER/STORM DRAIN OF DEKALB COUNTY.
13. ELECTRICAL SERVICE FOR PROPOSED SUBDIVISION WILL BE UNDERGROUND.
14. DEKALB COUNTY TO PROVIDE WATER AND SEWER SERVICES FOR THIS PROJECT.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

3/21/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED No. 31162 PROFESSIONAL ENGINEER JASON E. WILLIAMS
3/21/22
FOR THE FIRM
BOUNDARY ZONE, INC.
GSWCC LEVEL II DESIGN
7796

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.	TOTAL AREA: 3.727 ACRES / 162,358 SQUARE FEET
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.	BOUNDARY REFERENCE: DB 27347, PG 001 FIELDWORK PERFORMED ON 06/12/2019
	THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,622 FEET
	THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
© COPYRIGHT 2021 - BOUNDARY ZONE, INC. THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.	THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
20 0 40 80

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- DRAINAGE INLETS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- —SF— SILT FENCE
- —O— TREE PROTECTION
- HB HAY BALES
- FW FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL. CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE
- (TYP.)
- L.L. LAND LOT
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- –920– CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.69 SURFACE ELEVATION
- TW:1069.0 TOP OF WALL ELEVATION
- BW:1069.0 BOTTOM OF WALL ELEVATION
- TF:1069.0 TOP OF FOOTER ELEVATION
- —SF— SILT FENCE
- DRAINAGE ARROW
- ------ ACCESS/UTILITY EASEMENT

I.T.E.: INFILTRATION TRENCH EASEMENT

TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

811
Know what's below. Call before you dig.

BOUNDARY zone, inc.
LAND SURVEYING SERVICES & LAND PLANNING SERVICES
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-4393
975 COBB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
20830.01

SHEET
8.1 OF 19