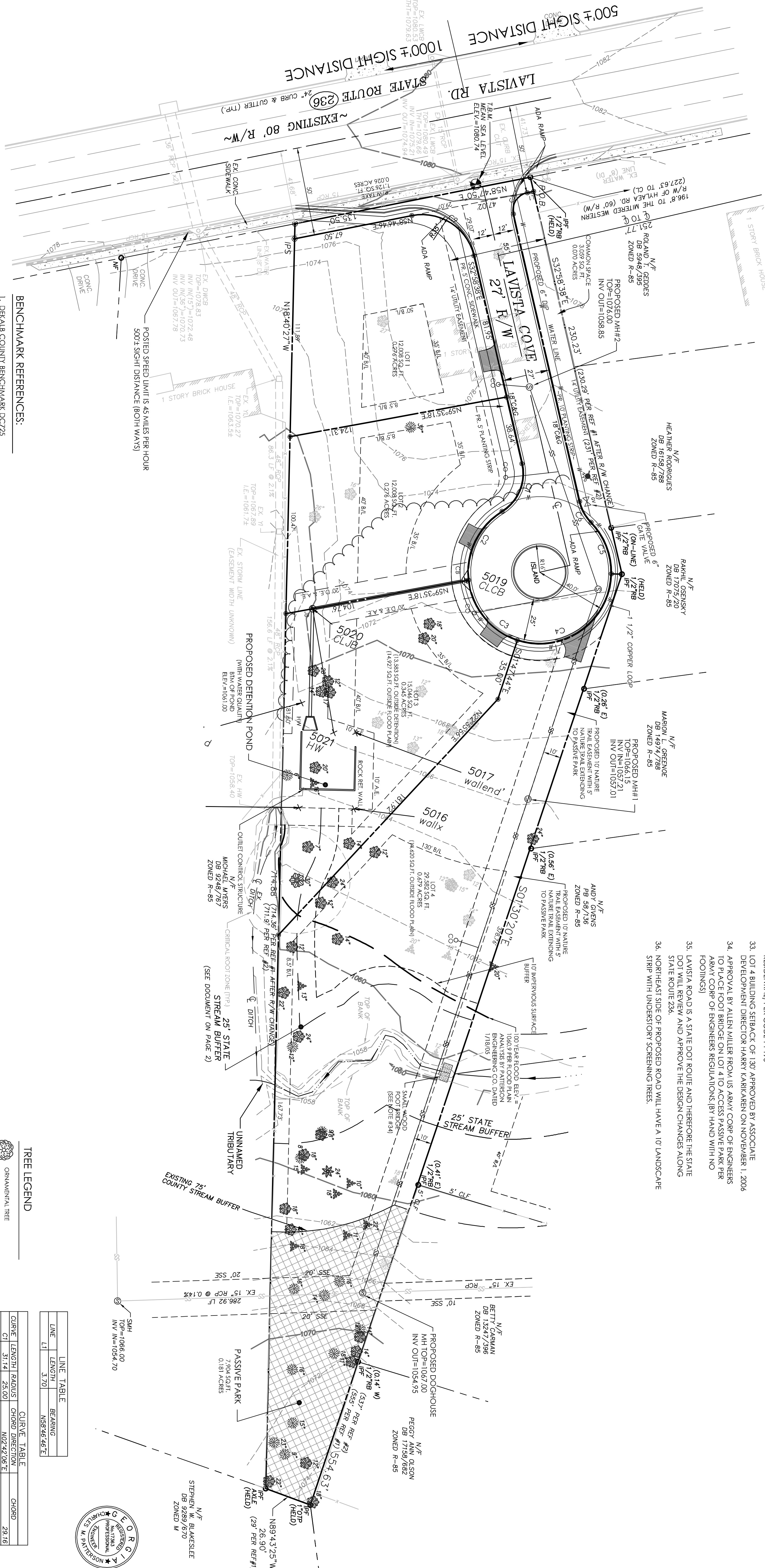


LOCATION MAP
N.T.S.

SITE NOTES

1. NO EXISTING BURY PITS WERE VISIBLE ON THE SITE
2. CURRENT ZONING IS R-85
3. FRONTAL SETBACK REQUIREMENT: 4.5 FEET
4. SIDEWALK SETBACK REQUIREMENT: 4.5 FEET
5. SIDEWALK SETBACK REQUIREMENT: 4.5 FEET
6. SIDEWALK SETBACK REQUIREMENT: 4.5 FEET
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20. SIDEWALK SETBACK REQUIREMENT: 4.5 FEET
21. SIDEWALK SETBACK REQUIREMENT: 4.5 FEET
22. SIDEWALK SETBACK REQUIREMENT: 4.5 FEET
23. CLOSEST RECEIVING WATERS ARE ON SITE
24. SKETCH PLAN 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
25. THE PROPERTY SHALL BE DEVELOPED TO CONFORM TO THE COUNTY'S TREE AND SETBACK ORDINANCES PERTAINING TO NEW SUBDIVISIONS.
26. NO WATERS ARE TO BE DISCHARGED CLOSER THAN 25' FROM ANY PROPERTY LINE
27. ALL LOTS LOCATED NEXT TO A DETENTION POND: THE WEEF MUST BE AT LEAST 1' ABOVE TOP OF DAM/WALL
28. DEKALB COUNTY SHALL MAINTAIN THE DETENTION POND.
29. THERE IS AN EXISTING DRIVEWAY CURB CUT FOR EXISTING HOUSE. THIS DRIVEWAY IS NEAR THE CENTERLINE OF PROPOSED NEW ROAD.
30. ALL STORMWATER FEATURES AND BMP'S INCLUDING DETENTION PONDS SHALL BE DESIGNED ACCORDING TO THE GEORGIA STORMWATER MANUAL.
31. ALL IMPERVIOUS AREA SHALL BE ON SITE PRIOR TO DISCHARGING INTO RECEIVING STREAM. A BMP PERFORMANCE REVIEW TOOL SHEET SHALL BE SUBMITTED FOR EACH BASIN WITHIN THE PROJECT. NO POLLUTION BY PASS IS PERMITTED.
32. MAXIMUM ALLOWABLE STREET GRADIENT IS 12% (LOCAL RESIDENTIAL) PER CODE 14-1196
33. LOT 4 BUILDING SETBACK OF 130' APPROVED BY ASSOCIATE DEVELOPMENT DIRECTOR HARRY KARAKABEN ON NOVEMBER 1, 2006
34. APPROVAL BY ALLEN MILLER FROM US ARMY CORP OF ENGINEERS TO PLACE FOOT BRIDGE ON LOT 4 TO ACCESS PASSIVE PARK PER ARMY CORP OF ENGINEERS REGULATIONS (BY HAND WITH NO FOOTINGS)
35. LAVISTA ROAD IS A STATE DOI ROUTE AND HEREBY THE STATE DOI WILL REVIEW AND APPROVE THE DESIGN CHANGES ALONG STATE ROUTE 236.
36. NORTHEAST SIDE OF PROPOSED ROAD WILL HAVE A 10' LANDSCAPE STRIP WITH UNDERSTORY SCREENING TREES.



UTILITY NOTE:
APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE BASED UPON THE BEST AVAILABLE INFORMATION FURNISHED BY EACH UTILITY. MERIDIAN GEOMATICS, LLC IS UNABLE TO VERIFY THE UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 404-423-4344 OR 1-800-282-7411. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. MERIDIAN GEOMATICS, LLC MAY NOT HAVE FULL KNOWLEDGE OF ALL UNDERGROUND UTILITIES.
ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS.
ABANDONED UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

BENCHMARK REFERENCES:
1. DEKALB COUNTY BENCHMARK DC275
BRASS DISK IN SIDEWALK ON THE NORTHWESTERLY SIDE OF LAVISTA ROAD, NORTHWESTERLY OF MIDVALE RD.
ELEVATION = 1091.112

FLOOD NOTE:
BY GRAPHIC NOTING ONLY THIS SITE DOES NOT LIE WITHIN THE UNITS OF A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE PANEL NUMBER 13899 C000161, IN DEKALB COUNTY, GEORGIA (UNINCORPORATED AREAS).
PANEL BEARS AN EFFECTIVE DATE OF MAY 7, 2001. THIS SITE LIES WITHIN ZONE 'X'.

TREE LEGEND

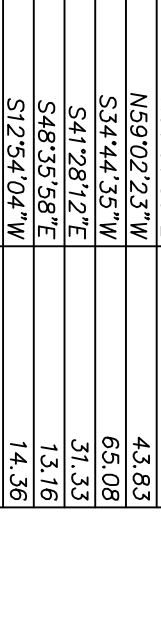
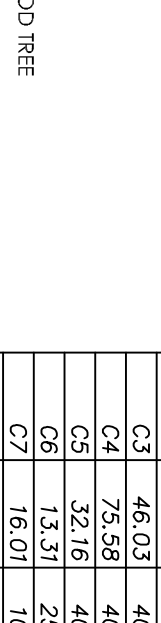
SYMBOL	TREE TYPE
(Circle with vertical lines)	ORNAMENTAL TREE
(Circle with horizontal lines)	OAK TREE
(Circle with diagonal lines)	MED. HARDWOOD TREE
(Circle with wavy lines)	PINE TREE
(Circle with dots)	SWEET GUM TREE
(Circle with cross-hatch)	CEPHEAN TREE

LINE TABLE

LINE	LI	LENGTH	BEARING
		3.70	N83°46'46"E

CURVE TABLE

CHORD	CHORD DIRECTION	CHORD
C1	N02°42'06"E	29.16
C2	N06°06'59"E	43.83
C3	N59°02'21"W	43.83
C4	S34°44'35"W	63.09
C5	S17°01'22"E	11.32
C6	S12°52'04"W	11.32
C7	S12°52'04"W	14.36
C8	N77°05'56"W	41.77



PROPOSED LOT AREA CHART

LOT #	SO. FT.	ACRES
LOT 1	12,088 SQ. FT.	0.278 ACRES
LOT 2	12,102 SQ. FT.	0.278 ACRES
LOT 3	15,381 SQ. FT.	0.353 ACRES
LOT 4	29,307 SQ. FT.	0.673 ACRES

OWNER/DEVELOPER
BRVANI LONG
24 HR. CONTACT: BRVANI LONG
PHONE: #4041649792

DESIGNER
PATTERSON ENGINEERING COMPANY
3300 NORTHEAST EXPRESSWAY
SUITE #9
ATLANTA, GA 30304
PHONE: 770-431-2126

THIS SKETCH PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS ___ DAY OF ___.
BY: _____
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

SKETCH PLAN FOR LAVISTA COVE

Project No. 2005-075
Design By: N/A
Drawn By: B.C.L.
Checked By: B.H.N.
Date: MARCH 14, 2006
Scale: 1"=30'

SITE ADDRESS
4453 LAVISTA RD.
TUCKER, GA 30084
LAND LOT 212 - 18TH DISTRICT
DEKALB COUNTY, GEORGIA

NO.	Revision	Date
1	FINAL SKETCH PLAN REVISIONS ADDRESSED	11-15-06
2	REVISE 25 STATE STREAM BUFFER	11-27-06
3	PLANNING COMMISSION ONE TIME REVISION	1-10-07

MERIDIAN GEOMATICS, LLC
Land surveying - residential & commercial
3300 Northeast Expressway, Suite 9H
Atlanta, Georgia 30304
phone: (404) 316-9922
meridiangeom.com
bebs@out.net

Patterson Engineering Company
Professional Engineer
3300 Northeast Expressway, Suite 9H
Atlanta, Georgia 30304
Phone: (404) 451-7676

LEGEND

SYMBOL	PROPERTY LINE
(Solid line)	PROPERTY LINE
(Dashed line)	CONCRETE MARKER FOUND
(Dotted line)	1/2" REBAR SET
(Dash-dot line)	UNDERGROUND TELE. LINE
(Long-dash line)	UNDERGROUND POWER LINE
(Short-dash line)	WATER LINE
(Wavy line)	SEWER LINE
(Circle with cross)	WATER METER
(Circle with dot)	SEWER METER
(Circle with X)	WATER METER MANHOLE
(Circle with +)	SEWER METER MANHOLE
(Circle with triangle)	WATER METER
(Circle with square)	SEWER METER
(Circle with diamond)	WATER METER MANHOLE
(Circle with hexagon)	SEWER METER MANHOLE
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