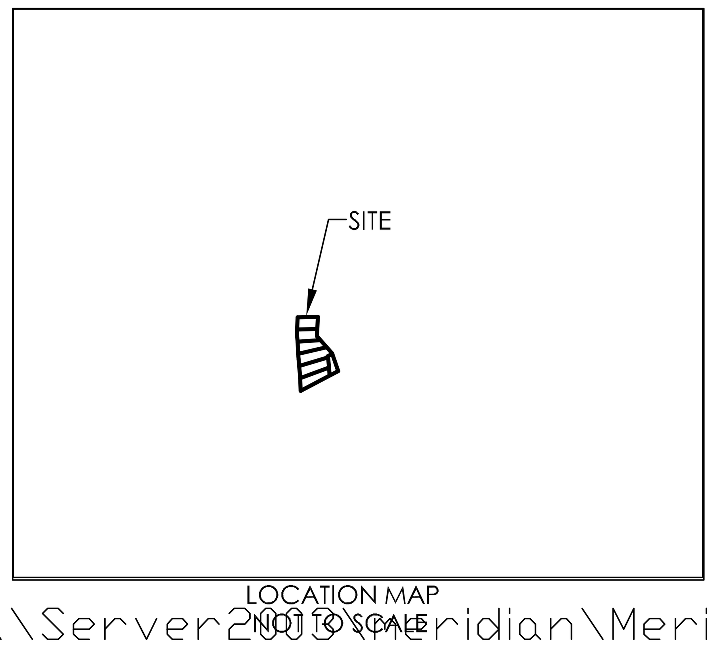


\\Server2003\Meridian\Meridian\...3348_001.tif

SITE NOTES

1. NO EXISTING BURY PITS WERE VISIBLE ON THE SITE
2. CURRENT ZONING IS R-100
   SETBACKS:
   FRONT:COLLECTOR=35'
   REAR:40'
   SIDE:10'
   MAX. LOT COVERAGE: 35%
   OFF STREET PARKING REQUIREMENT: 4 SPACES
   MAX. BLDG. HEIGHT: 35'
   MIN. LOT WIDTH: 100'
   MIN FLOOR AREA : 2,000 SQ. FT.
   MIN. LOT AREA: 15,000 SQ. FT.
3. PUBLIC WATER AND SEWER SERVICES TO BE PROVIDED BY DEKALB COUNTY
4. THERE IS NO OBSERVED EVIDENCE OF A SEPTIC TANK ON THE SITE.
5. SIDEWALKS ARE REQUIRED. LOCATIONS OF HANDICAP RAMPS TO BE LABELED ON CONSTRUCTION PLANS.
6. STREET LIGHTING IS REQUIRED.
7. ALL ACCESS TO THIS SITE SHALL BE FROM HAPPY HOLLOW ROAD.
8. THERE IS NO OBSERVED EVIDENCE OF ANY HISTORIC RESOURCES ON THIS SITE.
9. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
10. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
11. ALL UTILITIES INCLUDING ELECTRICAL WILL BE UNDERGROUND.
12. TOTAL NUMBER OF LOTS IS 6.
13. THERE WILL BE A HOME OWNERS ASSOCIATION ESTABLISHED.
14. ALL SLOPES MUST NOT EXCEED 3:1.
15. ALL SUBDIVISION STREETS SHALL HAVE A MINIMUM SIGHT DISTANCE OF 200'. THERE ARE NO SUBDIVISION STREETS IN THIS PROJECT.
16. DETENTION POND LANDSCAPING WILL BE REQUIRED.
17. STORM WATER QUALITY CONTROL IS REQUIRED PER 14-42 OF DEKALB COUNTY CODE.
18. REINFORCED CONCRETE PIPE SHOULD BE LOCATED UNDER ALL PAVEMENTS.
19. COMPACTION WILL BE REQUIRED FOR ALL LOTS THAT RECIEVE 2FT. OR MORE OF FILL BETWEEN THE R/W AND REAR BUILDING LINE.
20. A 10FT. DRAINAGE EASEMENT IS PROPOSED BETWEEN ALL LOTS ALONG PERIMETER BOUNDARY LINES OF SUBDIVISION.
21. WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
22. INERT LANDFILLS OR THE BURYING OF CONSTRUCTION DEBRIS, TREE STUMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN M-2 INDUSTRIAL DISTRICT PER LAND DEVELOPEMENT ORDINANCE CHAPTER 14, ARTICLE II, SECTION 14-37 (b)(6).
23. CLOSEST RECIEVING WATERS ARE ON SITE.
24. 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 DEVELOPEMENT PERMIT IS OBTAINED.
25. THIS PROPERTY SHALL BE DEVELOPED TO CONFORM TO THE COUNTY'S TREE AND SIDEWALK ORDINANCES PERTAINING TO NEW SUBDIVISIONS.
26. NO WATERS CAN BE DISCHARGED CLOSER THAN 25' FROM ANY PROPERTY LINE.
27. ALL LOTS LOCATED NEXT TO A DETENTION POND, THE MFFE MUST BE AT LEAST 1' ABOVE TOP OF DAM/WALL.
28. EXISTING 6" WATER LINE ALONG FRONTAGE TO BE REPLACED WITH A NEW 8" LINE.
29. PURSUANT TO GEORGIA CODE SECTION 48-5-41, ANY PORTION OF THE LOTS DEDICATED TO CEMETERY USE ARE EXEMPT FROM AD VALOREM (PROPERTY) TAXES. MOREOVER, RESPONSIBILITY FOR MAINTENANCE OF ANY PORTION OF A LOT DEDICATED TO CEMETERY USE IS THAT OF THE HOMEOWNERS ASSOCIATION FOR THE SUBDIVISION, NOT THE INDIVIDUAL LOT OWNERS WHERE THE CEMETERY OR A PORTION THEREOF LIES.

SANITATION DIVISION NOTES

WOODALL (DUNWOODY) PRESERVE
FILE NUMBER 0600R
DOVETAIL PROPERTIES - OWNER/DEVELOPER
ATTN: JOE DANIELS
1488 DIAMOND HEAD CIRCLE
DECATUR, GEORGIA 30033
PHONE 404-376-3253

THE SANITATION DIVISION WILL BE RESPONSIBLE FOR GARBAGE COLLECTION ON THE PUBLIC STREETS WITHIN THE SUBDIVISION REFERENCED ABOVE. ADDITIONAL COMMENTS AND REQUIREMENTS PERTAINING TO THE ABOVE REFERENCED SKETCH PLAT FOR CURBSIDE COLLECTION OF SOLID WASTE AND RECYCLING MATERIALS ARE PRESENTED BELOW.

(1) COLLECTION VEHICLES MUST BE ABLE TO ENTER AND EXIT SUBDIVISION IN A FORWARD MOTION

(2) ON-STREET PARKING SHOULD NOT BE ALLOWED DURING THE HOURS OF 8AM AND 5PM ON SOLID WASTE COLLECTION DAYS.

(3) OVERHEAD CLEARANCE MUST BE A MINIMUM OF 16 FEET.

(4) ANY LANDSCAPING WITHIN ANY CUL-DE-SAC SHOULD INCLUDE LANDSCAPE BUFFERS AND/OR CURB APRONS.

IF YOU HAVE ANY QUESTIONS CONTACT TONY MCBRIDE: 404-294-2929

TOTAL EXISTING AREA

130,852 SQ. FT.
3.004 ACRES

SITE ADDRESS

5325 HAPPY HOLLOW ROAD
LAND LOT 311 ~ 6TH DISTRICT
DEKALB COUNTY, GEORGIA

OWNER/DEVELOPER

DOVETAIL PROPERTIES, INC.
1488 DIAMOND HEAD CIRCLE
DECATUR, GA 30033
24 HR. CONTACT: JOE DANIELS
PHONE #404-376-3253

DESIGNER

PATTERSON ENGINEERING COMPANY
3300 NORTHEAST EXPRESSWAY
SUITE 5F
ATLANTA, GA 30341
PHONE: 770-451-7676

TREE NOTES

1. SITE TO MEET 120" DBH PER ACRE PER DEKALB COUNTY STANDARDS
2. TREE SAVE OUTSIDE BLDG. AREA
3. SITE MUST SAVE ½ OF ALL SPECIMEN TREES: RECOMPENSE OF SPECIMEN TREES REMOVED IS @ 1.5x DBH

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISION OF DEKALB COUNTY, ON THIS ____ DAY OF ______.

BY: ______________________
PLANNING COMMISION CHAIRMAN
DEKALB COUNTY, GEORGIA

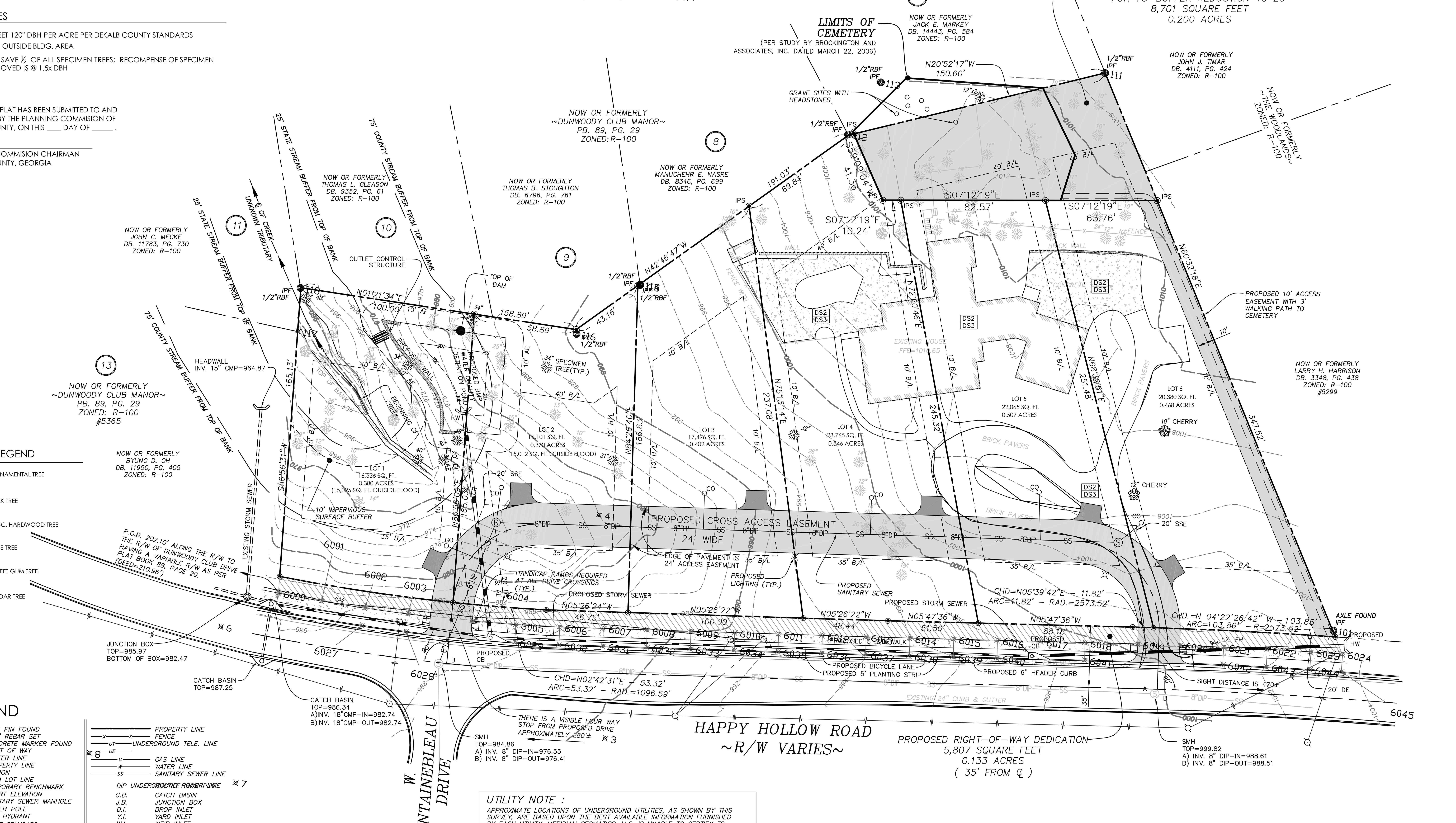
BOUNDARY REFERENCES:

1. SURVEY PREPARED FOR SANDY ABRAMS - HARRY NORMAN REALTORS, PREPERED BY SOLAR LAND SURVEYING COMPANY DATED JUNE 8, 2005. JOB NO. 05-5182
2. FINAL PLAT OF DUNWOODY CLUB MANOR PREPARED BY ENGINEERING & INSPECTION SYSTEMS, INC. DATED FEBRUARY 6, 1968.
3. SUBDIVISION RECORD PLAT "THE WOODLANDS" DATED MAY 31, 1967, LAST REVISED SEPTEMBER 22, 1967, DEKALB COUNTY RECORDS.

FLOOD NOTE:

THIS SITE DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE F.I.R.M. FLOOD MAP COMMUNITY PANEL NUMBER IS 13089 C 0010 H, IN DEKALB COUNTY, GEORGIA (UNINCORPORATED AREAS).

PANEL BEARS AN EFFECTIVE DATE OF MAY 7, 2001. THIS SITE LIES WITHIN ZONE "X".



LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMF	CONCRETE MARKER FOUND
R/W	RIGHT OF WAY
℄	CENTER LINE
℞	PROPERTY LINE
STA.	STATION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
Ⓢ	SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	LIGHT STANDARD
ICV	IRRIGATION CONTROL VALVE
	TRAVERSE POINT (60D NAIL)
	DRAINAGE MANHOLE
GV	GAS VALVE
	BENCHMARK
	IRON PIN FOUND
—x—x—	FENCE
—UT—	UNDERGROUND TELE. LINE
—G—	GAS LINE
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
DIP	DUCTILE IRON PIPE
C.B.	CATCH BASIN
J.B.	JUNCTION BOX
D.I.	DROP INLET
Y.I.	YARD INLET
W.I.	WEIR INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
WM	WATER METER
	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)

TREE LEGEND

ORNAMENTAL TREE
OAK TREE
MISC. HARDWOOD TREE
PINE TREE
SWEET GUM TREE
CEDAR TREE

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 CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 404-623-4344 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 REFERENCE

1. BENCHMARK IS CURRENTLY ASSUMED, HOWEVER BASED ON APPROXIMATE MEAN SEA LEVEL

SKETCH PLAN OF WOODALL PRESERVE FOR DOVETAIL PROPERTIES, INC.

Project No.	2005-045
Design By:	N/A
Drawn By:	J.M.C.
Checked By:	C.M.P.
Date:	DECEMBER 21, 2005
Scale:	1"=30'

GEORGIA REGISTERED No.17363 PROFESSIONAL ENGINEER CHARLES M. PATTERSON

No.	Revision	Date By
1	ADD CEMETERY NOTE AND 10' BUFFER FOR LOT 1	7/11/06

Patterson Engineering Company
civil engineering•land development
3300 Northeast Expressway, Suite 5F - Atlanta, Ga 33041 - Tel (770) 451-7676

MERIDIAN GEOMATICS, LLC
land surveying~residential & commercial
3300 Northeast Expressway Suite 5H
Atlanta, Georgia 30341
phone: (770) 452-8350 ~ meridiangeomatic@bellsouth.net

PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com