

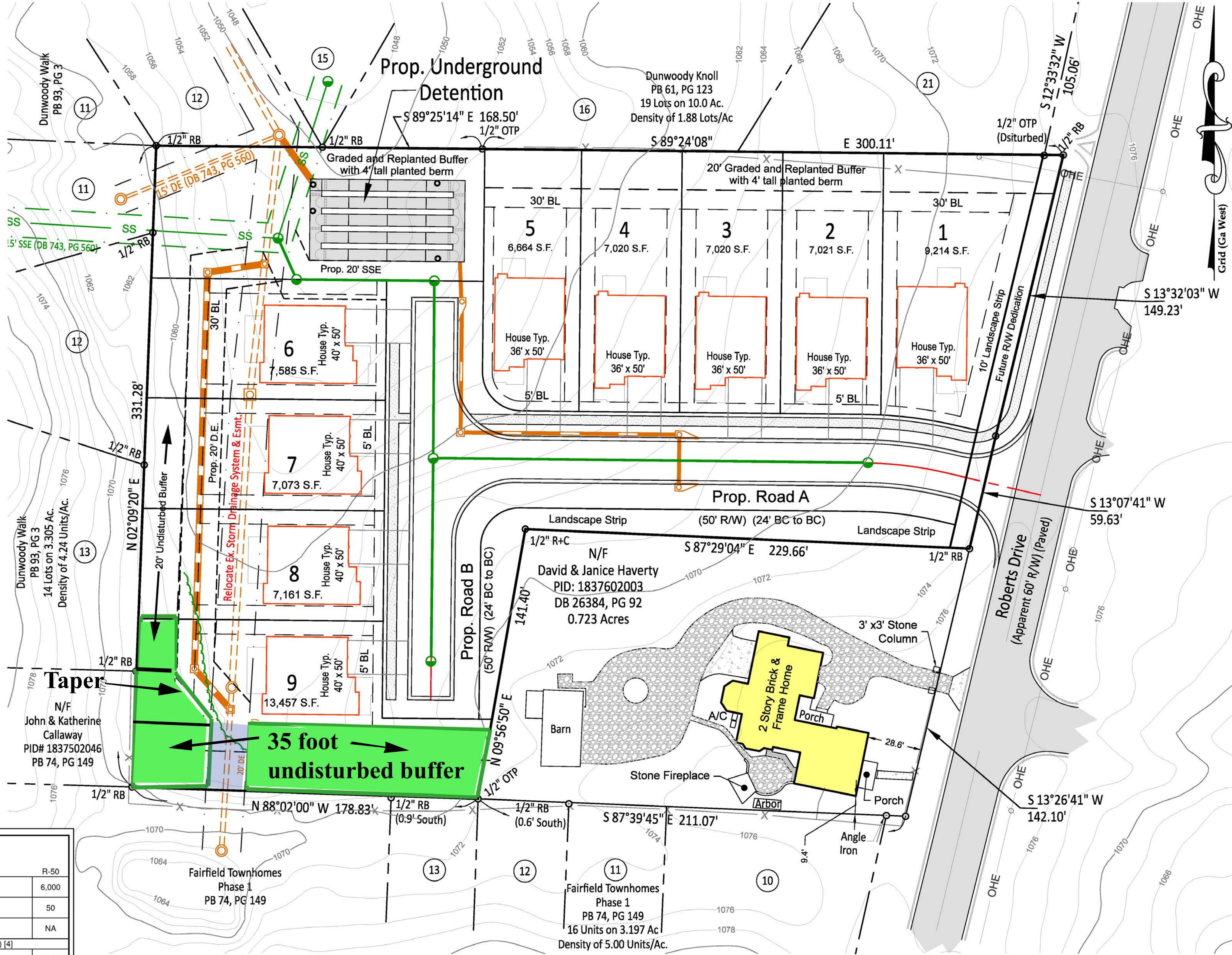
ABBREVIATION LEGEND:	
BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CE	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FI	= fire hydrant
GI	= grate inlet
GW	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
LLL	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:	
	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= guy wire
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall
	= buffer
	= bldg setback
	= fence
	= overhead electric
	= underground electric
	= water line
	= sanitary line
	= gas line

SINGLE-DWELLING DISTRICTS		
		R-50
L1	Minimum Lot Area (sq. ft.)	6,000
L2	Minimum Lot Frontage (ft.) [2]	50
	Maximum Density (dwelling units per acre)	NA
	Minimum Building/Structure Setbacks (ft.) [4]	
S1	Street, Front and Side	5[6]
S2	Side, Interior	7.5
S3	Side, Interior (accessory buildings/structures)	10
S4	Rear	30
S5	Rear (accessory buildings/structures)	10
C	Maximum Lot Coverage (percent) [8]	
	Lot area = 43,560 sq. ft. or more	25
	Lot area = 30,000 to 43,559 sq. ft.	30
	Lot area = 20,000 to 29,999 sq. ft.	35
	Lot area = 19,999 sq. ft. or less	40
	Maximum Building Height (ft.)	
	Principal Building	35
	Accessory Buildings/Structures	20

- [1] Detached houses in RA-5 and RA-8 districts are subject to the lot and building regulations of the R-50 district.
- [2] Minimum lot frontage on cul-de-sac lots is 35 feet. Minimum lot width at the required street setback must equal the required minimum frontage requirement for non-cul-de-sac lot (e.g., 100 feet in R-100).
- [3] Minimum lot frontage applies to attached house projects, not individual dwelling units within the project.
- [4] Corner lots are subject to street setbacks along all street frontages and to interior side setbacks along all other lot lines.
- [5] Add five feet for minimum setbacks from arterial streets.
- [6] Street-facing garage façades must be setback at least 20 feet from back of curb or back of sidewalk, whichever is greater.
- [7] Interior side setback applies only to end units in attached house projects. No interior side setback required for units in attached projects with common or abutting walls. See also the attached house building separation requirements of section 27-132.
- [8] Maximum lot coverage for institutional uses; including, but not limited to, educational services, places of worship, and neighborhood recreation club shall not exceed 60 percent.

**Note: The existing outfall drainage system and easement from Fairfield Townhomes to be relocated as show hereon. The old easement shall be abandoned once the new drainage system is installed and approved by the City of Dunwoody.**



**Area This Tract:**

**2.634 Acres**

**Developer:**

Rock River Realty LLC  
6185 Crooked Creek Rd  
Suite C  
Norcross Ga. 30092  
24Hr Contact: Curt Swilley  
Phone: 404-569-5904  
Email: curt@rockriverrealty.com



**LOCATION MAP**  
NOT TO SCALE

**SURVEYOR NOTES**

**Datum**  
Horizontal: NAD83 (2011); Vertical: NAVD88 established by GPS observations;  
Measurements: U.S. Survey Feet

**Equipment and Field Closure Statement**  
Field angles and linear distances measured using a Leica TS 12P robotic total station. GPS positions obtained with a ChampioPro (serial # 1025350). The field data upon which this plat is based has a field closure of one foot in 21,298 feet and an angular error of 2 seconds per angle point and was adjusted using compass rule.  
Last date of field work was performed March 28, 2018.

**Map Closure**  
This map or plat has been calculated for closure and is found to be accurate as follows:  
1837602005: within one foot in 155,403 feet;  
1837602006: within one foot in 151281 feet;  
1837602003: within one foot in 79,775 feet;

**Title**  
This property may be subject to easements, reservations, rights of way or any similar matters that would be disclosed by a title search. Therefore, exceptions is taken to all matters of title.

**Utilities**  
Surface and subsurface utilities shown hereon are based upon surface observations and public records. Engineering303 provides this service in an effort to reduce risk. however, due to the nature of this type of work afw cannot guarantee absolute accuracy or that there are no omissions in locating underground utilities. Therefore Engineering303 disclaims all liability for any damages based on utility information provided by this survey. user of this information assumes all risk and notice is hereby given that "Know What's Below - Call Before You Dig" utility location service (811) is to be notified prior to any excavation of the site as required by law.

**Streams, Bodies of Water, & Wetlands**  
All streams, bodies of water, and wetlands may be subject to state, county, and local buffers or restrictions. surveyor makes no interpretation regarding these buffers or restrictions. user of this survey is cautioned to consult with the appropriate governing authorities concerning possible buffers or restrictions.

**Flood Zone**  
Based on graphical interpretation this property is situated in unshaded Zone X" (area determined to be outside the 0.2% annual chance floodplain) as depicted on the nrip flood insurance rate map no. 13089C005) having an effective date of May 16, 2013. User of this information is cautioned that a more precise flood delineation may be necessary.

**Zoning**  
Zoning and similar issues are not addressed on this survey.

**Drawing Presentation**  
For drawing clarity some objects or symbols may not be drawn at actual scale. This should be taken into consideration when obtaining scaled data or in utilizing the cad file this drawing originated from for design purposes.

**Certification**  
This survey was prepared for the exclusive use for the client named hereon and represents a specific scope of services. Any use by third parties is at their own risk. The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11). shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

**Board Rules and Code of Georgia**  
This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between two sets of specifications, the requirements of law prevail.

0' 30' 60' 90' 120'  
SCALE: 1"=30'(22"x34" Prints) 1"=60' (11"x17" Prints)

**Engineering**  
**E303**

Dekalb County, GA

Concept Site Plan of:  
5308, 5318, 5328 Roberts Drive for:  
**Curt Swilley**  
The City of Dunwoody  
18th District

Land Lot 378



**Civil Engineering, Land Surveying,  
Stream and Wetland Restoration**

116 North Main Street, Suite B, Cumming, Ga. 30040  
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK  
Date: 1-31-2019  
Sheet  
**1 of 1**  
Project Number  
**18-4360**