

36" HW TREE R36'
IMPACTED AREA = 0.00%
OF CRITICAL ROOT ZONE
TREE TO BE SAVED

25" HW TREE R25'
IMPACTED AREA = 0.00%
OF CRITICAL ROOT ZONE
TREE TO BE SAVED

12" DOGWOOD TREE R12'
IMPACTED AREA = 38.3%
OF CRITICAL ROOT ZONE
TREE TO BE SAVED

30" HW TREE R30'
IMPACTED AREA = 0.00%
OF CRITICAL ROOT ZONE
TREE TO BE SAVED

TOTAL OF GROSS CUBIC YARDS DEMOLITION DEBRIS 150

NOTE: NO TREES TO BE REMOVED FROM SITE.

FINISH FLOOR ELEVATION OF EXISTING HOUSE
FFE = 983.8

CRITICAL TREE ROOT ZONE CIRCLE (TYP.) RADIUS 1
FT FOR EACH 1 IN DIAMETER AT BREAST HEIGHT OF
TREE. VIOLATION LESS THAN 20%.

STANDARD 4 FT ORANGE TREE SAVE FENCING.

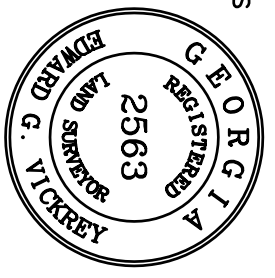
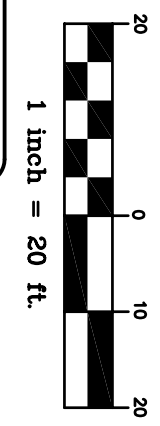
ALL TREE SAVE FENCING TO BE INSTALLED
ACCORDING TO TREE ORDINANCE. (1 FT. AWAY PER 1
FT. OF TREE GIRTH)

ALL TREE PROTECTION MEASURES SHALL BE
INSTALLED PRIOR TO THE COMMENCEMENT OF ANY
CONSTRUCTION, DEMOLITION OR LAND DISTURBANCE
ACTIVITIES.

TREE PROTECTION FENCING SHALL BE MAINTAINED
DURING THE ENTIRE PROJECT PERIOD.

ALL LAND DISTURBANCE TO BE STABILIZED WITH
VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER
PROTECTION UNLESS APPROVED PLANS INDICATE
OTHERWISE.



NOTES:

- 1 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD PER FIRM MAP 13088C0127H DATED 05/07/2001 DEKALB COUNTY GA.
- 2 - REFERENCE PLATS PB 5 PAGE 40.

TECHNICAL DATA:

FIELD CLOSURE: 1/10,000+
PLAT CLOSURE: 1/100,000+
ANGULAR ERROR: 1"/POINT
ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON
GPT-3005W W/ CARLSON
EXPLORER

PROPERTY ADDRESS

ATLANTA GA 30316

TOTAL LAND AREA
10,000 S.F. = 0.23 AC.

ALLOWABLE LOT COVERAGE
10,000 X 50% = 5,000 S.F.
LOT COVERAGE

TOTAL IMPERVIOUS = 3275 S.F.
IMPERVIOUS/10,000 S.F. = 32.75%
DISTURB AREA = 4529 S.F.

PROPERTY IS ZONED R-4
BUILDING SETBACKS:
FRONT 35'
SIDE 7'
REAR 15'

SITE PLAN FOR:

249 HAAS AVENUE

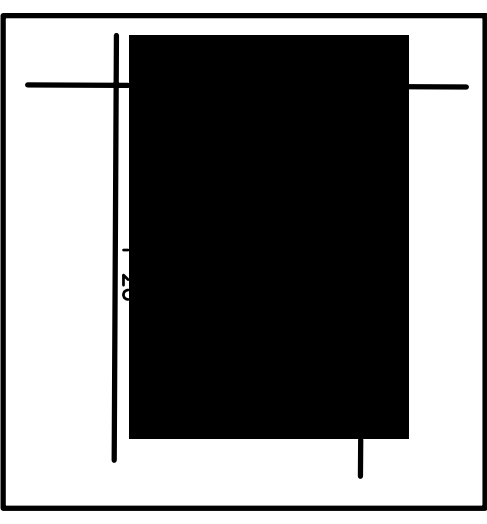
TOTAL AREA 10,000 SF 0.23 ACRES

LOCATED IN
LAND LOT(S):
DISTRICT:
SECTION:
COUNTY:
CITY:
STATE:

DEKALB
ATLANTA
GEORGIA

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 THE GEORGIA PLAT ACT.

SITE LOCATION MAP
NTS



LAND SYSTEMS
LAND SURVEYORS
1337 Canton Road
Suite H1
Marietta Georgia 30066
(404) 285-2563 Fax (770) 445-7405

JOB NO.	2013-5	SUBDIVISION	
DRAWN BY	EV		
CHECKED BY		REVISIONS	
DATE	01/24/13		
SCALE	1"=20'		
FIELD DATE	01/24/13		
			DATE