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Professional Seal:



Notes:

Project Number: 1032-001
P:\1032\001\Dwg\Concept Plan (option 3).dwg
Layout Name: Layout1
Plot Date: 4/15/2013 2:41 PM
Drawn By: MJP
Date: 4/15/13

Revision / Issue:		
No.	Date	Description

Client:
Dependable Constructin, LLC.
Contact Person: Drew Hymn
Contact Phone: 404-557-9684

Project Name:
122 Dupree Road

Project Location:
122 Dupree Road
Land Lot: 1092
District: 15th
Section: 2nd
City: Woodstock
Georgia 30188

Drawing Scale:

Sheet Title:

Concept Plan

Drawing Number: Total Sheets: Revision:

**122 DUPREE ROAD
108,868 S.F.
2.50 ACRES**

STORMWATER MANAGEMENT WILL BE PROVIDED UNDERGROUND BENEATH REAR ALLEY OR ABOVE GROUND BY REMOVING UNITS 11, 12 & 13.

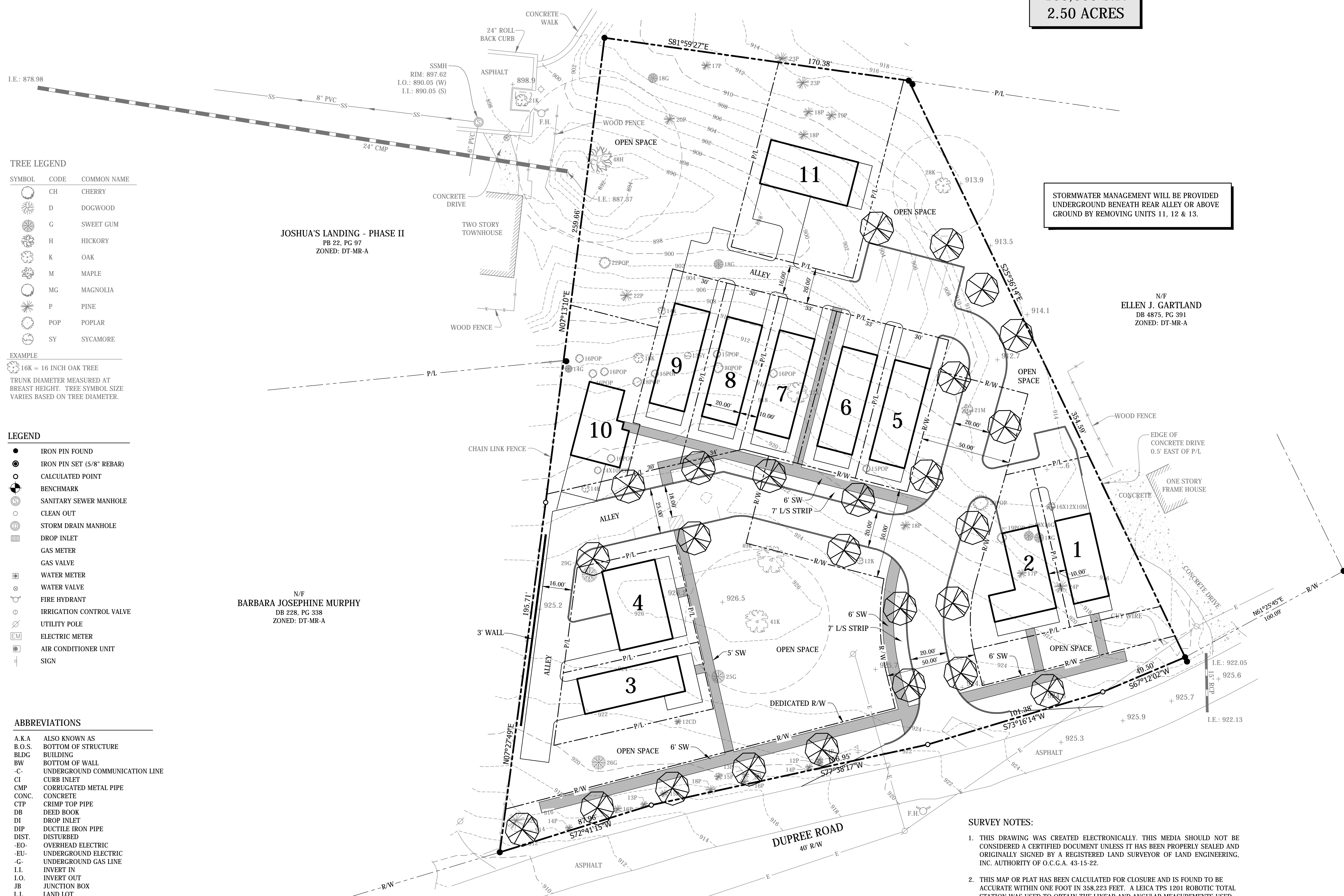


JOSHUA'S LANDING - PHASE II
PB 22, PG 97
ZONED: DT-MR-A

JOSHUA'S LANDING - PHASE II
PB 22, PG 97
ZONED: DT-MR-A

N/F
ELLEN J. GARTLAND
DB 4875, PG 301
ZONED: DT-MR-A

N/F
BARBARA JOSEPHINE MURPHY
DB 228, PG 338
ZONED: DT-MR-A



TREE LEGEND

SYMBOL	CODE	COMMON NAME
	CH	CHERRY
	D	DOGWOOD
	G	SWEET GUM
	H	HICKORY
	K	OAK
	M	MAPLE
	MG	MAGNOLIA
	P	PINE
	POP	POPLAR
	SY	SYCAMORE

EXAMPLE
18K = 18 INCH OAK TREE
TRUNK DIAMETER MEASURED AT BREAST HEIGHT. TREE SYMBOL SIZE VARIES BASED ON TREE DIAMETER.

LEGEND

	IRON PIN FOUND
	IRON PIN SET (5/8" REBAR)
	CALCULATED POINT
	BENCHMARK
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN MANHOLE
	DROP INLET
	GAS METER
	GAS VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	UTILITY POLE
	ELECTRIC METER
	AIR CONDITIONER UNIT
	SIGN

ABBREVIATIONS

A.K.A	ALSO KNOWN AS
B.O.S	BOTTOM OF STRUCTURE
BLDG	BUILDING
BW	BOTTOM OF WALL
C	UNDERGROUND COMMUNICATION LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIST.	DISTURBED
-EO-	OVERHEAD ELECTRIC
-EU-	UNDERGROUND ELECTRIC
-G-	UNDERGROUND GAS LINE
I.L	INVERT IN
I.O.	INVERT OUT
JB	JUNCTION BOX
L.L	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S	NOT TO SCALE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
TYP.	TYPICAL
-W-	UNDERGROUND WATER LINE

SURVEY NOTES:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 358,223 FEET. A LEICA TPS 1201 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL ACCURACY OF 0.03 FEET AS DETERMINED BY REDUNDANT MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
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- THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13057C0332D, EFFECTIVE DATE SEPTEMBER 29, 2006.
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REF #1032-001
76 SLOAN STREET, MCDONOUGH, GEORGIA 30253
OFFICE: (678) 814-4346 FAX: (678) 814-4348
WWW.LAND-ENG.COM

THERE ARE NO STATE WATERS OR WETLANDS ON THIS SITE

ZONING INFORMATION
PROPOSED ZONING: DT-MR-A
TOTAL AREA: 2.50 ACRES
PROPOSED OPEN SPACE: 0.98 ACRES
PROPOSED R/W: 0.48 ACRES

DIMENSION STANDARDS:
MINIMUM LOT AREA: 1,200 S.F.
MINIMUM LOT WIDTH: 16'
FRONT SETBACK: 0'
SIDE SETBACK: 5'
REAR SETBACK: 5'