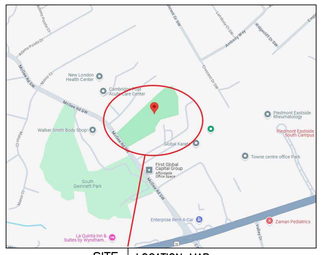


SITE LOCATION MAP
NOT TO SCALE

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICABLE.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF DEMOLITION DEBRIS 643
TOTAL OF GROSS CUBIC YARDS OF HAUL VOLUMES 824
EXCESS OF DEBRIS TO BE HAULED OFF: 0

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 10/19/2024
ANTICIPATED COMPLETION DATE: 02/19/2025
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000+ FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. LAND SURVEYOR EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY, RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED, TO, USE OF THIS SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. THIS SURVEY IS SUBJECT TO ALL BUFFERS IMPOSED BY THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT AND UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AND ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE PIPES AS CONSTRUCTED AND PIPES ASSOCIATED WITH THE CALMWATER TRACES, CLEANS, CONSTRUCTED AND PIPES ASSOCIATED WITH THE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE, OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, FLAGGING, SILT FENCE OR OTHER MEANS. NO LAND DISTURBING ACTIVITY OUTSIDE THE AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROP WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGESS.
13. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

SPECIAL DEMOLITION PLAN NOTES:

1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO ENSURE THAT THE REQUIREMENT IS MET.
3. DISTURBED AREAS GUE TO 7 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS GUE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
7. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT BEING ISSUED FOR CONSTRUCTION.
8. LOCATE AND FIELD STAKE UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
9. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
10. ALL SEDIMENTATION DEVICES TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCES AND MAINTAINED UNTIL OWNEL LANDSCAPING.
11. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED AS NEEDED.
12. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
13. LOCATION OF TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
14. WATER QUALITY TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
15. ALL COLLECTED WATER SHALL BE DIRECTED TO WATER QUALITY IMPSO.
16. NO WATER QUALITY IMPSO) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
17. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - SATURDAY 7:30AM TO 7:00PM
SUNDAY 8:00AM TO 6:00PM
18. I, *EUGENE STEPANOV*, CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.
19. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.
20. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000065549
ISSUED: 01/27/2024 EXPIRES: 01/27/2027

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:
VICTOR VAYSMAN
2084 MCGEE RD SW
SNELLVILLE, GA 30078
24 HOUR CONTACT: VICTOR VAYSMAN
victor@medside.com

PROPERTY IS ZONED BG CITY OF SNELLVILLE

BUILDING SETBACKS:
AS PER PB.121/PG.170

FRONT 25'
SIDE 15'
REAR 10'

MAX RESTRICTIONS 80'
MAX LOT COVERAGE 90'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICODE.

VERTICAL DATUM NAVD88

Course	Bearing	Distance
L1	S 25°52'53"E	32.87'
L2	S 29°40'05"W	27.68'
L3	S 60°06'22"W	78.80'
L4	N 81°12'19"W	10.82'
L5	N 27°23'28"W	11.82'

* L E G E N D *

APD	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
APM	AS PER MONUMENT
AP	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
APZ	AS PER ZONING
B	BOLLARD
BC	BACK OF CURB
BLK	BLOCK
BL	BUILDING LINE SETBACK
BR	BRICK
CB	CATCH BASIN
CL	CENTER LINE
CTF	CENTER TOP
CLF	CHAIN LINK FENCE
CM	CADASTRAL MAP
CMP	CORRUGATED METAL PIPE
COA	CITY OF ATLANTA
CO	SAN. SEWER CLEANOUT
CP	CALCULATED POINT
CPT	CASPORT
CTP	CRIMP TOP PIPE FOUND
D	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FP	FENCE POST
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
HW	HEAD WALL
HDW	HARDWOOD TREE
ICM	IRRIGATION CONTROL METER
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRON ROD FOUND
IRF	IRON FENCE
IM	IRRIGATION METER
IV	IRRIGATION VALVE
JB	JUNCTION BOX
LP	LIGHT POLE
LLL	LAND LOT LINE
MAG	MAGNETIC READING
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS.
OH	OVERHANG
OIP	OPEN TOP PIPE FOUND
OU	OWNERSHIP UNCLEAR
P	PORCH
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PPW	POWER LINE
(P)	PLAT
R	RECORD
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SL	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SF	SCREENED PORCH
TB	TOP OF BANK
TP	TRAFFIC POLE
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDH	WOOD DECK
WM	WATER METER
WV	WATER VALVE
WW	WET WEATHER
YI	YARD INLET
-x-x-	FENCE
	INDICATES STAIRS
	INDICATES BUSHES

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

* LINE INDICATORS *

- INDICATES EASEMENT
- INDICATES FENCE LINE
- INDICATES POWER LINE
- INDICATES SANITARY SEWER LINE
- INDICATES DRAINAGE LINE
- INDICATES WATER LINE
- YELLOW LINE (FUEL/GAS/OIL)
- RED LINE (ELECTRICAL)
- ORANGE LINE (TELECOMM)

MH1 TOP=1069.35 IN= 1063.55 INV OUT=1063.15
MH2 TOP=1066.17 INV OUT=1060.17
MH3 TOP=1082.17 INV OUT=1076.17
DI1 TOP=1062.95 (A)INV IN=1052.95 (B)INV IN=1058.85 INV OUT=1052.85
DI2 TOP=1053.83 INV IN=1052.03 INV OUT=1049.83

SSMH1 TOP=1056.20 (A)INV IN=1046.98 (B)INV IN=1047.10 INV OUT=1046.94
SSMH2 TOP=1045.49 INV IN=1039.74 INV OUT=1037.54
SSMH3 TOP=1036.35 (A)INV IN=1031.20 (B)INV IN=1031.18 INV OUT=1031.13
SSMH4 TOP=1035.84 INV IN=1030.69 INV OUT=1030.49
SSMH5 TOP=1038.84 (A)INV IN=1029.22 (B)INV IN=1029.22 INV OUT=1029.04
SSMH6 TOP=1048.06 INV IN=1039.86 INV OUT=1039.76
SSMH7 TOP=1029.61 (A)INV IN=1026.00 (B)INV IN=1025.61 INV OUT=1025.41

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 13135C0128F
EFFECTIVE DATE: 9/29/2006
ZONE: X

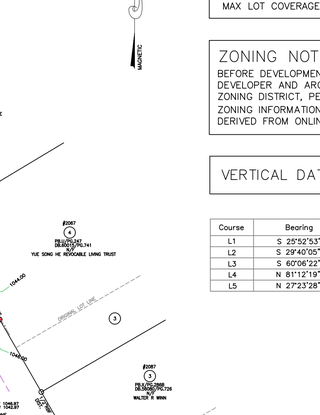
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

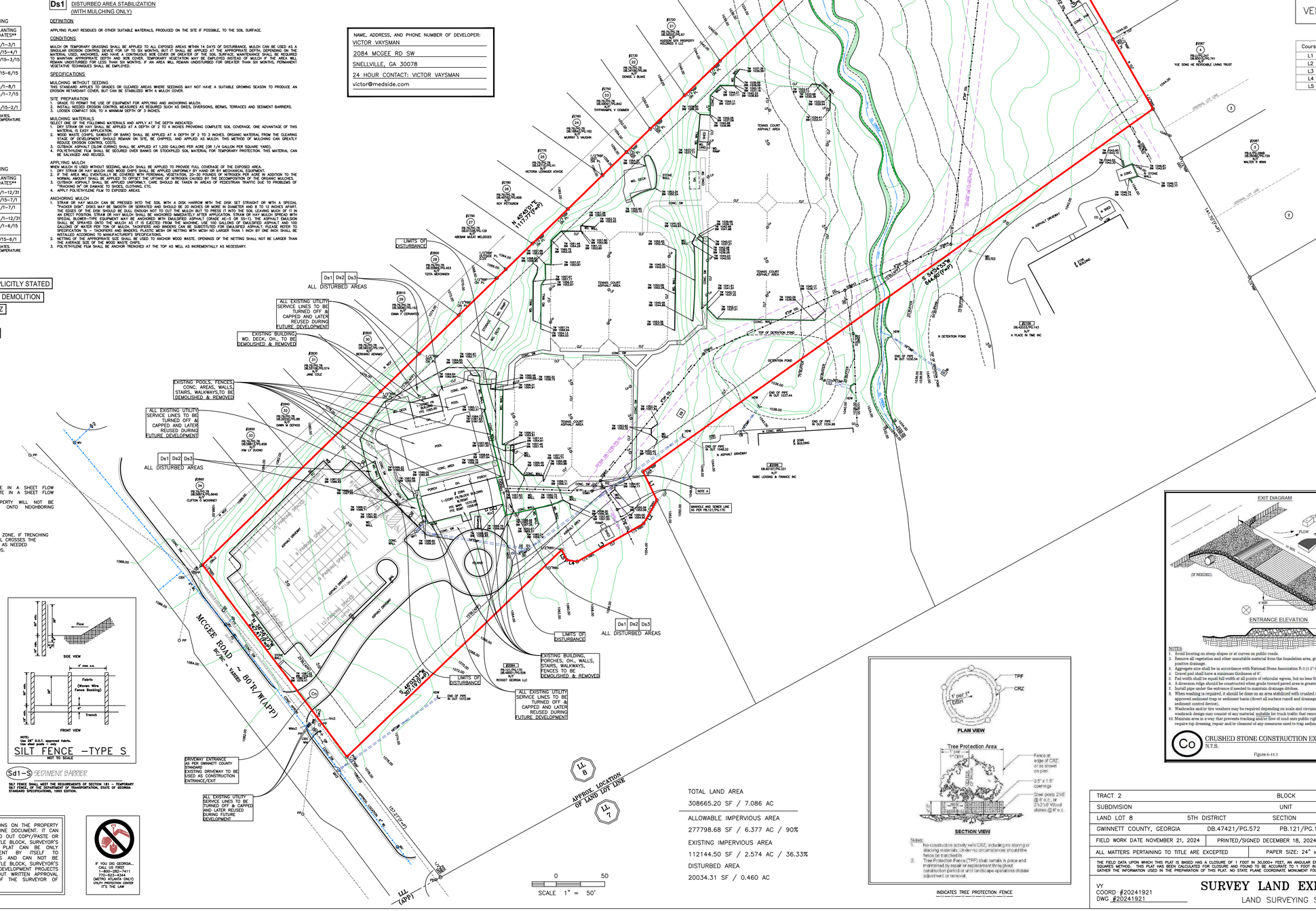
THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC*, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



INDICATES TREE PROTECTION FENCE


Ds1 Ds2 Ds3
ALL DISTURBED AREAS
LIMITS OF DISTURBANCE
ALL EXISTING UTILITY SERVICE LINES TO BE TURNED OFF & CAPPED AND LATER REUSED DURING FUTURE DEVELOPMENT
EXISTING BUILDING, WD. DECK, OH., TO BE DEMOLISHED & REMOVED
EXISTING POOLS, FENCES, CONC. AREAS, WALLS, STAIRS, WALKWAYS,TO BE DEMOLISHED & REMOVED
EXISTING BUILDING, PORCHES, OH., WALLS, STAIRS, WALKWAYS, FENCES TO BE DEMOLISHED & REMOVED
MCGEE ROAD ~ 80'R/W (APP)
N 45°45'0"E 117.77'(P&M)
S 45°45'0"W 64.40'(P&M)
S 45°45'0"W 53.19'(P&M)
N 27°23'28"W 141.91'(P&M)
S 27°23'28"E 137.27'(P&M)
APPROX LOCATION OF LAND LOT LINE
LL 8
LL 7
LL (APP)
DRIVEWAY ENTRANCE AS PER GWINNETT COUNTY STANDARD
EXISTING DRIVEWAY TO BE USED AS CONSTRUCTION ENTRANCE/EXIT
ALL EXISTING UTILITY SERVICE LINES TO BE TURNED OFF & CAPPED AND LATER REUSED DURING FUTURE DEVELOPMENT
ALL EXISTING UTILITY SERVICE LINES TO BE TURNED OFF & CAPPED AND LATER REUSED DURING FUTURE DEVELOPMENT
TOP OF DETENTION POND
DETENTION POND
N DETENTION POND
TENNIS COURT ASPHALT AREA
TENNIS COURT ASPHALT AREA
TENNIS COURT ASPHALT AREA
N ASPHALT DRIVEWAY
S ASPHALT DRIVEWAY
ASPHALT DRIVEWAY
ASPHALT DRIVEWAY
CONC. AREA
CONC. WALK
CONC. DR.
PORCH
POOL
DECK
STONE WALL
WOOD DECK
WOOD FENCE
WOOD DECK
STONE WALL
STONE WALL
STONE WALL