

LEGEND

PP	POWER POLE (PP)
LP	LIGHT POLE (LP)
EX	EXISTING
PROP	PROPOSED
CONC	CONCRETE
FH	FIRE HYDRANT
WM	WATER METER
IF	IRON PIN FOUND
RB	REBAR
CMP	CORRUGATED METAL PIPE
DB	DEED BOOK
PG	PAGE
ELEV	ELEVATION
TYP	TYPICAL
SMH	SANITARY SEWER MANHOLE
LF	LINEAR FEET
PVC	POLYVINYL CHLORIDE
EX	EX. ABOVEGROUND POWER
EX	EX. WATER LINE
EX	EX. SANITARY SEWER
PROP	PROP. SANITARY SEWER
PROP	PROP. WATER LINE

GENERAL NOTES

1. CONTOURS ARE SHOWN AT 2' INTERVALS AND BASED UPON FIELD RUN SURVEY DATA.
2. TOILET FACILITIES AVAILABLE FOR CONSTRUCTION WORKERS WITHIN 300' OF SITE.
3. LIMITS OF CONSTRUCTION ARE DESIGNATED BY LOCATIONS OF SILT FENCE AND ±.5' AROUND PROPOSED ADDITIONS.
4. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
5. SITE DOES NOT CONTAIN WETLANDS.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY OF DUNWOODY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LAST EDITION.
7. MAXIMUM CUT OR FILL SLOPES ARE 3 HORIZONTAL TO 1 VERTICAL.
8. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN DRAINAGE OR ACCESS EASEMENTS.
9. CONTRACTOR TO ADJUST FINAL GRADES PER OWNER RECOMMENDATIONS.

NOTIFY CITY OF DUNWOODY 24-HOURS BEFORE COMMENCEMENT OF CONSTRUCTION

REFERENCE NOTE

BOUNDARY INFORMATION HEREIN TAKEN FROM SURVEY FOR CITY OF DUNWOODY PREPARED BY DAVIS ENGINEERING & SURVEYING, LLC, LAST DATED 2/7/18. TOPOGRAPHIC INFORMATION FROM FIELD RUN DATA BY DAVIS ENGINEERING & SURVEYING, LLC. CONTOUR INTERVAL = 2'. UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING & SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

DESCRIPTION OF EXISTING LAND USE

THE SUBJECT SITE CURRENTLY CONSISTS OF AN EXISTING PUBLIC PARK WITH A PAVILION, PLAYGROUND, TENNIS COURTS, AND ASPHALT PARKING. EXISTING VEGETATION CONSISTS OF WOODS OUTSIDE THE DEVELOPED AREAS.

DESCRIPTION OF PROPOSED LAND USE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A NEW 196 SF RESTROOM BUILDING WITH NEW CONCRETE SIDEWALKS.

PROJECT BENCHMARK

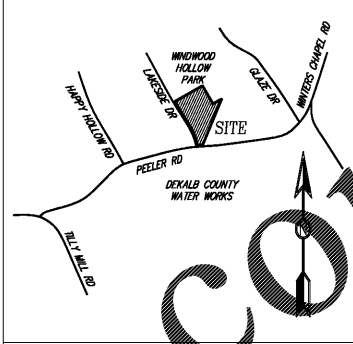
TBM USED IS AN IRON PIN FOUND, 1/2" REBAR, LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY. ELEVATION: 1052.35

FLOOD NOTE

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13089C0010A, DATED 5/16/13.

TOTAL AREA: 11.14 ACRES
DISTURBED AREA: 0.11 ACRES

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



LOCATION MAP
N.T.S.

OWNER
CITY OF DUNWOODY
41 PERIMETER CTR E #250
DUNWOODY, GA 30346
(678) 382-6700

DEVELOPER
CITY OF DUNWOODY
41 PERIMETER CTR E #250
DUNWOODY, GA 30346

24-HOUR CONTACT
CHRIS KACENA, AIA, LEED AP
(404) 803-3869
chriskacena@kacenedesign.com

LINE	BEARING	DISTANCE
L1	S86°23'00"W	101.80'
L2	N20°10'57"W	108.31'

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N16°11'28"W	14.05'	14.06'	100.94'
C2	N26°25'46"W	267.65'	268.22'	1230.00'
C3	N31°04'42"W	152.16'	152.18'	2727.54'

DES DAVIS
ENGINEERING & SURVEYING
133 BURNING TREE COURT
DUNWOODY, GA 30346
PHONE: (770) 265-1234
DSENG@DES.COM

REGISTERED PROFESSIONAL ENGINEER
No. 034135
Jason K. Davis
ENGINEER
JASON K. DAVIS
5/11/18

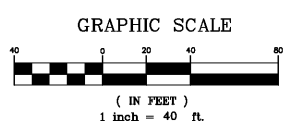
REVISION	DATE	DESCRIPTION
0	3/6/18	INITIAL SUBMITTAL
1	5/11/18	REVISED PER DEKALB COUNTY

EXISTING CONDITIONS PLAN
WINDWOOD HOLLOW PARK - ADDITION
LAND LOTS 279 & 308
6TH DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN BY: **T.B**
CHECKED BY: **JKD**
LAND LOT: **279, 308**
DISTRICT: **6TH**
SECTION: **-**
CITY: **DUNWOODY**
COUNTY: **DEKALB**
DATE: **3/6/18**

SHEET NO.
2 OF 4
PROJECT NO.
2018-001

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