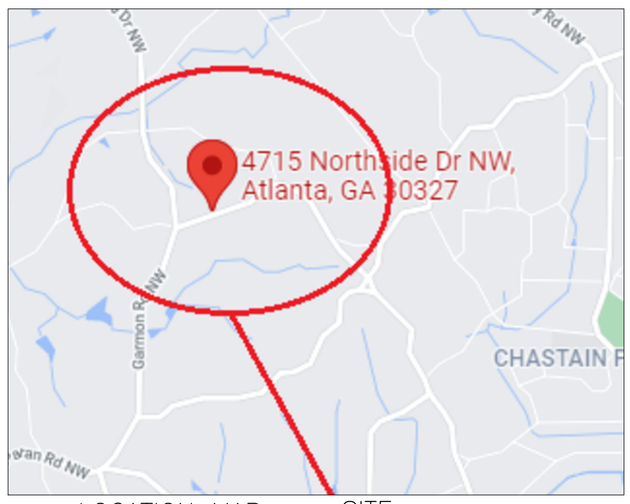


LOCATION MAP SITE
NOT TO SCALE

FINAL AS-BUILT FOR:
RESIDENTIAL PROJECT
4715 NORTHSIDE DRIVE NW,
CITY OF SANDY SPRINGS, GA 30327
LAND LOT 177, 17th DISTRICT
FULTON COUNTY
TAX PARCEL ID: 17 0177LL0424

NAME, ADDRESS, AND PHONE NUMBER OF OWNER/DEVELOPER: (PRIMARY PERMITTEE)
STOKESMAN LUXURY HOMES
118 TERRACE DRIVE NE
ATLANTA, GA 30305
24-HRS CONTACT: STOKELY WEINBERG
TELEPHONE: (678) 640-0127

PROPERTY IS ZONED RE-2

BUILDING SETBACKS:

FRONT: 60.0'
SIDE: 25.0'
REAR: 50.0'
MAX. LOT COVERAGE: 25%
MAX. BUILDING HEIGHT: 40' / 3-STORIES

DESIGN PROFESSIONAL CERTIFICATE AS-BUILT WATER QUALITY FACILITY

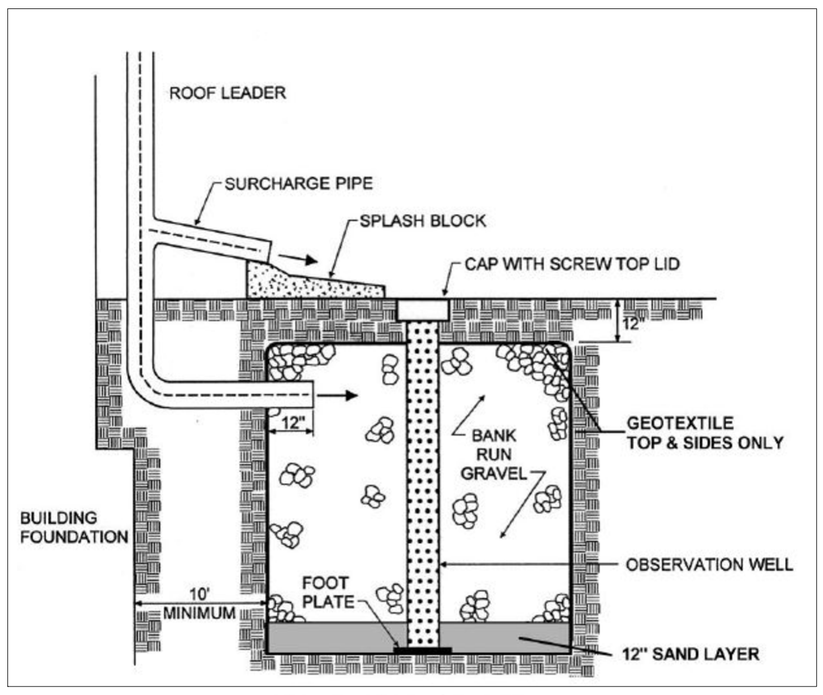
I, __*EUGENE A. STEPANOV*__, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF GEORGIA, HEREBY CERTIFY WITH MY SIGNATURE AND SEAL, THAT THE WATER QUALITY FACILITIES FOR THE PROJECT KNOWN AS __*4715 NORTHSIDE DRIVE NW, SANDY SPRINGS, GA 30327*__, PERMIT NUMBER ***BR22-00544***, LYING IN LAND LOT _*177*_ OF FULTON COUNTY, GEORGIA'S __*17th*__ LAND DISTRICT, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' REQUIREMENTS.

I FURTHER CERTIFY THAT MY DESIGNATED INDIVIDUAL WAS PRESENT DURING ITS INSTALLATION.

THIS IS THE __*13*_ DAY OF __*APRIL.*__, 2026

_____ SIGNATURE

__*EUGENE A. STEPANOV*__ PRINTED NAME



STONE STORAGE DETAIL
SIDE VIEW
PER GEORGIA STORMWATER MANAGEMENT TECHNICAL MANUAL, VOLUME 2 (2016 EDITION)

TYPICAL MAINTENANCE ACTIVITIES FOR WATER QUALITY STORAGE DEVICE	
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH. 3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS 4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED. 5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS. 6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

TOTAL LAND AREA
88,563.85 SF / 2.033 AC

MAX LOT COVERAGE
22,140.96 SF/ 0.508 AC / 25.00%

AS BUILT LOT COVERAGE
15207.0 SF / 0.349 AC / 17.2%

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 _____13121C0143F___ EFFECTIVE DATE: _09/18/2013_ ZONE: ____X___.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW 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.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

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 MUNICIPLAITIES 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.

WATER QUALITY QUALIFICATIONS

STANDARD CALCULATION

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 13,524 SF
WQv 0.1 x 13,524 = 1,352 CF

STONE STORAGE DIMENSIONS

PIT SHALL BE 46' LONG x 12' WIDE x 7.5' DEEP.
TOTAL 4,140 CF OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 1,656 CF

TOTAL STORAGE PROVIDED: 1,656 CF
TOTAL STORAGE REQUIRED: 1,352 CF
REQUIREMENT IS COMPLETE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISION

EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL

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

* LINE INDICATORS *

INDICATES SANITARY SEWER LINE
INDICATES POWER LINE
INDICATES WATER LINE
INDICATES GAS LINE
INDICATES FENCE LINE
INDICATES DRAINAGE LINE

* SYMBOLS *

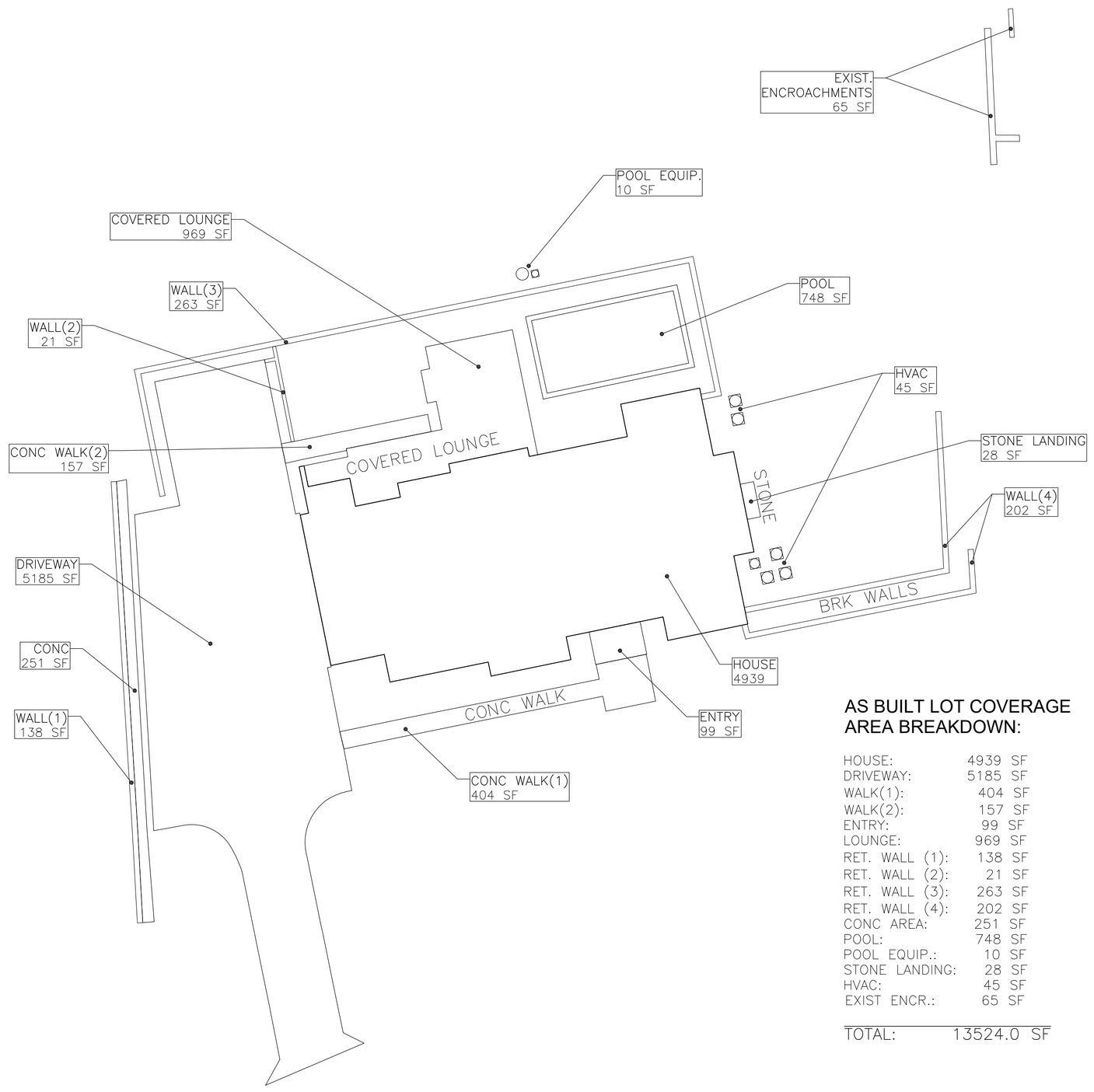
ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
JUNCTION BOX
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
LAMP POST
METAL POST
WATER VALVE
HEADWALL
STAIRS
DRAINAGE INLET
FIRE HYDRANT

* L E G E N D *

APD	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
AI	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
BC	BACK OF CURB
BLK	BLOCK
BLS	BUILDING LINE SETBACK
BR	BRICK
BSMT	BASEMENT
CBX	CABLE BOX
C.	CONCRETE
CB	CATCH BASIN
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.O.A.	CITY OF ATLANTA
CO	SAN SEWER CLEANOUT
CRWL	CRAWL SPACE
CP	CALCULATED POINT
CPT	CARPORT
CTP	CRIMP TOP PIPE FOUND
CM	CADASTRAL MAP
D	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FP	FENCE POST
FC	FENCE CORNER
FH	FIRE HYDRANT
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRON ROD FOUND
IV	RRIGATION VALVE
JB	JUNCTION BOX
LLL	LAND LOT LINE
L.	LANDING
MAG	MAGNETIC READING IP
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS.
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
OU	OWNERSHIP UNCLEAR
P	PORCH
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
PP	POWER POLE
PW	POWER LINE
P.	PORCH
(P)	PLAT
R	RECORD
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
SW	SIDEWALK
TB	TOP OF BANK
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
W/	WITH/
YI	YARD INLET

INDICATES STAIRS

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988



AS BUILT LOT COVERAGE AREA BREAKDOWN:

HOUSE:	4939 SF
DRIVEWAY:	5185 SF
WALK(1):	404 SF
WALK(2):	157 SF
ENTRY:	99 SF
LOUNGE:	969 SF
RET. WALL (1):	138 SF
RET. WALL (2):	21 SF
RET. WALL (3):	263 SF
RET. WALL (4):	202 SF
CONC AREA:	251 SF
POOL:	748 SF
POOL EQUIP.:	10 SF
STONE LANDING:	28 SF
HVAC:	45 SF
EXIST ENCR.:	65 SF
TOTAL:	13524.0 SF

LOT	BLOCK	AS BUILT PREPARED FOR: SHEET 1 OF 2
SUBDIVISION	UNIT	STOKELY WEINBERG
LAND LOT 177	17TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA	PB./PG. DB.56496/PG.534	PROPERTY ADDRESS: 4715 NORTHSIDE DRIVE NW SANDY SPRINGS, GA 30327
FIELD WORK DATE APRIL 09, 2026	PRINTED/SIGNED APRIL 13, 2026	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	

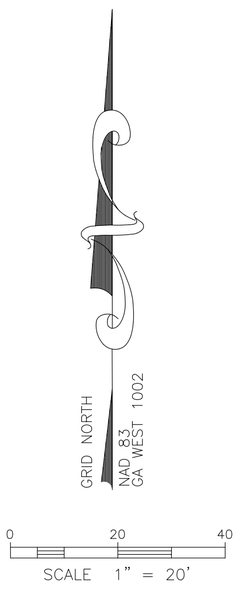
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AM
COORD #20212295
DWG #20212295

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED 3319 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

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 LAW.



SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES 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 HEREIN. 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.

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

Curve	Radius	Length	Chord	Chord Bear.
C1	598.72'	142.16'	141.83'	S 67°41'35" W

DI 1 951.70
INV OUT 949.70
DI 1 951.70

DI 2 951.71
INV IN 949.22
INV OUT 948.62

DI 3 951.84
INV IN 950.14
INV OUT 949.84

DI 4 950.94
INV IN(A) 949.44
INV IN(A) 947.74
INV IN(A) 948.74
INV OUT 946.74

LOT	BLOCK	AS BUILT PREPARED FOR: SHEET 2 OF 2
SUBDIVISION	UNIT	STOKELY WEINBERG
LAND LOT 177	17TH DISTRICT SECTION	
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