

FINAL SUBDIVISION PLAT FOR:  
**RAMMEL OAKS**

~A RESIDENTIAL SUBDIVISION~  
LAND LOT 10 ~ 18th DISTRICT  
DEKALB COUNTY, GEORGIA  
EXISTING ZONING: R-?

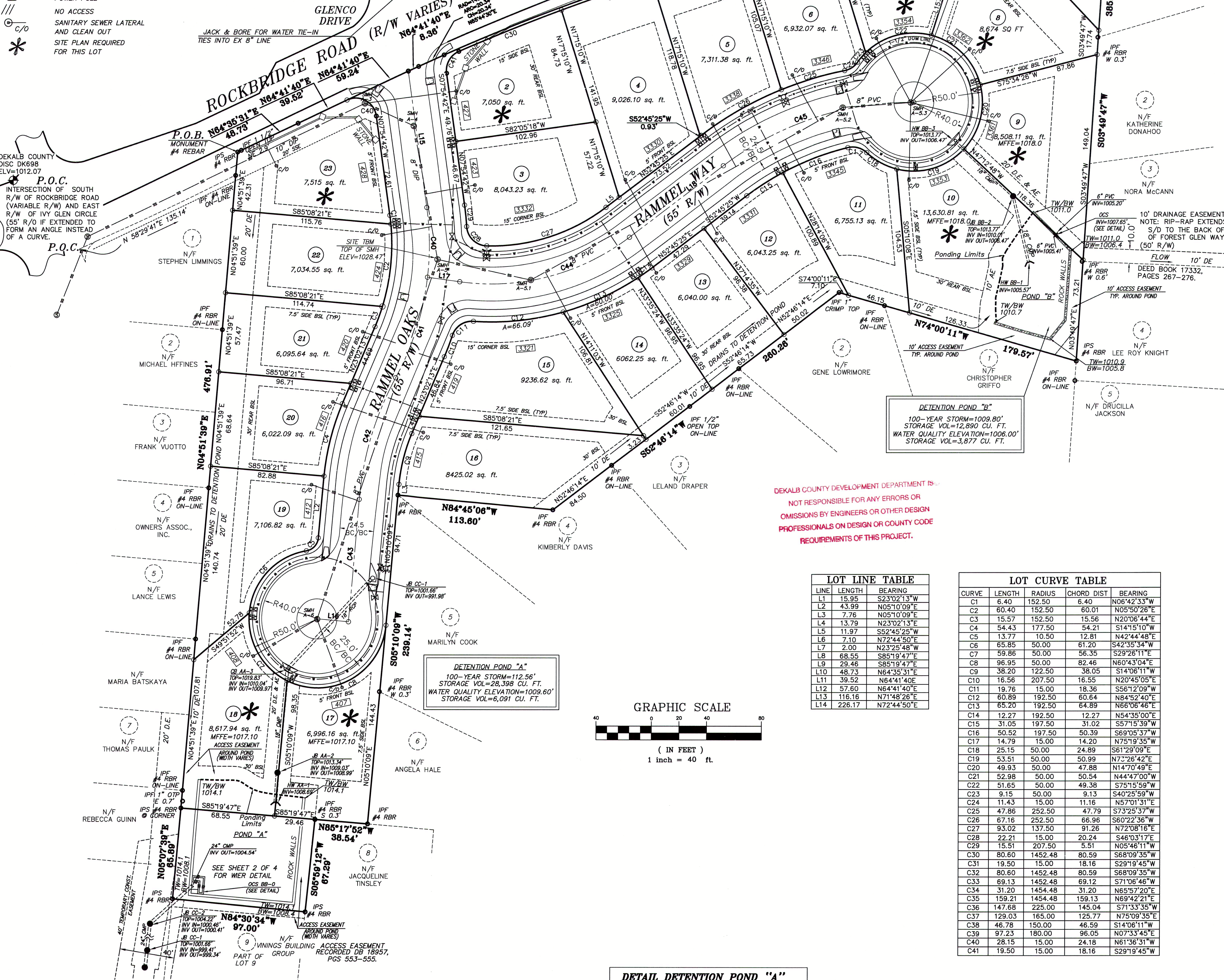
OWNER/DEVELOPER:

RAMMEL OAKS, LLC  
861 BUCKHEAD TERRACE  
ATLANTA, GA. 30342  
24 HOUR CONTACT  
GUY CHERWONUK  
770-527-5119

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- SS SANITARY SEWER
- X-X- FENCE
- OT OPEN TOP PIN
- CT CRIMP TOP PIN
- #4 RB REINFORCING BAR
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- FFH FIRE HYDRANT
- GV GAS VALVE
- WV WATER VALVE
- MH MAN HOLE
- HW HEAD WALL
- SSE SEWER EASEMENT
- DE DRAINAGE EASEMENT
- AE ACCESS EASEMENT TO W.G. FACILITIES
- DE DRAINAGE EASEMENT
- WM WATER METER
- PP POWER POLE
- NO NO ACCESS
- SS SANITARY SEWER LATERAL AND CLEAN OUT
- C/O SITE PLAN REQUIRED FOR THIS LOT



DEKALB COUNTY DEVELOPMENT DEPARTMENT IS  
NOT RESPONSIBLE FOR ANY ERRORS OR  
OMISSIONS BY ENGINEERS OR OTHER DESIGN  
PROFESSIONALS ON DESIGN OR COUNTY CODE  
REQUIREMENTS OF THIS PROJECT.

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 15.95  | S23°02'13"W |
| L2   | 43.99  | N05°10'09"E |
| L3   | 7.76   | N05°10'09"E |
| L4   | 13.79  | N23°02'13"E |
| L5   | 11.97  | S52°45'25"W |
| L6   | 7.10   | N72°44'50"E |
| L7   | 2.00   | N23°25'48"W |
| L8   | 68.55  | S85°19'47"E |
| L9   | 29.46  | S85°19'47"E |
| L10  | 48.73  | N64°35'31"E |
| L11  | 39.52  | N64°41'40"E |
| L12  | 57.60  | N64°41'40"E |
| L13  | 116.16 | N71°48'26"E |
| L14  | 226.17 | N72°44'50"E |

| CURVE | LENGTH | RADIUS  | CHORD  | DIST        | BEARING |
|-------|--------|---------|--------|-------------|---------|
| C1    | 6.40   | 152.50  | 6.40   | N06°42'33"W |         |
| C2    | 60.40  | 152.50  | 60.01  | N05°50'26"E |         |
| C3    | 15.57  | 152.50  | 15.56  | N20°06'44"E |         |
| C4    | 54.43  | 177.50  | 54.21  | S14°15'10"W |         |
| C5    | 13.77  | 105.00  | 12.81  | N42°44'48"E |         |
| C6    | 65.85  | 50.00   | 61.20  | S42°35'34"W |         |
| C7    | 59.86  | 50.00   | 56.35  | S29°26'11"E |         |
| C8    | 96.95  | 50.00   | 82.46  | N60°43'04"E |         |
| C9    | 38.20  | 122.50  | 38.05  | S14°06'11"W |         |
| C10   | 16.56  | 207.50  | 16.55  | N20°45'05"E |         |
| C11   | 19.76  | 15.00   | 18.36  | S56°12'09"W |         |
| C12   | 60.89  | 192.50  | 60.84  | N84°52'40"E |         |
| C13   | 65.20  | 192.50  | 64.89  | N66°06'46"E |         |
| C14   | 12.27  | 192.50  | 12.27  | N54°35'00"E |         |
| C15   | 31.05  | 197.50  | 31.02  | S57°15'39"W |         |
| C16   | 50.52  | 197.50  | 50.39  | S89°03'37"W |         |
| C17   | 14.79  | 15.00   | 14.20  | N76°19'35"W |         |
| C18   | 25.15  | 50.00   | 24.89  | S61°29'09"E |         |
| C19   | 53.51  | 50.00   | 50.99  | N72°26'42"E |         |
| C20   | 49.93  | 50.00   | 47.88  | N14°70'49"E |         |
| C21   | 52.98  | 50.00   | 50.54  | N44°47'00"W |         |
| C22   | 51.65  | 50.00   | 49.33  | S75°15'59"W |         |
| C23   | 9.15   | 50.00   | 9.13   | S40°25'59"W |         |
| C24   | 11.43  | 15.00   | 11.16  | N57°01'31"E |         |
| C25   | 47.86  | 252.50  | 47.79  | S73°25'37"W |         |
| C26   | 67.16  | 252.50  | 66.96  | S60°22'36"W |         |
| C27   | 93.02  | 137.50  | 91.26  | N72°08'16"E |         |
| C28   | 22.21  | 15.00   | 20.24  | S46°33'17"E |         |
| C29   | 16.51  | 207.50  | 16.51  | N05°46'11"W |         |
| C30   | 80.60  | 1452.48 | 80.59  | S68°09'35"W |         |
| C31   | 19.50  | 15.00   | 18.16  | S29°19'45"W |         |
| C32   | 80.60  | 1452.48 | 80.59  | S68°09'35"W |         |
| C33   | 69.13  | 1452.48 | 69.12  | S71°06'46"W |         |
| C34   | 31.20  | 1454.48 | 31.20  | N65°57'20"E |         |
| C35   | 159.21 | 1454.48 | 159.13 | N69°42'12"E |         |
| C36   | 147.68 | 225.00  | 145.04 | S71°33'35"W |         |
| C37   | 129.03 | 165.00  | 125.77 | N75°09'35"E |         |
| C38   | 46.78  | 150.00  | 46.59  | S14°06'11"W |         |
| C39   | 97.23  | 180.00  | 96.05  | N07°33'45"E |         |
| C40   | 28.15  | 15.00   | 24.18  | N61°36'51"W |         |
| C41   | 19.50  | 15.00   | 18.16  | S29°19'45"W |         |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L15  | 99.54  | S07°55'17"E |
| L16  | 22.53  | S84°50'33"E |
| L17  | 23.73  | S82°04'03"E |
| L18  | 85.44  | S52°39'05"W |

| CURVE | LENGTH | RADIUS   | CHORD  | BEARING     | DELTA     |
|-------|--------|----------|--------|-------------|-----------|
| C40   | 50.66  | 200.44   | 50.53  | N00°38'40"W | 14°28'54" |
| C41   | 76.99  | 200.44   | 76.52  | N17°35'59"E | 22°00'25" |
| C42   | 92.70  | 222.59   | 92.03  | S16°40'19"W | 23°51'44" |
| C43   | 89.04  | 12243.43 | 89.04  | N04°56'57"E | 0°25'00"  |
| C44   | 131.03 | 165.80   | 127.65 | N75°17'31"E | 45°16'52" |
| C45   | 148.28 | 223.59   | 145.58 | S71°39'00"W | 37°59'50" |

STORM STRUCTURE SCHEDULE - "A" RUN

| No.           | TOP        | LENGTH   | SIZE    | IN INV (A) | SLOPE | INV OUT  |
|---------------|------------|----------|---------|------------|-------|----------|
| AA-4          | SWCB       | 1021.94' |         |            |       | 1012.26' |
| AA-4 TO AA-3  |            | 89.9'    | 18" RCP |            | 2.47% |          |
| AA-3          | DWCB       | 1019.83' |         | 1010.04'   |       | 1009.97' |
| AA-3 TO AA-2  |            | 75.3'    | 18" CMP |            | 1.25% |          |
| AA-2          | UB         | 1013.34' |         | 1009.03'   |       | 1008.99' |
| AA-2 TO AA-1  |            | 22.3'    | 24" CMP |            | 1.36% |          |
| AA-1          | HW         | 1011.69' |         |            |       | 1008.69' |
| CC-3 WEIR/OCS | SEE DETAIL |          |         |            |       | 999.34'  |

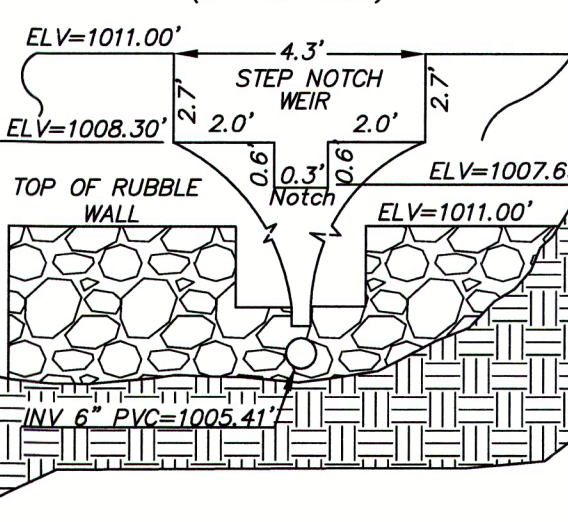
STORM STRUCTURE SCHEDULE - "B" RUN

| No.           | TOP        | LENGTH   | SIZE    | IN INV   | SLOPE | INV OUT  |
|---------------|------------|----------|---------|----------|-------|----------|
| BB-3          | DWCB       | 1026.64' |         |          |       | 1015.55' |
| BB-3 TO BB-2  |            | 57.3'    | 18" CMP |          | 9.67% |          |
| BB-2          | UB         | 1013.77' |         | 1010.01' |       | 1008.47' |
| BB-2 TO BB-1  |            | 49.0'    | 18" CMP |          | 1.84% |          |
| BB-1          | HW         | 1008.07' |         |          |       | 1005.57' |
| BB-0 WEIR/OCS | SEE DETAIL |          |         |          |       |          |

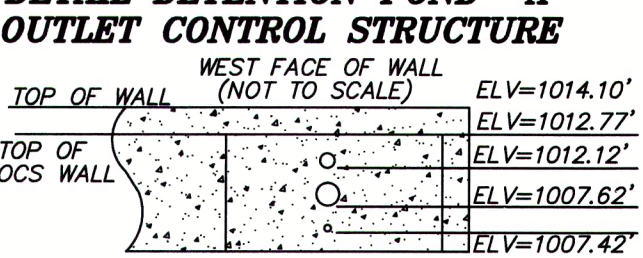
STORM STRUCTURE SCHEDULE - "C" RUN

| No.           | TOP        | LENGTH   | SIZE    | IN INV (A) | SLOPE | INV OUT  |
|---------------|------------|----------|---------|------------|-------|----------|
| CC-3 WEIR/OCS | SEE DETAIL |          |         |            |       | 1004.54' |
| CC-3 TO CC-2  |            | 41.8'    | 24" CMP |            | 9.67% |          |
| CC-2          | UB         | 1004.22' |         | 1000.46'   |       | 1000.41' |
| CC-2 TO CC-1  |            | 32.0'    | 24" CMP |            | 3.14% |          |
| CC-1          | WEIR/UB    | 1001.66' |         | 999.41'    |       | 999.34'  |

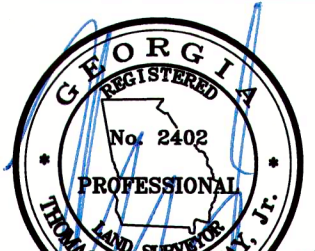
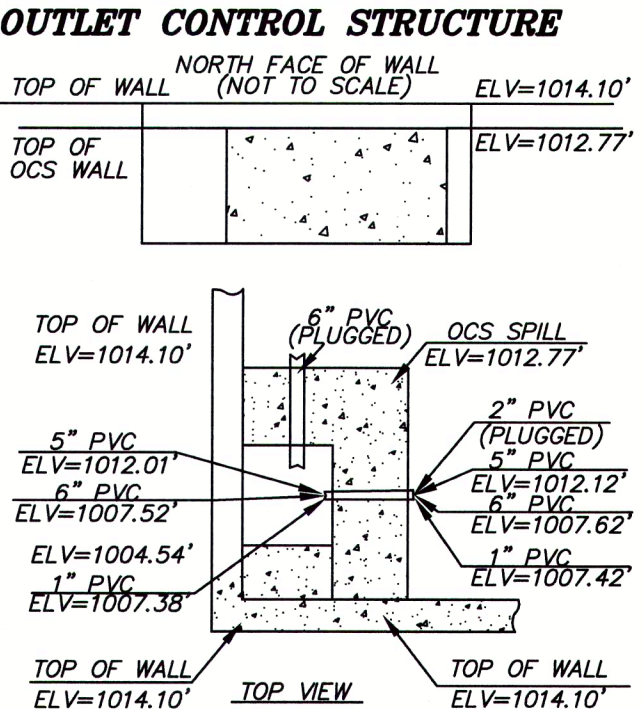
DETAIL DETENTION POND "B" OUTLET CONTROL STRUCTURE (NOT TO SCALE)



DETAIL DETENTION POND "A" OUTLET CONTROL STRUCTURE



DETAIL DETENTION POND "A" OUTLET CONTROL STRUCTURE



FOR THE FIRM FRONTLINE  
SURVEYING & MAPPING, INC. LSP #00631  
JOB # 64117

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 3 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 N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2018 FRONTLINE SURVEYING AND MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*



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FINAL SUBDIVISION PLAT FOR:

**RAMMEL OAKS**

~A RESIDENTIAL SUBDIVISION~

|                   |                                                                                                                                                                                   |           |                        |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------|
| LAND LOT 10       | 18th DISTRICT                                                                                                                                                                     | SECTION   | DEKALB COUNTY, GEORGIA |
| LOT               | BLOCK                                                                                                                                                                             | UNIT      | REVISION               |
| SUBDIVISION       | PHASE                                                                                                                                                                             | BY: DATE: |                        |
| PB _____ PG _____ | I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. |           |                        |
| DB _____ PG _____ | MAP ID 13089C0069J & EFFECTIVE DATE: 05-16-03                                                                                                                                     |           |                        |

DATE 02/24/18

SCALE 1" = 40'