

EL-AMAR ENGINEERING & CONSTRUCTION, INC.

875 & 883 MOUNTAIN VIEW DRIVE

LAND LOT 91

18TH DISTRICT

DEKALB COUNTY, GEORGIA

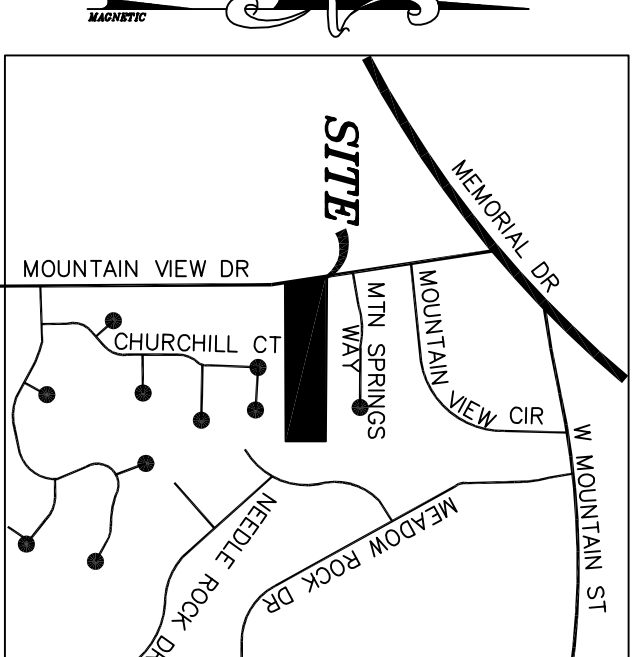
EXISTING ZONING: R-75

PROPOSED ZONING: R-60

PROP. BUILDING HEIGHTS 29'±

PROP. LOT COVERAGE 34%

TOTAL AREA:
118,122 SQ FT
2.71 ACRES
TOTAL DENSITY 3.69 UNITS/ACRE
PARKING PROVIDED 23 SPACES
OPEN SPACE PROVIDED 0.39 ACRES



SITE MAP (NTS)

LANDSCAPE NOTES:

THIS IS TO BE A VOLUNTARY 5' ENHANCED LANDSCAPE STRIP PLANTED AROUND THE ENTIRE PERIMETER OF THE PROJECT TO PLEASE NOTE THAT THERE IS NO LANDSCAPE BUFFERS REQUIRED ON THIS PROJECT AS THE ZONING IS SINGLE FAMILY RESIDENTIAL TO SINGLE FAMILY RESIDENTIAL. LANDSCAPE PLAN WILL BE INCLUDED WITH THE CONSTRUCTION PLANS BEFORE A LAND DISTURBANCE PERMIT IS TO BE ISSUED.

DEKALB COUNTY - EXISTING ZONING R-75

CURRENT ZONING:	R-75	REGULATION	SEC. 27-186
FRONT SETBACK:	30'		
SIDE SETBACK:	7.5'		
REAR SETBACK:	N/A		
MINIMUM LOT SIZE:	10,000 sq. ft.		
MINIMUM LOT COVERAGE:	35%		
MAXIMUM FLOOR AREA RATIO (FAR):	1.600		

DEKALB COUNTY - PROP ZONING R-60

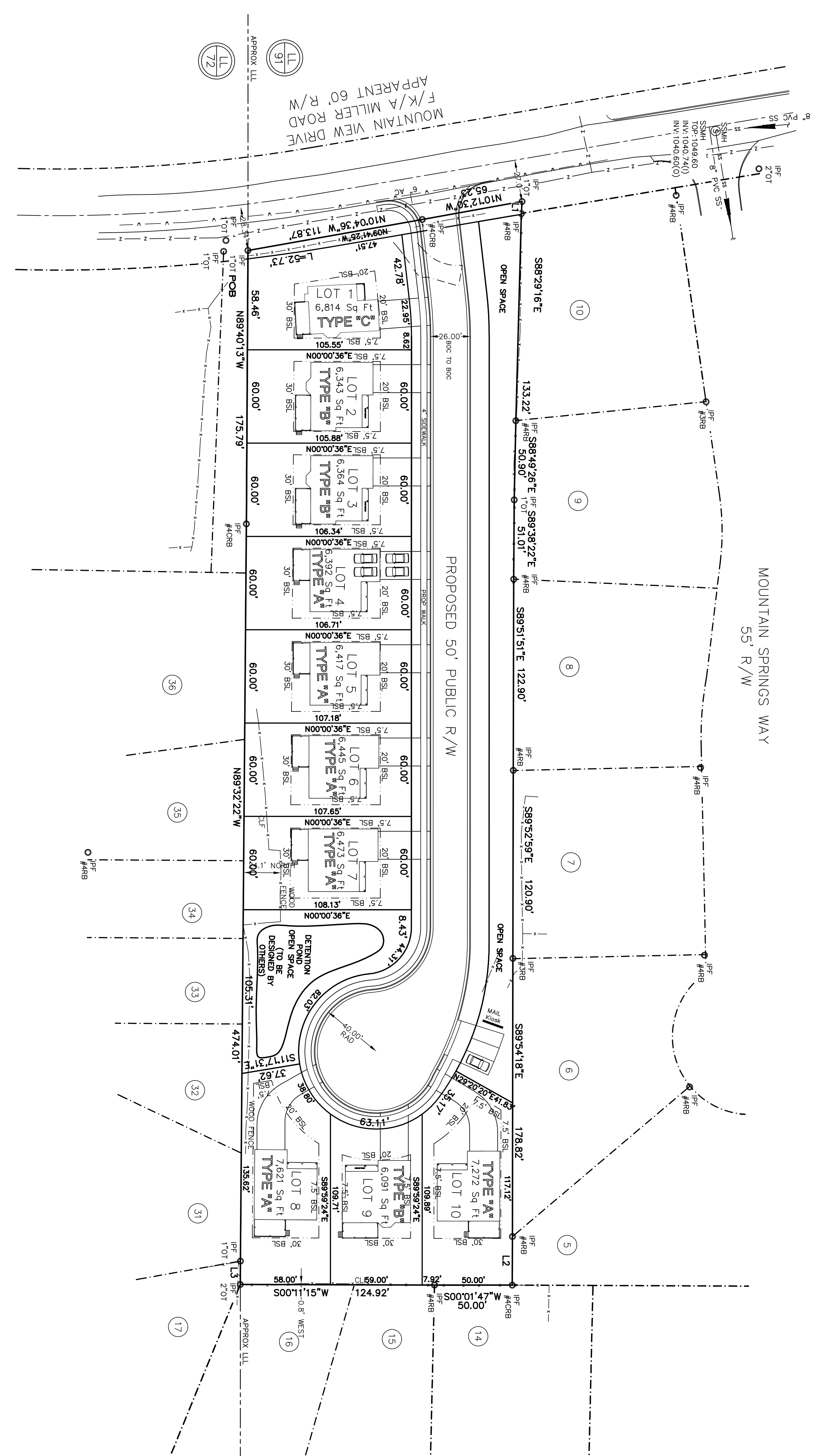
CURRENT ZONING:	R-75	REGULATION	SEC. 27-186
FRONT SETBACK:	30'		
SIDE SETBACK:	7.5'		
REAR SETBACK:	N/A		
MINIMUM LOT SIZE:	6,000 sq. ft.		
MINIMUM LOT COVERAGE:	35%		
MAXIMUM FLOOR AREA RATIO (FAR):	1.600		

LEGEND:

BSP	BUILDING SETBACK LINE
IRP	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP SIGN
OP	OVERHEAD UTILITY LINE(S)
RE	REBAR
CRB	CARPETED REBAR
CLW	CATCHER
LL	LAND LOT LINE
L	LINE
CONC	CONCRETE
CC	CORROGATED METAL PIPE
CP	CORROGATED PLASTIC PIPE
CS	CONCRETE STAIR
PS	POWER POLE
GP	GAS VALVE
GPV	GAS VALVE
LP	LAMP POLE
SS	SANITARY SEWER
AC	ACCESS EASEMENT
PROP	PROPOSED TURN
AN	AN
PM	POWER MANHOLE
CB	CABLE TELEVISION JUNCTION BOX
TR	TELEPHONE JUNCTION BOX
AB	APPROVED POWER FILE

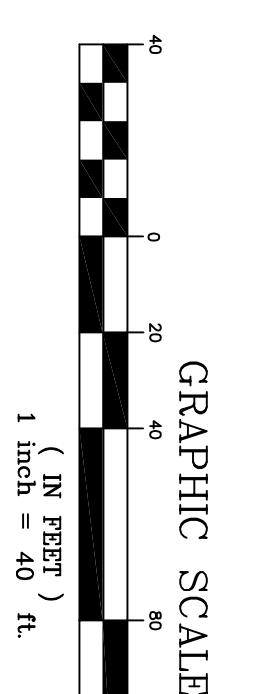
SURVEY NOTES:

- 1) GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD83)
- 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS RECORDS AND NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ENGINEER'S TITLE. ALL MATTERS PERTAINING TO TITLE ARE REFERRED TO A LICENSED TITLE CURATOR.
- 5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON AND LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONAL DISTANCES ARE SHOWN ON THE PLAN AND HORIZONTAL GROUND DISTANCES.
- 6) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. THE BOUNDARIES OF ANY WETLANDS OF NATURAL RESOURCES, THE LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- 7) THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP NO. 130809000R; EFFECTIVE DATE 05/22/2007.
- 8) THE CERTIFICATION OF PROFESSIONAL OPINION BASED ON AN EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 9) THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS, INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGLE/MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES, SURETY USING A STATE OF THE ART SURVEYING INSTRUMENTS, THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC OR GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH. THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON IS BASED ON VISUAL SURVEY AND INFORMATION PROVIDED BY THE OWNER, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS EMPLOYEES. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- 10) THE INFORMATION ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- 11) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (½) REBAR WITH PINK CAPS MARKED T/S CORNER LSF.
- 12) THE SURVEYOR STANDS BY THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) TITLES 47 AS AMENDED BY THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THAT ANY REBAR SET IN FIELD AS NOTED ON THIS DRAWING SHALL BE CONSIDERED AS THOSE TWO SETS OF SPECIFICATIONS. THE REQUIREMENTS OF LAW PREVAIL.
- 13) FRONTLINE SURVEYING & MAPPING, INC. HAS GATHERED TOPOGRAPHIC INFORMATION IS GROUND, RUN, DATA GATHERED BY FRONTLINE SURVEYING & MAPPING, INC. ON 01-26-2022. STATION # 4 TRIMBLE S800 GPS RECEIVER UTILIZING CHAMPION GPS/GNSS NETWORK.
- 14) ANGLE ERROR: 3 SECONDS PER ANGLE.
- 15) RANGE ERROR: 1:122.83.
- 16) PLAT CLOSURE: 1:259,935.



LINE TABLE

LINE	LENGTH	BEARING
L1	7.78	S86°27'00"E
L2	31.23	S89°46'38"E
L3	14.99	N89°36'53"W



BOUNDARY RETRACEMENT SURVEY FOR: EL-AMAR ENGINEERING & CONSTRUCTION, INC.			DATE: 01/26/2022		
LAND LOT: 91			SCALE: 1" = 40'		
18th DISTRICT			DEKALB COUNTY, GEORGIA		
SUBDIVISION: PG 504		REVISION: DATE: 05/20/22 BY: TLA			
ADD F.M.L.Y. ROAD NAME: TLA		CLIENT COMMENTS: IEP 06-28-22			
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.					
MAP ID: 130899C0091K EFFECTIVE DATE: 12/08/16					



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 www.frontlinesurveying.com

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 © 2022 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***