

LEGEND

- These standard symbols will be found in the drawing.
- ▲ TRAVERSE POINT
 - ▲ IRON PIN SET
 - IRON PIN FOUND
 - CATCH BASIN
 - DRAIN
 - LIGHT POLE
 - MANHOLE
 - SEWER CLEAN OUT
 - GUY WIRE
 - POWER POLE
 - SPOT ELEVATION
 - FIRE HYDRANT
 - HARD WOOD (OAK)
 - PINE TREES
 - REMOVED TREE
 - SS—SS— SANITARY SEWER
 - E—E— ELECTRIC
 - X—X— FENCE
 - UNDERGROUND PIPELINE
 - SILT FENCE
 - TREE FENCE
 - PROPOSED CONTOUR
 - WATER FLOW DIRECTION

The field data upon which this plot is based has a closure of 1 foot in 39,000 feet, an angular error of .03 seconds per angle point and was adjusted using the Compass Rule Method. This plot has been calculated for closure and found to be accurate to 1 foot in 10,000 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plot. No State Plane Coordinate Monument found within 500' of this property.

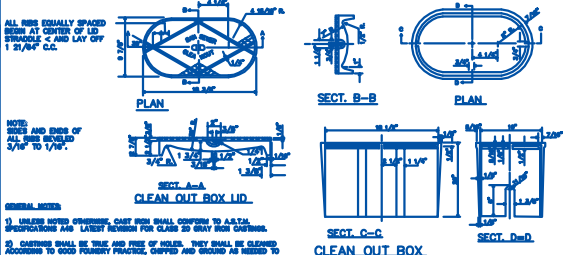
AREA

8092.1 SQ. FT.
0.19 ACRES

CUT STATEMENT:
*CUT= 30 C.Y.
*FILL= 30 C.Y.
*EXCESS= TO BE BALANCED ON SITE

EQUIPMENT USED: TOPCON 313, HP 42 DATA COLLECTOR, & 100' CLOTH TAPE.
NOTE: ELEVATIONS ARE ASSUMED AT 100' CONTOUR LINES ARE AT 2' INTERVALS

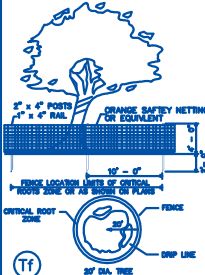
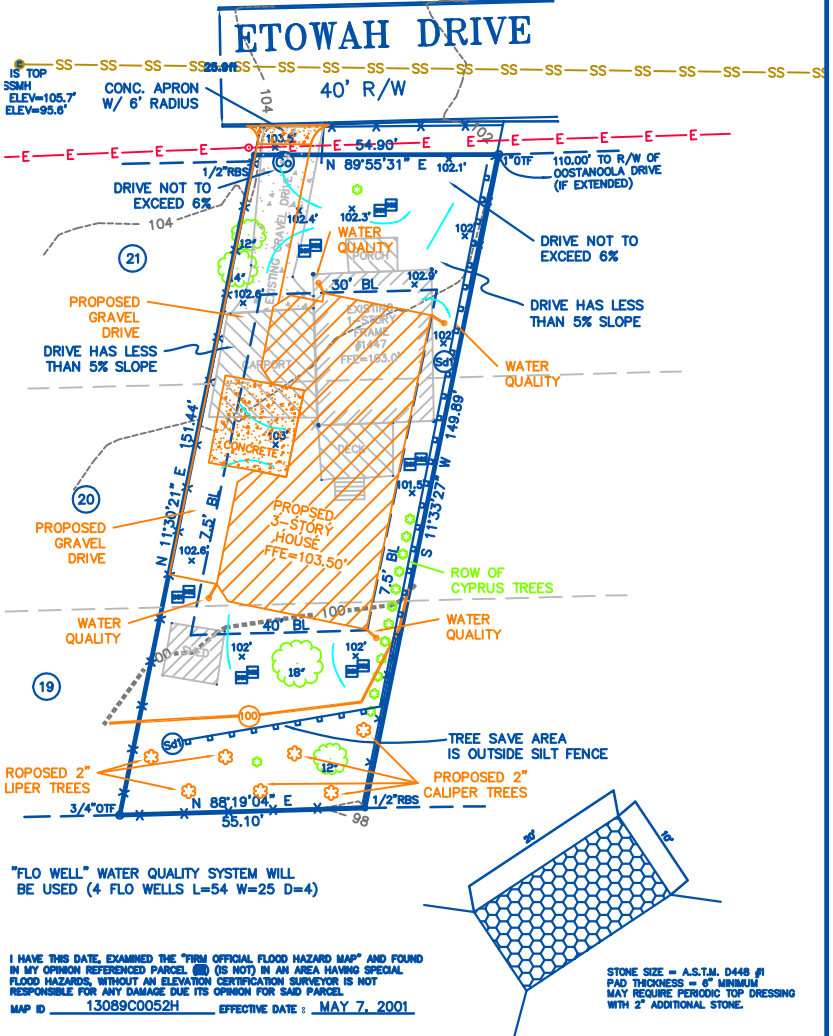
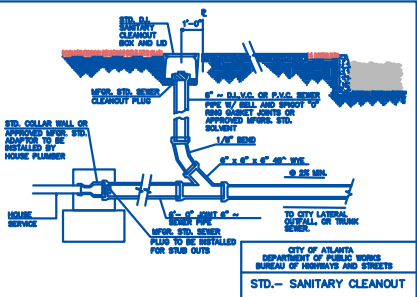
ZONING IS R75
FRONT SETBACK-30'
REAR SETBACK-40'
SIDE SETBACK-7.5'
MIN. LOT AREA-10000 S.F.
MIN. LOT FRONTAGE-75'



Tree Calculations

DBH	Tree List	Lost Trees	Remaining Trees	Remaining DBH	Replacement Trees	Replacement DBH
18	1	1	0	0	0	0
12	1	0	1	12	0	0
14	1	1	0	0	7	14
		2	1	12	7	14
Total DBH:				26		
Lot Size (acres):				0.19		
DBH per Acre:				120		
Required DBH:				22.8		

CITY OF ATLANTA
DEPARTMENT OF PUBLIC WORKS
BUREAU OF HIGHWAYS AND STREETS
SANITARY CLEANOUT BOX



ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.

A. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE APPLICANT SHALL OBTAIN A PERMIT FROM THE DEPARTMENT OF PERMITS AND SAFETY, DIVISION OF ENVIRONMENTAL AND SAFETY SERVICES, 1000 N. DEKALB COUNTY COURTHOUSE, DEKALB COUNTY, GEORGIA 30030. THE PERMIT SHALL BE OBTAINED BEFORE THE COMMENCEMENT OF THE DISTURBING ACTIVITY.

B. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PERMITS AND STANDARDS OF THE DEPARTMENT OF PERMITS AND SAFETY, DIVISION OF ENVIRONMENTAL AND SAFETY SERVICES, 1000 N. DEKALB COUNTY COURTHOUSE, DEKALB COUNTY, GEORGIA 30030. THE MEASURES SHALL BE MAINTAINED THROUGHOUT THE DISTURBING ACTIVITY.

C. A COPY OF THE APPROVED LAND DISTURBING PLAN SHALL BE PRESENT ON THE JOB SITE THROUGHOUT THE DISTURBING ACTIVITY.

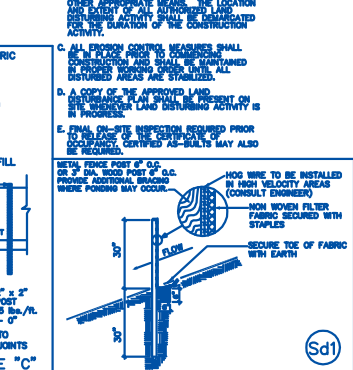
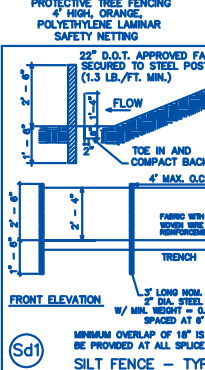
D. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO OBTAINING A FINAL CERTIFICATE AS-BUILTS MAY ALSO BE REQUIRED.

METAL FENCE POST OF O.C. OR 2" DIA. WOOD POST OF O.C. PROVIDE ADDITIONAL BRACING WHERE FLOWING MAY OCCUR.

HOE WIRE TO BE INSTALLED IN HIGH VELOCITY AREAS (CONSULT ENGINEER)

NON-SOBER FLEET FABRIC SECURED WITH STAPLES

SECURE TOE OF FABRIC WITH EARTH



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.

OWNER'S ACKNOWLEDGMENT
STATE OF GEORGIA
DEKALB COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARCELS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DATED THIS _____ DAY OF _____, 2003, OWNER _____

1. Separate permit is required for sidewalk and/or driveway construction in the public right-of-way contact Technical Services at (404)330-6249
2. Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days, after 30 days permanent vegetation shall be established.
3. Silt Fence shall meet the requirements of Section 171-temporary all fence, of the Georgia Standard Specifications, 1983 Edition and be site related.
4. Maintenance Statement Erosion control measures will be inspected at least weekly, after each rain and reported by the general contractor.
5. Statement: Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection.
6. No graded slope shall exceed 3:1.
7. CONTACT NUMBER 404-633-7433

	SURVEY PLAT FOR: 1447 ETOWAH DRIVE BELLANA SHVARTSMAN	DATE 6/17/04	GEORGIA LAND SURVEYING CO., INC. 155 CLIFTWOOD DRIVE ATLANTA, GEORGIA, 30328 TELEPHONE (404) 255-4671, FAX (404) 255-6607
	LAND LOT 238 18TH DISTRICT SECTION DEKALB COUNTY, GEORGIA	SCALE 1" = 20'	
LOT 19,20,21 BLOCK 7 UNIT	SUBDIVISION BROOKHAVEN FIELDS		
SURVEYED: _____ DRAFTED: _____	PLOTTED: _____		
PLAT BOOK 7 PAGE 58	DEED BOOK _____ PAGE _____		

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.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED