

# 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
  - U — U — UNDERGROUND PIPELINE
  - S — S — SILT FENCE
  - T — T — TREE FENCE
  - P — P — PROPOSED CONTOUR
  - W — W — WATER FLOW DIRECTION

The field data upon which this plot is based has a closure of 1 foot in 39,092 feet, an angular error of .33 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 8999 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

11387.6 SQ. FT.  
0.26 ACRES

## DEPT STATEMENT:

- \*CUT= 30 c.y.
- \*FILL= 30 c.y.
- \*EXCESS= TO BE BALANCED ON SITE

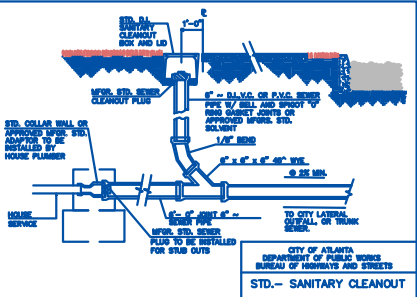
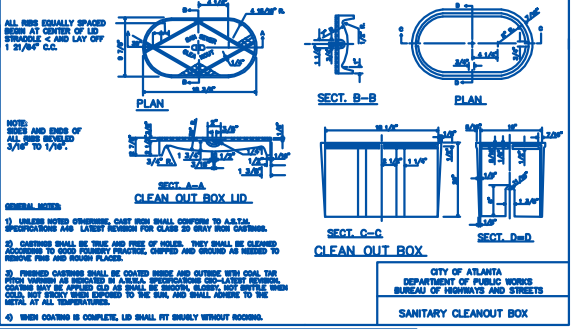
EQUIPMENT USED: TOPCON 313, HP 48 DATA COLLECTOR, & 100' CLOTH TAPE.  
NOTE: ELEVATIONS ARE ASSUMED AT 100'

## LOT COVERAGE:

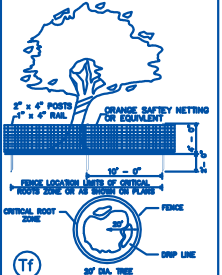
- \*TOTAL AREA = 11387.6 SQ. FT.
- \*TOTAL IMPERVIOUS AREA = 3692 S.F.
- \*DISTURBANCE AREA = 7385 S.F.
- \*FLOOR AREA RATIO = 18%
- \*GLA = 13023 SQ. FT.
- \*TSOP = 11089 SQ. FT.
- \*USOP = 9331 SQ. FT.

## ZONING

OAKLAND CITY HISTORIC DISTRICT (CHAPTER 20M)  
FRONT SETBACK—COMPATIBILITY RULE  
REAR SETBACK—7'  
SIDE SETBACK—COMPATIBILITY RULE OR 7' MAX

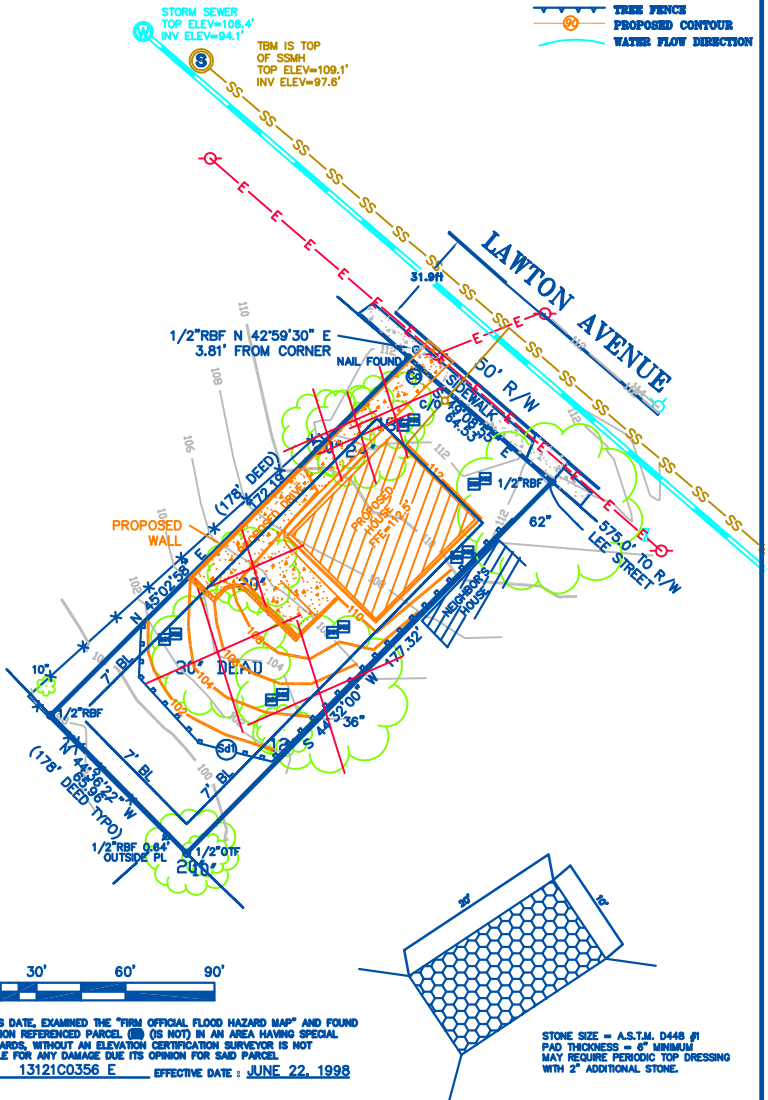
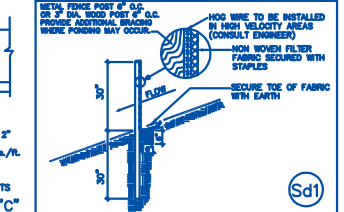


- ### TREE LIST
- HARDWOODS**
- (1) 62"
  - (1) 36"
  - (1) 30"
  - (1) 24"
  - (3) 20"
  - (1) 18"
  - (1) 12"
  - (1) 10"
- LOST TREES (HARDWOODS)**
- (1) 36"
  - (1) 30"
  - (1) 24"
  - (2) 20"
  - (1) 18"
- TOTAL DBH=252"  
LOST DBH=148" (59%)  
REMAINING DBH=124" (41%)
- MAXIMUM RECOMPENSE  
R=\$5000 X 0.26 ACRES  
R=\$1300



- DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
  - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING OR MULCHING)
- BUILDER/APPLICANT:  
JAMES P. GILROY  
385 TYSON CIRCLE  
ROSWELL, GA 30076  
770-330-7789

- A. ALL CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS.
- B. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE OWNER SHALL OBTAIN AND MAINTAIN A CURRENT EROSION CONTROL PLAN FROM A LICENSED PROFESSIONAL ENGINEER. THE PLAN SHALL BE PRESENT AT ALL TIMES DURING THE CONSTRUCTION OF THE DISTURBED AREAS AND STABILIZED.
- C. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO PREVENT EROSION DURING ANY ACTIVITY IN PROGRESS.
- D. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON THE JOB AT ALL TIMES DURING ANY ACTIVITY IN PROGRESS.
- E. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO THE END OF CONSTRUCTION AS BOLTS MAY ALSO BE REQUIRED.

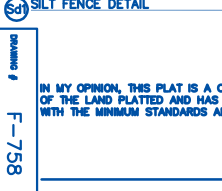


I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.

MAP ID 13121C0356 E EFFECTIVE DATE: JUNE 22, 1998

## CONSTRUCTION ENTRANCE EXIT DETAIL

1. Separate permit is required for sidewalk and/or driveway construction in the public right-of-way contact Technical Services at (404)330-8249
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 reinforced.
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 2:1.
7. CONTACT NUMBER 770-330-7789



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

DATE THIS DAY OF 2003, OWNER

GEORGIA PROFESSIONAL SURVEYOR No. 1781 JOHN L. LEWIS, III

PLAT BOOK PAGE DEED BOOK 38233, PAGE 382

SURVEY PLAT FOR: #1038 LAWTON AVENUE		DATE	6/17/04
GILROY CONSTRUCTION CO.		SCALE	1" = 30'
LAND LOT 119	14TH DISTRICT	SECTION	FULTON COUNTY, GEORGIA
LOT	BLOCK	UNIT	REVISION BY: DATE:
SUBDIVISION			
SURVEYED:	DRAFTED:		
PLOTTED:			

**GEORGIA LAND SURVEYING CO., INC.**  
155 CLIFTWOOD DRIVE  
ATLANTA, GEORGIA, 30328  
TELEPHONE (404) 255-4671, FAX (404) 255-6607

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