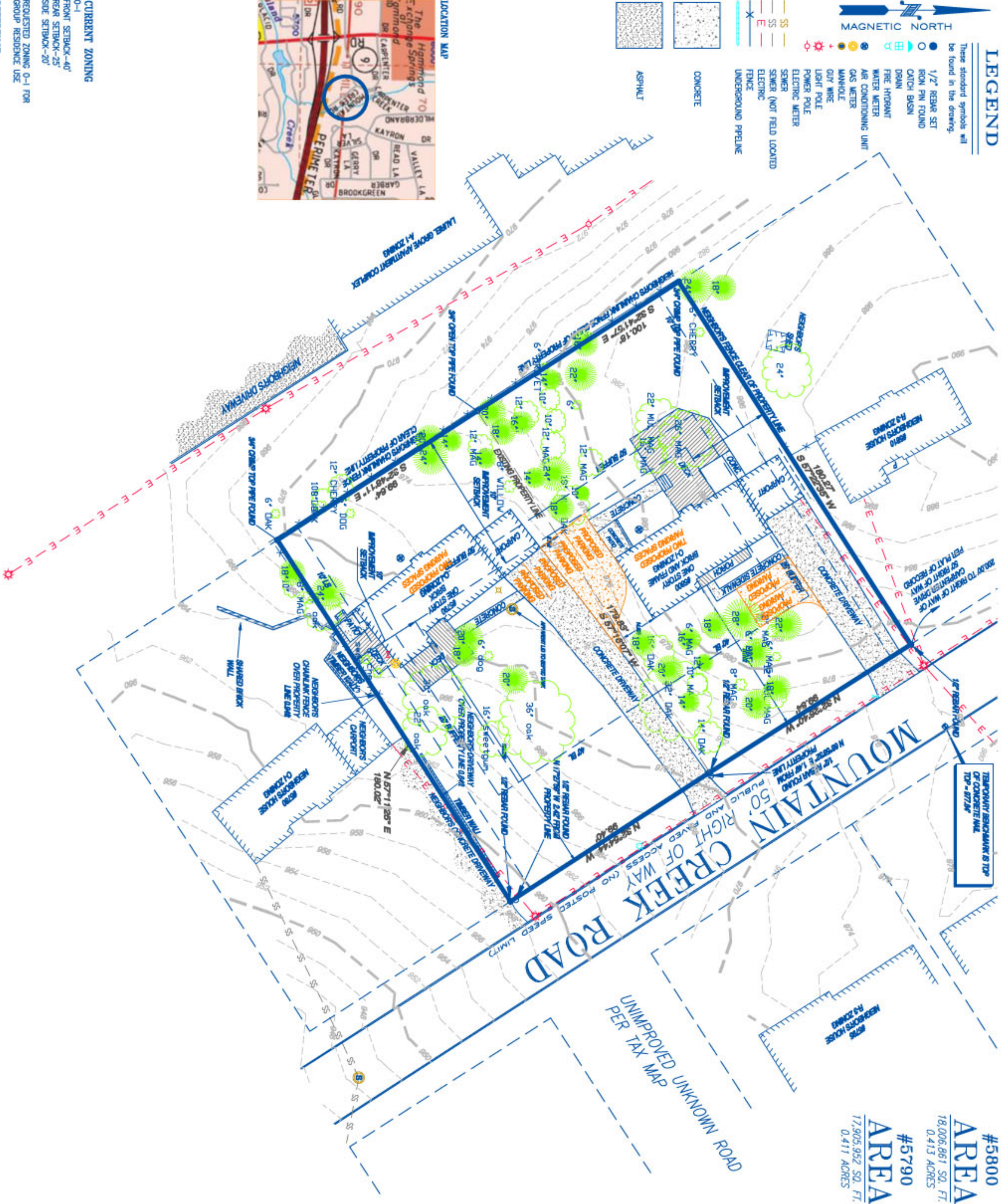
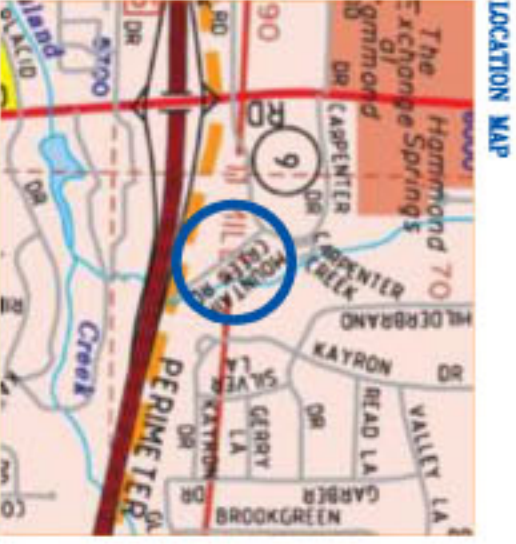
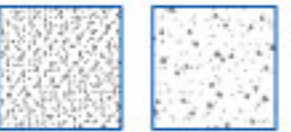


LEGEND

- These standard symbols will be found in the drawing.
- 1/2" REBAR SET
 - IRON PIN FOUND
 - CATCH BASIN
 - DRAIN
 - FIRE HYDRANT
 - WATER METER
 - AIR CONDITIONING UNIT
 - GAS METER
 - MANHOLE
 - GUY WIRE
 - LIGHT POLE
 - POWER POLE
 - ELECTRIC METER
 - SEWER (NOT FIELD LOCATED)
 - ELECTRIC
 - FENCE
 - UNDERGROUND PIPELINE



#5800 AREA
18,006,861 SQ. FT.
0.413 ACRES

#5790 AREA
17,905,952 SQ. FT.
0.411 ACRES

#5790 MOUNTAIN CREEK ROAD

	EXISTING	EXISTING UNFINISHED*	TOTAL EXISTING FLOOR PLATE	RENOVATED FINISHED	RENOVATED UNFINISHED	RENOVATED FLOOR PLATE
FIRST FLOOR	1,802	-	1,802	1,802	-	1,802
TERRACE LEVEL FLOOR PLATE	-	412	412	312	100	412
CAR PORT FLOOR PLATE	-	-	-	3,516	100	3,616
TOTAL EXISTING SQ. FT.	-	-	-	3,516	100	3,616

*INCLUDES CAR PORT FLOOR PLATE

#5800 MOUNTAIN CREEK ROAD

	EXISTING	EXISTING UNFINISHED*	TOTAL EXISTING FLOOR PLATE	RENOVATED FINISHED	RENOVATED UNFINISHED	RENOVATED FLOOR PLATE
FIRST FLOOR	1,657	-	1,657	1,657	-	1,657
TERRACE LEVEL FLOOR PLATE	902	871	1,773	1,591	182	1,773
CAR PORT FLOOR PLATE	-	398	398	312	86	398
TOTAL EXISTING SQ. FT.	-	-	3,828	3,560	268	3,828

*INCLUDES CAR PORT FLOOR PLATE

CURRENT ZONING
O-1
FRONT SETBACK-40'
REAR SETBACK-25'
SIDE SETBACK-20'

REQUESTED ZONING O-1 FOR GROUP RESIDENCE USE

REFERENCE:
PLAT BOOK 59, PAGE 99
DEED BOOK 26563, PAGE 112
DEED BOOK 44103, PAGE 152

#5800 & #5790 A DEVELOPMENT STATISTICS SUMMARY CHART WITH PERCENTAGE (%) OF TOTAL SITE COVERAGE:

35912 SQ. FT.	TOTAL AREA OF SITE (100%)
1890 SQ. FT.	BUILDINGS (3.23%)
11724 SQ. FT.	PARKING SPACES (6 SPACES) (4.78%)
11224 SQ. FT.	TOTAL ASPHALT SURFACE (29.57%)
N/A	LANDSCAPE (N/A)
N/A	ROADWAY (N/A)
25173 SQ. FT.	UNDEVELOPED AND/OR OPEN SPACE (62.23%)

- NOTES**
- ELEVATIONS ARE BASED ON NAVD 88 DATUM
 - CONTROL LINES ARE AT 2 INTERVALS
 - EQUIPMENT USED: TOPCON GTS 3/28 SERIES TOTAL STATION AND ALERGO CX DATA COLLECTOR
 - SOFTWARE USED: CARLSON SURVEY 2007 AND CARLSON SURVEY 2008
 - ZONING INFORMATION OBTAINED FROM SANDY SPRINGS ZONING MAP, DATED FEBRUARY 16, 2006.
 - FIELD EVIDENCE SUGGESTS THAT THE SUBJECT PROPERTIES ARE NOT CURRENTLY SERVED BY SEWER.
 - #5800 AND #5790 BOTH LE WITHIN THE MAIN STREET OVERLAY DISTRICT
 - #5800 PARCEL ID NUMBER: 17-007000040039
 - #5800 PARCEL ID NUMBER: 17-007000040039

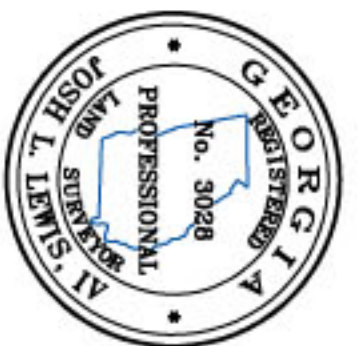
FLOOD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S 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: 1312102142 E EFFECTIVE DATE: JUNE 22, 1988

CLOSURE STATEMENT

THIS FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 89,173, FEET, AN ANGULAR ERROR OF .03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 128,138 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: #5790 & 5800 MOUNTAIN CREEK ROAD

CAROL JUNE REYNOLDS

LAND LOT: 70 17th DISTRICT SECTION FULTON COUNTY, GA
 LOT: 3 & 4 BLOCK: A UNIT: PHASE:

SUBDIVISION: MOUNTAIN CREEK

DEED BOOK . PAGE SURVEYED: 12/29/09 PARTY CHIEF: J.L.A. SHEET 1 OF 1
 PLAY BOOK . PAGE DATED: 5/9/11 DRAFTER: S.L.

DATE: 12/24/09 SCALE: 30'

REVISION	BY	DATE
REVISED CALCULATIONS	S.L.	5/9/11

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RETENTION BY THE SURVEYOR MAKING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.