

NOTES

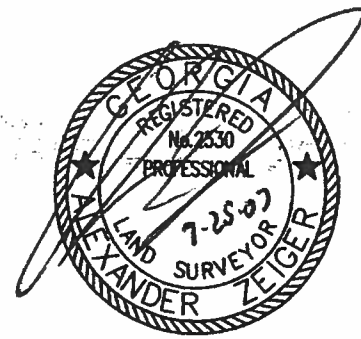
FLOOD NOTE:
 THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL #13089C0062 H LAST REVISED MAY 7TH, 2001.

SITE NOTES:
 ZONING: R-4B
 TOTAL SITE AREA: 0.258 ACRES
 TOTAL LINEAR FEET OF ROAD FRONTAGE: 225 L.F.
 BUILDING SETBACKS: 10' FRONT, 5' SIDE, 5' REAR

OWNER/DEVELOPER
 JILL IRVIN
 1646 JOHNSON RD.
 ATLANTA, GA 30306

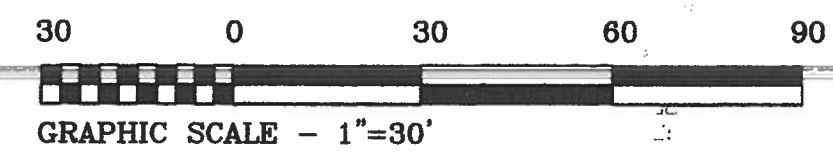
LEGEND

- P.O.B. ----- POINT OF BEGINNING
- R/W ----- RIGHT-OF-WAY
- PP ----- POWER POLE
- IPS ----- IRON PIN SET
- IPF ----- IRON PIN FOUND
- RB ----- REBAR FOUND
- OTP ----- OPEN TOP PIPE
- WM ----- WATER METER
- WV ----- WATER VALVE
- FH ----- FIRE HYDRANT
- SSMH ----- SANITARY SEWER MANHOLE
- GM ----- GAS METER
- F.F.E. ----- FINAL FLOOR ELEV.
- B.F.E. ----- BASEMENT FLOOR ELEV.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 22,688 FEET, AND ANGULAR ERROR OF 1 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NONE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION TOPCON GTS 235 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION IN THIS PLAT.

(Signature)
 ALEXANDER ZEIGER, R.L.S. #2530
 DATE 7-25-07



PARCEL ID #18 056C04 010
 LAND LOT 56
 18th DISTRICT
 DEKALB COUNTY, GEORGIA

1 SITE SURVEY
 SCALE: 1"=30'

NO.	REVISIONS:	DATE:

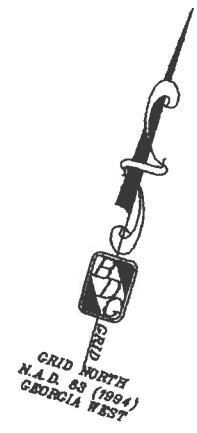
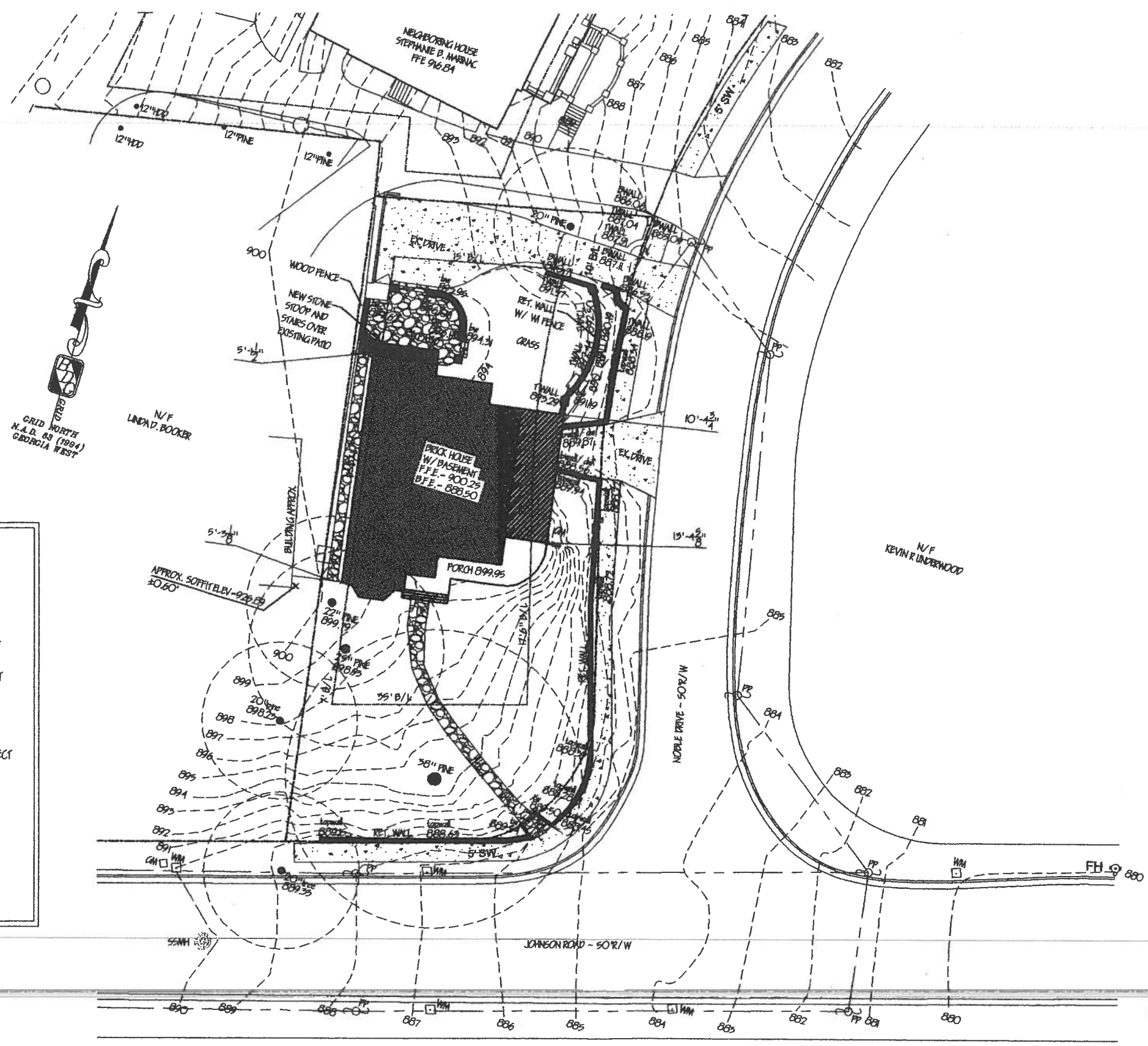
SURVEY FOR:
JILL IRVIN
 1646 Johnson Rd., Atlanta, Ga 30306
 Land Lot 56 of the 18th District
 DeKalb County, GA

BROWN DESIGN GROUP
 ARCHITECTS · PLANNERS · INTERIOR DESIGNERS
 3089 WASHINGTON ROAD, EAST POINT, GA 30344
 (O) 404-558-1805 (F) 404-761-0020 (E) THEBROWNDISIGNGROUP.COM

CHECKED: AZ
 DRAWN: MRW
 SCALE: 1"=30'
 DWG. DATE: 07/24/07
 PRINT DATE: 07/24/07
 JOB NO.: 8S0733-00

SHEET
 1

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DESCRIPTION OF LAND USE
 SUBJECT SITE CURRENTLY HAS A SINGLE FAMILY RESIDENCE ZONED R-4

DISTURBED AREA

TOTAL SITE AREA	11,329 SQ FT
TOTAL DISTURBED AREA	0 SQ FT
TOTAL SITE IMPERVIOUS SURFACE	4,876 SQ FT
LOT COVERAGE	43%
FLOOR AREA RATIO	0.35

DIRT STATEMENT

CUT - 0 CUBIC YARDS NO GRADING FOR PROJECT
 FILL - 0 CUBIC YARDS

NO TREES IMPACTED

EXISTING FOOTPRINT WITH SECOND STOREY ADDITION
 EXISTING SINGLE STOREY AREA TO RECEIVE NEW ROOF

PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"



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 1447 PEACHTREE STREET NE
 SUITE 844
 ATLANTA, GEORGIA 30309
 TELEPHONE (404) 87-0807
 FRANKNEELY@GMAIL.COM

THE IRVIN RESIDENCE
 1646 JOHNSON ROAD NE
 ATLANTA, GA 30306

This drawing is the property of Frank Neely Design, Inc., the dimensions of which are 11" x 17". It is only to be used for the project and all specifically identified herein and is not to be used on any other project. The Contractor is responsible for verifying all field measurements, quantities, dimensions, drainage, and related field construction criteria.

THIS DRAWING
 ORIGINALLY
 RELEASED
 03.28.12
 FOR
 VARIANCE

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