

VICINITY MAP

GENERAL NOTES:

TOTAL AREA: 0.37 ACRE
 PARENT PARCEL: 17 014900040929

PROPERTY ZONED R-5 (CITY OF ATLANTA)
 SETBACKS:
 FRONT SETBACK: 30 FEET
 FRONT CORNER SETBACK: 15 FEET
 SIDE SETBACK: 7 FEET
 REAR SETBACK: 7 FEET

MINIMUM LOT SIZE: 7,500 Sq.Ft.
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM PARKING REQUIRED: CODE SEC. 16 - 07.010
 SFR = 1 SPACE / DWELLING
 DUPLEX = 1 SPACE + 1 SPACE / # BEDROOM OVER 3 BEDROOM

MAX FLOOR AREA RATIO: CODE SEC. 16 - 07.008
 SFR = 0.5
 DUPLEX = 0.6

MAXIMUM LOT COVERAGE: 55%

PROPOSED NUMBER OF LOTS: 2
 PROPOSED DENSITY: 5.36 UNITS/ACRE

OWNER/DEVELOPER:
 AHMAD A BAJWA
 2901 S KING DRIVE APT. 1602
 CHICAGO, IL 60616

#4 REBAR SET AT ALL PROPERTY CORNERS, EXCEPT WHERE NOTED OTHERWISE

NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE SUBJECT PROPERTY

EXISTING STRUCTURE IS SERVED BY CITY OF ATLANTA WATER AND GRAVITY FLOW SANITARY SEWER

PROPERTY SHOWN HEREON IS NOT SUBJECT TO PROTECTIVE COVENANTS

EXISTING STRUCTURE ON SUBJECT PROPERTY IS NOT SHOWN HEREON.

SUBJECT PROPERTY IS KNOWN AS LOTS 9 & 10 OF THE MRS. I.A. CORLEY SUBDIVISION (P.B. 23, PG 38)

BUILDER IS RESPONSIBLE FOR PAYMENT FOR ADDITIONAL WATER METER & SEWER SERVICE CONNECTION TO LOT 2.

DRAINAGE STATEMENT:
 STORM DRAINAGE FACILITIES SHOWN ON THIS PLAN ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINAGE FACILITIES OR NATURAL DRAINAGE CONDITIONS NOR BE RESPONSIBLE FOR EXTENSIONS OF THE STORM DRAINS.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,370 FEET AND AN ANGULAR ERROR OF 06" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 161,289 FEET.

A NIKON DTM-420 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.



LEGEND

IPS	IRON PIN SET (1/2" REBAR)	L.L.L.	LAND LOT LINE
RBF	REBAR FOUND	O.L.L.	ORIGINAL LOT LINE
CTF	CRIMP TOP FOUND	D.E.	DRAINAGE EASMT.
OTF	OPEN TOP FOUND	S.E.	SEWER EASMT.
JB	JUNCTION BOX	U.E.	UTILITY EASMT.
R/W	RIGHT-OF-WAY	C.O.	REQUIRED CLEAN OUT
B.L.	BUILDING LINE	PP	POWER POLE
P	PROPERTY LINE	DI	DROP INLET
CB	CATCH BASIN	LP	LIGHT POLE
HW	HEADWALL	EP	EDGE OF PAVEMENT
SSMH	SEWER MANHOLE	⊕	CENTERLINE
-X-	FENCE	FH	FIRE HYDRANT
		SSMH	SANITARY SEWER MANHOLE

FINAL SUBDIVISION PLAT - CITY OF ATLANTA DEPARTMENT APPROVAL

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - OFFICE OF PLANNING:
 DIRECTOR OFFICE OF PLANNING, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)

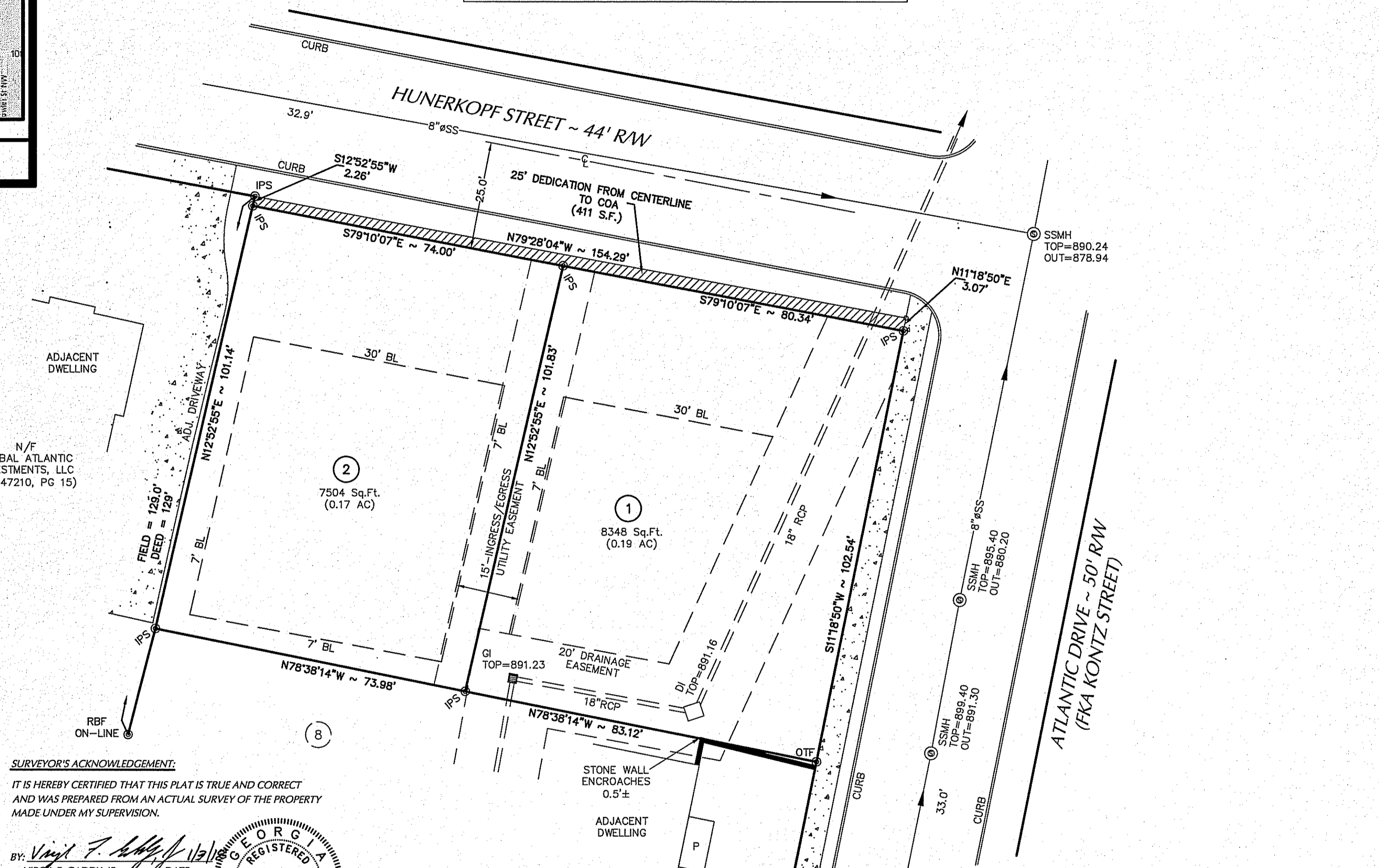
DEPARTMENT OF WATERSHE MANAGEMENT - OFFICE OF SITE DEVELOPMENT
 COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)

DEPARTMENT OF PUBLIC WORKS - OFFICE OF TRAFFIC AND TRANSPORTATION:
 COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)

OWNER'S ACKNOWLEDGEMENT:
 STATE OF GEORGIA
 (CITY OF ATLANTA)
 "THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND 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, PARKS, DRAINS, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED."

DATED THIS 3RD DAY OF JANUARY 2018

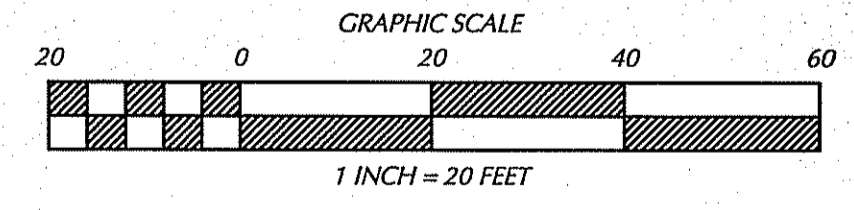
OWNER: *Ahmad A. Bajwa*
 AHMAD A. BAJWA



SURVEYOR'S ACKNOWLEDGEMENT:
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

BY: *Virgil F. Gaddy, Jr.* DATE 1/2/18
 VIRGIL F. GADDY, JR. GA REG. L.S. # 2661

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67



FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0242F, EFFECTIVE DATE: 09-18-2013

**FINAL SUBDIVISION PLAT FOR:
 ATLANTIC PLACE SUBDIVISION**

LAND LOT 149 - 17 TH DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA

PROJECT NUMBER		
FSHP-17-001		
BY	FIELD	DRAWING
CJW	12-5-17	1-2-18

GADDY SURVEYING & DESIGN, INC.
 1215 PLEASANT HILL ROAD
 LAWRENCEVILLE, GEORGIA 30044
 PHONE - (770) 931-5920
 FAX - (770) 931-5903

L.S. CERTIFICATE OF AUTHORIZATION #LS001014
 P.E. CERTIFICATE OF AUTHORIZATION #PEF005450