

BLOCK IS RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES

1. THIS SURVEY, PREPARED FOR CLIENT AS SHOWN ON THIS PLAT, REPRESENTS A SPECIFIC SCOPE OF SERVICES. THERE MAY BE OTHER MATTERS OF TITLE, BURDENING OR FAVORING THE SUBJECT PROPERTY, THAT ARE NOT SHOWN HEREON.
2. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
3. CONVENTIONAL SURVEY MEASUREMENTS WERE OBTAINED WITH A GEOMAX ZOOM95. GNSS SURVEY MEASUREMENTS WERE OBTAINED WITH A EGPS 20T GNSS RECEIVER.
4. THE FIELD MEASUREMENTS FOR THE ESTABLISHMENT OF PROJECT CONTROL WAS BASED ON A GNSS SURVEY WITH A EGPS 20T GNSS RECEIVER. THE COORDINATES WERE COMPUTED BY USING EGPS VRS NETWORK.
5. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A RELATIVE POSITIONAL PRECISION OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION.
6. THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 22,949 FEET.
7. NO 811 DESIGN TICKET WAS ORDER FOR THIS SURVEY.
8. LAST FIELD DATE: 09/25/2024

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY 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.

VESTING PARCEL NUMBER
14020100050375

FEE AREA

1.14 ACRES (49,660 SQ.FT.), MORE OR LESS

ZONING

R-3
MINIMUM LOT AREA - 18,000 SQ.FT.
MINIMUM LOT FRONTAGE ON ROW: 100'
FRONT SETBACK: 50'
SIDE SETBACK: 10'
REAR SETBACK: 20'
MAXIMUM HEIGHT: 35'
MAXIMUM FLOOR AREA RATIO: 0.4
MAXIMUM LOT COVERAGE: 40%

SURVEYOR'S REFERENCES

1. DEED BOOK 4054, PAGE 200
2. PLAT BOOK 9, PAGE 140
3. PLAT BOOK 44, PAGE 49
4. PLAT BOOK 35, PAGE 35

SURVEY DATA:

1. HORIZONTAL DATUM - BASED UPON THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM, NAD83 (2011), IN FEET. BEARINGS ARE BASED ON SAID COORDINATE SYSTEM AND ESTABLISHED BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
2. VERTICAL DATUM - NAVD88, IN FEET, ELEVATIONS OBTAINED VIA GNSS DETERMINED FROM GEOID18
3. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SURVEYED UNLESS OTHERWISE NOTED.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER: 13121C0351F WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.

VICINITY MAP



CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

NORTH SURVEYING AND MAPPING, LLC.

SCOTT C. NORTH
GEORGIA REGISTERED LAND SURVEYOR
STATE OF GEORGIA LICENSE NO. 3176

DATE: 12/04/2024



R# DATE BY COMMENT

- 1 10/28 SN REVISED PROPERTY LINE
- 2 12/04 SN REVISED STREET NAME/TREE

PROJECT NAME: 2594 CASCADE ROAD
PROJECT #: 2400226
DATE: 10/07/2024
SCALE: 1"=20'
SURVEYOR: SCOTT NORTH
TECHNICIAN: SCOTT NORTH
CREW CHIEF: MITCHELL RUTLEDGE/CHRIS GORDY
FIELD BOOK: 24-002

BOUNDARY & TOPOGRAPHIC SURVEY OF
PID 14020100050375
2594 CASCADE ROAD, ATLANTA,
FULTON COUNTY GEORGIA
FOR DANIEL HUMPHRIES

SHEET 1 OF 1



GRID NORTH
GEORGIA WEST ZONE
NAD 83

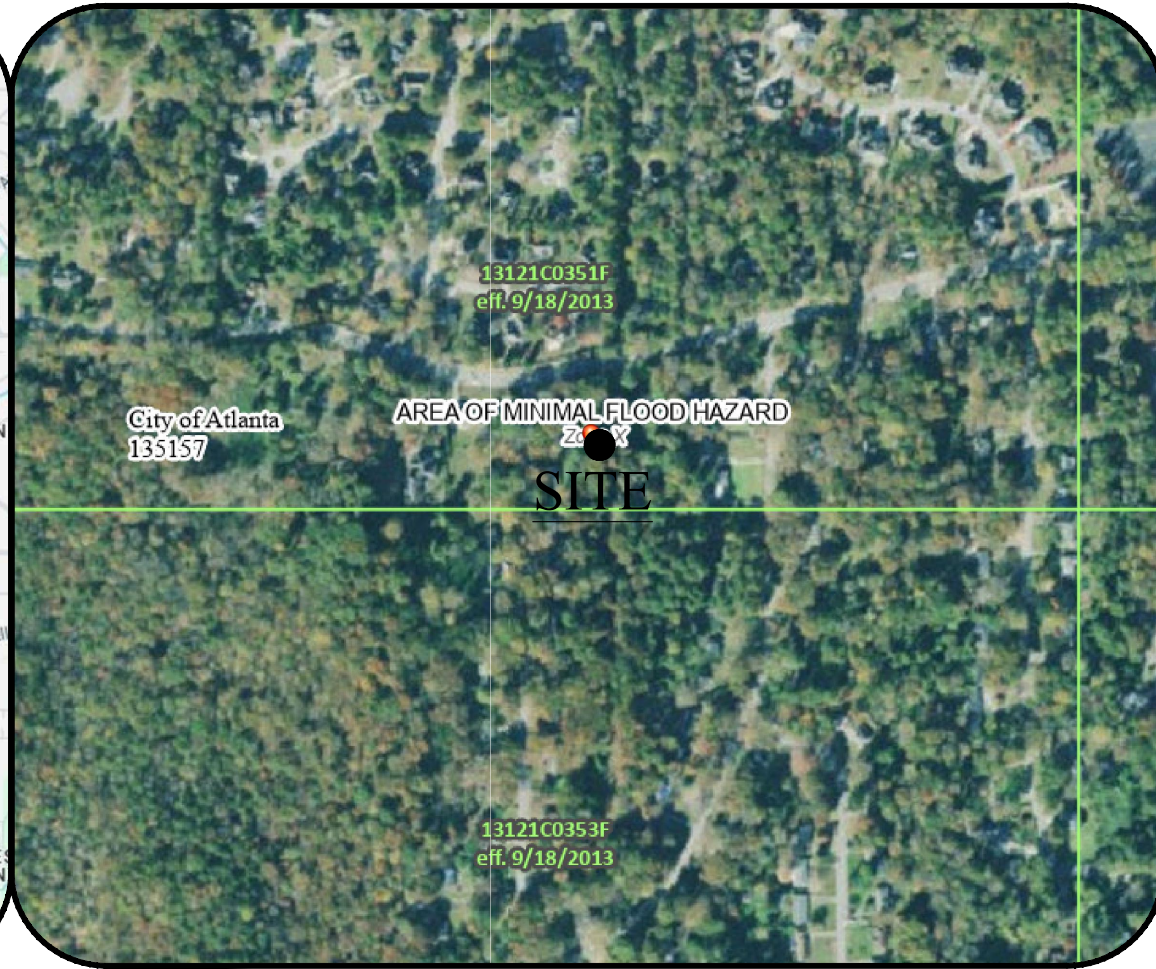
| ABBREVIATION LEGEND | |
|---------------------|----------------------------------|
| Δ | DELTA ANGLE |
| CB | CHORD BEARING AND DISTANCE |
| CTP | CRIMPED TOP PIPE |
| A | ARC LENGTH |
| LLL | LAND LOT LINE |
| N/F | NOW OR FORMERLY |
| OTP | OPEN TOP PIPE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PL | PROPERTY LINE |
| R | RADIUS |
| RB | REBAR |
| RBC | REBAR WITH CAP |
| R/W | RIGHT OF WAY |
| T/L | TRANSMISSION LINE |
| SYMBOL LEGEND | |
| + | BENCH MARK |
| ● | MONUMENT FOUND |
| ■ | CONCRETE MONUMENT FOUND |
| □ | MONUMENT SET |
| □ | CONCRETE MONUMENT SET |
| X 917.3 | EXISTING SPOT ELEVATION |
| △ | COMPUTED POINT (NOT MONUMENTED) |
| ⚡ | UTILITY POLE |
| ⚡ | FIRE HYDRANT |
| ⚡ | WATER VALVE |
| ⚡ | GAS MARKER |
| ⚡ | ELECTRIC MANHOLE |
| ⚡ | SANITARY SEWER MANHOLE |
| ⚡ | STORM MANHOLE |
| ⚡ | STORM WATER DROP INLET |
| ⚡ | SANITARY SEWER MANHOLE |
| ⚡ | STORM WATER JUNCTION BOX |
| ⚡ | TELEPHONE PEDESTAL/BOX |
| ⚡ | GUY ANCHOR |
| ⚡ | ROAD SIGN |
| ⚡ | FIBER OPTIC MARKER |
| ⚡ | GRATE STORM INLET |
| ⚡ | TELEPHONE MANHOLE |
| ⚡ | WATER METER |
| — PL — | SUBJECT PROPERTY LINE |
| — PL — | ADJOINER PROPERTY LINE |
| — — — | RIGHT OF WAY LINE |
| X X | EXISTING FENCE (TYP) |
| — 115kV — 115kV — | EXISTING 115kV TRANSMISSION LINE |
| — 46kV — 46kV — | EXISTING 46kV TRANSMISSION LINE |
| — DIST — DIST — | OVERHEAD DISTRIBUTION LINE |
| — — — | EXISTING EASEMENT |
| — — — | LAND LOT LINE |
| — UNK — UNK — | UNDERGROUND UNKNOWN UTILITY |
| — CDM — CDM — | TREE LINE |
| — CDM — CDM — | UNDERGROUND COMMUNICATION LINE |
| — WAT — WAT — | UNDERGROUND WATER LINE |
| — GAS — GAS — | UNDERGROUND GAS LINE |
| — DIST — DIST — | OVERHEAD DISTRIBUTION LINE |
| — D — D — | UNDERGROUND DISTRIBUTION LINE |
| — SAN — SAN — | SANITARY SEWER LINE |
| — — — | STORM PIPE |
| — — — | ASPHALT |
| — — — | GRAVEL |
| — — — | CONCRETE |
| — — — | DRAINAGE DITCH |

20 0 20 40
GRAPHIC SCALE - FEET

LAND LOT 114, 17TH DISTRICT, FULTON COUNTY, GEORGIA
PART OF LOT 1, BLOCK A, PACES FERRY ROAD DEVELOPMENT



1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411



GENERAL NOTES:

1. SITE LOCATION: 2594 CASCADE ROAD, ATLANTA GA 30311
2. PROJECT NARRATIVE: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
3. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
4. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
5. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
6. NO NEW STORM DRAIN PIPES ARE PROPOSED
7. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
8. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

DISTURBED AREA:
20,000 SQ. FT./ 0.46 ACRES

EROSION & SEDIMENT CONTROL PRACTICES

- DS1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4 DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 45% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

| TREE DENSITY TABLE | | | | | |
|--------------------|----------|--------|--------------|---------------|---------------|
| TOTAL | TREE QTY | DBH in | TOTAL DBH in | TREES REMOVED | DBH in REMAIN |
| | 20 | in | in | | |
| TOTAL | 40 | | 440 | 0 | 440 |
| 1 | 6 | 6 | 6 | | 6 |
| 1 | 10 | 10 | 10 | | 10 |
| 4 | 14 | 56 | 56 | | 56 |
| 2 | 15 | 30 | 30 | | 30 |
| 3 | 18 | 54 | 54 | | 54 |
| 3 | 22 | 66 | 66 | | 66 |
| 1 | 30 | 30 | 30 | | 30 |
| 1 | 32 | 32 | 32 | | 32 |
| 3 | 36 | 108 | 108 | | 108 |
| 1 | 48 | 48 | 48 | | 48 |

FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF ATLANTA, GEORGIA

PANEL # 1312IC0351F, EFFECTIVE ON 09/18/2013

EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE S.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
3. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.
4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
5. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
8. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
13. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY: 7:00AM - 7:00PM
SATURDAY: 8:00AM - 5:00PM
15. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
16. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3-1-1 F.2.D.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
18. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
19. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
20. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
21. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
22. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
23. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE SITE INSPECTION.
24. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
25. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.

MAXIMUM RECOMPENSE= \$5,000 PER ACRE
100 INCHES OF TREES PER ACRE
LOT= 1.140 AC= 40 INCHES

PRE-CONSTRUCTION TREE COVERAGE= 440 %

MINIMUM DBH INCHES FOR R-3 ZONE= 40 %

PERCENTAGE SAVED ON SITE= 440 %

NEW PLANTING ON SITE= 0 %

TOTAL POST CONSTRUCTION PERCENTAGE= 440 %



SITE NOTES:

1. ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ATLANTA AND FULTON COUNTY.
2. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
3. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
4. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
5. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
7. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
8. NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEAR QUALIFIED CONTRACTOR PERMIT.
9. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ATLANTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
8. IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE PERMITTED PLAN, THREE (3) SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE CITY OF ATLANTA ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE INSTALLATION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

ISSUING AUTHORITY CONTACTS.

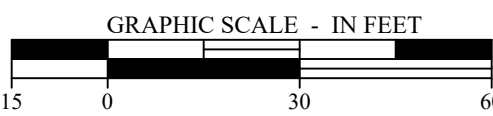
CITY OF ATLANTA OFFICE OF BUILDINGS: (404) 330-6150
CITY OF ATLANTA INSPECTIONS: (404) 865-8400
CITY OF ATLANTA ARBORIST: (404) 330-6874
CITY OF ATLANTA ZONING: (404) 330-6175
FULTON COUNTY WATER AND SEWER: (404) 730-6830

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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TOTAL AREA: 1.14 ACRES / 49,660 SQUARE FEET



LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSW# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- SIGN
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- HAY BALES
- HAY WELL LINE
- NON-OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE
- LAND LOT

- CONC. CONCRETE
- EDGE OF PAVEMENT
- AC UNIT
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF FOOTER ELEVATION
- SILT FENCE
- PLASTIC MESH TREE FENCE
- CHAIN LINK TREE FENCE
- LIMIT OF DISTURBANCE
- DRAINAGE ARROW
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

SURVEY PROVIDE BY OTHERS PLANS RELEASED FOR CONSTRUCTION

TREE LEGEND

- TOP OF FOOTER ELEVATION
- SILT FENCE
- PLASTIC MESH TREE FENCE
- CHAIN LINK TREE FENCE
- LIMIT OF DISTURBANCE
- DRAINAGE ARROW
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED



PROVIDING SERVICES FOR:
METRO ATLANTA
RALEIGH-DURHAM &
CENTRAL FLORIDA

800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772



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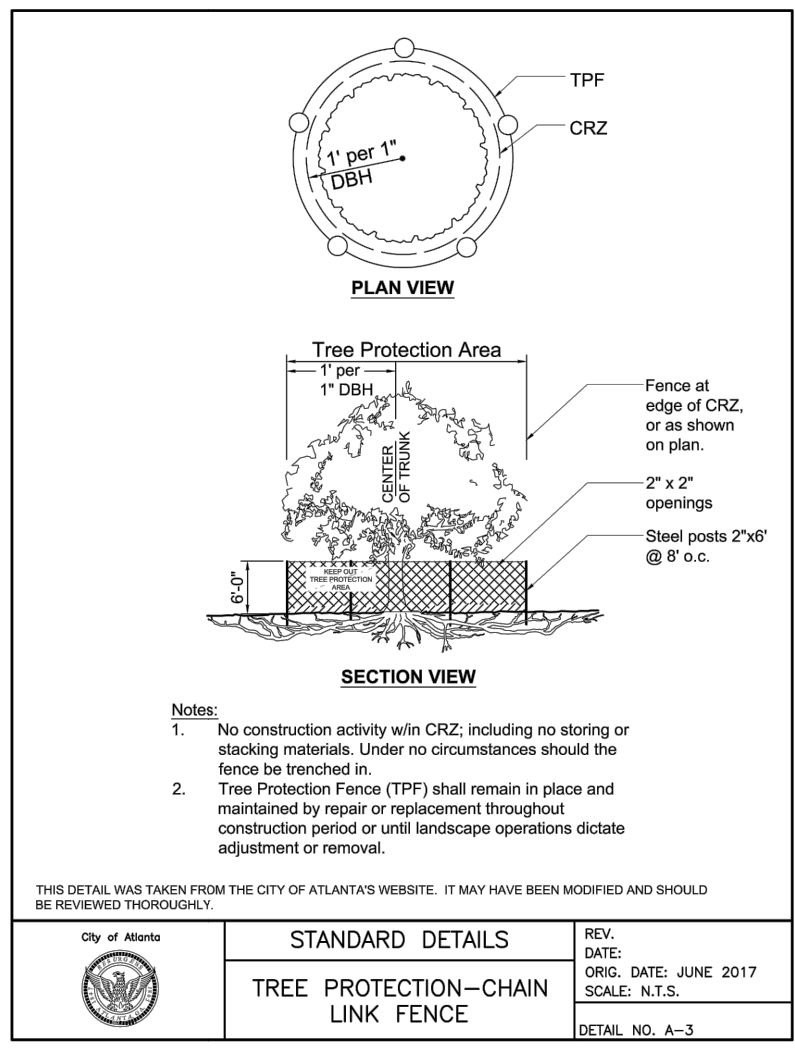
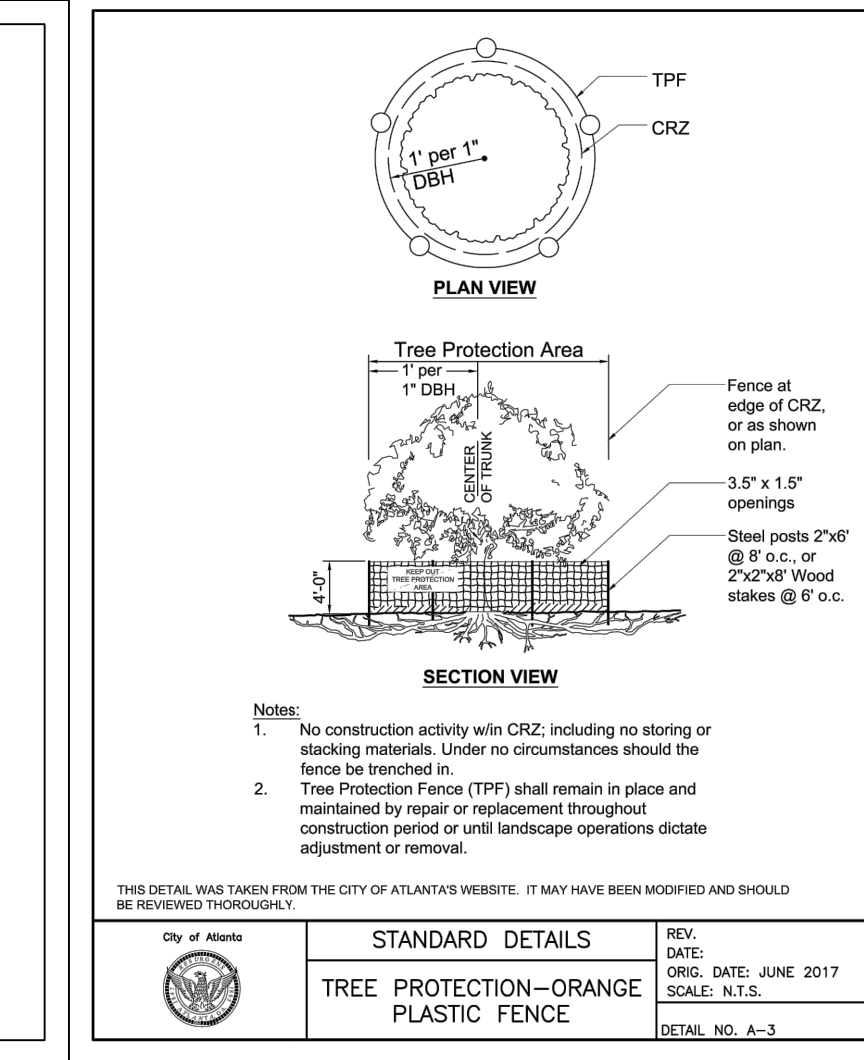
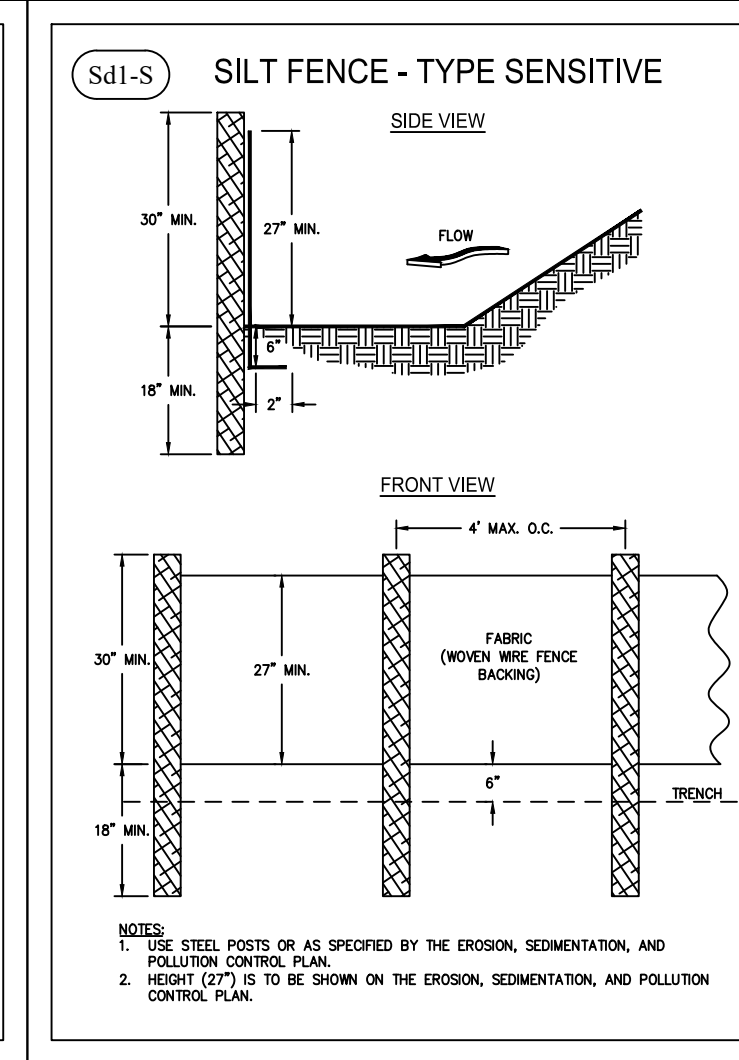
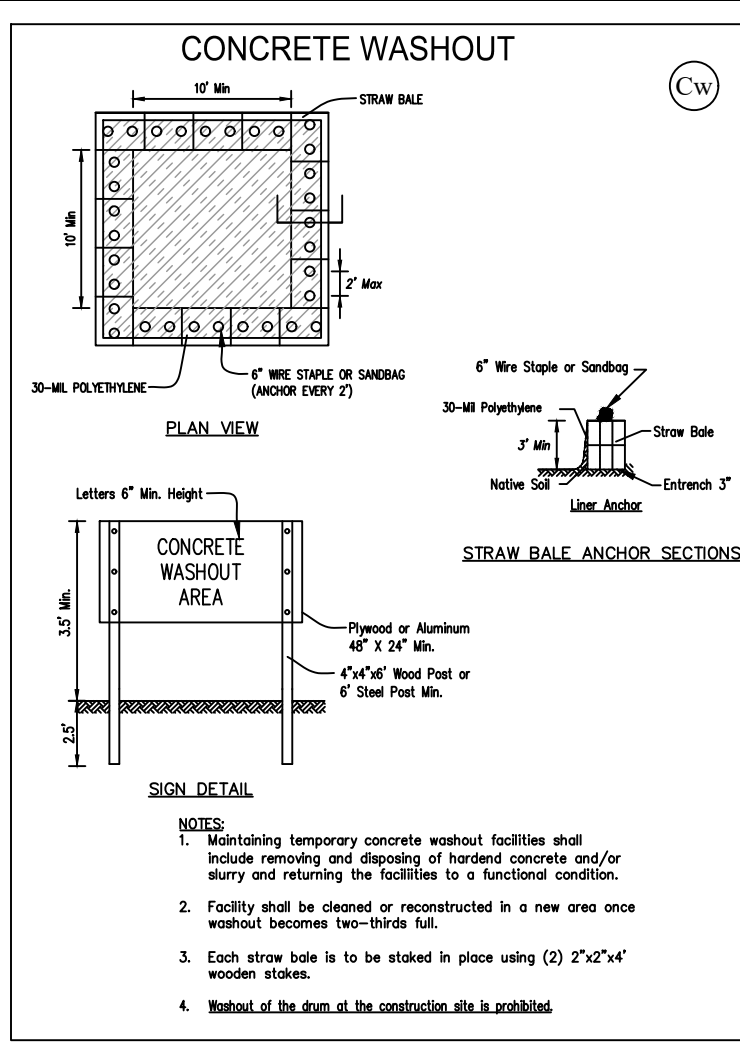
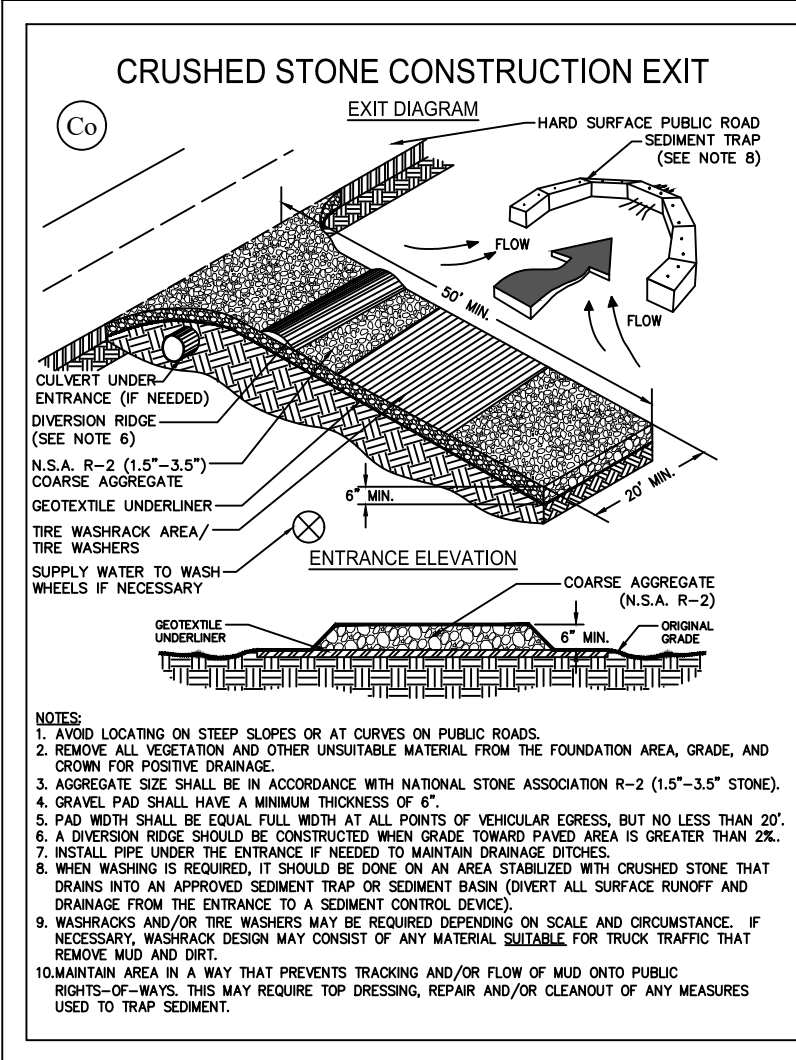
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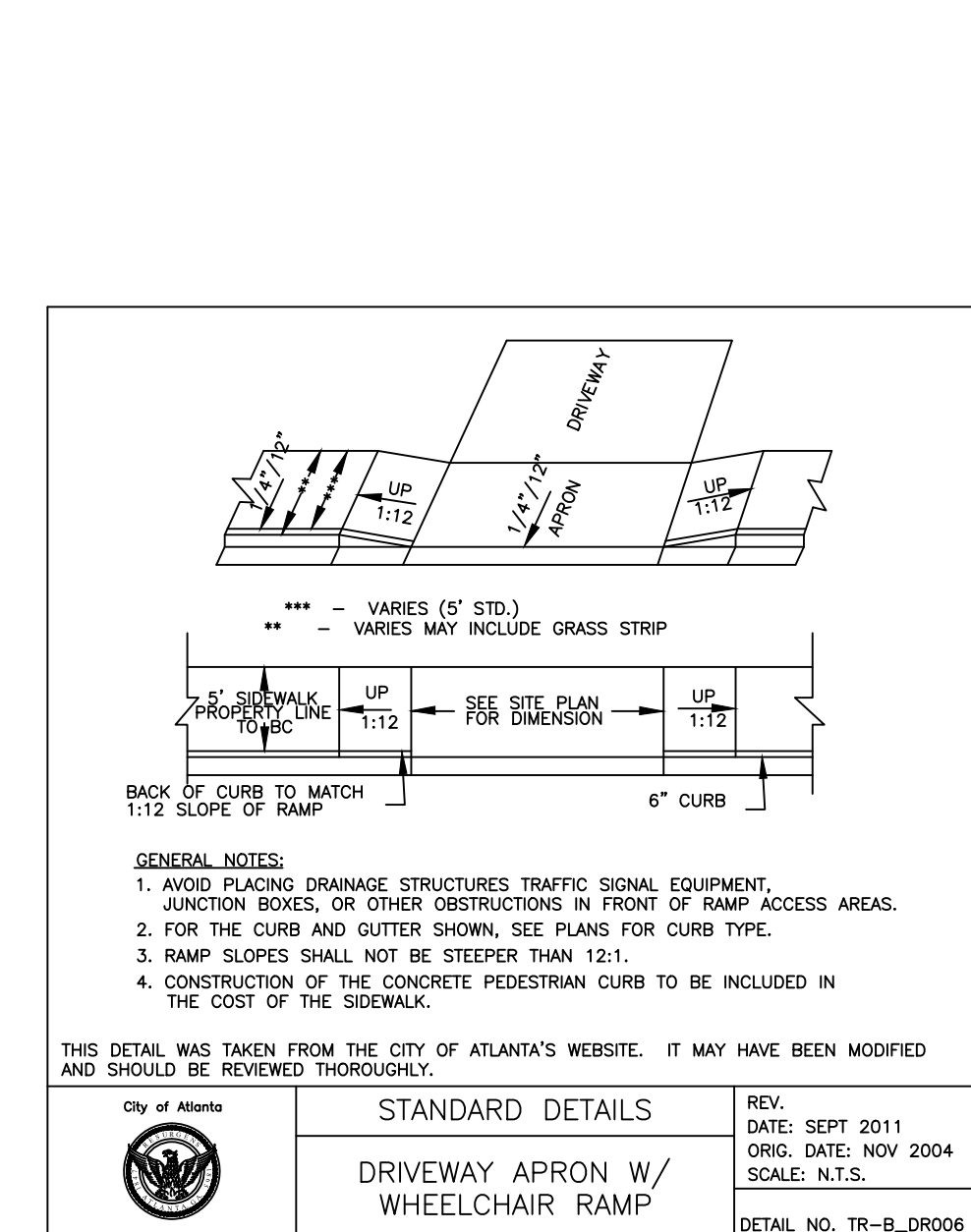
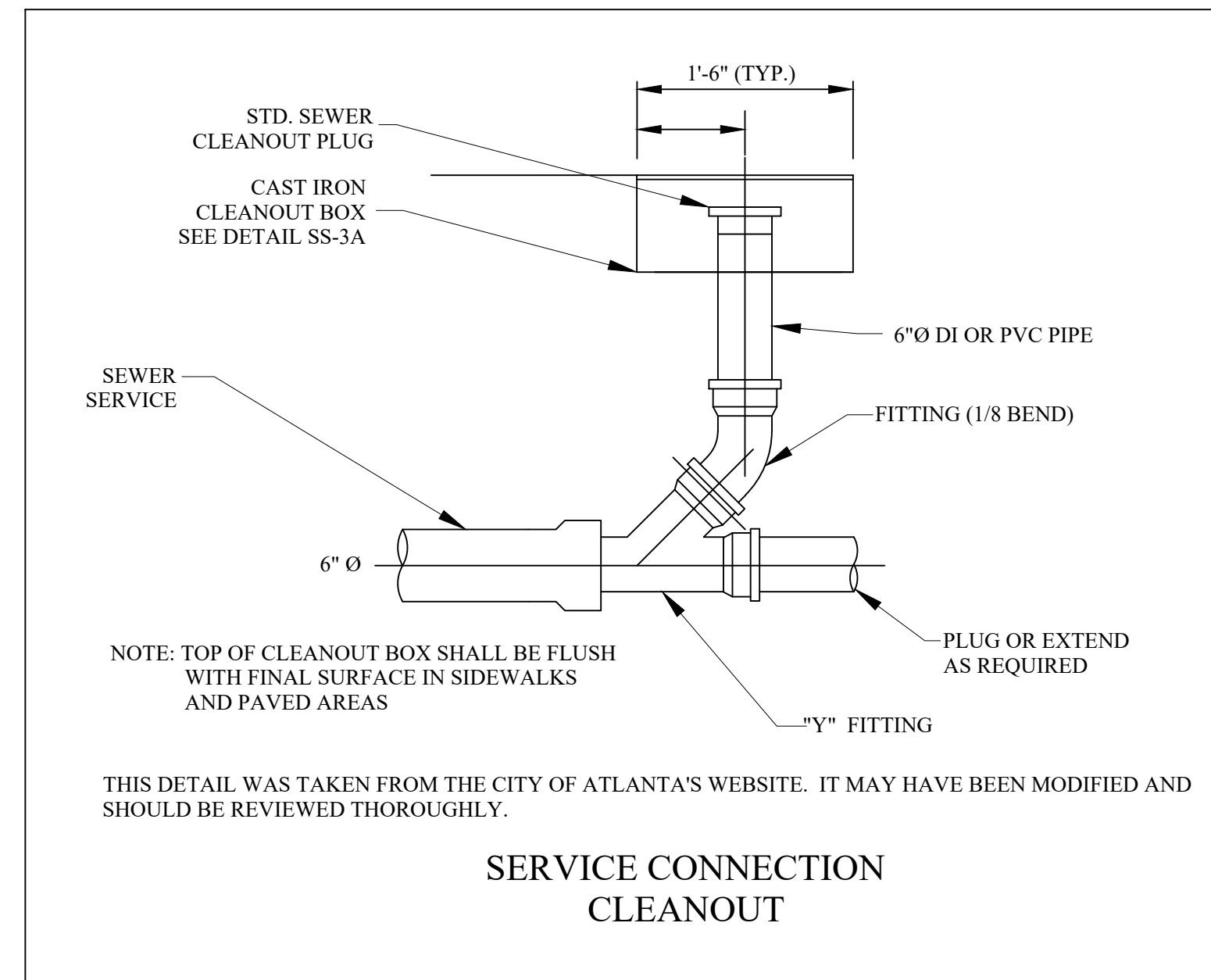
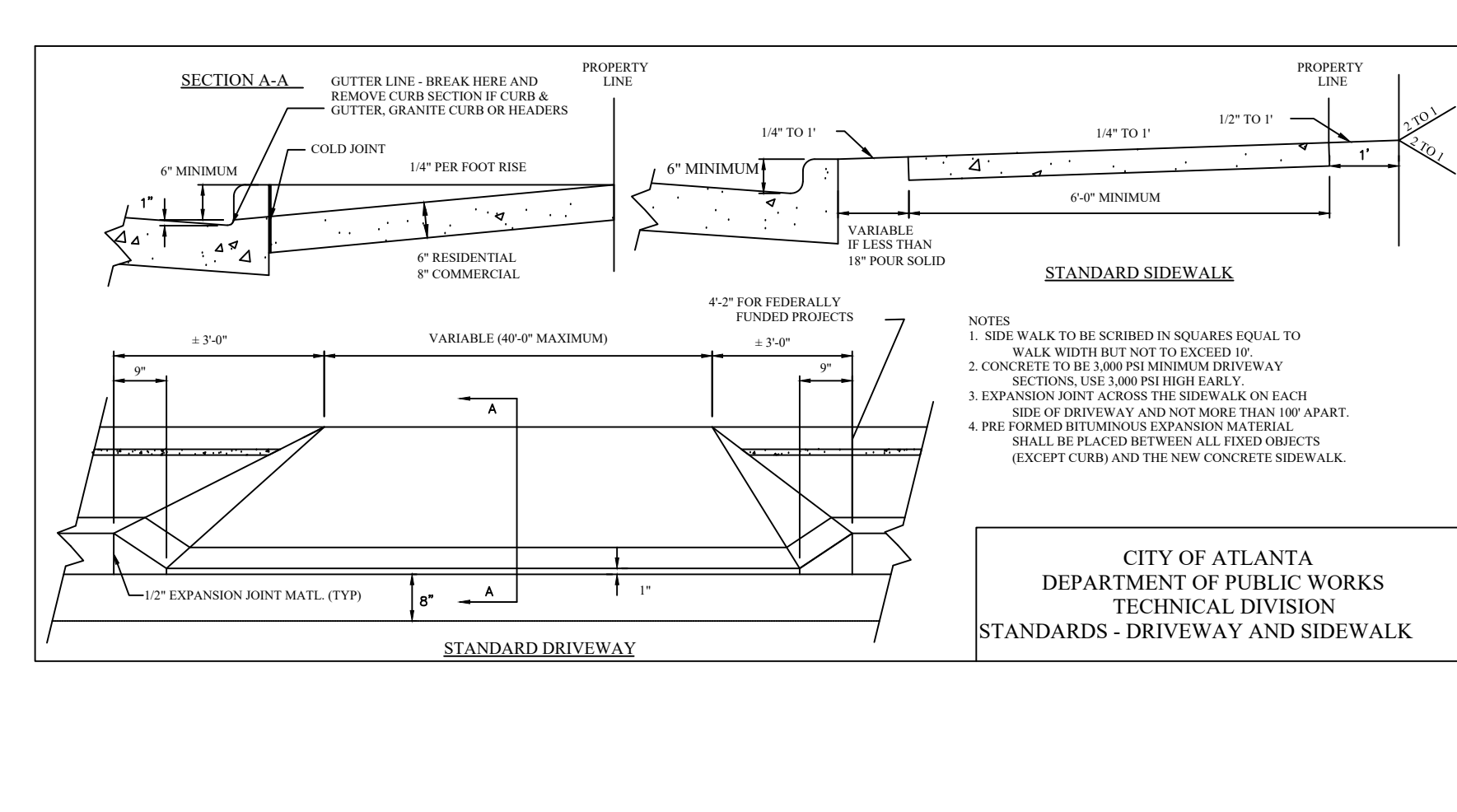
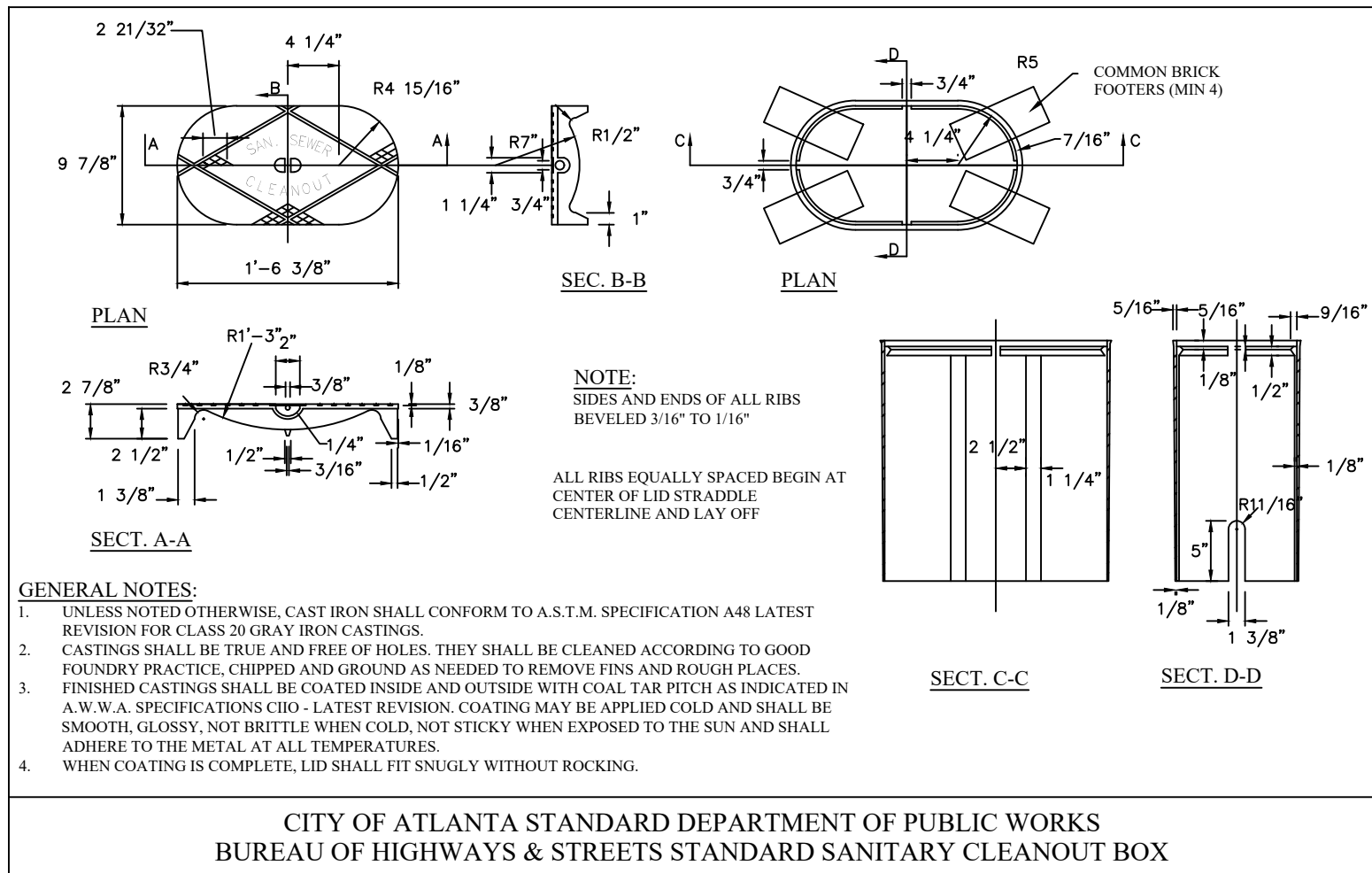
| GRASSING SCHEDULE (HYDROSEEDING RATES) | | | | | | |
|---|----------------|----------|------------|-------|--------------------------------|---------|
| SPECIES | RATE/1000S.F. | DATES | LIME | N | FERTILIZER (LBS./ACRE) P205 | K20 |
| KY 31 | 1-1/2 - 2 LBS. | 9/1-11/1 | 1 TON/ACRE | 60-90 | 120-180 | 120-180 |
| PESCUE | 1-1/2 - 2 LBS. | 9/1-11/1 | 1 TON/ACRE | 60-90 | 120-180 | 120-180 |
| WINTER RYE | 1-1/2 - 2 LBS. | 3/1-4/1 | | | | |
| *WEEPING LOVEGRASS | 2-3 LBS. | 3/1-6/5 | 1 TON/ACRE | 60-90 | 120-180 | 120-180 |

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.

*HYDROSEED ON ALL 2:1 SLOPES.

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE).

| ACTIVITY SCHEDULE | | | | | | | | | | |
|--------------------------|---|---|---|---|---|----|----|----|--|--|
| NO. OF MONTHS | 0 | 2 | 4 | 6 | 8 | 10 | 12 | 14 | | |
| HOUSE CONSTRUCTION | | | | | | | | | | |
| CLEAR AND GRUB | | | | | | | | | | |
| ROUGH GRADING | | | | | | | | | | |
| FINISH GRADING | | | | | | | | | | |
| UTILITIES | | | | | | | | | | |
| PAVING | | | | | | | | | | |
| GRASSING/CLEAN UP | | | | | | | | | | |
| EROSION CONTROL MEASURES | | | | | | | | | | |



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.

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TOTAL AREA: 1.14 ACRES / 49,660 SQUARE FEET

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- ⊙ POWER METER
- ⊙ POWER BOX
- ⊙ AC UNIT
- ⊙ LIGHT POLE
- ⊙ GUY WIRE
- ⊙ MANHOLE
- ⊙ CLEAN OUT
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ CABLE BOX
- ⊙ TELEPHONE BOX
- ⊙ WATER LINE
- ⊙ OVERHEAD UTILITY LINE
- ⊙ S - SEWER LINE
- ⊙ G - GAS LINE
- ⊙ C - CABLE LINE
- ⊙ T - TELEPHONE LINE
- ⊙ X - FENCE LINE
- ⊙ S - SILT FENCE
- ⊙ O - TREE PROTECTION
- ⊙ HAY BALES
- ⊙ FLOW WELL LINE
- ⊙ NON-OR FORMERLY
- ⊙ R/W RIGHT-OF-WAY
- ⊙ BSL BUILDING SETBACK LINE
- ⊙ CNTL CANTILEVER
- ⊙ CR.Z. CRITICAL ROOT ZONE
- ⊙ S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- ⊙ L.L. LAND LOT
- ⊙ CONC. CONCRETE
- ⊙ EOP EDGE OF PAVEMENT
- ⊙ AC UNIT
- ⊙ F.F.E. FINISH FLOOR ELEVATION
- ⊙ B.S.L. BASEMENT FLOOR ELEVATION
- ⊙ G.F.E. GARAGE FLOOR ELEVATION
- ⊙ 100% GROUND ELEVATION
- ⊙ 103.60 SURFACE ELEVATION
- ⊙ T.W.1069.0 TOP OF WALL ELEVATION
- ⊙ B.W.1069.0 BOTTOM OF WALL ELEVATION
- ⊙ T.E.1069.0 TOP OF FOOTER ELEVATION
- ⊙ S.F. SILT FENCE
- ⊙ DRAINAGE ARROW
- ⊙ HARDWOOD TREE
- ⊙ PINE TREE
- ⊙ TO BE REMOVED

PLANS RELEASED FOR CONSTRUCTION



PROVIDING SERVICES FOR:
METRO ATLANTA
RALEIGH-DURHAM
CENTRAL FLORIDA

800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772

PROJECT
27029.01
SHEET
4 OF 4

DETAILS

PREPARED FOR: DANIEL HUMPHRIES,
2594 CASCADE ROAD, ATLANTA GA 30311
DATE 11/05/2024



"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

JIARONG LUO, LEVEL II DESIGN PROFESSIONAL #89028

| SIZING CALCULATION: | | | | | MAINTENANCE: | |
|--|-----|-----|-----|-----|--|--|
| Contributing Drainage Area (square feet) | 18 | 24 | 30 | 36 | <ol style="list-style-type: none"> 1. IRRIGATE VEGETATION AS NEEDED IN FIRST SEASON 2. REMOVE WEEDS 3. REPLACE UNSUCCESSFUL PLANTINGS 4. REPLENISH MULCH 5. REPAIR ERODED AREAS 6. RAKE CLOGGED SURFACE TO RESTORE INFILTRATION 7. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES IF GARDEN DOES NOT DRAIN AN UNDERDRAIN MAY BE NECESSARY | |
| 100 | 6.6 | 5.7 | 5.1 | 4.6 | | |
| 500 | 35 | 30 | 25 | 22 | | |
| 1000 | 65 | 60 | 50 | 45 | | |
| 2000 | 135 | 115 | 100 | 90 | | |
| 3000 | 220 | 170 | 150 | 140 | MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH. CONTRIBUTING DRAINAGE AREA= 9,000 SQ FT DEPTH OF SOIL MEDIA= 24 INCHES AREA OF RAIN GARDENS= 520 SQ FT (576 SQ. FT. PROVIDED) | |
| 4000 | 290 | 250 | 200 | 180 | | |
| 5000 | 330 | 290 | 255 | 230 | | |

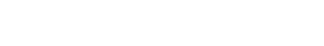
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PLANS RELEASED FOR CONSTRUCTION



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JIARONG LUO, LEVEL II DESIGN PROFESSIONAL #89028

SURVEYOR'S NOTES

1. THIS SURVEY, PREPARED FOR CLIENT AS SHOWN ON THIS PLAT, REPRESENTS A SPECIFIC SCOPE OF SERVICES. THERE MAY BE OTHER MATTERS OF TITLE, BURDENING OR FAVORING THE SUBJECT PROPERTY, THAT ARE NOT SHOWN HEREON.
2. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
4. CONVENTIONAL SURVEY MEASUREMENTS WERE OBTAINED WITH A GEOMAX ZOOM95. GNSS SURVEY MEASUREMENTS WERE OBTAINED WITH A EGPS 20T GNSS RECEIVER
5. THE FIELD MEASUREMENTS OR THE ESTABLISHMENT OF PROJECT CONTROL WAS BASED ON A GNSS SURVEY WITH A EGPS 20T GNSS RECEIVER. THE COORDINATES WERE COMPUTED BY USING EGPS VRS NETWORK
6. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A RELATIVE POSITIONAL PRECISION OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION.
7. THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 22.94 FEET.
8. NO 811 DESIGN TICKET WAS ORDER FOR THIS SURVEY.
9. LAST FIELD DATE: 09/25/2024

VESTING PARCEL NUMBER

14020100050375

1.14 ACRES (49,660 SQ.FT.), MORE OR LESS

ZONNING

R-3
MINIMUM LOT AREA - 18,000 SQ.FT.
MINIMUM LOT FRONTAGE ON ROW: 100'
FRONT SETBACK: 50'
SIDE SETBACK: 10'
REAR SETBACK: 20'
MAXIMUM HEIGHT: 35'
MAXIMUM FLOOR AREA RATIO: 0.4
MAXIMUM LOT COVERAGE: 40%

SURVEYOR'S REFERENCES

1. DEED BOOK 4054, PAGE 200
2. PLAT BOOK 9, PAGE 140
3. PLAT BOOK 44, PAGE 49
4. PLAT BOOK 35, PAGE 35

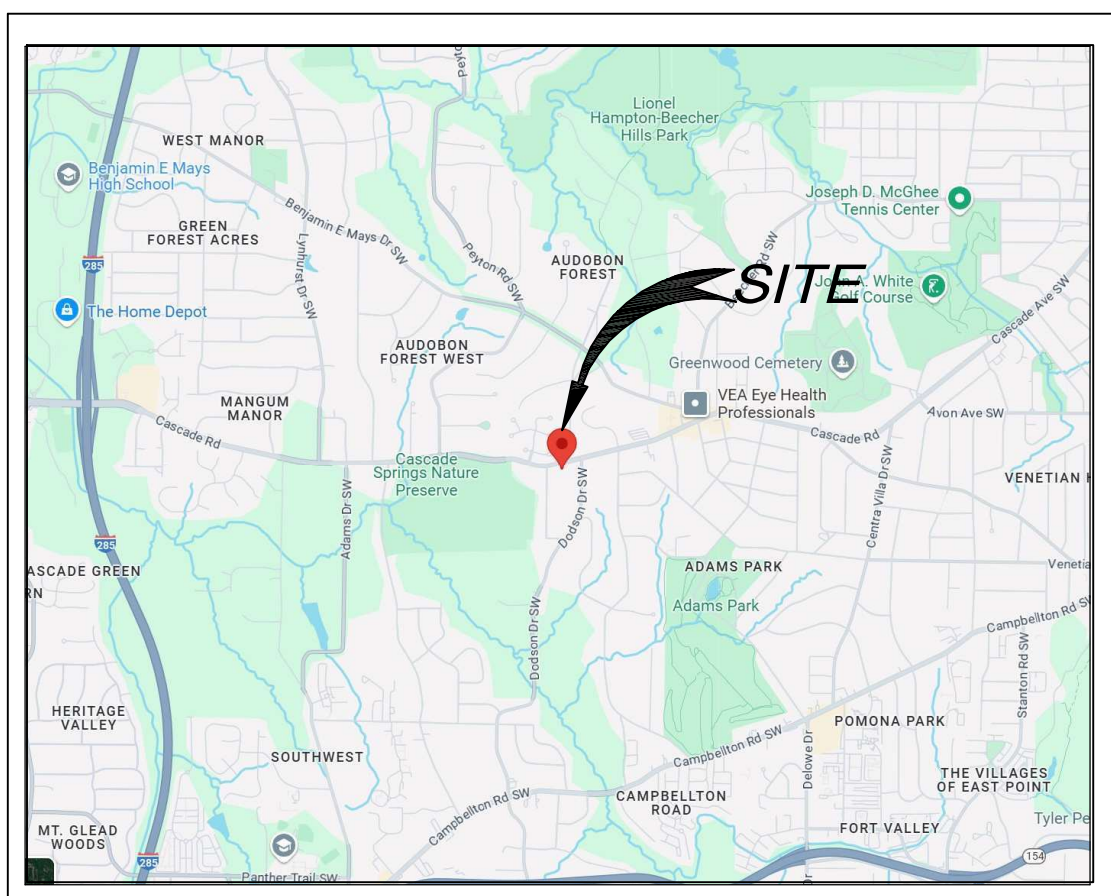
SURVEY DATA:

1. HORIZONTAL DATUM - BASED UPON THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM, NAD83 (2011), IN FEET. BEARINGS ARE BASED ON SAID COORDINATE SYSTEM AND ESTABLISHED BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
2. VERTICAL DATUM - NAVD88, IN FEET, ELEVATIONS OBTAINED VIA GNSS DETERMINED FROM GEOID18
3. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SURVEYED UNLESS OTHERWISE NOTED.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT LOCATED WITHIN AN AREA
HAVING A FLOOD ZONE DESIGNATION BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER:
13121C0351F WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.

VICINITY MAP



NOT TO SCALE

CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

NORTH SURVEYING AND MAPPING, LLC.

SCOTT C. NORTH
GEORGIA REGISTERED LAND SURVEYOR
STATE OF GEORGIA LICENSE NO. 3176



1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411

| R# | DATE | BY | COMMENT |
|----|-------|----|--------------------------|
| 1 | 10/28 | SN | REVISED PROPERTY LINE |
| 2 | 12/04 | SN | REVISED STREET NAME/TREE |

BOUNDARY & TOPOGRAPHIC SURVEY OF
PID 14020100050375
2594 CASCADE ROAD, ATLANTA,
FULTON COUNTY GEORGIA
FOR DANIEL HUMPHRIES

SHEET 1 OF 1



LAND LOT 114, 17TH DISTRICT, FULTON COUNTY, GEORGIA
PART OF LOT 1, BLOCK A, PACES FERRY ROAD DEVELOPMENT