

3364 KNOLLWOOD DRIVE

ATLANTA, GA 30305

PROJECT DESCRIPTION
DEMOLISH & DISPOSE OF EXISTING HOUSE,
WALLS, SHED STRUCTURE, STONE STEPS, POOL, AND STORAGE STRUCTURE

TOTAL LOT AREA

0.909 ACRE (39,595.47 S.F.)

TOTAL AREA DISTURBED

0.59 ACRE (23,359 SQ. FT.)

DIRT STATEMENT

GROSS CUT -0 C.Y. / GROSS FILL +0 C.Y. /
150 C.Y. OF CONSTRUCTION DEMO DEBRIS TO BE HAULLED OFF
NO GRADING DURING DEMO TO BE PERFORMED

FLOOD STATEMENT

THE BENCHMARK FOR THIS SITE IS IDENTIFIED AS HOUSE FFE PER SURVEY
SUBJECT PROPERTY IS NOT LOCATED WITHIN
A FLOOD ZONE (A, AE, SHADED X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL
NUMBER(S) 13121C0232F FOR CITY OF ATLANTA. (DATED SEP. 18, 2013)
PROPERTY IS NOT LOCATED WITHIN 200 FEET OF WATERS OF THE STATE.

SITE UTILITIES

ALL EXISTING UTILITIES TO BE RETAINED & REUSED

DEMOLITION EROSION CONTROL NOTES:

- HAY BALES ARE BEING PROPOSED IN PLACE OF TRADITIONAL SILT FENCE IN EFFORT TO PRESERVE EXISTING TREES. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS & ADDITIONAL MEASURES TO ENSURE CONSTRUCTION SITE IS APPROPRIATELY PROTECTED FOR EROSION
- NO GRADING ACTIVITY TO OCCUR DURING DEMOLITION WORK
- SITE SHALL BE STABILIZED AT THE END OF DEMOLITION BY OVERSEEDING DISTURBED AREAS
- DO NOT REMOVE PAVEMENT UNTIL IT IS REPLACED WITH MULCH.
- USE HAND MACHINERY TO REMOVE PAVEMENT I.E. JACK HAMMER
- NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ
- REMOVE STONE BASE BY HAND (NO MACHINERY)
- REPLACE WITH 2" TOPSOIL AND 4" HARDWOOD MULCH. IMMEDIATELY RESET TPF INCREASING TREE SAVE IN THIS AREA.
- RELOCATE SILT OR HAY BALES TO CRZ ONCE DEMO IS COMPLETE

PROJECT TEAM

OWNER :
MUFFLEY HOMES
3355 LENOX ROAD NE SUITE
ATLANTA, GA 30326
MICHAEL@MUFFLEYHOMES.COM
(770) 231-7293

ARCHITECT:
HARRISON DESIGN
(404) 365-7760
INFO@HARRISONDESIGN.COM
CONTRACTOR:
MICHAEL ROBINSON
MUFFLEY HOMES
3355 LENOX ROAD NE SUITE
ATLANTA, GA 30326
MICHAEL@MUFFLEYHOMES.COM
(770) 231-7293

PLAN PREPARER:
BRENT DAVIS, PLA
LA #001806 / GSWCC #23147
(706) 461-7405
BRENT@CHARTSOUTH.COM

ZONING DETAILS

PROPERTY ZONED R-3
SET BACK REQUIRED :
FRONT = 50'
½ DEPTH FRONT = 25'
SIDE = 10' / REAR = 20'

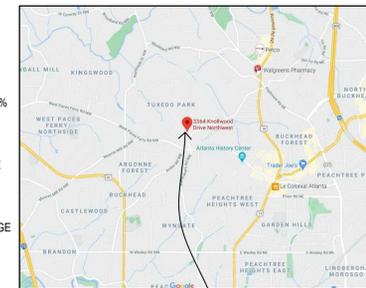
LOT COVERAGE
MAX LOT COVERAGE = 40%
LOT AREA=39,595 S.F.
EXISTING LOT COVERAGE
15,173 / 39,595 = 38.32%

TOTAL LOT AREA
0.909 ACRE (39,595 SQ. FT.)

FLOOR AREA RATIO
MAX FLOOR
AREA RATIO = 40
EXISTING FLOOR AREA
RATIO = 0.12

PROPOSED LOT COVERAGE
N/A - DEMO PERMIT ONLY

EXISTING ACCESSORY
STRUCTURE
NO EXISTING ACCESSORY
STRUCTURES



VICINITY MAP SITE LOCATION

CONSTRUCTION & INSPECTIONS:

PRE-CONSTRUCTION MEETING: PRIOR TO LAND-DISTURBING ACTIVITIES,
THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH
THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1300 TO
CONTACT THE INSPECTOR.

FINAL STABILIZATION AND FINAL SIGN-OFF: FOLLOWING THE COMPLETION
OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED
AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE
UNIFORMLY COVERED (ONE-HUNDRED PERCENT OF THE SOIL WITHIN THE
DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF
SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT
STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP,
GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN
-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE
REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES,
AND SAID SIGN-OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A
CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAT.
CALL 404-546-1305.

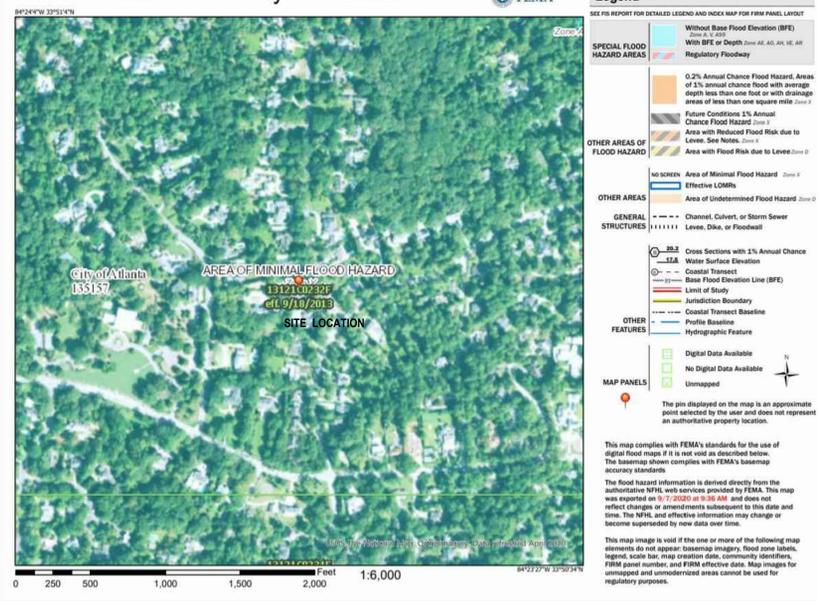
GENERAL SITE DEVELOPMENT NOTES:

- 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.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL
IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR
EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT
CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE
SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14
DAYS SHALL BE STABILIZED WITH MULCH AND TEMPORARY SEEDING. ANY
DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH
PERMANENT
VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT
LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE
INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND
SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED
DETAIL).
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE C
TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF
TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE
REINFORCED.
- SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY
CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL
SERVICES.
- NO GRADED SLOPE SHALL EXCEED 2H:1V.

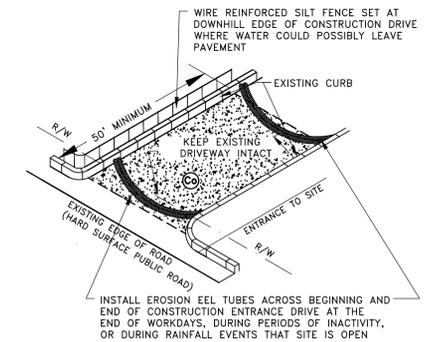
TREE PRESERVATION NOTES:

- IF NEW SIDEWALK OR DRIVEWAY TO BE POURED OVER TREE CRZ'S, A 6 MIL
PLASTIC SHEET MUST BE LAID FIRST TO KEEP CONCRETE OR ASPHALT FROM
COMING IN CONTACT WITH TREE ROOTS.
- ONCE NECESSARY WORK WITHIN TREE CRZ'S IS COMPLETE, EXPAND LIMITS
OF TREE SAVE FENCE TO KEEP WORKMEN FROM ENCRANCHING CRITICAL
ROOT ZONES OF TREES.
- WHERE FOOT AND MACHINE TRAFFIC IS NECESSARY THROUGH A TREE CRZ,
LAY ¾" PLYWOOD & OVER A 4" THICK MULCH LAYER TO PROTECT TREE ROOTS
- FOR DEMOLITION WITHIN TREE CRZ'S; ALL WORK TO BE PERFORMED BY
HAND AND/OR HAND TOOLS.
- NO WHEELED OR TRACKED MACHINES ALLOWED WITHIN CRZ'S THAT HAS
NOT BEEN PROTECTED WITH MULCH AND PLYWOOD
- CONTRACTOR SHALL TAKE EVERY PRECAUTION TO NOT CUT, RIP OR TEAR
ROOTS DURING DEMOLITION.
- BACKFILL EXCAVATED CRZ AREAS WITH TOPSOIL AND TAMP BY HAND, NO
MECHANIZED COMPACTION IS ALLOWED.

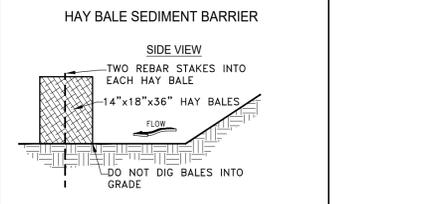
National Flood Hazard Layer FIRMette



- NOTES:**
- INSTALL EROSION EEL EROSION TUBES PERPENDICULARLY ACROSS PAVEMENT AT THE BEGINNING AND END OF CONSTRUCTION DRIVE. IF NECESSARY, ADD ADDITIONAL ROWS TO REDUCE / SLOW RUNOFF
 - DISPOSE OF COLLECTED SEDIMENT FROM BASE OF EROSION TUBES ON A DAILY BASIS & REPLACE EROSION TUBES WHEN THEY DEGRADE.
 - OVERLAP EROSION TUBES TO CLOSE GAPS BETWEEN EACH TUBE. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.
 - LAY EROSION ACROSS DRIVEWAY AT THE END OF EACH WORKDAY, DURING PERIODS OF INACTIVITY. WHEN TRUCK TIRES ARE BEING WASHED, OR DURING RAINFALL EVENTS WHEN THE SITE IS OPEN.
 - IF EROSION TUBES INSUFFICIENTLY PREVENT EROSION FROM SITE, CONTRACTOR SHALL NOTIFY THE EROSION PLAN PREPARER TO CONSULT ON ADDITIONAL MEASURES DEEMED APPROPRIATE TO PREVENT EROSION.

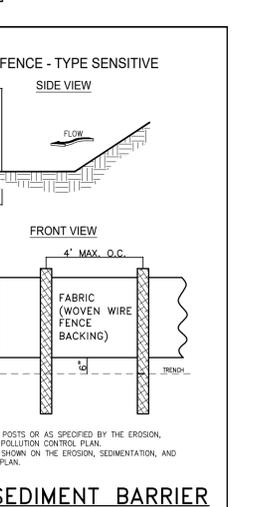
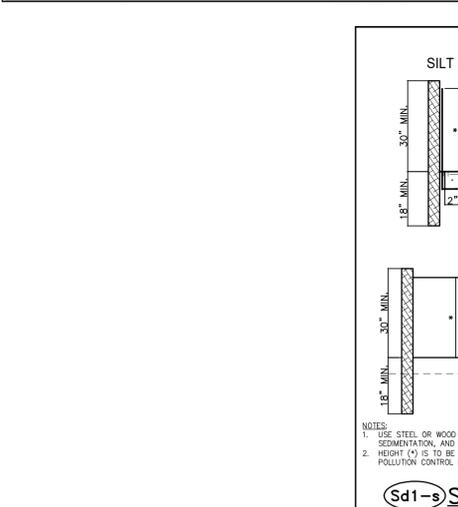
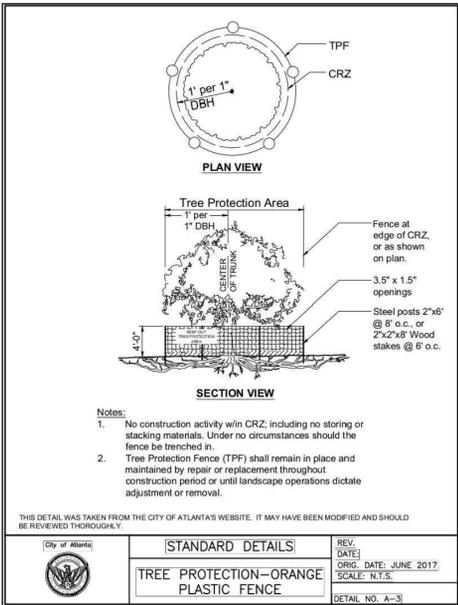


CONSTRUCTION EXIT
NOT TO SCALE



- NOTES:**
- STAKE HAY BALES INTO GRADE USING ¼" REBAR OR METAL STAKES. SET STAKES MIN. 12" INTO GRADE THROUGH TOP OF BALE. EACH BALE SHALL RECEIVE TWO STAKES, ONE ON EACH END OF BALE.
 - BUTT HAY BALES TIGHTLY AGAINST ONE ANOTHER SO THAT NO GAP EXISTS BETWEEN BALES FOR SEDIMENT TO ESCAPE.
 - SET BALES ON GRADE, DO NOT DIG INTO EARTH
 - REPLACE BALES ONCE THEY BECOME DETERIORATED OR LOSE FIRMNESS OF SHAPE

HAY BALE SEDIMENT BARRIER
NOT TO SCALE



EROSION AND SEDIMENT CONTROL PRACTICES:

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING 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 seedlings 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 (SODDING) Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	2"-4"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ. YD.	-
POLYETHYLENE FILM	SECURE WITH SOIL ANCHORS, WEIGHTS	-
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

EROSION AND SEDIMENT CONTROL

SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.9 LBS.	3 BU.	8/15-11/19	9/15-12/1/9/1-4/1	10/1-11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL LESEDEZA	0.6 LBS. / 0.6 LBS.	0.5 BU. / 24 LBS.	3/1-4/1	9/1-4/1	2/1-3/1
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1-8/1	5/1-6/1	4/1-8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 LBS.	3 BU.	9/15-12/1	10/1-12/15	10/15-1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100
		6-12-12	1000	--
		10-10-10	400	0-50
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100
		6-12-12	800	50-100
		10-10-10	400	--
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100
		6-12-12	800	50-100
		10-10-10	400	--
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100
		6-12-12	1000	--
		10-10-10	400	--

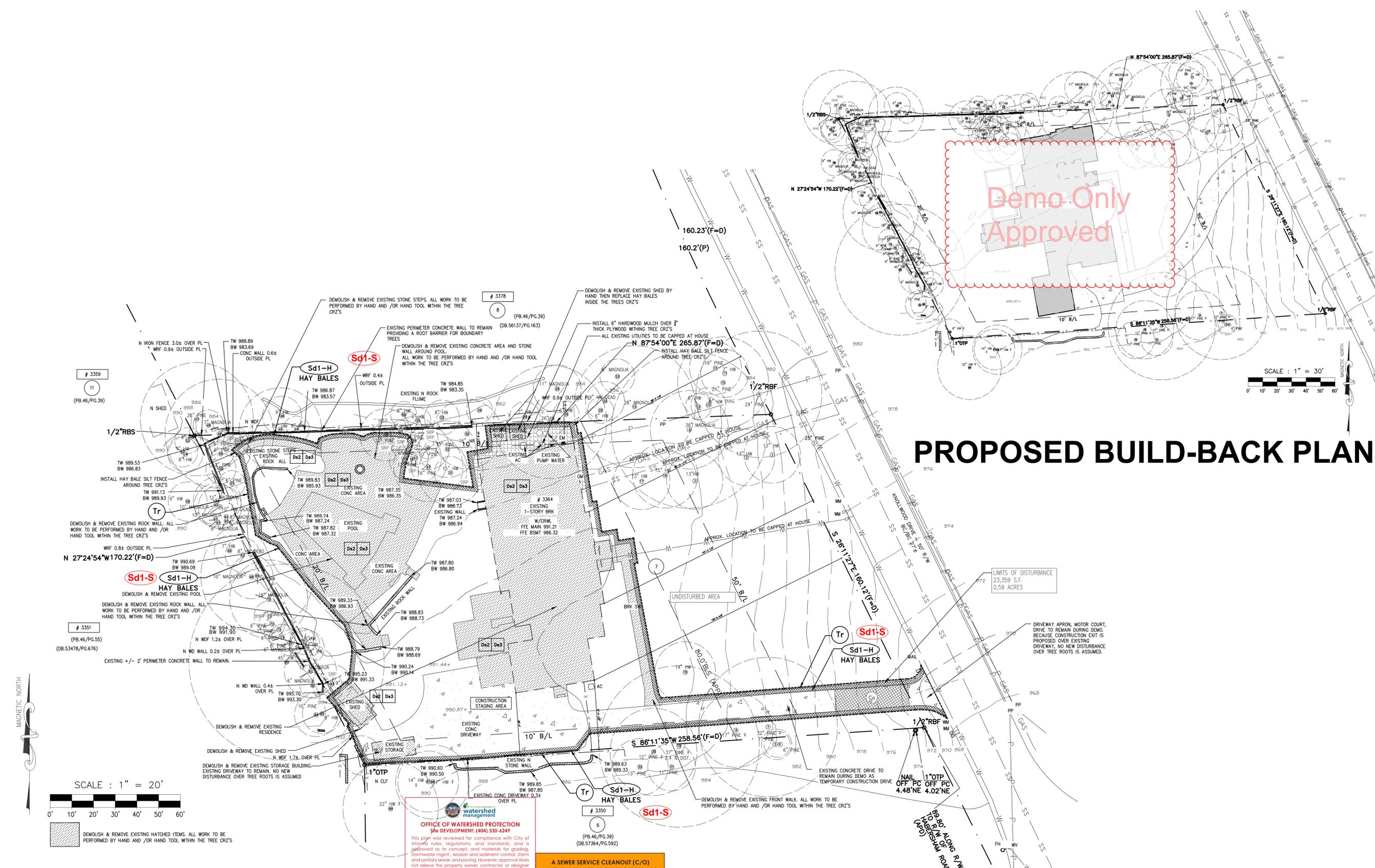
CHART SOUTH, LLC
BRENT DAVIS, PLA
BRENT@CHARTSOUTH.COM
706-461-7405

3364 KNOLLWOOD DRIVE ATLANAT, GA 30305
EXISTING LOT OF RECORD / LL 115 / DIST. 17 / LOT 7
KISER ESTATE S/D
FULTON, COUNTY, GEORGIA

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

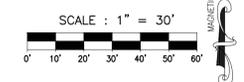
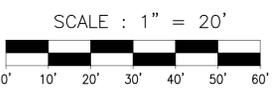


REVISIONS	DESCRIPTION	DATE
	DEMOLITION PERMIT SUBMITTAL	09-09-2020
	DEMOLITION PERMIT COVER SHEET	



PROPOSED BUILD-BACK PLAN

DEMOLITION PLAN



OFFICE OF WATERSHED PROTECTION
 Site DEVELOPMENT: (404) 330-6249
 This plan was reviewed for compliance with City of Atlanta rules, regulations, and standards, and is approved as to concept, and materials for grading, stormwater mgmt., erosion and sediment control, storm and sanitary sewer and paving. However, approval does not relieve the property owner, contractor, or designer of responsibility or liability for damage to adjacent or downstream properties, and shall not constitute an assumption of liability by the City of Atlanta for damages caused by construction or grading. Approval does not relieve the obligation to meet all other applicable City, state, or federal requirements.
 Stephen O. Davis
 Plan Reviewer (Print Name)
 10/14/2020
 Date
S. Davis
 Signature

A SEWER SERVICE CLEANOUT (C/O) MUST BE INSTALLED AT THE PROPERTY LINE. SEWER SERVICE MUST BE PLUGGED AT THE C/O PRIOR TO DEMOLITION.

BEFORE STARTING ANY LAND-DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL (404) 544-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

**Demo Only
 Remove
 Debris
 No Grade**

CHART SOUTH, LLC
 BRENT DAVIS, PLA
 BRENT@CHARTSOUTH.COM
 706-461-7405

3364 KNOLLWOOD DRIVE ATLANTA, GA 30305
 EXISTING LOT OF RECORD / LL 115 / DIST. 17 / LOT 7
 KISER ESTATE S/D
 FULTON, COUNTY, GEORGIA

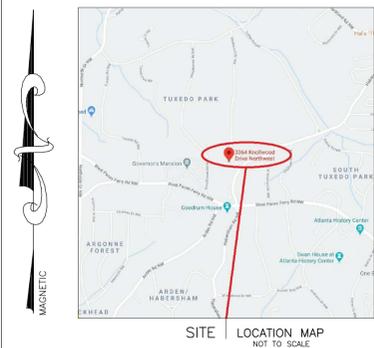
THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



REVISIONS	DESCRIPTION
DATE: 09-09-2020	DEMOLITION PERMIT SUBMITTAL

DEMO PERMIT SHEET
 D-1.2
 09/09/2020

RELEASED FOR CONSTRUCTION



SSMH1
TOP=987.93
INV IN=976.73
INV OUT=971.03

SSMH2
TOP=963.38
INV IN=954.18
INV OUT=954.08

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-3
CITY OF ATLANTA
BUILDING SETBACK:
FRONT: 50.0'
SIDE: 10.0'
REAR: 20.0'
MAX LOT COVERAGE 40%
MAX BUILDING HEIGHT 35'

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

SURVEY NOTES:

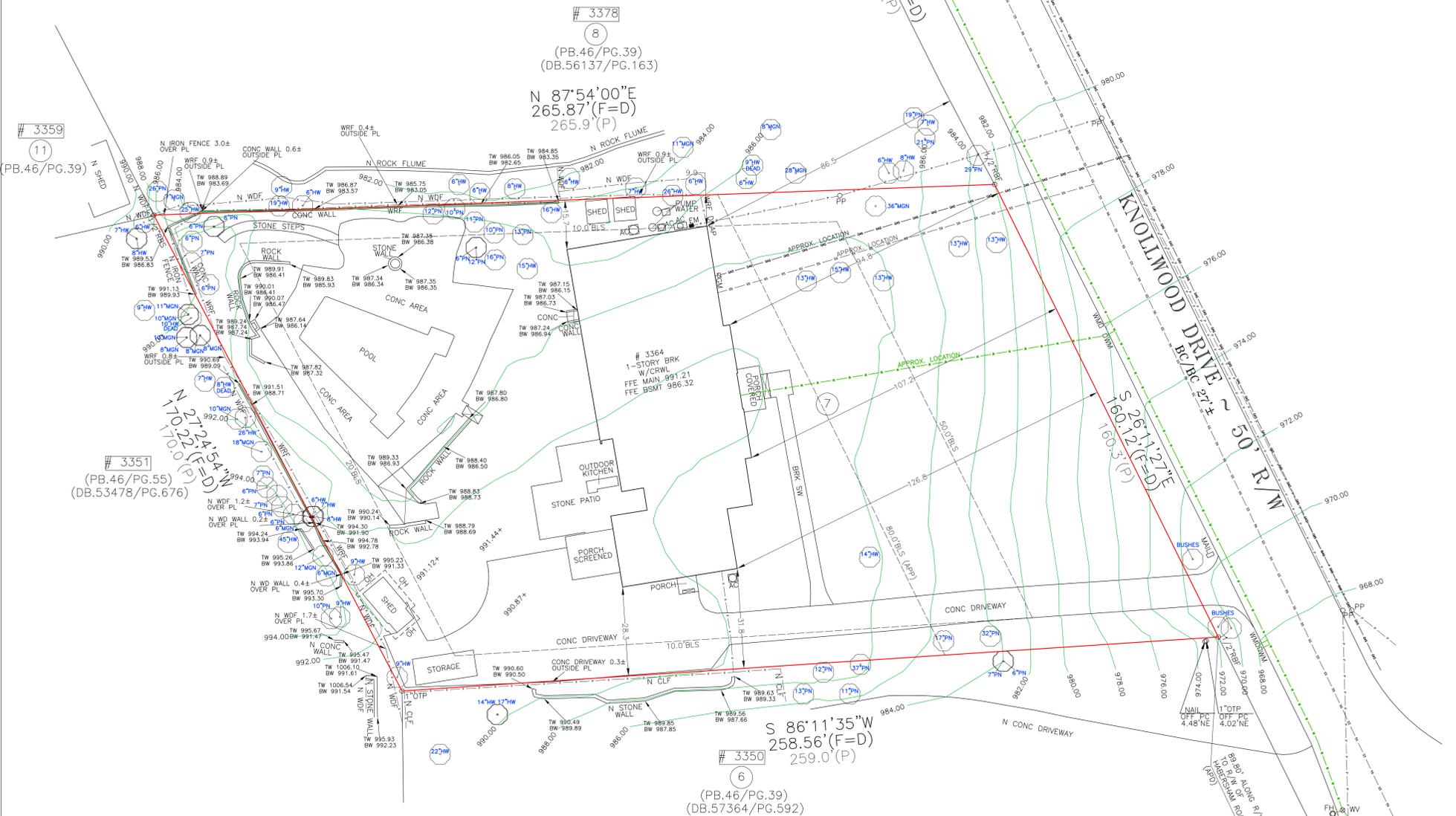
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BEFORE EXCAVATIONS ARE REQUIRED. TELEPHONE LOCATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. UTILITY TYPES AND DEPTHS ARE INDICATED BY SYMBOLS AND DIMENSIONS. SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPES AND DEPTHS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

FLOOD NOTE:

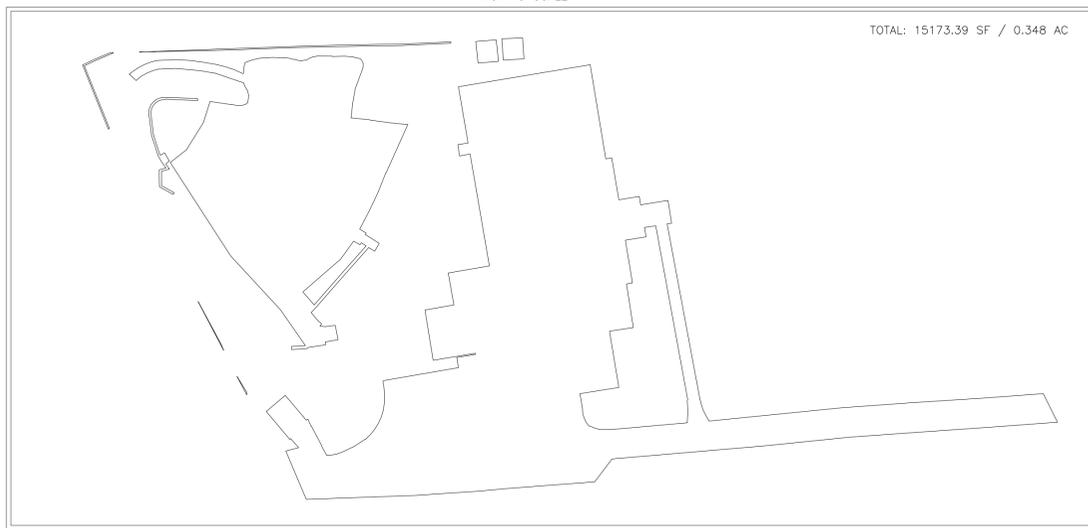
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13321002327 EFFECTIVE DATE 03/18/2013 ZONE X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.



EXISTING LOT COVERAGE DETAIL
NOT TO SCALE



TOTAL LAND AREA
39595.47 SF / 0.909 AC

ALLOWABLE LOT COVERAGE
15838.19 SF / 0.364 AC / 40%
EXISTING LOT COVERAGE
15173.39 SF / 0.348 AC / 38.32%

*** LEGEND ***

*** SYMBOLS ***

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT

*** LINE INDICATORS ***

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE

0 20
SCALE 1" = 20'

REVISED: 09/10/2020

LOT 7	BLOCK	SECTION	UNIT
KISER ESTATE SUBDIVISION			
LAND LOT 115	17TH DISTRICT	SECTION	PB.46/PG.39
FULTON COUNTY, GEORGIA DB.41204/PG.541			
FIELD WORK DATE JUN 30, 2020 PRINTED/SIGNED JUL 03, 2020			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"	

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

MICHAEL ROBINSON

PROPERTY ADDRESS:
3364 KNOLLWOOD DRIVE
ATLANTA, GA 30305



SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINT
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5147

BY APPOINTMENT, THIS SURVEYOR IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA AND HAS BEEN REGISTERED IN COMPLIANCE WITH THE GEORGIA PROFESSIONAL ENGINEERING ACT.