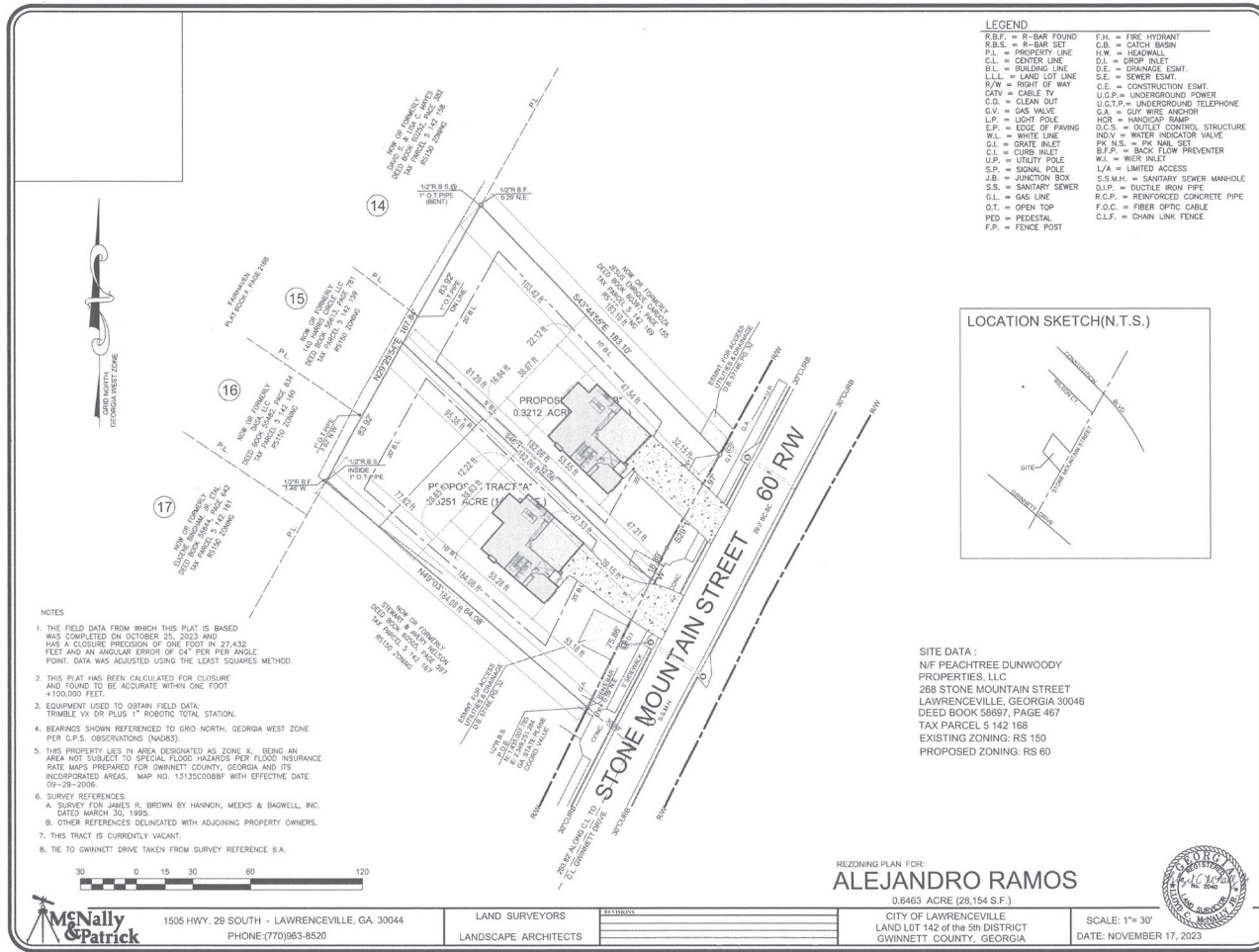


VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS WORK.

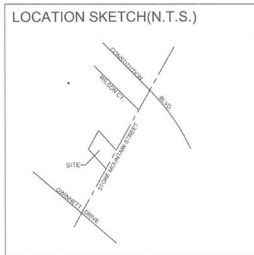


- NOTES
1. THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON OCTOBER 25, 2023 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 27,452 FEET AND AN ANGULAR ERROR OF 04" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT ±100,000 FEET.
 3. EQUIPMENT USED TO OBTAIN FIELD DATA: TRIMBLE VX DR PLUS 1" ROBOTIC TOTAL STATION.
 4. BEARINGS SHOWN REFERENCED TO GRID NORTH, GEORGIA WEST ZONE PER C.P.S. OBSERVATIONS (NGD03).
 5. THIS PROPERTY LIES IN AREA DESIGNATED AS ZONE X, BEING AN AREA NOT SUBJECT TO SPECIAL FLOOD HAZARDS PER FLOOD INSURANCE RATE MAPS PREPARED FOR GWINNETT COUNTY, GEORGIA AND ITS INCORPORATED AREAS, MAP NO. 13135C008BF WITH EFFECTIVE DATE 09-29-2006.
 6. SURVEY REFERENCES:
A. SURVEY FOR JAMES R. BROWN BY HANNON, MECKS & BAGWELL, INC. DATED MARCH 30, 1985.
B. OTHER REFERENCES DELINEATED WITH ADJOINING PROPERTY OWNERS.
 7. THIS TRACT IS CURRENTLY VACANT.
 8. THE TO GWINNETT DRIVE TAKEN FROM SURVEY REFERENCE 6.A.



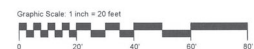
LEGEND

R.B.F. = R-BAR FOUND	F.H. = FIRE HYDRANT
R.B.S. = R-BAR SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DROP INLET
B.L. = BUILDING LINE	D.S. = DRAINAGE ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.S. = CONSTRUCTION ESMT.
CAV = CABLE TV	U.G.P. = UNDERGROUND POWER
C.O. = CLEAN OUT	U.G.T.P. = UNDERGROUND TELEPHONE
G.V. = GAS VALVE	G.A. = GUY WIRE ANCHOR
L.F. = LIGHT POLE	H.C.R. = HANDICAP RAMP
E.P. = EDGE OF PAVING	O.C.S. = OUTLET CONTROL STRUCTURE
W.L. = WHITE LINE	IND.V. = WATER INDICATOR VALVE
G.I. = GRATE INLET	PK N.S. = PK NAIL SET
C.I. = CURB INLET	B.F.P. = BACK FLOW PREVENTER
U.P. = UTILITY POLE	W.I. = WER INLET
S.P. = SIGNAL POLE	L/A = LIMITED ACCESS
J.B. = JUNCTION BOX	S.S.M.H. = SANITARY SEWER MANHOLE
S.S. = SANITARY SEWER	D.I.P. = DUCTILE IRON PIPE
G.L. = GAS LINE	R.C.P. = REINFORCED CONCRETE PIPE
O.T. = OPEN TOP	F.O.C. = FIBER OPTIC CABLE
PED = PEDESTAL	C.L.F. = CHAIN LINK FENCE
F.P. = FENCE POST	



PROPERTY DETAILS

- 2-NEW BEDROOMS: 3
- FULL BATHROOMS: 3
- 2-CAR GARAGE
- SINGLE FAMILY
- STORIES: 2



SITE DATA:
N/F PEACHTREE DUNWOODY PROPERTIES, LLC
280 STONE MOUNTAIN STREET
LAWRENCEVILLE, GEORGIA 30046
DEED BOOK 58687, PAGE 467
TAX PARCEL 5 142 168
EXISTING ZONING: RS 150
PROPOSED ZONING: RS 60

REZONING PLAN FOR:
ALEJANDRO RAMOS
0.8463 ACRE (28,154 S.F.)



CITY OF LAWRENCEVILLE
LAND LOT 142 OF THE 5th DISTRICT
GWINNETT COUNTY, GEORGIA
SCALE: 1" = 30'
DATE: NOVEMBER 17, 2023



1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520

LAND SURVEYORS
LANDSCAPE ARCHITECTS

EXHIBIT	

CUSTOM HOMES FOR:

STONE MOUNTAIN STREET
LAWRENCEVILLE GA

PRINT RECORD

No.	Description	Date

PROJECT NUMBER DATE
2023-05-05 11-17-2023

DRAWN BY CHECKED BY
NVB FUC/OCC

SHEET NAME
NEW PROPOSED ARCHITECTURAL SITE PLAN

SHEET TITLE
A0.02

SCALE: 1" = 30-0"
PRINT DATE/TIME: 11/24/2023 10:32:55 PM

**PLANNING AND DEVELOPMENT
VAR2024-00114
01052024**

RFI FASFD FOR CONSTRUCTION