

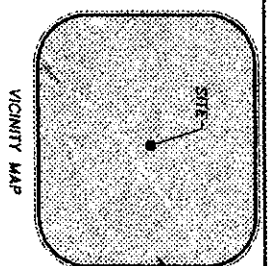
11/2022

THIS PLAN IS SUBJECT TO THE ZONING ORDINANCES AND SUBORDINATE REGULATIONS OF THE CITY OF ATLANTA, GEORGIA.

THE CITY OF ATLANTA, GEORGIA  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
150 W. AVENUE, SUITE 1000  
ATLANTA, GEORGIA 30334

# FINAL PLAN FOR: JOEL'S LANDING

LOCATED IN LAND LOTS 188, 189, 198 & 199 OF THE  
3RD DISTRICT, WALTON COUNTY, GEORGIA  
PARENT TAX PARCEL C1780043



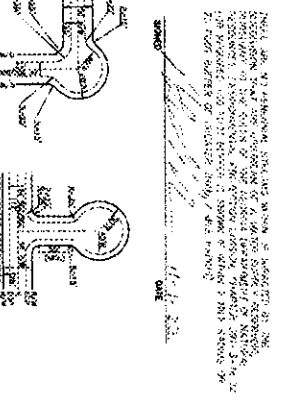
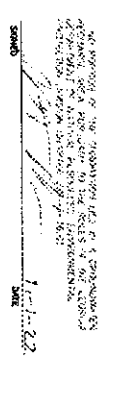
**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES AND SUBORDINATE REGULATIONS OF THE CITY OF ATLANTA, GEORGIA.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF ATLANTA, GEORGIA.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC STRUCTURES UNLESS OTHERWISE SPECIFIED.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES UNLESS OTHERWISE SPECIFIED.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ENVIRONMENTAL RESOURCES UNLESS OTHERWISE SPECIFIED.
11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ARCHITECTURAL RESOURCES UNLESS OTHERWISE SPECIFIED.
12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LANDSCAPE RESOURCES UNLESS OTHERWISE SPECIFIED.
13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SPECIFIED.
14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SPECIFIED.
15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SPECIFIED.
16. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SPECIFIED.
17. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SPECIFIED.
18. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SPECIFIED.
19. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SPECIFIED.
20. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SPECIFIED.

**ENGINEER'S CERTIFICATION:**

I, the undersigned, being a duly Licensed Professional Engineer, do hereby certify that the above described plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Georgia.

NO. 213125 DATE OF EXAMINATION: 11/21/22



**FINAL SURVEYOR'S CERTIFICATE:**

I, the undersigned, being a duly Licensed Professional Surveyor, do hereby certify that the above described plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Georgia.

NO. 213125 DATE OF EXAMINATION: 11/21/22

**DIRECTOR'S CERTIFICATE OF CONFORMANCE OF PLANNING STREETS:**

I, the undersigned, being the Director of Planning and Community Development, do hereby certify that the above described plan and specifications comply with the zoning ordinances and subordinate regulations of the City of Atlanta, Georgia.

NO. 213125 DATE OF EXAMINATION: 11/21/22

**CERTIFICATION OF HEALTH DEPARTMENT:**

I, the undersigned, being the Director of the Health Department, do hereby certify that the above described plan and specifications comply with the health department regulations of the City of Atlanta, Georgia.

NO. 213125 DATE OF EXAMINATION: 11/21/22

**RECREATIONAL HEALTH DEPARTMENT:**

I, the undersigned, being the Director of the Recreational Health Department, do hereby certify that the above described plan and specifications comply with the recreational health department regulations of the City of Atlanta, Georgia.

NO. 213125 DATE OF EXAMINATION: 11/21/22

**CONTRACTOR'S CERTIFICATE:**

I, the undersigned, being the Contractor, do hereby certify that the above described plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Contractor in the State of Georgia.

NO. 213125 DATE OF EXAMINATION: 11/21/22

**CONTRACTOR'S CERTIFICATE:**

I, the undersigned, being the Contractor, do hereby certify that the above described plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Contractor in the State of Georgia.

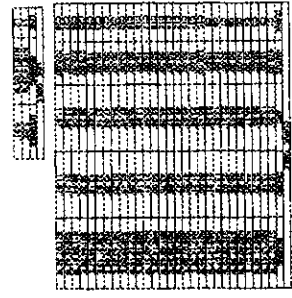
NO. 213125 DATE OF EXAMINATION: 11/21/22

**CONTRACTOR'S CERTIFICATE:**

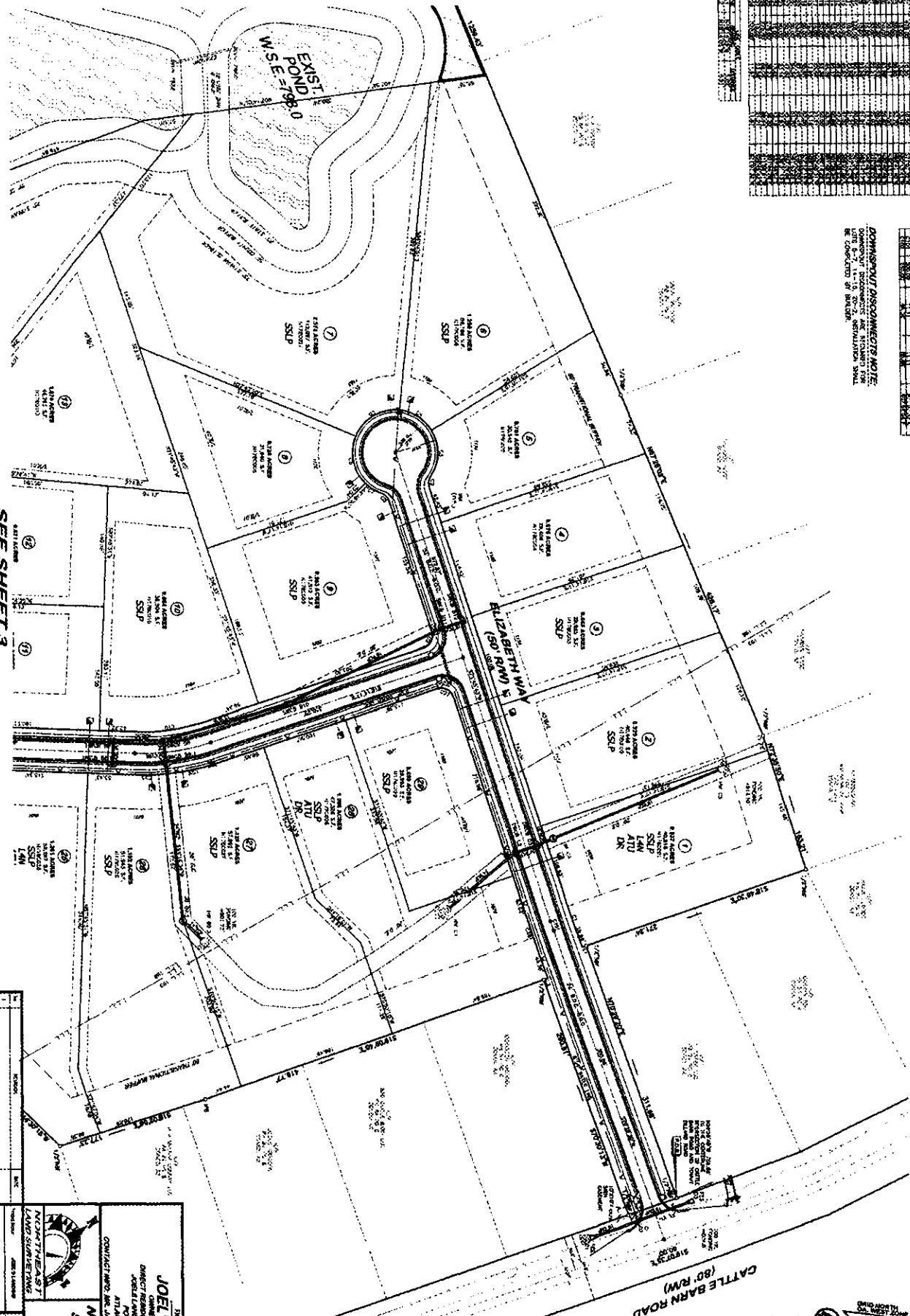
I, the undersigned, being the Contractor, do hereby certify that the above described plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Contractor in the State of Georgia.

NO. 213125 DATE OF EXAMINATION: 11/21/22

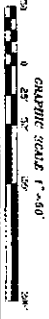
SEE SHEET 3



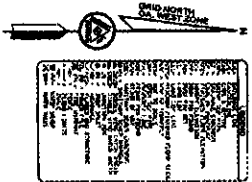
CONNECTICUT DISCOUNTS NOTE:  
 CONTRACT DOCUMENTS AND RECORDS FOR  
 THIS PROJECT SHALL BE KEPT ON FILE AND  
 BE AVAILABLE TO THE PUBLIC FOR  
 INSPECTION AT THE OFFICE OF THE  
 REGISTERED PROFESSIONAL ENGINEER  
 AT THE ADDRESS LISTED BELOW.



SEE SHEET 3



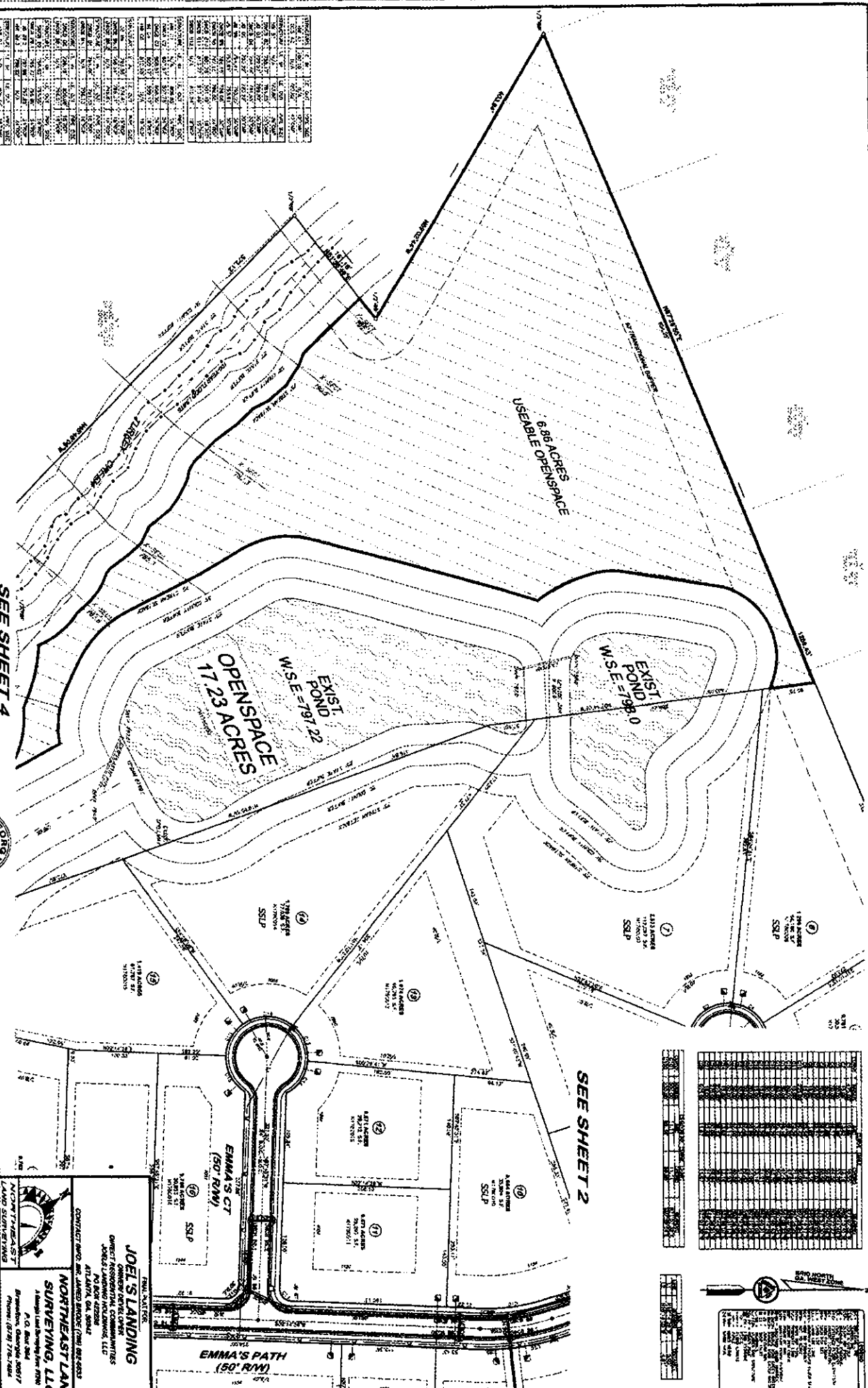
<p><b>JOEL'S LANDING</b>                  DIRECT RESIDENTIAL COMMUNITIES                  JOEL'S LANDING PHASE 2007, LLC                  111 W. 10th Street                  Atlanta, GA 30309</p>		<p><b>NORTHEASTLAND SURVEYING, LLC</b>                  A Georgia Land Surveying Firm, Inc.                  P.O. Box 2047                  Marietta, GA 30067                  Phone: (770) 778-0887</p>	
<p>CONTRACT NO.: JOEL'S LANDING PHASE 2007-2008-2009                  DATE: 08/14/07</p>		<p>PROJECT NO.: 20F7                  DATE: 08/14/07</p>	
<p>PROJECT: JOEL'S LANDING PHASE 2007, LLC                  111 W. 10th Street                  Atlanta, GA 30309</p>		<p>DATE: 08/14/07</p>	
<p>PROJECT: JOEL'S LANDING PHASE 2007, LLC                  111 W. 10th Street                  Atlanta, GA 30309</p>		<p>DATE: 08/14/07</p>	



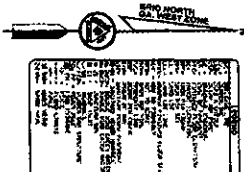
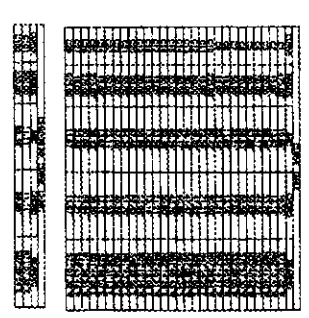
NO.	DESCRIPTION	AREA	PERCENTAGE	TOTAL AREA
1	EMMA'S PATH (50' RW)			
2	EMMA'S CT (50' RW)			
3	1/4 ACRE			
4	1/4 ACRE			
5	1/4 ACRE			
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100	1/4 ACRE			

GRAPHIC SCALE 1"=50'

SEE SHEET 4



SEE SHEET 2



NO.	REVISIONS	DATE	BY	CHKD.	APP'D.
1					
2					
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**JOEL S. LAND**  
**PROJECT MANAGER**  
**JOEL S. LAND COMMUNITIES**  
 JOEL S. LAND COMMUNITIES, LLC  
 ATLANTA, GA 30324

**FINAL DATE FOR:**  
**NORTHEASTLAND SURVEYING, LLC**  
 1000 Peachtree St., N.E.  
 Atlanta, GA 30309  
 Phone: (404) 240-1000  
 Fax: (404) 240-1001  
 Website: www.joelsland.com

**CONTRACT NO.:** JOEL S. LAND COMMUNITIES  
**ATLANTA, GA 30324**

**NORTHEASTLAND SURVEYING, LLC**  
 1000 Peachtree St., N.E.  
 Atlanta, GA 30309  
 Phone: (404) 240-1000  
 Fax: (404) 240-1001  
 Website: www.joelsland.com

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307 7

22-002



GRAPHIC SCALE 1" = 50'

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/10
2	FINAL PLAN	11/01/10
3	AS BUILT	11/15/10

**JOEL'S LANDING**  
DIRECT RESIDENTIAL COMMUNITIES  
1000 N. W. 10th St.  
ATLANTA, GA 30309  
Phone: (770) 778-5881

**NORTHEASTLAND SURVEYING, LLC**  
P.O. Box 204  
Atlanta, GA 30301  
Phone: (770) 778-5881

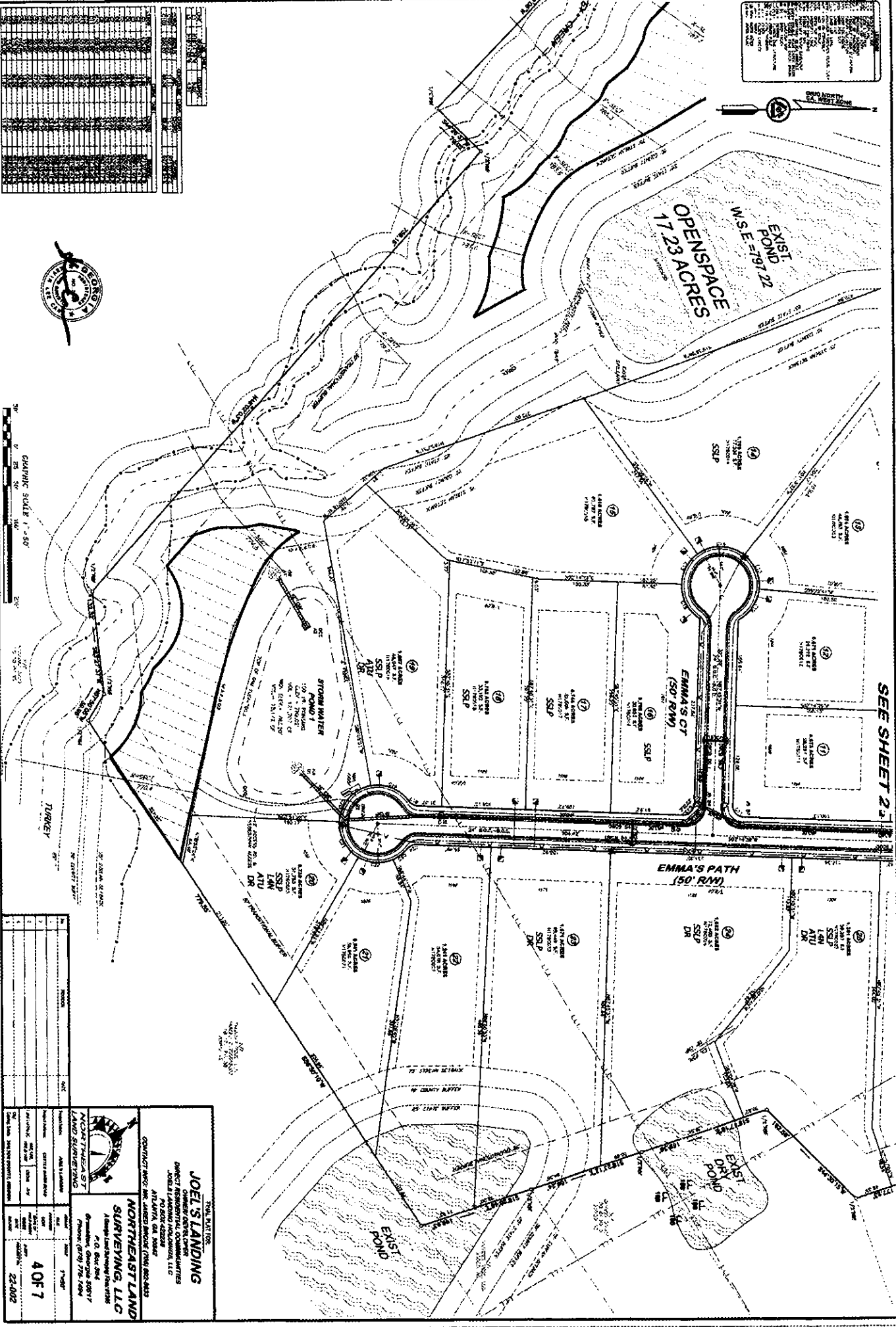
PROJECT NO: 1000 N. W. 10th St. (1000-0000)

DATE: 11/01/10

SCALE: 1" = 50'

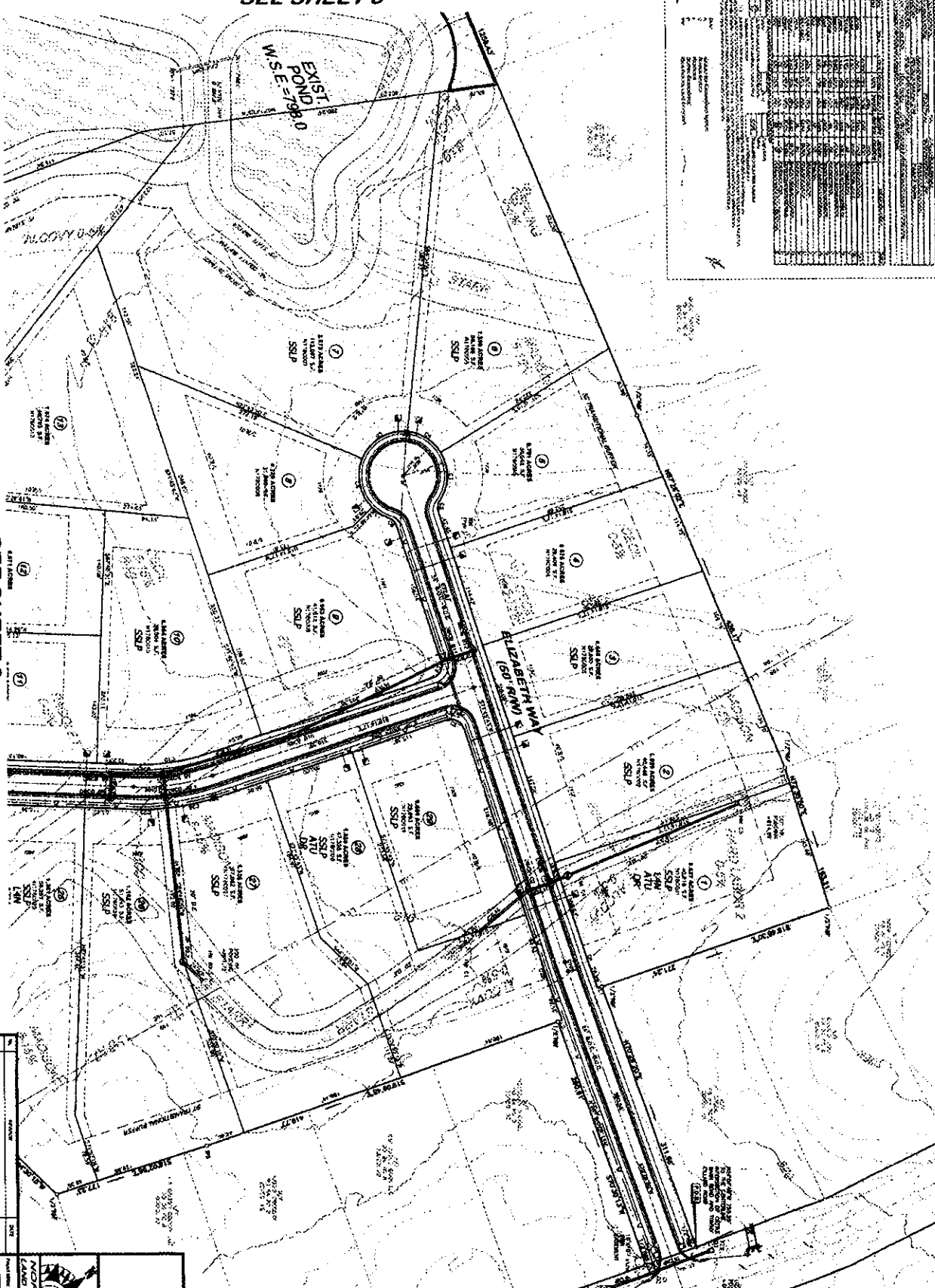
4 OF 7

22-002



SEE SHEET 6

NO.	DESCRIPTION	DATE
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GRAPHIC SCALE 1" = 40'

SEE SHEET 6

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**JOEL'S LANDING**  
 DIRECT RESIDENTIAL DEVELOPER  
 JOEL'S LANDING COMMUNITIES, LLC  
 ATLANTA, GA, USA

**NORTHEAST LAND SURVEYING, LLC**  
 1100 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: (770) 776-4764

CONTACT INFO: MR. JAMES BRIDGES (770) 462-6885

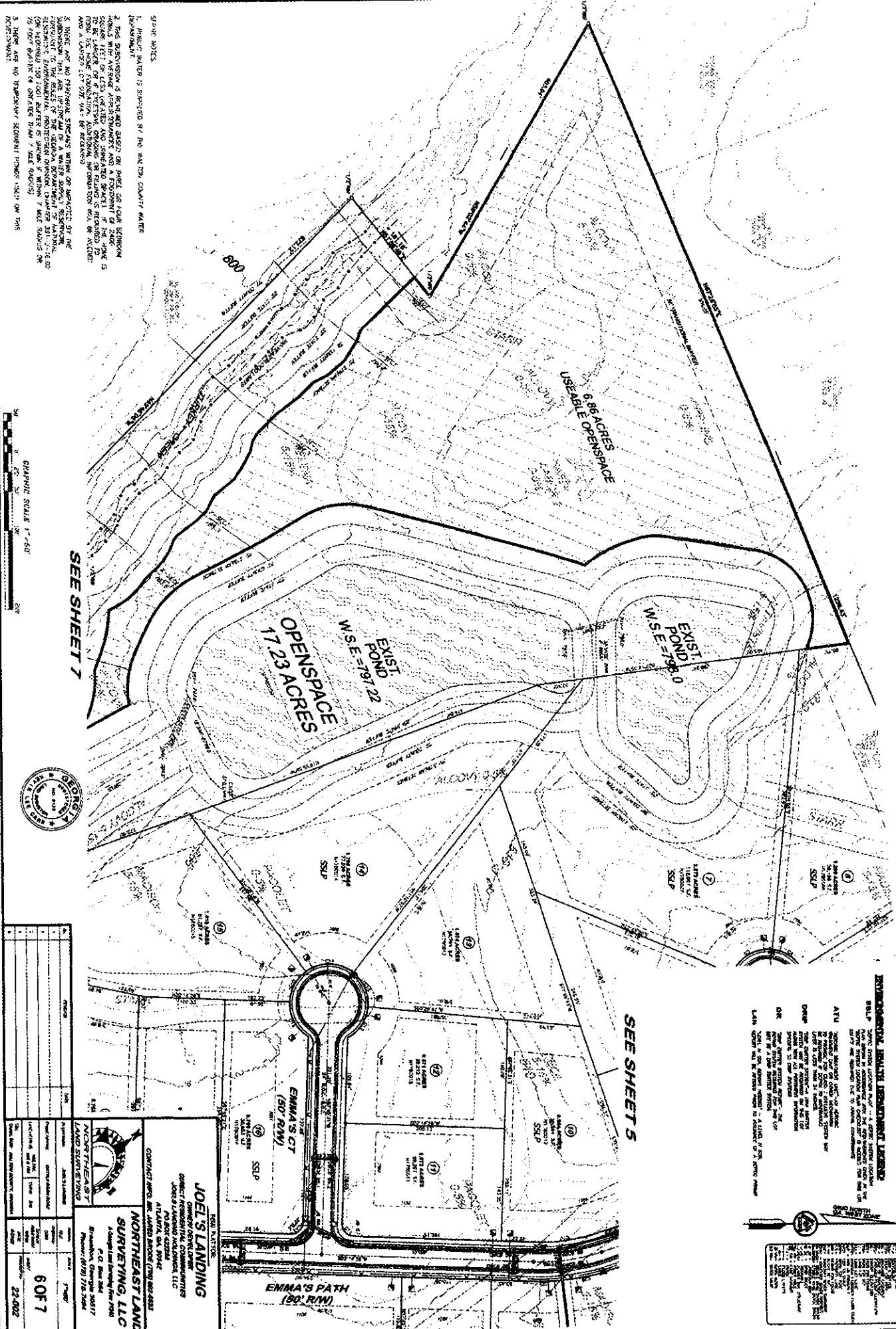
DATE: 11/14/17

SCALE: 50 FT 1" = 50'

PROJECT: 22-002



NO.	DESCRIPTION	DATE
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**GENERAL NOTES:**

1. PROPERTY LINES ARE SHOWN BY THE DOTTED LINE.
2. THIS DEVELOPMENT IS BASED ON THE 2010 SURVEY AND THE 2010 SURVEY DATA. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

GRAPHIC SCALE 1" = 50'

SEE SHEET 7

SEE SHEETS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	06/17/2022	JL	JL
2	ISSUED FOR PERMITTING	06/17/2022	JL	JL
3	ISSUED FOR PERMITTING	06/17/2022	JL	JL
4	ISSUED FOR PERMITTING	06/17/2022	JL	JL
5	ISSUED FOR PERMITTING	06/17/2022	JL	JL
6	ISSUED FOR PERMITTING	06/17/2022	JL	JL
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39	ISSUED FOR PERMITTING	06/17/2022	JL	JL
40	ISSUED FOR PERMITTING	06/17/2022	JL	JL
41	ISSUED FOR PERMITTING	06/17/2022	JL	JL
42	ISSUED FOR PERMITTING	06/17/2022	JL	JL
43	ISSUED FOR PERMITTING	06/17/2022	JL	JL
44	ISSUED FOR PERMITTING	06/17/2022	JL	JL
45	ISSUED FOR PERMITTING	06/17/2022	JL	JL
46	ISSUED FOR PERMITTING	06/17/2022	JL	JL
47	ISSUED FOR PERMITTING	06/17/2022	JL	JL
48	ISSUED FOR PERMITTING	06/17/2022	JL	JL
49	ISSUED FOR PERMITTING	06/17/2022	JL	JL
50	ISSUED FOR PERMITTING	06/17/2022	JL	JL
51	ISSUED FOR PERMITTING	06/17/2022	JL	JL
52	ISSUED FOR PERMITTING	06/17/2022	JL	JL
53	ISSUED FOR PERMITTING	06/17/2022	JL	JL
54	ISSUED FOR PERMITTING	06/17/2022	JL	JL
55	ISSUED FOR PERMITTING	06/17/2022	JL	JL
56	ISSUED FOR PERMITTING	06/17/2022	JL	JL
57	ISSUED FOR PERMITTING	06/17/2022	JL	JL
58	ISSUED FOR PERMITTING	06/17/2022	JL	JL
59	ISSUED FOR PERMITTING	06/17/2022	JL	JL
60	ISSUED FOR PERMITTING	06/17/2022	JL	JL
61	ISSUED FOR PERMITTING	06/17/2022	JL	JL
62	ISSUED FOR PERMITTING	06/17/2022	JL	JL
63	ISSUED FOR PERMITTING	06/17/2022	JL	JL
64	ISSUED FOR PERMITTING	06/17/2022	JL	JL
65	ISSUED FOR PERMITTING	06/17/2022	JL	JL
66	ISSUED FOR PERMITTING	06/17/2022	JL	JL
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69	ISSUED FOR PERMITTING	06/17/2022	JL	JL
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72	ISSUED FOR PERMITTING	06/17/2022	JL	JL
73	ISSUED FOR PERMITTING	06/17/2022	JL	JL
74	ISSUED FOR PERMITTING	06/17/2022	JL	JL
75	ISSUED FOR PERMITTING	06/17/2022	JL	JL
76	ISSUED FOR PERMITTING	06/17/2022	JL	JL
77	ISSUED FOR PERMITTING	06/17/2022	JL	JL
78	ISSUED FOR PERMITTING	06/17/2022	JL	JL
79	ISSUED FOR PERMITTING	06/17/2022	JL	JL
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81	ISSUED FOR PERMITTING	06/17/2022	JL	JL
82	ISSUED FOR PERMITTING	06/17/2022	JL	JL
83	ISSUED FOR PERMITTING	06/17/2022	JL	JL
84	ISSUED FOR PERMITTING	06/17/2022	JL	JL
85	ISSUED FOR PERMITTING	06/17/2022	JL	JL
86	ISSUED FOR PERMITTING	06/17/2022	JL	JL
87	ISSUED FOR PERMITTING	06/17/2022	JL	JL
88	ISSUED FOR PERMITTING	06/17/2022	JL	JL
89	ISSUED FOR PERMITTING	06/17/2022	JL	JL
90	ISSUED FOR PERMITTING	06/17/2022	JL	JL
91	ISSUED FOR PERMITTING	06/17/2022	JL	JL
92	ISSUED FOR PERMITTING	06/17/2022	JL	JL
93	ISSUED FOR PERMITTING	06/17/2022	JL	JL
94	ISSUED FOR PERMITTING	06/17/2022	JL	JL
95	ISSUED FOR PERMITTING	06/17/2022	JL	JL
96	ISSUED FOR PERMITTING	06/17/2022	JL	JL
97	ISSUED FOR PERMITTING	06/17/2022	JL	JL
98	ISSUED FOR PERMITTING	06/17/2022	JL	JL
99	ISSUED FOR PERMITTING	06/17/2022	JL	JL
100	ISSUED FOR PERMITTING	06/17/2022	JL	JL

**JOEL'S LANDING**  
 DEVELOPER  
 1000 NORTHEASTLAND BLVD  
 ATLANTA, GA 30308  
 PH: (404) 525-1234

**NORTHEASTLAND SURVEYING, LLC**  
 1000 NORTHEASTLAND BLVD  
 ATLANTA, GA 30308  
 PH: (404) 525-1234

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 22-002

**EXTENSIONAL BUILDING DEVELOPMENT LICENSE**

THIS LICENSE IS VALID FOR THE EXTENSIONAL BUILDING DEVELOPMENT LICENSE. THE LICENSEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

**ATTN:** THE LICENSEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

**DATE:** 06/17/2022

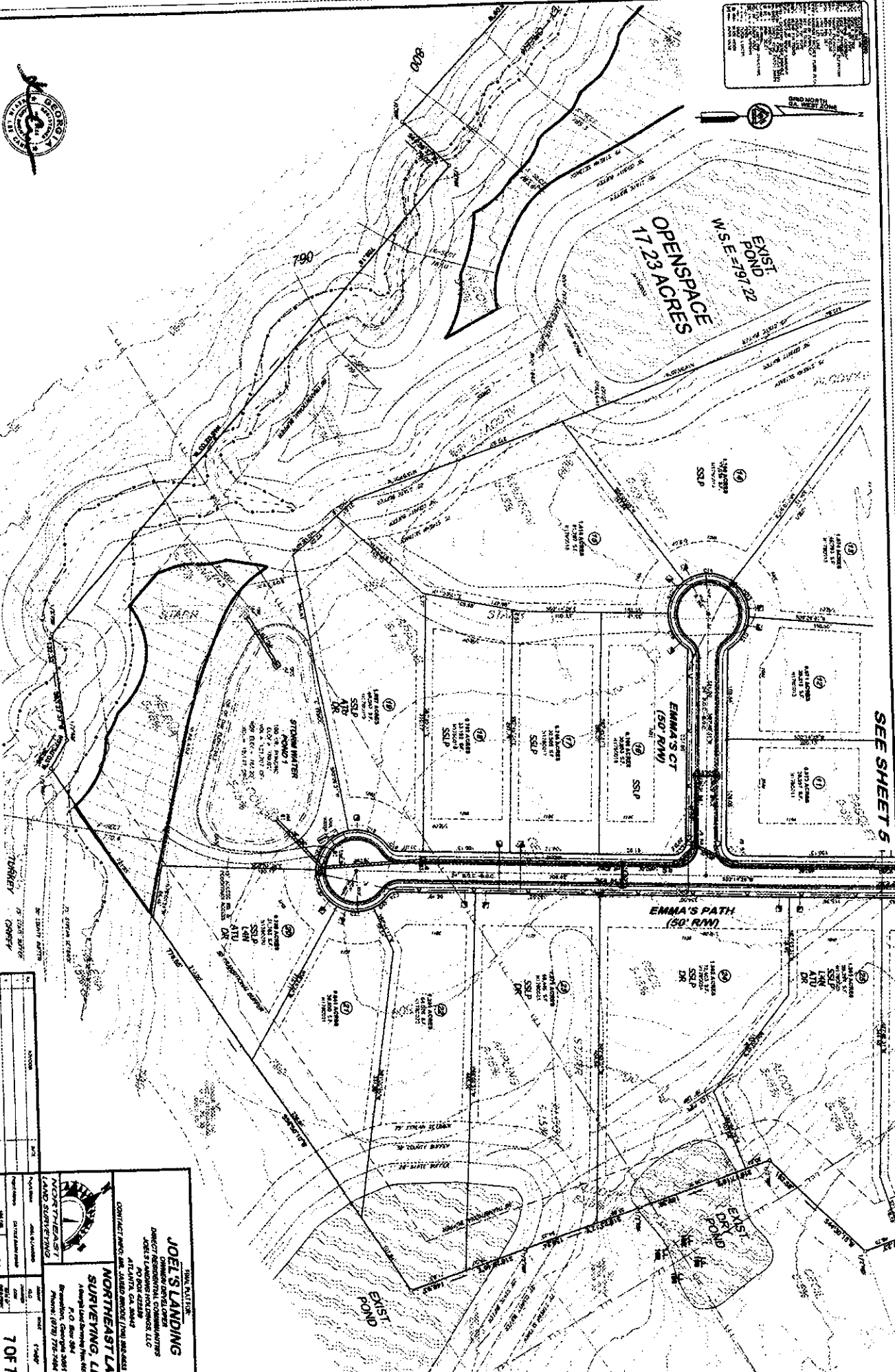
**BY:** JL

**CHKD:** JL



GRAPHIC SCALE 1" = 250'

1	EXIST. POND
2	EXIST. POND
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37	EXIST. POND
38	EXIST. POND
39	EXIST. POND
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42	EXIST. POND
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44	EXIST. POND
45	EXIST. POND
46	EXIST. POND
47	EXIST. POND
48	EXIST. POND
49	EXIST. POND
50	EXIST. POND



SEE SHEET 5

NO.	DESCRIPTION	DATE
1		
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20		

**JOEL'S LANDING**  
DIRECT RESIDENTIAL COMMUNITIES  
JOEL'S LANDING HOUSING LLC  
ATLANTA, GA 30349

**NORTHEAST LAND SURVEYING, LLC**  
A Georgia Limited Liability Company  
P.O. BOX 244  
Buckhead, GA 30306  
Telephone: (770) 778-3848

CONTACT NAME: MR. JAMES BRIDGE (770) 988-4444  
ATLANTA, GA 30349

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