



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

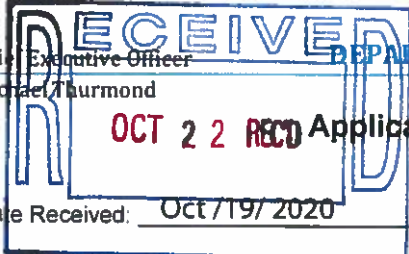
Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP



Application for Certificate of Appropriateness

Date Received: OCT/19/2020 Application No.: _____

Address of Subject Property: 1692 E Clifton Rd Ne, Atlanta Ga 30307

Applicant: Roberto Rabanales E-Mail: genaro@nmgremodeling.com

Applicant Mailing Address: 4078 Sunset Dr SW Atlanta GA 30331

Applicant Phone(s): (404) 940 2212

Fax: _____

Applicant's relationship to the owner: Owner ☐ Architect ☐ Contractor/Builder ☐ Other ☒ Landscaper

Owner(s): Pallavi Kansal E-Mail: kansal.pallavi@bcg.com

E-Mail: _____

Owner(s) Mailing Address: 1692 E Clifton Rd Ne, Atlanta Ga 30307

Owner(s) Telephone Number: (404) 372 25 64

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 70 years

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☒ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

-Installation private wood fence on adjoining sides.

-Installation chain link fence at the back of the yard.

-Installation of 2 retaining walls.

-Installation of stone steps

-Installation fo sod

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov An incomplete application will not be accepted.

Oct /19/ 2020
Signature of Applicant/Date

Revised 10/5/2020

Chief Executive Officer
Michael Thurmond

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Oct /19/ 2020
Signature of Applicant/Date

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

I/ We, Pallavi Kansal
being owner(s) of the property at 1692 E Clifton Rd Ne, Atlanta Ga 30307,
hereby delegate authority to Roberto Rabanales
to file an application for a certificate of appropriateness in my/our behalf.



Signature of Owner(s)

Oct /19/ 2020

Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may pick this up at the DeKalb County Department of Planning and Sustainability, 330 West Ponce de Leon Avenue, Third Floor, in Decatur, or you may make your request by mail, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Email the application and supporting documents to plansustain@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. In most months, the Historic Preservation Commission meets on the third Monday at 7 p.m. at the Maloof Auditorium, 1300 Commerce Drive in Decatur. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
5. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
7. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted. Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov. Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District"	<input type="checkbox"/>	N
I have reviewed the DeKalb County Tree Ordinance	<input type="checkbox"/>	N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	<input type="checkbox"/>	N

1. General

- Label all drawings with the address of the site, owners' name, and contact phone number.
- Number all drawings.
- Include a graphic scale on reductions.
- Date all revisions.
- Indicate all unverified numbers with +/- signs
- Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- Topographical plan with significant trees sized and located;
- Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- Distance between houses;
- Façade width to finished face of material;
- Grading and elevations across site;
- Dirt removal or regrading if more than 18";
- Tree protection plan;
- Tree removal and replacement plan

3. Driveways and Walkways

- Location and relationship to house;
- Width;
- Material;
- Curb cut and apron width

DEPARTMENT OF PLANNING & SUSTAINABILITY

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
 - b. Visibility from right-of-way;
 - c. Material (plastic lens or glass);
 - d. Shown in plan and elevation to scale
-

DEPARTMENT OF PLANNING & SUSTAINABILITY

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g. Hardieplank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
 - b. Provide samples of brick or stone;
 - c. Provide samples if new or unusual materials
-

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

1692 E Clifton Rd Ne, Atlanta Ga 30307



Home Owner: Pallavi Kansal

Contact Number: (404) 372 2564

Project: Installation of retaining wall and privacy wood fence

1692 E Clifton Rd Ne, Atlanta Ga 30307

Scope of work:

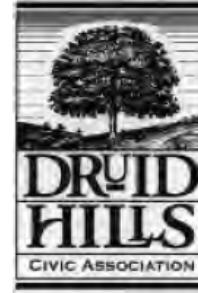
- -Installation private wood fence (Approx. 310lnft) on adjoining sides.
- -Installation chain link fence (Approx. 72lnft) at the back of the yard.
- -Installation of 2 retaining walls in back yard.
- -Installation of Stone steps in the back yard.
- -Installation of sod in the back yard.

DESIGN MANUAL

DRUID HILLS LOCAL HISTORIC DISTRICT

The Jaeger Company
Gainesville, Georgia

Druid Hills Civic Association
April 1997



“9.4 Enclosures and Walls

The sensitive layout of the Druid Hills' neighborhoods by the Olmsted firm and subsequent designers following this original design intent has limited the need for retaining walls. A few retaining walls are used in locations with severe topography. Stone with concrete mortar are the traditional materials used in retaining wall construction. Fences, though noted on Olmsted's streetscape section as a location for vine plantings in front yard spaces, are not a common element within the district today. Without fences, private front yard spaces are visually connected. Together they create a continuous landscape intermittently framed with planting beds.

Fences are used, however, in the rear yard of residential spaces. Rear yard fencing is defined as fencing which starts at the rear of the structure (not the side or front of the building line). Rear yard fencing does not disrupt the visual continuity of the front yard spaces between structures. Rear yard fencing is appropriate within the neighborhoods of the local historic district. Rear yard fencing also assists in buffering obtrusive traffic noise at major intersections within the district.”



DESIGN MANUAL

Druid Hills LOCAL HISTORIC DISTRICT

The Jaeger Company
Gainesville, Georgia

Druid Hills Civic Association
April 1997

“Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.

walls and fences- The section of Emory Grove situated south of North Decatur Road has topography requiring the use of retaining walls; fences in a variety of design and materials are used in rear yards as separation from interior park spaces.”

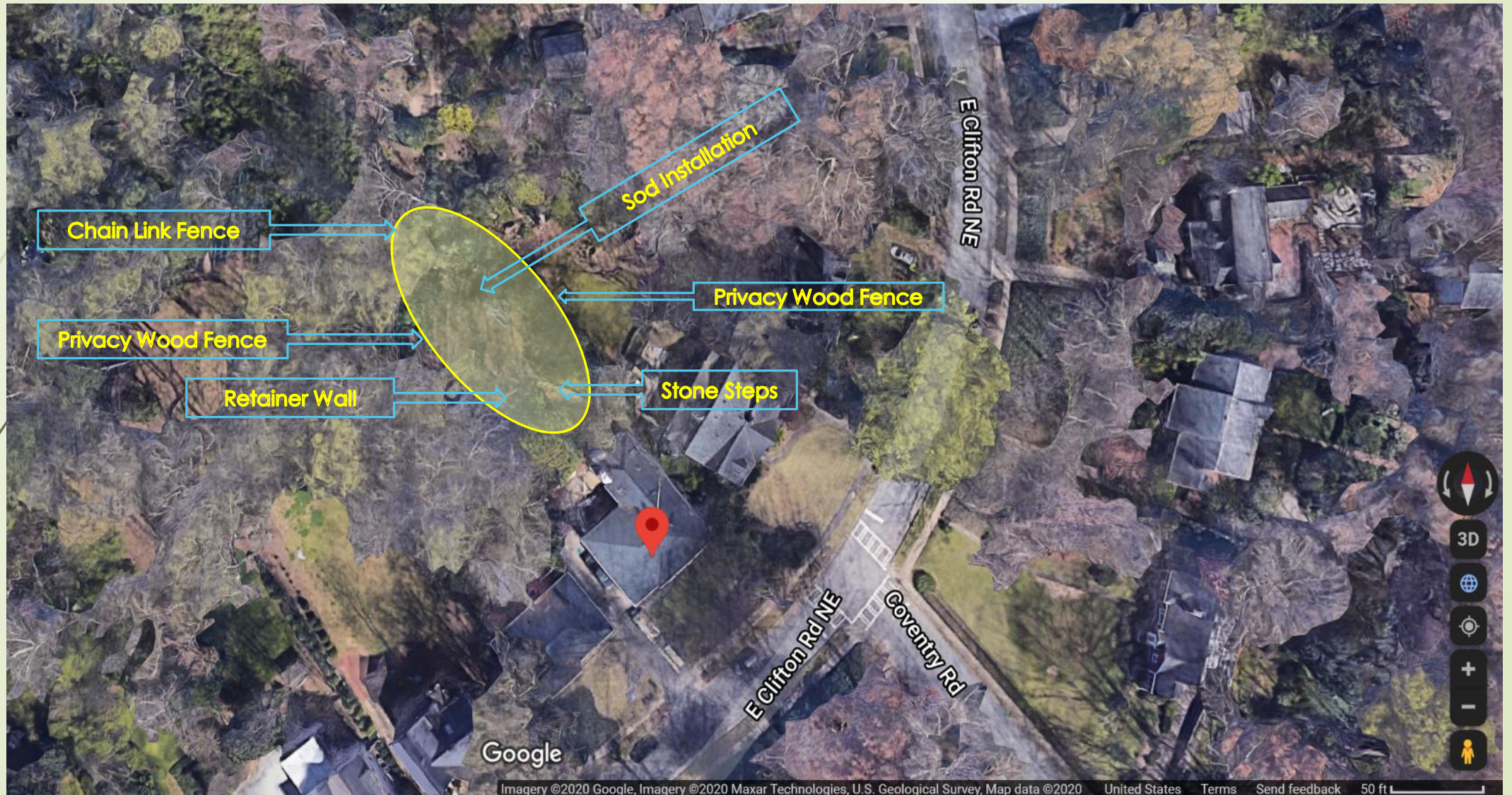
The Jaeger Company, The residents of Druid Hills, (1995-1996). Design Manual Druid Hills Local Historic District, Druid Hills Civic Association, DeKalb County Historic Preservation Commission. DeKalb County, Georgia, United States.



Retaining Wall Function

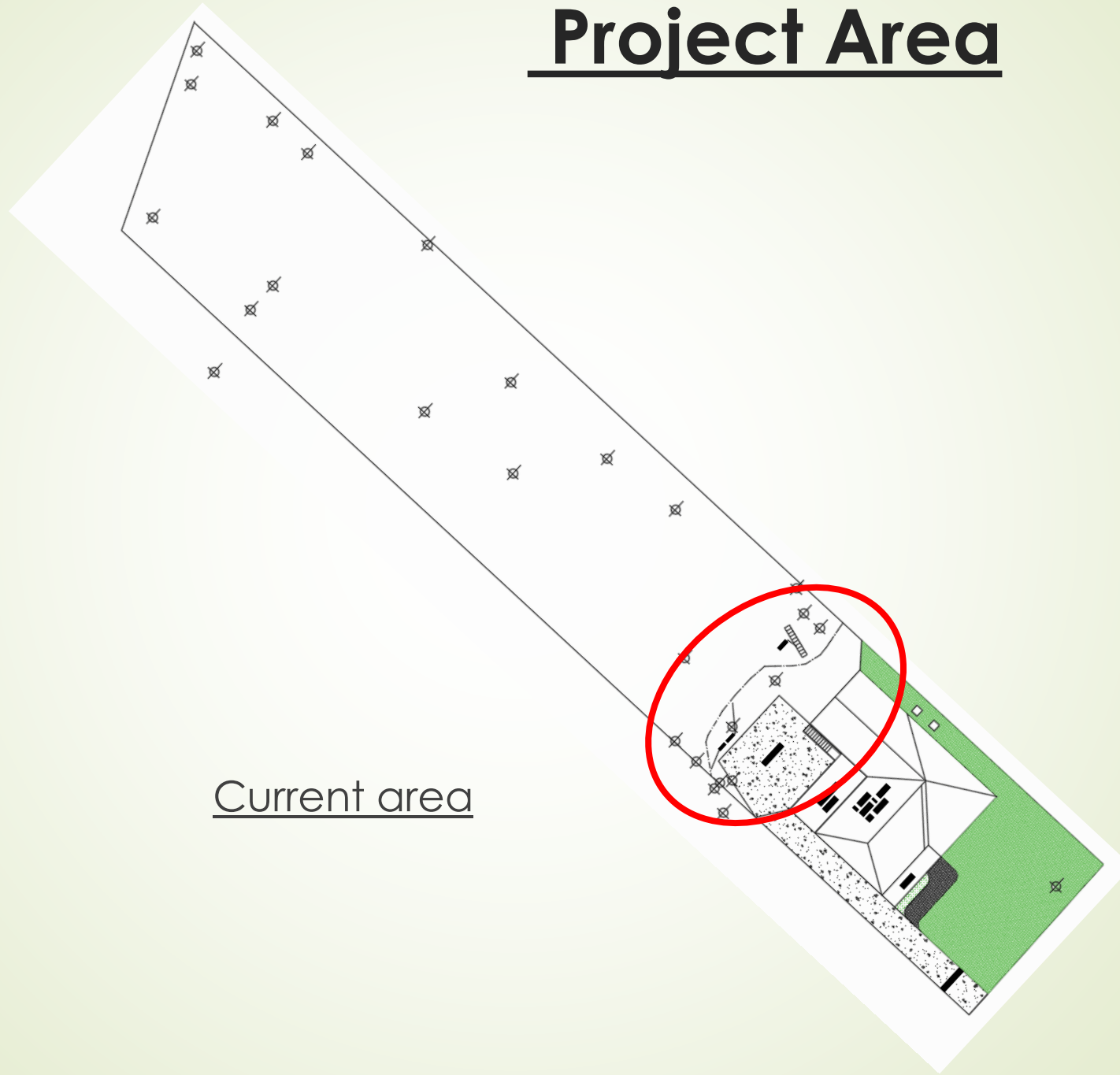
- A retaining wall is any constructed wall that restrains soil or other material at locations having an abrupt change in elevation.
- Earth retaining structures are used to hold back earth and maintain a difference in the elevation of the ground surface.
- The retaining structures is designed to withstand the forces exerted by the retained ground or “backfill” and other externally applied loads, and to transmit these forces safely to a foundation.

Project Area



Project Area

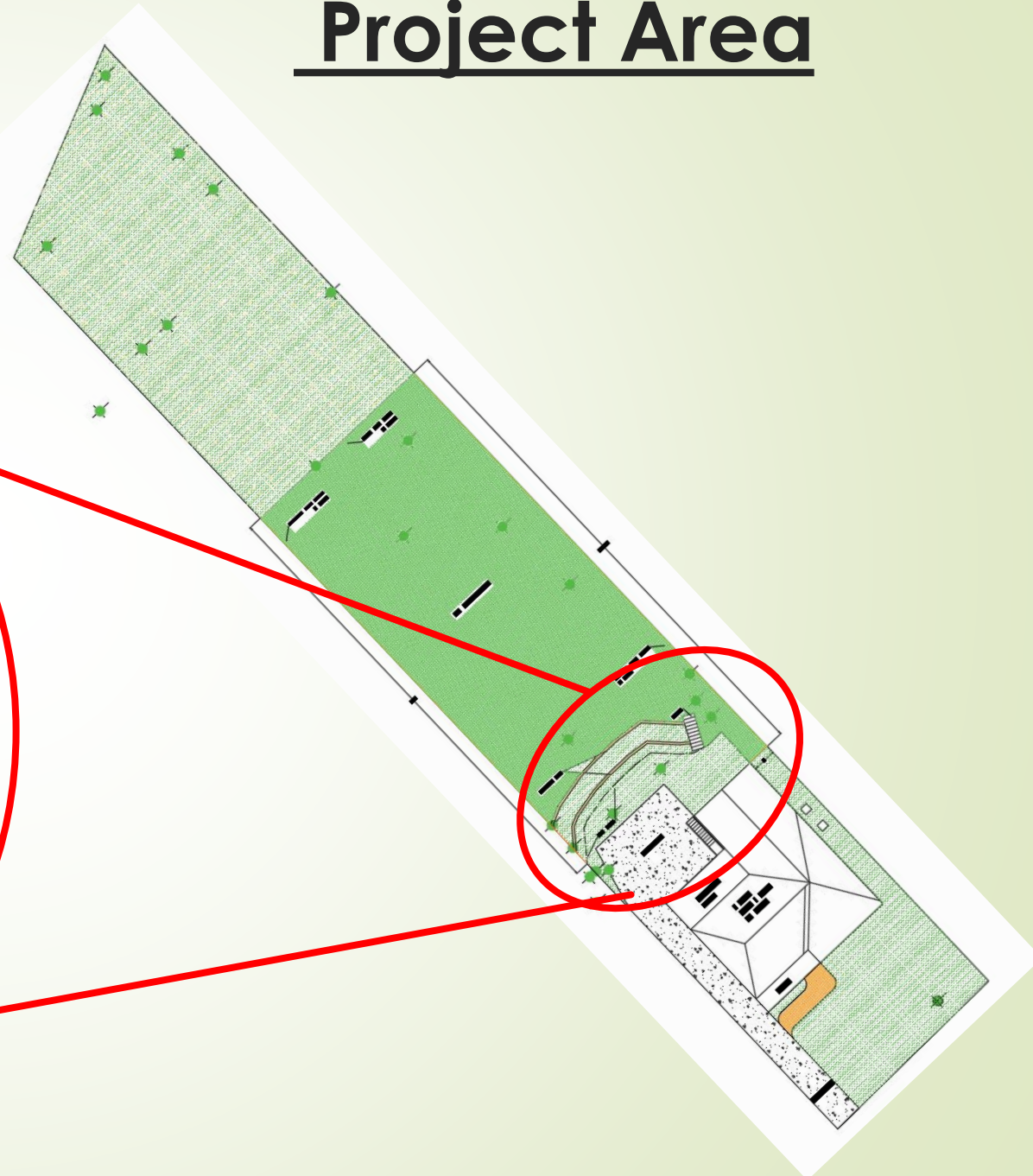
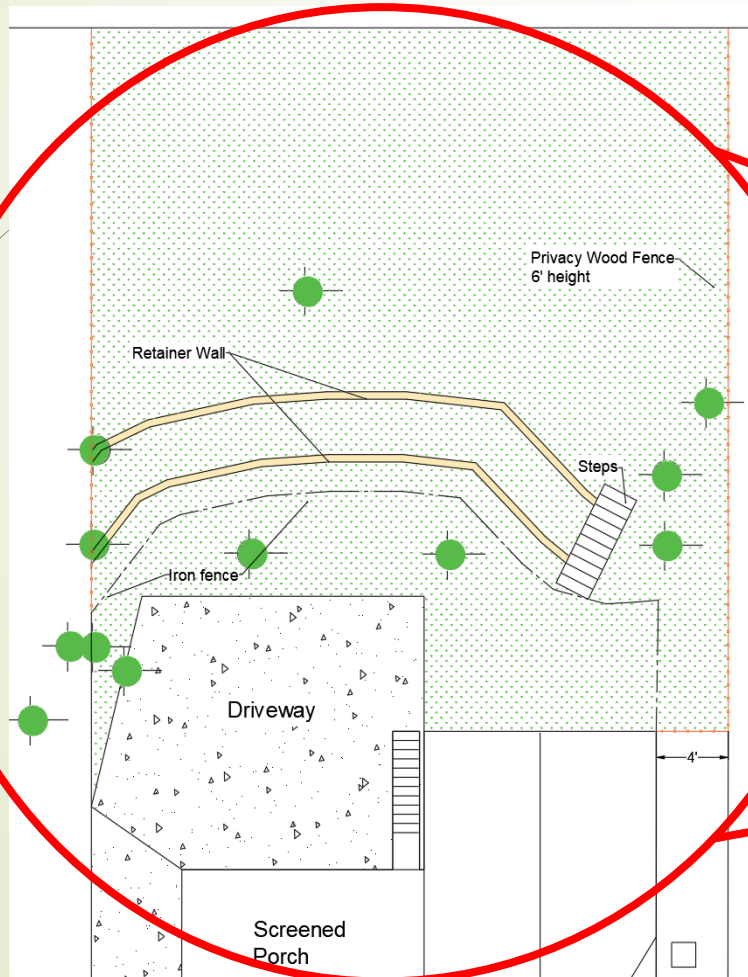
Current area



Project Area

SCOPE OF WORK

- Installation private wood fence (Approx. 310lnft) on adjoining sides.
- Installation chain link fence (Approx. 72lnft) at the back of the yard.
- Installation of 2 retaining walls in back yard.
- Installation of stone steps in the back yard.
- Installation of sod in the back yard.



Project Area

Double Block Retaining Wall



Stone Steps

Project Area

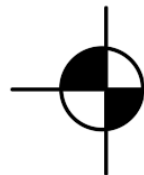
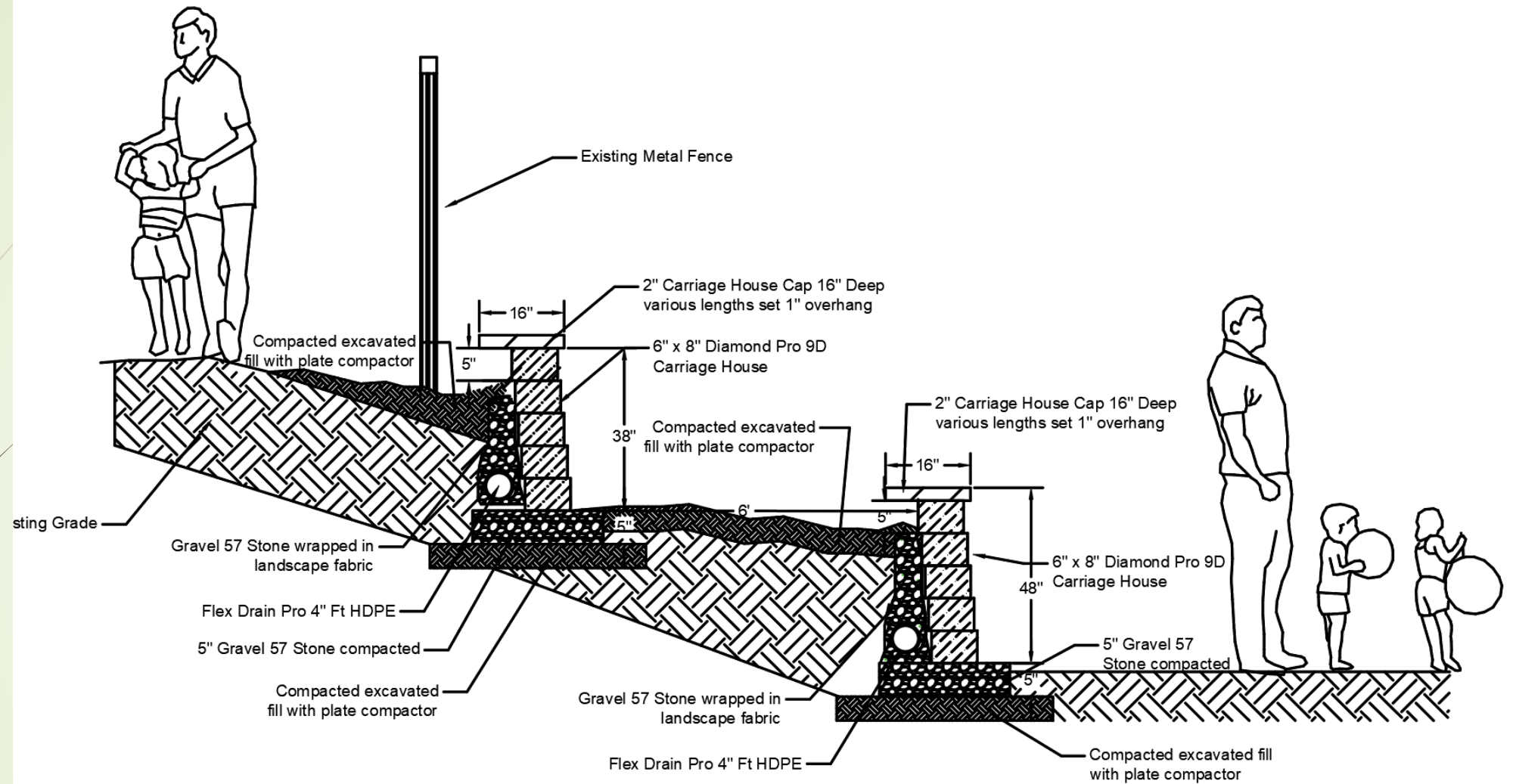


Chain link fence

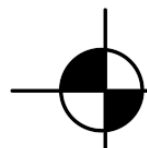
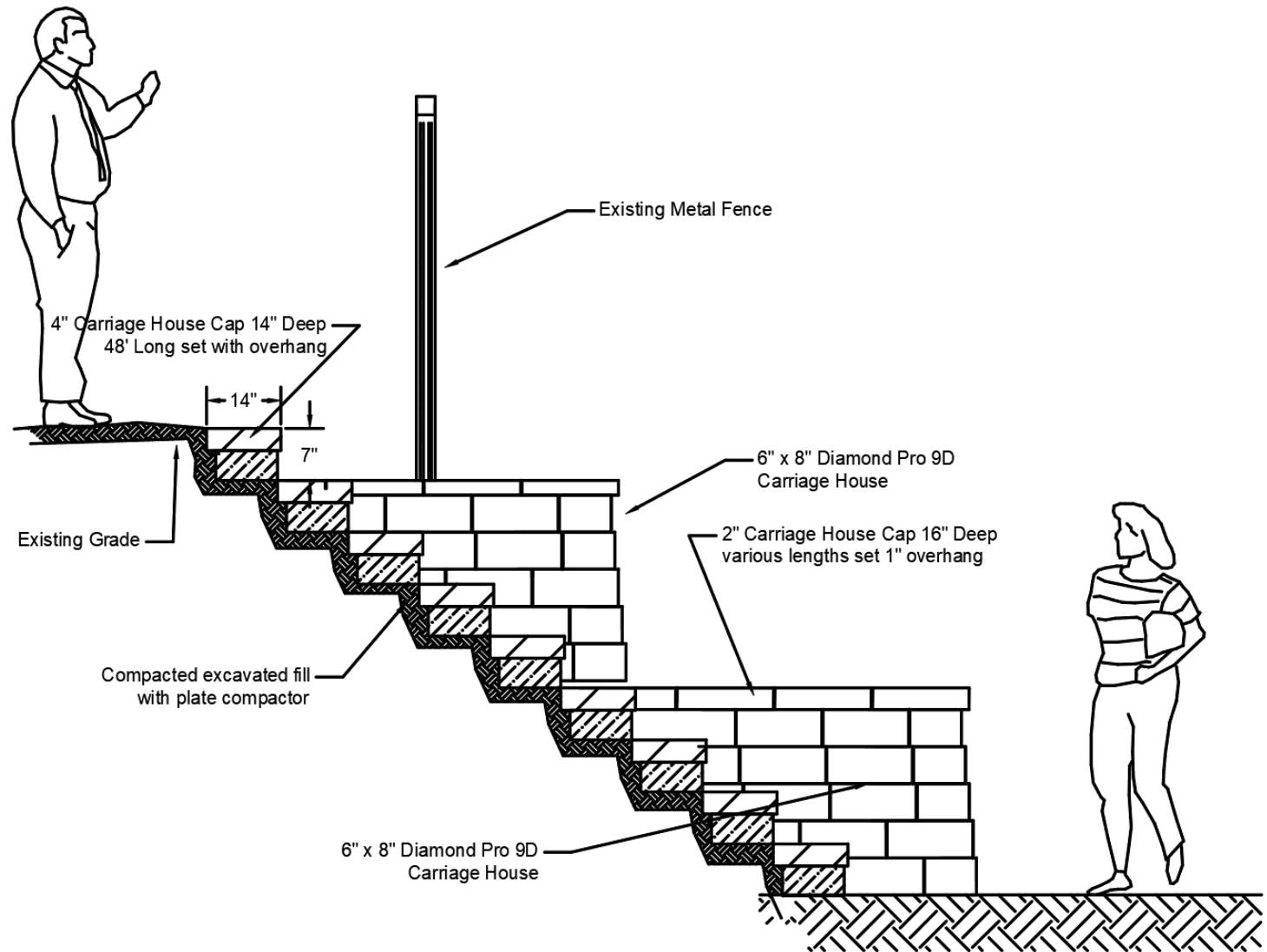
Private wood fence
6ft heigh

Sod Installation





Section Block Retaining Wall



Section Stone Steps & Block Retaining Wall

Block Retaining Wall Materials

Products | Collections | Walls | Diamond® 9D



DIAMOND® 9D

LEGACY

APPLICATIONS:



STEPS



WALLS



COLUMNS



OUTDOOR
KITCHENS &
FIREPLACES



KITCHENS

PRICING:

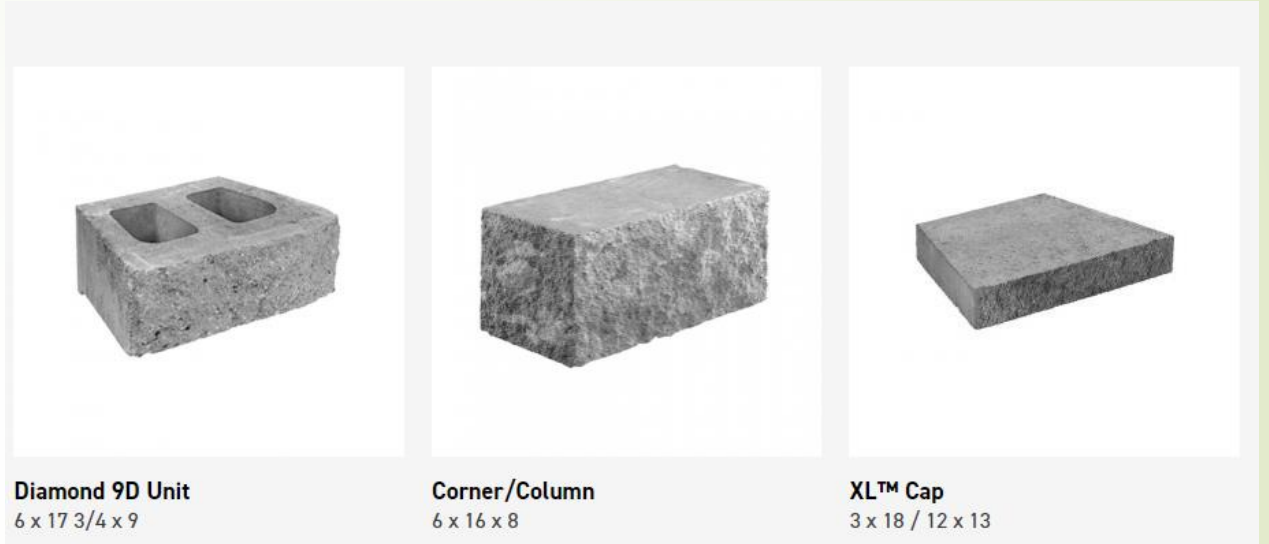
\$\$\$

The rough-hewn distressed look and easy installation system have made Diamond 9D a favorite for residential wall projects. The system is topped with a coordinating cap unit.

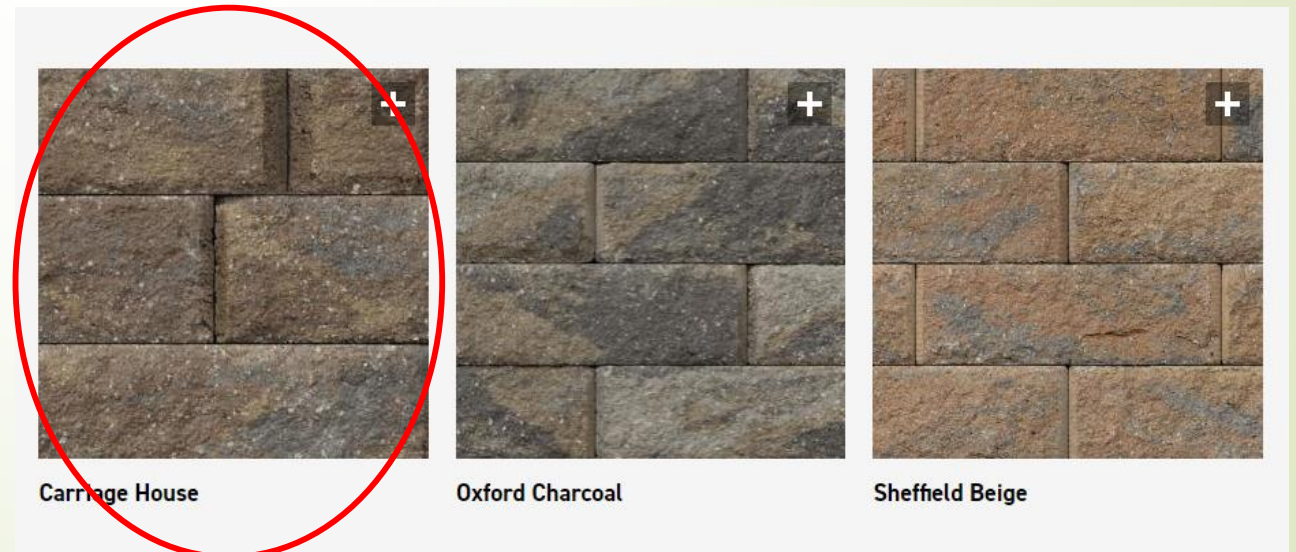
*All colors and/or products may not be available in all areas. Please inquire for availability and special order options.

Block Retaining Wall Materials

Specifications



Color: Carriage House



Block Retaining Wall Materials



Landscape fabric

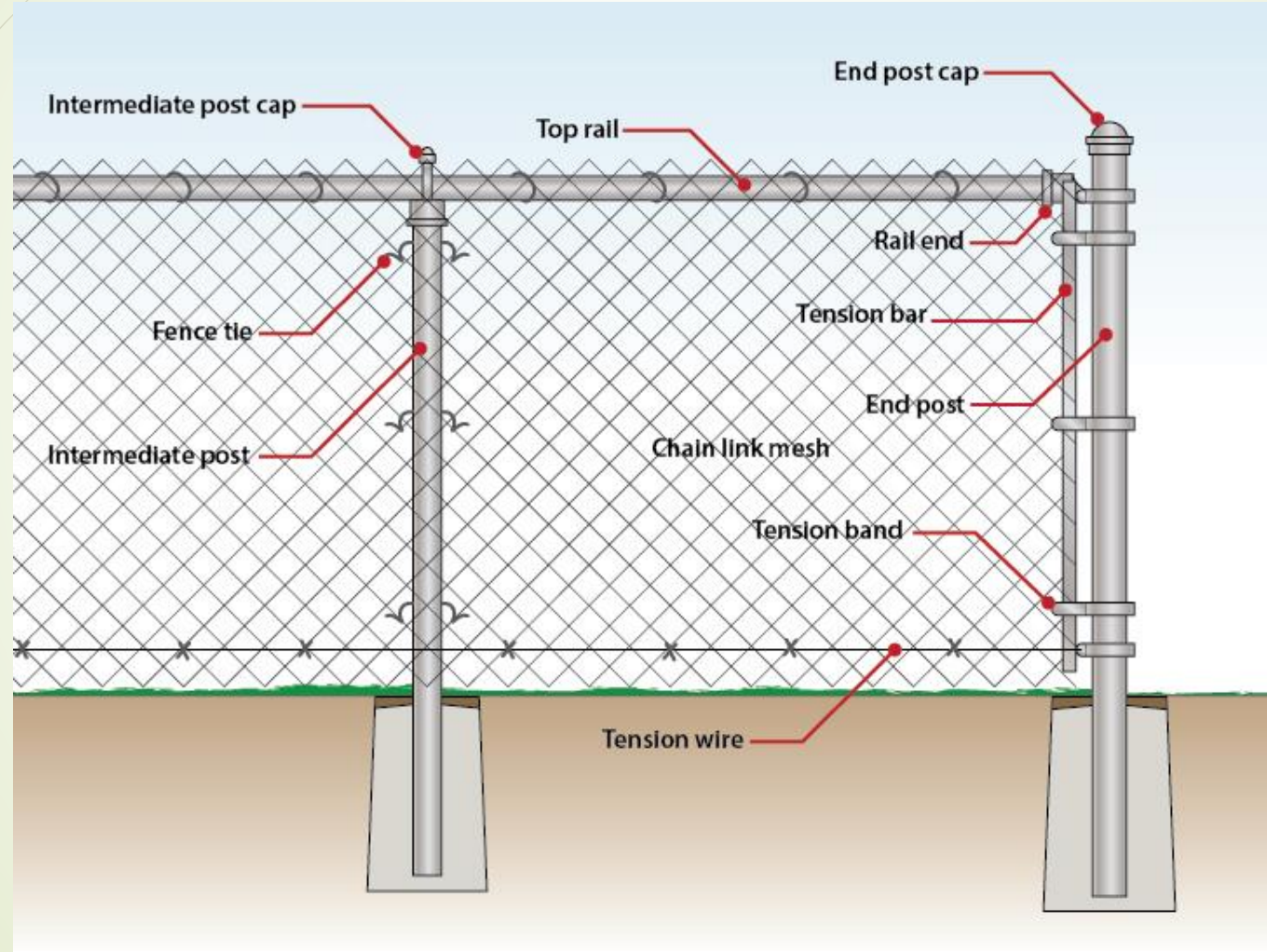


Gravel 57 Stone



Drainage corrugated pipe

Chain Link Fence installation procedure



Chain Link Fence Materials



4 ft. x 50 ft. 11.5-Gauge
Galvanized Steel Chain Link
Fabric



1-3/8 in. Aluminum Rail
End

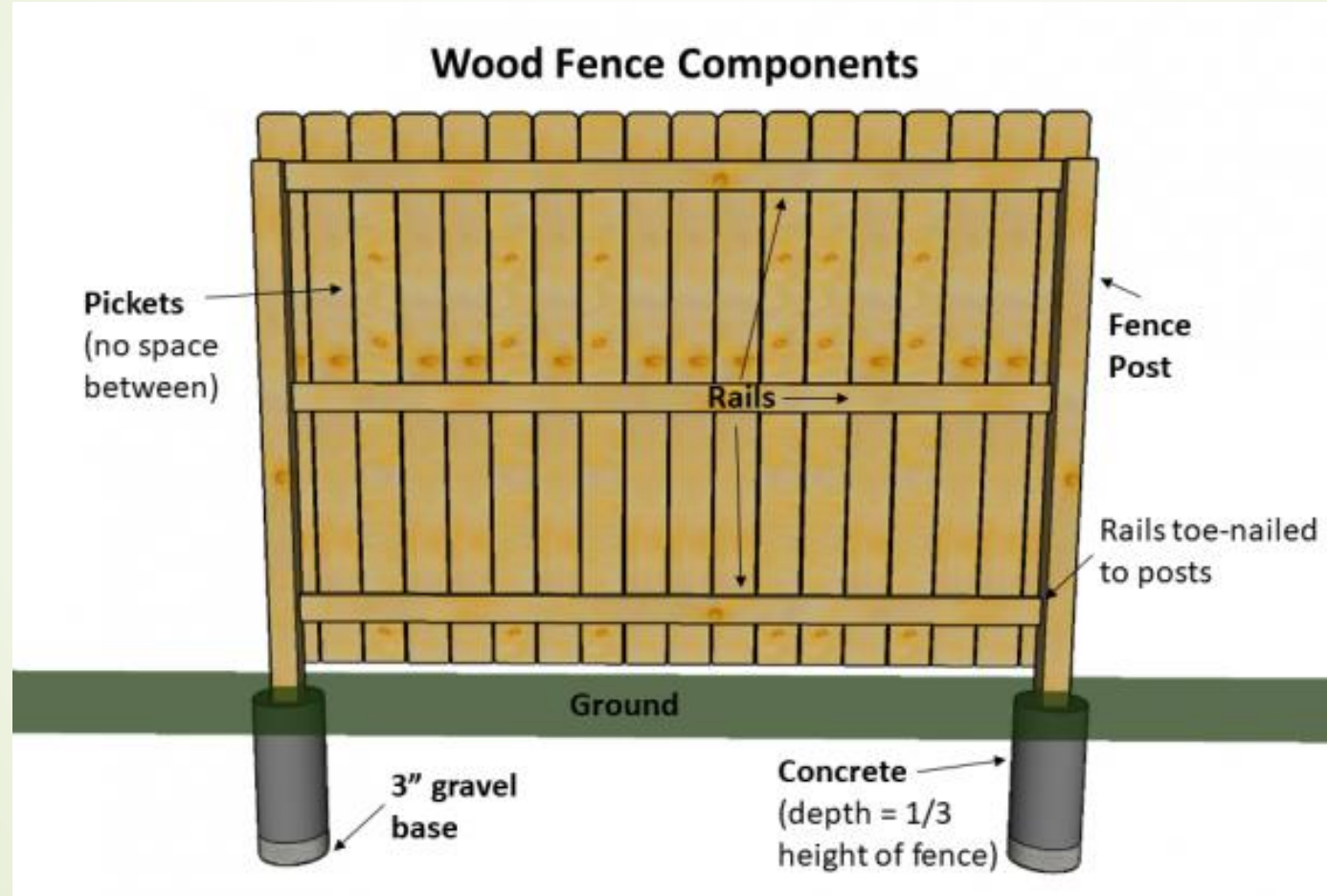


2-3/8 in. Galvanized
Chain Link Brace Band



1-3/8 in. Aluminum Rail
End

Wood Fence installation procedure



Wood Fence Materials



5/8 in. x 5-1/2 in. x 6 ft.
Pressure-Treated Pine Dog-Ear
Fence Picket

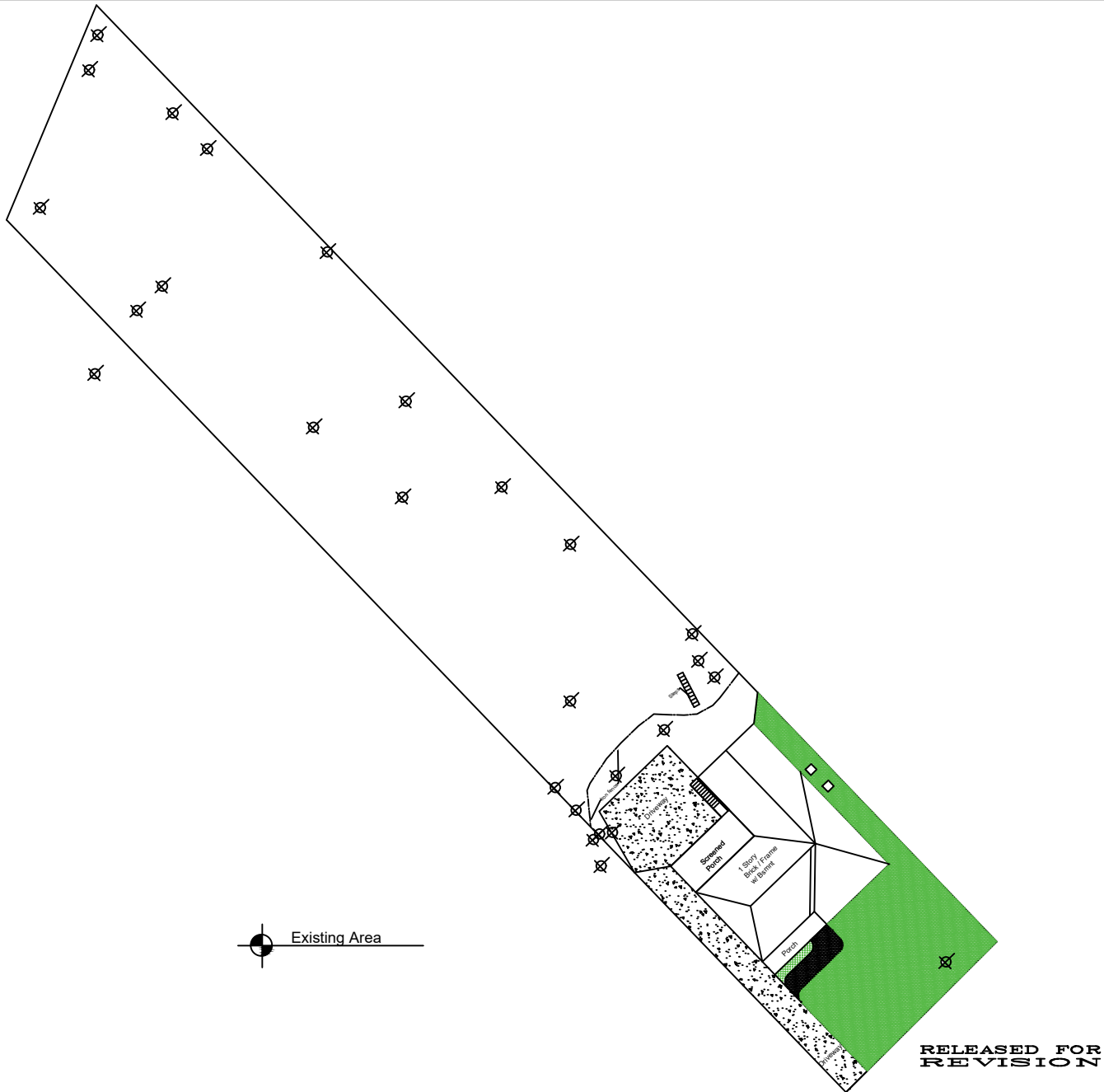
2 in. x 4 in. x 8 ft. #2 Ground
Contact Pressure-Treated
Lumber



4 in. x 4 in. x 8 ft. #2 Ground
Contact Pressure-Treated
Lumber



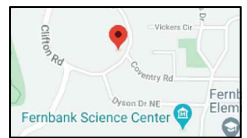
Thank You!



Rabanales Landscaping LLC.
 www.nmgremodeling.com
 404 840 22 12
 genaro@nmgremodeling.com

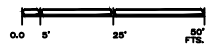
EVERY JOB IS OUR COMMITMENT.

NORTH



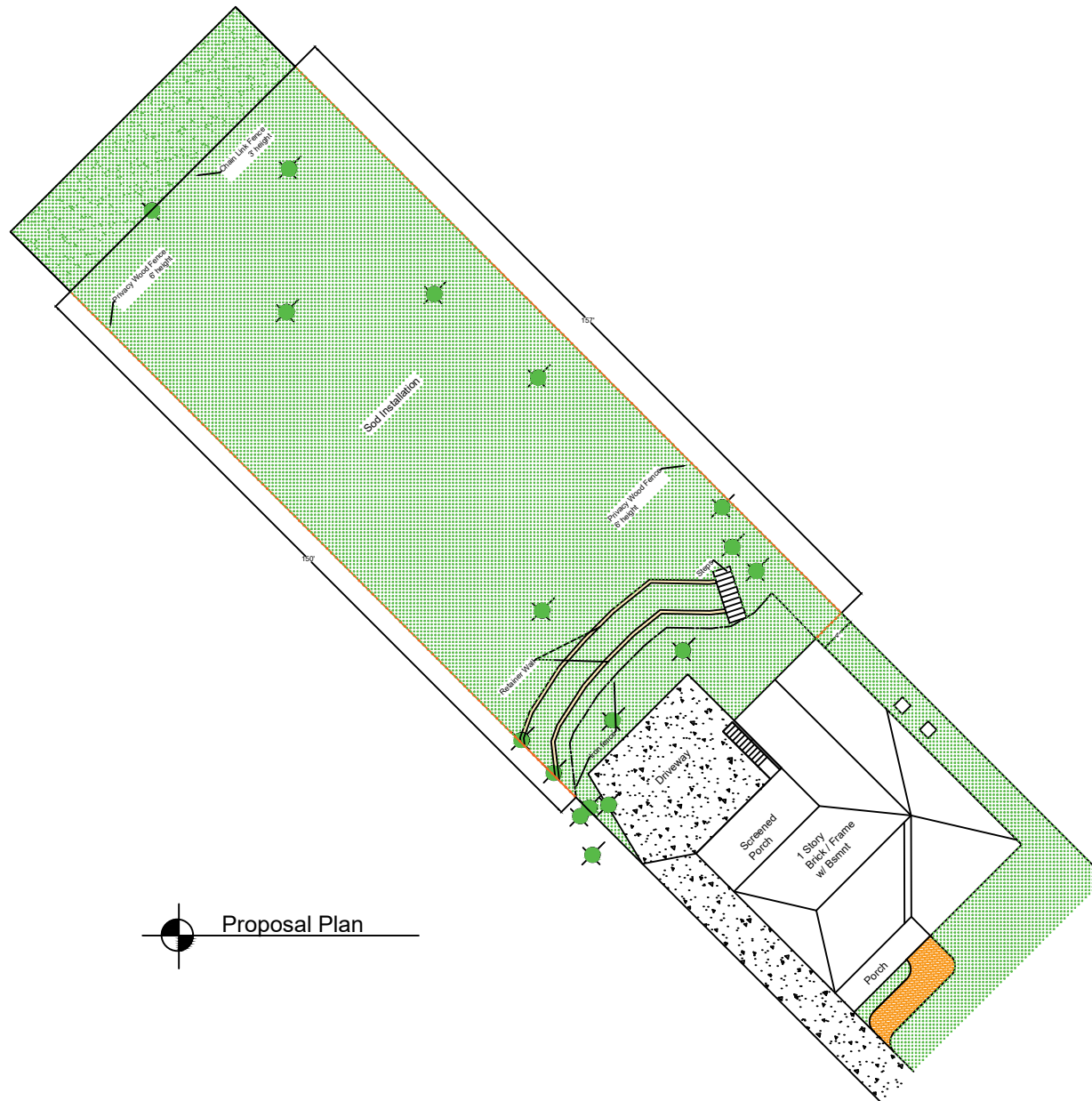
LOCATION

SEAL/SIGNATURE



DO NOT SCALE

PROJECT	
Retainer Wall	
OWNER : Pallavi Kansal	
LOCATION : 1802 E Collins Dr NE, Atlanta, GA 30307	
DRAWN BY	EXISTING AREA
Ex1.1	1/2" = 1'-0"
DATE: 05/27/2022	



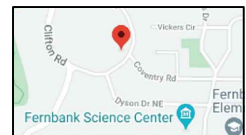
Proposal Plan

RELEASED FOR
REVISION

Rabanales Landscaping LLC.
www.nmgremodeling.com
404 840 22 12
genaro@nmgremodeling.com

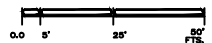
EVERY JOB IS OUR COMMITMENT.

NORTH



LOCATION

SEAL/SIGNATURE



DO NOT SCALE

PROJECT Retainer Wall	
OWNER : Pallavi Kansal	
LOCATION : 1000 E College St NE, Atlanta, GA 30307	
DRAWN BY Ex1.3	DATE 1/2/21
PROPOSAL AREA	
SCALE : 1/4" = 1'-0"	
DATE : 1/2/21	

MAGNETIC
N

N/F
CAROLE DEANE ADAMS
SHARON A. ADEN
DB 10729 PG 187-189

N/F
MATTHEW B. DEMPSEY
KATHLEEN R. DEMPSEY
DB 24406 PG 337

N/F
ROBERT A. ANDRESEN
BARBARA FAYE ANDRESEN
DB 7849 PG 167

N/F
PETER D. RISDON
MAUREEN R. RISDON
DB 7849 PG 167

N/F
DONALD F. SAMUEL
MELISSA F. GREENE
DB 5968 PG 317

N/F
KATHERINE OGLESBY
ADELIO NEGRI
DB 7849 PG 167

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. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,358+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF CAROL HESS AND ERNEST HESS DEED BOOK 19018 PAGE 64 DEKALB COUNTY, GEORGIA RECORDS

LEGEND

- | | |
|----|----------------------------------|
| BC | DENOTES BUILDING LINE |
| PL | DENOTES PROPERTY LINE |
| EP | DENOTES RIGHT-OF-WAY |
| TP | DENOTES CENTERLINE |
| BP | DENOTES BACK OF CURB |
| GP | DENOTES GUTTER |
| EP | DENOTES EDGE OF PAVING |
| TP | DENOTES TOP OF WALL |
| BP | DENOTES BOTTOM OF WALL |
| GP | DENOTES FENCE |
| RC | DENOTES REINFORCED CONCRETE PIPE |
| CP | DENOTES CORRUGATED METAL PIPE |
| PP | DENOTES POWER POLE |
| LP | DENOTES LIGHT POLE |
| GP | DENOTES GUY WIRE |
| PL | DENOTES POWER LINE |
| GP | DENOTES POWER METER |
| GP | DENOTES POWER BOX |
| GP | DENOTES AIR CONDITION |
| GP | DENOTES TELEPHONE BOX |
| GP | DENOTES GAS METER |
| GP | DENOTES GAS VALVE |
| GP | DENOTES GAS LINE MARKER |
| GP | DENOTES WATER METER |
| GP | DENOTES WATER VALVE |
| GP | DENOTES FIRE HYDRANT |
| GP | DENOTES MONITORING WELL |
| GP | DENOTES HEADWALL |
| GP | DENOTES JUNCTION BOX |
| GP | DENOTES DROP INLET |
| GP | DENOTES SANITARY SEWER LINE |
| GP | DENOTES CLEAN OUT |



ME LUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363
Certificate of Authorization #LSPO00782

This property is NOT located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

This original of this document was noted and signed by Michael R. Niles L.S. 22848 on 2-28-18. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Niles
Georgia RLS #2646
Member SAMSUS
JOB#241484

TOTAL AREA= 0.843± ACRES
OR 28,028± SQ.FT.

1692 EAST CLIFTON ROAD
ATLANTA, GEORGIA

SURVEY FOR
KEVIN JUSTMANN
KIMBERLY JUSTMANN

LOT 18, BLOCK "45"
BETTER BUILDERS, INC.

LAND LOT 3
DISTRICT 18TH
DEKALB COUNTY
GEORGIA

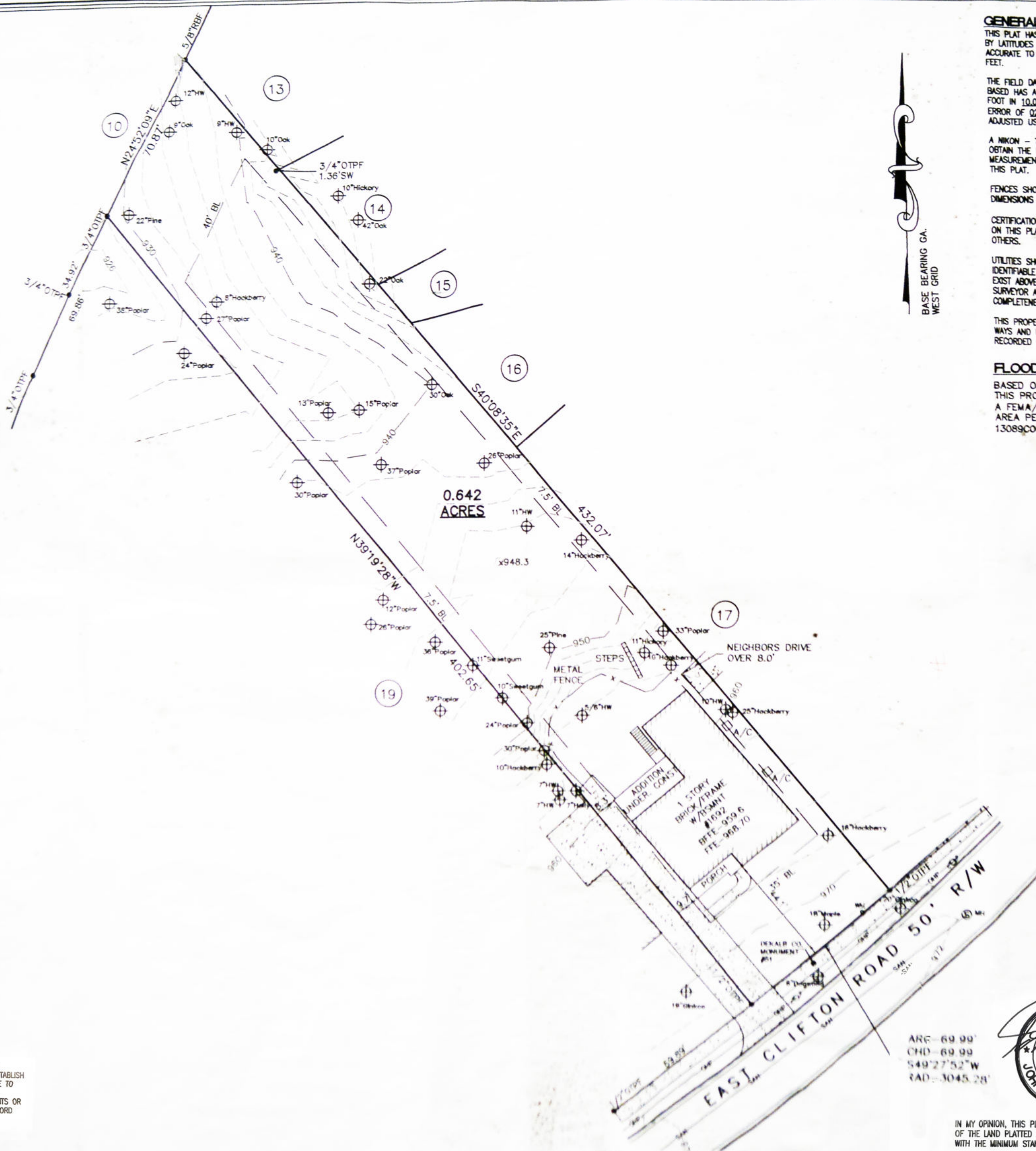
PLAT PREPARED: 2-29-18
FIELD: 2-25-18 SCALE: 1"=30'

PG 18
PG 82

No.	Revision	Date

LEGEND

RBF	REBAR FOUND
CRS	CAPPED REBAR SET
CRBF	CAPPED REBAR FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
LP	LIGHT POLE
BL	BUILDING LINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
TPS	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34'D)	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
PP	POWER POLE
-OHP-	OVERHEAD POWER
-SAN-	SANITARY SEWER LINE



GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 288,062 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02\"/>

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0062J DATED 5/16/13.

BASE BEARING GA.
WEST GRID

SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT - STE E - SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

SURVEY FOR: **PALLAVI KANSAL**
1692 EAST CLIFTON ROAD
LOT 18 BLOCK 45 SUBDIVISION: DRUID HILLS
18th DISTRICT
LAND LOT 3
DEKALB COUNTY, GEORGIA REF. IN PB. 18, PG. 52

DRAWN: DGP CHECKED: JAS
DATE: 4/29/19
SCALE: 1\"/>

PROJECT NUMBER
54206



ARC - 69.99'
CHD - 69.99'
S49°27'52\"/>

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.