

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**Application for Certificate of Appropriateness**

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1325 Emory Road Atlanta, Georgia 30306

Applicant: Dave Price - Price Residential Design E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way Atlanta, Georgia 30309

Applicant Phone(s): 404-245-4244 Fax: 404-245-4244

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

\*\*\*\*\*  
Owner(s): David Howe E-Mail: davelh206@gmail.com

Owner(s) Mailing Address: 1325 Emory Road Atlanta, Georgia 30306

Owner(s) Telephone Number: 404-391-4319

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1947

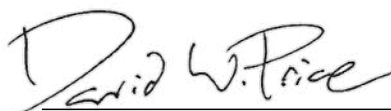
Nature of work (check all that apply):

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:

Demolish existing underground garage and driveway with retaining walls. Add new garage wing in side corner yard with garage door facing courtyard driveway. Add new primary suite to main floor w two additional bedrooms above and ADU in basement. Also add rear porch and deck with stairs down to new plunge pool in rear yard with max 4' high interlocking block retaining walls in rear. New guest parking pad with gravel driveway off Briarcliff Road. One specimen tree and some small trees to be removed with four new overstory replacements to join heavily wooded front yard.

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](mailto:plansustain@dekalbcountyga.gov) An incomplete application will not be accepted.



1-30-23

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, David Howe  
being owner(s) of the property at 1325 Emory Road Atlanta, GA 30306,  
hereby delegate authority to Dave Price - Price Residential Design  
to file an application for a certificate of appropriateness in my/our behalf.



Signature of Owner(s)

11-17-22

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.



**Price Residential Design    Photos at 1325 Emory Road**





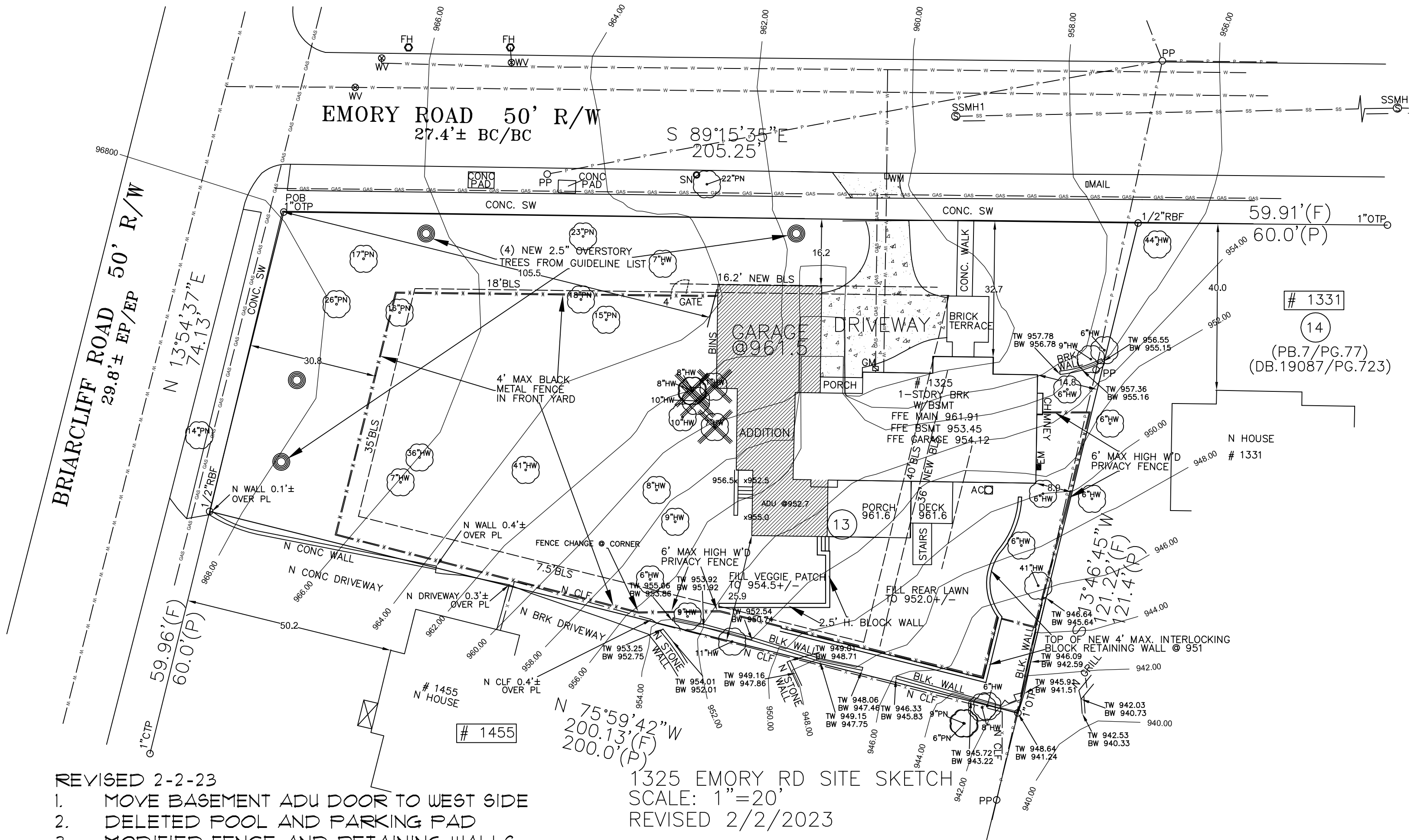




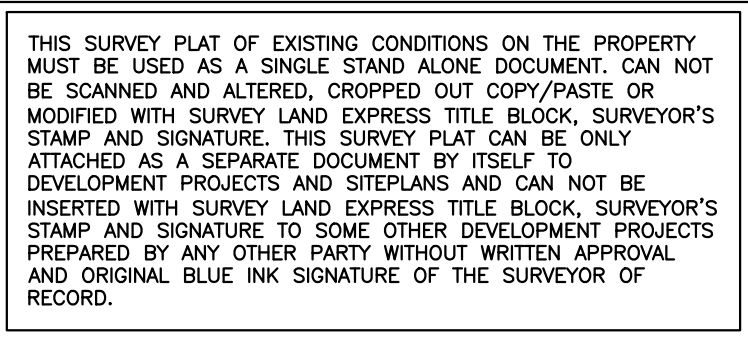












SSMH1  
TOP=959.74  
INV OUT=950.04  
SSMH2  
TOP=943.29  
INV IN=1032.89  
INV OUT=1032.79



I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13089C0062K EFFECTIVE DATE: 08/15/2019

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.

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

PROPERTY IS ZONED R-75  
UNINCORPORATED DEKALB  
BUILDING SETBACK:  
FRONT: 35' (MINOR ARTERIAL-BRIARCLIFF ROAD)  
FRONT: 30' (LOCAL STREET-EMORY ROAD)  
SIDE: 7.5'  
SIDE STREET: 35'  
REAR: 40'  
MAX LOT COVERAGE 35%  
MAX BUILDING HEIGHT 35'

INDICATES SANITARY SEWER LINE  
— P — P — P — P — P — P —








INDICATES POWER LINE  
— W — W — W — W — W — W —

INDICATES WATER LINE  
— GAS — GAS — GAS — GAS — GAS —

INDICATES GAS LINE  
— X — X — X — X — X — X —

INDICATES FENCE LINE  
- - - - -

INDICATES DRAINAGE LINE  
- - - - -

	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

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 BURIED UTILITIES MAY BE DISCOVERED DURING THE SURVEY. ANY DISCOVERY MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

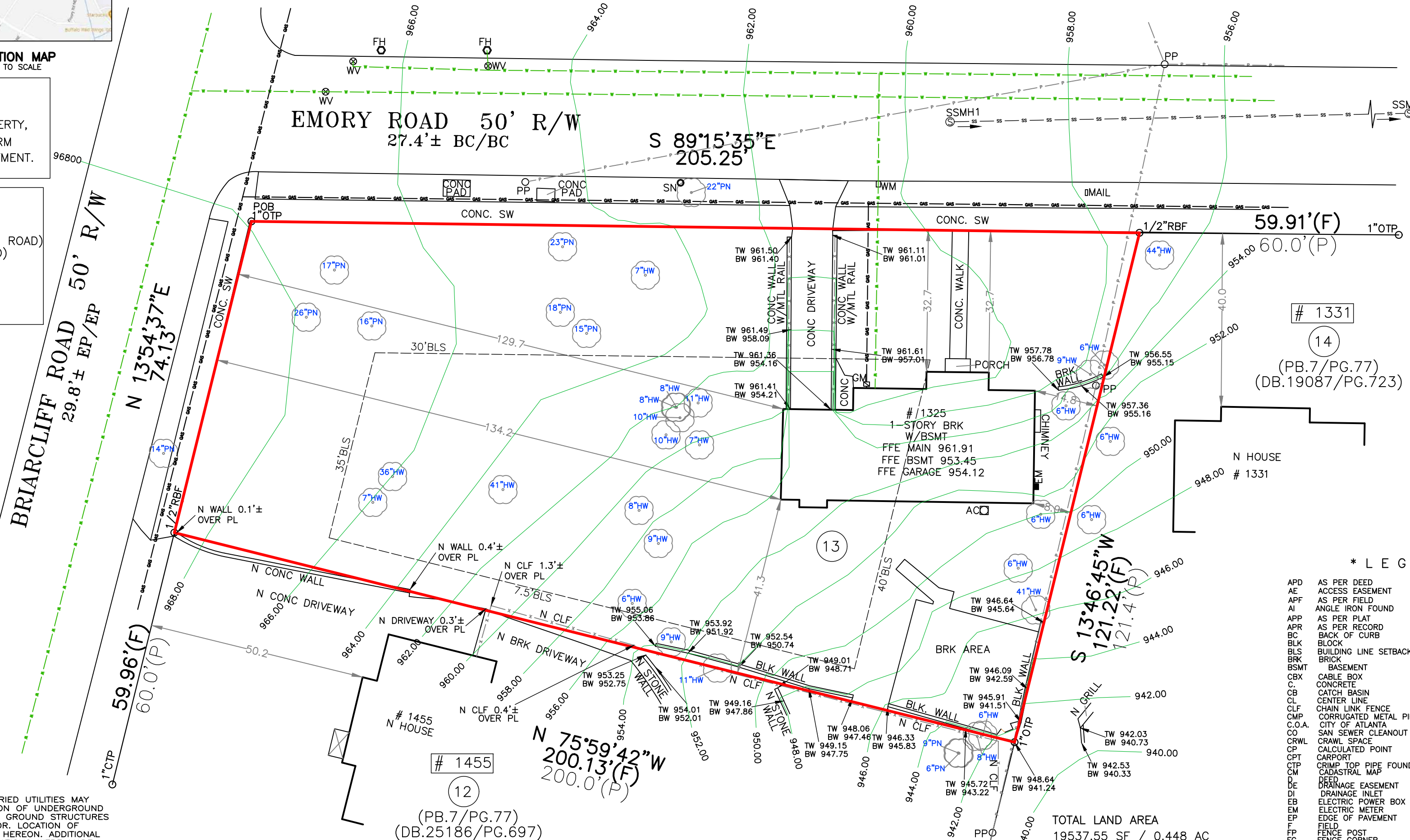
2. SURVEYOR HAS REPRESENTED THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

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 CLOUTIER ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT.

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 REIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



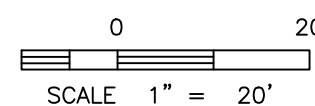
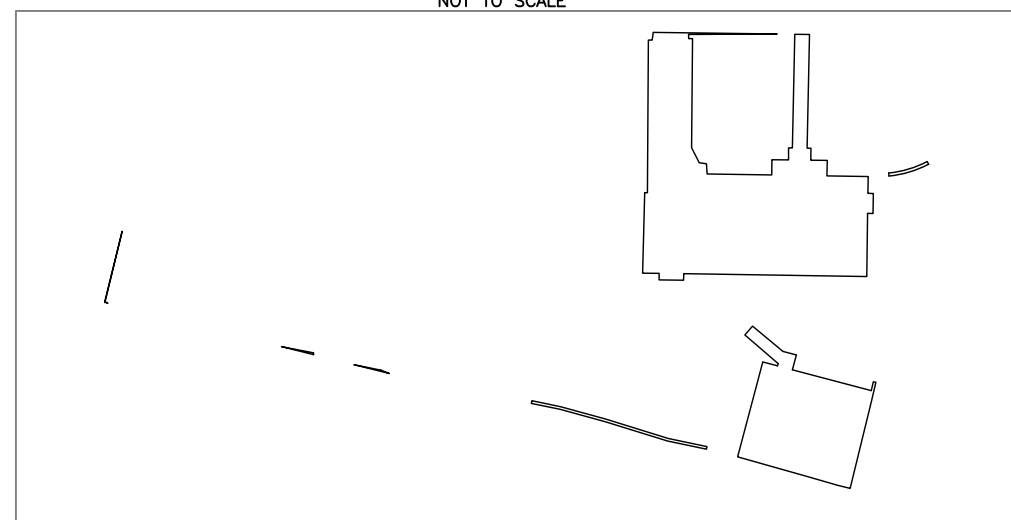
APD	AS PER DEED	IR	IRON ROD FOUND
ACE	ACCESS EASEMENT	IV	IRRIGATION VALVE
APF	AS PER FIELD	JB	JUNCTION BOX
AI	ANGLE IRON FOUND	LLL	LAND LOT LINE
APP	AS PER PLAT	MAC	MAGNETIC READING IP
APR	AS PER RECORD	MGN	MAGNOLIA TREE
BC	BACK OF CURB	MH	MAN HOLE
BLK	BLOCK	MTF	METAL FENCE
BLS	BUILDING LINE SETBACK	NBORS	NBORS
BRK	BRICK	OH	OVERHANG
BSMT	BASEMENT	OTP	OPEN TOP PIPE FOUND
CBM	CABLE BOX	OU	OWNERSHIP UNCLEAR
CBX	C	PORCH	PORCH
C	CONCRETE	PC	PROPERTY CORNER
CL	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE FENCE	PN	PINE TREE
CF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
C.O.A.	CITY OF ATLANTA	PW	POWER LINE
CO	SAN SEWER CLEANOUT	P	PORCH
CRWL	CRAWL SPACE	(P)	PLAT
CR	CRACKED POINT	R	RECORD
CTP	CRIMP TOP PIPE FOUND	R	REINFORCING BAR FOUND
CM	CAADSTRAL MAP	RBS	REINFORCING BAR SET
CM	DETAILED	ROC	REINFORCED CONC. PIPE
DE	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
DI	DRAINAGE INLET	S	SIGN
EL	ELECTRIC POWER BOX	SSL	SANITARY SEWER LINE
EW	ELECTRIC METER	SSE	SANITARY SEWER EASEMENT
EP	EDGE OF PAVEMENT	SP	SCREENED PORCH
F	FIELD	SW	SIDEWALK
FP	FENCE POST	TB	TOP OF BANK
FR	FENCE CORNER	UE	UTILITY EASEMENT
FR	FIRE HYDRANT	WD	WOOD
FR	FRAME	WDF	WOOD FENCE
GL	GAS LINE	WDK	WOOD DECK
GM	GAS METER	W	WATER LINE
GV	GAS VALVE	WM	WATER METER
GW	GUY WIRE	WRF	WIRE FENCE
HDW	HEAD WALL	WV	WATER VALVE
H	HARDWOOD TREE	W	WEATHER
IPF	IRON PIN FOUND	W	WITH
IPS	IRON PIN SET	YI	YARD INLET

TOTAL LAND AREA  
19537.55 SF / 0.448 AC

ALLOWABLE LOT COVERAGE  
6838.14 SF / 0.157 AC / .35%

EXISTING LOT COVERAGE  
3034.57 SF / 0.070 AC / 15.53%

EXISTING LOT COVERAGE DETAIL  
NOT TO SCALE



LOT 13		BLOCK 33	
DRUID HILLS SUBDIVISION		UNIT	
LAND LOT 54	18TH DISTRICT	SECTION	
DEKALB COUNTY, GEORGIA		DB.13512/PG.606	PB.7/PG.77
FIELD WORK DATE MARCH 04, 2022		PRINTED/SIGNED NOVEMBER 22, 2022	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 17" x 22"

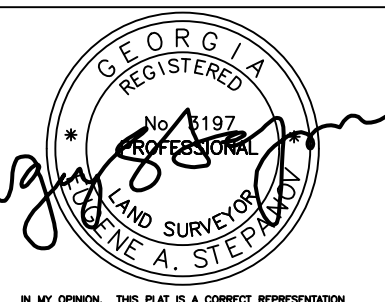
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU  
COORD #20161498  
DWG #20161498 SPX-1

**SURVEY LAND EXPRESS, INC**

LAND SURVEYING SERVICES

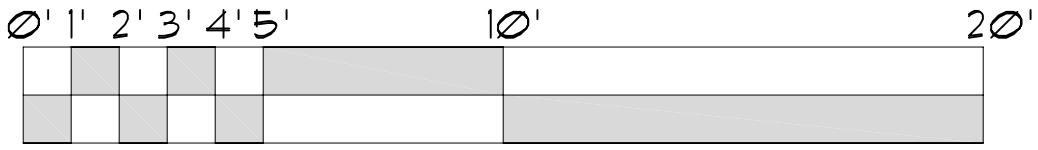
PROPERTY ADDRESS:  
1325 EMORY ROAD  
ATLANTA, GA 30306



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION  
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY



GENERAL NOTE: EXCEPT AS NOTED,  
ALL WINDOWS SHALL BE PRIME WOOD  
OR COMPOSITE MATERIAL, SGL. W/ 3/4"  
MULTIPLY (APPROX TO GLASS), LITE PATTERN AS SHOWN  
ALL DRS. SHALL BE WOOD.



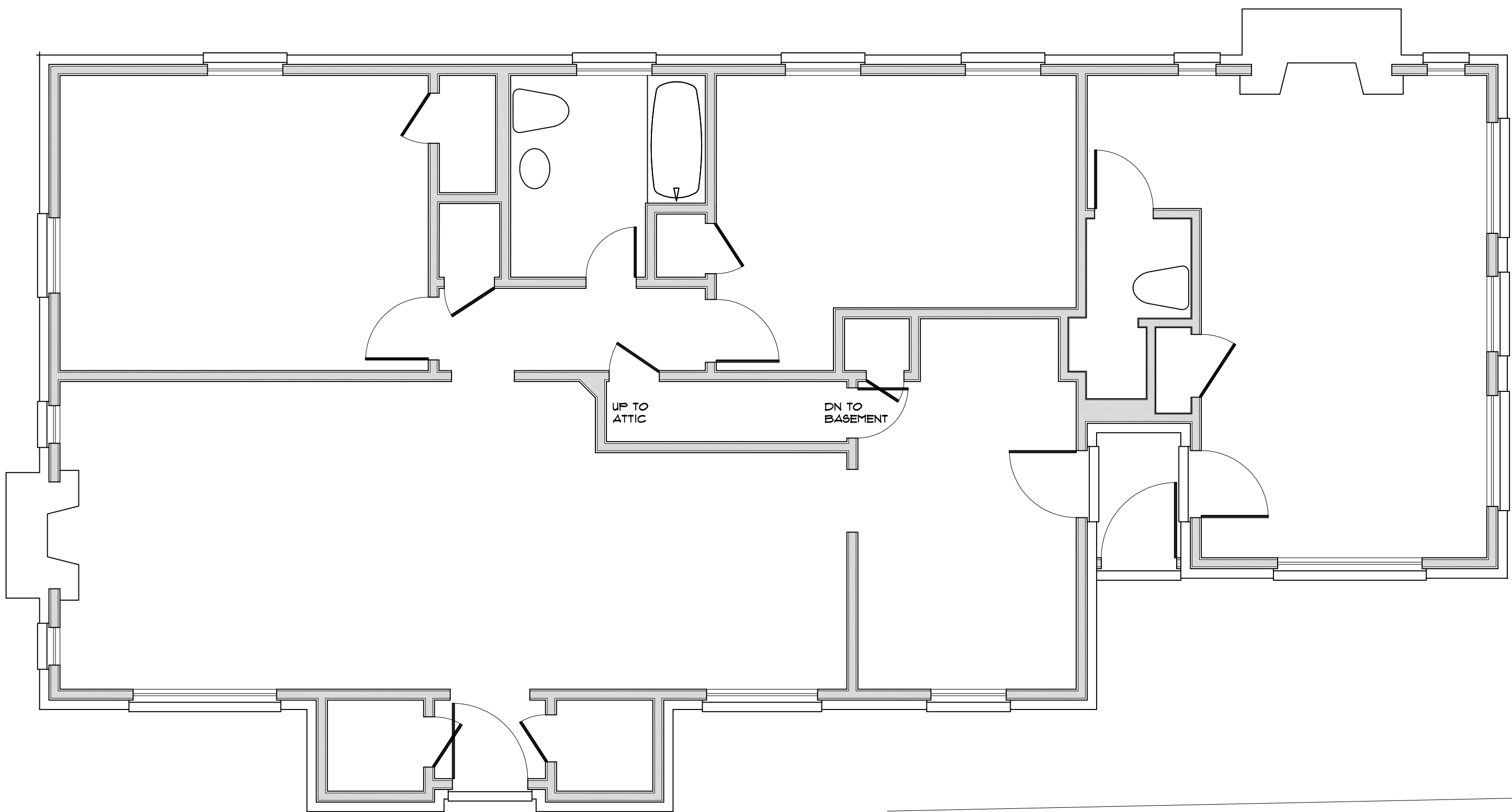
NOTE: OPEN DECKS ARE  
PERMITTED TO EXTEND  
10' INTO REAR YARD

NOTE: ADMINISTRATIVE VARIANCE  
WILL BE SOUGHT TO REDUCE REAR  
SETBACK FROM 40' TO 36'

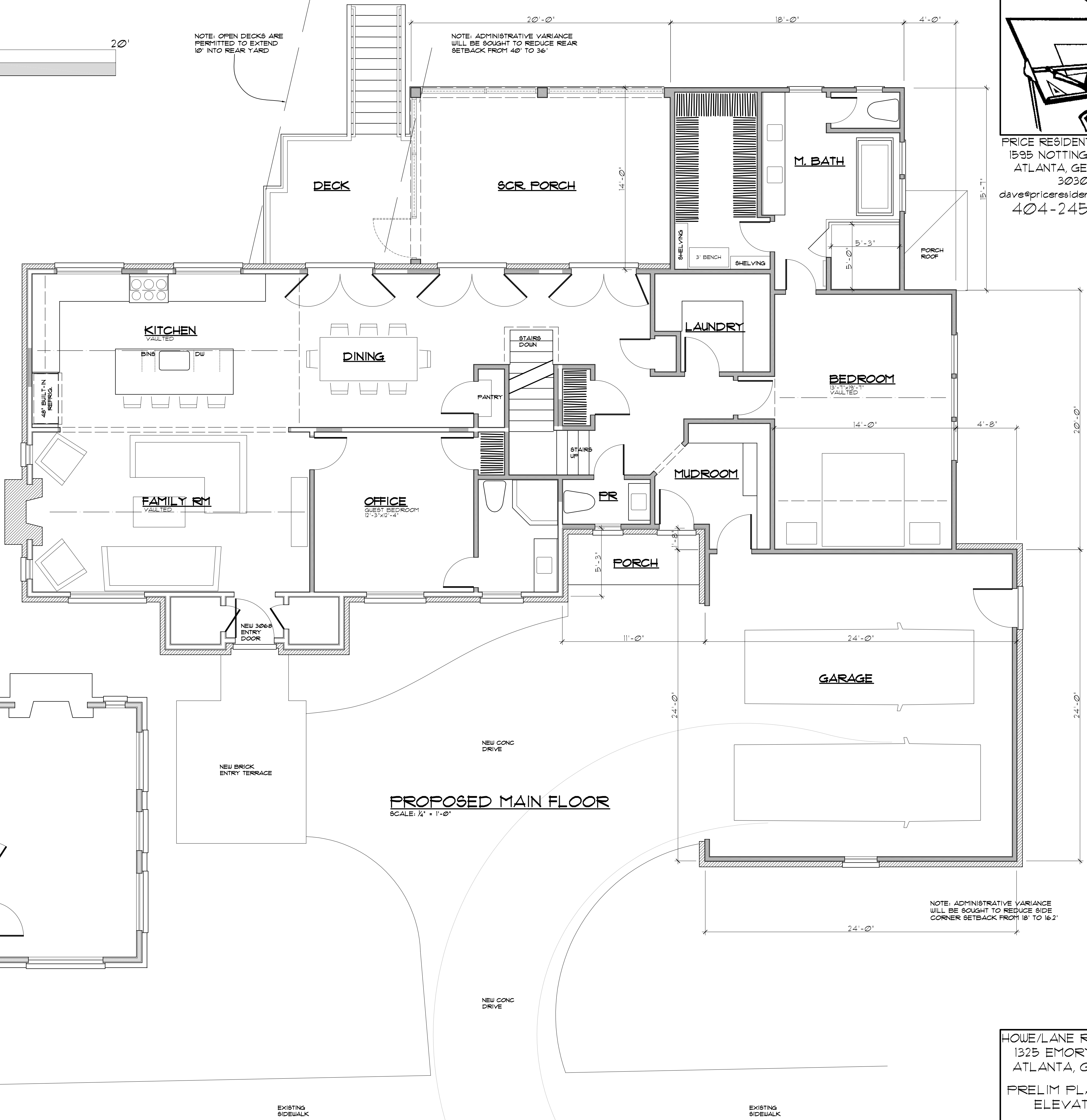


PRICE RESIDENTIAL DESIGN  
1595 NOTTINGHAM WAY  
ATLANTA, GEORGIA  
30309  
dave@priceresidentialdesign.com  
404-245-4244

PRICE RESIDENTIAL DESIGN  
HOWE/LANE RESIDENCE  
1325 EMORY ROAD



EXISTING MAIN FLOOR  
SCALE: 1/4" = 1'-0"



PROPOSED MAIN FLOOR  
SCALE: 1/4" = 1'-0"

NOTE: 16' WIDE EXISTING CURB CUT TO  
SHIFT 10' TO THE EAST - EXISTING  
CURB STONES TO BE REUSED.

- REVISED 2-2-23  
1. MOVE BASEMENT ADJ. DOOR TO WEST SIDE  
2. ADDED ROOF PLAN  
3. DELETED POOL AND PARKING PAD  
4. MODIFIED FENCE AND RETAINING WALLS

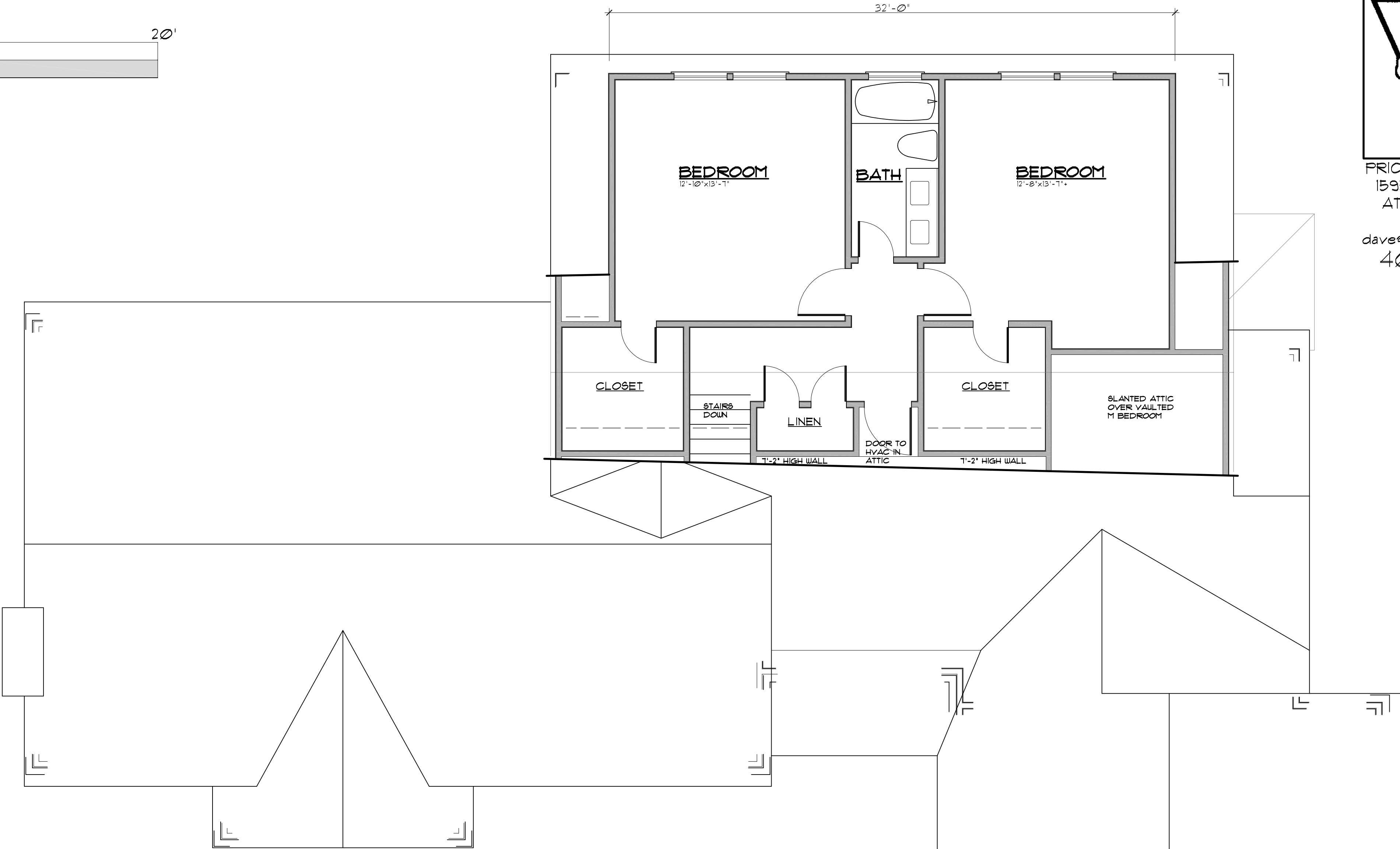
HOWE/LANE RESIDENCE  
1325 EMORY ROAD  
ATLANTA, GEORGIA  
PRELIM PLANS AND  
ELEVATIONS  
SHEET A-1  
JANUARY 30, 2023



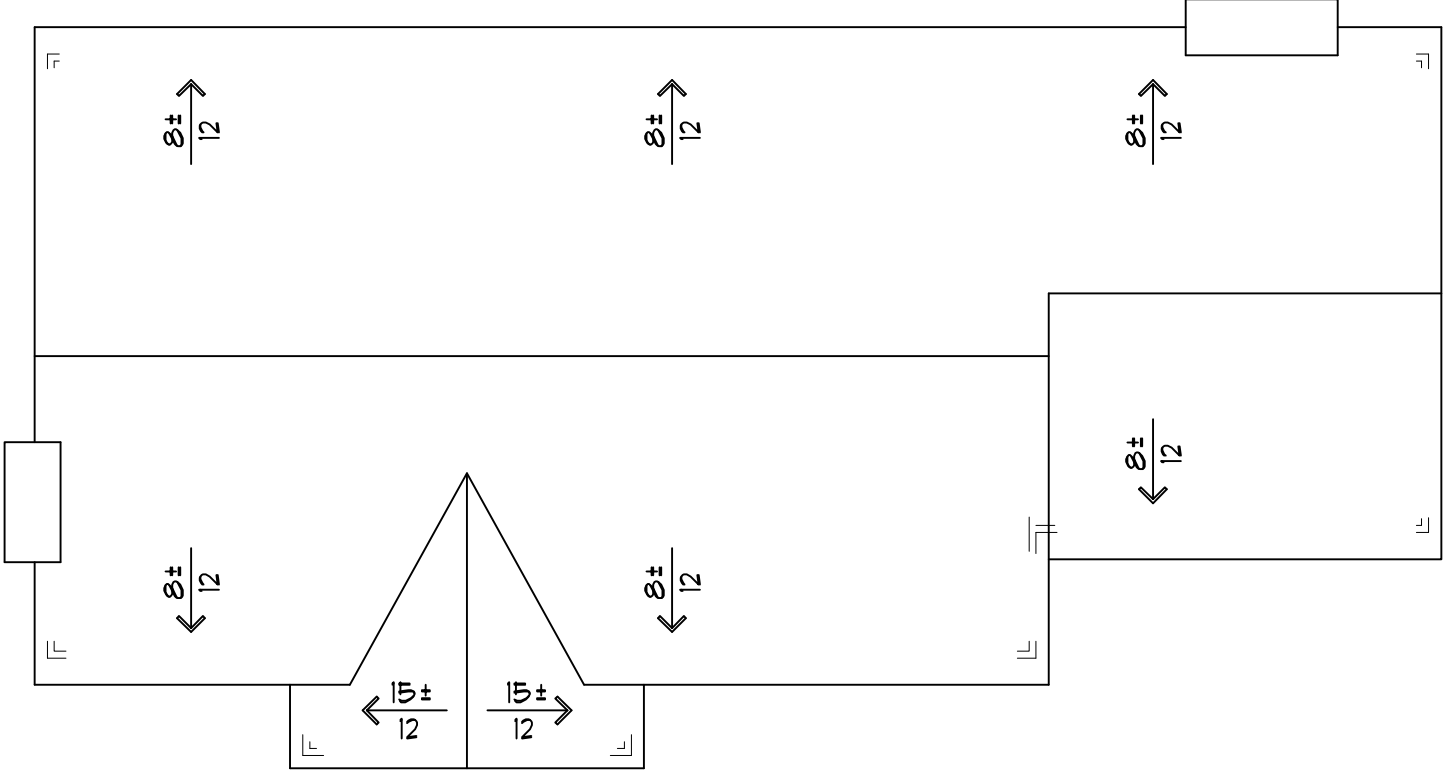


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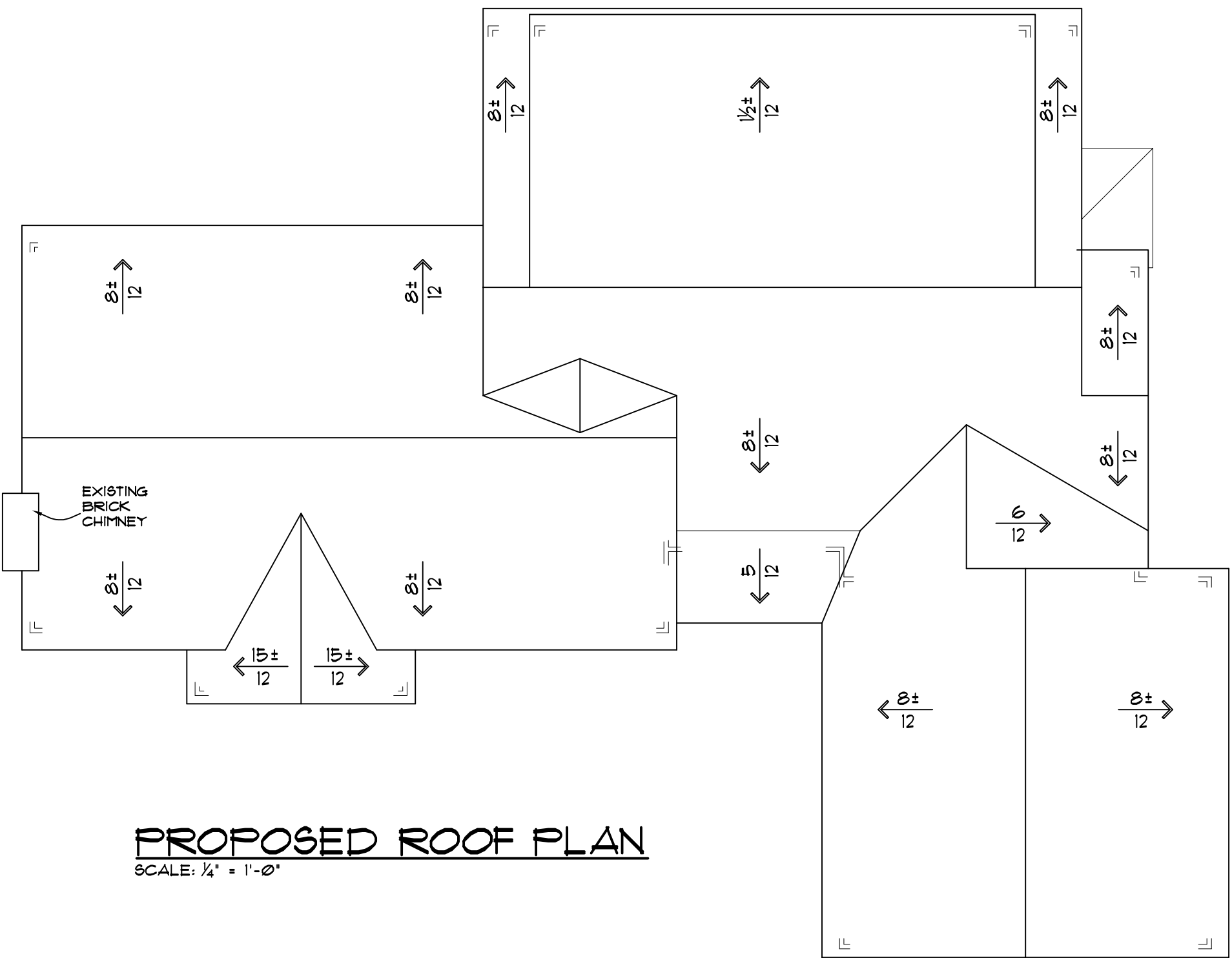
PRICE RESIDENTIAL DESIGN  
HOWE/LANE RESIDENCE  
1325 EMORY ROAD



PROPOSED UPPER FLOOR  
SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

- REVISED 2-2-23  
1. MOVE BASEMENT ADU DOOR TO WEST SIDE  
2. ADDED ROOF PLAN  
3. DELETED POOL AND PARKING PAD  
4. MODIFIED FENCE AND RETAINING WALLS

HOWE/LANE RESIDENCE  
1325 EMORY ROAD  
ATLANTA, GEORGIA  
PRELIM PLANS AND  
ELEVATIONS  
SHEET A-2  
JANUARY 30, 2023



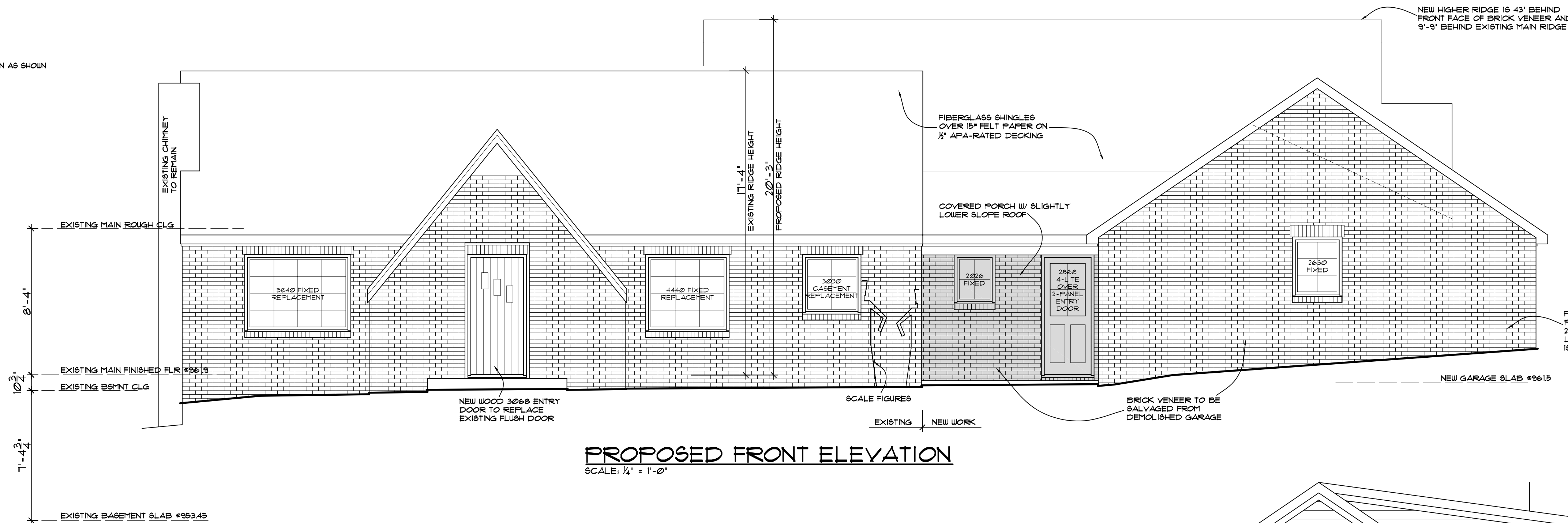
GENERAL NOTE: EXCEPT AS NOTED  
ALL WINDOWS SHALL BE FRAMED WOOD  
OR COMPOSITE MATERIAL, SCL. W/ 3/4"  
MUNTINS (AFFIXED TO GLASS), LITE PATTERN AS SHOWN  
ALL DRS. SHALL BE WOOD.



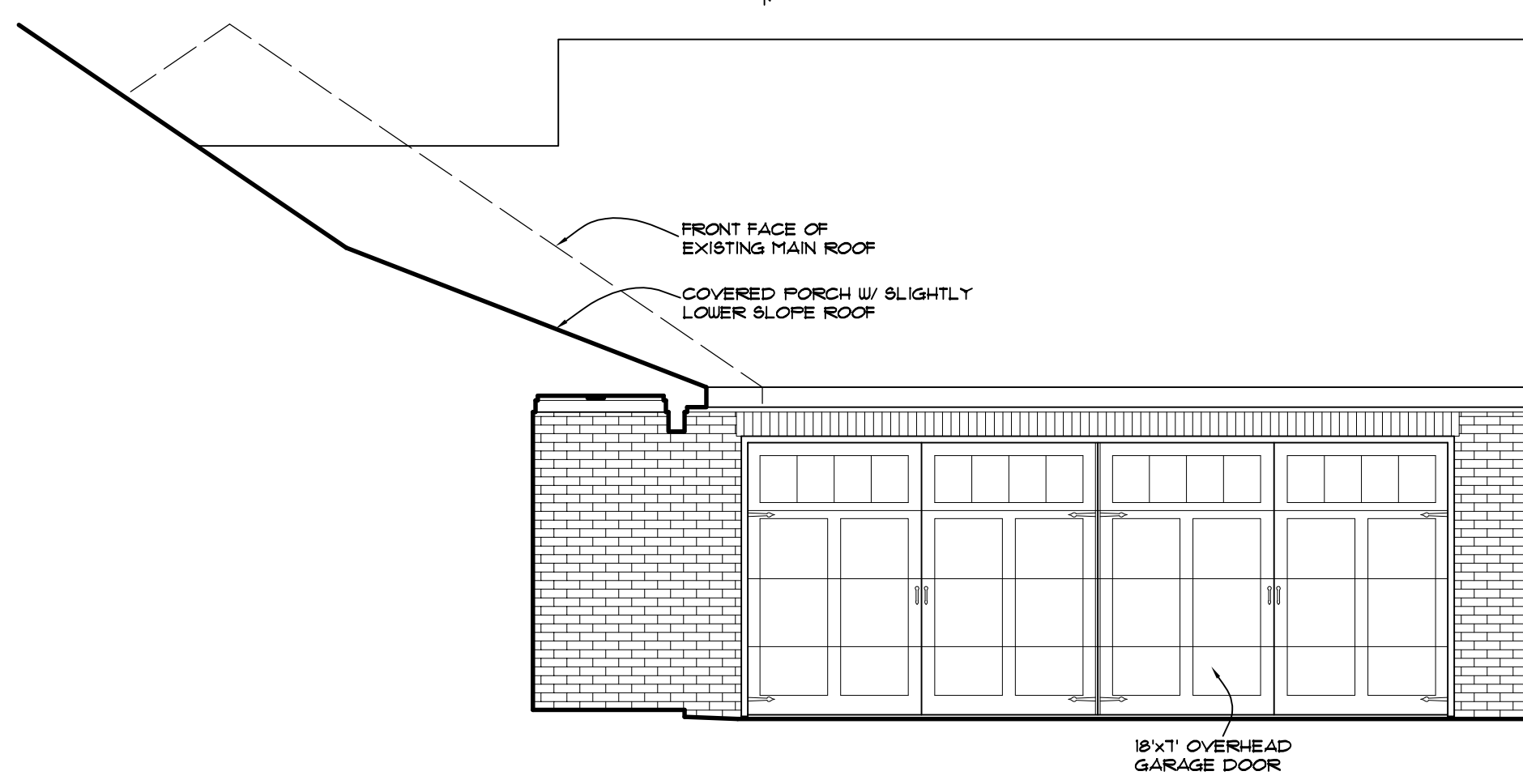
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HOWE/LANE RESIDENCE  
1325 EMORY ROAD

HOWE/LANE RESIDENCE  
1325 EMORY ROAD  
ATLANTA, GEORGIA  
PRELIM PLANS AND  
ELEVATIONS  
SHEET A-3  
JANUARY 30, 2023



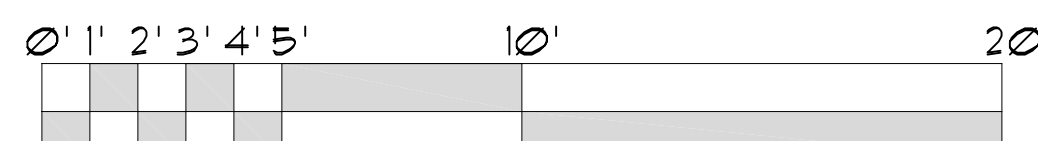
PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION AT NEW GARAGE WING  
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"

REVISED 2-2-23  
1. MOVE BASEMENT ADU DOOR TO WEST SIDE  
2. ADDED ROOF PLAN  
3. DELETED POOL AND PARKING PAD  
4. MODIFIED FENCE AND RETAINING WALLS



## Price Residential Design   Photos at 1325 Emory Road

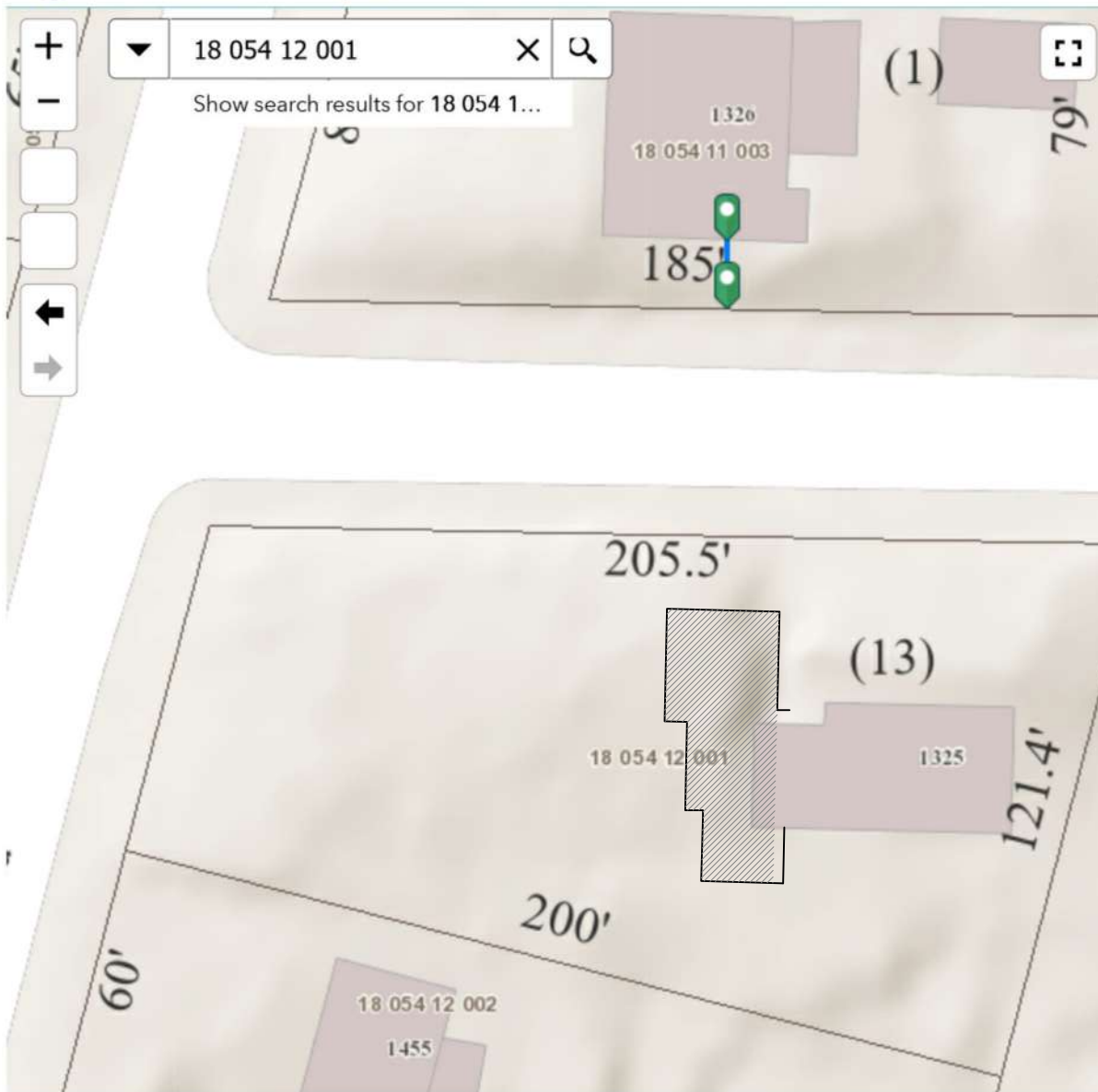


This photo shows the fully wooded area to the west that will be preserved by utilizing an unnecessary grass lawn area for the new garage rather than extending the house and driveway into the wooded area. The existing front entry gable will be highlighted as a focal point in the current, more compact design rather than being demphasized in design that stretches out in one plane to the east, particularly a design with a street facing garage. The higher existing grade to the east will require extensive regrading for a garage addition in that area, while the current design works with the existing topography to partially bury the front edge of the garage, making it clearly secondary to the much larger and taller existing primary mass.





## DeKalb County Parcel Viewer



### Measurement

| Feet (US)

Measurement Result

15 Feet (US)

Clear

0 20 40ft

-84.3348 33.7946 Degrees

Press **CTRL** to enable snapping





**1325 Emory Road**  
***Tree Assessment***

For:

By:  
Ben Kent, PLA  
ISA Certified Arborist SO-7070A  
PO Box 1354  
Oxford, Georgia 30054

February 19, 2023



## Assignment

Survey, tag and record the following data for all trees indicated on the supplied plan: tree number, diameter, species, vitality, and other comments relative to condition.

## Methods

Information for the following parameters was recorded for each tree and provided in the following survey.

Term	Description
<b>Tree No.</b>	All trees were tagged on the side of the trunk with an aluminum tag, bearing a unique number to identify trees, at about 2 feet.
<b>DBH</b>	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
<b>Species</b>	Listed as the North American common name.
<b>Condition</b>	<p><b>Good</b>.....Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species.</p> <p><b>Fair</b>.....Tree is in moderate health, but may have a minor pathogenic problem. Some insects and disease could be present. Tree may have minor structural defects, but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress.</p> <p><b>Poor</b>.....Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death.</p> <p><b>Dead</b>.....Tree is dead.</p> <p><b>Invasive</b> ..Trees that are non-indigenous to the Atlanta area, Piedmont region.</p> <p><b>Hazardous</b>Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by a County Arborist or County Forester.</p>
<b>Comments</b>	Additional information regarding health and condition of the trees.



## Tree Assessment Data

Tag	DBH	Species	Condition	Notes
1	44	Tulip Poplar	GOOD	
2	6	Burford Holly	POOR	
3	9	Burford Holly	POOR	
4	8	Chinese Privet	INVASIVE	
5	6	Cherry Laurel	INVASIVE	
6	6	Cherry Laurel	INVASIVE	
7	8	Burford Holly	GOOD	
8	6	Cherry Laurel	INVASIVE	
9	41	Northern Red Oak	GOOD	Few large dead limbs, included rock wall
10	6, 8	Tulip Poplar	POOR	Included chain link fence, multi-stem at root crown
11	6	Cherry Laurel	INVASIVE	
12	9	Mulberry	INVASIVE	
13	11	Tulip Poplar	GOOD	
14	9	Cherry Laurel	INVASIVE	
15	6	Cherry Laurel	INVASIVE	
16	9	Ailanthus	INVASIVE	
17	8	Ailanthus	INVASIVE	
18	41	Southern Red Oak	GOOD	Phototrophic lean, few large dead limbs

Tag	DBH	Species	Condition	Notes
19	36	Southern Red Oak	GOOD	Few large dead limbs
20	7	Tulip Poplar	GOOD	
21	26	Loblolly Pine	FAIR	Leaning
22	17	Loblolly Pine	POOR	Fusiform canker at ~ 10'
23	16	Loblolly Pine	POOR	Contorted, no central lead
24	23	Loblolly Pine	FAIR	Thin canopy, leaning
25	18	Loblolly Pine	FAIR	Significant lean
26	15	Loblolly Pine	FAIR	Contorted central lead
27	7	Northern Red Oak	GOOD	Asymmetrical canopy
28	22	Loblolly Pine	GOOD	
29	11	Tulip Poplar	POOR	Rot and decay present at root crown
30	10	Tulip Poplar	GOOD	
31	10	Tulip Poplar	GOOD	
32	7	Cherry Laurel	INVASIVE	
33	8, 8	Mimosa	INVASIVE	



## Supporting Images

Tree # 10 – Included chain link fence.





Tree # 2 and 3 – Burford hollies.





Tree # 22 - Fusiform canker.

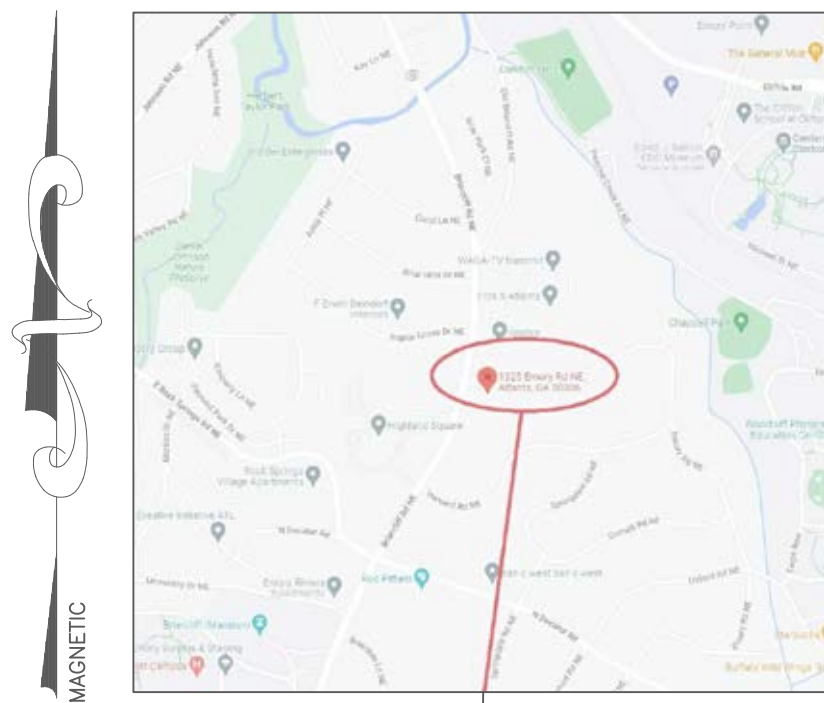




Tree # 29 – Rot and decay present at root crown.







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.

VERTICAL DATUM NAVD88

SSMH1  
TOP=959.74  
INV OUT=950.04  
SSMH2  
TOP=943.29  
INV IN=1032.89  
INV OUT=1032.79



**FLOOD NOTE:**  
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL  
MAP ID 13089C0062K EFFECTIVE DATE: 08/15/2019  
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.

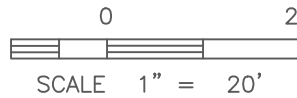
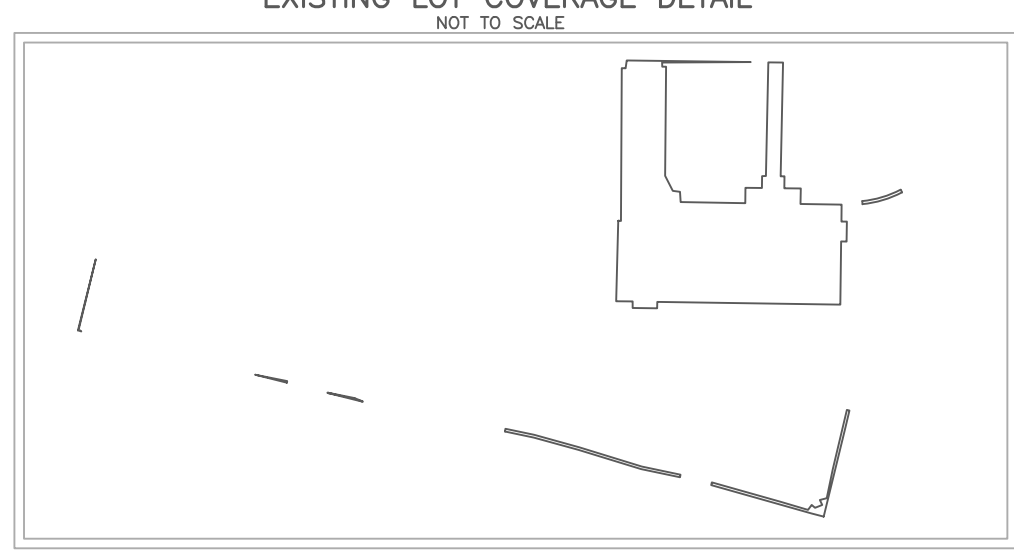
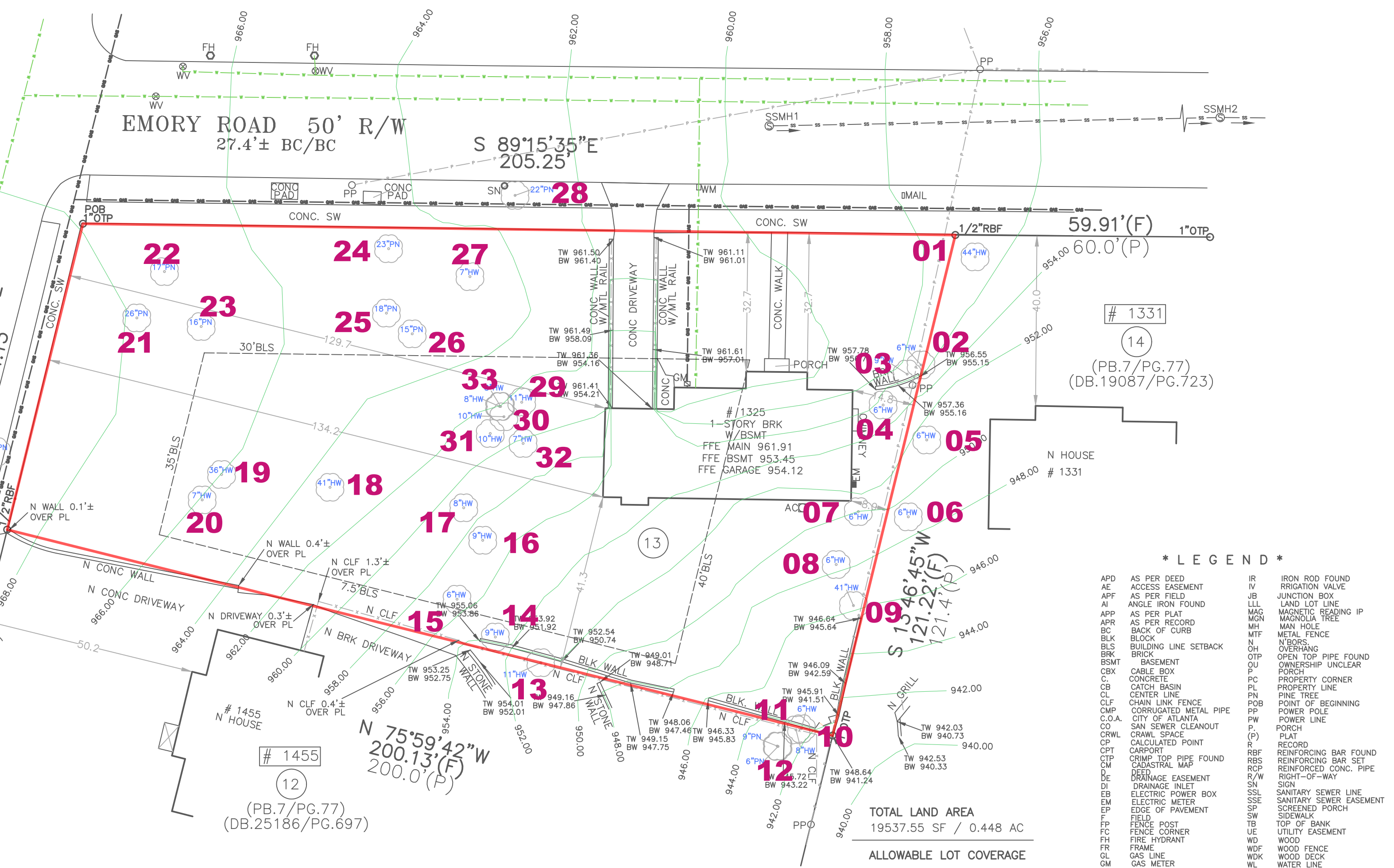
**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-75 UNINCORPORATED DEKALB  
BUILDING SETBACK:  
FRONT: 35' (MINOR ARTERIAL-BRIARCLIFF ROAD)  
FRONT: 30' (LOCAL STREET-EMORY ROAD)  
SIDE: 7.5'  
SIDE STREET: 35'  
REAR: 40'  
MAX LOT COVERAGE 35%  
MAX BUILDING HEIGHT 35'

- \* LINE INDICATORS \***
- INDICATES SANITARY SEWER LINE
  - INDICATES POWER LINE
  - INDICATES WATER LINE
  - INDICATES GAS LINE
  - INDICATES FENCE LINE
  - INDICATES DRAINAGE LINE

- \* 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

**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 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, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.  
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 EXCEPTION.  
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.



LOT 13	BLOCK 33
DRUID HILLS SUBDIVISION	UNIT
LAND LOT 54	18TH DISTRICT
SECTION	
DEKALB COUNTY, GEORGIA	DB.13512/PG.606
PB.7/PG.77	
FIELD WORK DATE MARCH 04, 2022	PRINTED/SIGNED MARCH 08, 2022
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
AU COORD #20161498 DWG #20161498	<b>SURVEY LAND EXPRESS, INC</b> LAND SURVEYING SERVICES

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

**DAVE HOWE**

PROPERTY ADDRESS:  
1325 EMORY ROAD  
ATLANTA, GA 30306

24 LENOX POINTE  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM

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.