

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

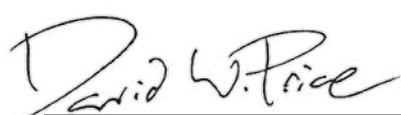
Nature of work (check all that apply):

- 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**







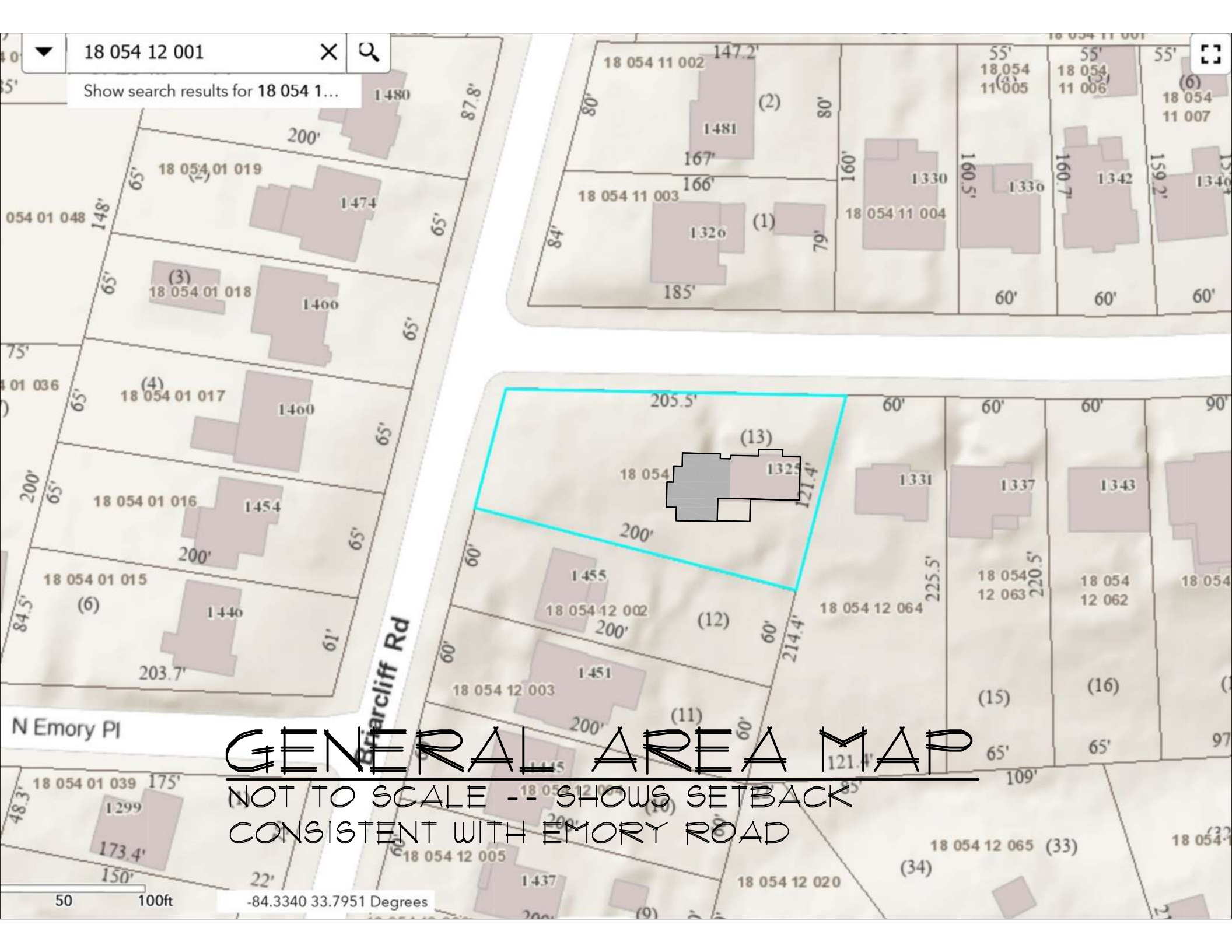












18 054 12 001 X Q

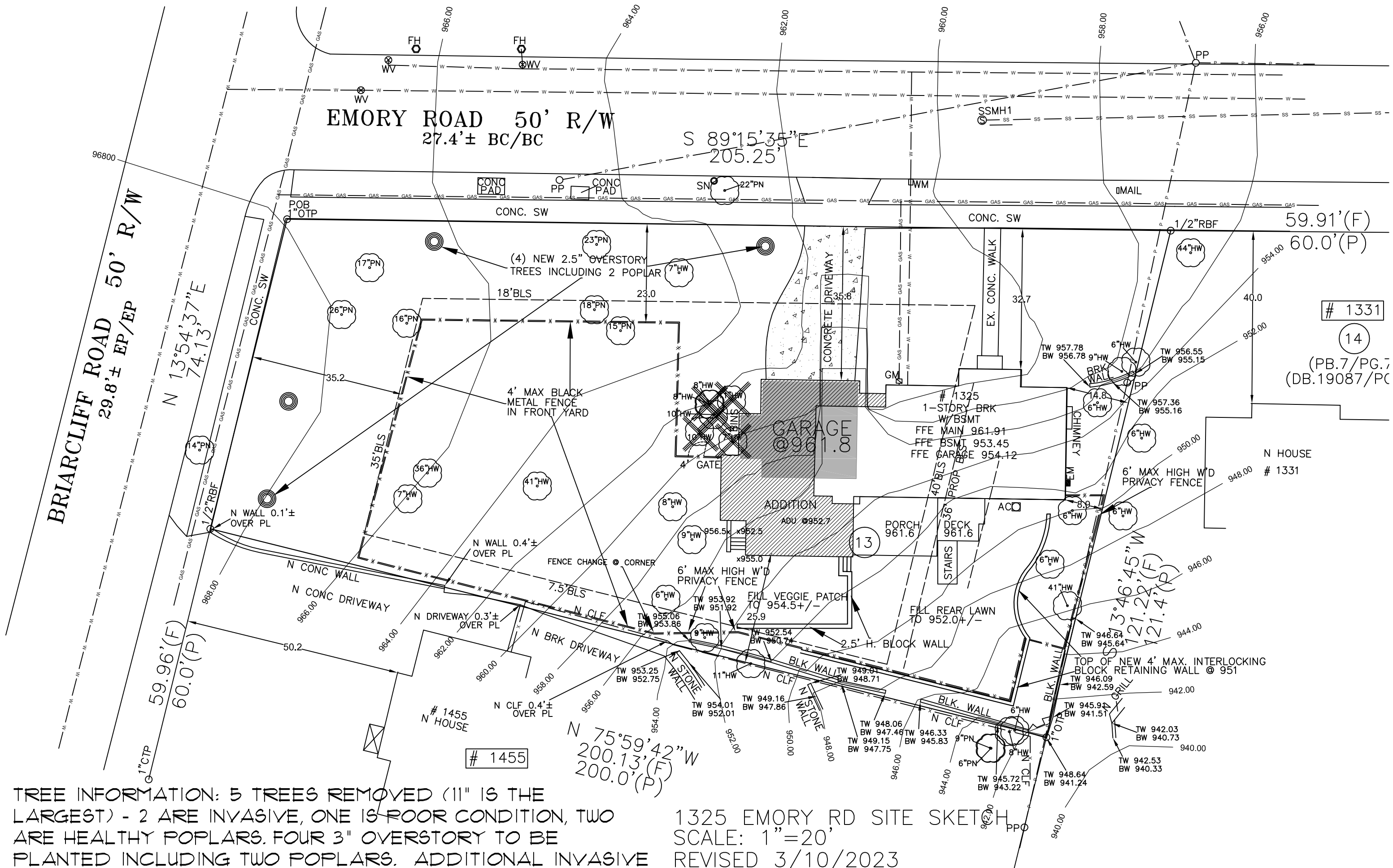
Show search results for 18 054 1...

# GENERAL AREA MAP

NOT TO SCALE -- SHOWS SETBACK  
CONSISTENT WITH EMORY ROAD

50 100ft

-84.3340 33.7951 Degrees



TREE INFORMATION: 5 TREES REMOVED (11" IS THE LARGEST) - 2 ARE INVASIVE, ONE IS POOR CONDITION, TWO ARE HEALTHY POPLARS. FOUR 3" OVERSTORY TO BE PLANTED INCLUDING TWO POPLARS. ADDITIONAL INVASIVE SPECIES TREES MAY BE REMOVED ON FINAL SITE PLAN.

1325 EMORY RD SITE SKETCH  
 SCALE: 1"=20'  
 REVISED 3/10/2023

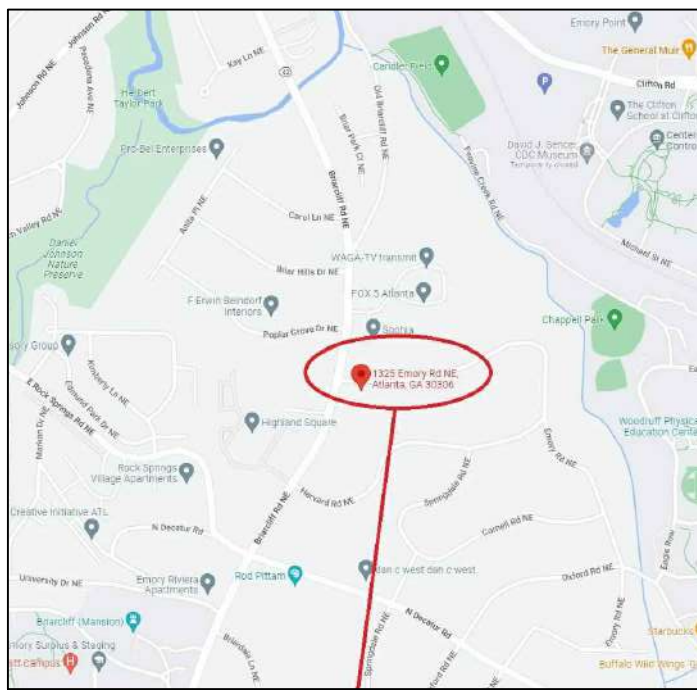
# 1331  
 14  
 (PB.7/Pg.7)  
 (DB.19087/PC)

# 1455

N 75°59'42"W  
 200.13'(F)  
 200.0'(P)

S 3°46'45"W  
 121.22'(F)  
 121.4'(P)





SITE LOCATION MAP NOT TO SCALE

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.

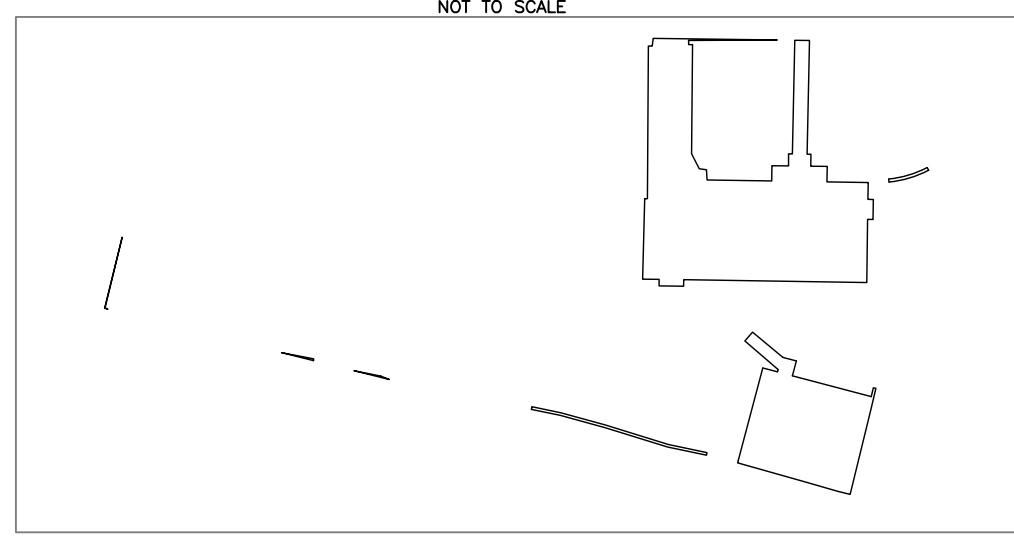
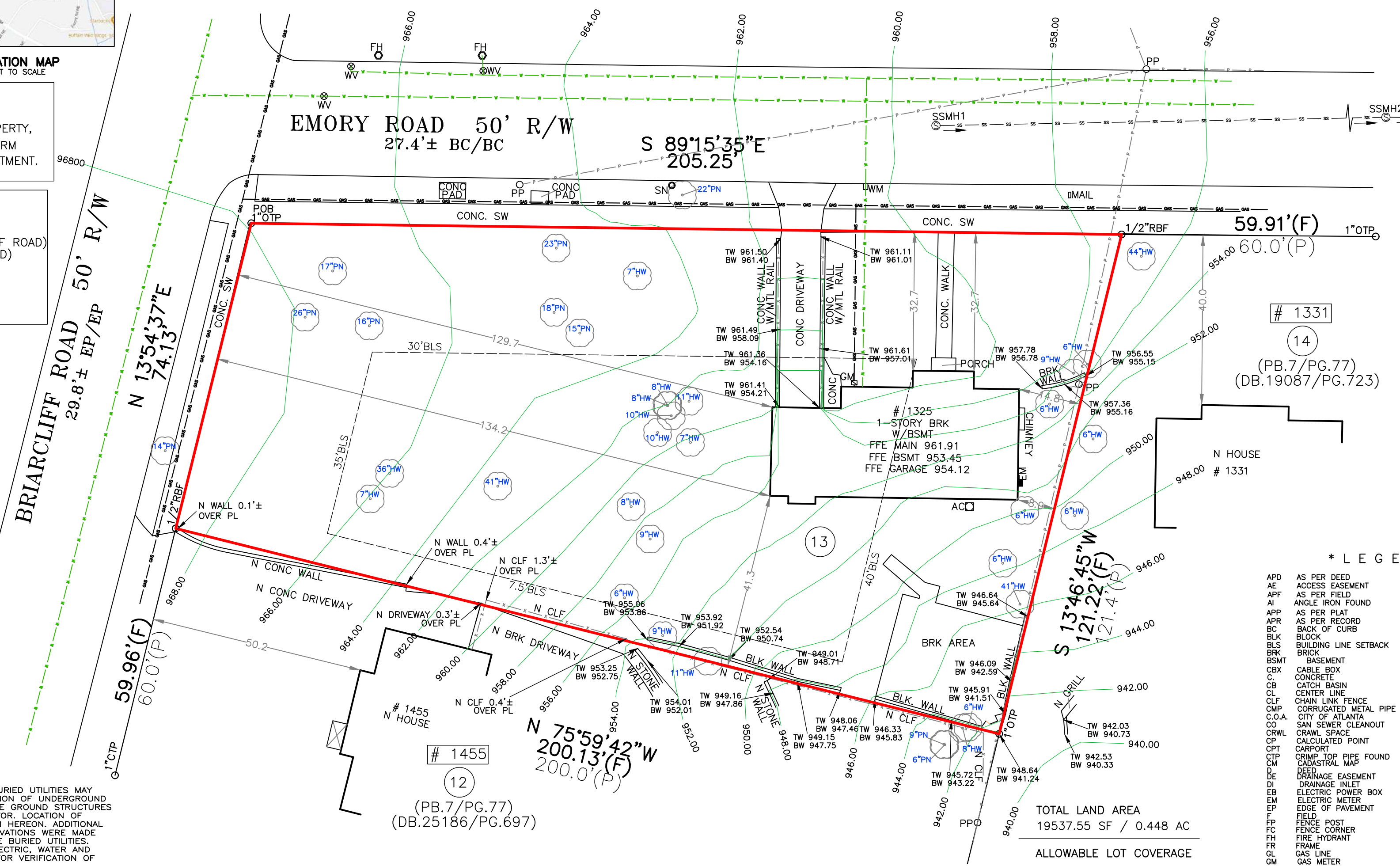
ZONING NOTE:  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

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

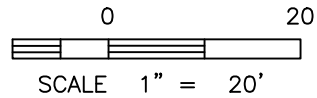
- \* LINE INDICATORS \*  
INDICATES SANITARY SEWER LINE  
INDICATES POWER LINE  
INDICATES WATER LINE  
INDICATES GAS LINE  
INDICATES FENCE LINE  
INDICATES DRAINAGE LINE

- \* 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.



- \* LEGEND \*  
APD AS PER DEED  
AE ACCESS EASEMENT  
APF AS PER FIELD  
AI ANGLE IRON FOUND  
APP AS PER PLAT  
APR AS PER RECORD  
BC BACK OF CURB  
BLK BLOCK  
BLS BUILDING LINE SETBACK  
BRK BRICK  
BSMT BASEMENT  
CBX CABLE BOX  
C CONCRETE  
CB CATCH BASIN  
CL CENTER LINE  
CLF CHAIN LINK FENCE  
CMP CORRUGATED METAL PIPE  
C.O.A. CITY OF ATLANTA  
CO SAN SEWER CLEANOUT  
CRWL CRAWL SPACE  
CP CALCULATED POINT  
CPT CARPORT  
CPT CRIMP TOP PIPE FOUND  
CM CADASTRAL MAP  
DE DEED  
DE DRAINAGE EASEMENT  
DI DRAINAGE INLET  
EB ELECTRIC POWER BOX  
EM ELECTRIC METER  
EP EDGE OF PAVEMENT  
F FIELD  
FP FENCE POST  
FC FENCE CORNER  
FH FIRE HYDRANT  
FR FRAME  
GL GAS LINE  
GM GAS METER  
GV GAS VALVE  
GW GUY WIRE  
HDW HEAD WALL  
HW HARDWOOD TREE  
IFB IRON PIN FOUND  
IPS IRON PIN SET  
IR IRON ROD FOUND  
IV IRRIGATION VALVE  
JB JUNCTION BOX  
LL LAND LOT LINE  
LLS LAND LOT LINE  
MAG MAGNETIC READING IP  
MGN MGN  
MH MAN HOLE  
MTF METAL FENCE  
N N'BORES  
NH OVERHANG  
OH OPEN TOP PIPE FOUND  
OU OWNERSHIP UNCLEAR  
P PORCH  
PC PROPERTY CORNER  
PL PROPERTY LINE  
PN PINE TREE  
POB POINT OF BEGINNING  
PP POWER POLE  
PW POWER LINE  
P PORCH  
(P) PLAT  
R RECORD  
RBF REINFORCING BAR FOUND  
RBS REINFORCING BAR SET  
RCP REINFORCED CONC. PIPE  
R/W RIGHT-OF-WAY  
S SIGN  
SSL SANITARY SEWER LINE  
SSE SANITARY SEWER EASEMENT  
SP SCREENED PORCH  
SW SIDEWALK  
TB TOP OF BANK  
UE UTILITY EASEMENT  
WD WOOD  
WDF WOOD FENCE  
WDK WOOD DECK  
WL WATER LINE  
WM WATER METER  
WRF WIRE FENCE  
WV WATER VALVE  
WW WET WEATHER  
W/ WITH  
YI YARD INLET



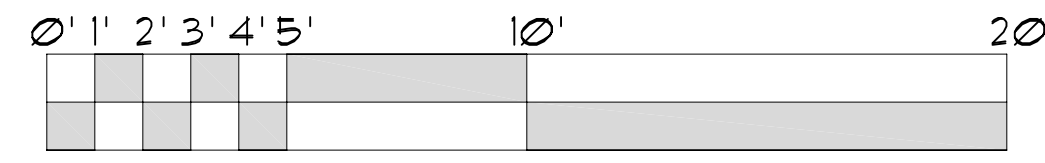
SCALE 1" = 20'

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	<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  
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 8197  
DAVE HOWE  
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.



GENERAL NOTE: EXCEPT AS NOTED,  
ALL WINDOWS SHALL BE PRIMED WOOD  
OR COMPOSITE MATERIAL, 8DL W/ 3/4"  
MUNTINS (APPLIED TO GLASS), LITE PATTERN AS SHOWN  
ALL DRS. SHALL BE WOOD.

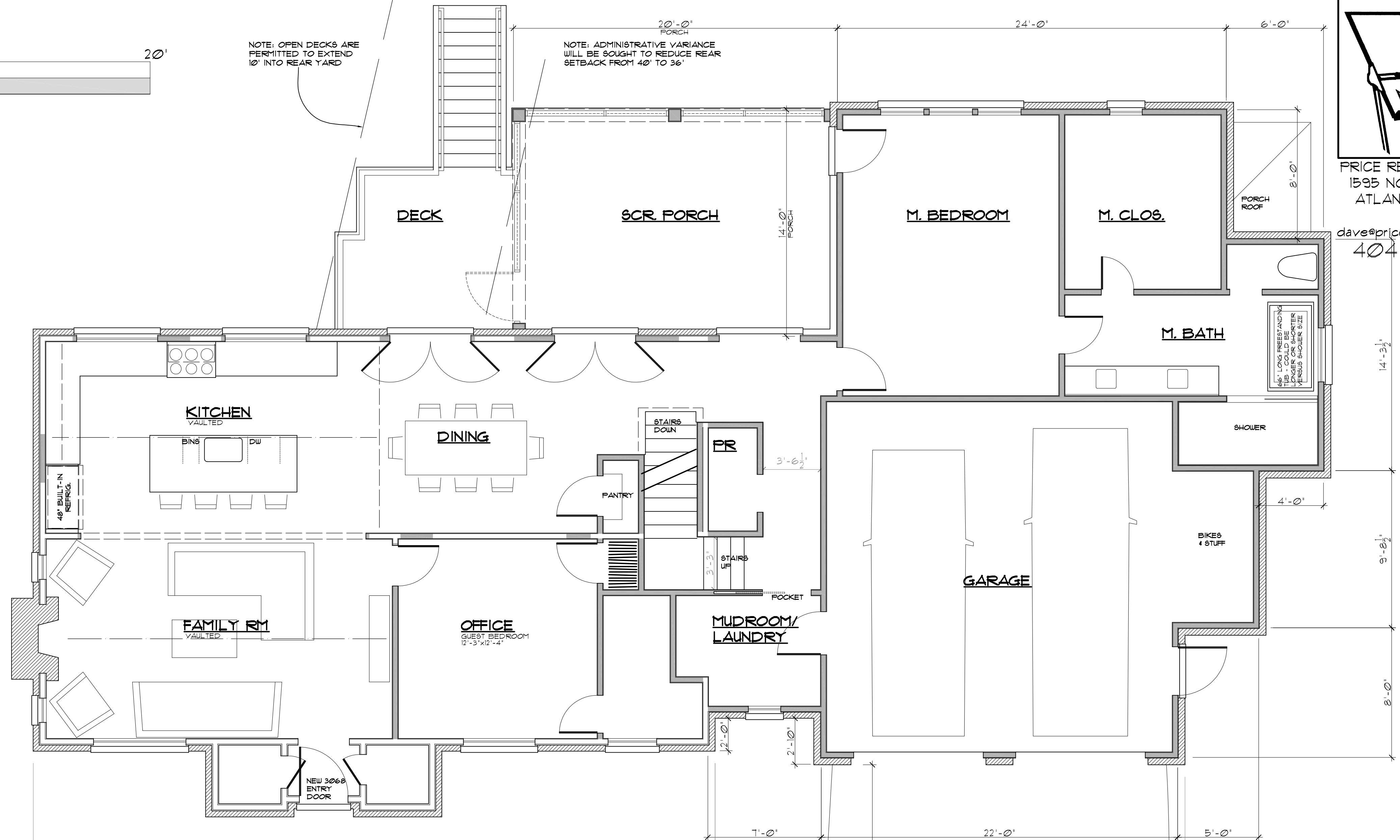


NOTE: OPEN DECKS ARE  
PERMITTED TO EXTEND  
10' INTO REAR YARD

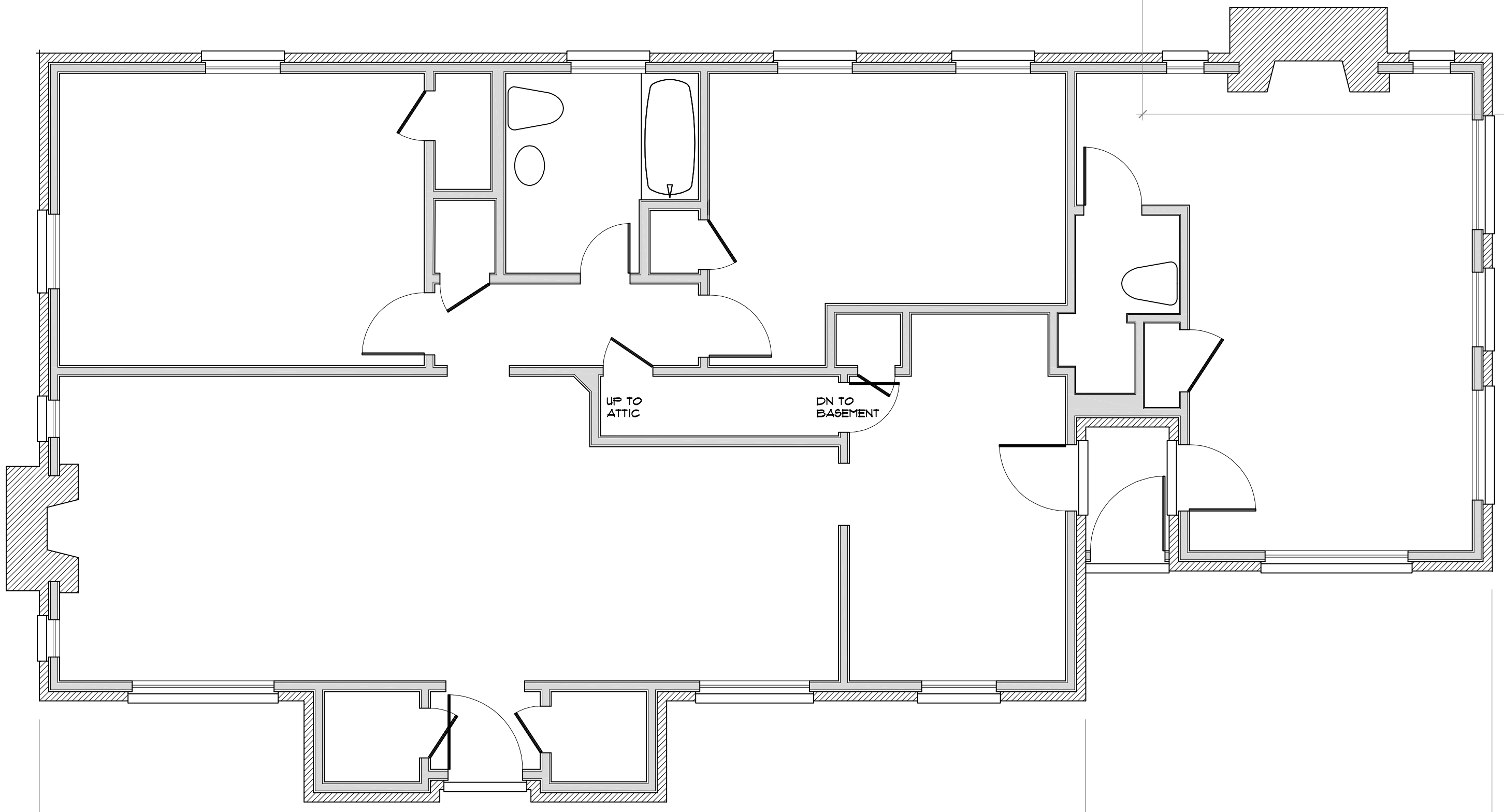
NOTE: ADMINISTRATIVE VARIANCE  
WILL BE SOUGHT TO REDUCE REAR  
SETBACK FROM 40' TO 36'



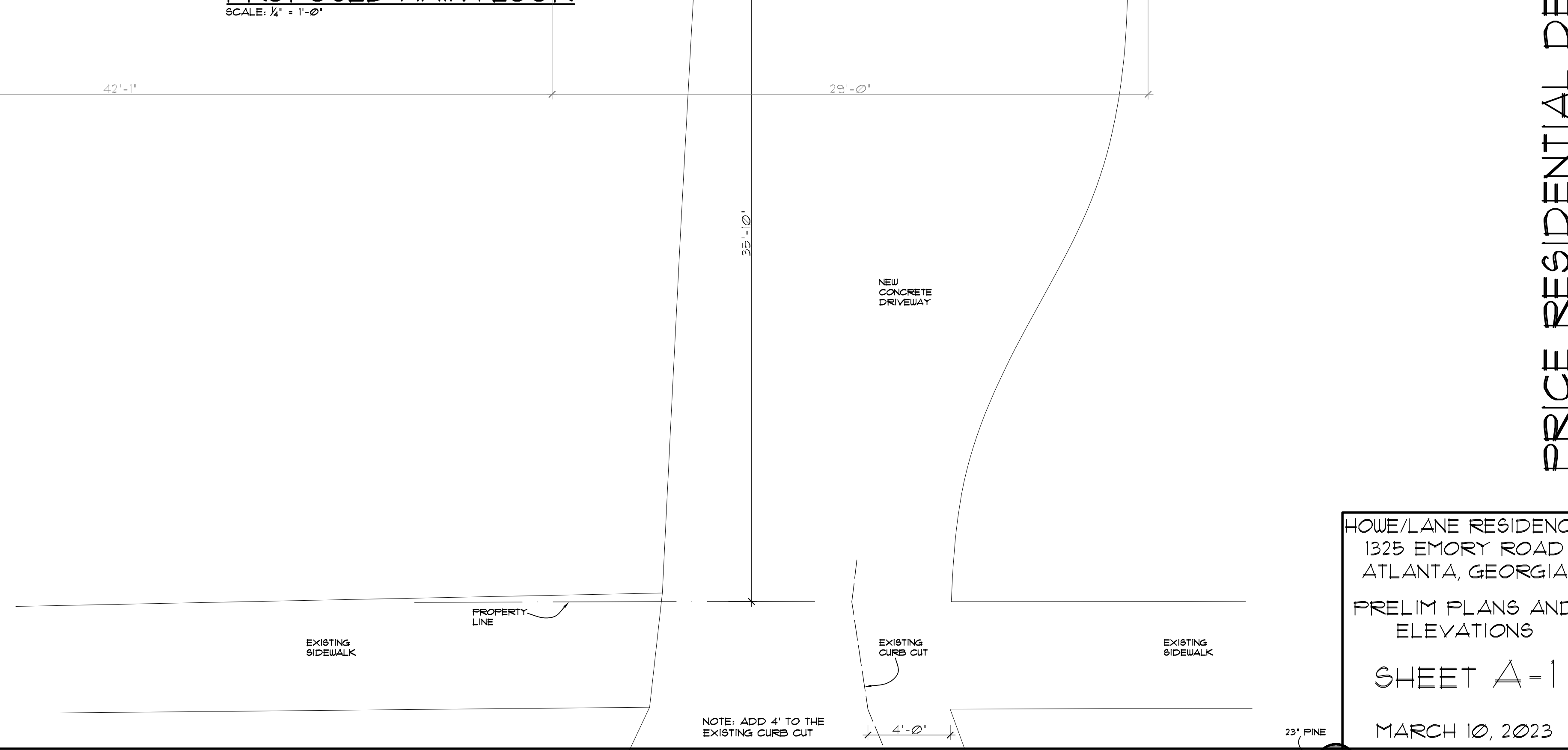
PRICE RESIDENTIAL DESIGN  
1595 NOTTINGHAM WAY  
ATLANTA, GEORGIA  
30309  
dave@priceresidentialdesign.com  
404-245-4244



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



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



NOTE: ADD 4' TO THE  
EXISTING CURB CUT

23' PINE

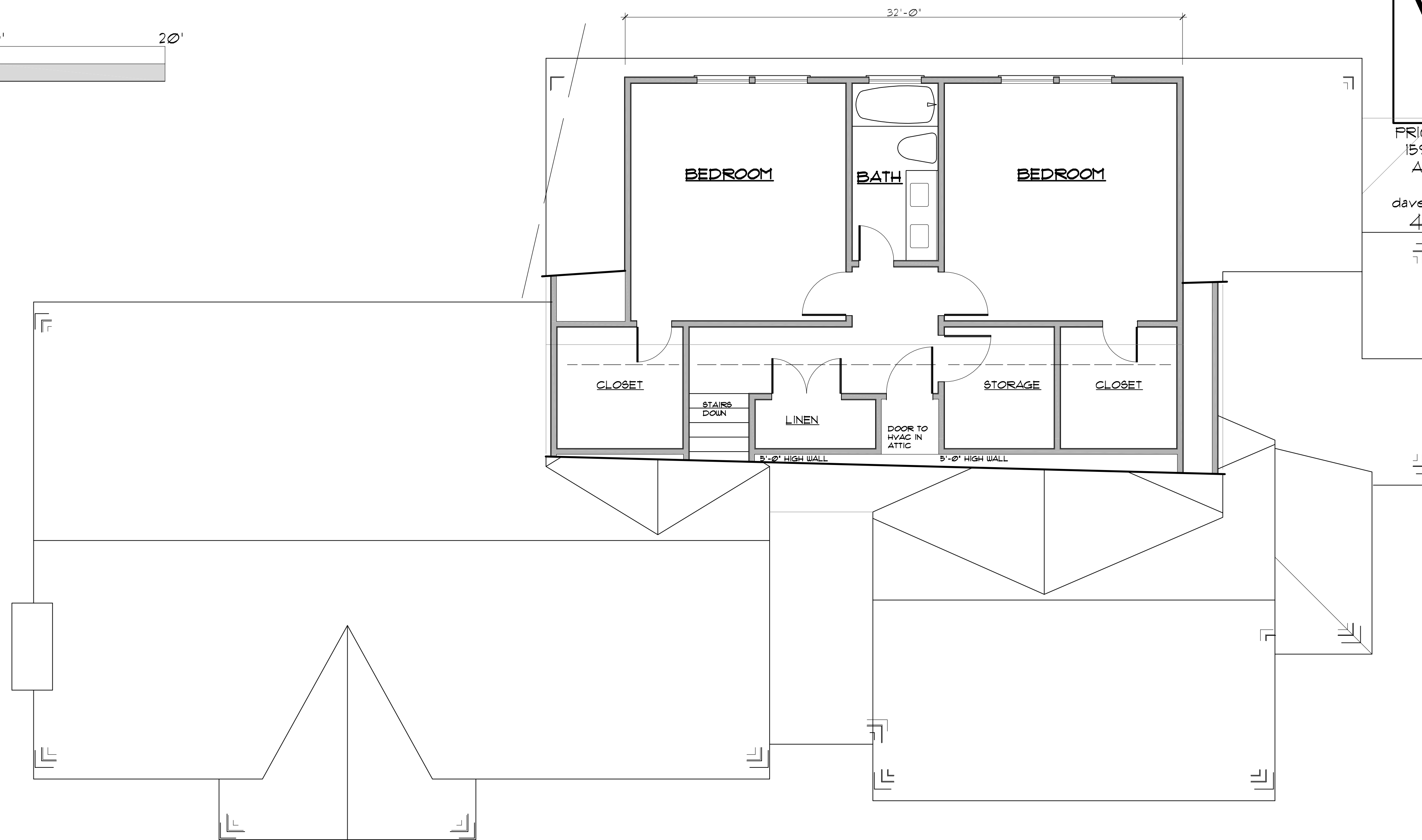
PRICE RESIDENTIAL DESIGN HOWE/LANE RESIDENCE 1325 EMORY ROAD

HOWE/LANE RESIDENCE  
1325 EMORY ROAD  
ATLANTA, GEORGIA  
PRELIM PLANS AND  
ELEVATIONS  
SHEET A-1  
MARCH 10, 2023

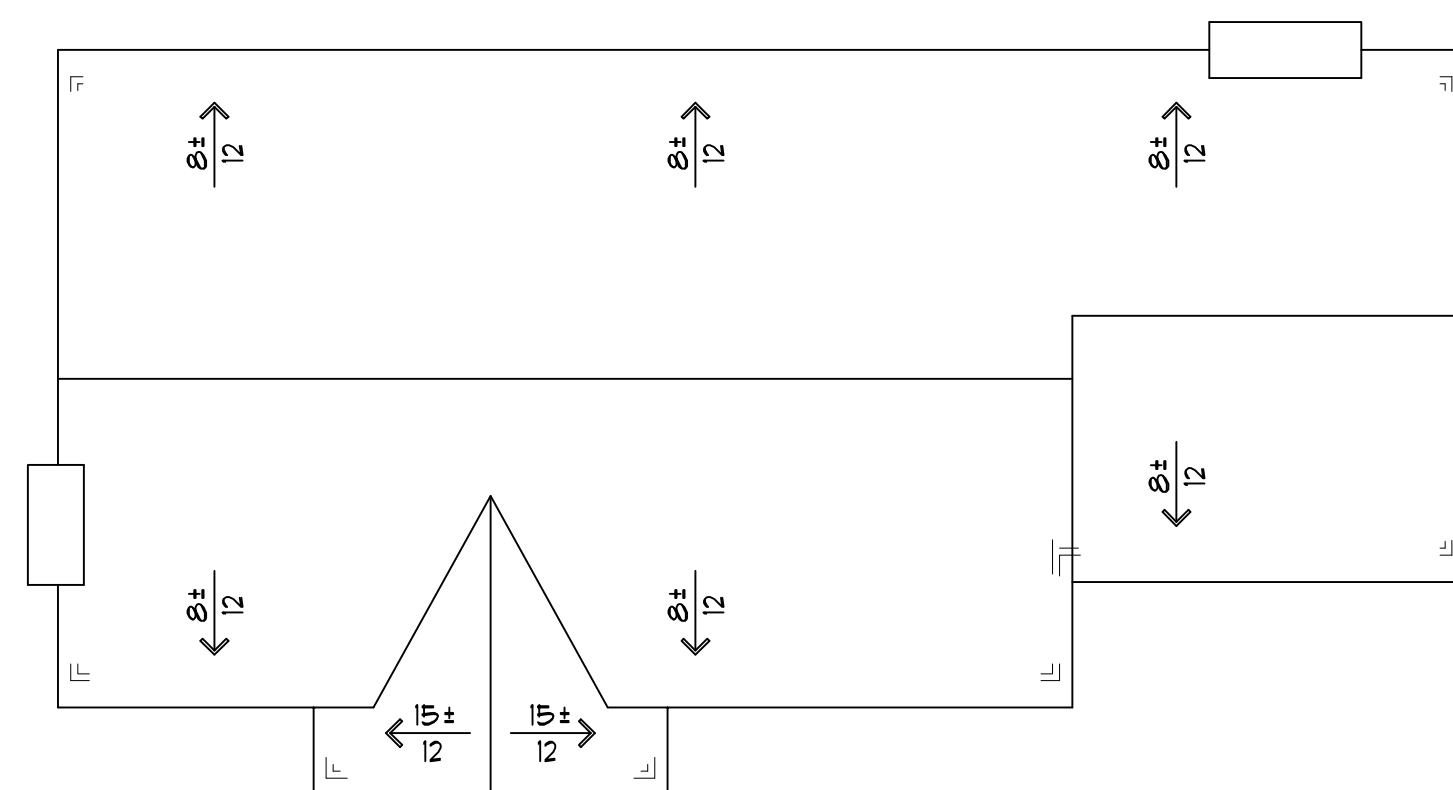




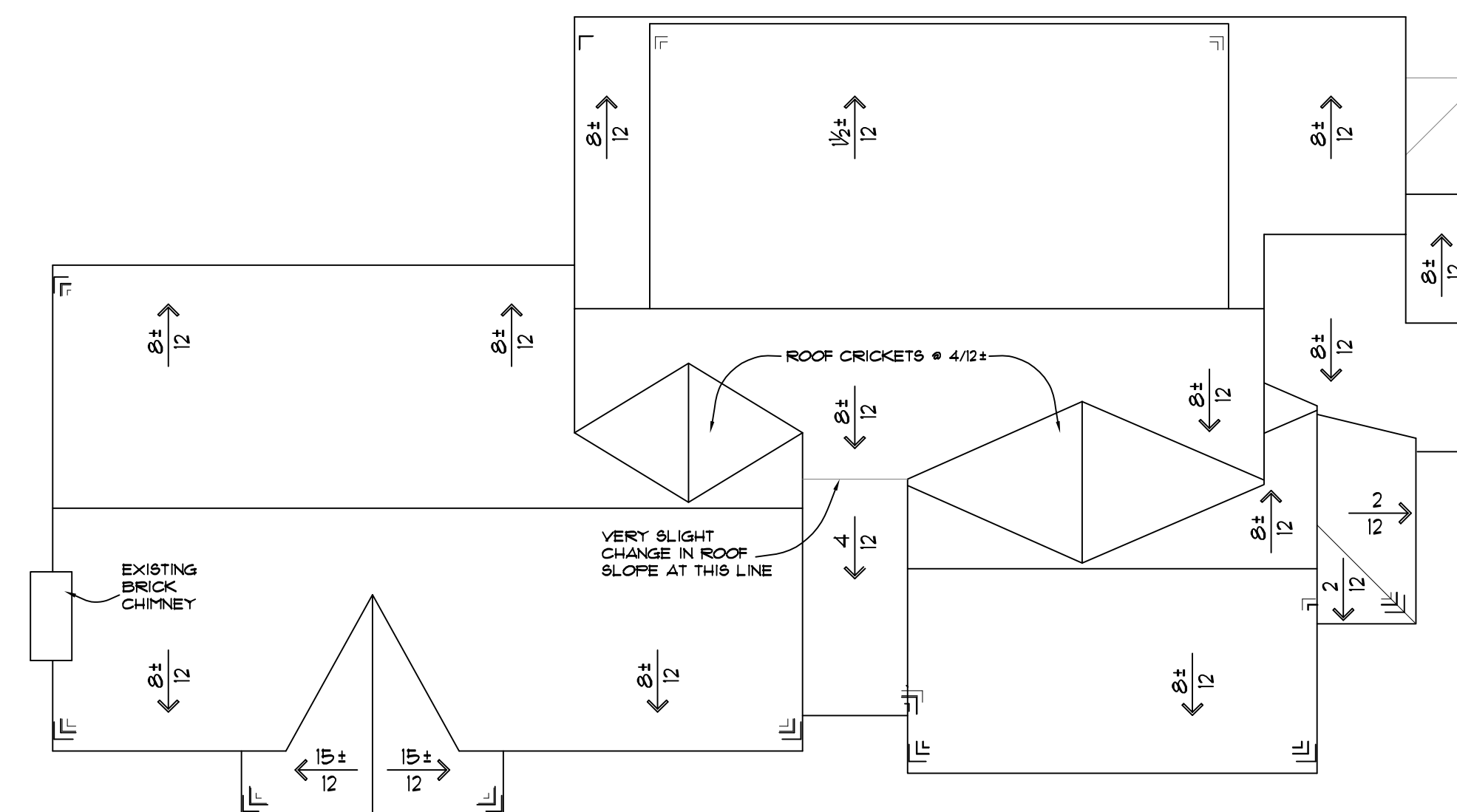
PRICE RESIDENTIAL DESIGN  
 1595 NOTTINGHAM WAY  
 ATLANTA, GEORGIA  
 30309  
 dave@priceresidentialdesign.com  
 404-245-4244



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



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



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

PRICE RESIDENTIAL DESIGN  
 HOWE/LANE RESIDENCE  
 1325 EMORY ROAD

HOWE/LANE RESIDENCE  
 1325 EMORY ROAD  
 ATLANTA, GEORGIA  
 PRELIM PLANS AND  
 ELEVATIONS  
 SHEET A-2  
 MARCH 10, 2023

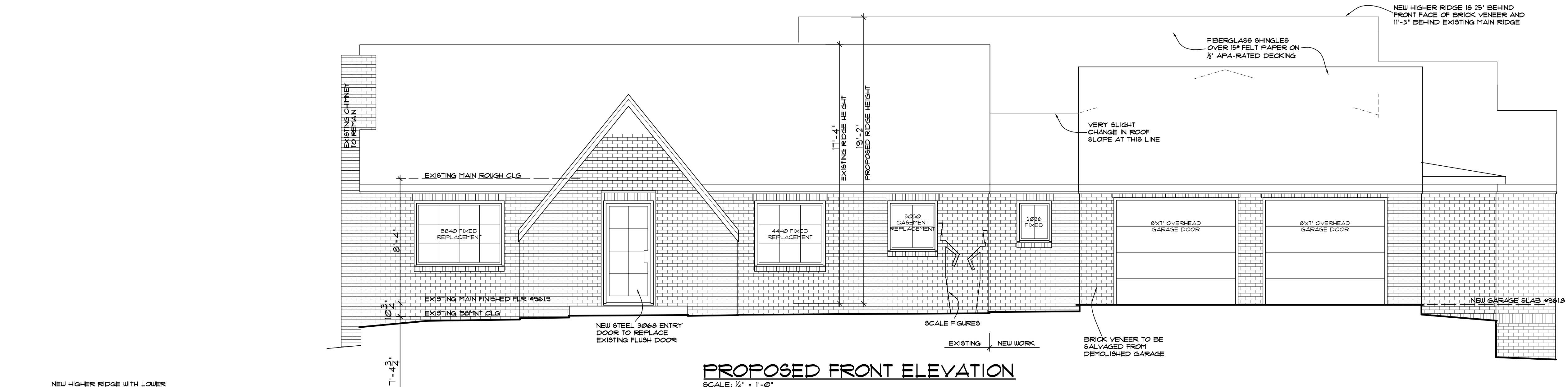




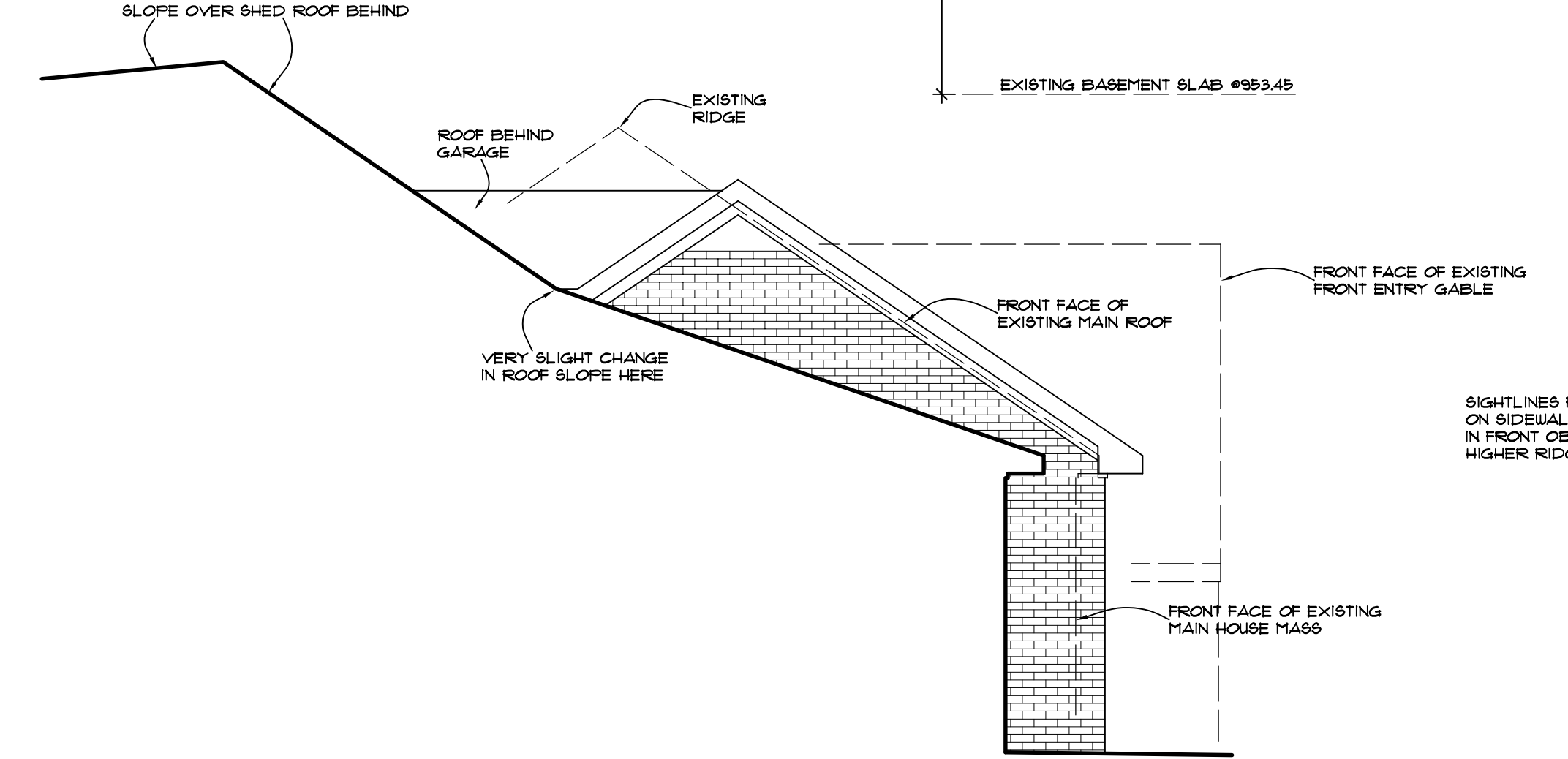
PRICE RESIDENTIAL DESIGN  
 1595 NOTTINGHAM WAY  
 ATLANTA, GEORGIA  
 30309  
 dave@priceresidentialdesign.com  
 404-245-4244

HOWE/LANE RESIDENCE  
 1325 EMORY ROAD

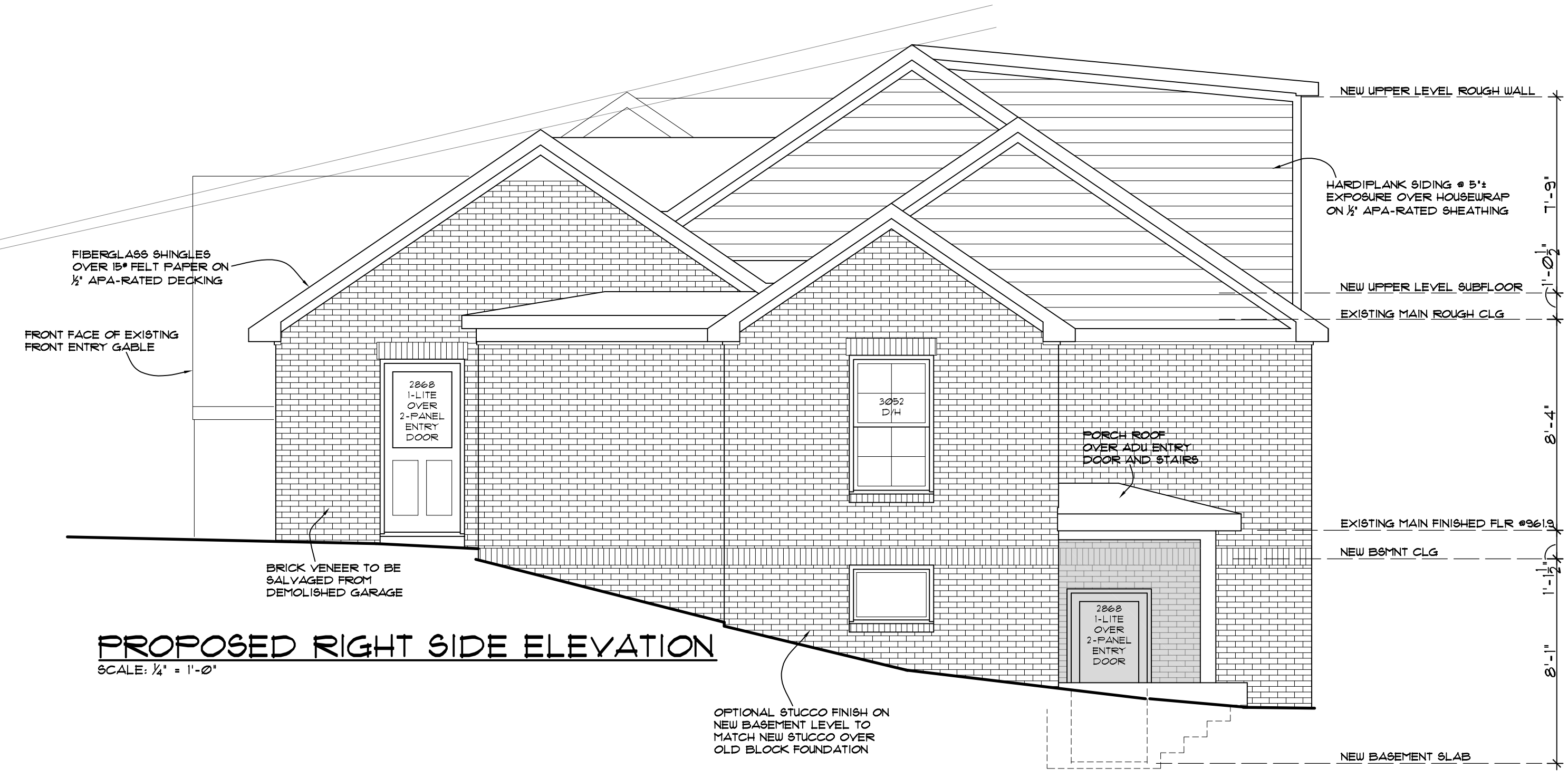
PRICE RESIDENTIAL DESIGN  
 HOWE/LANE RESIDENCE  
 1325 EMORY ROAD  
 ATLANTA, GEORGIA  
 PRELIM PLANS AND  
 ELEVATIONS  
 SHEET A-3  
 MARCH 10, 2023



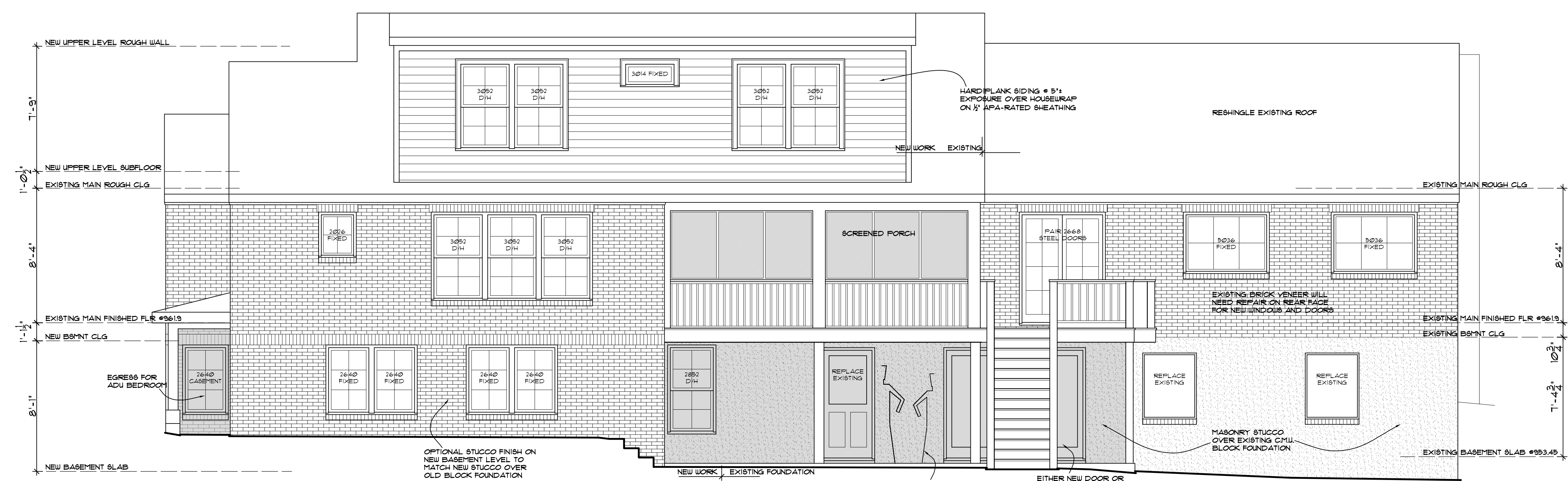
**PROPOSED FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



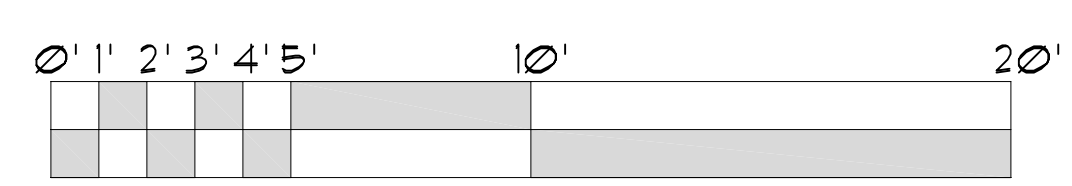
**PROPOSED LEFT SIDE ELEVATION AT ADDITION**  
 SCALE: 1/4" = 1'-0"



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



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







**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	Phototropic 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.

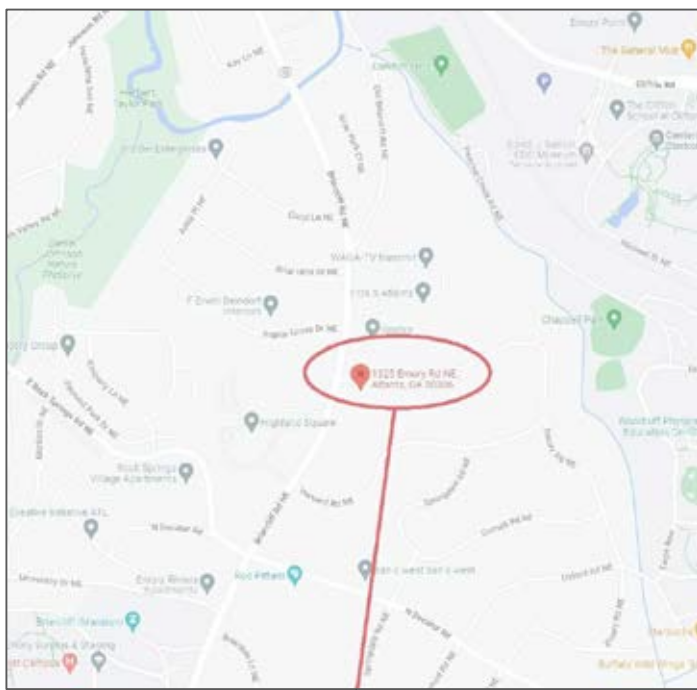




Tree # 29 – Rot and decay present at root crown.





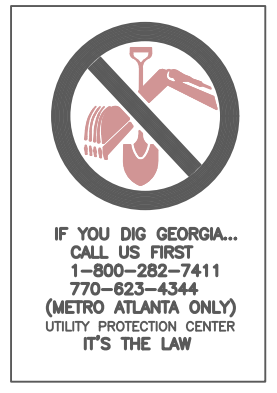


SITE LOCATION MAP  
NOT TO SCALE

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 TO 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.

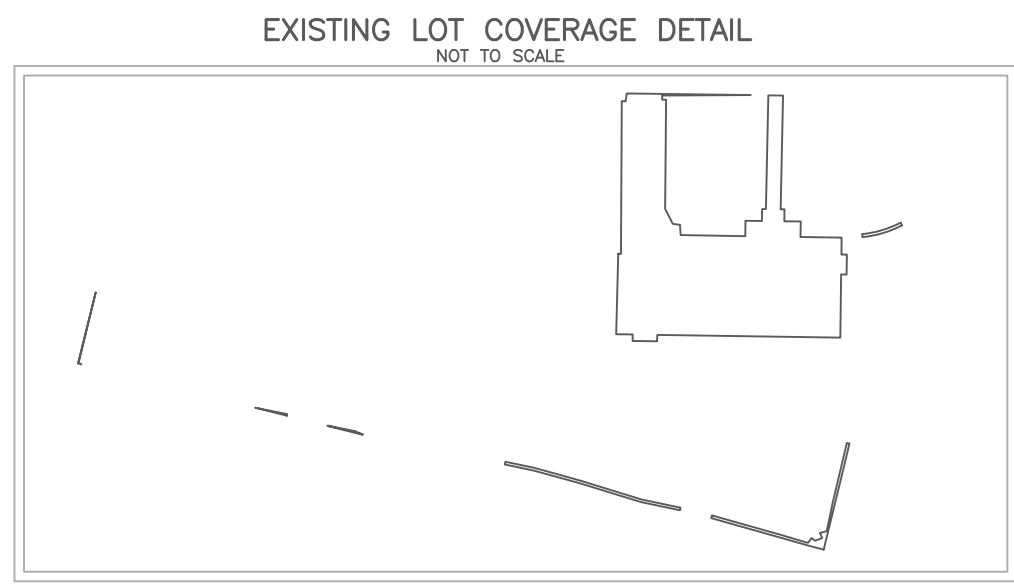
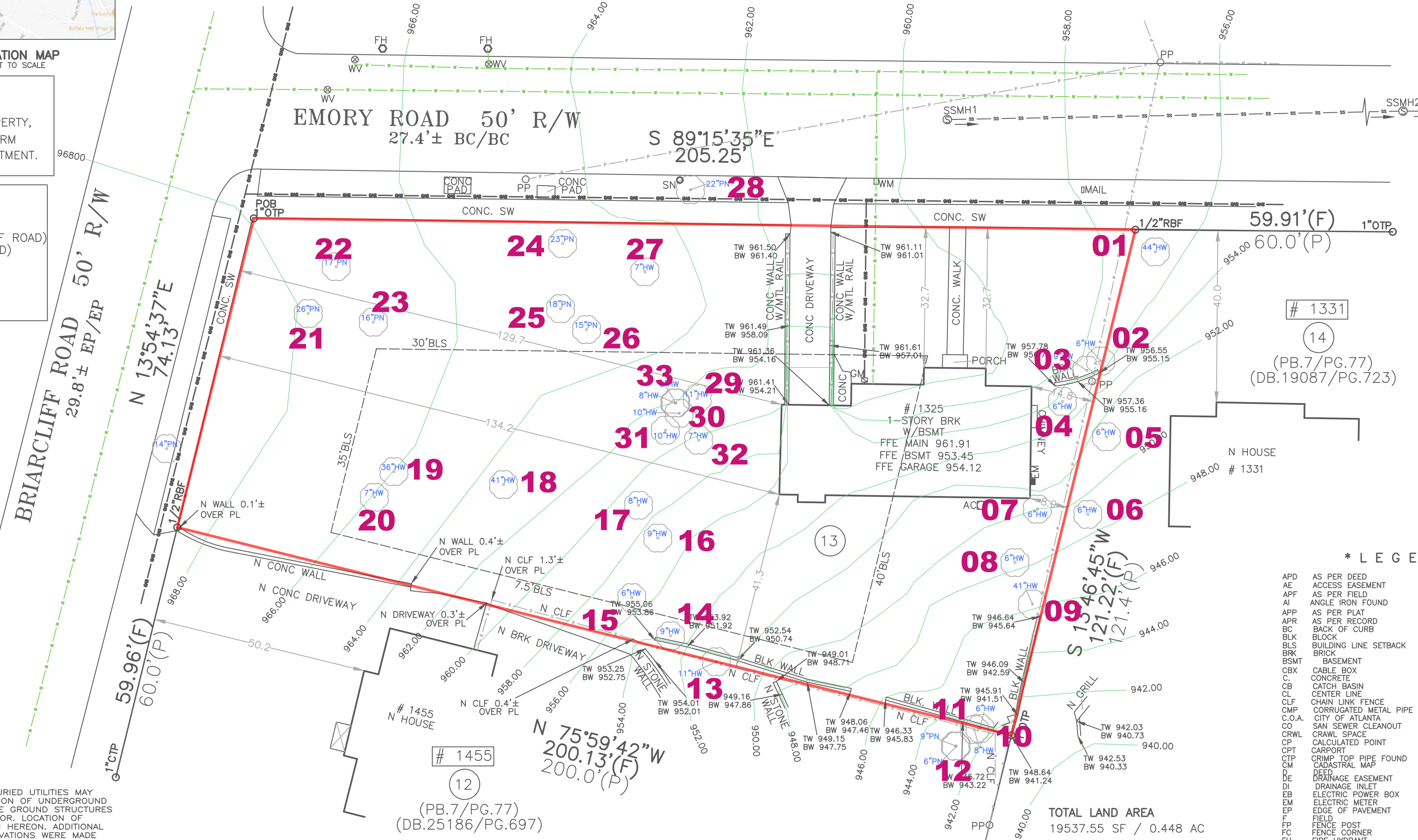
PROPERTY IS ZONED R-75 UNINCORPORATED DEKALB  
BUILDING SETBACK:  
FRONT: 35' (MINOR ARTERIAL-BRIARCLIFF ROAD)  
FRONT: 30' (LOCAL STREET-EMORY ROAD)  
SIDE: 7.5'  
SIDE STREET: 35'  
REAR: 40'  
MAX LOT COVERAGE 35%  
MAX BUILDING HEIGHT 35'

- \* 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

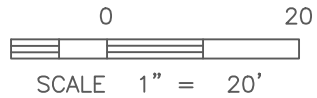
**SURVEY NOTES:**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.



# 1331  
14  
(PB.7/PG.77)  
(DB.19087/PG.723)

# 1455  
12  
(PB.7/PG.77)  
(DB.25186/PG.697)



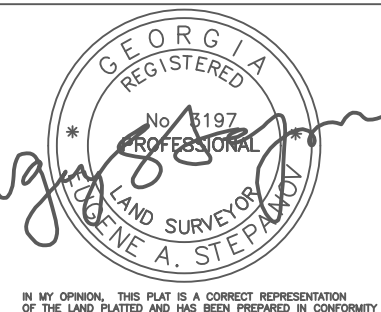
LOT 13	BLOCK 33
DRUID HILLS SUBDIVISION	UNIT
LAND LOT 54	18TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	DB.13512/PG.606 PB.7/PG.77
FIELD WORK DATE MARCH 04, 2022	PRINTED/SIGNED MARCH 08, 2022
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"

**TOTAL LAND AREA**  
19537.55 SF / 0.448 AC  
**ALLOWABLE LOT COVERAGE**  
6838.14 SF / 0.157 AC / 35%  
**EXISTING LOT COVERAGE**  
2248.24 SF / 0.0516 AC / 11.51%

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

**SURVEY LAND EXPRESS, INC**  
LAND SURVEYING SERVICES

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.