

ZONING: O-1

SEBACKS

FRONT = 50'
REAR = 20'
SIDE = 30'

MIN. LOT AREA = 20,000 SQ.FT.
MIN. LOT FRONTAGE = 100'

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 24219, PAGE 603
2. SEE ADJOINERS

ADDRESSES

6940 PEACHTREE INDUSTRIAL BOULEVARD
DORAVILLE, GEORGIA, 30360

FLOOD NOTE

AS PER THE F.I.R.M., FLOOD INSURANCE RATE MAP CITY OF DUNWOODY COMMUNITY PANEL NO. (13089) C 0017 (J) DATED M. 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

TOTAL PARKING

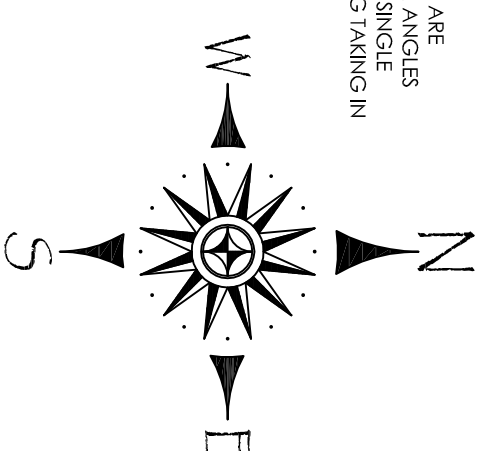
19 TOTAL PARKING SPACES
(2-HAND) CARP PARKING SPACES)

TOTAL SITE AREA

43,553 SQ. FT.

1,000 ACRES

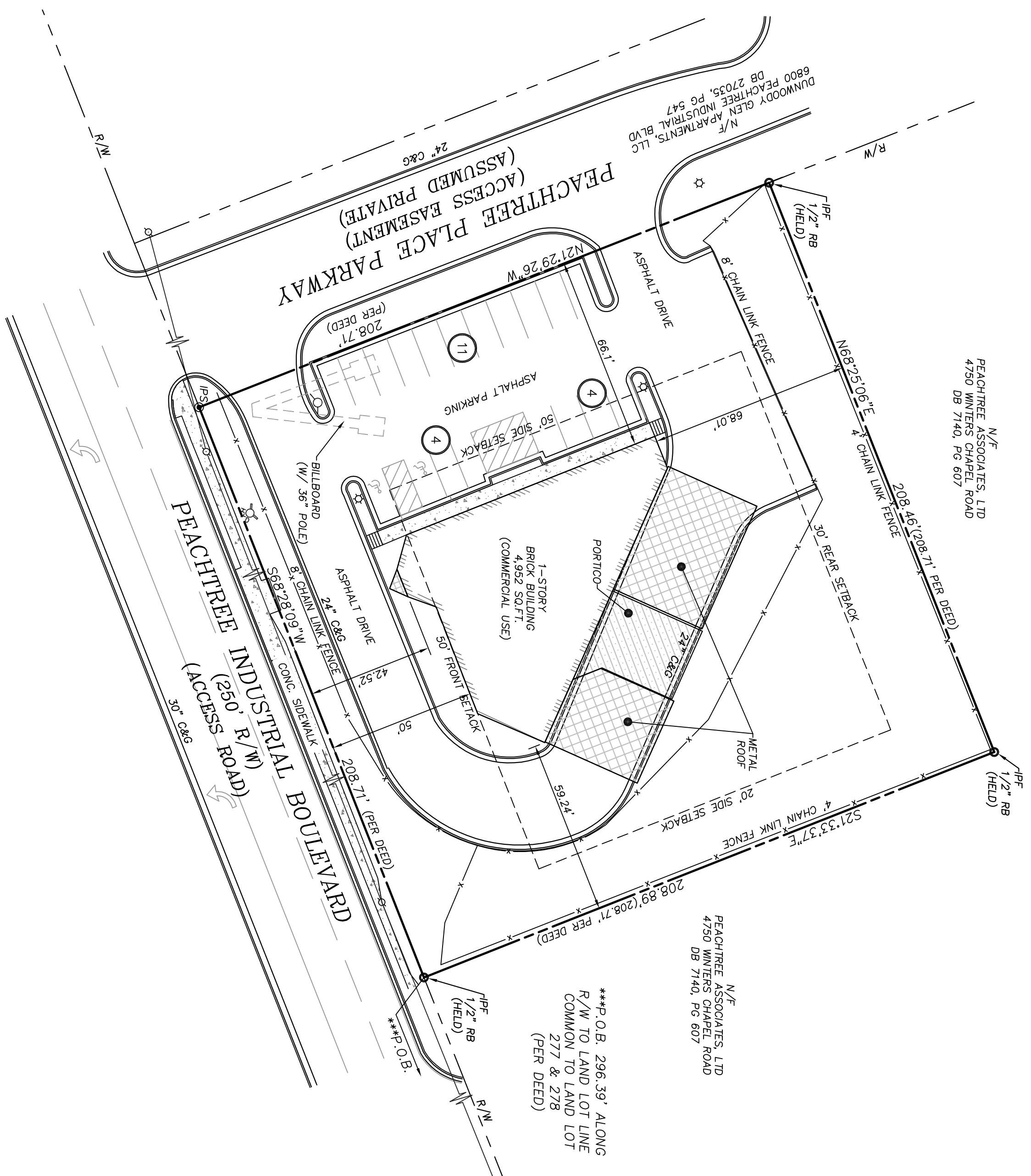
ALL BEARINGS HELD ARE
CALCULATED FROM ANGLES
TURNED BASED ON SINGLE
MAGNETIC READING TAKING IN
FIELD.



N/F
PEACHTREE ASSOCIATES, LTD
4750 WINTERS CHAPEL ROAD
DB 7140, PG 607

N/F
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4750 WINTERS CHAPEL ROAD
DB 7140, PG 607

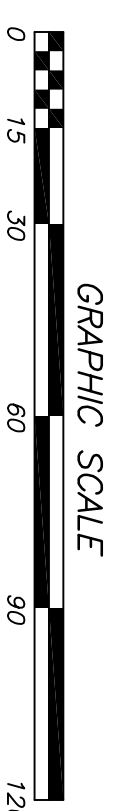
***P.O.B. 296.39' ALONG
R/W TO LAND LOT LINE
COMMON TO LAND LOT
277 & 278
(PER DEED)



LEGEND

IPF	IRON PIN FOUND	—X—X—	PROPERTY LINE
IPS	1/2" REBAR SET	—X—X—	FENCE
CMP	CORRUGATED METAL PIPE	—T—T—	TELEPHONE LINE
R/W	RIGHT OF WAY	—G—G—	GAS LINE
Q	CENTER LINE	—W—W—	WATER LINE
R	PROPERTY LINE	—SS—SS—	SEWATER SEWER LINE
FES	FLARED END SECTION	—O—O—	OPEN TOP PIPE
LLL	LAND LOT LINE	—OT—OT—	CRIMP TOP PIPE
TBM	TEMPORARY BENCHMARK	—RB—RB—	REBAR
INV.	INVERT ELEVATION	—YI—YI—	YARD INLET
SMH	SEWATER SEWER MANHOLE	—D.I.—D.I.—	DRAIN INLET
PO	POWER POLE	—SMH—SMH—	SM. SEWER MANHOLE
PH	FIRE HYDRANT	—GO—GO—	GLANDOUT
LV	LIGHT POLE	—DA—DA—	WATER METER
ICV	IRRIGATION CONTROL VALVE	—GN—GN—	WATER VALVE
TV	TRAVERSE POINT (60D NAIL)	—AC—AC—	AIR CONDITIONER
DM	DRAINAGE MANHOLE	—N/F—N/F—	NOW OR FORMERLY
GV	GAS VALVE	—PT—PT—	PERC. TEST (BOREHOLE)
BM	BENCHMARK	—RRT—RRT—	4x4 TRANSFORMER
IPF	IRON PIN FOUND		RAIL ROAD TIE WALL

REVISIONS:



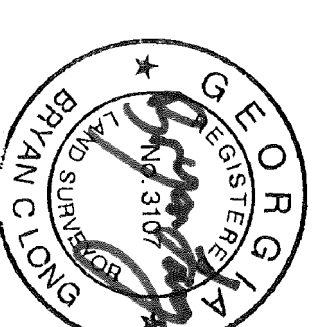
GRAPHIC SCALE

DEED BOOK 24219, PAGE 605
LAND LOT 278 of the 6th DISTRICT
DEKALB COUNTY, GEORGIA
DATE: 06/21/2019 SCALE: 1" = 30'

MERIDIAN GEOMATICS, LLC

Land Surveying ~ Residential, Commercial & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com



INSTRUMENT USED: TOPCON 8000 SERIES PULSE LASER (ROBOTIC) WORK PERFORMED ON JUNE 11, 2019.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 170,769 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,528 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

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

BOUNDARY SURVEY FOR

JUPITER DEVELOPMENT

(PERMITTING MUNICIPALITY: CITY OF DUNWOODY)

DRAWN BY

S.C.D.

JOB. #

2019-121