19-PC-07-14

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Name of Applicant JANICE M WHITE
Mailing Address: 1854 VIRGINIA AUE Ste 2, College Pk, GA 3033
Telephone 404) 964-5922 Mobile # Email all prepper mit by aho.com
Property Owner (s) Gustavo Perdigon GPCUBE, LCC
Mailing Address 2505 GAtewater Bt, Cumming, GA 30040
Telephone 954-278-1687 Mobile #
Address/Location of Property: 3384 North Fulton Ave. Att. 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0095000 90 (15
Present Zoning Classification: R3 R-SF Size of Tract: 0.278 acre(s)
Present Land Use: VACANT Lot
Please check the following as it applies to this application
Site Plan ReviewConditional Use PermitTemporary Use Permit Other (Please State)
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felority to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 1649-20 and may be prosecuted for a violation thereof. Applicant's signature Date:
This
Edder W. Seller
Notary Public

EDDIE W SELLERS
Notary Public, Fulton County, Georgia
My Commission Expires June 29, 2020

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

NEW CONSTRUCTION OF A SINGLE- FAMILY	NEW
FOME 3-BEDROOMS; 2 BATHS;	
Kitchen; Diving Room; LIVING ROOM	
Construction timeline Fall 2019	Const

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
GUSTAUD PENDIGON GROUDE UC
· · · · · · · · · · · · · · · · · · ·
City of Hapeville, County of Fulton, State of Georgia
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.
Name of Applicant JANIE White
Address of Applicant 1854 VIRGINIA AVE, Ste 2-College Dark 3038
Telephone of Applicant (404) 964-5922
Signature of Owner
Print Name of Owner
Personally Appeared Before Me this <u>lith</u> day of <u>June</u> , 20 M.
Notary Public
Notary Public, Fulton County, Georgia My Commission Expires June 29, 2020

Site Plan Checklist – <u>Please include with your application</u>.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan <u>must</u> contain the following information:

(Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan)

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

Existing and proposed grades at an interval of five (5) feet or less.

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.

Site area (square feet and acres).

Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

Total floor area ratio and/or residential density distribution.

Number of parking spaces and area of paved surface for parking and circulation

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

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Applicant Signature;

Date 1/0/2019

Residential New Construction 3384 Fulton Ave.

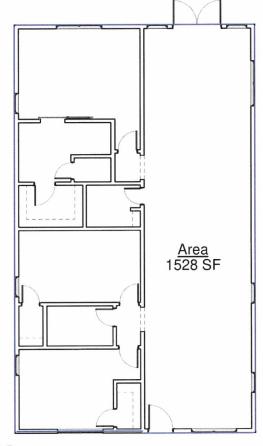
Atlanta, GA 30354

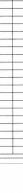
3 Bedroom

1528 sqft (Heated)

2 Bathroom

Sheet Number	Sheet Name
A100	Cover Sheet
A101	Proposed Plan
A102	Elevation View
A103	Foundation Plan
A104	Floor Framing
A106	Roof Framing Plan
A105	Ceiling Plan
A107	Deck Plan





GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354

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Cover Sheet

A100



Code Summary International Residential Code 2012 Edition CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA National Electical Code 2017 Edition International Pluming Code 2012 Edition

	Door Schedule	
Mark	Family and Type	
162	Door-Opening: 36" x 80"	
162	Door opening. oo x oo	

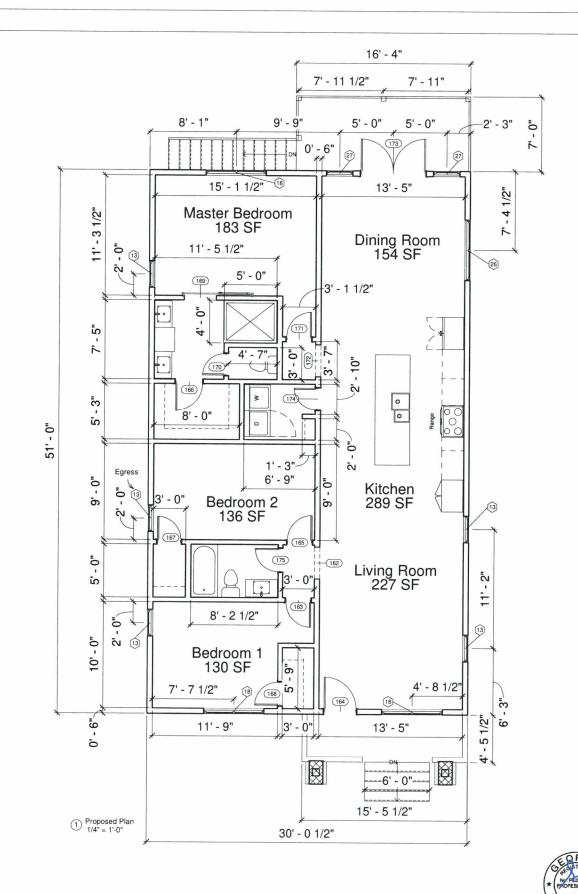
162	Door-Opening: 36" x 80"
163	Door-Interior-Single-1_Panel-Wood: 28" x 84"
164	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 80"
165	Door-Interior-Single-1_Panel-Wood: 28" x 84"
166	Door-Interior-Single-1_Panel-Wood: 30" x 84"
167	Door-Interior-Single-1_Panel-Wood: 26" x 80"
168	Door-Interior-Single-1_Panel-Wood: 26" x 80"
169	Interior_barn_door_18732: Barn Door 30" x 84"
170	Door-Interior-Single-1_Panel-Wood: 24" x 80"
171	Door-Interior-Single-1_Panel-Wood: 28" x 84"
172	Door-Opening: 36" x 84"
173	Door-Exterior-Double-Full Glass-Wood_Clad: 72" x 84"
174	Door-Interior-Single-1_Panel-Wood: 24" x 84"
175	Door-Interior-Single-1_Panel-Wood: 26" x 80"
176	Single-Flush: 30" x36"

	Window Schedule	
Mark	Family and Type	

22	Window-Double-Hung-Double: 68" x 56"
23	Window-Double-Hung-Double: 68" x 56"
24	Window-Double-Hung-Double: 68" x 48"
25	Window-Double-Hung-Double: 68" x 56"
26	Window-Double-Hung: 30" x 46"
27	Window-Double-Hung: 30" x 46"
28	Window-Double-Hung: 30" x 46"
29	Window-Double-Hung: 30" x 46"
30	Window-Double-Hung: 30" x 46"
31	Window-Double-Hung: 30" x 80"
32	Window-Double-Hung: 30" x 80"
33	Fixed: 36" x 24"
34	Fixed: 36" x 24"
35	Fixed: 36" x 24"
36	Fixed: 36" x 24"

Code Summary

International Residential Code 2012 Edition
CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA
National Electical Code 2017 Edition
International Pluming Code 2012 Edition





GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354



Project number

Date

Drawn by

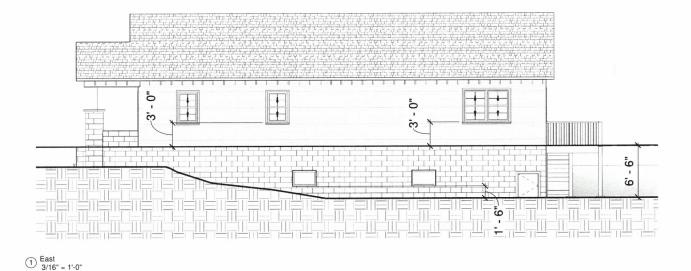
Author Checker

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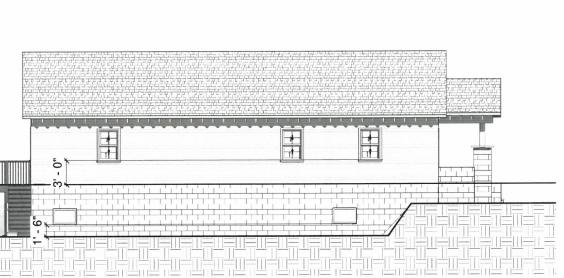
1/4" = 1'-0"

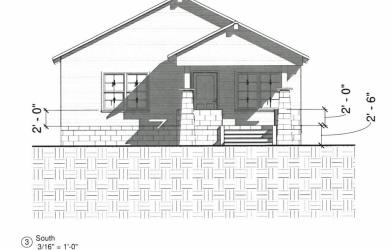
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Code Summary International Residential Code 2012 Edition
CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA National Electical Code 2017 Edition International Pluming Code 2012 Edition





GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354

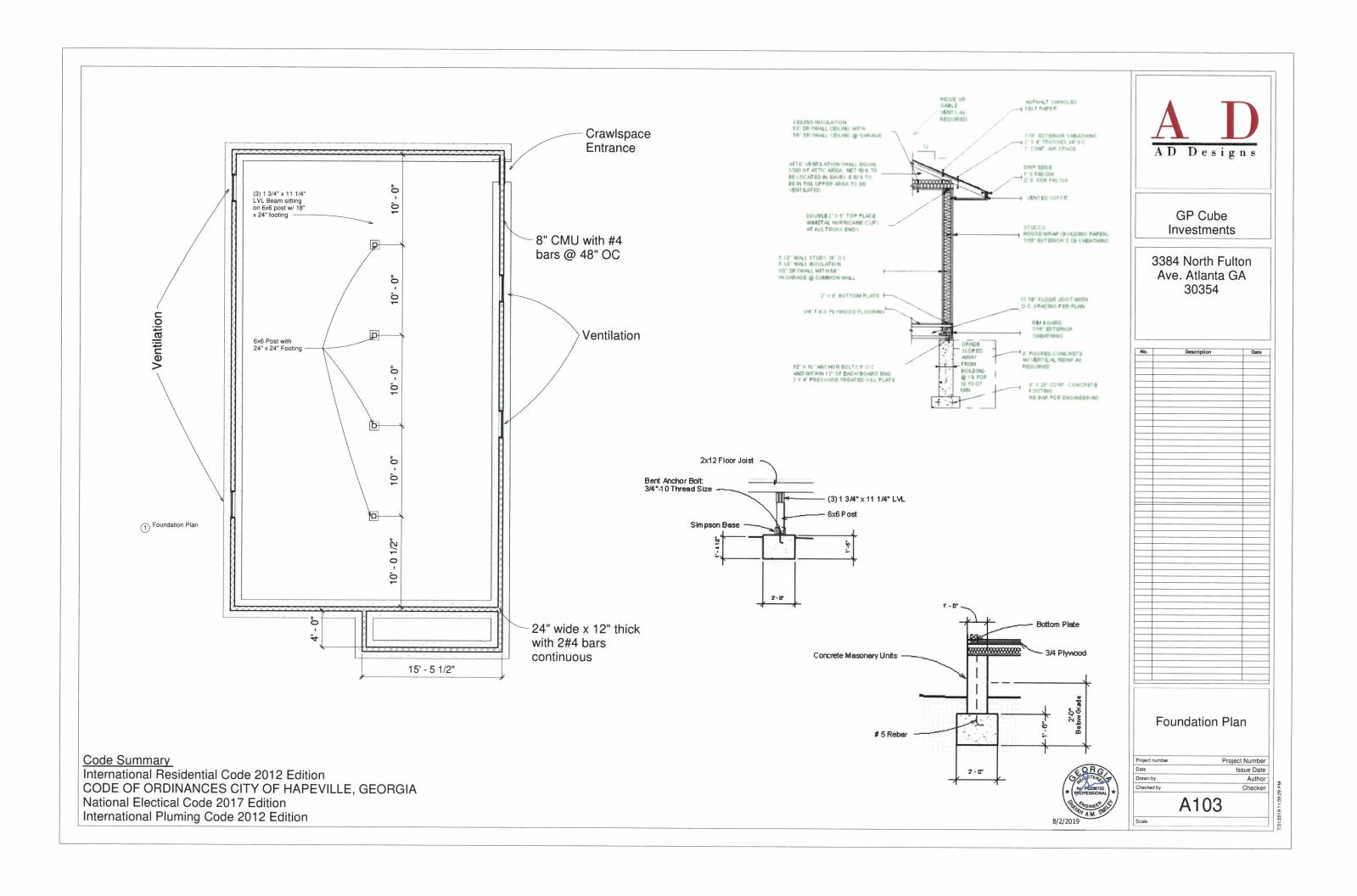
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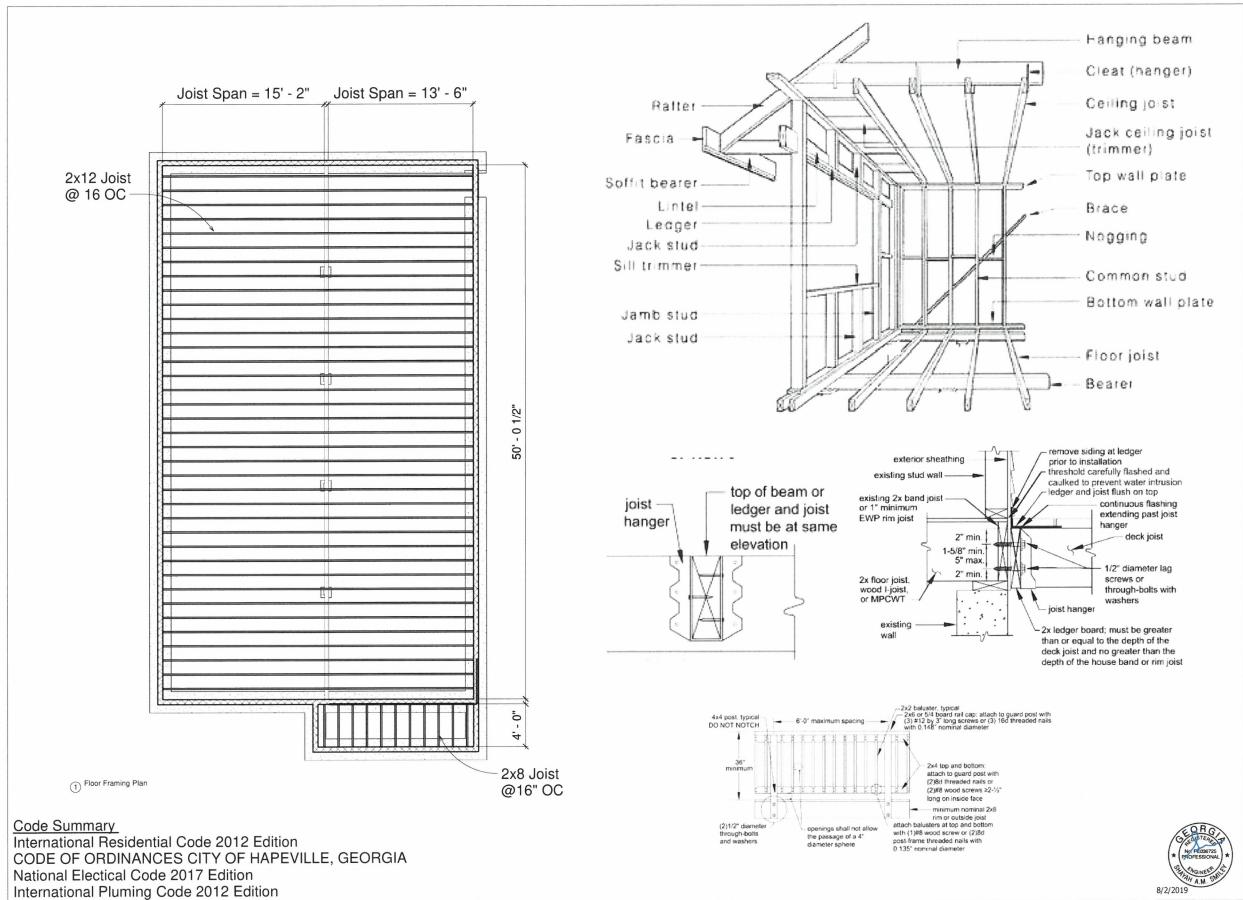
Elevation View

Project Number Author Checker

A102

3/16" = 1'-0"







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3384 North Fulton Ave. Atlanta GA 30354



Floor Framing

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 Project Number

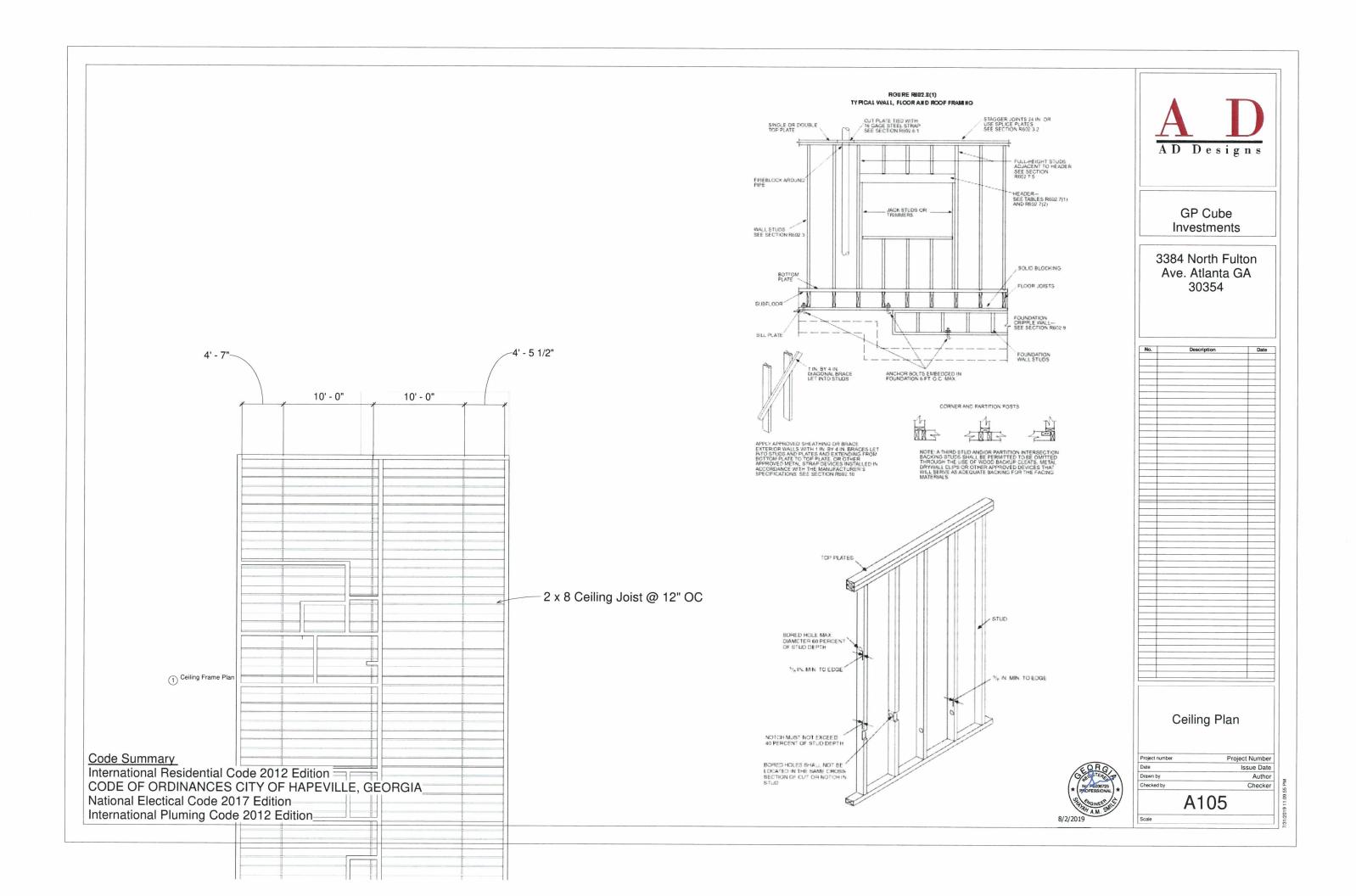
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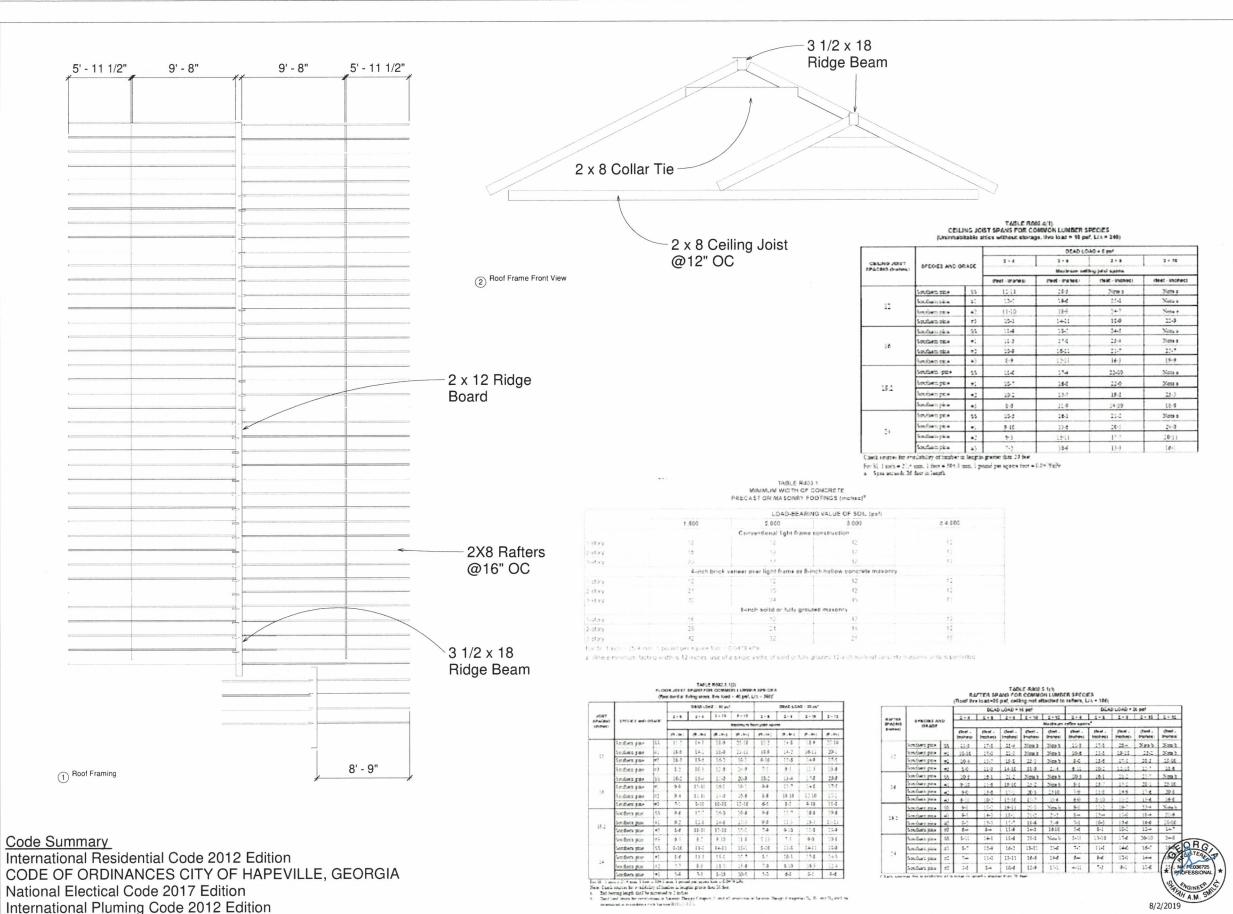
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 Author

 Checked by
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3384 North Fulton Ave. Atlanta GA 30354

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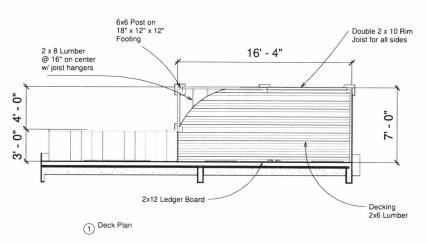
Roof Framing Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A106

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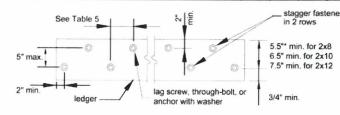




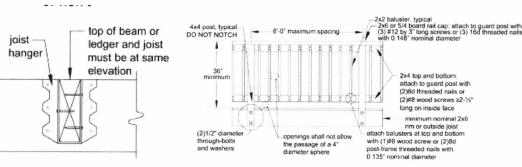
			Po	Post Heights ¹				Footing Sizes ²		
Beam Span, L ₆ Joist Span L ₇	Southern Pine	Douglas Fir-Larch ³	Hem-Fir³, Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF ³	Round Footing Diameter	Square Footing	Footing Thickness ⁴		
	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"	
6'	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"	
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"	
	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"	
8'	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"	
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"	
	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"	
10'	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"	
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"	
	≤10'	14'	14'	12'	14'	10'	25"	22"x22"	10"	
12'	≤14'	13'	12'	9,	11'	5'	30"	26"x26"	13"	
	≤18'	11'	9,	6'	9'	2'	34"	30"x30"	15"	
	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"	
14"	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"	
	≤18'	9'	8,	2'	8'	NP	37"	33"x33"	16"	
	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"	
16'	≤14'	10'	9,	5'	9,	2'	35*	31"x31"	15"	
	≤18'	7'	5'	2'	7'	NP	40"	35"x35"	18"	
	≤10'	12'	11'	8,	11'	2'	31"	27"x27"	13"	
18'	≤14'	9'	8'	2'	8'	NP	37*	33"x33"	16"	
	≤18'	5'	2'	2'	6'	NP	42"	37"x37"	19"	

Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or EWP Rim Joist. 34.5.6 8 (Deck Live Load + 40 psf. Deck Dead Load = 10 psf.)

Joist Span	Rim Joist	6'-0"	6'-1"	8'-1"	10'-1"	12'-1"	14'-1"	16'-1"
	or	and	to	to	to	to	to	to
	Band Joist	less	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
Connection Details	On-Center Spacing of Fasteners							
1/2" diameter lag screw 1 with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-1/8" EWP	28"	21"	16"	14"	12"	10"	9"
	1-1/6" Lumber	30"	23"	18"	15"	13"	11"	10"
15/ ₃₂ " diameter bolt with	1" EWP	24"	18"	14"	12"	10"	9"	8°
	1-1/8" EWP	28"	21"	16"	14"	12"	10"	9°
	1-1/2" Lumber	36"	36"	34"	29"	24"	21"	19°
15/ ₃₂ " diameter bolt with 15/ ₃₂ " maximum sheathing and 1/ ₂ " stacked washers ^{2,7}	1-%" Lumber	36"	36"	29°	24"	21"	18"	16"



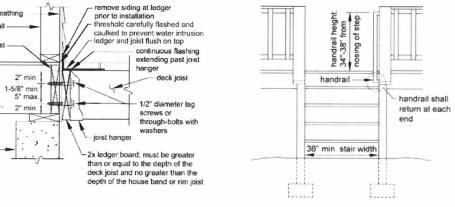
Code Summary
International Residential Code 2012 Edition
CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA
National Electical Code 2017 Edition
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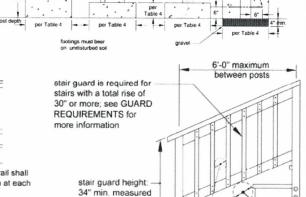


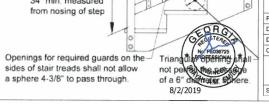
existing stud wall -

existing 2x band jois or 1" minimum

2x floor joist, wood I-joist, or MPCWT









GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354

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Deck Plan

Project Number
Issue Date
Author
Checker

A107

EROSION CONTROL NOTES:

- 1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT
- 2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
- 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
- 4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION: DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- 5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- 6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
- 7. SILT FENCE SHALL BY "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. AND BE WIRE REINFORCED.
- 8. DOUBLE ROW OF SDI-C REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS. 9. NO GRADED SLOPE SHALL EXCEED 2H:1V

- 1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE
- 4- NO STANDING WATER

DIRT STATEMENT FILL =30 CU.YDS. DIRT TO BE BALANCE ON SITE DEMOLITION DEBRIS= 60 CU.YDS.

> Before staring any land-disturbing activities the contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control.

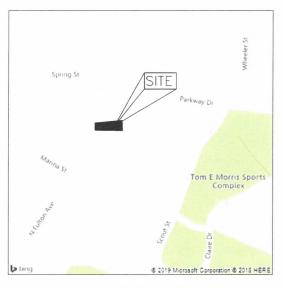
Call (404) 546-1305 Failure to schedule may result in a Stop Work Order or Permit Revocation

"THE EXCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES"

"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

REQUIREMENTS FOR REPLACING AN EXISTING WALKWAY AND STAIRS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES;

- 1. REMOVE EXISTING PAVING USING HAND MACHINERY i.e. JACK HAMMER;
- 2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ;
- 3. LEVEL USING OPEN GRADE AGGREGATE SUCH AS 57 STONE;
- 4. LAY 6 MIL PLASTIC SHEET WITHIN THE CRZ BEFORE POURING CONCRETE;
- 5. DO NOT REMOVE CONCRETE UNTILL IT TO BE REPLACED
- 6. DO NOT DRIVE OR USE MACHINERY ON THE EXPOSED ROOTS OF THE CRZ.



VICINITY MAP NTS

GROSS LOT AREA 12,148. sq.ft.

0.278 acres

TOTAL DISTURDED AREA 3,915 SQ FT. OR 0.08 AC.

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

NEW HOUSE -----EX. CONC DRIVEWAY / WALK ---- 328 SQ.FT. NEW WOOD DECK ----- 160 SQ.FT. NEW 4' WALK ----- 62 SQ.FT. NEW CONC DRIVEWAY ----- 525 SQ.FT TOTAL INPERMOUS AREA ----- 2,673 SQ.FT. PROPOSED LOT COVERAGE -----22%

PROPOSED FLOOR AREA RATIO

MAIN FLOOR HEATED -----1,474 SQ.FT.

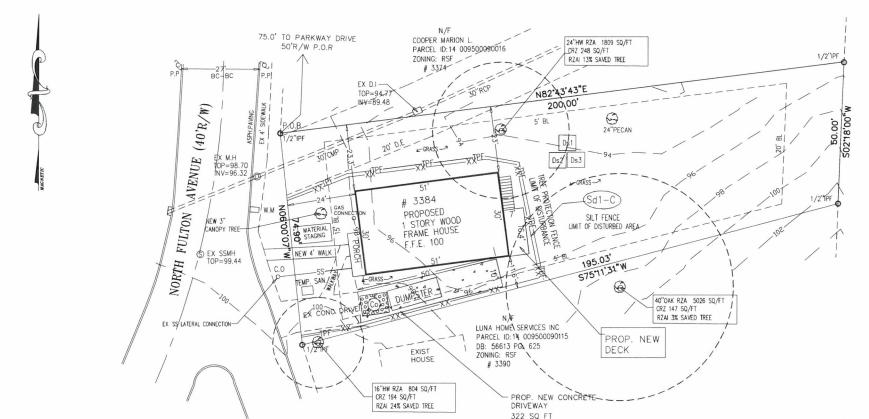
HEATED FLOOR AREA --- 1,474 SQ.FT./ 12,148 SQ/FT= .12

SHEET INDEX

NO. 1 SITE PLAN & GRADING

NO. 2 CONSTRUCTION STANDARS

CONTRACTOR/DEVELOPER GUSTAVO PERDIGON TEL: 954-278-1687



LEGEND

EXISTING TOPOGRAPHIC CONTOURS PROPOSED TOPOGRAPHIC CONTOURS EXISTING SPOT ELEVATIONS PROPOSED SPOT ELEVATIONS

Sd1-C SILT FENCE BARRIER.

(Co) CONST. EXIT/ ENTRANCE.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)

Ds3 DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

P.O.B. POINT OF BEGINNING P.O.R. POINT OF REFERENCE

I.P.S. 1/2" IRON PIN SET O.H.P. OVERHEAD POWER LINE

P.P. POWER POLE L.L.L. LAND LOT LINE I.P.F. 1/2" IRON PIN FOUND

C.L. CENTER LINE $\langle x \rangle$ LOT NUMBER

WATER METER G.M. GAS METER GUY WIRE

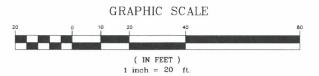
SAN SEWER CONNECTION TO BE CONNECTED TO EXIST. SERVICE. CONTRACTOR SHALL VERIFY LOCATION PRIOR BEGINING OF CONSTRUCTION



FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C0366F DATE 9/18/2013 NO WATER OF STATE EXIST. WITHIN 200 FEET OF PROJECT SITE

INSTRUMENT USED: NIKON DTM-520 TOTAL STATION



SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC R/W. CONTACT THE TRANSPORTATION DEPARTMENT OF PUBLIC WORK AT 404-330-6501



REVISIONS



ASSOCIATES, sers & Surveyors* ERITAGE TRAIL RGIA 30281-3424)-782-7737 ⋞.

00950090107

ZONING: RSF FRONT YARD SETBACK = 15 FEET SIDE YARD SETBACK =5 FEET REAR YARD SETBACK = 20 FEET

SHEET TITLE: SITE PLAN AND SOIL EROSION CONTROL PLAN FOR:

GP CUBE IVESTMENTS

DATE: JUNE 7, 2019 JOB: 26626 DRAWN: W.A CHECKED: F.P SHEET NUMBER

SHEET 1 OF 2

SURVEYORS 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 EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
- 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT 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 RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- 4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

LEGEND

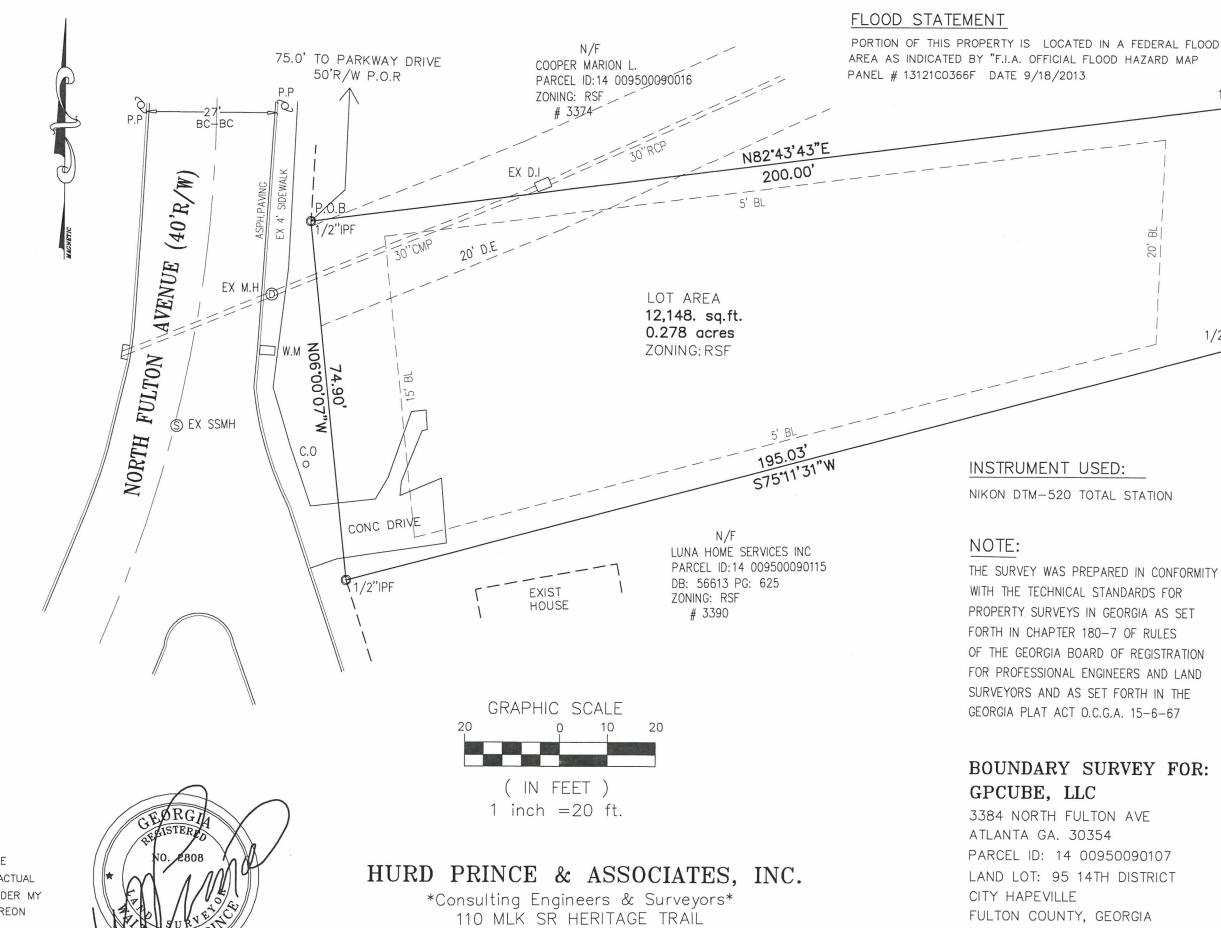
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- POWER POLE
- L.L.L. LAND LOT LINE
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- OTPF OPEN TOP PIPE FOUND
- CENTER LINE
- W.M WATER METER
- G.M GAS METER
- CTF CRIMP TOP FOUND
- CLF CHAIN LINK FENCE

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06"PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN

1: 182,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION ,SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



STOCKBRIDGE, GEORGIA 30281-3424

Phone (678)-782-7737

INSTRUMENT USED:

NIKON DTM-520 TOTAL STATION

NOTE:

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

BOUNDARY SURVEY FOR: GPCUBE, LLC

3384 NORTH FULTON AVE ATLANTA GA. 30354 PARCEL ID: 14 00950090107 LAND LOT: 95 14TH DISTRICT CITY HAPEVILLE FULTON COUNTY, GEORGIA DATE OF FIELD SURVEY: 4-23-19 SCALE 1"=20' DATE OF PLAT 4-28-19

JOB # 26626

1/2"IPF

50.00' S02'18'00"W

1/2"IPF

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