



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)



GENERAL NOTES:

- TOTAL AREA: 0.833 ACRES / 36,304 SQUARE FEET
- BOUNDARY REFERENCE: PB 8, PG 220A
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,195 FEET
- THIS PLAT HAS BEEN PREPARED USING A CHAMPION T-5 TOTAL STATION
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,238 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD
- FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF PEACHTREE CORNERS AS SHOWN ON PANEL 13135C0053H, EFFECTIVE 3/4/2013
- PROJECT NARRATIVE:
SITE LOCATION:

- CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

PRE-CONSTRUCTION IMPERVIOUS AREA

AREA	Sq. Ft.
LOT AREA	36,304
EXISTING HOUSE	3,086
EXISTING DRIVE	3,900
EXISTING PORCH	81
EXISTING DECK	244
EXISTING PATIO	222
EXISTING WALL	19
EXISTING PADS	14
EXISTING SHED	124
EXISTING WALK	111
TOTAL COVERAGE	7,463
	20.6%

ARC ALLOWANCES

Lot Number	Area	Allowable Disturbed Area					Allowable Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
15	36,304			13,795	2,614				8,277	1,307	
Lot Number	Area	Existing Disturbed Area					Existing Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
15	36,304			12,525	85				7,459	4	
				1,270	2,529 SF*				818	1,303 SF*	



ZONING: R-100

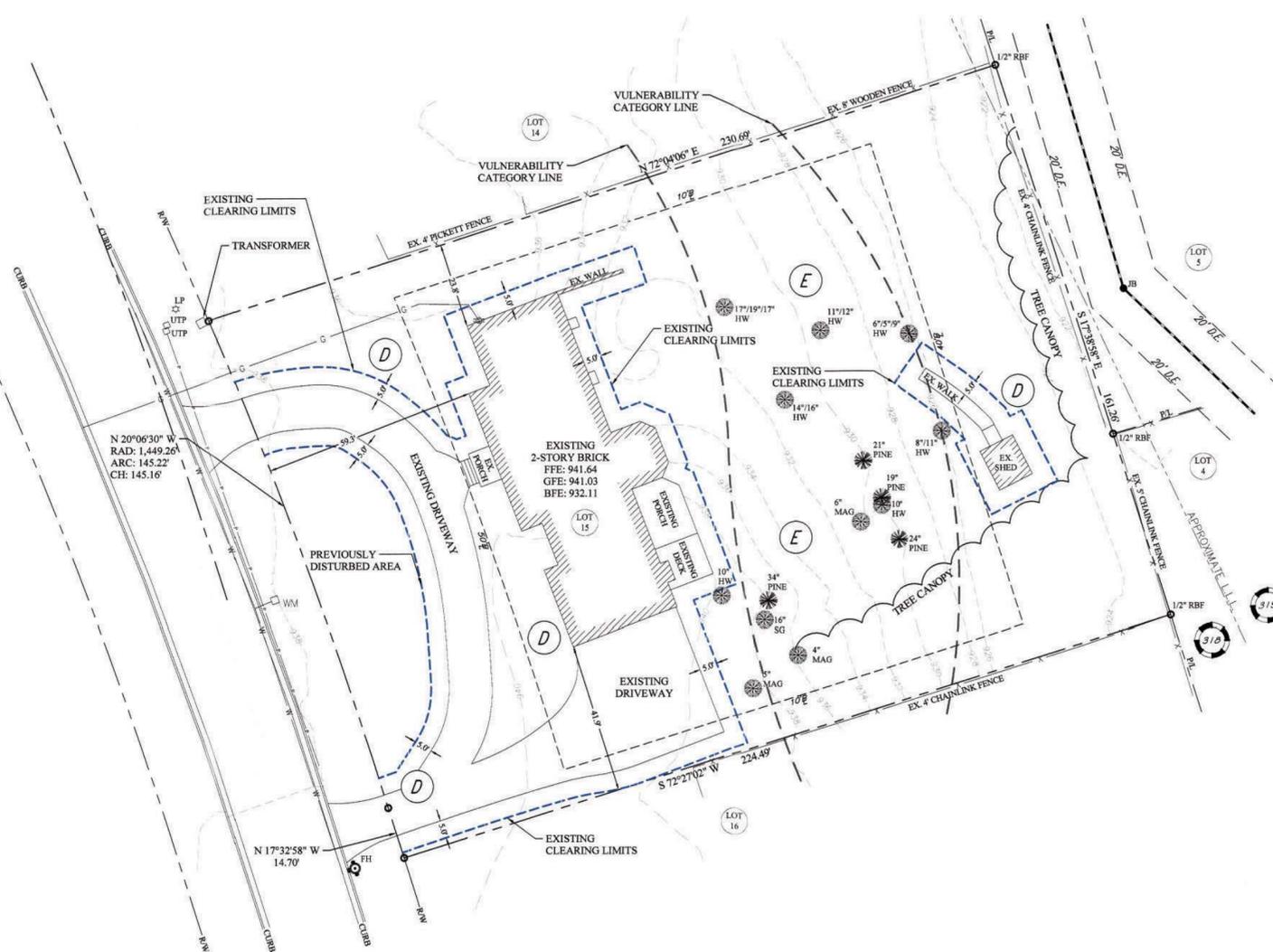
MINIMUM FRONTAGE 100 FT
MINIMUM LOT AREA: 25,500 SF (Septic)
MINIMUM LOT AREA: 15,000 SF (Sewer)

R-100 SETBACKS
AS PER PLAT

FRONT: 50 FT (County Setback)
FRONT: 50 FT (Development Setback)
SIDE (ONE YARD): 10 FT (County Setback)
SIDE (ONE YARD): 20 FT (Development Setback)
SIDE (TWO YARDS): 25 FT (County Setback)
REAR: 40 FT (County Setback)
BUILDING HEIGHT: 35 FT (County Setback)
MINIMUM F.A.R.: 1,400 SF
MIN. 2 PARKING SPACES PER DWELLING

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY (CITY OF DULUTH), GEORGIA PANEL # 13135C0053H, EFFECTIVE 3/4/2013



EXISTING CONDITIONS SURVEY

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

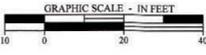
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

TOTAL AREA: 0.833 ACRES / 36,304 SQUARE FEET

BOUNDARY REFERENCE: PB 8, PG 220A

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THIS PLAT HAS BEEN PREPARED USING A CHAMPION T-5 TOTAL STATION



LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSP# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION
- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT
- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTIGUOUS LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW
- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED

TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED



Know what's below. Call before you dig.

PROJECT

SHEET

DATE

REVISION

NO.

EXISTING CONDITIONS SURVEY