

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

**LOT AREA:**  
**12,795 sf.**  
**0.290 ACRES**

**OWNER/CONTACT:**  
**LAURA FRIETAG**  
**(816)588-6644**  
**LAURAFRIETAG@GMAIL.COM**

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0261G, DATED 09/18/13

**LEGEND**

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- S = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- FW = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT

**EXISTING LOT COVERAGE:**

HOUSE = 2085 sf.  
 DRIVEWAY = 1480 sf. \*  
 FRONT WALK/STAIRS = 218 sf.  
 FRONT PORCH = 262 sf.  
 SIDE PATIO/WALLS = 470 sf. \*  
 REAR PATIO/WALLS = 354 sf. \*  
 GARAGE = 457 sf. \*

TOTAL = 5326 sf.

EXISTING LOT COVERAGE = 41.63%

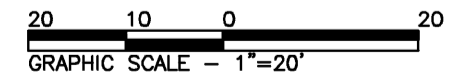
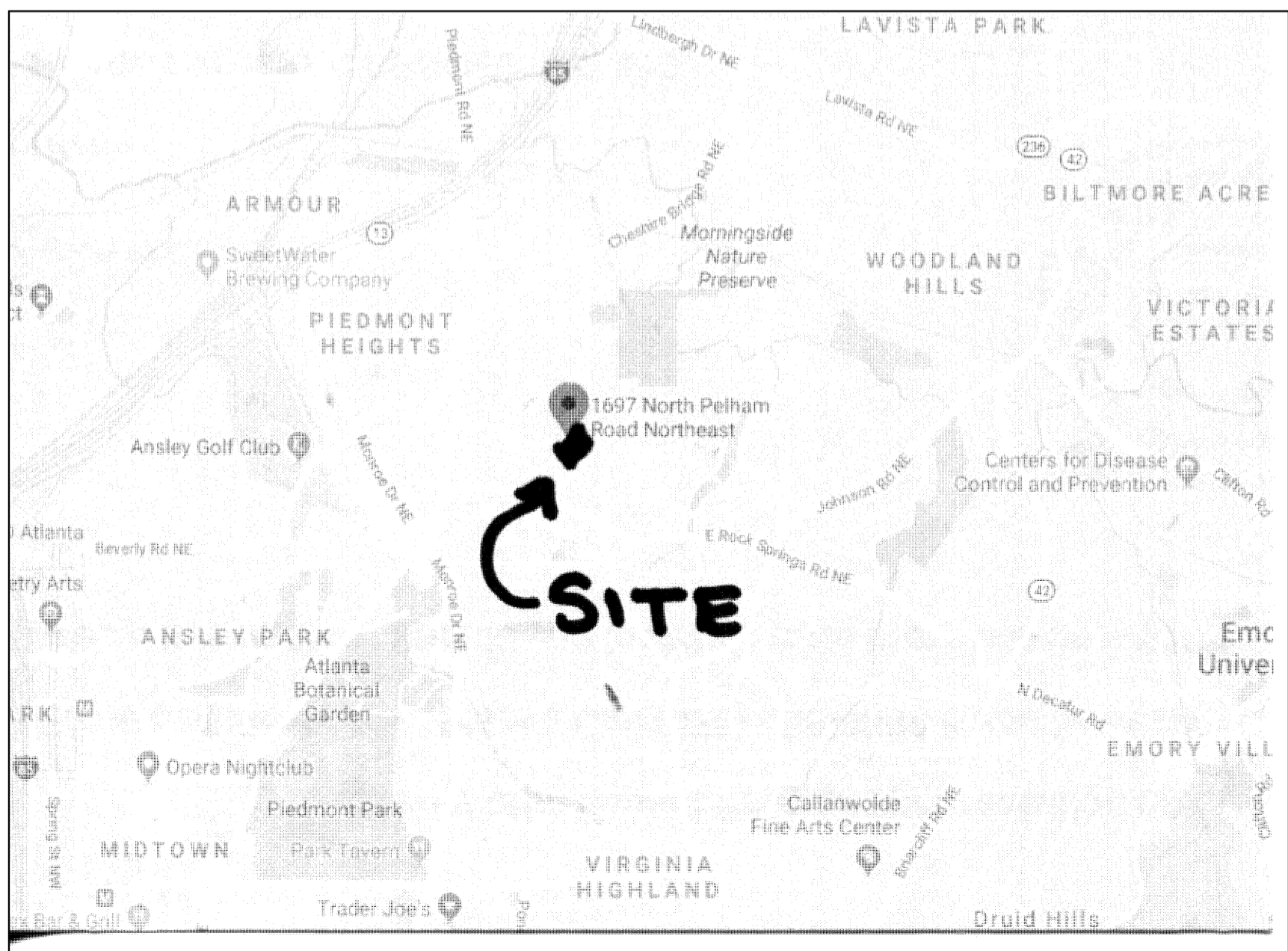
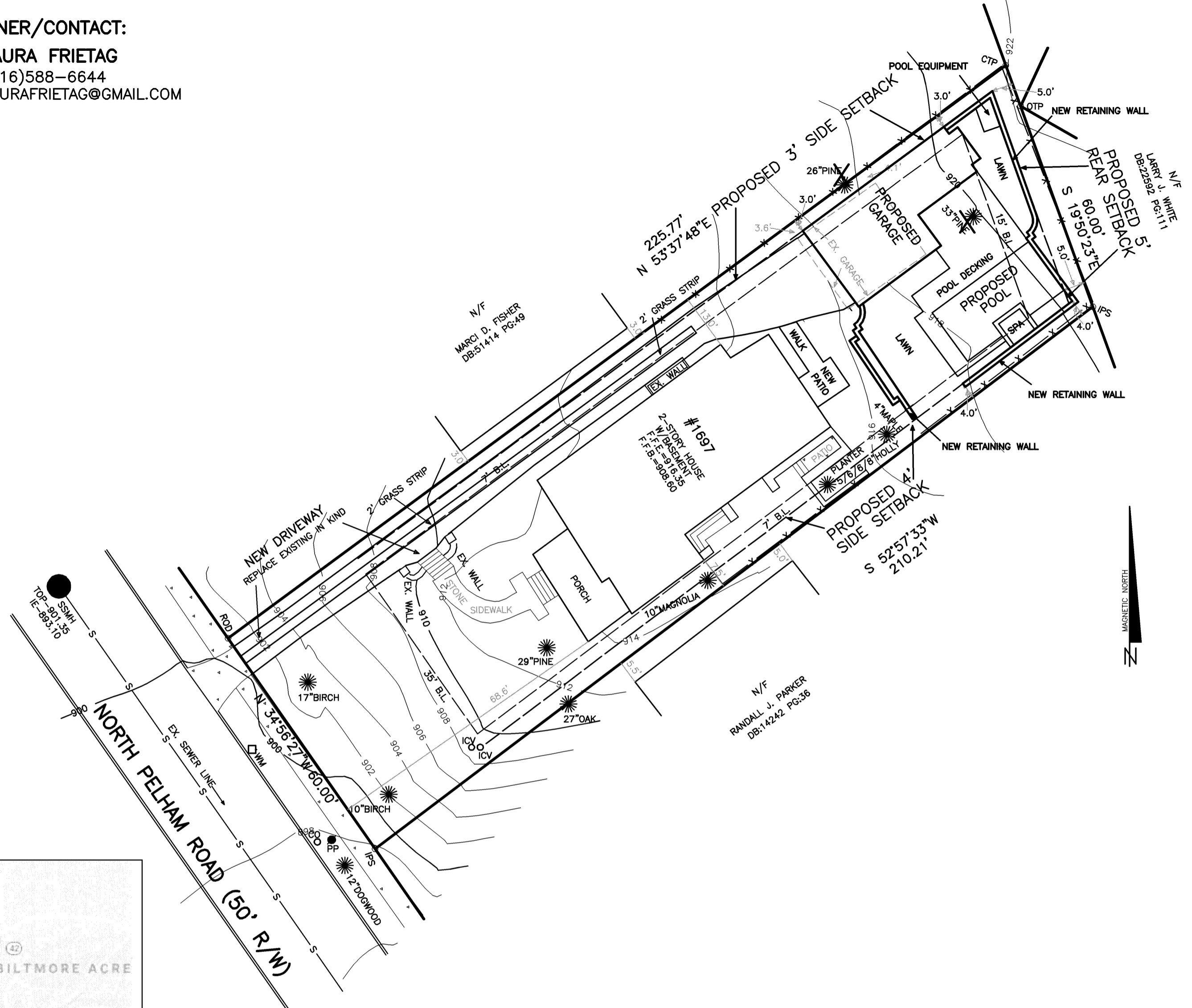
\* - ITEMS TO BE REMOVE OR REPLACED

**PROPOSED LOT COVERAGE:**

HOUSE = 2085 sf.  
 FRONT WALK/STAIRS = 218 sf.  
 FRONT PORCH = 262 sf.  
 SIDE WALLS/STEPS = 196 sf.  
 NEW DRIVEWAY = 1262 sf.  
 NEW GARAGE = 772 sf.  
 NEW PATIO/WALK = 120 sf.  
 POOL/DECKING = 929 sf.  
 NEW RETAINING WALLS = 140 sf.  
 POOL EQUIPMENT = 25 sf.

TOTAL = 6009 sf.

PROPOSED LOT COVERAGE = 46.96%



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE 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

<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: <b>1697 NORTH PELHAM ROAD</b> TAX PARCEL: 17005100020364	
REVISION:	LAND LOT: 51	LOT: 18	BLOCK: B
	DISTRICT: 17TH	SUB: MORNINGSIDE	
	FULTON COUNTY		
	GEORGIA		
	FIELD DATE: 10/19/18	AREA = 0.290 ACRES	
	PLAT DATE: 10/25/18	JOB No. 18-10-427	
REF. PLAT: PB. 14	P. 92		