



NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

DATE: JULY 25, 2016	ISSUE	NO.	DESCRIPTION	DATE
SCALE: 1" = 30'				
ACREAGE: 0.5296				
LAND LOT(S): 66	SECTION:			
DISTRICT: 17th				
CITY: SANDY SPRINGS				
COUNTY: FULTON	STATE: GEORGIA			
SURVEYED: MWS	DRAWN: MWR			
CHECKED: WGH	APPROVED: CAM			
PROJECT #: 16-219				

CONCEPTUAL PLAN FOR:
BANT MILLICHAP HOMES
 4800 HUNTLEY DRIVE
 LOT 17, BLOCK F, UNIT 5, WEST FIELD PARK S/D
 LAND LOT 66, 17th DISTRICT, FULTON COUNTY, GEORGIA
 TAX PARCEL NO. 17 006600050463
 BEING IN THE CITY OF SANDY SPRINGS



GA
 LAND SURVEYOR
404-384-9577
 GA LAND SURVEYOR, LLC
 3355 ANNONDALE LANE, STE 1
 SUWANEE, GA 30024

SHEET **1** OF **1**

LOT COVERAGE:

IMPERVIOUS AREA	= 4254 sf
LOT AREA	= 23,069 sf
IMPERVIOUS RATIO	= 18.4%

EXISTING CARPORT TO BE ENCLOSED. THERE IS NO PROPOSED EXPANSION OF THE EXISTING FOOTPRINT. EXISTING FOOTPRINT ENCLOSED 60 SF INTO SETBACK

PROPOSED SECOND STORY ADDITION WITHIN LIMITS OF EXISTING FIRST FLOOR FOOTPRINT. THERE IS NO PROPOSED EXPANSION OF OVERALL FOOTPRINT.

- NOTES:**
1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 13121C0144F, DATED SEPTEMBER 18, 2013.
 2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 13121C0144F, DATED SEPTEMBER 18, 2013.
 3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
 5. PROPERTY ZONING: R-3
 FRONT SETBACK: 50 FEET
 SIDE SETBACK: 10 FEET
 REAR SETBACK: 35 FEET
 6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 7/18/16.
 7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO FEET.



CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 257,120 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 316,400 FEET AND AN ANGULAR ERROR OF 0 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT 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.