

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- Power Pole
- Electric Meter
- Water Meter
- Sanitary Sewer Manhole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Sanitary Sewer
- Sanitary Sewer (Not Field Located)
- Approximate 100 Year Flood Line

AREA

26683.066 SQ. FT.
0.613 ACRES

HATCH LEGEND

These hatchings may be found in the drawing.

- Concrete
- Asphalt
- Stone
- Brick
- Approximate Location of Sanitary Sewer Easement per Plat Book 85 Page 64
- Approximate Location Shaded Zone X Digitally scaled from F.E.M.A. Map Panel 13121C0142F
- Approximate Location Shaded Zone AE Digitally scaled from F.E.M.A. Map Panel 13121C0142F
- Approximate Location Floodway Digitally scaled from F.E.M.A. Map Panel 13121C0142F

TREE SPECIES CHART

Symbol	Number	Species
○	1	Beech
○	2	Birch
○	3	Hackberry
○	4	Hickory
○	5	Holly
○	6	Oak
○	7	Poplar
○	8	Sweetgum
●		Pine

ZONING

[Sandy Springs]
(R-3) (Single Family Residential)
Front yard setback—50'
Side yard setback—10'
Rear yard setback—35'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

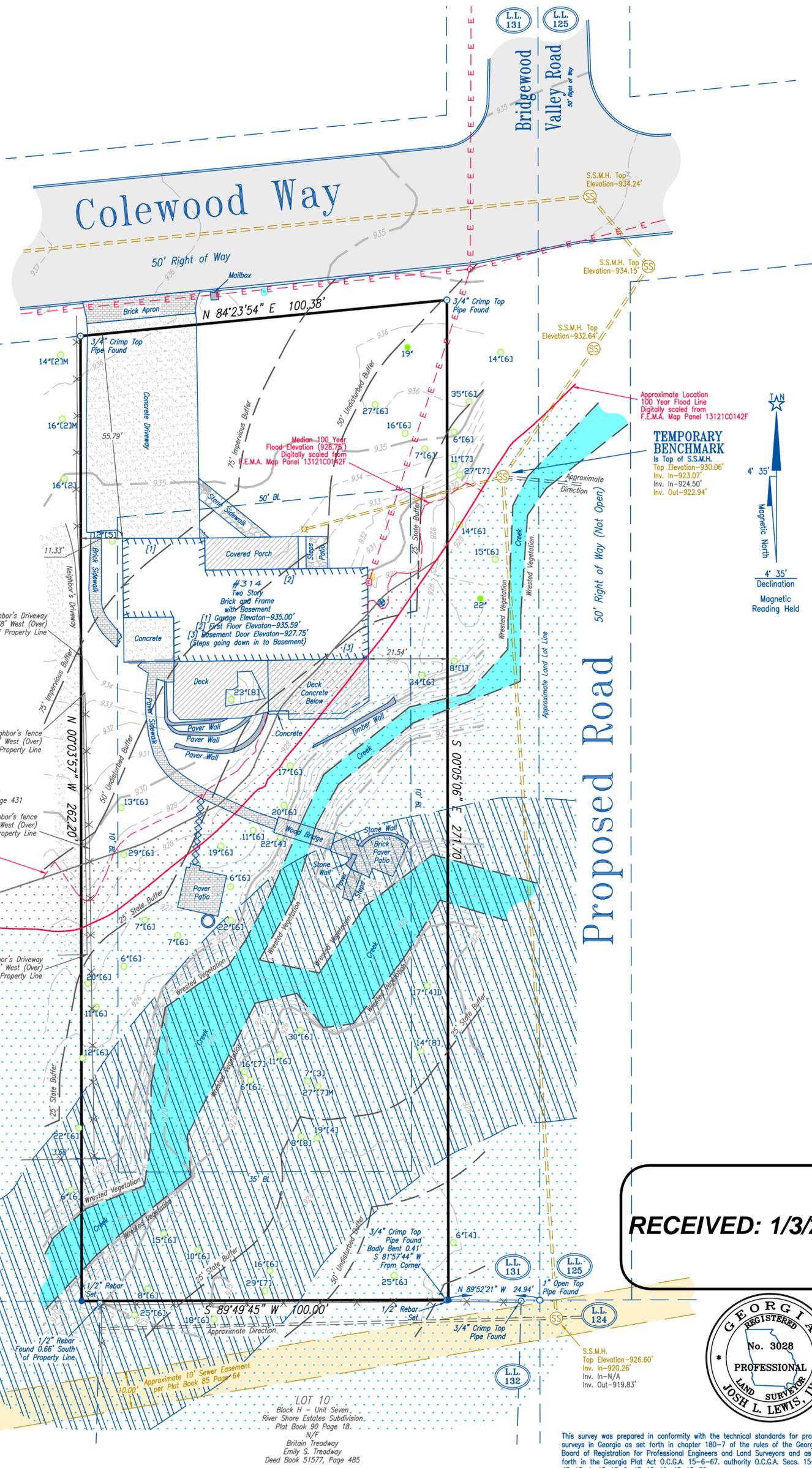
- Elevations are based on N.A.V.D. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survce.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the F.I.R.M. official flood hazard map and found in my opinion referenced parcel is in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID 13121C0142F effective date 09/18/2013.

CLOSURE STATEMENT

The field data upon which this plot is based was gathered by an open traverse. This plot has been calculated for closure and found to be accurate to 1 foot in 253,101 feet.



TEMPORARY BENCHMARK
Is Top of S.S.M.H.
Top Elevation—930.06'
Inv. In—923.07'
Inv. In—924.50'
Inv. Out—922.94'

Approximate Location 100 Year Flood Line Digitally scaled from F.E.M.A. Map Panel 13121C0142F

4' 35" Magnetic North
4' 35" Declination
Magnetic Reading Held



RECEIVED: 1/3/2017



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, authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

155 CLIFWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 196999	DRAWING NUMBER F-3566	SURVEY PLAT FOR: 314 Colewood Way, Sandy Springs Georgia 30328		DATE: 12/13/16	SCALE: 20'		
		TODD SACHTJEN		REVISION	BY DATE		
		LAND LOT: 131	17th DISTRICT	SECTION	Fulton COUNTY, GA		
		LOT:	BLOCK:	UNIT:	PHASE:		
SUBDIVISION: Survey for C.W. Carmichael Jr.							
PLAT BOOK 72	PAGE 56	PARTY CHIEF: D.R.	FIELD DATE:	SHEET 1 OF 1			
DEED BOOK 46718	PAGE 78	DRAFTER: BJC	12/28/16				

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