

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.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0086F, DATED 09/18/13

**LOT AREA:**

8730 sf.  
0.200 ACRES

LINEAR BUFFER ENCROACHMENT OF DECK = 34 LF

LINEAR BUFFER DISTURBANCE OF CONSTRUCTION = 46 LF

**BUFFER ENCROACHMENT BREAKDOWN:**

	25' BUFFER	50' BUFFER
IMPERVIOUS AREA	41 sf.	1240 sf.
DISTURBED AREA	53 sf. *	336 sf.

\* - BEYOND IMPERVIOUS AREA

**LANDSCAPE MITIGATION**

- (Cs) - 2.5" DOGWOOD (1)      1 TOTAL @100 sf. = 100 sf.
- (If) - FLORIDA ANISE (3)
- (lg) - INKBERRY (2)      5 TOTAL @16 sf. = 80 sf.
- (S) - GOLDENROD (3)
- (Rh) - BLACK-EYED SUSANS (5)
- (Oc) - CINNAMON FERN (1)
- (At) - BUTTERFLY WEED (3)      19 TOTAL @4 sf. = 76 sf.
- (G) - TURTLEHEAD (3)
- (Hs) - HIBISCUS (1)
- (Ls) - GAYFEATHER (3)
- (Sa) -- SMALL ANISE (3)      3 TOTAL @16 sf. = 48 sf.

256 sf. MITIGATION PROPOSED

304 sf. TOTAL MITIGATION PROPOSED

**RECEIVED**

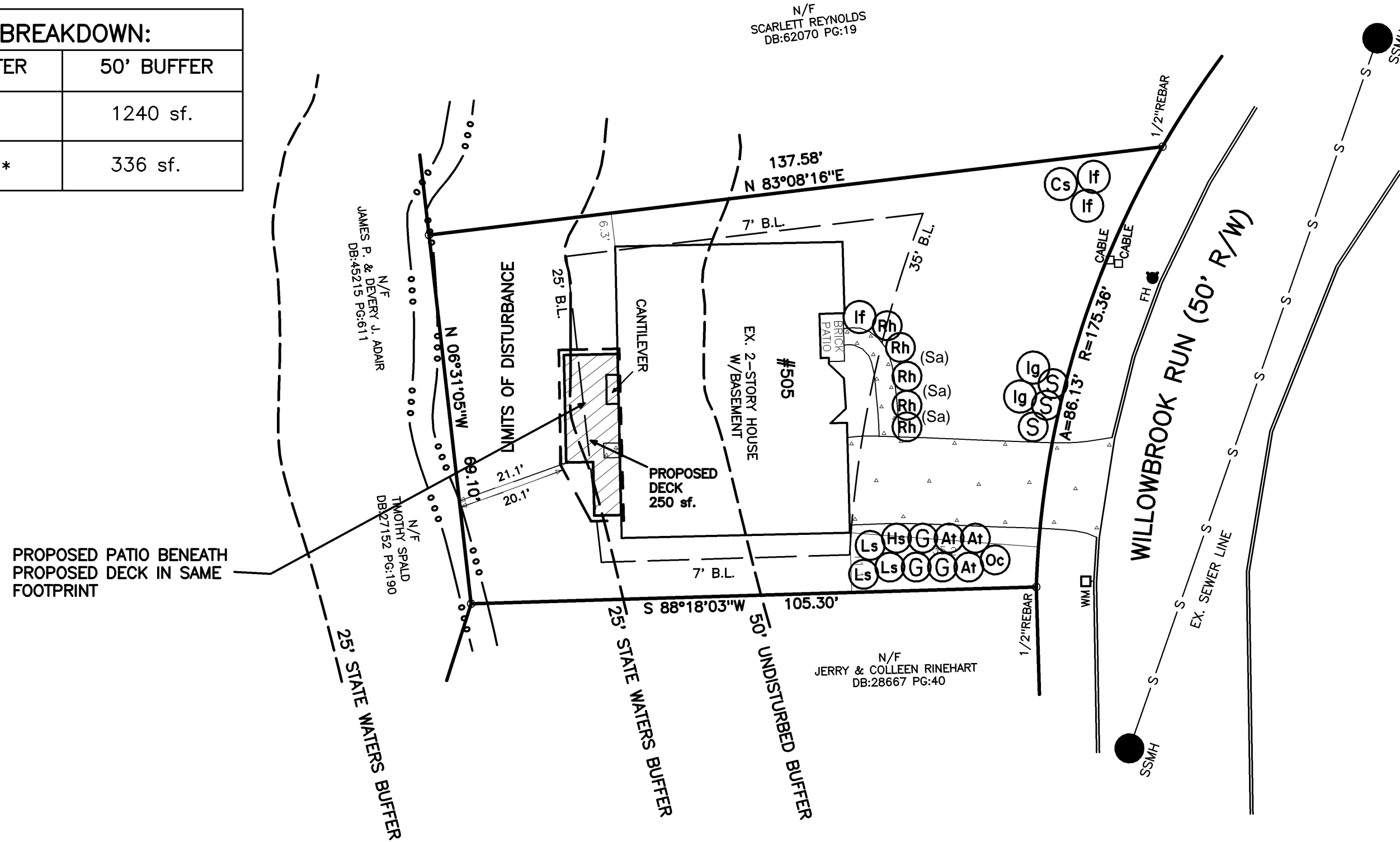
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V-22-0012

PLANNING & ZONING



- 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
  - - - = 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

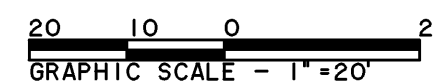
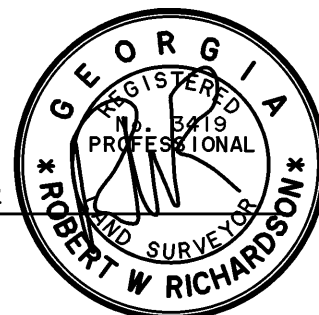


AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Signature of Robert W. Richardson*

ROBERT W. RICHARDSON, GA RLS #3419

07/22/22  
DATE



<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 CONTACT: ROBERT RICHARDSON OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		VARIANCE SITE PLAN FOR: <b>505 WILLOWBROOK RUN</b> TAX PARCEL: 11 0362 0156 041 5	
REVISION: 07/22/22	LAND LOT: 156	LOT: 46	BLOCK: A
	DISTRICT: 1ST	SUB: BROOKHOLLOW	
	FULTON COUNTY		
	GEORGIA		
	FIELD DATE: 03/31/22	AREA = 0.200 ACRES	
REF. PLAT: PB. 179 P. 74	PLAT DATE: 05/31/22	JOB No. 2218151	