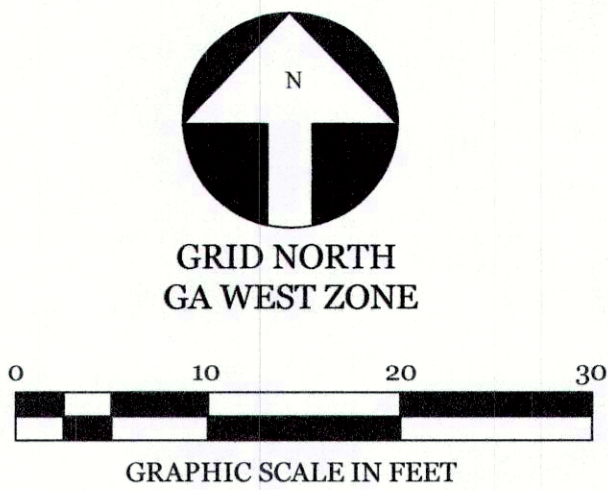


TOTAL TRACT AREA = 0.115 ACRES (5,000 S.F.)



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SITE ADDRESS:
5978 HADDON PLACE
MABLETON, GA. 30126
DB 14385 PG 4046
TAX ID# 18017000440

PROPOSED 12' X 12.2'
SUNROOM ADDITION
TO REPLACE A PORTION
OF THE EXISTING
COVERED PATIO.

IMPERVIOUS SURFACE CALCULATIONS

Property Address: 5978 HADDON PLACE

Zoning District: RAD-CONDITIONAL

Maximum Impervious Coverage allowed per Subdivision/District: 46 %

Lot coverage means the part of a lot occupied by buildings, including sheds, driveways, sidewalks, tennis courts, pools, patios, pavers, turf, decks and any impervious surfaces impenetrable by water. It does **NOT** include anything in the ROW (Right of Way).

1 Lot Square Footage and Calculation of allowable impervious area.

1a. Lot square footage is calculated by: Lot Width 50 ft. X Lot Depth 100 ft. = 5,000 lot sq. ft.

1b. Calculate allowable Impervious Area, take Zoning District's allowable % expressed as a decimal, 0.46 X

5,000 (lot square footage) = 2,250 allowable Impervious area in sq. ft.

For example, take a lot that is 60 ft. wide and 100 ft. deep and the allowable impervious area is 60%. The calculations are: 60 X 100 = 6,000 sq. ft. X .60 = 3,600 sq. ft. of impervious area allowed.

2 Impervious Surfaces

2a. Impervious surfaces (includes roof overhangs)

House 1672 sq. ft.
Garage(s) PART OF HOUSE sq. ft.
Porch(s) 143 sq. ft.
Shed(s) NA sq. ft.
Deck NA sq. ft.
Covered Patio (conc. or pavers) 250 sq. ft.
Total 2a. 2,065 sq. ft.

2b. Other Impervious surfaces not in R O W

Driveway 715 sq. ft.
Sidewalks PART OF DRIVE sq. ft.
Paver areas 28 sq. ft.
Pools (surface area) NA sq. ft.
Pool decks NA sq. ft.
Other NA sq. ft.
Total 2b. 743 sq. ft.

2c. Proposed added square footage of impervious area: 0 sq. ft.

To compute the new Impervious Area coverage as a percent of lot square footage:

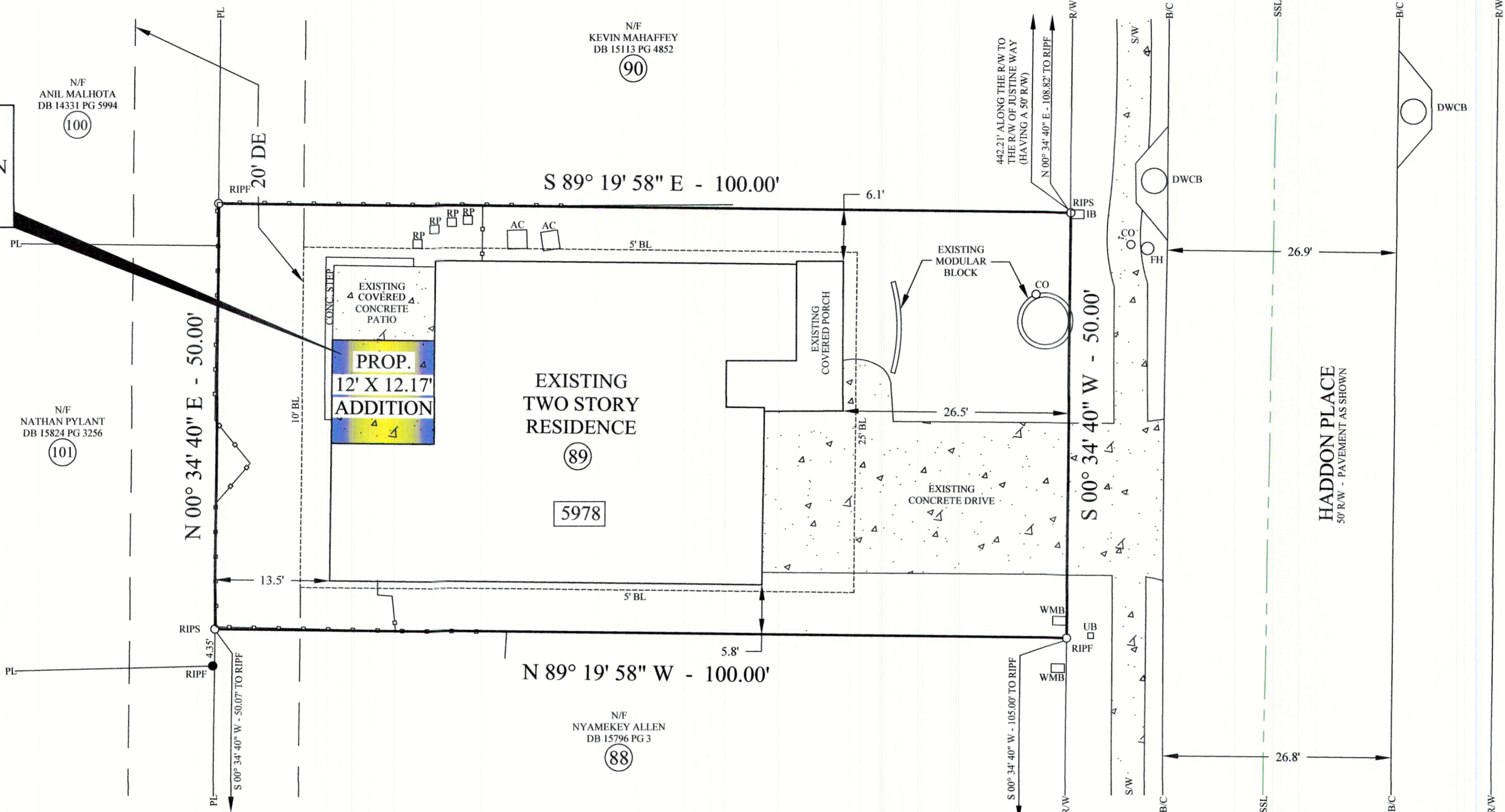
Add 2a + 2b + 2c = 2,808 sq. ft. / (divided by) 1a (lot sq. ft.) = 5000 the impervious area as a decimal amount. Move the decimal point two places to the right to be a percent = 56.16 %.

For instance .60 would be 60 percent. Compare the percent you calculated to the allowed percentage in part one and if it is equal to or less it is allowed.

LEGEND

AC	AIR COMPRESSOR	FDG	FIRE DEPARTMENT CONNECTION	OTPF	OPEN TOP PIN FOUND	SWCB	SINGLE WING CATCH BASIN
B/C	BACK OF CURB	FL	FIRE HYDRANT	PB	PLAT BOOK	SW	SIDEWALK
BL	BUILDING SETBACK LINE	GM	GAS METER	PBOX	POWER BOX	TBM	TEMPORARY BENCHMARK
CI	CURB INLET	GND	GROUND	PBL	PLAT BUILDING SETBACK LINE	T/D	TRENCH DRAIN
CL	CENTERLINE	GP	GRAVEL PAD	PIV	POST INDICATOR VALVE	TW	TIMBER WALL
CLF	CHAINLINK FENCE	GV	GAS VALVE	PG	PAGE	TPOB	TRUE POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE	GW	GUY-WIRE	PL	PROPERTY LINE	US	UTILITY STUB
CO	CLEANOUT	HW	HEADWALL	PROP	PROPOSED	V	WATER VAULT
CONC.	CONCRETE	IB	IRRIGATION BOX	POB	POINT OF BEGINNING	WB	WEIR BOX
CP	CONCRETE PAD	INV.	INVERT	PP	POWER POLE	WF	WIRE FENCE
CTPF	CRIMP TOP PIN FOUND	JB	JUNCTION BOX	RCP	REINFORCED CONCRETE PIPE	WMB	WATER METER BOX
(D)	PER DEED	LL	LAND LOT	RIPF	REBAR IRON PIN FOUND	WV	WATER VALVE
DB	DEED BOOK	LLL	LAND LOT LINE	RIPS	REBAR IRON PIN SET	X-TIE	CROSS TIE WALL
DJ	DROP INLET	LP	LIGHT POLE	RP	ROCK PAD	YI	YARD INLET
DWCB	DOUBLE WING CATCH BASIN	LS	LANDSCAPE AREA	R/W	RIGHT-OF-WAY	ZBL	ZONING BUILDING SETBACK LINE
EBC	END BACK OF CURB	(M)	MEASURED	S.F.	SQUARE FEET		FENCE
EC	EDGE OF CONCRETE	MH	MANHOLE	SSE	SANITARY SEWER EASEMENT		ADDRESS
EL.	ELEVATION	NF	NAIL FOUND	SSL	SANITARY SEWER MANHOLE		
EP	EDGE OF PAVEMENT	N/F	NOW OR FORMERLY	SSL	SANITARY SEWER LINE		
EWL	EDGE OF WHITE LINE	OHL	OVERHEAD LINE	SSS	SANITARY SEWER SERVICE		

NOTE: ALL RIPF & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.



INSTRUMENT USED FOCUS 35 ROBOT, SOKKIA GEOMAX ZENITH60 GPS SYSTEM.

SURVEY FIELD WORK PERFORMED ON: 06-16-23.

ALL DISTANCES HORIZONTAL NAD 83

THIS SURVEY AND ITS FINDINGS DO NOT CONSTITUTE A TITLE OR LEGAL OPINION BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL INFORMATION USED IN THE PREPARATION OF THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, FIELD DATA, THE CLIENT, OR OTHER SOURCES AS REFERENCED. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 1367C0217 DATED 10-5-18. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, IN A "ZONE X". THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. PAUL LEE CONSULTING ENGINEERING ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,340 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 735,621 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC. SUBSURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY PARTY NOT NAMED HEREON.

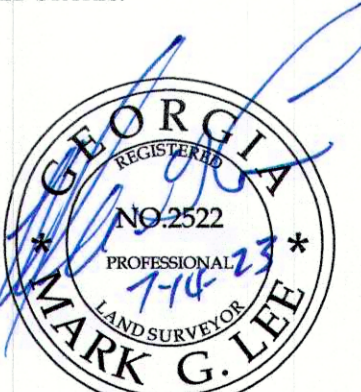
AS A UNIQUE PICTORIAL AND GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES.

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

MARK G. LEE, GA. REG. PLS 2522
DATE 7-14-23

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



LOCATED IN:

LAND LOT: 170
DISTRICT: 18TH
SECTION: 2ND
COUNTY: COBB
GEORGIA
CITY: SMYRNA
REVISIONS

DESIGNED BY:

DRAWN BY: ISL/MGL
CHECKED BY: MGL
SCALE: 1" = 10'
DATE: 7-12-23
JOB #: 2023040
FIRM #: LSP060115

SHEET:

RETRACEMENT SURVEY & PROPOSED ADDITION PLAN FOR

TRACY RICE

LOT 89 - THE ENCLAVE AT OAKDALE - PHASE TWO - PB 249 PG 44

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

PLANNING - ENGINEERING - LAND SURVEYING

44 DAREY'S CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141

Ph. (770) 435-5576

EMAIL: mark.lee@plcea.com