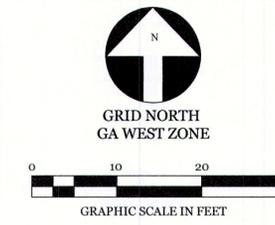


TOTAL TRACT AREA = 0.115 ACRES (5,000 S.F.)



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).

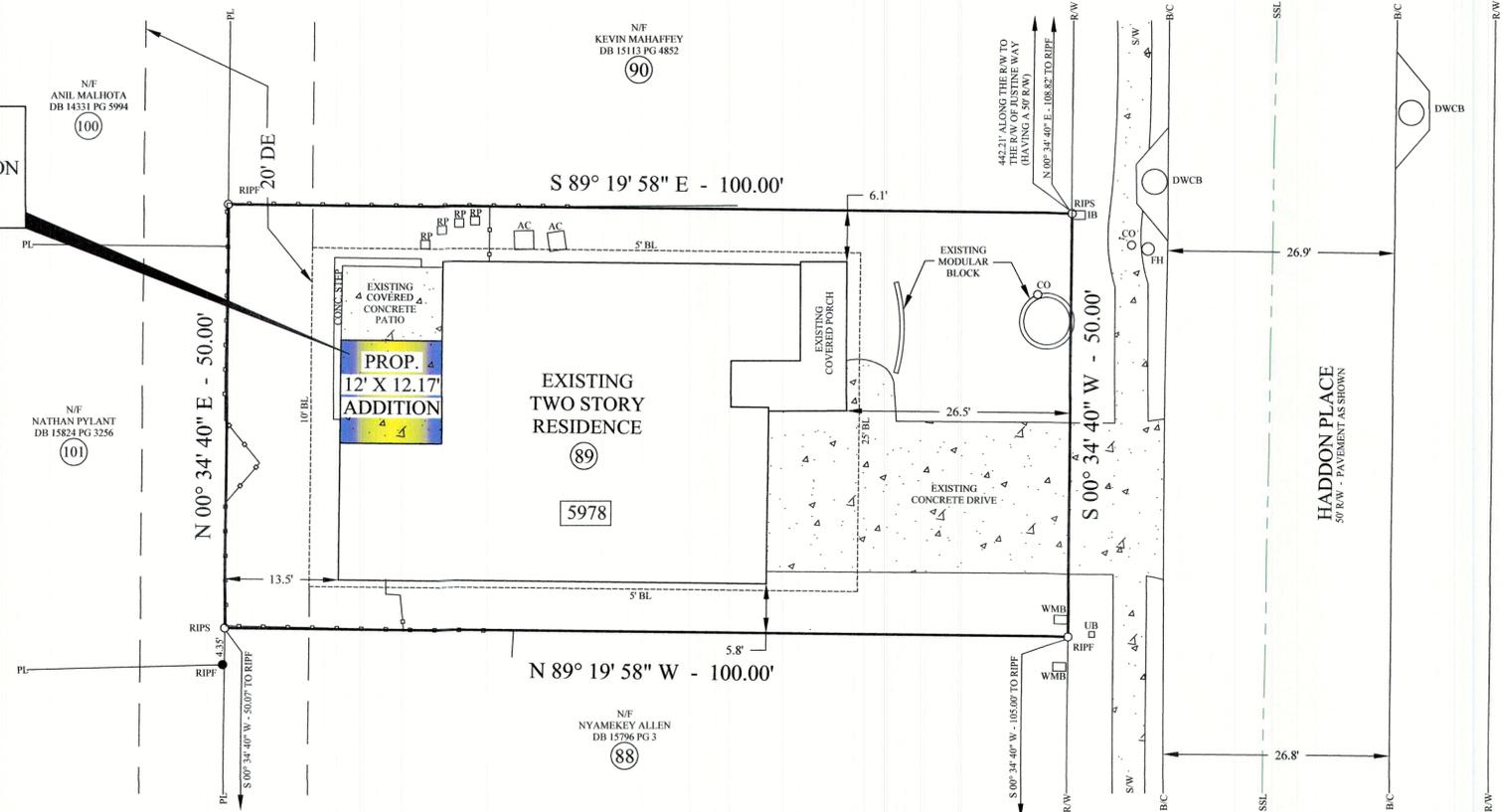
1 Lot Square Footage and Calculation of allowable impervious area.
1a. Lot square footage is calculated by: Lot Width 50 ft. X Lot Depth 100 ft. = 5,000 lot sq. ft.
1b. Calculate allowable Impervious Area, take Zoning District's allowable % expressed as a decimal, 0.46 X 5,000 (lot square footage) = 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)	2b. Other Impervious surfaces not in R O W
House <u>1672</u> sq. ft.	Driveway <u>715</u> sq. ft.
Garage(s) <u>Part of House</u> sq. ft.	Sidewalks <u>Part of Drive</u> sq. ft.
Porch(es) <u>143</u> sq. ft.	Paver areas <u>28</u> sq. ft.
Shed(s) <u>NA</u> sq. ft.	Pools (surface area) <u>NA</u> sq. ft.
Deck <u>NA</u> sq. ft.	Pool decks <u>NA</u> sq. ft.
Covered Patio (conc. or pavers) <u>250</u> sq. ft.	Other <u>NA</u> sq. ft.
Total 2a. <u>2,265</u> sq. ft.	Total 2b. <u>743</u> 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 = 2,908 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.



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. 13676217 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 PLAN 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 PLAN 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 PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN 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.

LEGEND

AC AIR COMPRESSOR	FDK FIRE DEPARTMENT CONNECTION	OTPF OPEN TOP PIN FOUND	SWCB SINGLE WING CATCH BASIN
BC BACK OF CURB	FH 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	PV 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	LLL 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	SSMH SANITARY SEWER MANHOLE	
EP EDGE OF PAVEMENT	NF 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.

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 hereon. 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.

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

RETRACEMENT SURVEY & PROPOSED ADDITION PLAN FOR
TRACY RICE
LOT 89 - THE ENCLAVE AT OAKDALE - PHASE TWO - PB 249 PG 44

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
FORM # LSP00015
SHEET: