

**SURVEYORS NOTES:**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HERON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HERON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HERON. THIS PLAY DIES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

LEGEND	
PROPOSED BUILDING	[Hatched Box]
EXISTING TOPOGRAPHIC CONTOURS	--- 10' ---
PROPOSED TOPOGRAPHIC CONTOURS	--- 5' ---
EXISTING SPOT ELEVATIONS	• 100.00'
PROPOSED SPOT ELEVATIONS	• (52.22)
(Sd1-C) SILT FENCE BARRIER.	[Symbol]
(Co) CONST. EXIT/ ENTRANCE.	[Symbol]
(D91) DISTURBED AREA STABILIZATION (WITH MULCH)	[Symbol]
(D92) DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)	[Symbol]
(D93) DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)	[Symbol]
(D94) DISTURBED AREA STABILIZATION (WITH SODDING)	[Symbol]

**NOTE:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00d 00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN  
1: 193,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:

**SITE DATA:**

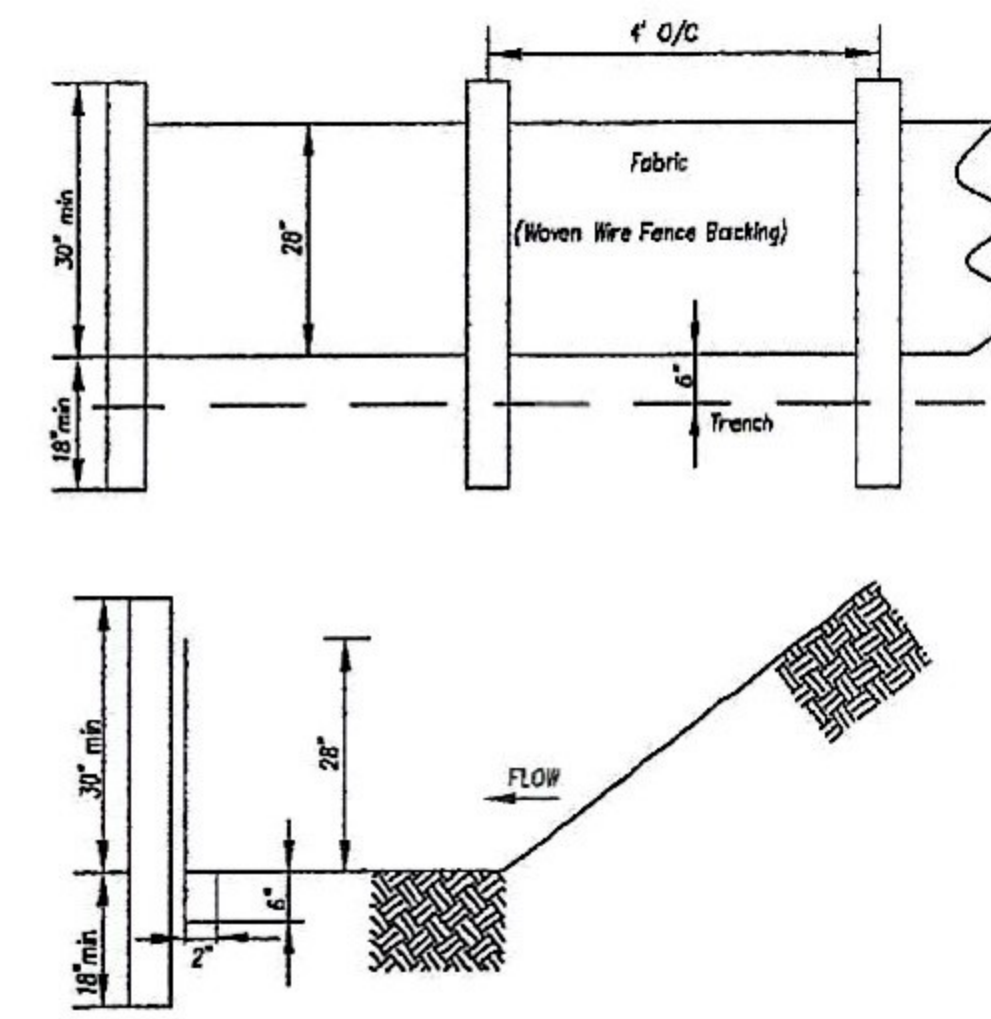
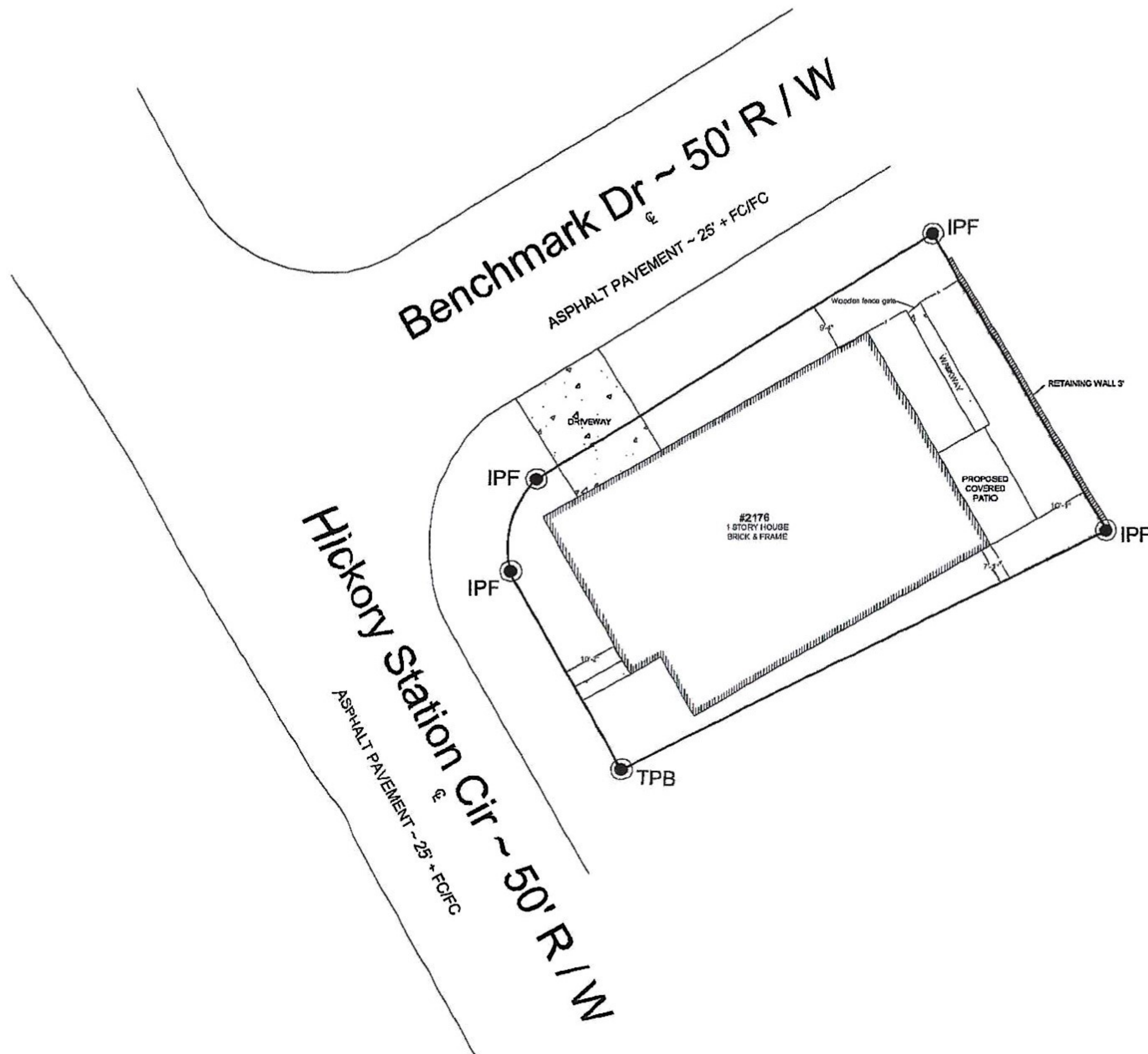
LOT AREA  
6,015.86 sq.ft  
0.14 acres

ZONING: R-3  
FRONT YARD SETBACK = 50 FEET  
REAR SETBACK - 10 FEET  
SIDE YARD SETBACK = 5 FEET

**LOT COVERAGE AREA OF IMPERVIOUS SURFACE:**

COVERED PATIO - 260 SQ.FT.  
D.WAY - 200 SQ.FT.  
W.WAY - 109 SQ.FT.  
HOUSE - 2,448 SQ.FT.  
TOTAL IMPERVIOUS AREA 3,017 SQ.FT.

LOT COVERAGE - 50%

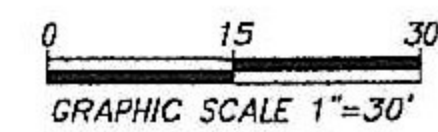


(Sd1-C) TYPE C SILT FENCE

NO TREES TO BE DESTROYED

NO GRADING TO BE SITE

UTILITIES PROTECTION CENTER  
Call FREE  
IN METRO ATLANTA  
325-5000  
THROUGHOUT GEORGIA  
1-800-282-7411  
THREE WORKING DAYS BEFORE YOU DIG



REVISIONS	
NO.	DATE:

DATE: NOV 16, 2020  
DRAWN BY: CG  
JOB NUMBER: 5441  
SCALE: 1"=30'

**INNOVA ENGINEERING**  
2252 NORTHWEST PKWY SE  
MARIETTA GA 30067  
770-828-9886

OWNER:  
SPRAGGS, JOYCE C  
2176 BENCHMARK DR  
SNELLVILLE, GA 30078-6196  
PARCEL # R5059 356  
GWINNETTE COUNTY, GEORGIA  
DATE OF FIELD SURVEY 11-05-20  
DATE OF PLAT 11-16-20

DESCRIPTION:  
**SURVEY**

SHEET NUMBER:  
**S-1**