

THIS SITE IS LOCATED WITHIN A ZONE X AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 1312100088 F. FOR UNINCORPORATED FULTON COUNTY, GEORGIA, DATED JUNE 18, 2010.



FALLS BAY COURT  
44' RW

P.O.B.  
301.62 TO EAST RW OF  
AUTRY FALLS DRIVE  
(50' RW)

EX. WALL  
ENCROACHES 1.02'

16,807 sq.ft.  
0.386 acres

374  
N/F  
WILLIAM R. & JANE E. HOLE  
D.B.22836 P.G.16

PROP. RESIDENCE

HOUSE CLEARS D.E.  
BY 0.04'

372  
N/F  
JIN DAN  
D.B.49669 P.G.210

DRIVEWAY ENCROACHES 0.64'  
D.B.22771 P.G.347

SITE ADDRESS: 635 FALLS BAY COURT  
ALPHARETTA, GEORGIA 30022

LEGEND

- CTP = CRIMP TOP PIPE
- I/P = IRON PIN FOUND
- OTP = OPEN TOP PIPE
- RBF = REBAR PIN FOUND
- I/P S = 1/2" REBAR PIN SET
- RAW = RIGHT OF WAY
- LL = LAND LOT
- LLL = LAND LOT LINE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- P = PROPERTY LINE
- BL = BUILDING LINE
- CL = CENTERLINE
- EP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- MH = MAN HOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HW = HEAD WALL
- PP = POWER POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FPE = FINISHED FLOOR ELEVATION
- S- = SANITARY SEWER LINE/PIPE
- = STORM SEWER LINE/PIPE
- X- = FENCE LINE
- ooo = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY

LEGEND

- 25' BUFFER ENCROACHMENT
- 50' BUFFER ENCROACHMENT
- 75' IMPERVIOUS SETBACK

ENCROACHMENT AREA WITHIN 75' IMPERVIOUS SETBACK	963 SQ. FT.
ENCROACHMENT AREA WITHIN 50' UNDISTURBED BUFFER	0 SQ. FT.
ENCROACHMENT AREA WITHIN 25' UNDISTURBED BUFFER	0 SQ. FT.
AGGREGATE ENCROACHMENT AREA	963 SQ. FT.

LINE	LENGTH	BEARING
L1	133.40	S 37°10'55" E
L2	19.54	S 65°51'30" W
L3	15.50	S 66°18'46" W
L4	12.46	S 56°29'11" W
L5	16.70	S 57°41'23" W
L6	14.53	S 63°38'06" W
L7	19.20	S 65°58'09" W
L8	11.93	S 58°26'02" W
L9	6.49	S 58°26'25" W
L10	6.53	N 55°45'00" E

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	128.00	37.14	37.01	NG4°03'45"E
C2	50.00	88.99	77.70	S78°16'12"E

VARIANCE PLAN FOR:

CARRIAGE PARTNERS

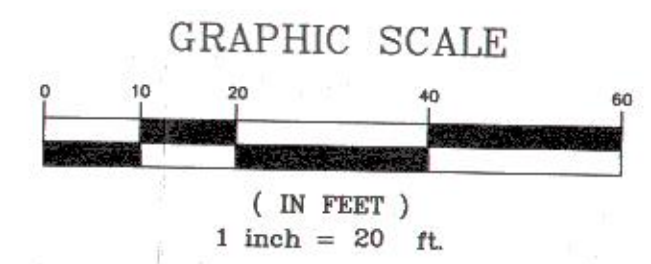
Date: 08.06.2018 Land Lot: 72 # 101 District: 15T  
Section: Fulton, Georgia Scale: 1"=20'  
Project: 13076  
Drawn By: AS

No.	By	Date	Revision
			13076.CRD



GEORGIA PREMIER  
LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
3010 HAMILTON MILL ROAD  
BU-ORD, GEORGIA 30519  
(770) 614-3004 FAX (770) 614-3956

revised  
RECEIVED  
AUG 07 2018  
City of Johns Creek  
Community Development  
V-18-006



- REFERENCES:
- FINAL PLAT FOR THE FALLS OF AUTRY MILL RECORDED ON P.B.184 P.G.80, FULTON COUNTY RECORDS.
  - SURVEY FOR WILLIAM R. HOLE & JANE E. HOLE, DATED 2-18-97, PREPARED BY MCCLUNG SURVEYING, INC.
  - WARRANTY DEED RECORDED IN D.B.23820 P.G.277 FULTON COUNTY RECORDS.
  - ENCROACHMENT AGREEMENT RECORDED IN D.B.22771 P.G.347, FULTON COUNTY RECORDS.

