

GENERAL NOTES

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. CITY SIDEWALKS, DRIVEWAY APPROACHES, AND OTHER IMPROVEMENTS INSIDE THE CITY'S RIGHT OF WAY ARE PROVIDED FOR DEMONSTRATION PURPOSES ONLY. CONSULT THE DEVELOPMENT PLANS FOR ACTUAL CONSTRUCTION.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,012 FEET.

PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

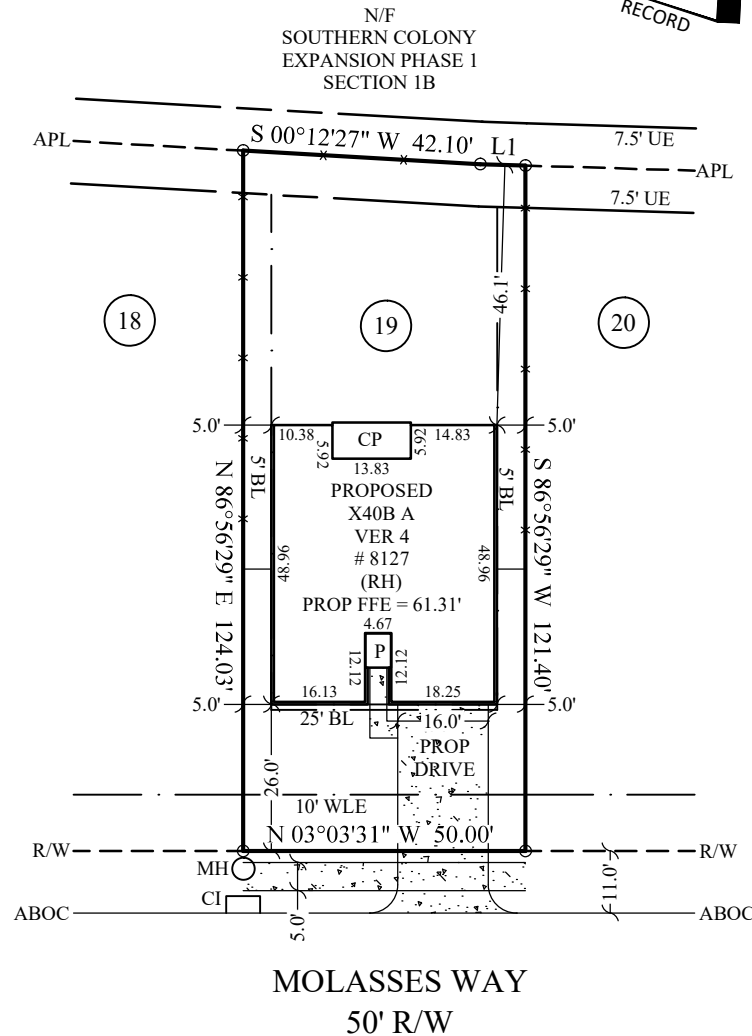
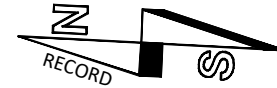
Line	Bearing	Distance
L1	S 01°21'23" E	7.97'

ADDRESS: 8127 MOLASSES WAY

AREA: 6,131 S.F. ~ 0.14 ACRES

FILE NO. 20200169

MFE: 61.31'



LEGEND:

- BL- Building Line
- UE- Utility Easement
- R/W- Right of Way
- PROP- Proposed
- MH- Manhole
- CI- Curb Inlet
- P- Porch
- CP- Covered Patio
- LF- Linear Feet
- SF- Square Feet
- SY- Square Yards
- X- Fence
- N/F- Now or Formerly
- WLE- Water Line Easement
- FFE- Finished Floor Elevation
- MFE- Minimum Floor Elevation
- APL- Approximate Property Line
- ABOC- Approximate Back of Curb

FOR:



TOTAL FENCE=	204 LF
FRONT=	10 LF
LEFT=	73 LF
RIGHT=	70 LF
REAR=	50 LF

SLAB=	1,956 SF
LOT AREA=	6,131 SF
LOT COVERAGE=	32 %
INTURN=	187 SF
DRIVEWAY=	416 SF
PUBLIC WALK=	170 SF
PRIVATE WALK=	43 SF
REAR YARD AREA=	290.0 SY
FRONT YARD AREA=	144.3 SY

OPTIONS:
 3 SIDES BRICK
 COVERED PATIO
 FRAMING, FOUNDATIONS, & ROOF
 RAFTER DETAIL

**PLOT PLAN FOR:
DR HORTON**

SUBDIVISION: SOUTHERN COLONY
 EXPANSION PHASE 1
 LOT: 19 BLOCK: 1 SECTION: 1A

**CARTER & CLARK
 LAND SURVEYORS AND PLANNERS**

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