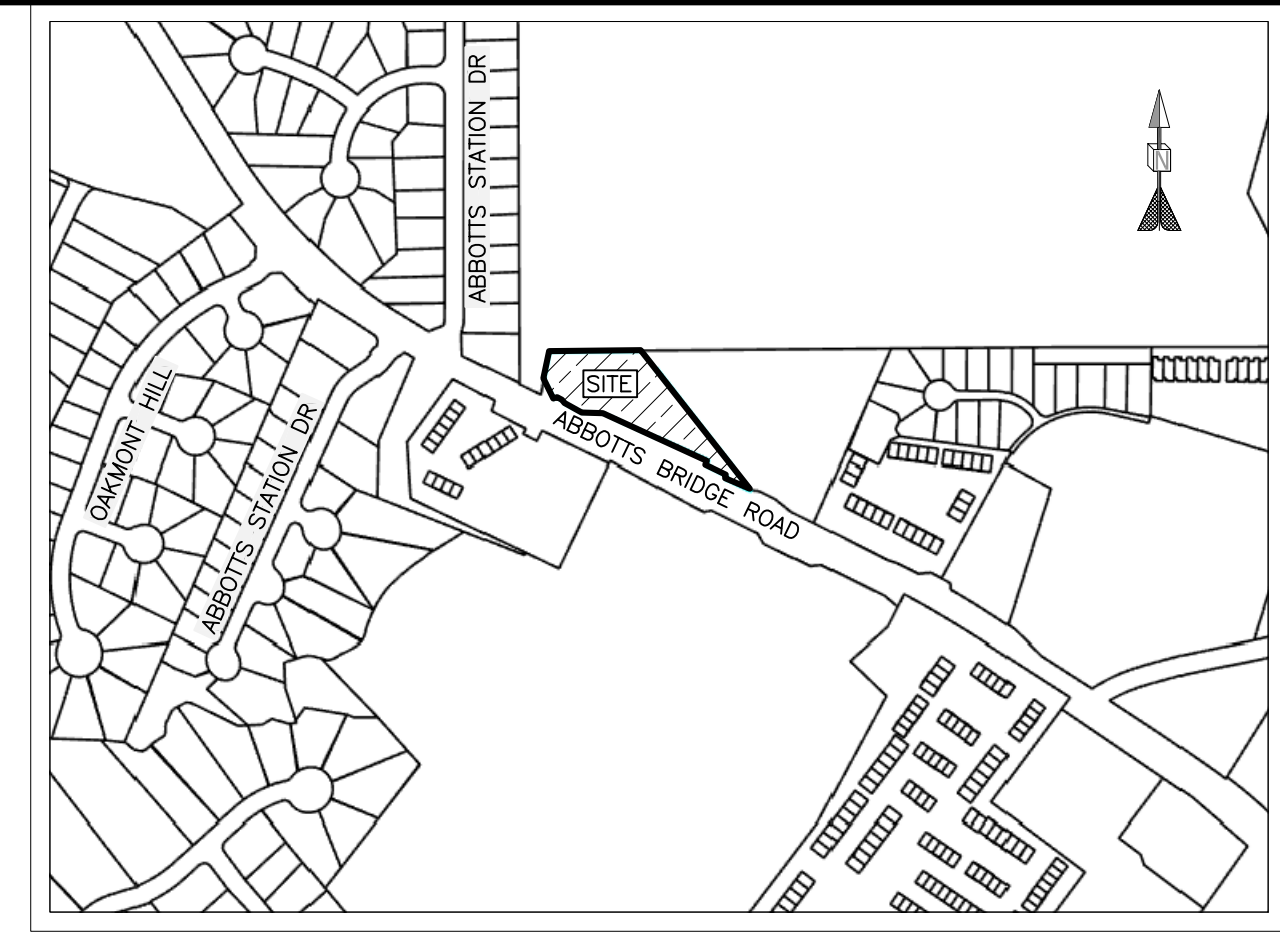


PURPOSE AND INTENT:
PLANNING & ZONING

RECEIVED
V-25-0002
March 4, 2025
PLANNING & ZONING



VICINITY MAP
(N.T.S.)

VERTICAL DATUM
TIE TO STATE PLANE
MONUMENTS TO P.O.B.
FULTON MONUMENT 2632
S 46°15'01"W 4100.229'
ELEVATION = 987.74'
FULTON MONUMENT F433
S 25°35'14"W 4265.331'
ELEVATION = 1003.28'

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE
1% ANNUAL FLOOD (100-YEAR FLOOD)
FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13121C 091916
DATE: SEPTEMBER 15, 2013
THIS DETERMINATION WAS MADE BY
GRAPHICALLY DETERMINING THE POSITION
OF THE SITE ON SAID F.I.R.M. MAPS UNLESS
OTHERWISE NOTED.

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A NIKON NPL 322+ 2 SECOND
TOTAL STATION.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 27,111 FEET
AND AN ANGULAR ERROR OF 14 SECONDS(S)
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 176,017 FEET.
ALL IRON PINS SET ARE 1/2" REBAR WITH
CAP COA-717, UNLESS NOTED.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY
OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR
STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL
ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED
BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY
EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF
THE PREMISES.
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE
DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE
EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE
SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY
EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL
INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR
GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION
BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR
NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE
PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY
GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,
AND SEALED WITH A SURVEYOR'S SEAL.

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 THE
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.

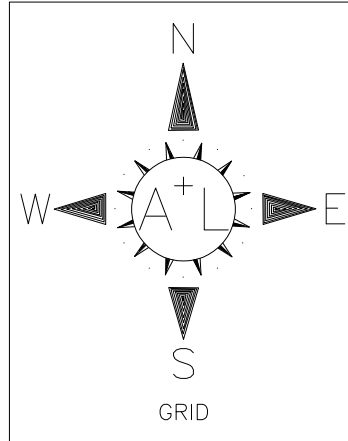
2"x3" FOR OFFICIAL USE ONLY
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FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH
IN O.C.G.A. SECTION 15-6-67.
SIGNATURE: JAMES A. JACOBS
PRINTED NAME: JAMES A. JACOBS
DATE: 11/01/2024

SCALE: 1" = 30'
0' 10' 20' 30' 40' 50' 60'

AREA
1.448 ACRES
63,112 SQUARE FEET

AREA OF FLOOD AREAS
AREA OUTSIDE FLOOD
39,203 S.F. 60% OF PARCEL
AREA LABELED "OTHER FLOOD"
9,346 S.F.
AREA INSIDE 100YR FLOOD
14,563 S.F.

OWNER'S INFORMATION:
BEN PHAM
6120 BLACKWOOD CIR.
NORCROSS, GA. 30093
985-518-6842

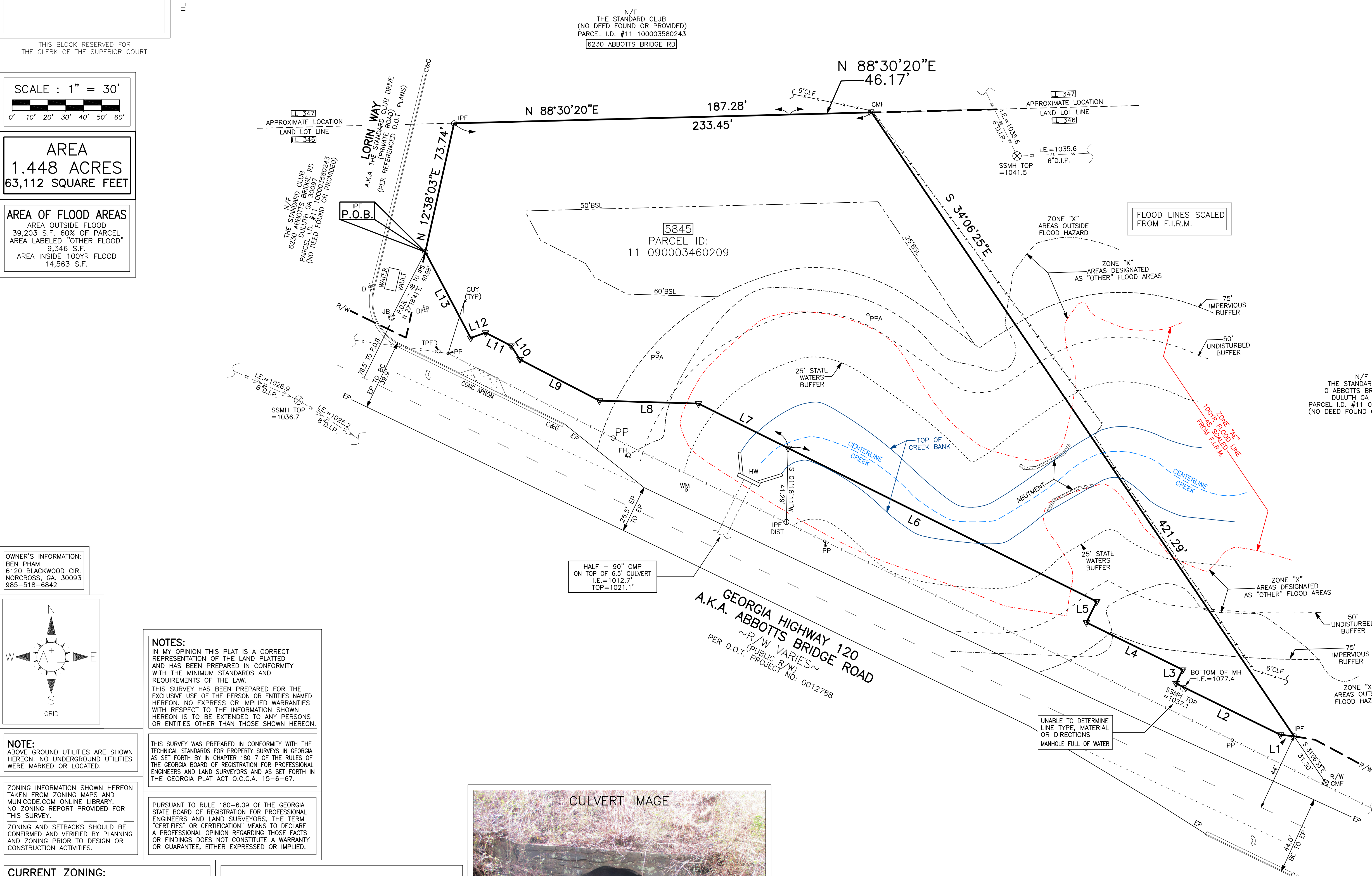


NOTE:
ABOVE GROUND UTILITIES ARE SHOWN
HEREON. NO UNDERGROUND UTILITIES
WERE MARKED OR LOCATED.

ZONING INFORMATION SHOWN HEREON
TAKEN FROM ZONING MAPS AND
MUNICOD.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS SURVEY.
ZONING AND SETBACKS SHOULD BE
CONFIRMED AND VERIFIED BY PLANNING
AND ZONING PRIOR TO DESIGN OR
CONSTRUCTION ACTIVITIES.

CURRENT ZONING:
5.1.3. Development Standards.
A. Height Regulations:
No building shall exceed 40 feet in height.
B. Minimum Front Yard: 60 feet
C. Minimum Side Yard:
25 feet adjacent to interior line
40 feet adjacent to street
D. Minimum Rear Yard: 50 feet
E. Minimum Lot Area:
1 acre with frontage on paved road
3 acres with frontage on unpaved road
F. Minimum Lot Width: 100 feet
G. Minimum Lot Frontage: 35 feet adjoining a street
H. Minimum Heated Floor Area: There is no minimum
heated floor area in this district.
I. Minimum Accessory Structure Requirements:
Accessory structures may be located in rear or side
yards but shall not be located within a minimum yard.

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW!



PROJECT DESCRIPTION: SURVEY FOR:
5845 ABBOTTS BRIDGE ROAD (BEN PHAM)
5845 ABBOTTS BRIDGE ROAD, JOHNS CREEK, GEORGIA 30097
COUNTY: FULTON DISTRICT: 1ST
LAND LOT: 346 SECTION: 1ST

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com COA-LSF#000717

LEGAL REFERENCES: D.B. 34967, PG. 529 D.B. 34967, PG. 535
G.D.O.T. PROJECT NO: 0012788
COMBINATION PLAT FOR:
5845 ABBOTTS BRIDGE ROAD (BEN PHAM)
BY: ADAM & LEE LAND SURVEYING; DATED: 01/04/2018

OFFICE: 11/01/2024
BY: DWJ
FIELD: 10/18/2024
BY: GPQ
SCALE: 1"=30'
SHEET # 001

24263

