



GRID NORTH
GA WEST ZONE

1189

1166

APPROXIMATE LOCATION
LAND LOT LINE

A=105.05'
R=965.00'
CB=N04°18'20"W
C=105.00'

NEWPORT COURT
(50' R/W)

1/2" REBAR
FOUND

75' FULTON COUNTY
IMPERVIOUS SURFACE BUFFER
SEE NOTE#8

25' STATE
WATERS BUFFER
SEE NOTE#8

25' STATE
WATERS BUFFER
SEE NOTE#8

532.09' TO THE S.W. R/W OF
NEWPORT BAY PASSAGE
(50' R/W)

1/2" REBAR
FOUND 0.82'
NORTHEASTERLY

REBAR SET
& POB

NEIGHBOR'S
WOOD FENCE

N. FENCE 1.1'
OVER R

CONCRETE
WALK

WOOD
PATIO

WOOD
WALLS

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IMPERVIOUS CALCULATIONS	
Area	Sq. Feet
CONCRETE DRIVEWAY	1,525.5± SQ.FT.
CONCRETE SIDEWALK	261.3± SQ.FT.
STONE STEP	5.4± SQ.FT.
STONE PORCH	28.2± SQ.FT.
HOUSE	2,626.5± SQ.FT.
CHIMNEY	14.4± SQ.FT.
SCREEN DECK	360.3± SQ.FT.
CONCRETE WALK	14.3± SQ.FT.
WOOD STEPS	49.7± SQ.FT.
WOOD LANDING	21.3± SQ.FT.
GRAVEL	81.1± SQ.FT.
WOOD WALL	23.8± SQ.FT.
WOOD WALL	3.9± SQ.FT.
WOOD WALL	1.4± SQ.FT.
WOOD STEPS & LANDING	15.1± SQ.FT.
CONCRETE	9.9± SQ.FT.
WOOD WALL	17.4± SQ.FT.
WOOD PATIO	52.0± SQ.FT.
WOOD STEPS	66.2± SQ.FT.
WOOD WALL	27.6± SQ.FT.
PLASTIC SHED	27.0± SQ.FT.
WOOD WALL	32.9± SQ.FT.
WOOD STEPS	57.3± SQ.FT.
WOOD WALL	15.3± SQ.FT.
GRAVEL	11.8± SQ.FT.
TOTAL IMPERVIOUS AREA	5,349.7± SQ.FT.
TOTAL LOT AREA	19,483± SQ.FT.
PERCENT IMPERVIOUS COVERAGE	27.5± PERCENT

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.



Know what's below.
Call before you dig.

SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 234,257 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BASIS OF BEARINGS: PLAT BOOK 220 PAGE 86-87.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

ZONING INFORMATION

CITY OF ALPHARETTA - CUP

MINIMUM FRONT SETBACK: 30 FEET (PER PLAT)
MINIMUM SIDE SETBACK: 10 FEET (PER PLAT)
MINIMUM REAR SETBACK: 35 FEET (PER PLAT)

CONTACT THE CITY OF ALPHARETTA FOR MORE INFORMATION

ALL ZONING MATTERS MUST BE APPROVED BY THE CITY OF ALPHARETTA PRIOR TO ANY CONSTRUCTION



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0079F
SHADED ZONE "X"
EFFECTIVE DATE: 9/18/2013
FULTON COUNTY, GEORGIA
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LEGEND

B	BUILDING LINE
P	PROPERTY LINE
R/W	RIGHT-OF-WAY
C	CENTERLINE
BC	BACK OF CURB
G	GUTTER
E	EDGE OF PAVING
TW	TOP OF WALL
BW	BOTTOM OF WALL
X	FENCE
X	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
P	POWER LINE
PM	POWER METER
PB	POWER BOX
FO	FIBER OPTIC
A/C	AIR CONDITION
CB	CABLE BOX
TB	TELEPHONE BOX
GM	GAS METER
GV	GAS VALVE
GLM	GAS LINE MARKER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
MW	MONITORING WELL
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
SSMH	SANITARY SEWER LINE
CO	SANITARY SEWER MANHOLE
P.O.B.	CLEAN OUT
P.O.C.	POINT OF BEGINNING
D.E.	POINT OF COMMENCEMENT
S.S.E.	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT

REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF WILLIAM C. GABELMAN & MARIA T. GABELMAN DEED BOOK 33062 PAGE 288 FULTON COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles Georgia RLS No. 2646 7-1-25

NO.	REVISIONS	DATE	DB

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
DEHI WANG

3795 NEWPORT BAY DRIVE
ALPHARETTA, GEORGIA
TOTAL AREA= 0.447± ACRES
OR 19,483± SQ. FT.

SCALE IN FEET

LOT 46 BLOCK "A"
WINDWARD PROPERTIES, INC.
NEWPORT BAY

LAND LOT 1189
2ND DISTRICT 1ST SECTION
FULTON COUNTY, GEORGIA
PLAT PREPARED: 7-1-25
FIELD: 6-30-25 SCALE: 1"=30'
JOB#266600

C&B-A
PB 220
PG 86-87