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REVISIONS:

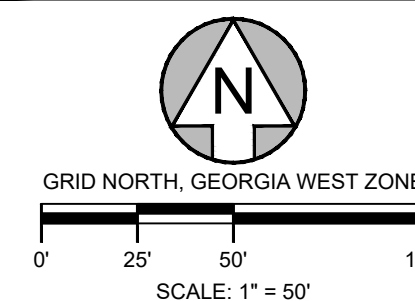
Table with columns for revision number, description, date, and checked by.

RETRACEMENT AND TOPOGRAPHIC SURVEY PREPARED FOR: NEWTON COUNTY WATER & SEWERAGE AUTHORITY PROJECT LOCATION: ADMINISTRATION BUILDING EXPANSION 11325 BROWN BRIDGE ROAD NEWTON WOODS PHASE 4, LOTS 7 & 8 NEWTON COUNTY, GEORGIA

CALL BEFORE YOU DIG



SCALE & NORTH ARROW:



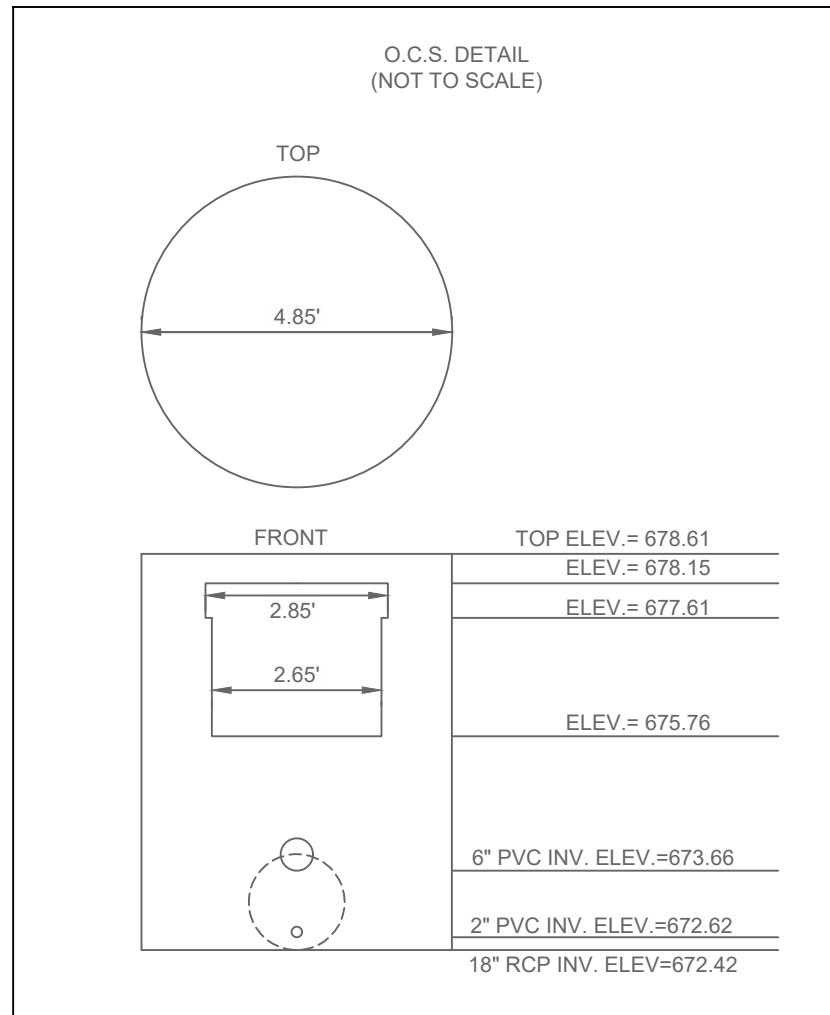
SURVEY INFO:

DRAWN BY: CAM REVIEWED BY: DCO JOB #: 1325001.000 DATE: 3/19/2025

SHEET NUMBER

1 OF 1

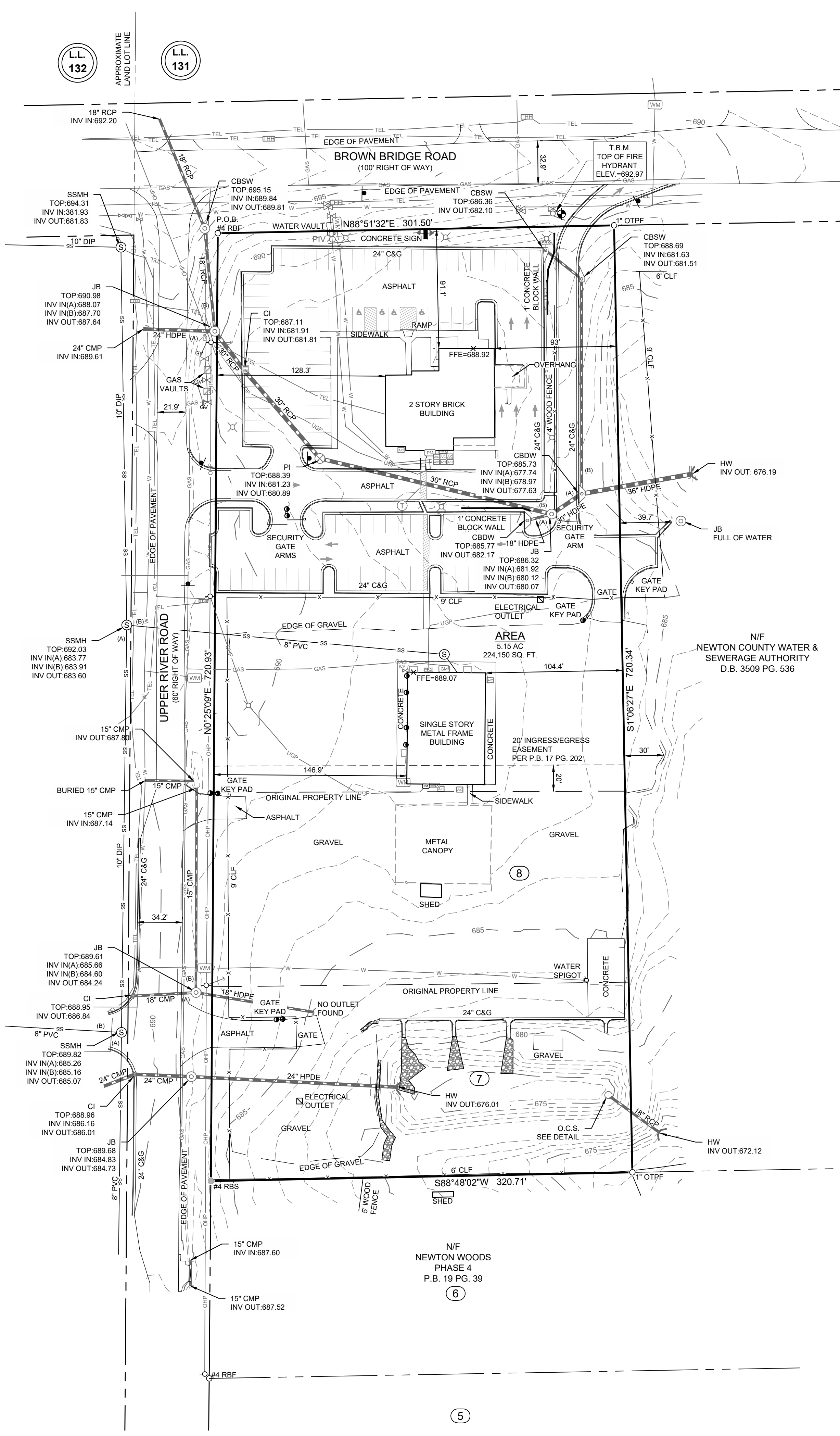
LINE LEGEND table listing symbols for STORM SEWER, FIBER OPTIC, OVERHEAD POWER, MAJOR CONTOUR, FENCE, PROPERTY LINE, ADJOINING LOT LINE, SANITARY SEWER, WATER MAIN, UNDERGROUND POWER, GAS, MINOR CONTOUR, LAND LOT LINE, RIGHT OF WAY, EASEMENT, TELECOMMUNICATIONS.



SYMBOL LEGEND table listing symbols for AIR CONDITIONER UNIT, BENCHMARK, BOLLARD, JUNCTION BOX, HOOD AND GRATE INLET, SANITARY SEWER CLEANOUT, ELECTRICAL BOX, ELECTRIC METER, ELECTRIC MANHOLE, FIRE HYDRANT, SINGLE WING CATCH BASIN, GUY WIRE, GAS VALVE, ADA PARKING, HEADWALL, IRRIGATION CONTROL VALVE, IRON PIN FOUND (TYPE NOTED), IRON PIN SET, LIGHT POLE, LANDSCAPE LIGHT, OUTLET CONTROL STRUCTURE, UG POWER TRANSFORMER, POST INDICATOR VALVE, POWER METER, SANITARY SEWER MANHOLE, SINGLE WING CATCH BASIN, STREET SIGN, PAINTED TRAFFIC MARKING, TELEPHONE BOX, GAS MARKER, UTILITY POLE, WATER METER, VALVE, DOUBLE WING CATCH BASIN, FIRE DEPARTMENT CONNECTION, LOT NUMBER, PEDESTAL INLET, TELEPHONE MANHOLE.

ABBREVIATION LEGEND table listing abbreviations for P.O.C., POINT OF COMMENCEMENT, RBF, REBAR FOUND, CTFP, CRIMP TOP PIPE FOUND, SSE, SANITARY SEWER EASEMENT, CMP, CORRUGATED METAL PIPE, RCP, REINFORCED CONCRETE PIPE, CI, CURB INLET, FFE, FINISHED FLOOR ELEVATION, NF, NOW OR FORMERLY, CLF, CHAIN LINK FENCE, DIP, DUCTILE IRON PIPE, PVC, POLYVINYL CHLORIDE PIPE, DI, DROP INLET, X890.7, EXISTING SPOT ELEVATION, C&G, CURB AND GUTTER.

SURVEYOR'S CERTIFICATION section containing a statement of certification, a signature of Dean C. Olson, and a professional seal for Dean C. Olson, Land Surveyor No. 2806, State of Georgia.



CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

TOPOGRAPHIC DATA:

- A. VERTICAL DATUM: NAVD 88 AND WAS OBTAINED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING STATIC OBSERVATIONS AND OPUS POST PROCESSING USING TRIMBLE R12 BASE AND ROVER.
B. CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN SURVEY DATA AND COMPLETED ON 3/11/2025.

GENERAL NOTES:

- A. PROPERTY ADDRESS: 11325 BROWN BRIDGE ROAD, COVINGTON, GA.
B. TAX PARCEL ID: 004400000053000
C. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOODPLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. FLOOD INFORMATION RATE MAP...
D. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SUE LEVEL B PAINT MARKINGS BY GROUNDHAWK UTILITY LOCATION ON MARCH 13, 2025...
E. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE...
F. IT IS THE RECOMMENDATION OF GASKINS + LECRAW TO HAVE EASEMENTS AND RIGHTS-OF-WAY MARKED AND VERIFIED BY THE APPROPRIATE UTILITY OWNER...
G. CURRENT ZONING: A-R (AGRICULTURAL RESIDENTIAL) AND M-1 (LIGHT INDUSTRIAL) ZONING CLASSIFICATION IS BASED ON NEWTON COUNTY ZONING MAP
H. A-R SETBACKS: FRONT - 60 FEET, BACK - 40 FEET, SIDE - 15 FEET.
M-1 SETBACKS: FRONT - 60 FEET, BACK - 15 FEET, SIDE - 20 FEET.
SOURCE OF SETBACK INFORMATION: NEWTON COUNTY UNIFIED DEVELOPMENT ORDINANCE.

GEORGIA SURVEY NOTES:

- A. THE FIELD WORK FOR THIS CMPY WAS PERFORMED ON MARCH 17, 2025. ANY CHANGES IN SITE CONDITIONS AFTER THIS DATE ARE NOT REFLECTED ON THE SURVEY.
B. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY USING RTK BASE AND ROVER OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 0.07 FEET.
C. HORIZONTAL DATUM IS BASED ON NAD 83, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING STATIC OBSERVATIONS AND OPUS POST PROCESSING USING TRIMBLE R12 GPS RECEIVER.
D. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 464,335.
E. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
F. EQUIPMENT USED: TRIMBLE S5 & TRIMBLE R12 BASE AND ROVER
G. SOURCE OF TITLE: NEWTON COUNTY WATER & SEWERAGE AUTHORITY, D.B. 564 PG. 175, P.B. 17, PG. 202 & P.B. 19, PG. 39.
H. PROPERTY CORNERS SET (#4RBS) ARE 1/2 INCH REBAR WITH PLASTIC CAP STAMPED 'G+L LSF 1371', UNLESS OTHERWISE NOTED.

Drawing name: C:\Users\cmleier\Gaskins+LeCraw\Dropbox\Shared\Folder\SURVEY\Boundary\Newton\10\_0\_0131113250001.000 - Admin Building Expansion\BND\DWG\11325 BROWN BRIDGE RD BND.dwg 2/4/25 Mar 19, 2025 12:24pm by cmleier