

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0263G, DATED 09/18/13

ZONING INFORMATION:

CLASSIFICATION: R-5
 SETBACKS: FRONT - 30 FEET
 SIDE - 7 FEET
 REAR - 7 FEET
 MINIMUM LOT AREA - 7500 sf.
 MINIMUM STREET FRONTAGE - 50 FEET
 MAXIMUM LOT COVERAGE - 55% FH

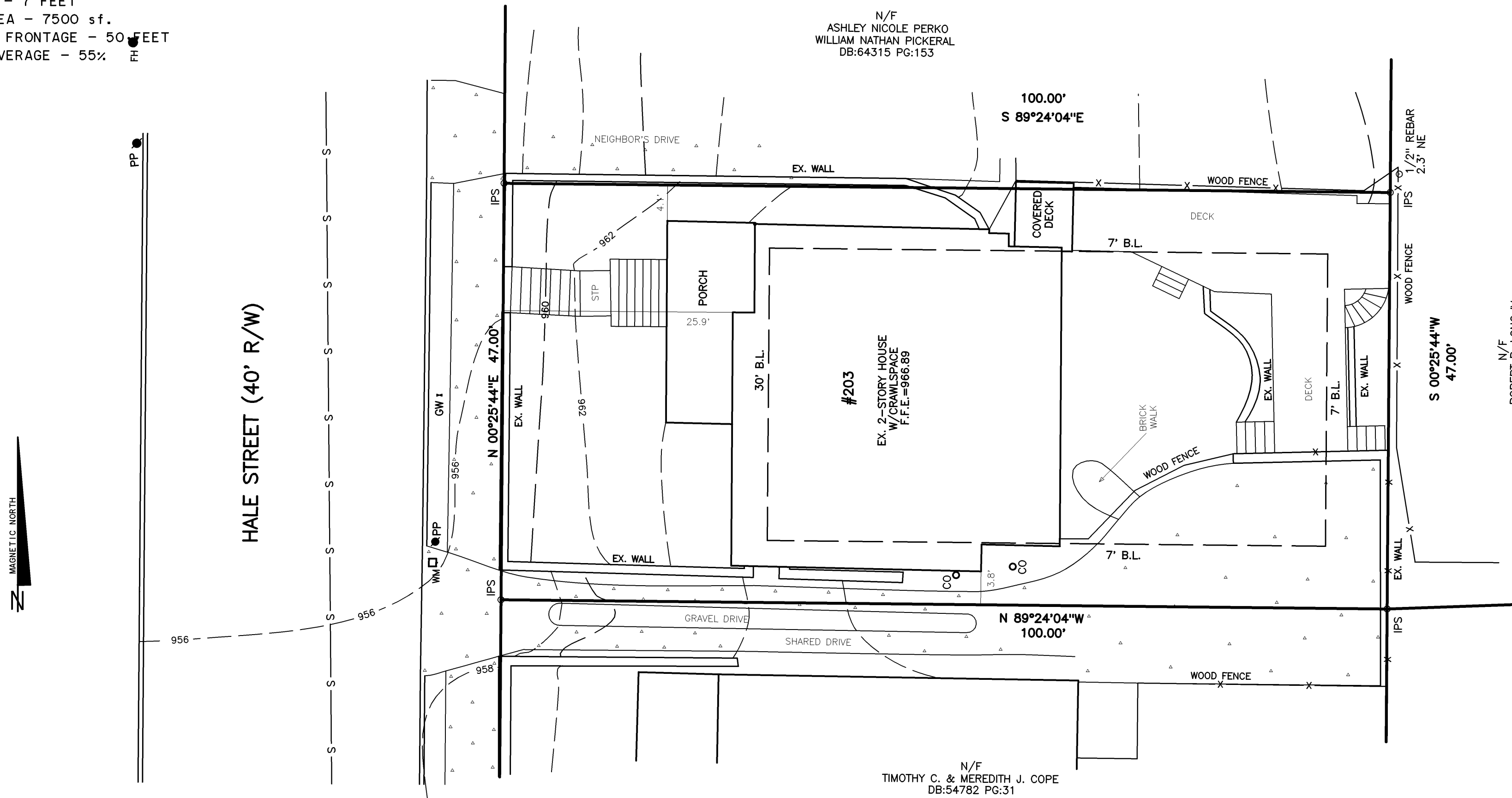
**LOT AREA:
 4700 sf.
 0.108 ACRES**

EXISTING LOT COVERAGE:

HOUSE = 1365 sf.
 DRIVEWAY = 626 sf.
 FRONT PORCH = 195 sf.
 OVERED DECK = 44 sf.
 OPEN DECK = 542 sf.
 WALLS = 137 sf.
 BRICK WALK = 29 sf.
 FRONT STEPS/STOOP = 111 sf.
 TOTAL = 3049 sf.
 LOT COVERAGE = 64.9%

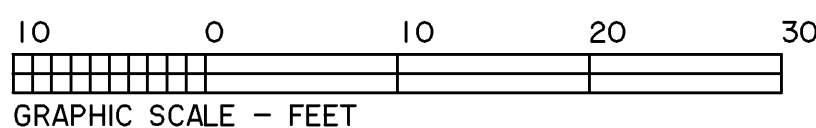
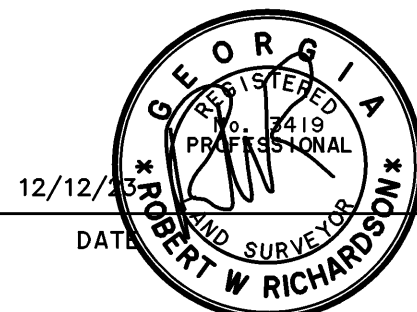
LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- LL.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- B.O.C. = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- - - = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

Robert W. Richardson
 ROBERT W. RICHARDSON, GA RLS #3419

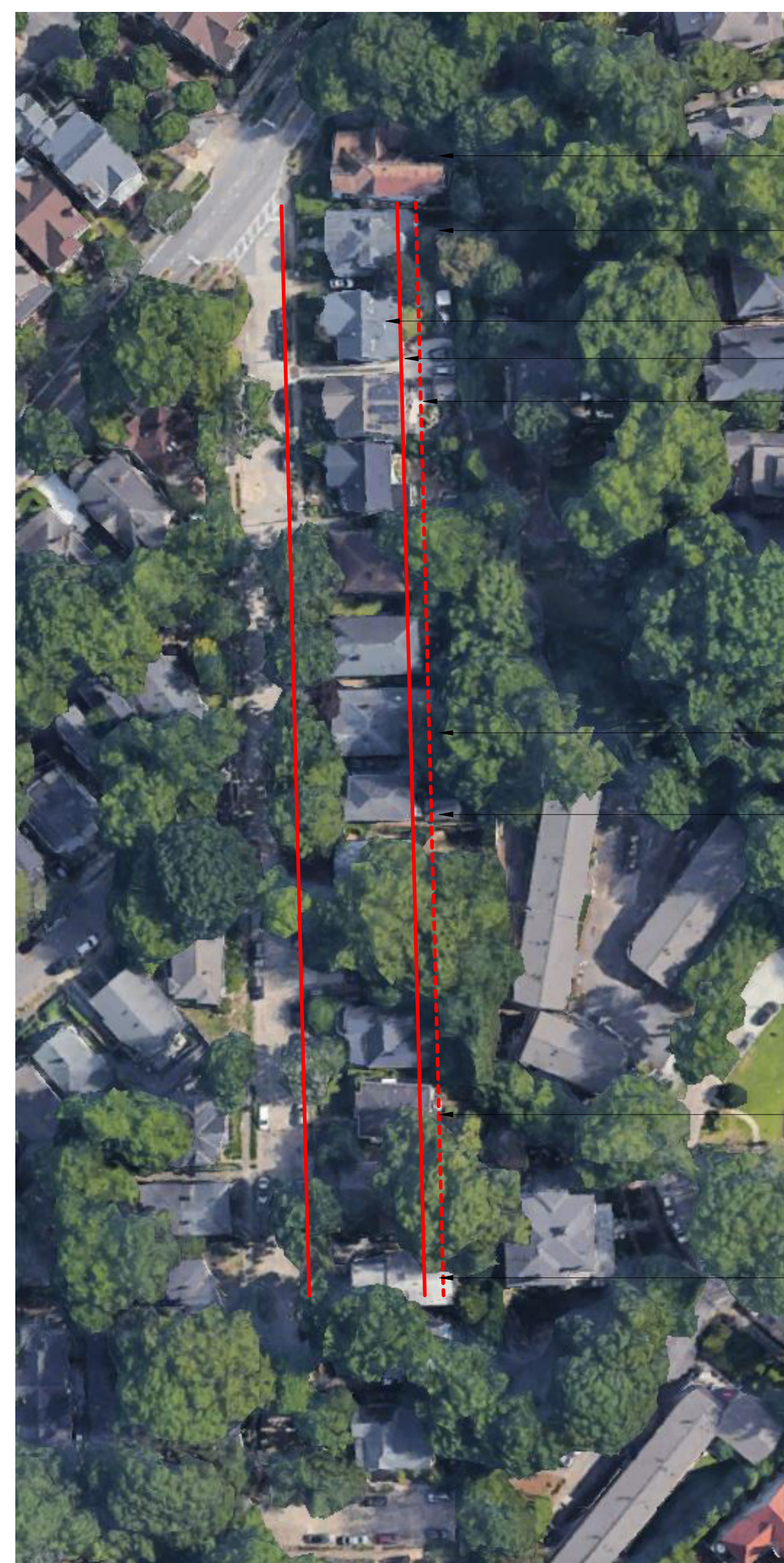


ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: 203 HALE STREET TAX PARCEL: 14 0014 0004 023 3	
REVISION: _____ DISTRICT: 14TH FULTON COUNTY FIELD DATE: 12/01/23 REF. PLAT: PB. Y4 P. 702	LOT: 40 SUB: HALF AND STRICKLAND AREA = 0.108 ACRES JOB No. 23-11-570	LAND LOT: 14 DISTRICT: 14TH FULTON COUNTY FIELD DATE: 12/01/23 REF. PLAT: PB. Y4 P. 702	BLOCK: _____ HALF AND STRICKLAND AREA = 0.108 ACRES JOB No. 23-11-570

203 HALE ST ADDITION AND ADU
203 HALE STREET
ATLANTA, GA 30307

DAVID AND ANNA LAUBE
UDC SUBMISSION
NOT FOR CONSTRUCTION

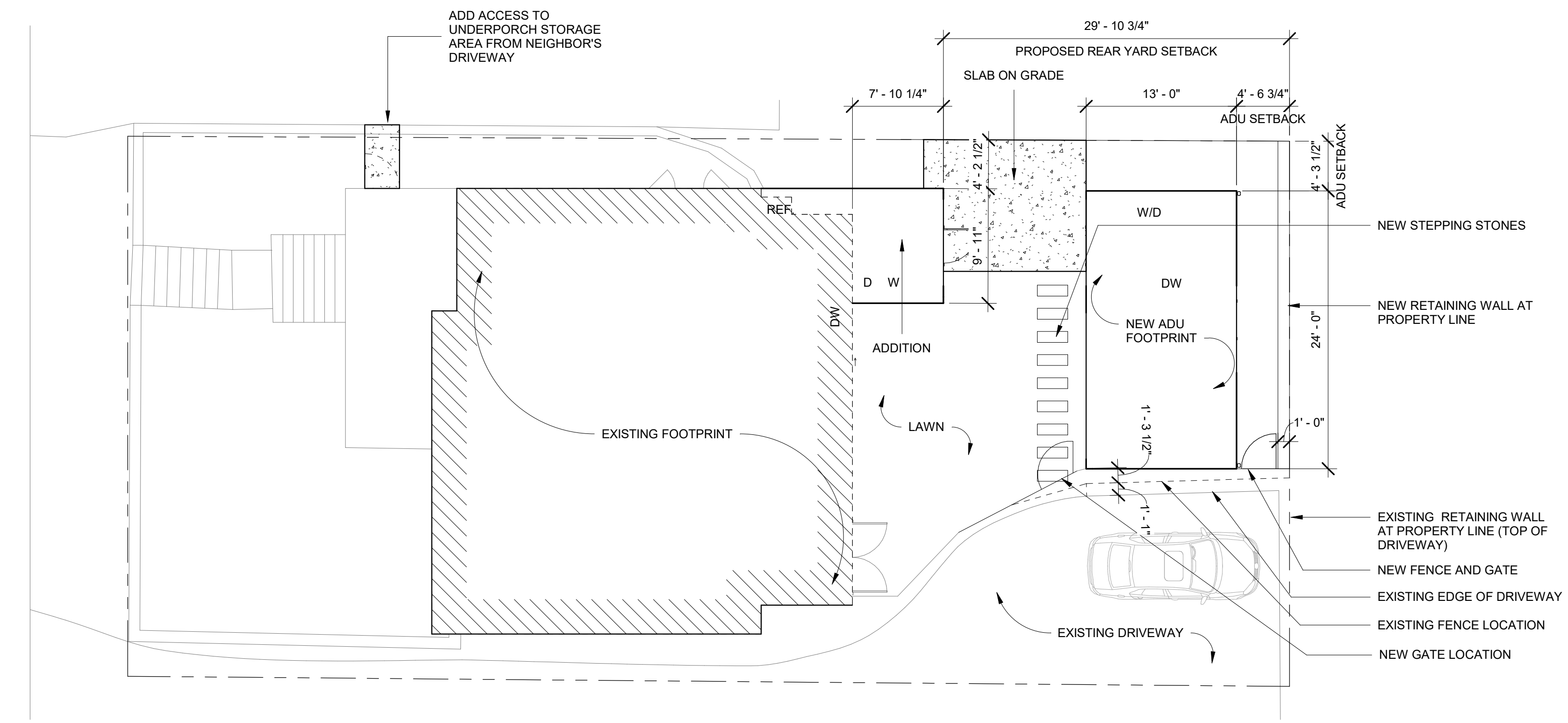
DATE	ISSUE
03/10/2024	UDC



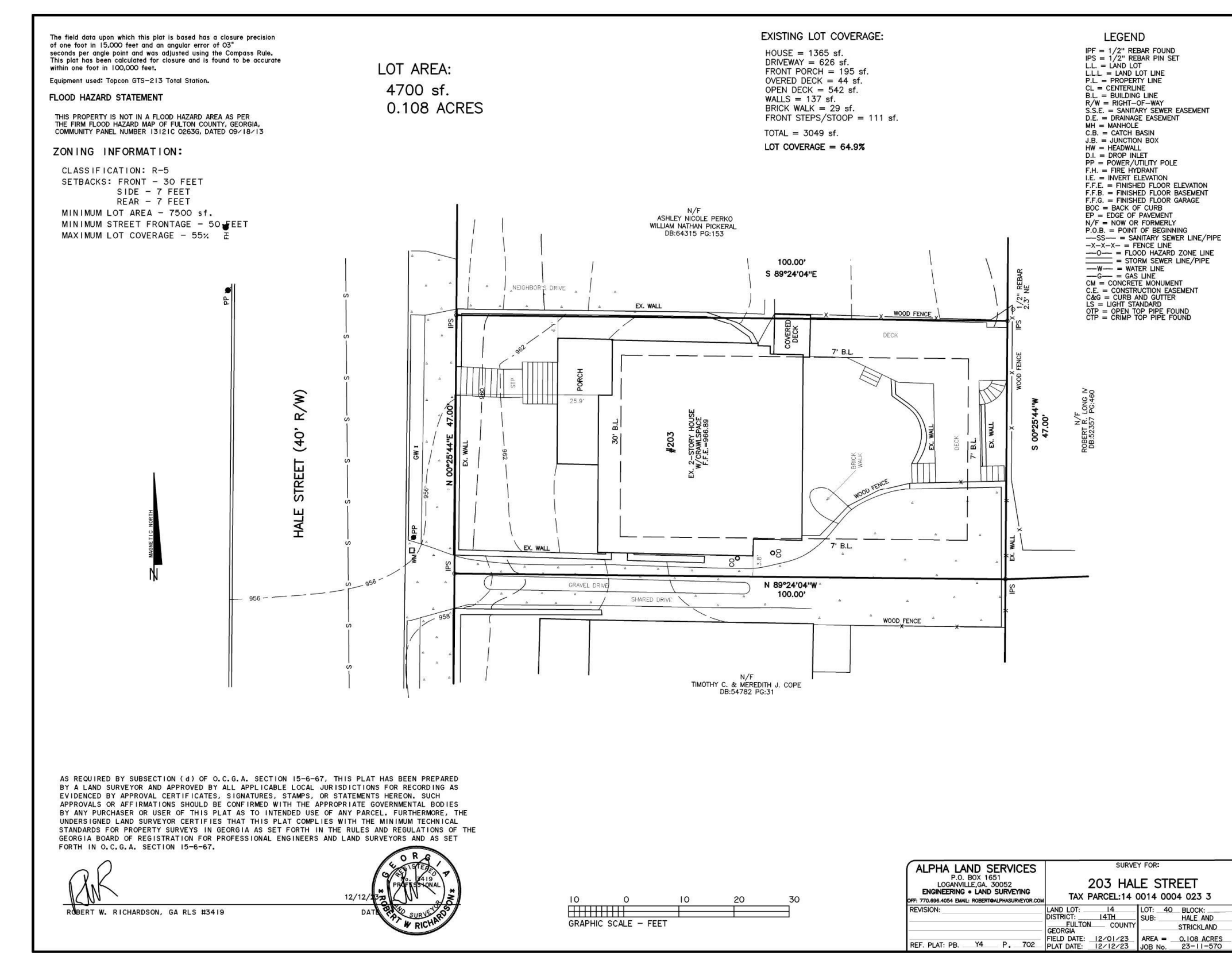
863 LAKE AVE
209 HALE ST
203 HALE ST
EXISTING 203 HALE REAR YARD SETBACK
PROPOSED 203 HALE REAR YARD SETBACK

THE PROPERTIES IDENTIFIED HAVE REAR YARD SETBACKS SMALLER THAN THOSE PROPOSED FOR 203 HALE ST; THEREFORE, THE PROPOSED REAR YARD SETBACK MEETS THE COMPATIBILITY RULE.

177 HALE ST
173 HALE ST
155 HALE ST
145 HALE ST



1 SITE PLAN
1/8" = 1'-0"



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A0

SITE PLAN

SCALE: 1/8" = 1'-0"

203 HALE ST ADDITION AND ADU

203 HALE STREET
ATLANTA, GA 30307

DAVID AND ANNA LAUBE

UDC SUBMISSION

NOT FOR CONSTRUCTION

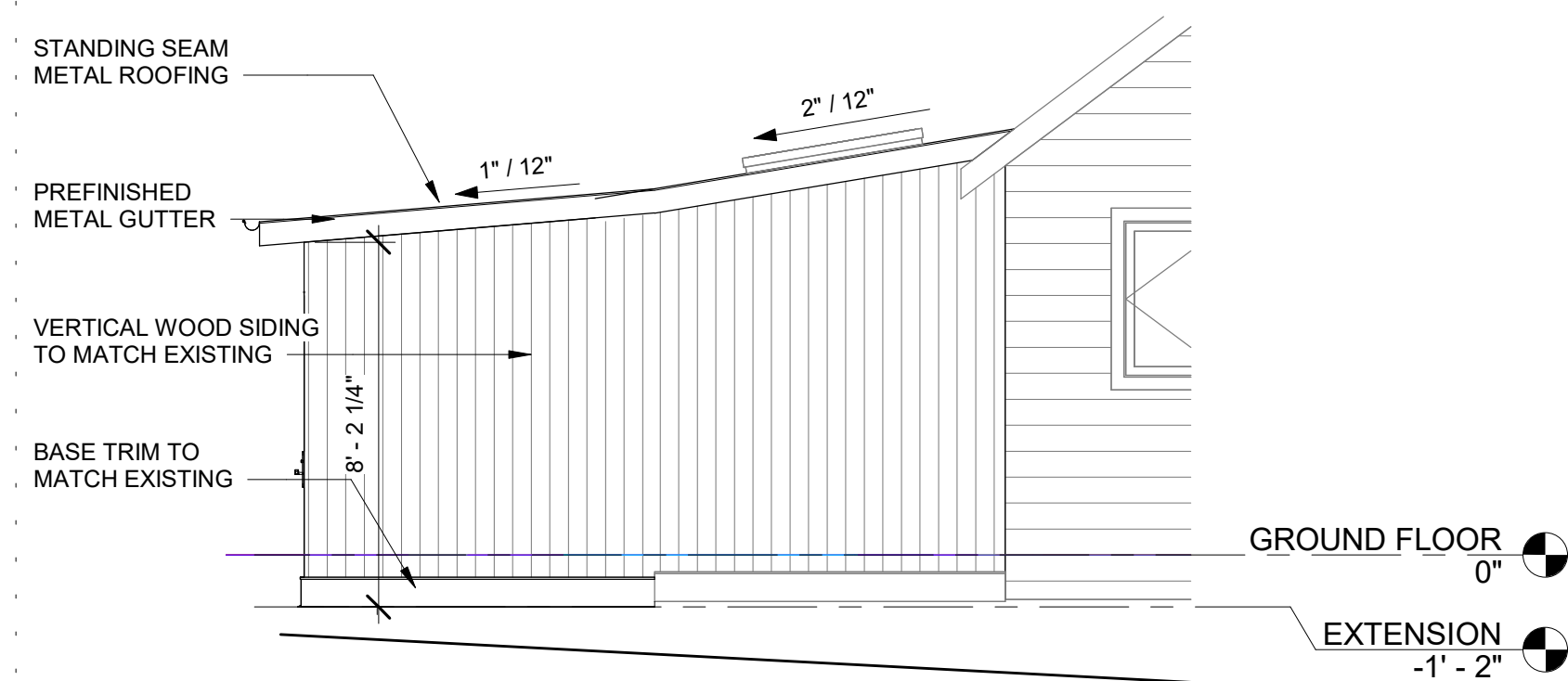
DATE	ISSUE
03/10/2024	UDC

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HOUSE - PLANS & ELEVATIONS

SCALE: 1/4" = 1'-0"



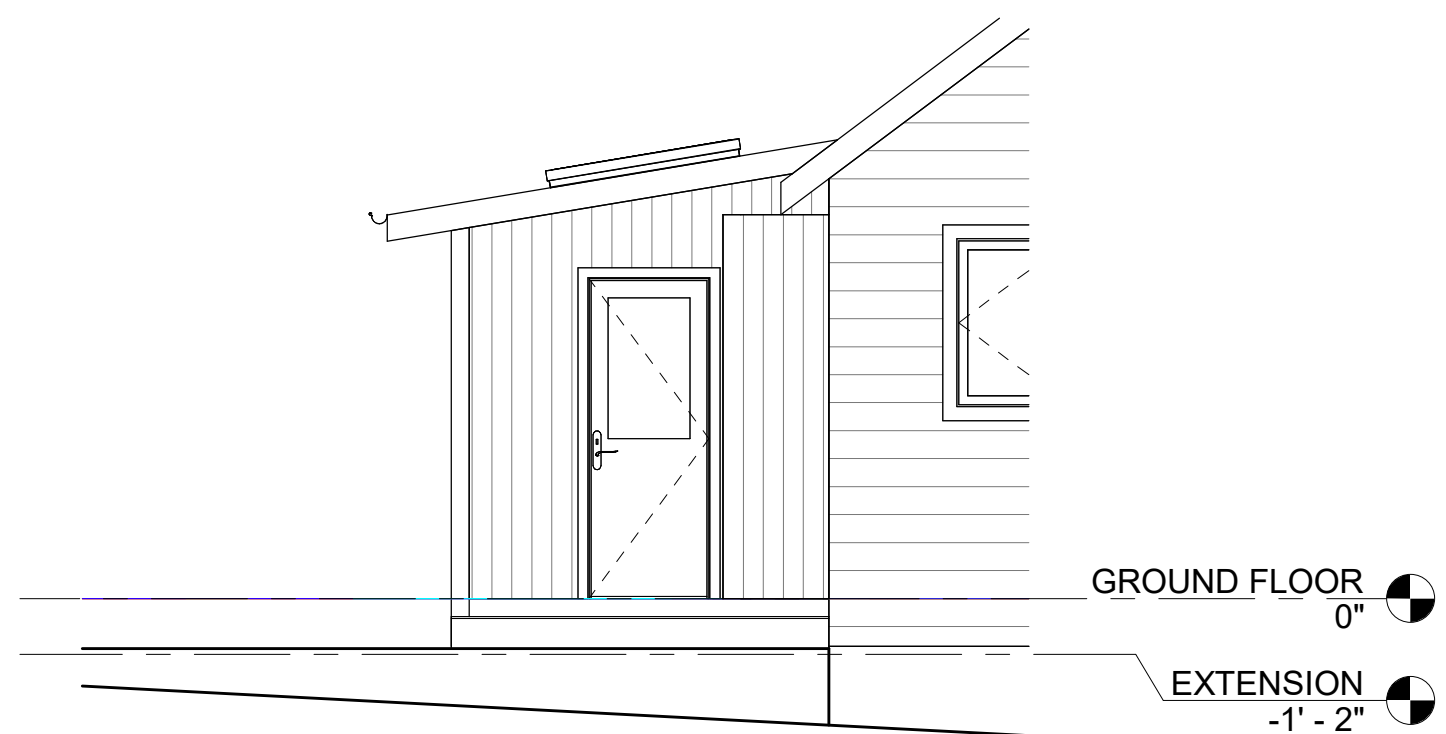
10 HOUSE - NORTH PROPOSED
1/4" = 1'-0"



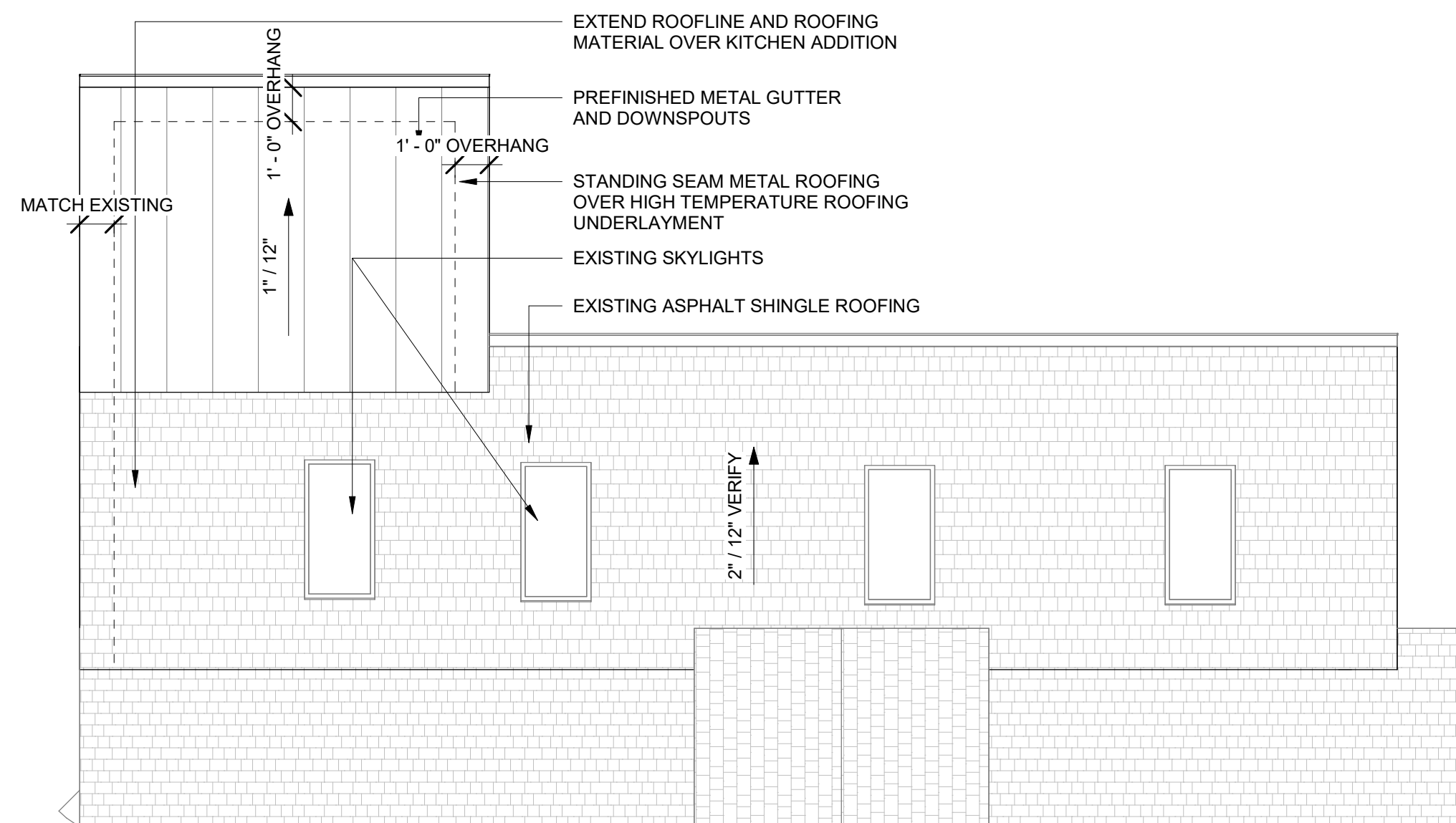
6 MAIN HOUSE - REAR PROPOSED
1/4" = 1'-0"



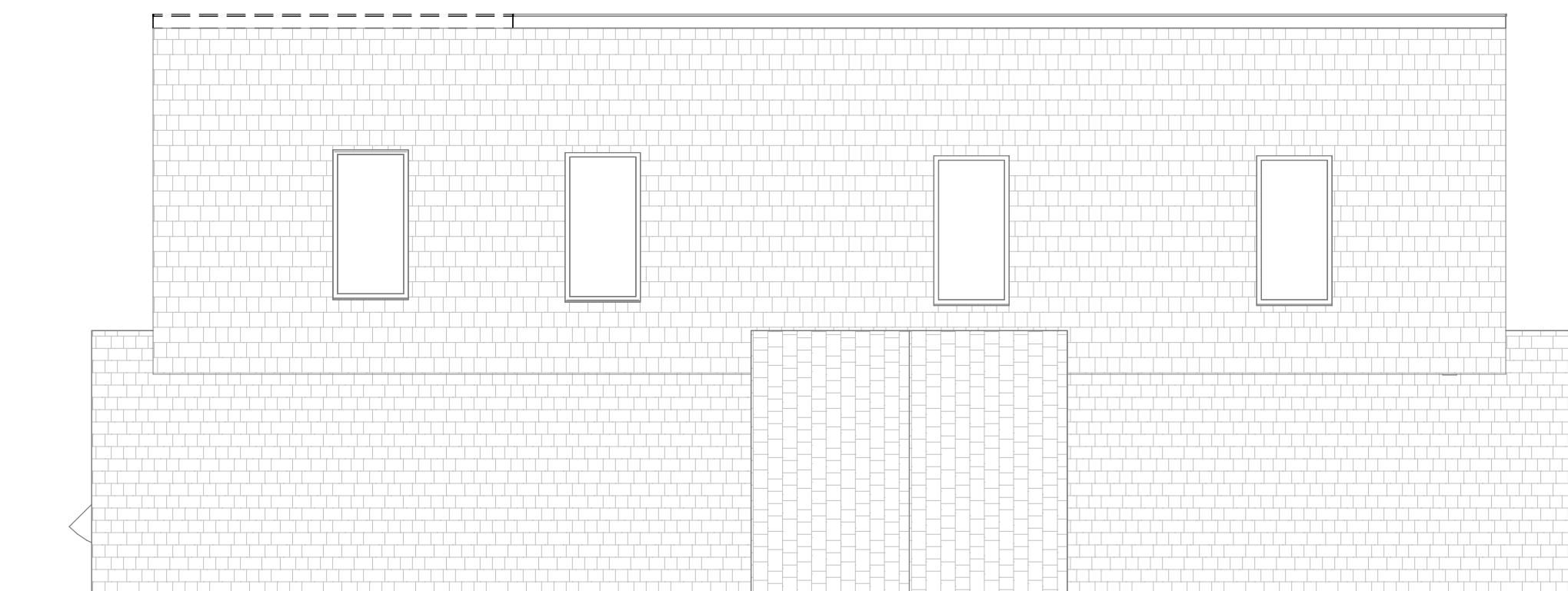
3 MAIN HOUSE - REAR EXISTING
1/4" = 1'-0"



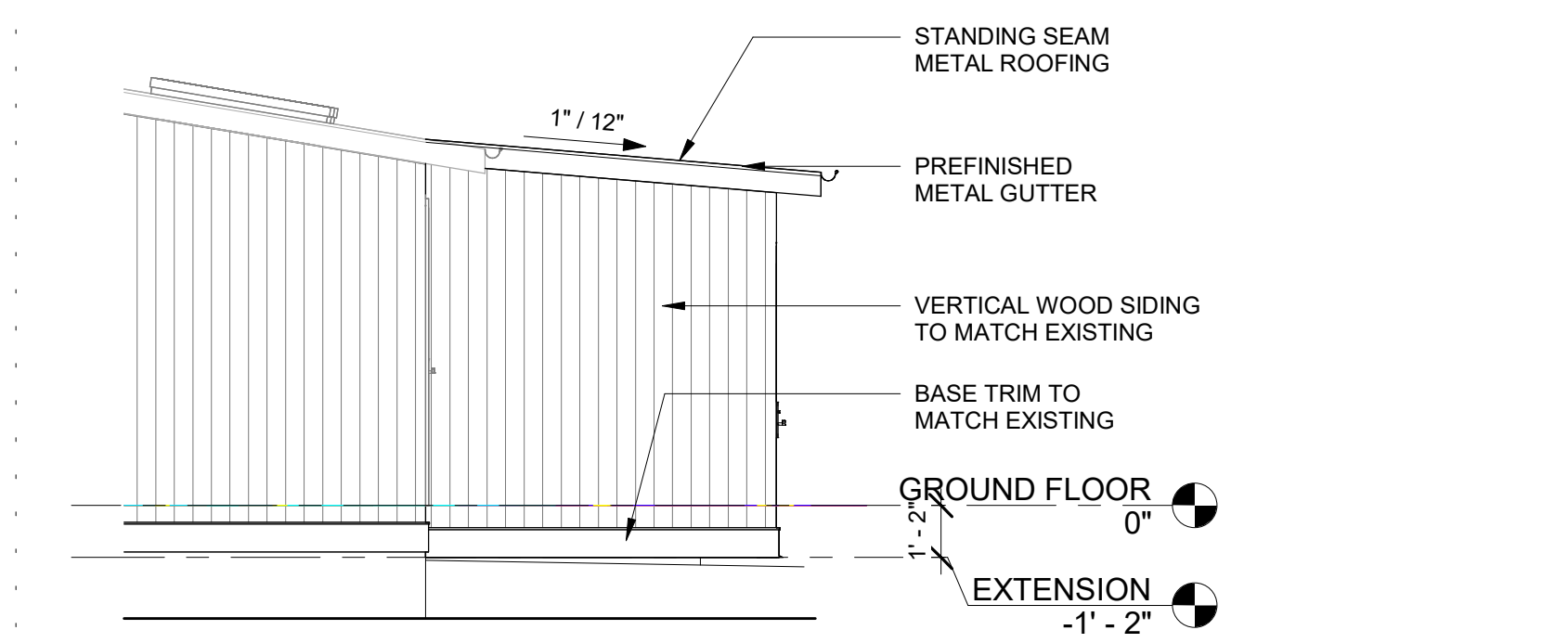
9 HOUSE - NORTH EXISTING
1/4" = 1'-0"



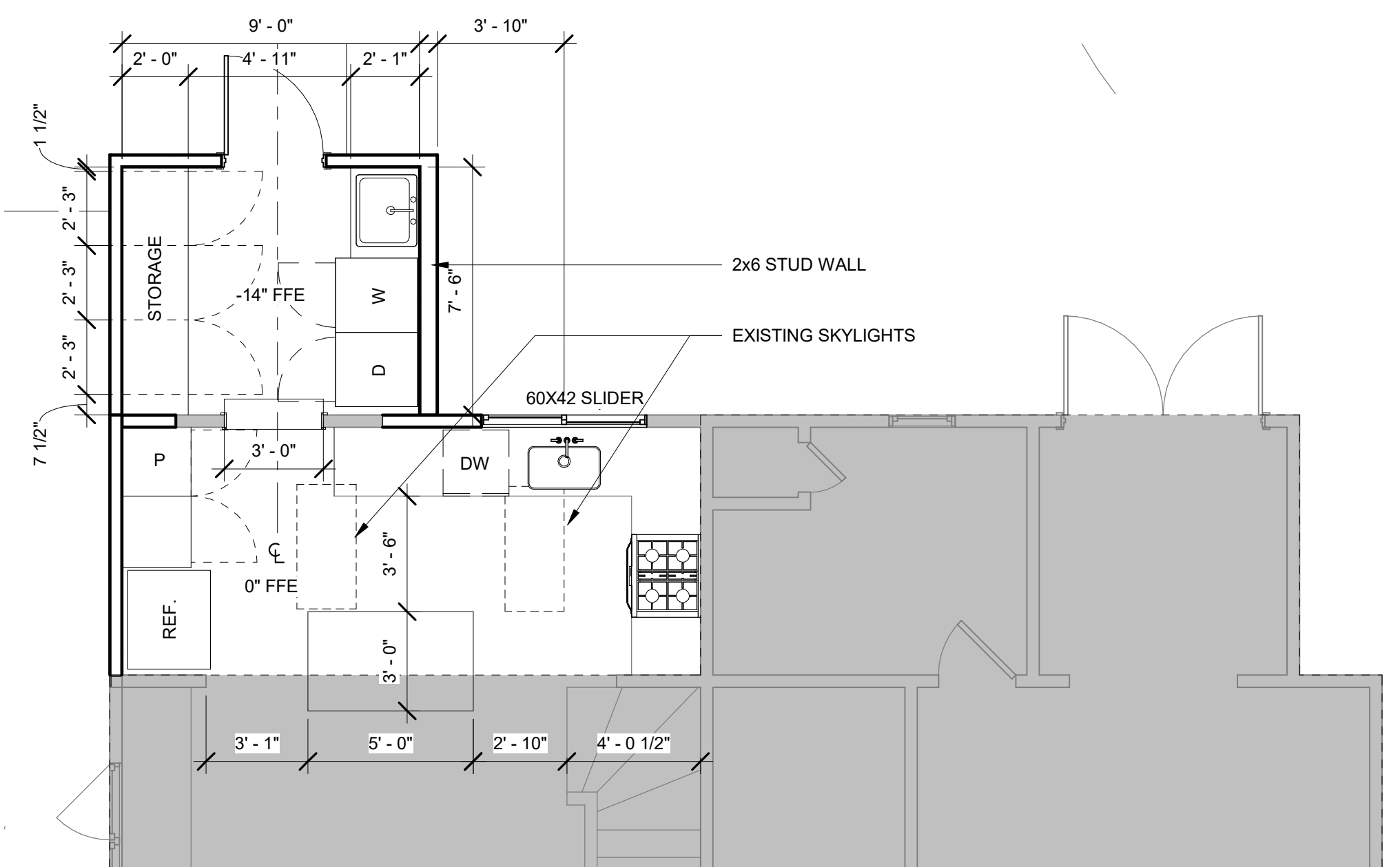
5 PROPOSED ROOF PLAN - MAIN HOUSE
1/4" = 1'-0"



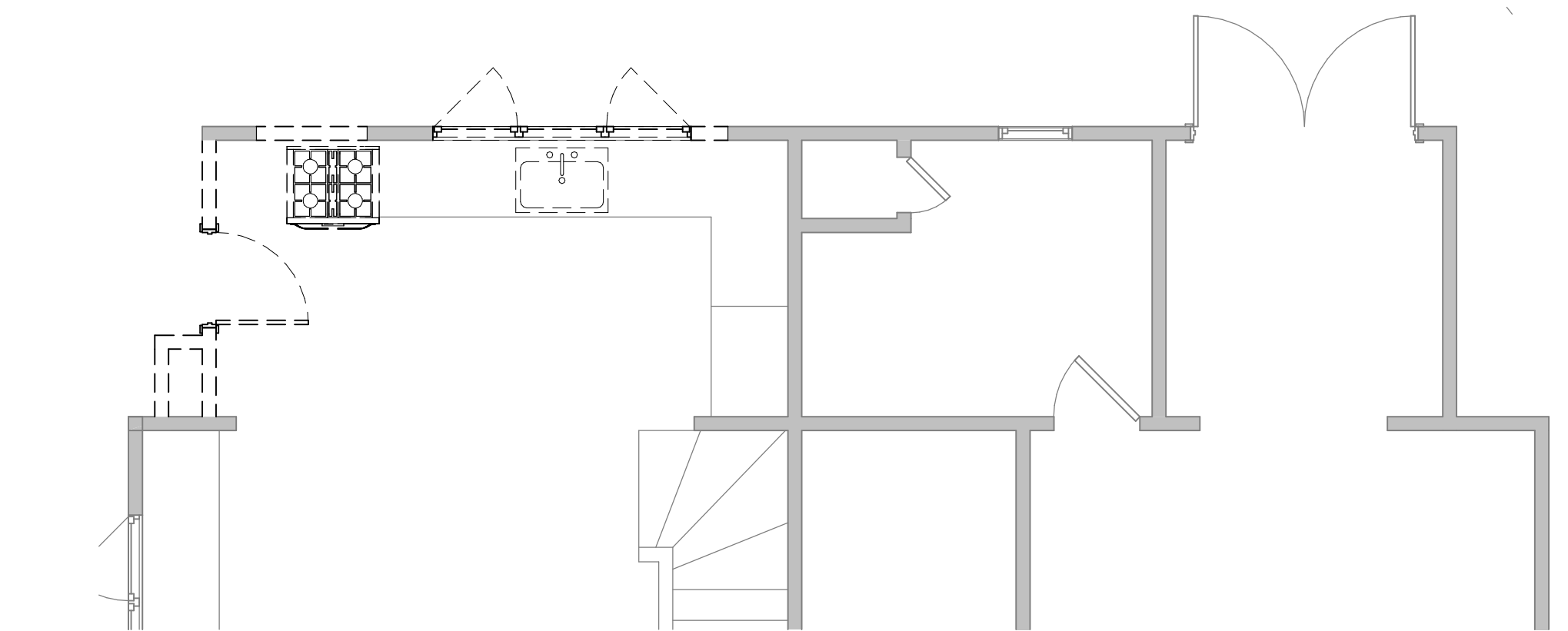
2 EXISTING ROOF PLAN - MAIN HOUSE
1/4" = 1'-0"



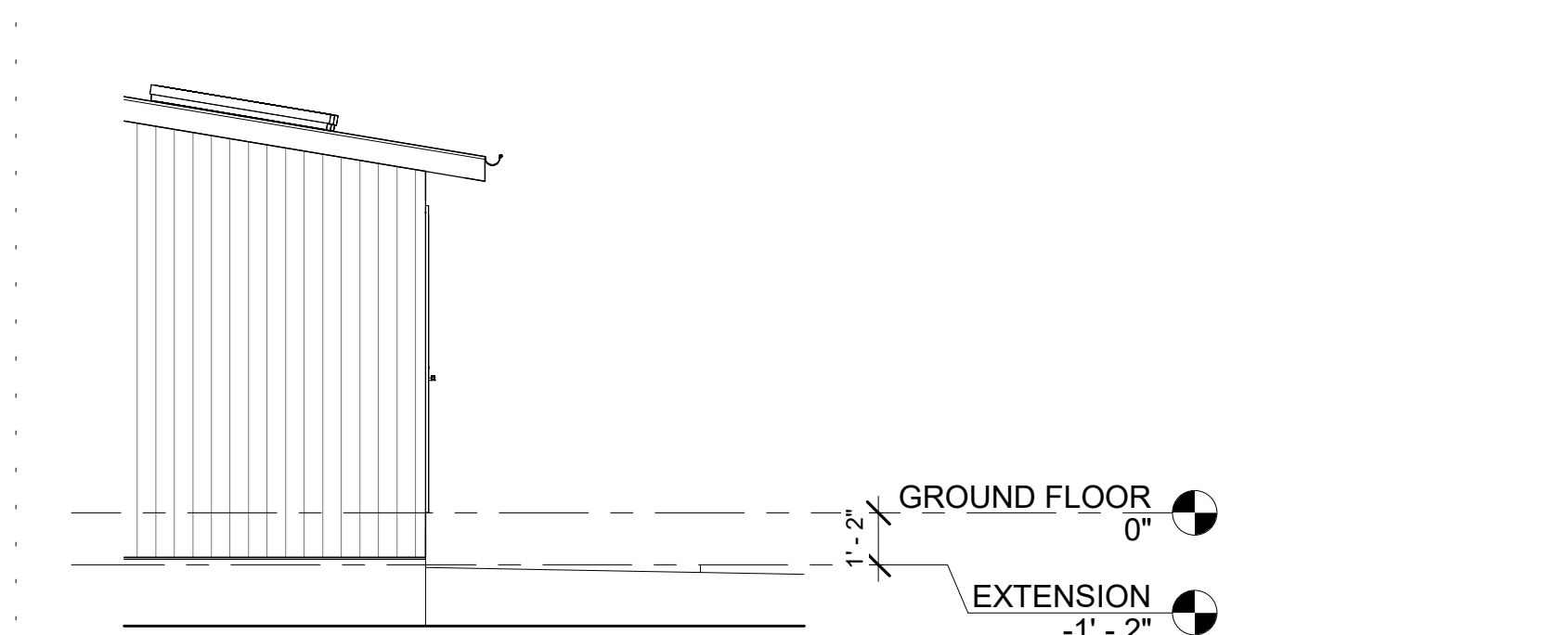
8 HOUSE - SOUTH PROPOSED
1/4" = 1'-0"



4 PROPOSED FLOOR PLAN - MAIN HOUSE
1/4" = 1'-0"



1 EXISTING / DEMO FLOOR PLAN
1/4" = 1'-0"



7 HOUSE - SOUTH EXISTING
1/4" = 1'-0"

203 HALE ST ADDITION AND ADU

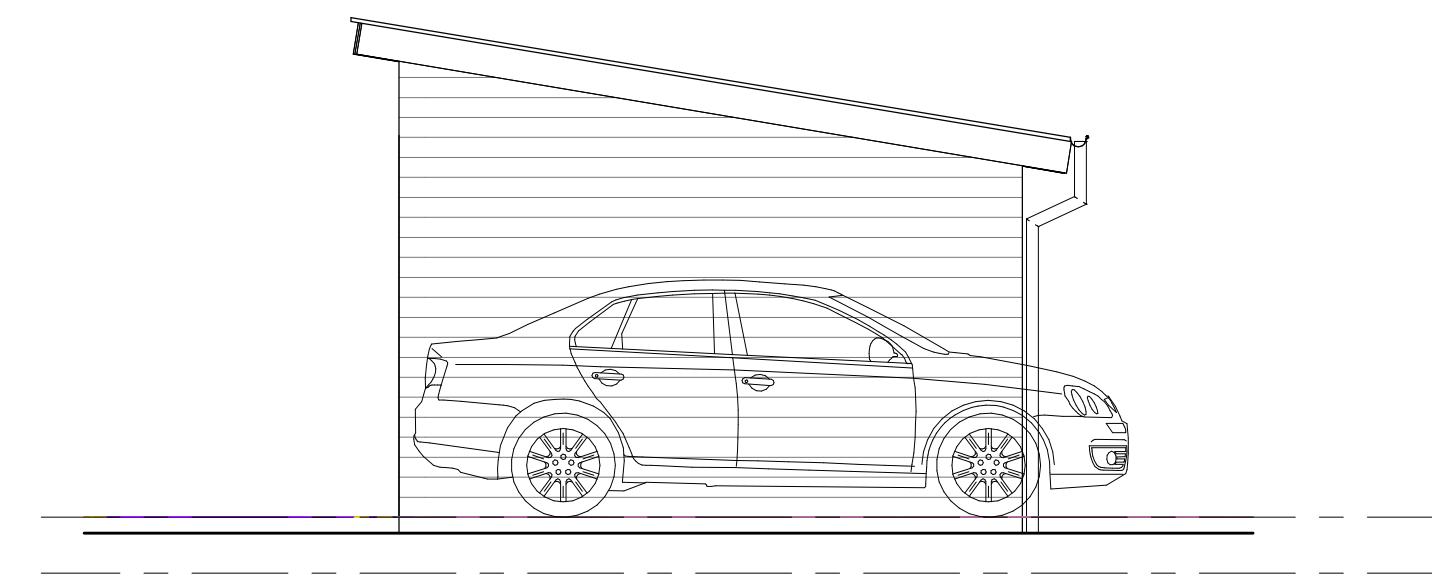
203 HALE STREET
ATLANTA, GA 30307

DAVID AND ANNA LAUBE

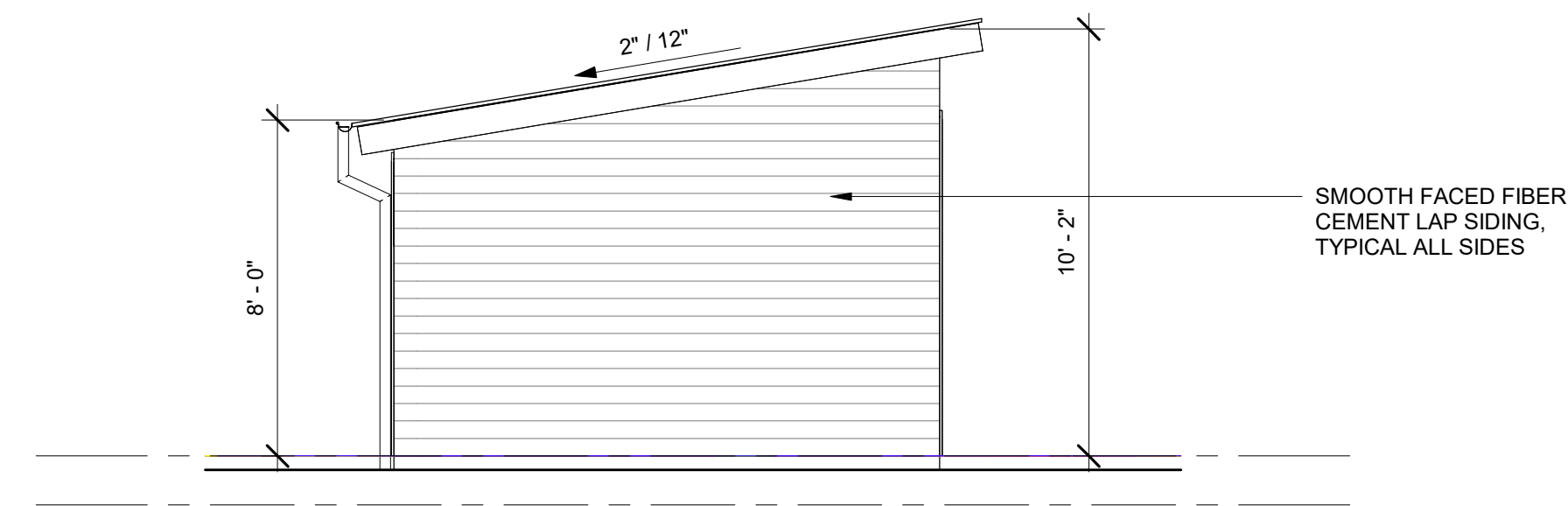
UDC SUBMISSION

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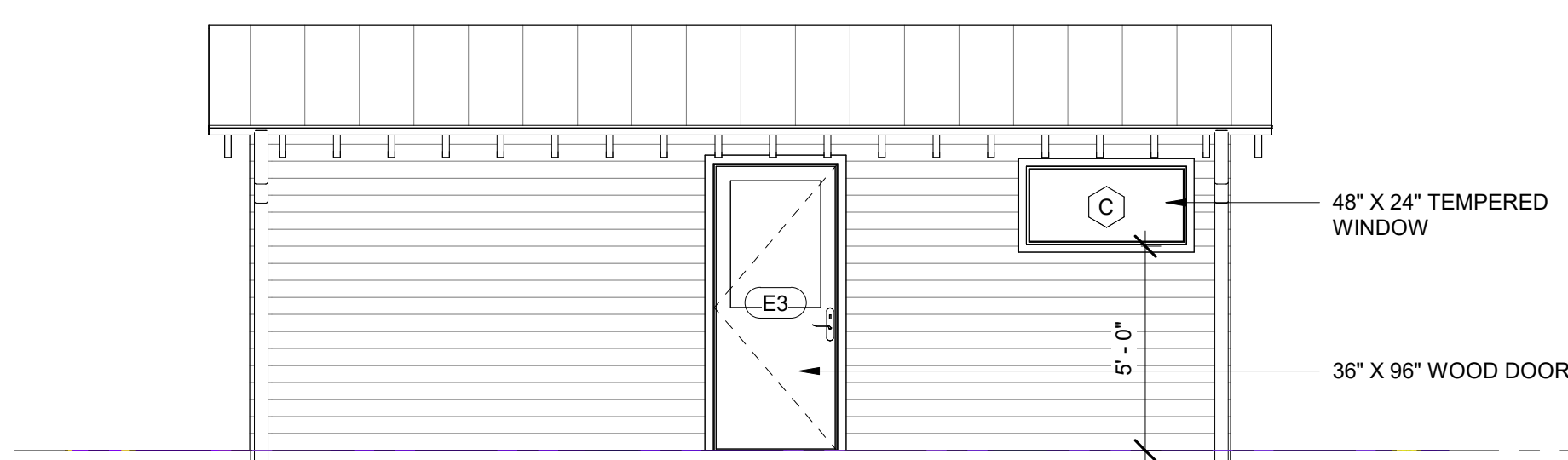
DATE	ISSUE
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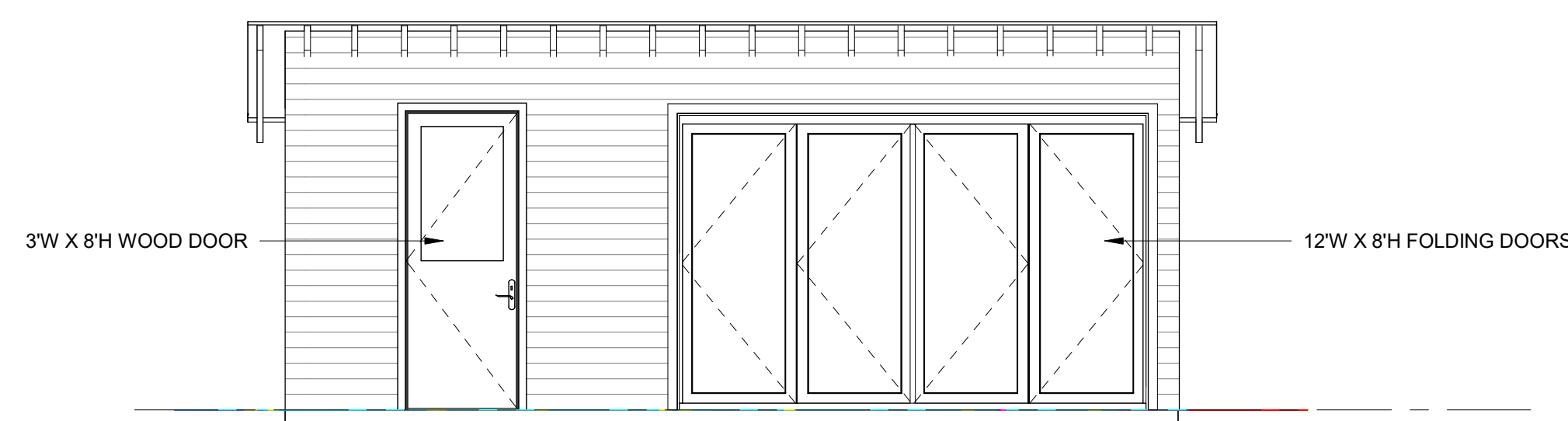
④ ADU - SOUTH ELEVATION
1/4" = 1'-0"



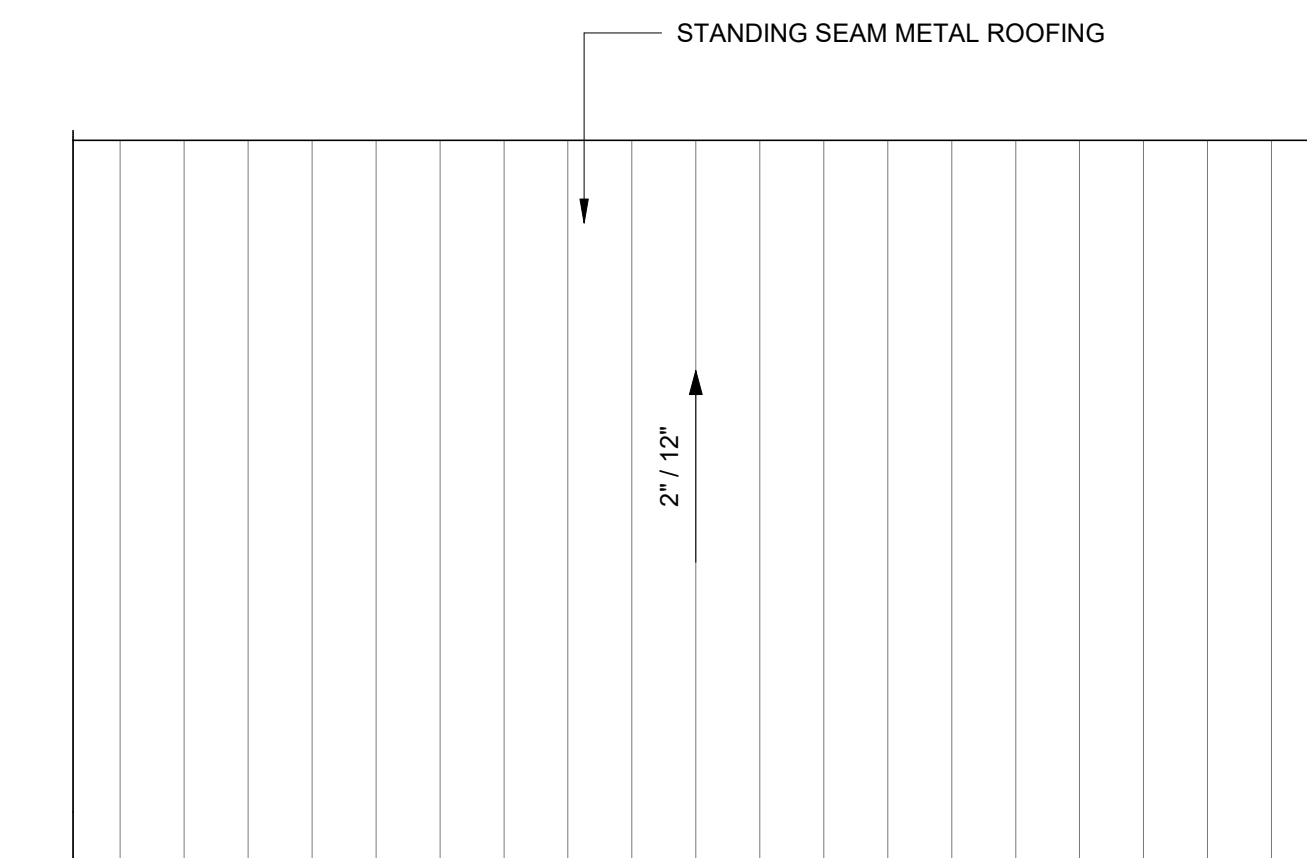
③ ADU - NORTH ELEVATION
1/4" = 1'-0"



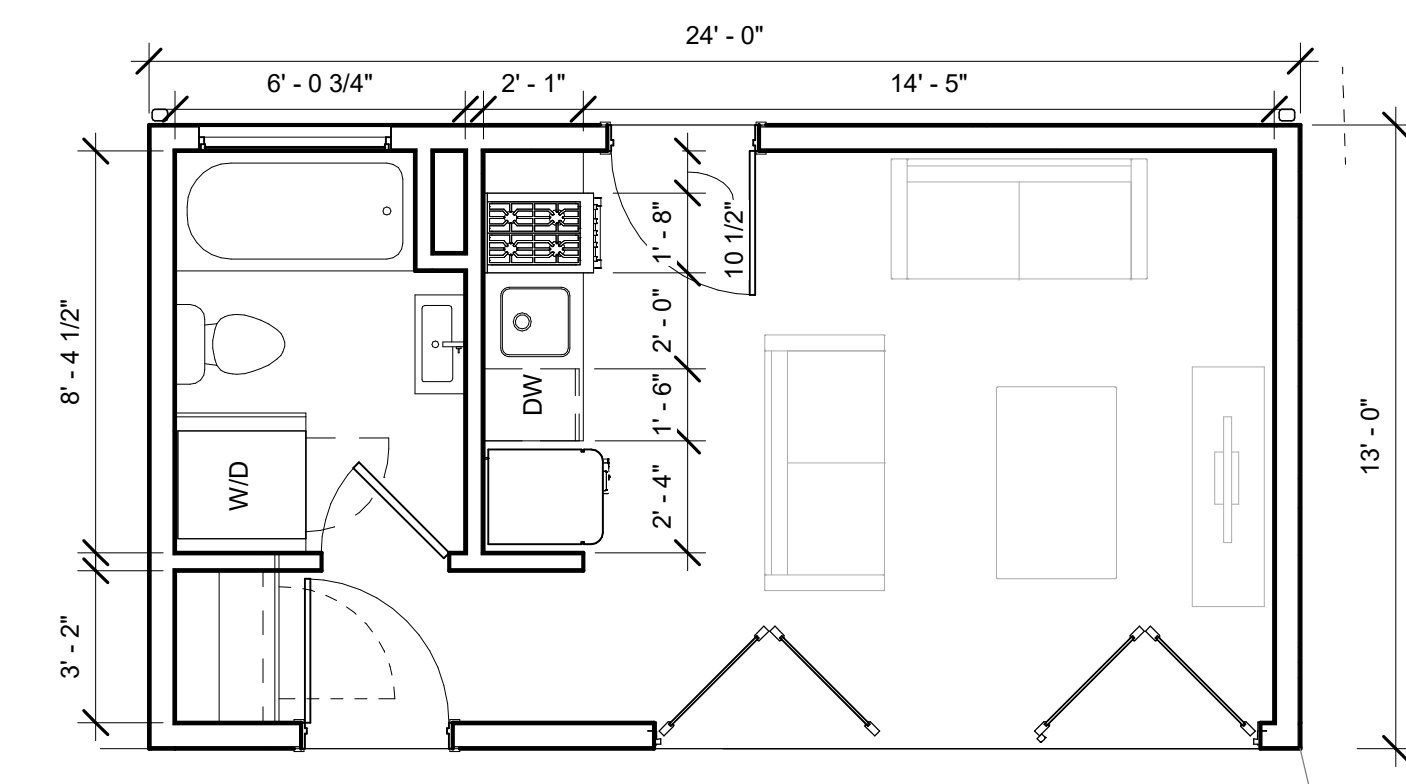
② ADU - EAST ELEVATION
1/4" = 1'-0"



① ADU - WEST ELEVATION
1/4" = 1'-0"



⑥ PROPOSED ROOF PLAN - ADU
1/4" = 1'-0"



⑤ PROPOSED FLOOR PLAN - ADU
1/4" = 1'-0"

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ADU - PLANS & ELEVATIONS

SCALE: 1/4" = 1'-0"