

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Joshua Keller</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>220 Longmead Drive</u>	Company NAIC Number: _____
City: <u>Fayetteville</u> State: <u>GA</u> ZIP Code: <u>30215</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 24, Timber Lake Phase 2, Plat Book 30, Pages 111-112</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential Addition</u>	
A5. Latitude/Longitude: Lat. <u>33.363335N</u> Long. <u>-084.521084°W</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>352+/-</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>335+/-</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: <u>Fayette County</u>	B1.b. NFIP Community Identification Number: <u>130432</u>		
B2. County Name: <u>Fayette</u>	B3. State: <u>GA</u>	B4. Map/Panel No.: <u>13113C0132</u>	B5. Suffix: <u>E</u>
B6. FIRM Index Date: <u>09/26/2008</u>	B7. FIRM Panel Effective/Revised Date: <u>09/26/2008</u>		
B8. Flood Zone(s): <u>X Unshaded</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>806.2</u>		
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other: <u>Email from Fayette County Engineer (attached)</u>			
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: <u>Subdivision Datum</u>			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA			
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

220 Longmead Drive

City: Fayetteville

State: GA

ZIP Code: 30215

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Catch Basin H2 Vertical Datum: Subdivision Datum

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other: Subdivision Datum

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

Yes No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 820.6 feet meters

b) Top of the next higher floor (see Instructions): N/A feet meters

c) Bottom of the lowest horizontal structural member (see Instructions): N/A feet meters

d) Attached garage (top of slab): 820.6 feet meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 820.5 feet meters

f) Lowest Adjacent Grade (LAG) next to building: Natural Finished 820.2 feet meters

g) Highest Adjacent Grade (HAG) next to building: Natural Finished 820.5 feet meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: N/A feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Matthew Langley License Number: 3227

Title: Professional Land Surveyor

Company Name: W.D. Gray and Associates, Inc.

Address: 160-B Greencastle Road

City: Tyrone State: GA ZIP Code: 30290

Telephone: (770) 486-7552 Ext.: _____ Email: wdgmattl@gmail.com

Signature: Matthew Langley Digitally signed by Matthew Langley
Date: 2025.04.10 15:01:55 -04'00' Date: 04/10/2025



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
The latitude and longitude were taken from Google. See attached for additional comments, recorded subdivision plat, and email from Fayette County.

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220 Longmead Drive

City: Fayetteville

State: GA

ZIP Code: 30215

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: -- ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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220 Longmead Drive

City: Fayetteville

State: GA

ZIP Code: 30215

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

220 Longmead Drive

City: Fayetteville

State: GA

ZIP Code: 30215

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
220 Longmead Drive

City: Fayetteville State: GA ZIP Code: 30215

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View 03/31/2025

Clear Photo One



Photo Two

Photo Two Caption: Rear View 03/31/2025

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
220 Longmead Drive

City: Fayetteville State: GA ZIP Code: 30215

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Left Side View 03/31/2025

Clear Photo Three



Photo Four

Photo Four Caption: Right Side View 03/31/2025

Clear Photo Four

Additional Comments
220 Longmead Drive
Fayetteville, GA 30215

According to the referenced Flood Insurance Rate Map, this property lies in a Zone X unshaded flood area and is outside the Special Flood Hazard Area. The recorded subdivision plat (attached) does not reference a flood hazard for this lot but does show a storm line on Lot 25 to the North. The headwall at the beginning of this line was buried on the day of field work and not accessible. Using a metal locator to determine the location, a ground elevation was taken in the approximate area of the headwall. Per instruction from the Fayette County Engineer (attached), the base flood elevation as it pertains to this addition is 1 foot above the ground elevation. The required minimum finished floor elevation is then to be established 3' above the flood. The results are below:

Ground Elevation At Approximate Headwall Location Per Survey by this office (attached): 805.2

Flood Hazard Elevation: 806.2

Required Minimum Finished Floor Elevation: 809.2

W.D. Gray and Associates, other than obtaining a ground elevation based off the subdivision datum, did not participate in the establishment of this flood elevation. The machinery referenced in C2(e) above is an outside HVAC unit. It should be noted that larger floods can and will occur, flood heights may be increased by man-made (pipe failures, cart paths, etc.) or natural causes. For more information on flooding, flood risk, and flood insurance visit www.fema.gov.

LOT 24
TIMBER LAKE, PHASE 2
 PLAT BOOK 30, PAGES 111-112

- LEGEND**
- A/C = AIR CONDITIONER
 - C.B. = CATCH BASIN
 - CATV = CABLE TELEVISION
 - C.B. = CATCH BASIN
 - CONC. = CONCRETE
 - CONC. = CONCRETE
 - F.F.E. = FINISHED FLOOR ELEVATION
 - L.L. = LAND LOT
 - W.M. = WATER METER
 - P.B.C. = PAVED BOX
 - R/W = RIGHT-OF-WAY
 - S/D = SUBDIVISION
 - W.M. = WATER METER

CATCH BASIN HZ:
 INVERT IN 799.47
 INVERT OUT = 799.43

- NOTE: ALL ELEVATIONS BASE ON TOP OF CATCH BASIN HZ. ELEVATION = 809.29 PER REFERENCED SUBDIVISION PLAT
- THIS IS A RETRACTION SURVEY OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 4165, PAGE 610, AND PLAT BOOK 30, PAGES 111-112, FAYETTE COUNTY, GEORGIA RECORDS.
 - CURRENT OWNER, JOSHUA A. KELLER PER DEED BOOK 4165, PAGE 610, FAYETTE COUNTY, GEORGIA RECORDS AS OF 02-06-2014.
 - THIS SURVEY WAS AUTHORIZED BY AMANDA KELLER.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - RECORD BEARING APPLIED TO SOUTH PROPERTY LINE.
 - SETBACKS, EASEMENTS, AND RIGHTS-OF-WAY TAKEN FROM RECORDED SUBDIVISION PLAT.
 - OTHER IMPROVEMENTS EXIST ON THIS PROPERTY, BUT WERE NOT A PART OF THIS SURVEY.

SUBDIVISION PLAT NOTE:

- THERE IS A 10' EASEMENT (Y) EACH SIDE OF AND PLAT BOOK 30, PAGES 111-112, FAYETTE COUNTY, GEORGIA RECORDS AS OF 02-06-2014.
- PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-109 (ENFORCEMENT) AND (3) AND RELATING TO PROFESSIONAL ENGINEERS OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE OF THE SURVEYOR AND HIS OR HER A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES, BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS. UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE SURVEYOR MAKES NO WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY RELATE TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

This plot 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 or information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDING OF THIS DOCUMENT DOES NOT IMPLY A REQUIREMENT OR OBLIGATION FOR THE SURVEYOR TO INVESTIGATE THE EXISTENCE OF ANY REQUIREMENTS OR SUITABILITY FOR ANY PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot 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 19-9-91.

RESERVED FOR CLERK OF SUPERIOR COURT

NOTES:

DATE OF SURVEY: 04-07-2025
 DATE: _____

GRAPHIC SCALE: 1" = 40' feet



W.D. Gray and Associates, Inc.
 LSF000701

land surveyors - planners
 SUITE B TYRONE
 160 GREENCASTLE ROAD GEORGIA 30290
 PH. 770-486-7552 FAX 770-486-0496

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY BY THE SURVEYOR, NAMED SAID PERSON, PERSONS OR ENTITY.



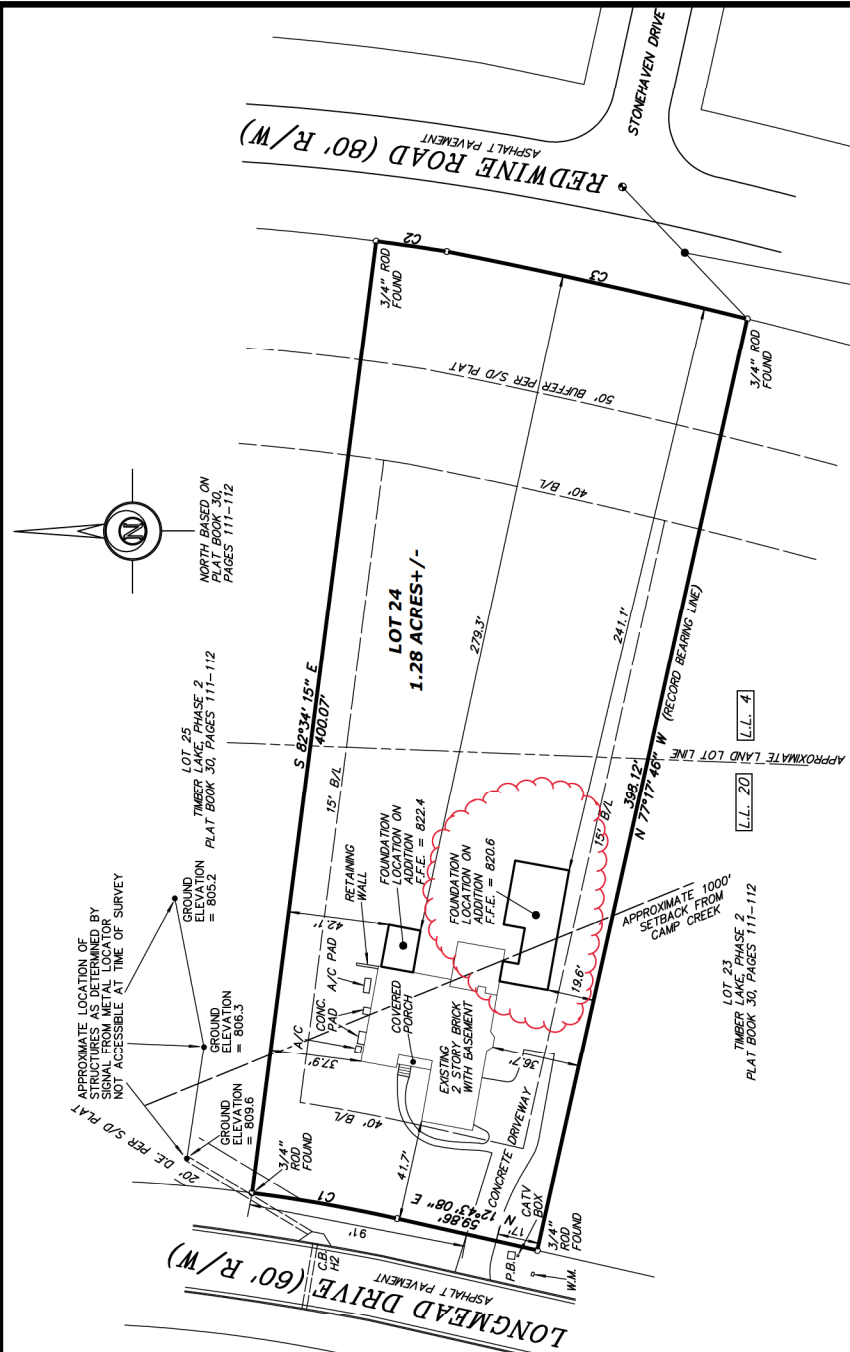
Foundation Location on Additions Only
 For Review and Approval by Governing Municipality Only

PREPARED FOR:

LAND LOTS: 4 AND 20
 6th DISTRICT
 FAYETTE COUNTY, GA.
 SCALE: 1" = 40'

PETRY DESIGN & BUILD

DATE OF SURVEY: 02-13-24
 DATE OF DRAWING: 02-16-24
 REVISED: 10-17-24 TO SHOW PROPOSED ADDITION
 REVISED: 04-07-25 TO SHOW FOUNDATION LOCATIONS ON ADDITIONS
 JOB NO. 2311018



CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	668.85'	09°16'50"	61.46'	61.44'	30.75'	N 10°02'36" E
2	1068.99'	01°50'36"	128.34'	128.33'	64.19'	S 09°16'50" W
3	2753.35'	02°40'08"	128.34'	128.33'	64.19'	S 12°34'54" W

MAGNETIC NAIL SET AT THE APPROXIMATE CENTERLINE OF ROAD AND STONEHAVEN DRIVE. A GEOMAX-300M GPS WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. IN MY PROFESSIONAL OPINION, THAT THIS PLAT IS TITLED AND CORRECTED TO MEET THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, AND HAS BEEN PREPARED WITH THE BEST OF CARE AND ACCURACY TO BE ACCURATE WITHIN ONE FOOT IN 5000 FEET.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on 1311500132E. Map No. 1311500132E. Dated: SEPTEMBER 26, 2008

DATE OF SURVEY: 02-13-24
 DATE OF DRAWING: 02-16-24
 REVISED: 10-17-24 TO SHOW PROPOSED ADDITION
 REVISED: 04-07-25 TO SHOW FOUNDATION LOCATIONS ON ADDITIONS
 JOB NO. 2311018

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 15,000 ± ft. and an angular error of 0.1" per angle point, and the NO ADJUSTMENT rule was used for adjustment. A GTS-3B was used to obtain linear measurements and a GTS-3B was used to obtain angular measurements.

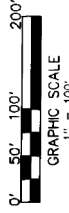
It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been computed for accuracy within one foot in 100,000 ± ft.

Mark R. Welborn
 MARK R. WELBORN GA. R. L. S. NO. 2711
 Member, Surveying and Mapping
 Society of Georgia



4/24/98

STATE PLANE COORDINATES
 GEORGIA WEST ZONE
 LOCALIZED CONTROL NETWORK



NOTE: THE PURPOSE OF THIS PLAT IS TO REVISE THE SIDE PROPERTY LINES OF LOTS 23 & 24, 24 & 25 AND 25 & 27 TO IMPROVE THE FROM A SETBACK LINE TO A 40-FOOT FRONT SETBACK FOR LOT 25 AND A 50 FOOT FRONT SETBACK FOR LOT 26. THE PLATTED INFORMATION PERTAINING TO THESE LOTS (23, 24, 25, 26 & 27) SUPERCEDES THE PLATTED INFORMATION OF LOTS (23, 24, 25, 26 & 27) SHOWN ON FINAL PLAT OF TIMBER LAKE PHASE 2, CREEKVIEW AT TIMBER LAKE, RECORDED IN PLAT BOOK 30, PAGES 103-105 DATED: 4/13/98. FAYETTE COUNTY SUPERIOR COURT RECORD ROOM.

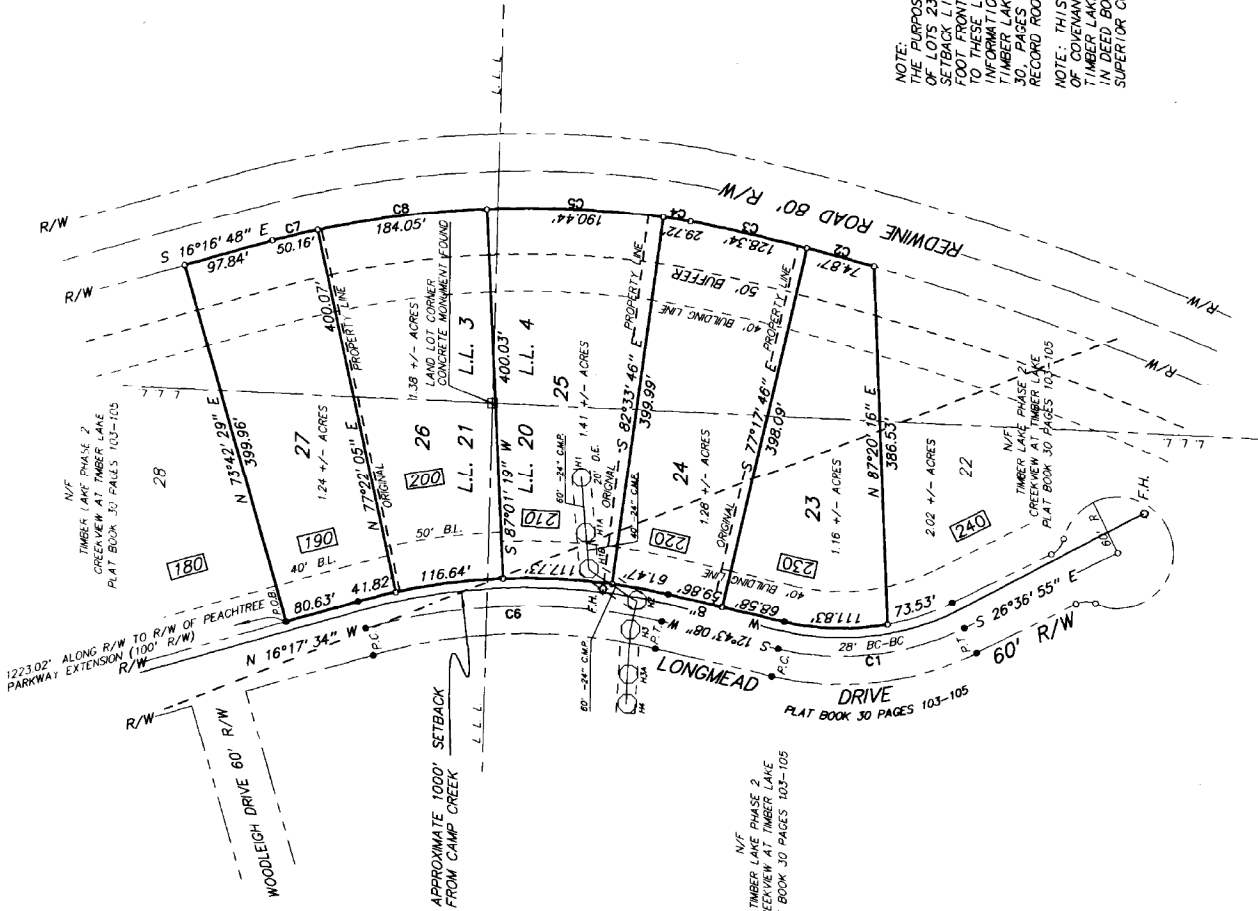
NOTE: THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER LAKE COMMUNITY ASSOCIATION, INC. RECORDED IN DEED BOOK 1179, PAGE 304, FAYETTE COUNTY, GEORGIA SUPERIOR COURT RECORD ROOM.

**REVISED FINAL PLAT OF
 LOTS 23, 24, 25, 26 & 27
 TIMBER LAKE PHASE 2
 CREEKVIEW AT TIMBER LAKE**

LAND LOTS 3, 4, 20 & 21 6TH DISTRICT
 FAYETTE COUNTY, GEORGIA
 DATE: 4/23/98 SCALE: 1" = 100'

**PEACHTREE CITY
 DEVELOPMENT CORP.
 MANAGER**

P.O. BOX 2007 770-487-8585
 PEACHTREE CITY, GEORGIA 30288



Recorded Apr 24, 1998
 Plat Book 180
 Page(s) 112
W.A. Salas
 Fayette County, Georgia

SHEET 2 OF 2

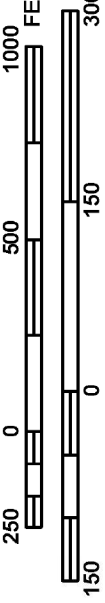
- LEGEND**
- P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - I.P.S. = IRON PIN SET
 - R.P.F. = IRON PIN FOUND
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - C.L. = CENTERLINE
 - B.L. = BUILDING LINE
 - M.F. = MONUMENT FOUND
 - M.F. = MONUMENT FOUND
 - C.O. = CEMENT
 - L.A.T. = LATERAL
 - S. = SPOT
 - A.P. = APPROXIMATE POINT
 - O.H.P. = OVERHEAD POWER
 - S.S.F. = SANITARY SEWER
 - F.H. = FIRE HYDRANT
 - L.L. = LAND LOT LINE
 - C.B. = CATCH BASIN
 - F.E.S. = FLARED END SECTION
 - J.C.B. = JUNCTION BOX
 - V.I. = VALVE INLET
 - T.W. = TYPED INLET
 - S. = SPOT
 - A.P. = APPROXIMATE POINT
 - O.H.P. = OVERHEAD POWER
 - S.S.F. = SANITARY SEWER
 - F.H. = FIRE HYDRANT
 - L.L. = LAND LOT LINE
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 - F.E.S. = FLARED END SECTION
 - J.C.B. = JUNCTION BOX
 - V.I. = VALVE INLET
 - T.W. = TYPED INLET

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C.L. 1	300.00'	39°20'03"	205.95'	205.95'	37.42'	S 06°56'54" E
R/W 2	2755.35'	01°33'25"	74.87'	74.87'	37.42'	N 06°56'54" E
R/W 3	1066.86'	02°40'08"	128.34'	128.33'	64.18'	N 12°34'31" E
R/W 5	1066.86'	01°35'45"	29.72'	29.71'	14.86'	N 08°14'51" E
R/W 6	636.85'	10°13'40"	190.44'	190.19'	95.48'	N 02°20'08" E
R/W 7	1066.86'	29°00'42"	322.47'	319.03'	164.77'	N 01°47'13" W
		02°41'39"	50.16'	50.16'	25.09'	N 14°00'36" W
		09°53'03"	184.05'	183.82'	92.25'	N 07°43'16" W



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0132E

FIRM
FLOOD INSURANCE RATE MAP
FAYETTE COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 132 OF 170

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FAYETTE COUNTY	130432	0132	E
PEACHTREE CITY, CITY OF	130078	0132	E

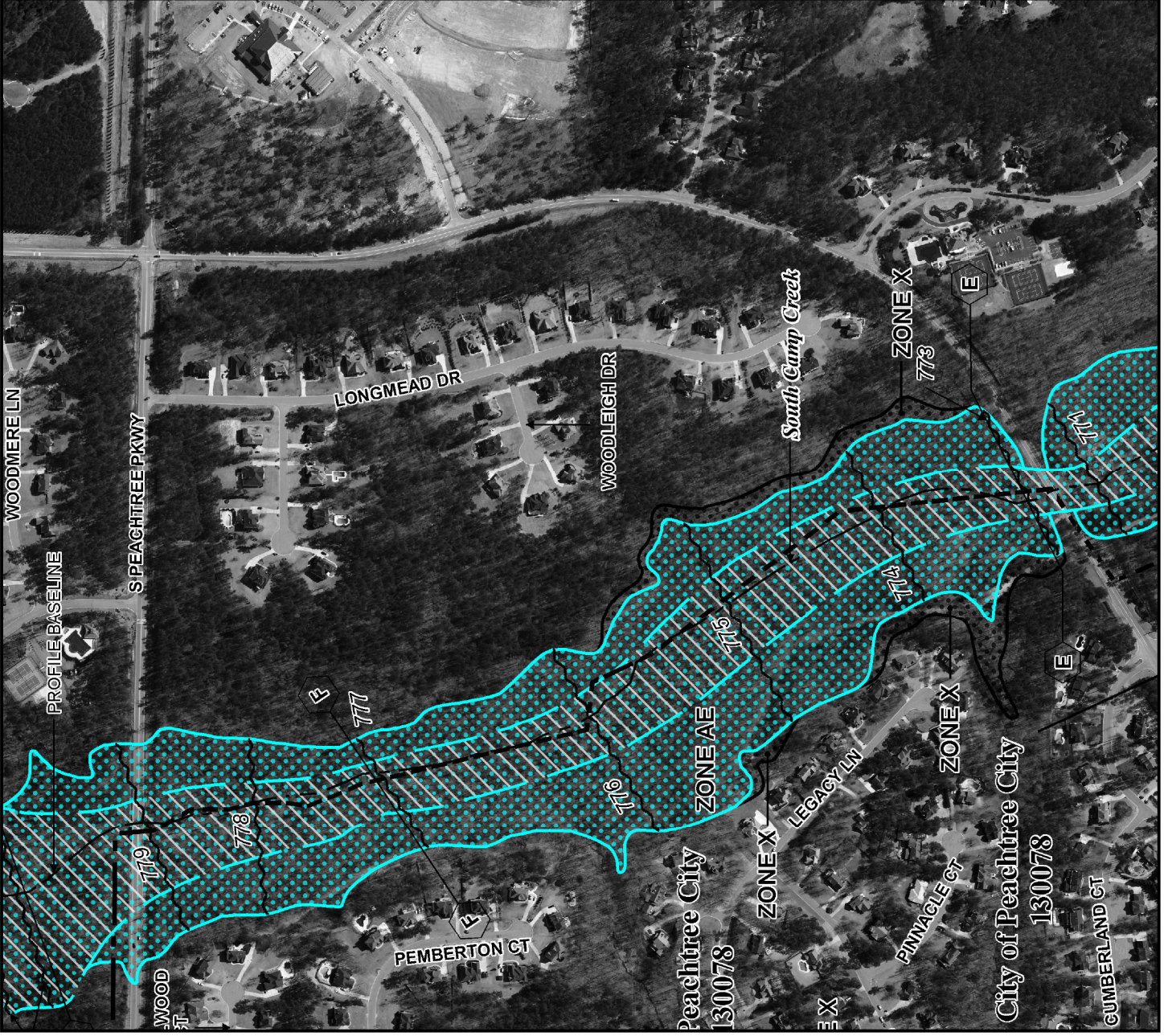
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
13113C0132E
MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Matt Langley

To: Dan Petry; wdgraywarren@gmail.com; 'Office Manager'
Subject: RE: Flood Elevation Certificate for 220 Longmead Drive

From: Philip Mallon <[REDACTED]>
Sent: Wednesday, April 9, 2025 8:51 AM
To: Dan Petry <[REDACTED]>
Cc: Brian Harris <[REDACTED]>
Subject: Flood Elevation Certificate for 220 Longmead Drive

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Mr. Petry,

After our phone call yesterday, I reviewed the final plat and existing topographic information for 220 Longmead Drive. I understand the man-made flood hazard is from a storm pipe on the adjacent lot to the north and that the pipe is partially or fully buried.

For purposes of establishing a 100-year flood elevation for this headwall, you can assume a flood elevation 1-ft above ground elevation in the area of the pipe (or one foot above the crown of the pipe if it is exposed/accessible, whichever is greater) and then set the minimum finish floor elevation (MFFE) for the proposed pool house and garage 3-ft above the flood elevation.

For example – if the ground elevation around the buried pipe is 809, assume the flood elevation is 810 and the resulting MFFE would be 813.

Hopefully, this will allow you to submit the required paperwork and get your permit.

Brian Harris – please try to review quickly once the paperwork is submitted.

Thanks,

Phil Mallon, P.E.

County Engineer



Fayette County Public Works
115 McDonough Road
Fayetteville, GA 30214
Phone: 770-320-6010