



THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK

**ZONING: SPI-22 SA4 (MEMORIAL DRIVE / OAKLAND CEMETERY [GRANT PARK NORTH])**

**SETBACKS**  
 FRONT = NONE  
 REAR = (3' OR MORE)(SEE SEC. 16-18V.008)  
 SIDE = (3 OR MORE)(SEE SEC. 16-18V.008)  
 MIN. TRANSITIONAL YARD = 10'  
 MIN. BUILDING FACADE HEIGHT = 24' (35' ADJACENT TO MEMORIAL)  
 MIN. STREET FRONTRAGE = 50'  
 MIN. LOT SIZE = 7,500 SQ.FT.  
 MAX. LOT COVERAGE = 85%  
 MAX. FAR = 2.52

**BOUNDARY REFERENCES:**

1. SUBJECT DEED BOOK 10661, PAGE 327 (313 HILL STREET)
2. SUBJECT DEED BOOK 11148, PAGE 183 (319 HILL STREET)
3. SUBJECT DEED BOOK 11338, PAGE 79 (323 HILL STREET)

**ADDRESS**

313 & 319 & 323 HILL STREET  
ATLANTA, GEORGIA, 30312

**FLOOD NOTE**

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF ATLANTA (FULTON COUNTY) COMMUNITY PANEL NO. (13121 C 0357 F) DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

**TREE LEGEND**

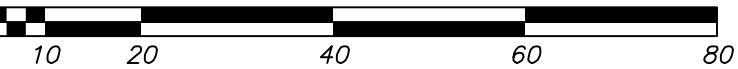
- EX. HARDWOOD TREE
- PINE TREE
- PECAN TREE
- OAK TREE

**LEGEND**

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
C	CENTER LINE
P	PROPERTY LINE
FES	FLARED END SECTION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
S	SANITARY SEWER MANHOLE
O	POWER POLE
Y	FIRE HYDRANT
L	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
D	TRAVERSE POINT (60D NAIL)
G	DRAINAGE MANHOLE
A	GAS VALVE
N	BENCHMARK
F	PERC. TEST (BOREHOLE)
R	4x4 TRANSFORMER
T	RAIL ROAD TIE WALL

**REVISIONS:**

**GRAPHIC SCALE**



BOUNDARY TOPO & TREE SURVEY FOR  
**PELLERIN REAL ESTATE, LLC AND**  
**313 HILL ST, LLC**  
(PERMITTING MUNICIPALITY: CITY OF ATLANTA)

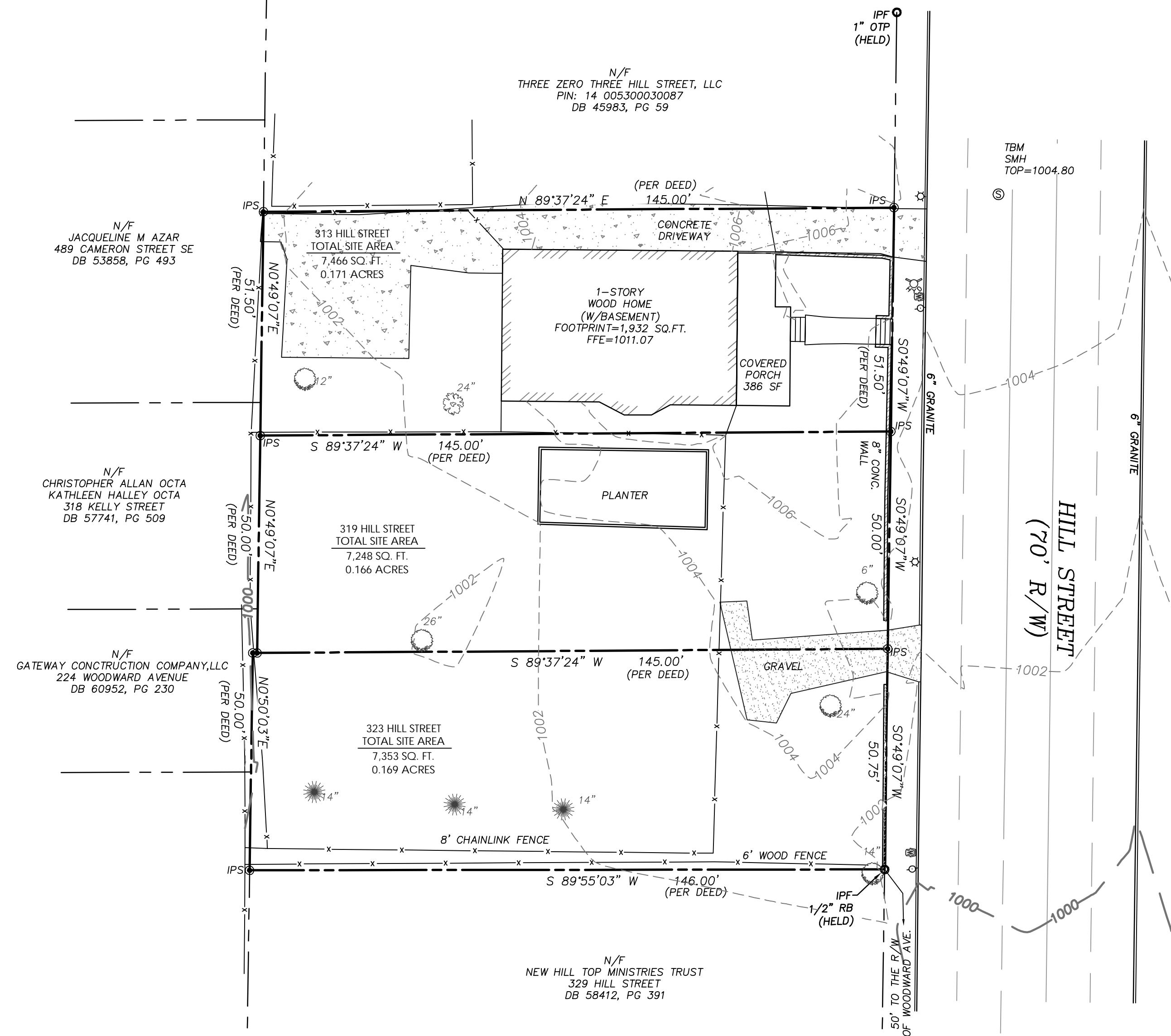
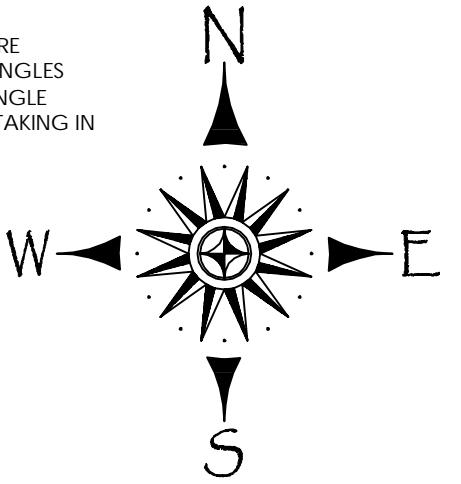
[CITY OF ATLANTA]  
LAND LOT 53 of the 14th DISTRICT  
FULTON COUNTY, GEORGIA  
DATE: 03/15/2021 SCALE: 1" = 20'

**ME RIDIAN GEOMATICS, LLC**  
Land Surveying ~ Residential, Commercial & Municipal

216 Powers Ferry Road  
Marietta, Georgia 30067  
phone: (770) 675-6197  
surveyingatlanta@gmail.com

DRAWN BY  
S.C.D.  
JOB. #  
2021-049

ALL BEARINGS HELD ARE  
CALCULATED FROM ANGLES  
TURNED, BASED ON SINGLE  
MAGNETIC READING TAKEN IN  
FIELD.



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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



INSTRUMENT USED: TOPCON ES-150  
(ROBOTIC/MOTORIZED)  
FIELD WORK COMPLETED ON  
MARCH 3, 2021

THE DATA SHOWN ON THIS PLAT HAS  
BEEN CALCULATED FOR CLOSURE  
AND WAS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 100,000 FEET.

THE FIELD DATA UPON WHICH THIS  
PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN 100,000+  
FEET AND AN ANGULAR ERROR OF 5°  
PER ANGLE AND WAS ADJUSTED BY  
COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT  
THE BENEFIT OF A CURRENT TITLE  
COMMITMENT. EASEMENTS AND  
ENCUMBRANCES MAY EXIST WHICH  
BENEFIT AND BURDEN THIS  
PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS  
THAT ARE VISIBLE AND IS NOT  
RESPONSIBLE FOR UNDERGROUND  
UTILITIES OR OTHER OBJECTS THAT ARE  
NOT APPARENT BY VISUAL  
OBSERVATION. I.E. UNDERGROUND  
GAS TANKS, GAS LINES, WATERLINES,  
SEWER LINES, ETC.