

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 FRONTAGE = 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

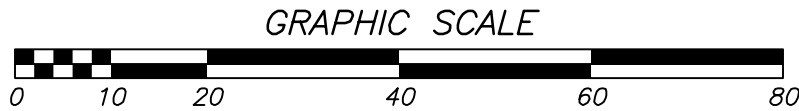
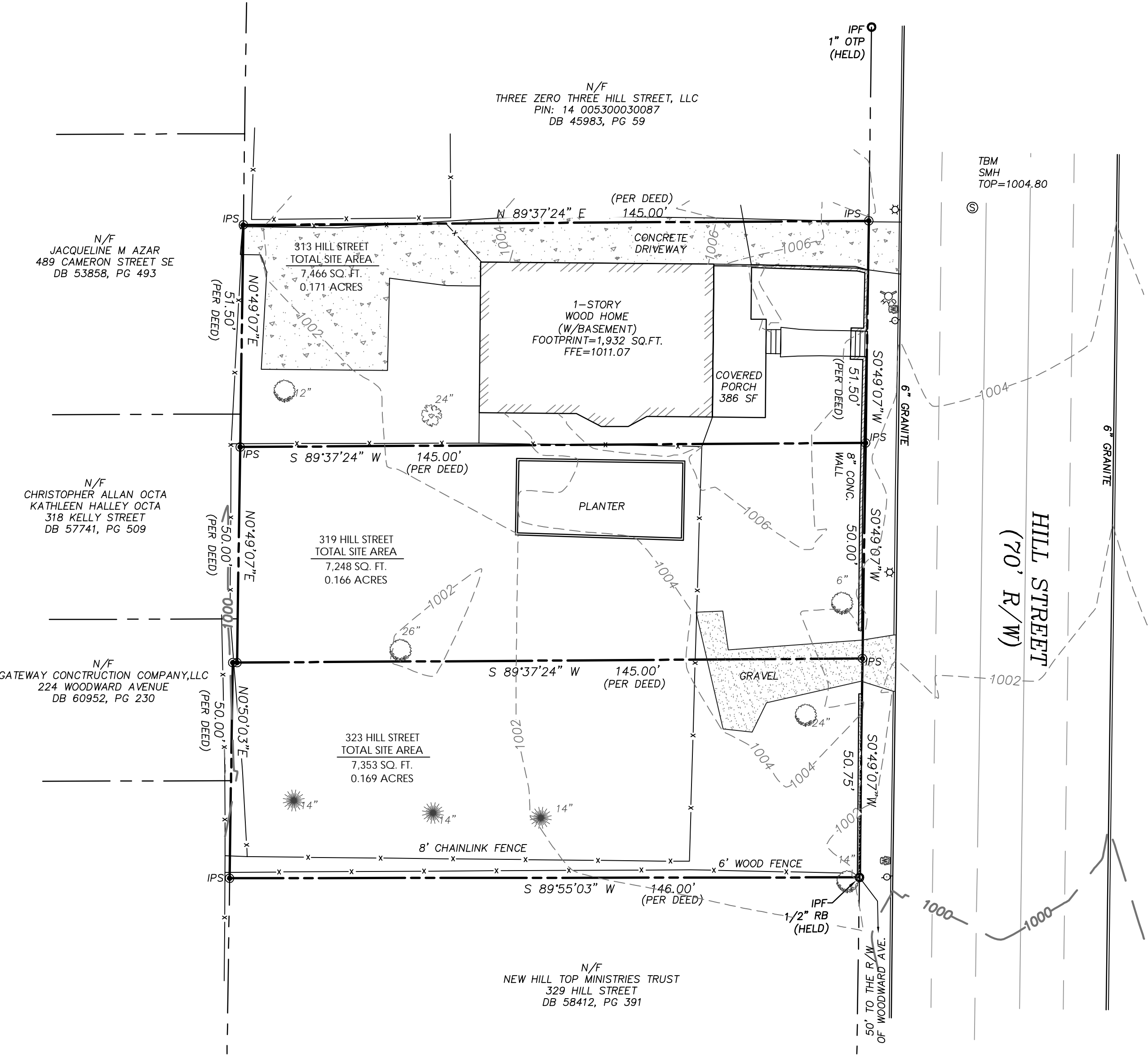
IPF	IRON PIN FOUND	---	PROPERTY LINE
IPS	1/2" REBAR SET	-X-X-	FENCE
CMP	CORRUGATED METAL PIPE	-T-	TELEPHONE LINE
R/W	RIGHT OF WAY	-G-	GAS LINE
C	CENTER LINE	-W-	WATER LINE
P	PROPERTY LINE	-SS-	SANITARY SEWER LINE
FES	FLARED END SECTION	-P-	POWER LINE
L.L.L.	LAND LOT LINE	OT	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
SMH	SANITARY SEWER MANHOLE	Y.I.	YARD INLET
PO	POWER POLE	D.I.	DRAIN INLET
FD	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
LP	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
TP	TRAVERSE POINT (60D NAIL)	WV	WATER VALVE
DM	DRAINAGE MANHOLE	GW	GUY WIRE
GV	GAS VALVE	AC	AIR CONDITIONER
B	BENCHMARK	N/F	NOW OR FORMERLY
IPF	IRON PIN FOUND	PT	PERC. TEST (BOREHOLE)
		4x4	4x4 TRANSFORMER
		RRT	RAIL ROAD TIE WALL

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

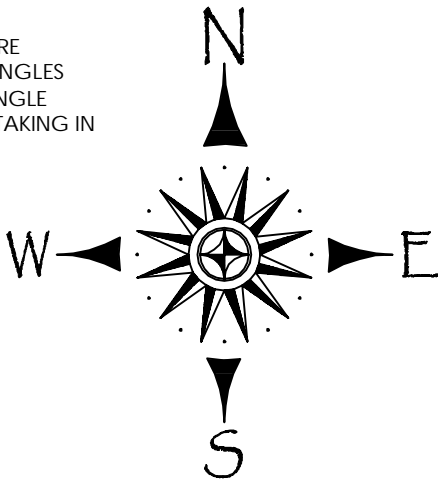
REVISIONS:

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

313 HILL STREET TOTAL SITE AREA	319 HILL STREET TOTAL SITE AREA	323 HILL STREET TOTAL SITE AREA
7,466 SQ. FT. 0.171 ACRES	7,248 SQ. FT. 0.166 ACRES	7,353 SQ. FT. 0.169 ACRES



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



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 10,000+
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.

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.



ME RIDIAN GE MATICS, LLC

Land Surveying ~ Residential, Commerical & Municipal

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surveyingatlanta@gmail.com

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