

TOTAL SITE AREA
10,067 SQ. FT.
0.231 ACRES

THIS BLOCK RESERVED FOR COURT CLERK

ZONING: R-15

SETBACKS
FRONT = 35'
REAR = 30'
SIDE = 10'
MIN. LOT AREA = 15,000 SQ. FT.
MIN. LOT WIDTH = 85'
MAX. LOT COVERAGE: 35%

BOUNDARY REFERENCES:

- SUBJECT DEED BOOK 14409, PAGE 5038
- PLAT BOOK 13, PAGE 70
- SEE ADJOINERS

ADDRESS

2760 FRASER ST.
SMYRNA, GA 30080

FLOOD NOTE

AS PER THE F.I.R.M., FLOOD INSURANCE RATE MAP COBB COUNTY COMMUNITY PANEL NO. 13067 C 0719 H DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALLOWED IMPERVIOUS AREA

3,523 SQ. FT.

IMPERVIOUS SURFACE CALCULATIONS

BUILDING = 875 SQ.FT.
DRIVEWAY = 888 SQ.FT.
REAR DECK & STAIRS = 217 SQ.FT.

TOTAL = 1980 SQ.FT.

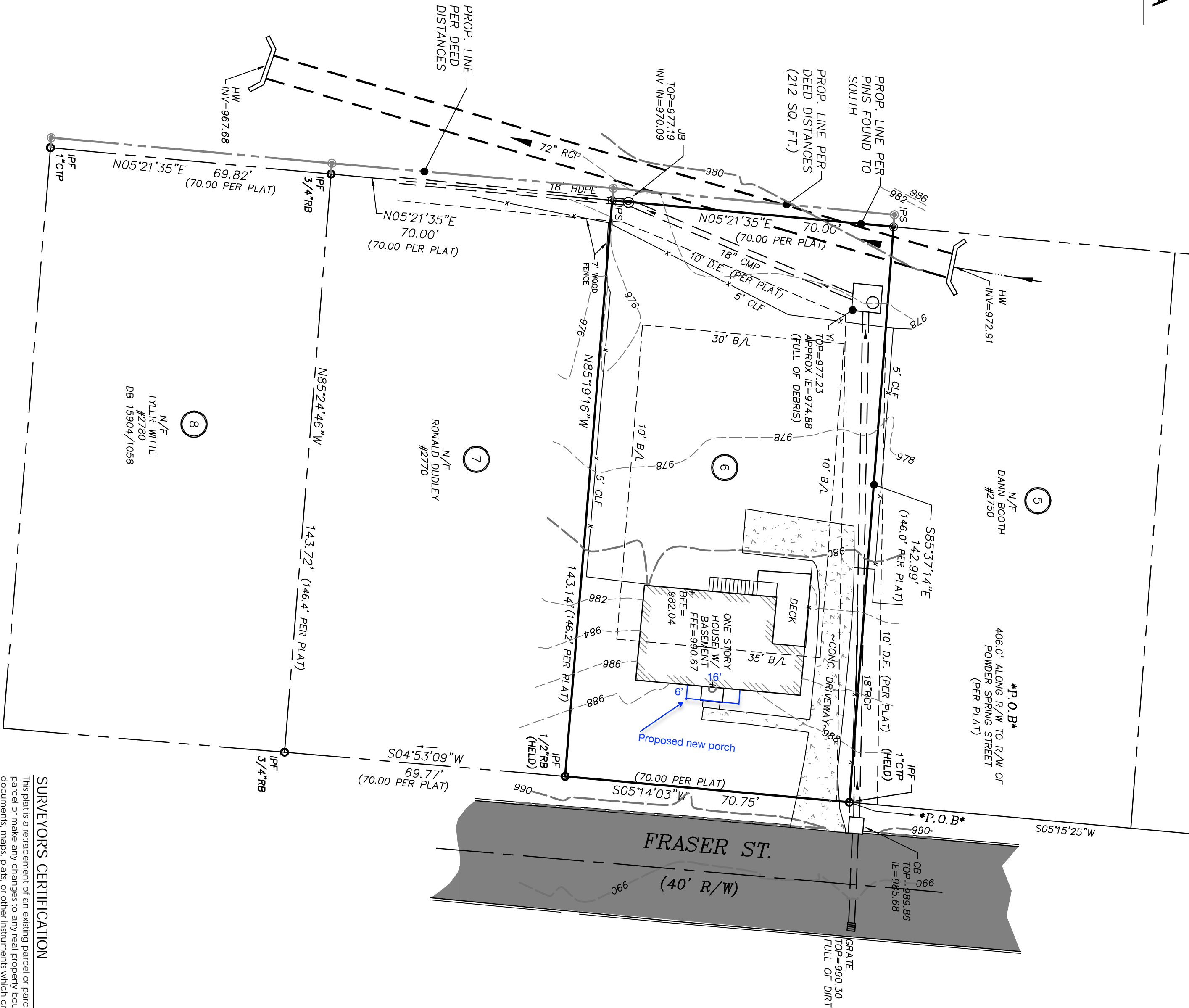
CALC. = 1.950/10,067 = 0.1937
TOTAL IMPERVIOUS (LOT COVERAGE) = 19.37%

BENCHMARK REFERENCE

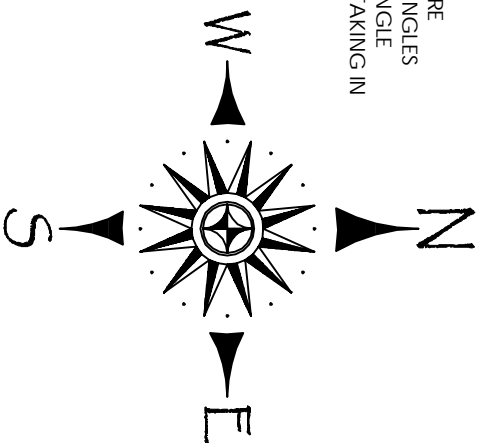
ALL ELEVATIONS ARE GROUND RUN. ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE COBB COUNTY GIS MAPS LOCATED ONLINE AT [HTTP://GIS.FULTONCOUNTYGA.GOV/](http://GIS.FULTONCOUNTYGA.GOV/)

LEGEND

IPF	IRON PIN FOUND	—X—X—	PROPERTY LINE
IPS	1/2" REBAR SET	—T—T—	FENCE
CMP	CORRUGATED METAL PIPE	—G—G—	TELEPHONE LINE
R/W	RIGHT OF WAY	—W—W—	GAS LINE
G	CENTER LINE	—SS—SS—	WATER LINE
R	PROPERTY LINE	—SS—SS—	SANITARY SEWER LINE
FES	FLARED END SECTION	—SS—SS—	POWER LINE
LLL	LAND LOT LINE	—SS—SS—	OPEN TOP PIPE
TBM	TEMPORARY BENCHMARK	—SS—SS—	CRIMP TOP PIPE
INV	INVERT ELEVATION	—SS—SS—	REBAR
INV	SANITARY SEWER MANHOLE	—SS—SS—	YARD INLET
INV	POWER POLE	—SS—SS—	DRAIN INLET
INV	FIRE HYDRANT	—SS—SS—	SAN. SEWER MANHOLE
INV	LIGHT POLE	—SS—SS—	CLEANOUT
INV	IRRIGATION CONTROL VALVE	—SS—SS—	WATER METER
INV	TRAVERSE POINT (60D NAIL)	—SS—SS—	WATER METER
INV	DRAINAGE MANHOLE	—SS—SS—	WATER METER
INV	GAS VALVE	—SS—SS—	AIR CONDITIONER
INV	BENCHMARK	—SS—SS—	NOW OR FORMERLY
INV	IRON PIN FOUND	—SS—SS—	PERC. TEST (BOREHOLE)
INV		—SS—SS—	4x4 TRANSFORMER
INV		—SS—SS—	RAIL ROAD TIE WALL



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



SURVEYORS CERTIFICATION

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 COMPLES 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 THE O.C.G.A. SECTION 15-6-67.



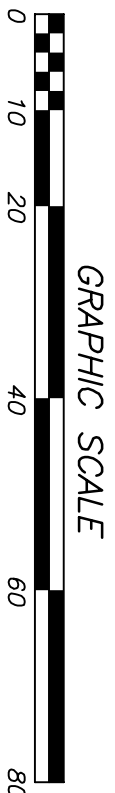
INSTRUMENT USED: TRIMBLE SS 3" OR PLUS
WORK PERFORMED ON FEBRUARY 20, 2023
THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 36,476 FEET.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 72,890 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE AND WAS UNADJUSTED.

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.

BOUNDARY, TOPOGRAPHIC, TREE AND UTILITY SURVEY FOR
LOT 6, HILLSDALE SID
LAND LOT 449, 17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA (CITY OF SMYRNA)
DATE: 2/20/2023 SCALE: 1" = 20'

REVISIONS:



GRAPHIC SCALE



MARIETTA OFFICE
2551 ROSWELL ROAD - SUITE 410
Marietta, Georgia 30062
Office: (770) 675-6197

DRAWN BY
B.C.L.
JOB. #
2023-025