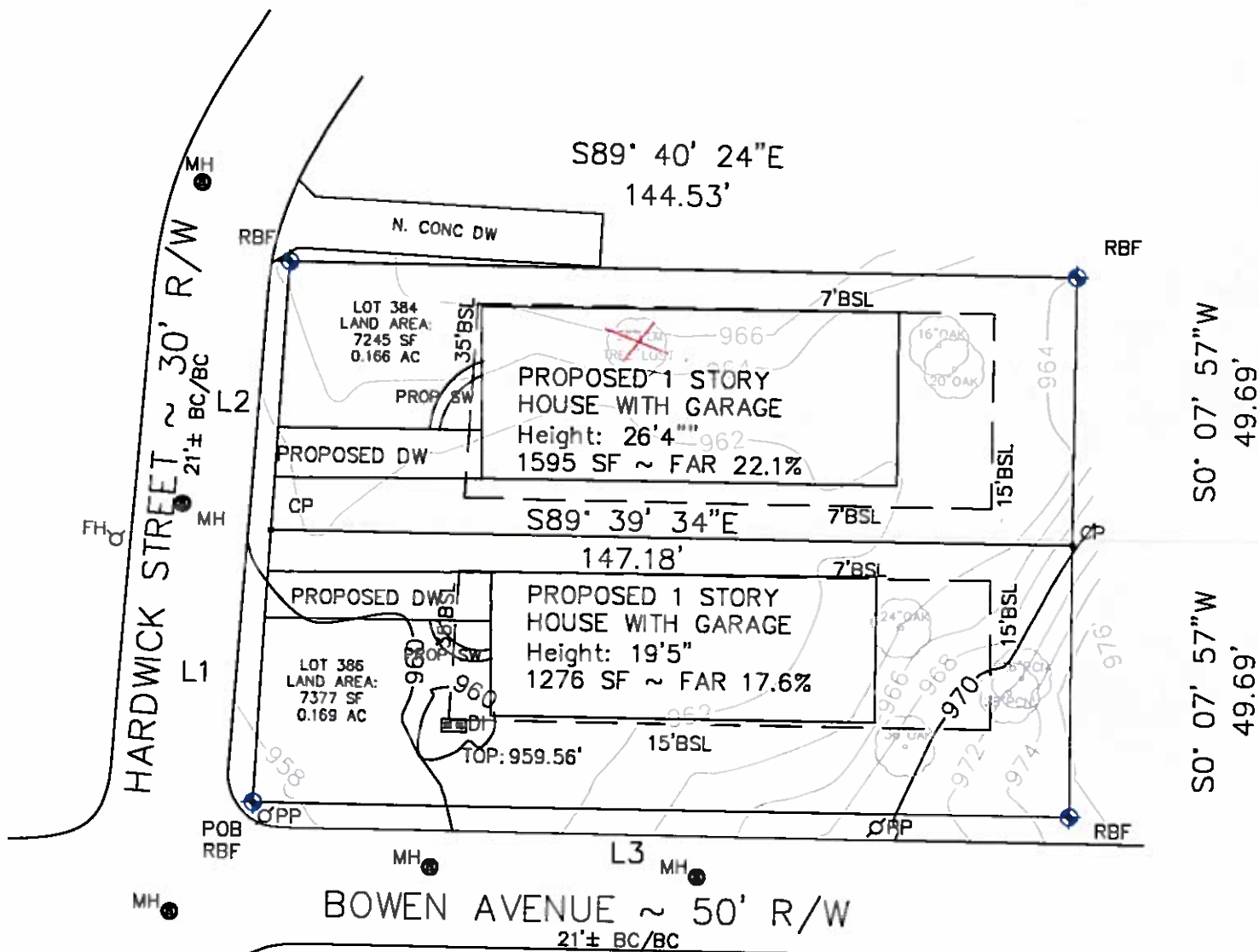


R4B ZONING  
 FRONT SETBACK: 20 FT  
 SIDE SETBACK: 5 FT  
 REAR SETBACK: 5 FT  
 MIN LOT AREA: 2800 SF  
 MIN STREET FRONTAGE: 40 FT  
 MAX LOT COVERAGE: 85%  
 MAX FLOOR AREA RATIO: 85%  
 REQUIRED PARKING: 1 SPACE



~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFORDED IN ANY MANNER. NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

\* L E G E N D \*  
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
 AKA ALSO KNOWN AS N NEIGHBOR'S  
 APD AS PER DEED N/F NOW OR FORMERLY  
 APP AS PER PLAT NAIL NAIL FOUND  
 BSL BUILDING (SETBACK) LINE P PLAT (BOOK/PAGE)  
 CP COMPUTED POINT POB POINT OF BEGINNING  
 CTP CRIMP TOP PIPE FOUND POC POINT OF COMMENCEMENT  
 D DEED (BOOK/PAGE) R RADIUS LENGTH  
 DW DRIVEWAY R/W RIGHT-OF-WAY  
 EP EDGE OF PAVEMENT RBF REINFORCING BAR FOUND (1/2" UNO)  
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET  
 FKA FORMERLY KNOWN AS SW SIDEWALK  
 IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT  
 L ARC LENGTH SSCO SANITARY SEWER CLEANOUT  
 LL LAND LOT -X- FENCE LINE  
 LLL LAND LOT LINE



Department of City Planning  
 Office of Zoning & Development

*Z-18-133*  
 NOV 13 2018

55 Trinity Ave. S.W.  
 Ste. 3350  
 Atlanta, GA

LINE	DIST.	BEARING
L1	49.72'	N 03°11'01"E
L2	49.72'	N 03°11'01"E
L3	149.82'	N 89°38'46"W

PROPERTY ADDRESS:  
 72 Hardwick St SE  
 Atlanta, GA 30315

REZONE PLAT PREPARED FOR:  
 THEODIUS RIDDLE

LOTS 384 & 386 OF SOUTH ATLANTA LAND COMPANY SUBDIVISION

LAND LOT 114 17th DISTRICT

FULTON COUNTY, GEORGIA

FIELD DATE: 10-31-2018 MF

LOCATED IN ATLANTA

DRAWN DATE: 11-02-2018 SS

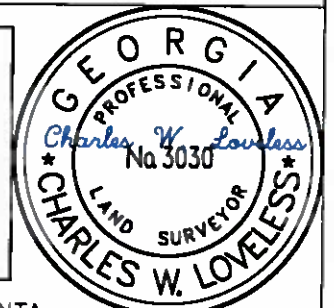
REFERENCE: CADASTRAL p001051

REFERENCE: PLAT BOOK 2 PG 89

ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 72,410 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA  
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087  
 COA #LSF000867, info@SurveySystemsAtlanta.com  
 Cell 678-591-6064 ~ Office 404-760-0010

CURRENT ZONING: R4

PROPOSED ZONING: R-4B

0 30  
 SCALE 1" = 30'