

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 0.5" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GT-213 Total Station.

In my opinion this property is not in a flood hazard area as per FLOOD Hazard Map of Cobb County, Georgia.

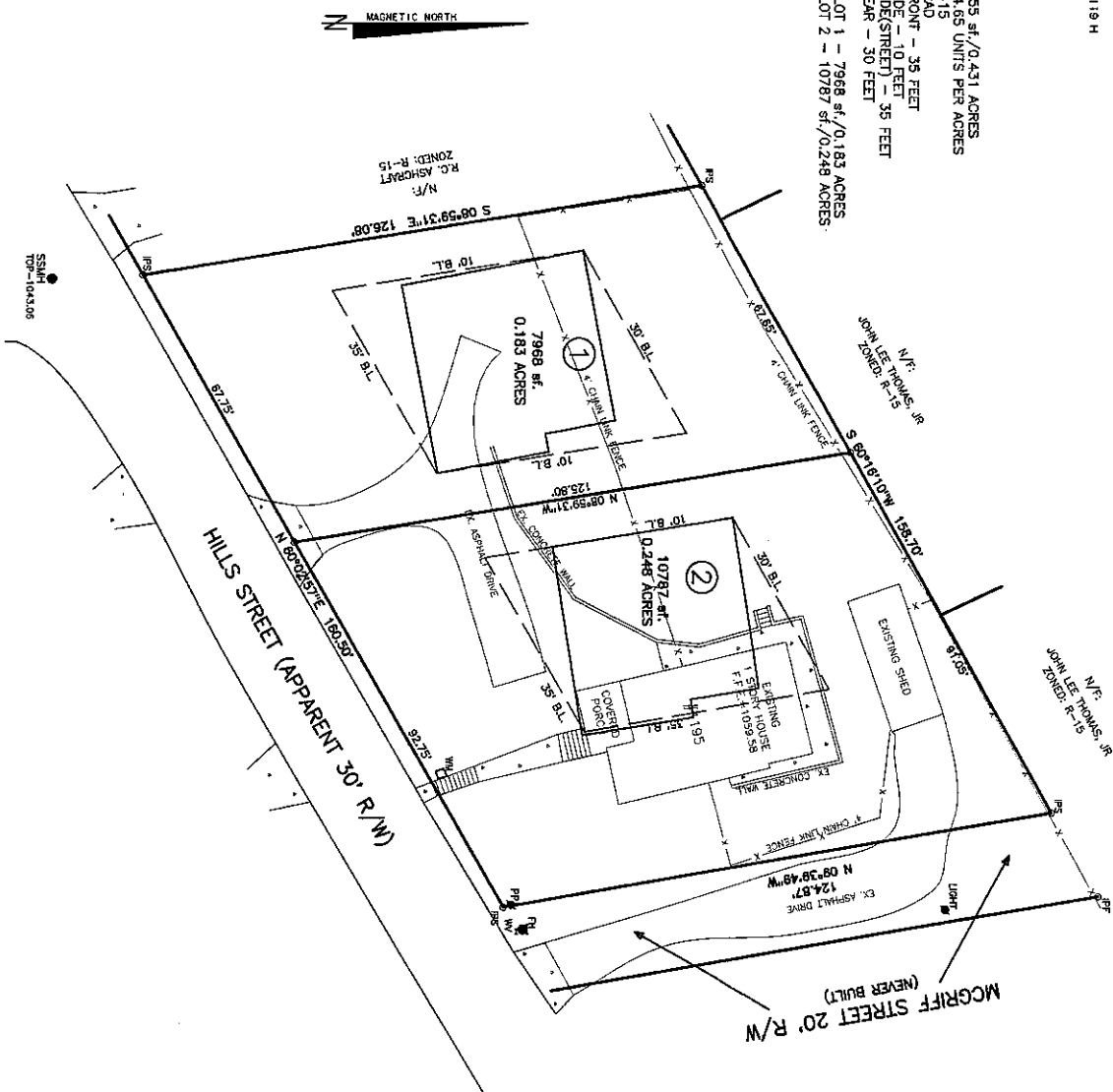
Community Panel Number: 13067C 0119 H

Effective Date: 03/04/13

Revision Date:

# GENERAL NOTES:

- 1) TOTAL LOT SIZE = 18,755 sq./0.431 ACRES
- 2) PROPOSED DENSITY = 4.65 UNITS PER ACRES
- 3) CURRENT ZONING = R-15
- 4) PROPOSED ZONING = R-15
- 5) PROPOSED SETBACK: FRONT - 35 FEET  
SIDE - 10 FEET  
SIDE (STREET) - 35 FEET  
REAR - 30 FEET
- 6) PROPOSED LOT SIZES: LOT 1 - 7968 sq./0.183 ACRES  
LOT 2 - 10787 sq./0.248 ACRES



- ## LEGEND
- RF - 1/2" REBAR FOUND
  - LL - 1/2" REBAR FOR SET
  - LL - LAND LOT
  - PL - PROPERTY LINE
  - BL - BUILDING LINE
  - R/W - RIGHT-OF-WAY
  - SSE - SANITARY SEWER EASEMENT
  - WH - WHOLE
  - MB - MANHOLE
  - JB - JUNCTION BOX
  - DL - DROP INLET
  - PP - POWER/UTILITY POLE
  - FI - FIRE HYDRANT
  - FE - FINISHED FLOOR ELEVATION
  - FFB - FINISHED FLOOR BASEMENT
  - FFG - FINISHED FLOOR GARAGE
  - EP - EDGE OF PARKING
  - N/F - NOW OR FORMERLY
  - P.O.B. - POINT OF BEGINNING
  - X-X - EVIDENCE LINE/PIPE
  - O- - FLOOD HAZARD ZONE LINE
  - S- - STORM SEWER LINE/PIPE
  - R- - WATER LINE
  - CL - CONCRETE CURB
  - CE - CONSTRUCTION EASEMENT
  - LS - LIGHT STANDARD
  - OTF - OPEN TOP PIPE FOUND
  - WD - WOOD DECK
  - CO - CLEAN OUT



THIS SURVEY WAS PREPARED IN CONFORMANCE 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

GRAPHIC SCALE - 1" = 20'

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|---|---|---|--|
| <b>ALPHA LAND SERVICES</b><br>1005 ECHO VALLEY COURT<br>DUNWOODY, GA 30346<br>OFF: 770.696.4054 FAX: 770.696.4054 |   | PRELIMINARY SUBDIVISION PLAT FOR:<br><b>1195 HILL STREET</b><br>TAX PARCEL #17048900650 |  |
| REVISION: _____<br>REF. PLAT: PE 3 P. 187   | LAND LOT: 499<br>DISTRICT: 170<br>COUNTY: COBB<br>FIELD DATE: 07/28/15<br>PLAT DATE: 09/10/15 | LOT: 1<br>BLOCK: 1<br>SUB: W.B. BROWN'S   | AREA: 0.431 ACRES<br>JOB NO. 12675/SUB |