

REFERENCES

DB 4253 PG 93-95
PB G PG 24D
DB 5146 PG 333
PB 22 PG 52
DB 3143 PG 234
PB 32 PG 209
DB 1530 PG 476
DB 5631 PG 28

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

NEW HOPE
DRIVE

SURVEY LEGEND
B.S.L. - BUILDING SETBACK LINE
CMP - CORRUGATED METAL PIPE
CMF - CONCRETE MONUMENT FOUND
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DIP - DUCTILE IRON PIPE
FES - FLARED END SECTION (STORM)
FFE - FINISHED FLOOR ELEVATION
GI - GRATE INLET
HDPE - HIGH DENSITY POLYETHYLENE
IE - INVERT ELEVATION
IPF - IRON PIN FOUND
IPS - IRON PIN SET (CAPPED 1/2" REBAR)
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OTP - OPEN TOP PIPE
PB - PLAT BOOK
PTP - POWER TELEPHONE POLE
POB - POINT OF BEGINNING
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSE - SANITARY SEWER EASEMENT
TPOB - TRUE POINT OF BEGINNING
TYP - TYPICAL
● - PROPERTY CORNER FOUND
○ - PROPERTY CORNER
□ - CMF-CONCRETE MONUMENT FOUND
ELEVATION BENCHMARK
△ - DELTA (SURVEY CONTROL)
■ - AIR CONDITIONING UNIT
□ - CB - CATCHBASIN
○ - CO - CLEANOUT
◎ - FO - FIBER OPTIC (MARKER)
○ - FH - FIRE HYDRANT
○ - GAS VALVE
■ - GAS METER
◎ - GAS MARKER
→ - GUY WIRE/ANCHOR
□ - HW - HEADWALL
□ - JB - JUNCTION BOX
○ - LP - LIGHTPOLE
○ - MH - MANHOLE
○ - SSMH-SANITARY SEWER MANHOLE
■ - TPED - TELEPHONE PEDESTAL
○ - WI - WEIR INLET
○ - WM - WATER METER
○ - WV - WATER VALVE
○ - UTILITY POLE
○ - TRANSMISSION UTILITY POLE
□ - POWER TRANSFORMER
FENCE LINE — — — — —
OVERHEAD UTILITY — — — — — UTL
OVERHEAD POWER — — — — — P
UNDERGROUND POWER — — — — — P
OVERHEAD TELEPHONE — — — — — T
UNDERGROUND TELEPHONE — — — — — T
TRAFFIC UTILITY — — — — — TR
FIBER-OPTIC — — — — — FO
NATURAL GAS — — — — — GAS
FLOODPLAIN — — — — — FP
SANITARY SEWER — — — — — SS
SEWER FORCEMAIN — — — — — FM
SANITARY SEWER SERVICE — — — — — SVC
WATERLINE — — — — — W

N/F
SEDGEFIELD ENTERPRISES LLC.
TAX PARCEL 121B2 H003B
DB 5146 PG333
PB 22 PG 52
ZONED C-G

N/F
KILBURN TOWN HOLDINGS LLC.
TAX PARCEL 121B2 H004E
DB 4253 PG 93
PB G PG 24D
ZONED C-G

N/F
BRIXTON TOWN HOLDINGS I LLC.
TAX PARCEL 121B2 H004F
DB 4253 PG 94
PB G PG 24D
ZONED C-G

N/F
DYNE ROAD LLC.
TAX PARCEL 121B2 H004G
DB 4253 PG 95
PB G PG 24D
ZONED C-G

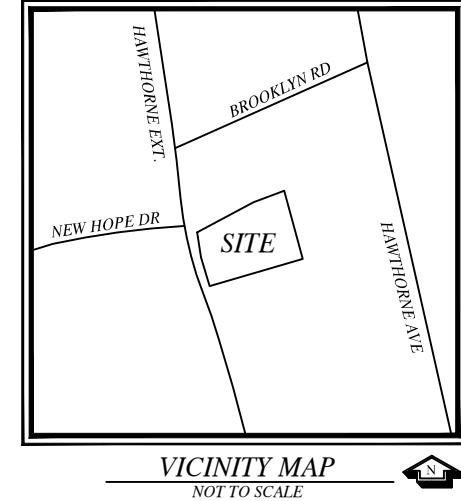
N/F
JACKSON SAMUEL LLC.
TAX PARCEL 121B2 H002
DB 3143 PG 234
PB 32 PG 209
ZONED C-G

PROPOSED ZONING RM-2

(CURRENTLY ZONED C-G)

0.897 ACRES

SEAN D. TRAN AND THUY BUI
360 HAWTHORNE EXTENSION
TAX PARCEL 121B2 H002A



SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,378 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED.
- THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A GEOMAX ZOOM 90 3" - AS SERIES TOTAL STATION.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 254,804.

GENERAL NOTES

- FIELD SURVEY WAS COMPLETED ON 09/19/2024.
- OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: SEAN D. TRAN AND THUY BUI
- TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
- SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF ZONED X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13059C0024F WITH AN EFFECTIVE DATE OF 09/15/2022 FOR COMMUNITY NUMBER 130040C, ATHENS, GEORGIA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
- THIS SITE IS PROPOSED ZONE RM-2 (CURRENTLY ZONED C-G)
MIN. LOT AREA: 5,000 S.F.
MIN. LOT WIDTH & CONTINUOUS LINEAR ST.
FRONTAGE: 50'
MIN. LOT DEPTH: 80'
MIN. FRONT YARD: 10'
MIN. SIDE YARD: 6'
MIN. SIDE YARD (ADJACENT TO STREET): 10'
MIN. REAR YARD: 10' PLUS 1' FOR EACH FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25'
- THE BUILDING SETBACKS SHOWN ON THIS PLAT ARE SHOWN PER THE SURVEYOR'S OPINION OF THE ABOVE REFERENCED SOURCE, AND THE SURVEYOR DOES NOT GUARANTEE OR CERTIFY THEIR LOCATION OR DIMENSION.
- NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
- THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
- SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
- THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).