

**LEGEND**

- RBF REBAR FOUND (1/2" REBAR)
- CRS CAPPED REBAR SET (1/2" REBAR)
- CRBF CAPPED REBAR FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- ☆ LIGHT POLE
- BL BUILDING LINE
- C.L.F CHAIN LINK FENCE
- R/W RIGHT-OF-WAY
- TPED PHONE PEDASTAL
- CATV CABLE BOX
- WM WATER METER
- PB TRANSFORMER
- U/E UTILITY EASEMENT
- (12.34'D) DEED DISTANCE
- 12.34'(M) MEASURED DISTANCE
- DE DRAINAGE EASEMENT
- SSE SEWER EASEMENT
- HW HEADWALL
- JB JUNCTION BOX
- CB CATCH BASIN

NOB HILL S/D  
UNIT TWO  
PB "T", PG. 263

(32)

(2)

**EXISTING LOT COVERAGE:**  
HOUSE-2,467 SF  
PORCH-67 SF  
GARAGE-791 SF  
FRONT WALK-182 SF  
DRIVEWAY-1,458 SF  
TOTAL-4,965 SF  
  
4,965/32856=15.11%

**PROPOSED LOT COVERAGE:**  
HOUSE-2,467 SF  
PORCH-67 SF  
GARAGE-791 SF  
FRONT WALK-182 SF  
DRIVEWAY-1,458 SF  
PROPOSED ADDITION-168 SF  
PROPOSED DECK-305 SF  
TOTAL-5,438 SF  
  
5,438/32856=16.55%

**GENERAL NOTES**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 109,790 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 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

**FLOOD NOTE:**

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0144F DATED 9/18/13

**ZONING: RS-30**

MIN. LOT AREA: 30,000 SF  
MIN LOT FRONTAGE: 100'

**SETBACKS:**

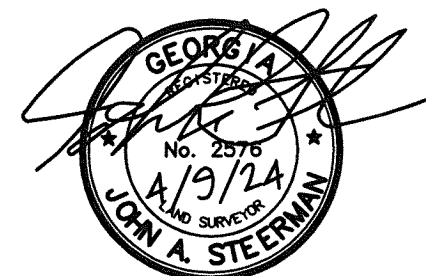
FRONT-50 FEET (35' SIDE STREET)  
SIDE-10 FEET  
REAR-40 FEET

MAXIMUM LOT COVERAGE: 35%

RECEIVED  
APR - 9 2024  
CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

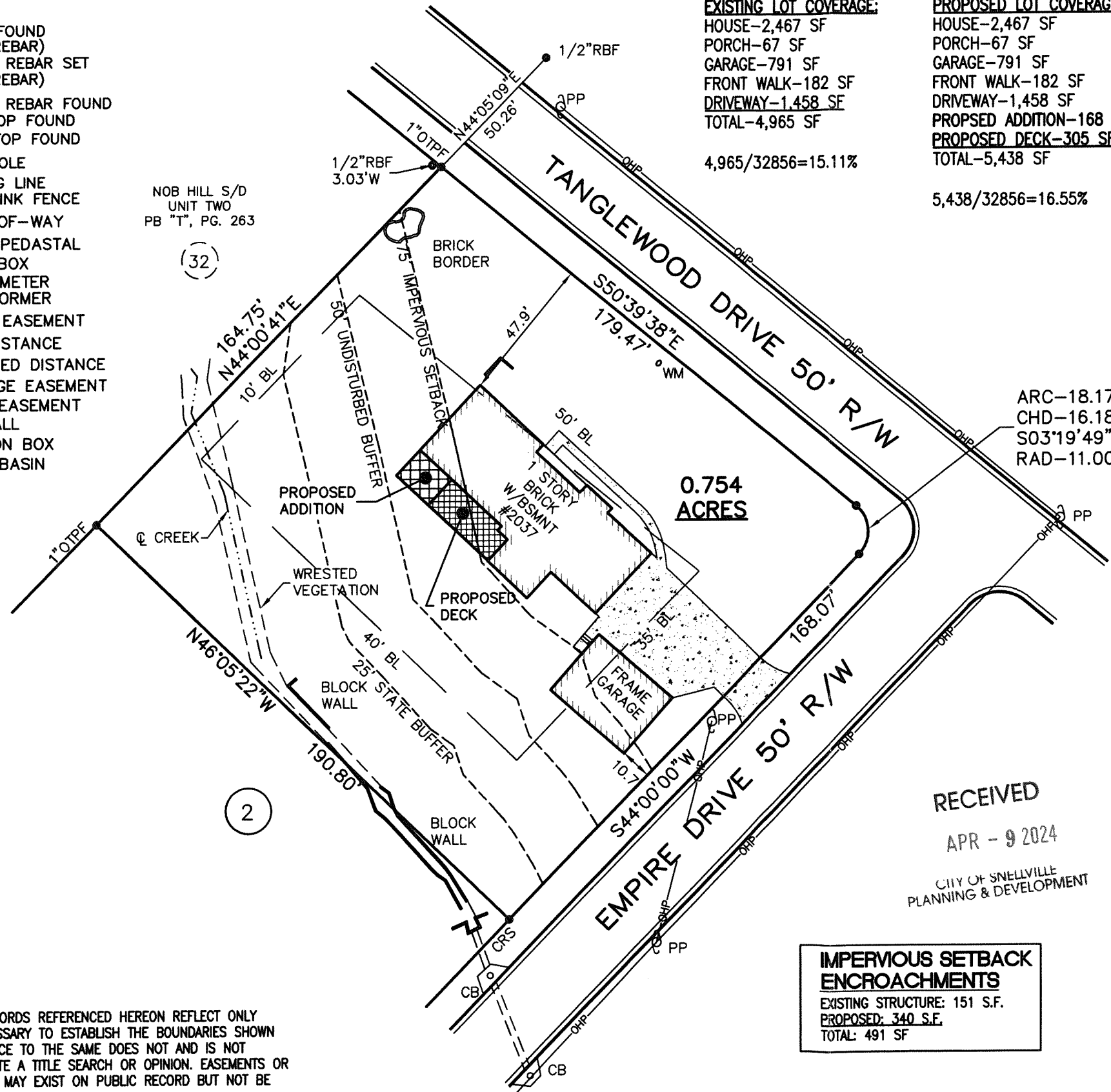
**IMPERVIOUS SETBACK ENCROACHMENTS**

EXISTING STRUCTURE: 151 S.F.  
PROPOSED: 340 S.F.  
TOTAL: 491 SF



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



0.754 ACRES

ARC-18.17'  
CHD-16.18'  
S03°19'49"E  
RAD-11.00'

**SCI Development Services**  
ENGINEERS - SURVEYORS - LAND PLANNERS  
2020 WESTSIDE COURT - STE E - SNELLVILLE GEORGIA 30078  
(770) 736-7666 MAIL@SURVEYCONCEPTS.NET

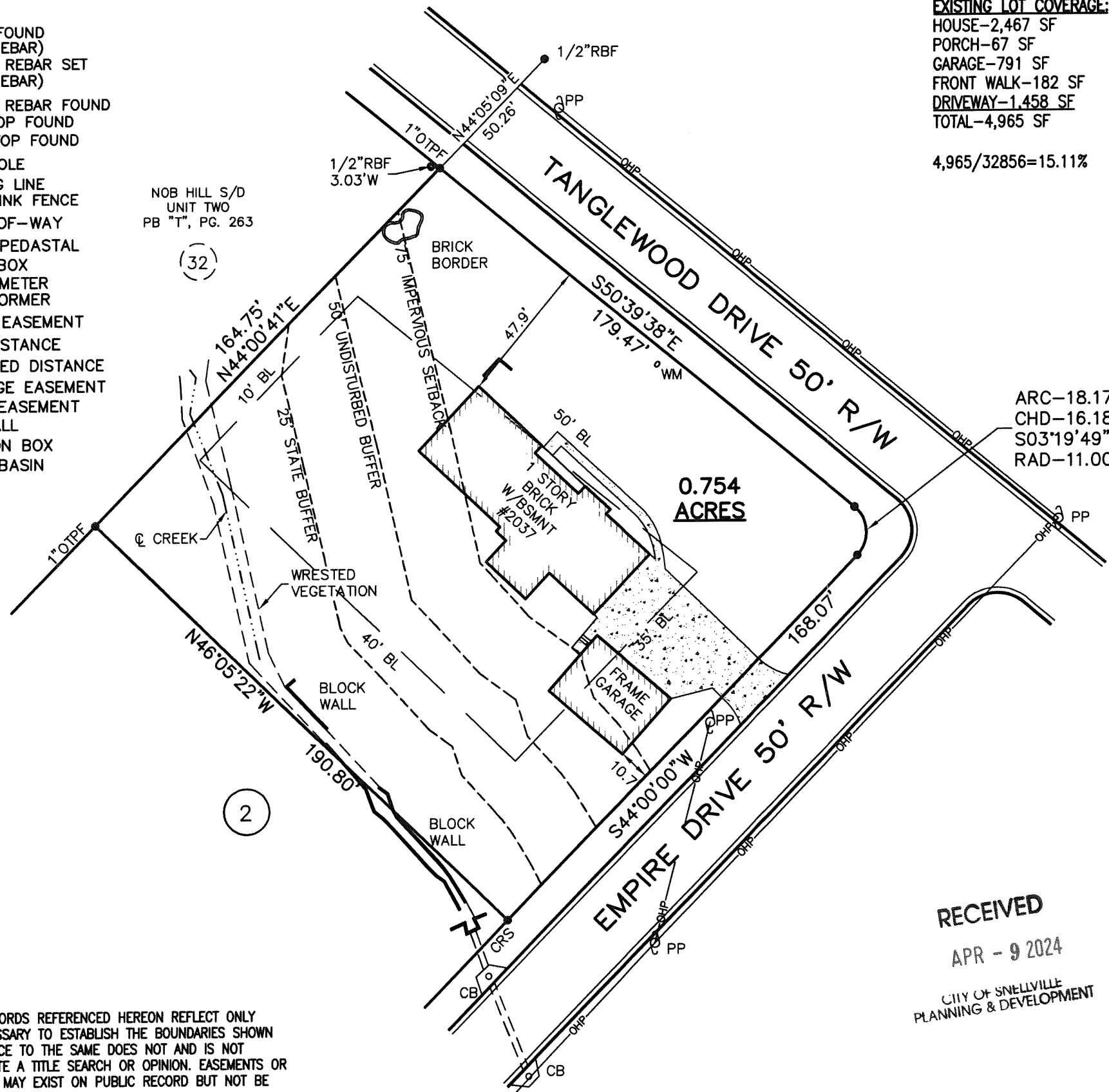
PROJECT: 56360  
DWG BY: DCP  
CHKD BY: JAS  
DATE: 4/5/24  
SCALE: 1"=40'

SITE PLAN FOR:  
**MARIANA AGUILERA**  
LOT 1 BLOCK "E" UNIT ONE  
SUBDIVISION: NOB HILL  
LAND LOT 25 5th DISTRICT  
CITY OF SNELLVILLE  
GWINNETT COUNTY, GEORGIA  
REFERENCED IN PLAT BOOK "Q", PAGE 57

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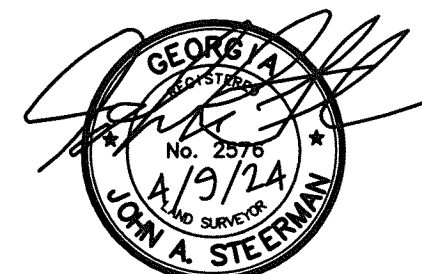
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PLANNING & DEVELOPMENT



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