

**GENERAL NOTES**

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. CITY SIDEWALKS, DRIVEWAY APPROACHES, AND OTHER IMPROVEMENTS INSIDE THE CITY'S RIGHT OF WAY ARE PROVIDED FOR DEMONSTRATION PURPOSES ONLY. CONSULT THE DEVELOPMENT PLANS FOR ACTUAL CONSTRUCTION.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 75,126 FEET.

**PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.**

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	10.29'	10.22'	N 08°32'23" E

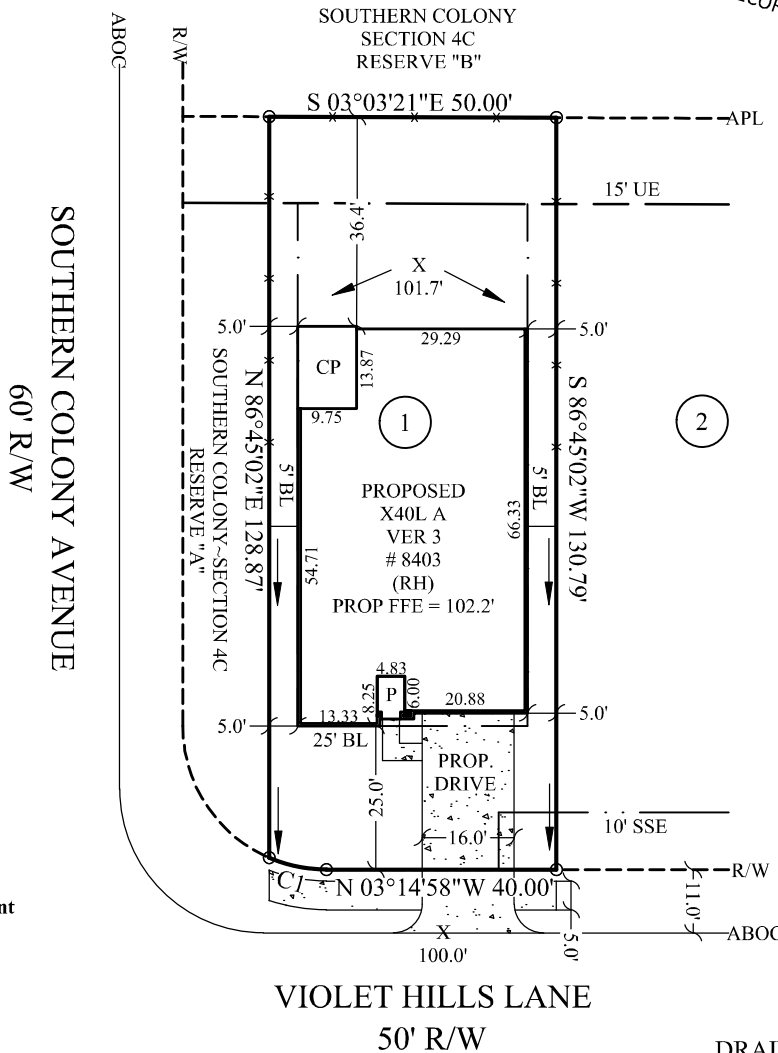
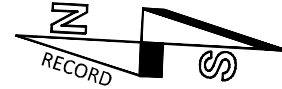


**ADDRESS: 8403 VIOLET HILLS LANE**

AREA: 6,537 S.F. ~ 0.15 ACRES

FILE # 20190088

MFE=61.50'



**LEGEND:**

- BL- Building Line
- UE- Utility Easement
- WLE- Water Line Easement
- SSE- Sanitary Sewer Easement
- R/W- Right of Way
- PROP- Proposed
- P- Porch
- CP- Covered Patio
- PAT- Patio
- DK- Deck
- S- Stoop
- LF- Linear Feet
- SF- Square Feet
- SY- Square Yards
- APL- Approximate Property Line
- ABOC- Approximate Back of Curb

DRAINAGE TYPE: A  
NOTE: BASE ELEVATION IS ASSUMED.  
(FOR REFERENCE ONLY)



TOTAL FENCE:	202 LF
FRONT=	10 LF
LEFT=	71 LF
RIGHT=	71 LF
REAR=	50 LF

SLAB=	2,711 SF
LOT AREA=	6,537 SF
LOT COVERAGE=	41 %
INTURN=	187 SF
DRIVEWAY=	436 SF
PUBLIC WALK=	171 SF
PRIVATE WALK=	34 SF
REAR YARD AREA=	242.3 SY
FRONT YARD AREA=	182.7 SY

OPTIONS:  
3 SIDES BRICK  
COVERED PATIO  
FRAMING, FOUNDATIONS, & ROOF  
RAFTER DETAIL

**PLOT PLAN FOR:  
DR HORTON**

SUBDIVISION: SOUTHERN COLONY  
LOT: 1 BLOCK: 1 SECTION: 4C

**CARTER & CLARK  
LAND SURVEYORS AND PLANNERS**

3090 Premiere Parkway, Suite 600  
Duluth, GA 30097

