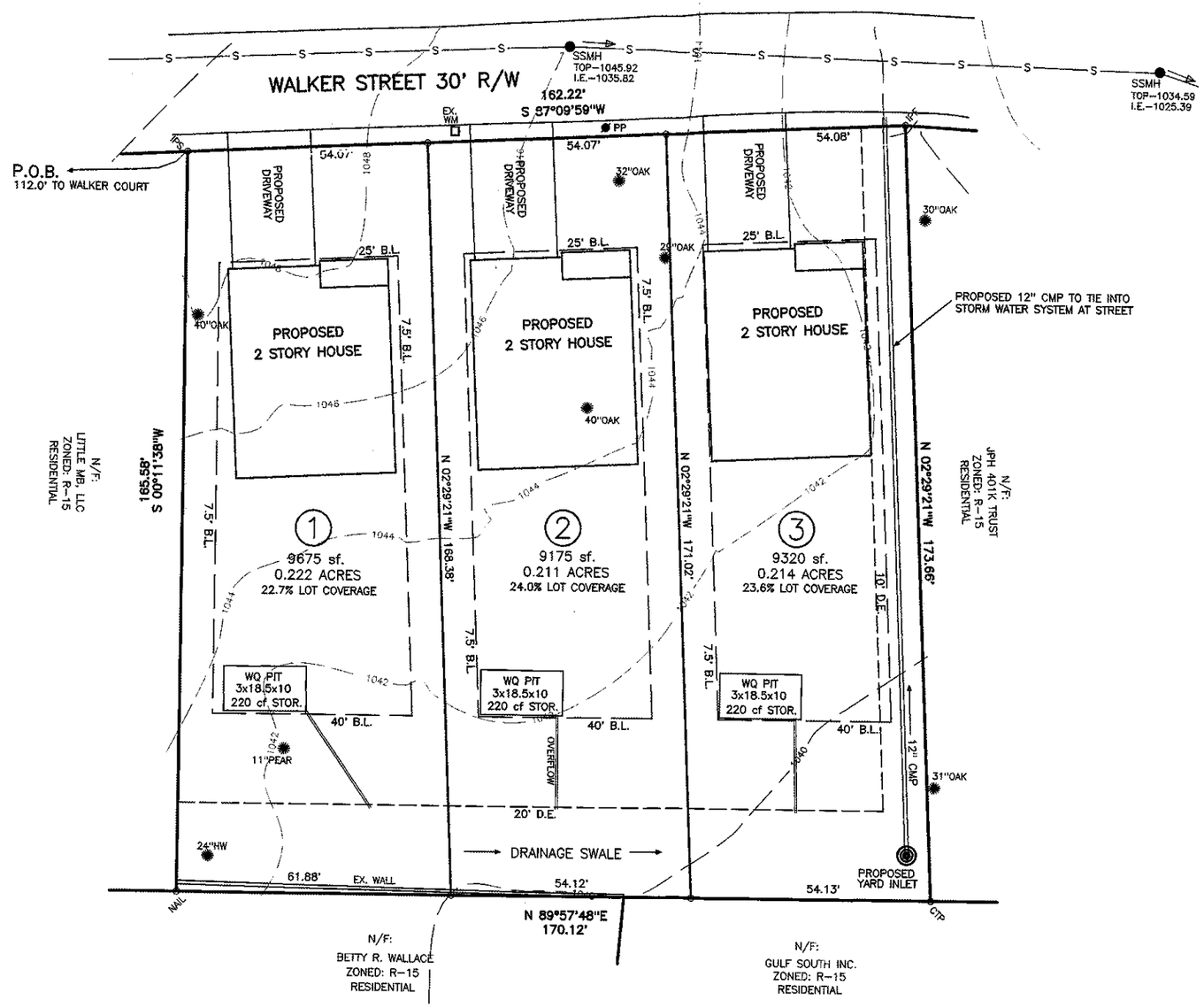
Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Cobb County, Georgia
Community Panel Number 13067C 0019 H
Effective Date 03/04/13
Revision Date

IMPERVIOUS SURFACE: (TYPICAL)

HOUSE = 1708 sf.
DRIVEWAY = 492 sf.
TOTAL = 2200 sf.



IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
—— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

MAGNETIC NORTH

PROPOSED ZONING: RAD

SETBACKS: (PER ZONING)
FRONT – 40 FT
SIDE – 35 FT
REAR – 40 FT

MAXIMUM BLDG HEIGHT – 35 FT
MINIMUM LOT AREA – 15000 sf.
MINIMUM FLOOR AREA – 1800 sf.
MAXIMUM IMPERVIOUS – 45%
MINIMUM LOT WIDTH – 100 FT

20 10 0 20
GRAPHIC SCALE – 1" =20'

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

GEORGIA REGISTERED No. 2076 PROFESSIONAL LAND SURVEYOR GORDON C. STORY JR.

ALPHA LAND SERVICES
1005 ECHO VALLEY COURT
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 FAX: 770.696.4054

CONCEPT PLAN FOR:
1498 WALKER STREET
TAX PARCEL #17056000580

REVISION:
REF. PLAT: PB. P.

LAND LOT: 560
DISTRICT: 17TH
COBB COUNTY
GEORGIA
FIELD DATE: 03/26/15
PLAT DATE: 05/06/15

LOT: BLOCK:
SUB:
AREA = 0.647 ACRES
JOB #: 15076LP