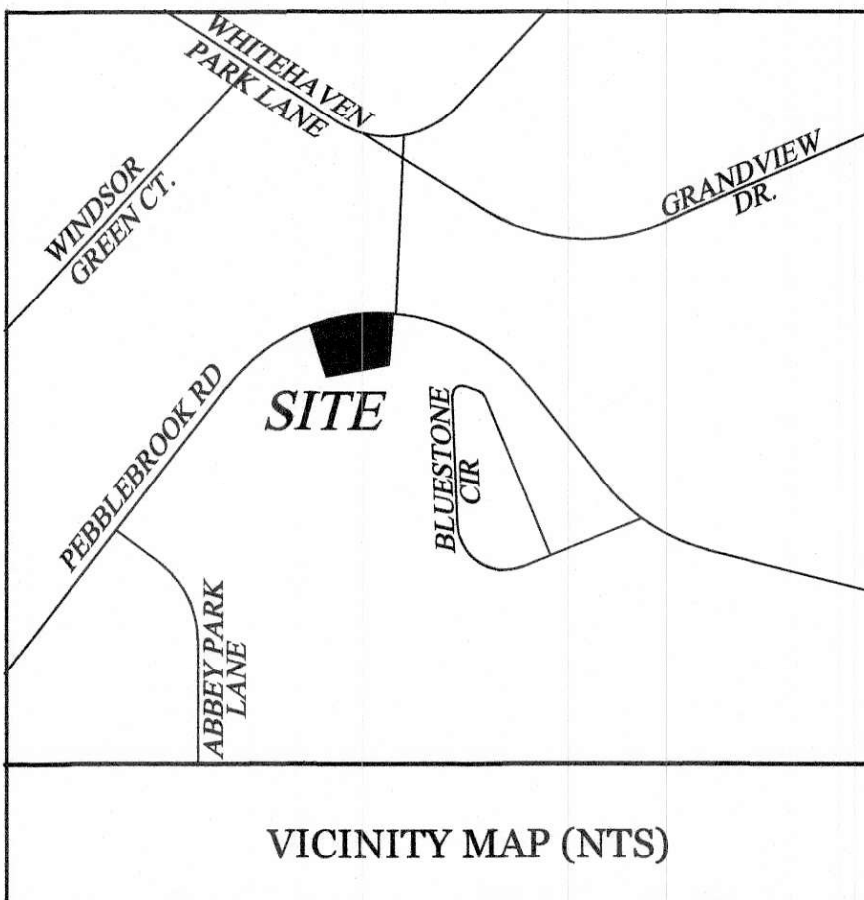
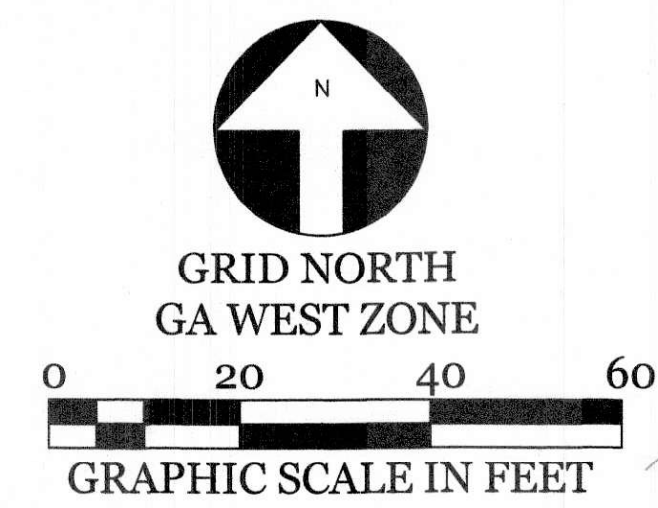


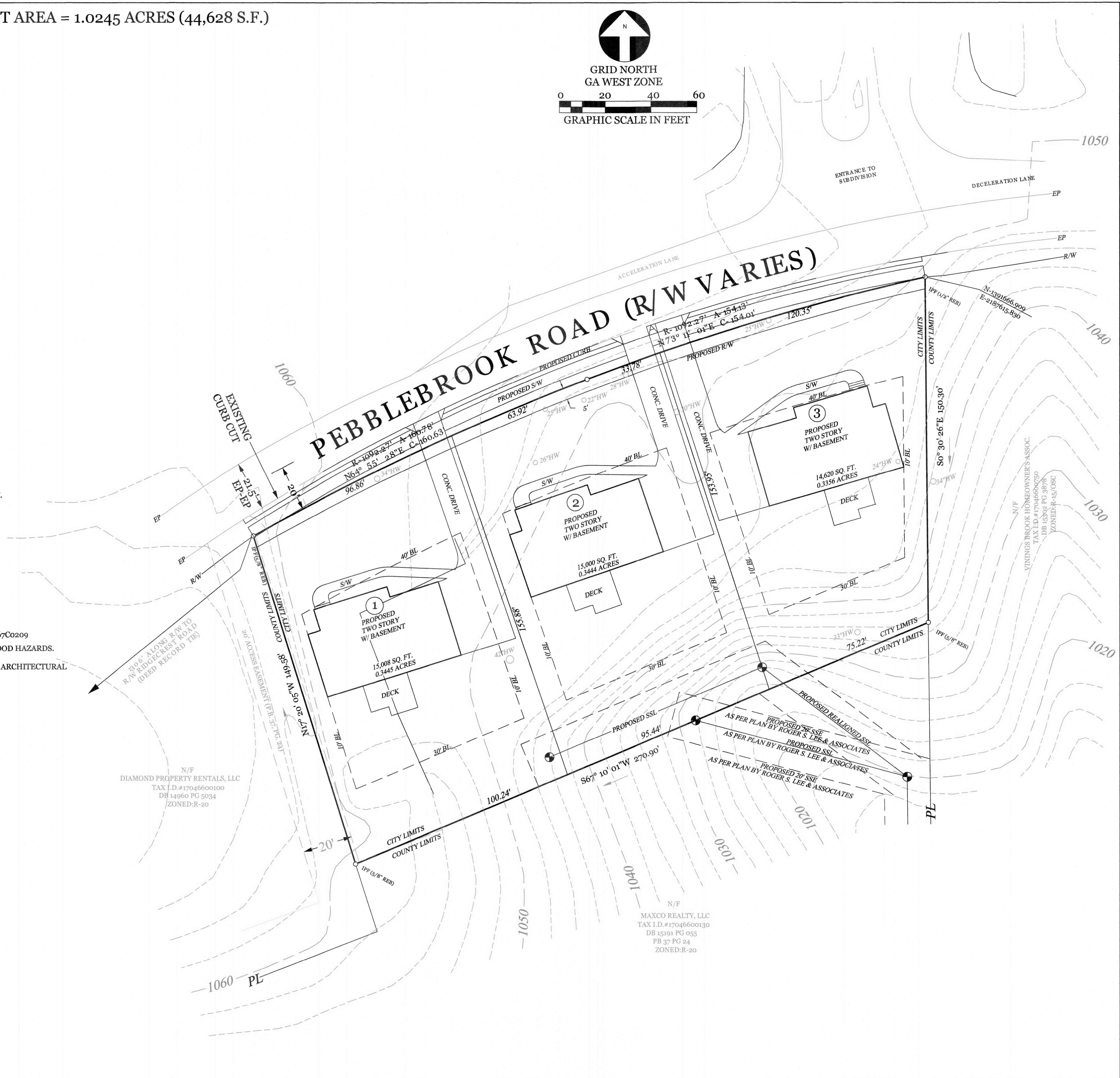
TOTAL TRACT AREA = 1.0245 ACRES (44,628 S.F.)



**SITE ADDRESS:**  
 990 PEBBLEBROOK ROAD  
 MABLETON, GA. 30126  
**TAX ID# 1704660030**  
**DB 15511 PG 4304**

- GENERAL NOTES:**
- PROPERTY ZONED: R-20
  - PROPOSED ZONING: R-15 Conditional
  - SETBACKS REQUIRED:
    - FRONT - 40'
    - MAJOR SIDE - 25'
    - MINOR SIDE - 10'
    - REAR - 30'
  - PROPOSED USE: 3 LOT SUBDIVISION
  - PARKING REQUIRED: MINIMUM 2 SPACES PER HOME.
  - VARIANCES REQUESTED:
    - REDUCE MINIMUM LOT SIZE FOR LOT 3 FROM 15,000 S.F. TO 14,619 S.F.
  - PROPERTY SERVED BY COBB COUNTY WATER & SEWER.
  - MAXIMUM IMPERVIOUS COVERAGE: 35% PER LOT.
  - PROPOSED IMPERVIOUS COVERAGE:
    - LOT 1: 4,425 S.F. (29.5%)
    - LOT 2: 4,285 S.F. (28.6%)
    - LOT 3: 4,245 S.F. (29.0%)
  - MINIMUM LOT WIDTH: 85 FEET
  - MAXIMUM HEIGHT: 35 FEET
  - MINIMUM FLOOR AREA: 2000 S.F.
  - AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13067C0209 DATED 03-04-13, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
  - THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
  - DEVELOPER: PALLADIAN LAND LLC  
 860 JOHNSON FERRY ROAD  
 SUITE 140-336  
 ATLANTA, GA. 30342  
 CONTACT: ROB ANAGNOSTIS  
 770-560-9676
  - LOT DENSITY: 2.93 LOTS PER ARCE.

LEGEND	
B/C - BACK OF CURB	PL - PROPERTY LINE
BL - BUILDING SETBACK LINE	PP - POWER POLE
CMF - CONCRETE MONUMENT FOUND	REC - RECTANGULAR
DIA - DIAMETER	REB - REBAR IRON PIN
DB - DEED BOOK	RIPS - REBAR IRON PIN SET
DI - DROP INLET	RMF - RIGHT OF WAY MARKER FOUND
EL - ELEVATION	R/W - RIGHT OF WAY
EP - EDGE OF PAVEMENT	STD - STANDARD
FF - FINISHED FLOOR	S/W - SIDEWALK
HGL - HYDRAULIC GRADE LINE	SSL - SANITARY SEWER LINE
HDPE - HIGH DENSITY POLY PIPE	S.F. - SQUARE FEET
INV - INVERT	TW - TOP OF WALL
N/F - NOW OR FORMERLY	WV - WATER VALVE
OCS - OUTLET CONTROL STRUCTURE	WM - WATER METER
PB - PLAT BOOK	-X- - FENCE
PG - PAGE	



THIS PLAN ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURVEY PROVIDED AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0209 DATED 3-4-13 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL DISTANCES ARE HORIZONTAL.

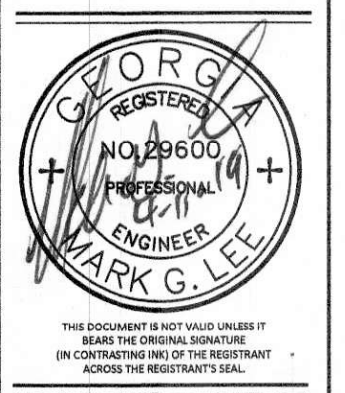
THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN IS PREPARED USING SURVEY DATA PROVIDED BY J. A. EVANS & ASSOCIATES DATED 2-16-18 LAST REVISED 11-20-18 PREPARED FOR BRIAN MINNICK AND A SEWER PLAN & PROFILE PLAN PREPARED BY ROGER S. LEE & ASSOCIATES DATED 7-9-17 LAST REVISED 12-12-17 PREPARED FOR J. CARPENTER HOMES. PAUL LEE CONSULTING ENGINEERING HAS NOT PERFORMED ANY FIELD WORK RELATED TO THIS PLAN.

THIS PLAN IS PREPARED USING COBB COUNTY GIS TOPOGRAPHIC DATA FROM PANELS 182990 & 187990. NO FIELD VERIFICATION OF THIS DATA HAS BEEN PERFORMED BY PLCEA.

THIS PLAN IS PREPARED USING A TREE SURVEY BY J.A. EVANS & ASSOCIATES DATED 4-9-19.

**PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
 PLANNING - ENGINEERING - LAND SURVEYING  
 44 DAREY'S CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141  
 Ph. (770) 435-2576  
 EMAIL: mark.lee@plcea.com



REZONING PLAN FOR  
**PEBBLEBROOK VISTA**  
 A PALLADIAN LAND LLC DEVELOPMENT

**LOCATED IN:**  
 LAND LOT: 466  
 DISTRICT: 17TH  
 SECTION: 2ND  
 COUNTY: COBB  
 GEORGIA  
 CITY: SMYRNA  
 REVISIONS

DESIGNED BY: MGL  
 DRAWN BY: MGL  
 CHECKED BY: MGL  
 SCALE: AS SHOWN  
 DATE: 4-8-19  
 JOB #: 2019016RP  
 FIRM #: LSFO0115  
 SHEET: