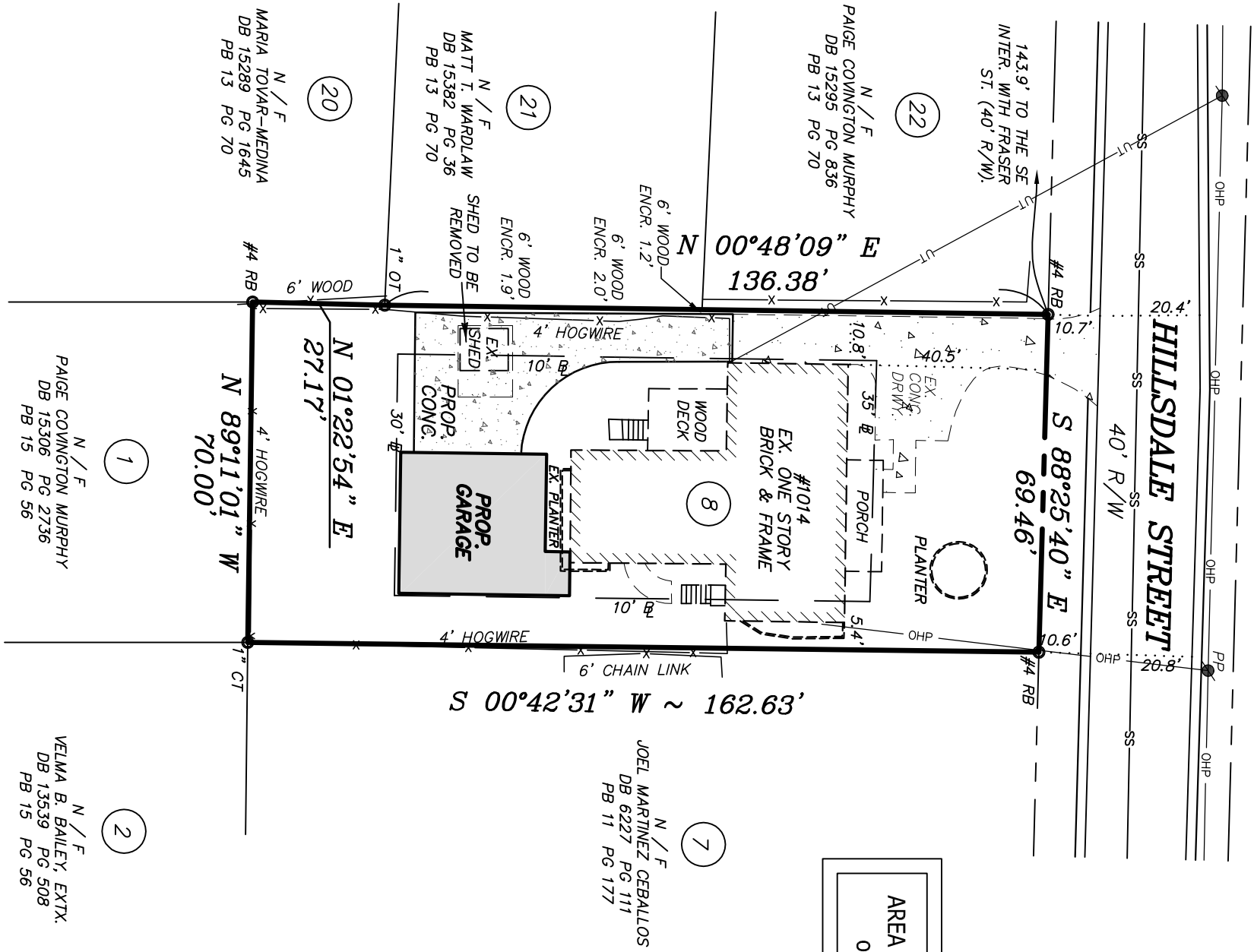


VARIANCES REQUESTED
1. INCREASE MAXIMUM IMPERVIOUS FROM 35% TO 52%

AREA = 11353 SQ. FT.
OR 0.261 AC.



GENERAL NOTES

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0017H, AND THE DATE OF SAID MAP IS 4 MAR 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

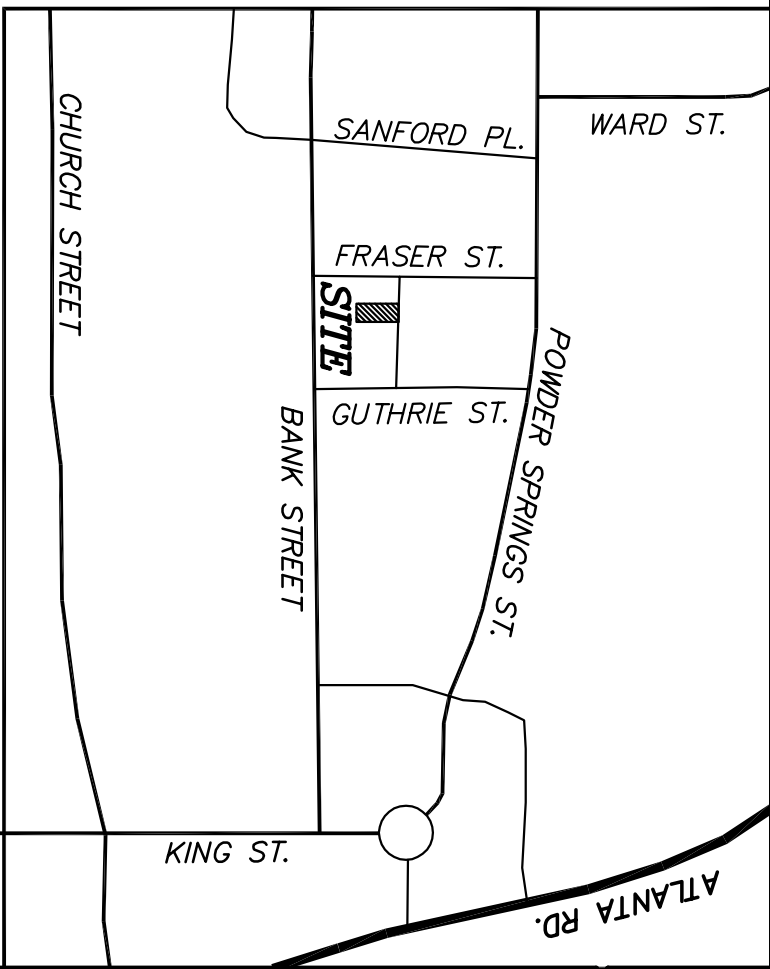
THE FOLLOWING BUILDING SETBACKS APPLY TO PROPERTIES ZONED R-15 PER CITY OF SWYRNA ZONING ORDINANCE:
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 30'

IMPERVIOUS NOTES

ALLOWABLE IMPERVIOUS: 3974 SF
EXISTING IMPERVIOUS AREA: 3742 SF
EXISTING IMPERVIOUS (AREA TO BE REMOVED): 194 SF
PROPOSED IMPERVIOUS AREA: 2062 SF
TOTAL IMPERVIOUS AREA: 5610 SF
TOTAL COVERAGE 49.4%

VICINITY MAP

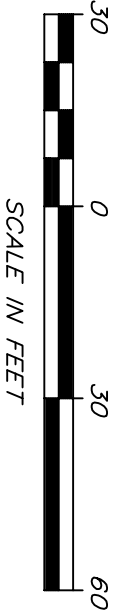
N.T.S.



BOUNDARY REFERENCES

1. BOUNDARY RETRACEMENT SURVEY FOR: JOSEPH A. JOHNSON & KRISTINA L. JOHNSON, MADE BY GASKINS, DATED 4/10/17.

FIELD CLOSURE: OPEN
ANG. ERROR: NA
ADJUSTED BY: NA
EQUIPMENT USED: TOPCON GTS-312
W/ ALLEGRO DATA COLLECTOR
PLAT CLOSURE: > 1'/80406'



LEGEND

IPF	Iron Pin Found	①	Fire Hydrant
RBF	Rebar Found	ⓧ	Water Valve
CTF	Crimp Top Pipe Found	Ⓜ	Water Meter
OTF	Open Top Pipe Found	Ⓜ	Gas Meter
DI	Drop Inlet	Ⓜ	San. Sewer Manhole
JB	Junction Box	Ⓜ	San. Sewer Line
CB	Catch Basin	Ⓜ	Waterline
CMP	Corrugated Metal Pipe	Ⓜ	Overhead Power Line
RCP	Reinforced Concrete Pipe	Ⓜ	Underground Tele. Fiber Optic Marker
Ⓜ	Concrete Monument Fnd	Ⓜ	Underground Power Gas Line
Ⓜ	Monitoring Well	Ⓜ	Power Box
Ⓜ	Belisouth Manhole	Ⓜ	Power Box
Ⓜ	Telephone Pedestal	Ⓜ	Power Box
GP	Guy Pole	Ⓜ	Power Box
Ⓜ	Light Pole	Ⓜ	Power Box
Ⓜ	Light Pole	Ⓜ	Power Box

THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED.

THIS PLAT IS FOR RECORDING PURPOSES ONLY. NO NEW STREETS, ROADS, RIGHT OF WAYS, EASEMENTS ARE CREATED, OR NO NEW UTILITY IMPROVEMENTS ARE REQUIRED, OR NO NEW SANITARY SEWER OR APPROVAL OF A SEPTIC TANK IS REQUIRED AT THE TIME OF SURVEY.

THIS PLAT IS NOT REQUIRED TO BE APPROVED BY A GOVERNING AUTHORITY, AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE COMMITMENT OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED. I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

Signature
Reg. GA LS #3166
DATE 5/26/17

OWNER
JOSEPH A. JOHNSON
& KRISTINA L. JOHNSON
1014 HILLSDALE STREET

DEVELOPER
JOEL POWELL
1152 BANK STREET
404-867-9549



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

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. OCGA 15-6-67, 43-15-4, 43-15-6, 43-15-19, AND 43-15-22.

#5079A

REVISIONS	DATE

SURVEYS PLUS, INC.
3585 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
FAX: (770) 444-9739
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

JOB NO.	5079A
DRAWN BY:	SG
CHECKED BY:	RD
DATE	7/10/17
SCALE	1"=30'
FIELD DATE	6-27-17

VARIANCE PLAN OF:
LOT 8, BEVERLY HEIGHTS FOR:
JOSEPH A. & KRISTINA L. JOHNSON
1014 HILLSDALE STREET
DB 15407 PG 957 and PB 11 PG 177

LOCATED IN
LAND LOTS 449
17th DISTRICT
2nd SECTION
COBB COUNTY
CITY OF SWYRNA
GEORGIA