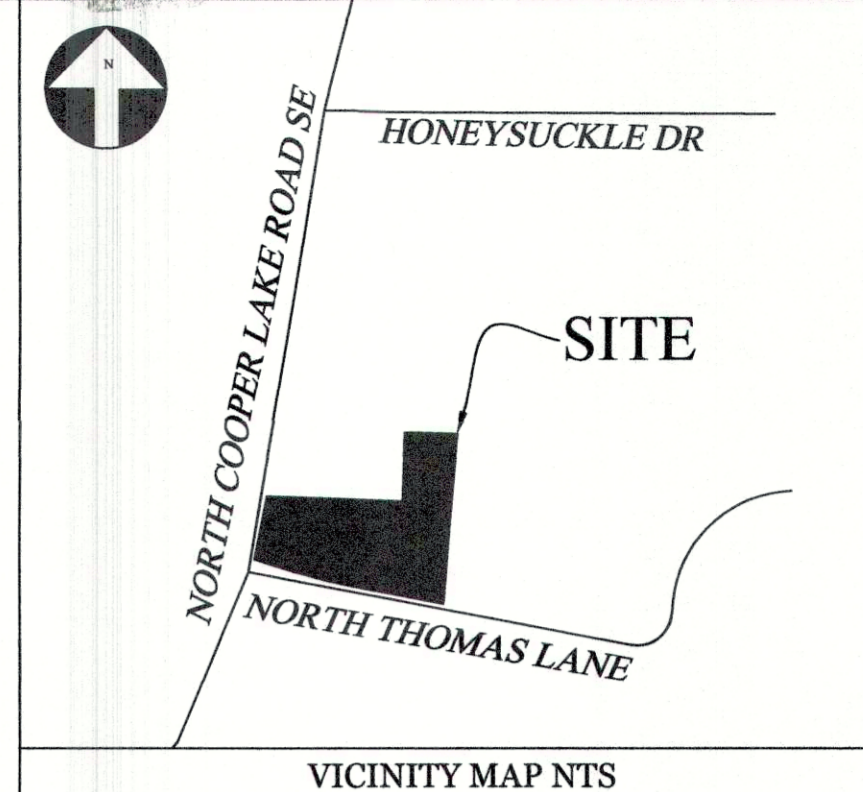


TRACT AREA: 1.136 ACRES (49,487.13 S.F.)

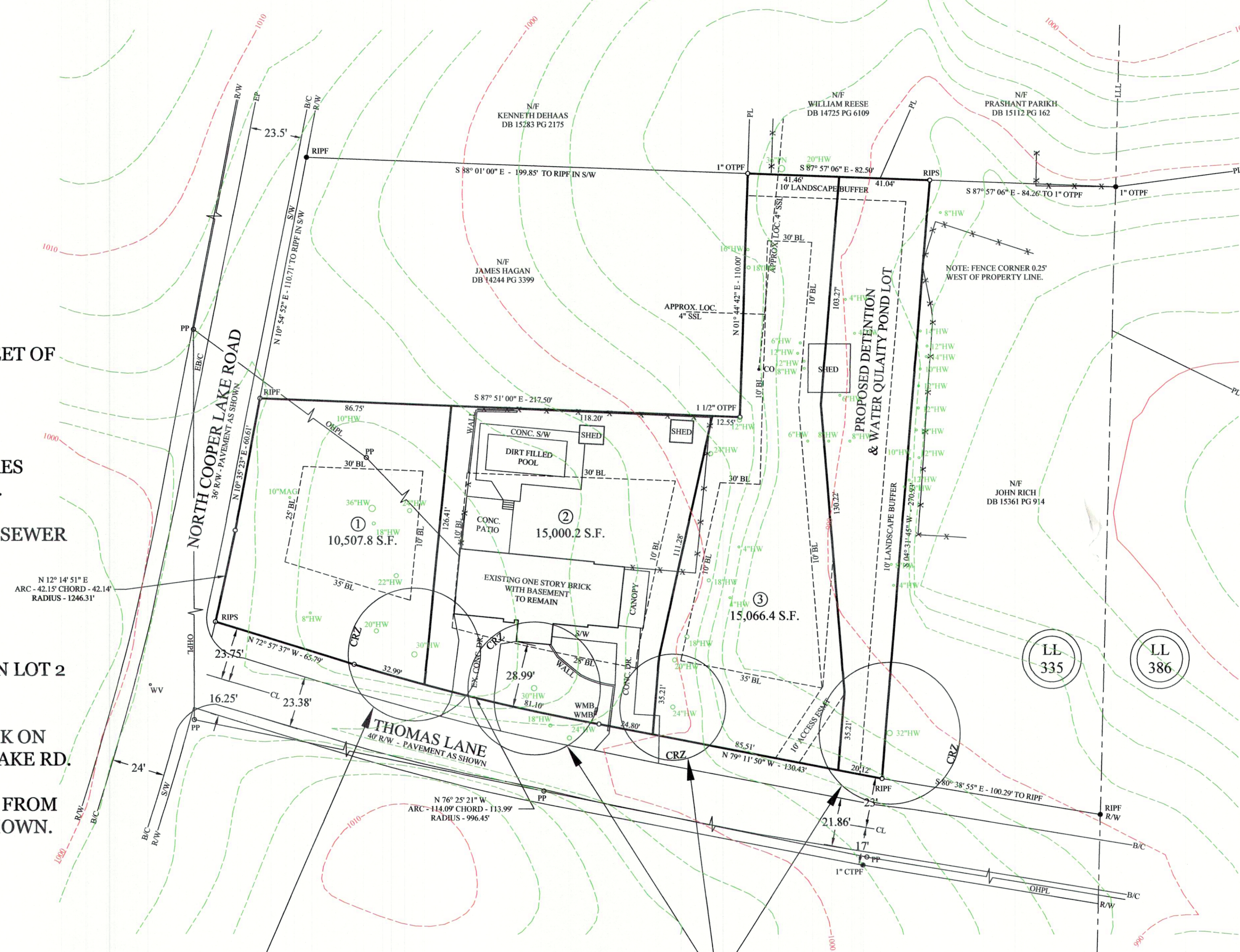
SITE ADDRESS:
572 THOMAS LANE
SMYRNA, GA. 30082
DB 14092 PG 1880
TAX ID # 17033500020

GRID NORTH GA
WEST ZONE



GENERAL NOTES:

- OWNER:
KALPESH PATEL
1102 QUEENSGATE DRIVE
SMYRNA, GA. 30082
404-574-9730
- PROPERTY CURRENTLY ZONED: R-15.
PROPOSED ZONING: R-15 CONDITIONAL
SETBACKS: FRONT - 35'
SIDE - 10'
MAJOR SIDE - 35'
REAR - 30'
- STATE WATERS DO NOT EXIST WITHIN 200 FEET OF SITE.
- NO WETLANDS LOCATION PROVIDED.
- NO CEMETERIES OR OTHER HISTORIC FEATURES EXIST ON THE SITE AS PER SURVEY PROVIDED.
- PROPERTY TO BE SERVED BY CITY OF SMYRNA SEWER & WATER.
- ALL DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- VARIANCE TO REDUCE THE FRONT SETBACK ON LOT 2 FROM 35' TO 28' AS SHOWN.
- VARIANCE TO REDUCE TO MAJOR SIDE SETBACK ON LOT 1 FROM 35' TO 25' FROM NORTH COOPER LAKE RD.
- VARIANCE TO REDUCE THE LOT SIZE OF LOT 1 FROM THE REQUIRED 15,000 S.F. TO 10,507 S.F. AS SHOWN.



NOTE: NO SIDEWALK PROPOSED TO PREVENT DAMAGE TO CRITICAL ROOT ZONES OF LARGE TREES CLOSE TO THE ROAD RIGHT OF WAY AS SHOWN.

LEGEND

- | | |
|--------------------------------|--------------------------------|
| APPROX. - APPROXIMATE | BL - BUILDING SETBACK LINE |
| B/C - BACK OF CURB | BSMT - BASEMENT |
| CL - CENTERLINE | CO - CLEANOUT |
| CMP - CORRUGATED METAL PIPE | CMP - CONCRETE MONUMENT FOUND |
| CONC. - CONCRETE | CTPF - CRIMP TOP PIN FOUND |
| DB - DEED BOOK | DI - DROP INLET |
| CRZ - CRITICAL ROOT ZONE | DWCB - DOUBLE WING CATCH BASIN |
| EP - EDGE OF PAVEMENT | EX - EXISTING |
| EX - EXISTING | FH - FIRE HYDRANT |
| GP - GAS PIPE | GW - GUY-WIRE |
| HW - HARDWOOD | INV - INVERT |
| IPF - IRON PIN FOUND | IPS - IRON PIN SET |
| JB - JUNCTION BOX | LLL - LAND LOT LINE |
| LL - LAND LOT | MC - METAL COVER |
| LP - LIGHT POLE | LOC - LOCATION |
| MH - MANHOLE | N/F - NOW OR FORMERLY |
| NF - NAIL FOUND | PB - PLAT BOOK |
| OHPL - OVERHEAD POWER LINE | PL - PROPERTY LINE |
| PG - PAGE | PN - PINE |
| PVC - PLASTIC PIPE | PP - POWER POLE |
| RCP - REINFORCED CONCRETE PIPE | R/W - RIGHT-OF-WAY |
| RET - RETENTION | RIPS - REBAR IRON PIN SET |
| RIPF - REBAR IRON PIN FOUND | SSL - SANITARY SEWER LINE |
| S/W - SIDEWALK | SSMH - SANITARY SEWER MANHOLE |
| SWCB - SINGLE WING CATCH BASIN | UB - UTILITY BOX |
| UP - UTILITY POLE | VP - VENT PIPE |
| VAC - VACUUM | WMB - WATER METER BOX |
| WL - WHITE LINE | YL - YELLOW LINE |
| WW - WATER VALVE | |

- 914--- EXISTING CONTOURS
- TBM - TEMPORARY BENCHMARK
- PROPOSED FINISHED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FLOW ARROWS

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA REG. E.S. LIC. NO. 2522 DATE: 10-23-18

DESIGNED BY: MGL
DRAWN BY: MGL
CHECKED BY: MGL
SCALE: AS SHOWN
DATE: 10-19-18
JOB NO. 2018014VP
FIRM ID NO. LSF00015

GRAPHIC SCALE IN FEET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 96,896 FEET AND AN ANGULAR ERROR OF 0.8" PER ANGLE AND WAS ADJUSTED BY COMPASS METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 420,727 FEET.

SURVEY FIELD WORK PERFORMED ON 4-16-18.

INSTRUMENT USED FOCUS 35 & TOPCON HIPERLITE GPS SYSTEM.

ALL ELEVATIONS AS PER NAVD88

ALL DISTANCES ARE HORIZONTAL.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE 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 SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENT AND OTHER ENCUMBRANCES MAY EXIST WHICH BENEFIT AND/OR BURDEN THIS PROPERTY.

AS PER THE F.L.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130670206 H DATED 3/4/13, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

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

REZONING PLAN FOR
THOMAS WOODS SUBD.

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

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

LOCATED IN:
LAND LOTS: 335
DISTRICT: 17TH
SECTION: 2ND
COUNTY: COBB
GEORGIA
CITY: SMYRNA
REVISIONS

SHEET: