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A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

R-10 ZONING:

FRONT YARD - 50' FROM R/W (MAJOR THOROUGHFARE)
40' FROM R/W (MINOR THOROUGHFARE)
25' FROM R/W (OTHER)

SIDE YARDS - 7.5 FEET

REAR YARD - 25 FEET

MIN. LOT AREA - 10,000 S.F.

MIN. FLOOR AREA - 1,500 S.F.

MAX. LOT COVERAGE - 45%

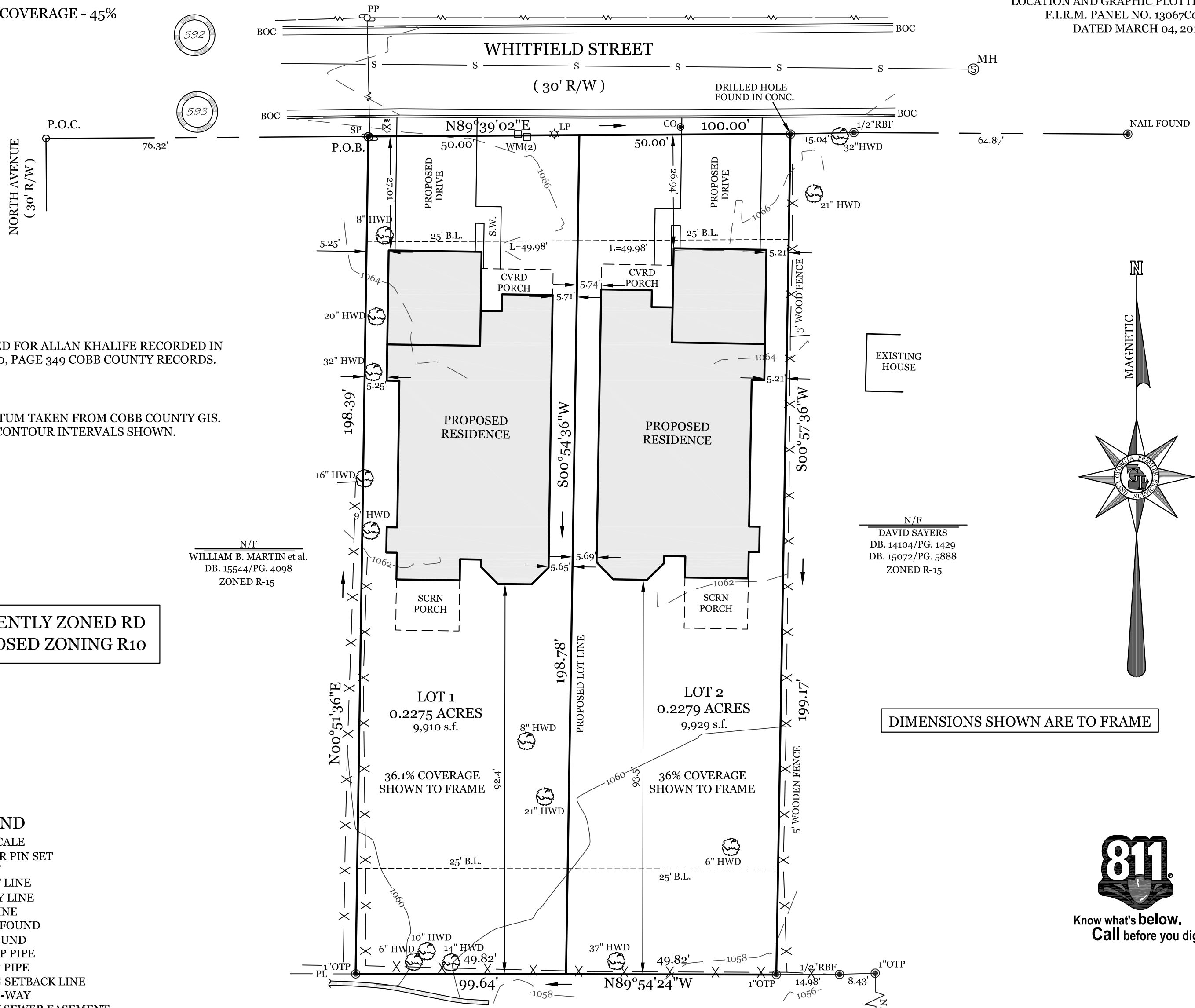
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS DRAWING IS FOR REZONING PURPOSES ONLY AND IS NOT TO BE USED TO CONVEY PROPERTY. LOT INFORMATION SHOWN HEREIN IS PROPOSED AND THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE REZONING ASPECTS. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED AS SUCH.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,135 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 247,834 FEET AND CONTAINS 0.455 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13067C0119H, DATED MARCH 04, 2013.



- REFERENCES:
1. WARRANTY DEED FOR ALLAN KHALIFE RECORDED IN DEED BOOK 5720, PAGE 349 COBB COUNTY RECORDS.

- NOTES:
1. ELEVATION DATUM TAKEN FROM COBB COUNTY GIS.
2. TWO (2) FOOT CONTOUR INTERVALS SHOWN.

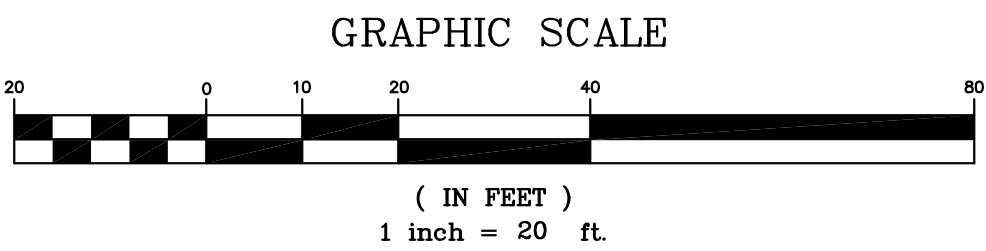
N/F
WILLIAM B. MARTIN et al.
DB. 15544/PG. 4098
ZONED R-15

N/F
DAVID SAYERS
DB. 14104/PG. 1429
DB. 15072/PG. 5888
ZONED R-15

CURRENTLY ZONED RD
PROPOSED ZONING R10

DIMENSIONS SHOWN ARE TO FRAME

- LEGEND**
- NTS = NOT TO SCALE
 - IPS = 1/2" REBAR PIN SET
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - P.L. = PROPERTY LINE
 - C.L. = CENTERLINE
 - IPF = IRON PIN FOUND
 - RBF = REBAR FOUND
 - CTP = CRIMP TOP PIPE
 - OTP = OPEN TOP PIPE
 - BSL = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - MH = MANHOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - HW = HEADWALL
 - DI = DROP INLET
 - PP = POWER/UTILITY POLE
 - FH = FIRE HYDRANT
 - IE = INVERT ELEVATION
 - FFE = FIRST FLOOR ELEVATION
 - BFE = BASEMENT FLOOR ELEVATION
 - GFE = GARAGE FLOOR ELEVATION
 - UTP = UNDERGROUND TELE. PED.
 - S = SANITARY SEWER LINE/PIPE
 - SS = STORM SEWER LINE/PIPE
 - F = FENCE LINE
 - N/F = NOW OR FORMERLY
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT

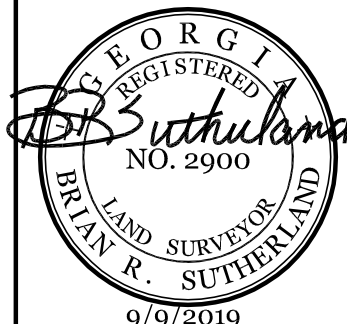


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INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

LOCATED IN THE CITY LIMITS OF SMYRNA

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LAND SURVEY FIRM COA #1177



No.	By	Date	Revision

ACAD FILE: 19\19287\1540WhitfieldStreet\287BTT.DWG

REZONING PLAN FOR:
ALLAN KHALIFE
1540 WHITFIELD STREET

Date: 09.05.2019	Land Lot: 593	District: 17th	Sheet No. 1 of 1
Section: 2nd	County: COBB, GEORGIA	Scale: 1" = 20'	
Project: 19287	Drawn By: AS		