

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.
- 6: Vesting Deed is not descriptive enough to retrace the original boundary. The boundary lines shown reflect those shown on the survey by Solar Land Dated 7-15-14.

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT  
PROPERTY: DB 15140 PG 31-32  
PROPERTY OWNER AT TIME OF SURVEY:  
MARIO GONZALEZ  
PARCEL NUMBER: 17 059400400  
PROPERTY LINE IS BEARING BASIS  
FROM SURVEY FOR MARIO GONZALEZ BY SOLAR LAND  
SURVEYING COMPANY DATED 7/15/2014

TOTAL AREA: 10,971 SQ FT, 0.25 AC

CALCULATED PLAT CLOSURE: 1:120,299

FIELD DATA:

DATE OF FIELD SURVEY 6-4-2015, 8-31-2015

THE CALCULATED POSITIONAL TOLERANCE BASED ON  
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED  
POSITIONS WAS FOUND TO BE 0.017 FEET.

EQUIPMENT:  
ELECTRONIC TOTAL STATION

PROPOSED SITE PLAN FOR  
GREG WILLIAMS

2963 & 2965 ELIZABETH  
STREET

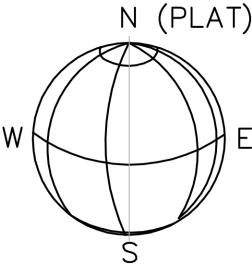
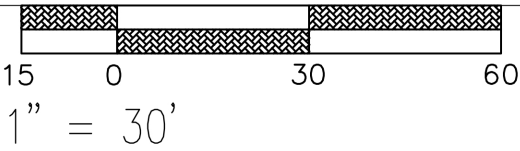
CITY OF SMYRNA, COBB COUNTY, GEORGIA  
LAND LOT 594, DIST 17, SECT 2  
DATE: SEPTEMBER 16, 2015

REFERENCE: PB 4 PG 91  
PB 46 PG 91  
DB 15140 PG 31-32  
SURVEY FOR MARIO GONZALEZ BY  
SOLAR LAND SURVEYING COMPANY  
DATED 7/15/2014

FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY IS LOCATED  
IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB  
COUNTY, GEORGIA 13067C0119H EFFECTIVE DATE MAY 16, 2013

ZONING: LI-LIGHT INDUSTRIAL

IMPERVIOUS SURFACES:  
WALL = 24 SQ. FT.  
HOUSE = 1,243 SQ. FT.  
DECK = 107 SQ. FT.  
TOTAL IMPERVIOUS = 1,374 SQ. FT. (12.5%)  
TOTAL LOT = 10,971 SQ. FT.



LEGEND

- |              |                         |
|--------------|-------------------------|
| EOP          | EDGE OF PAVEMENT (CURB) |
| PP           | POWER POLE              |
| R/W          | RIGHT OF WAY            |
| IPF          | IRON PIN FOUND          |
| IPS          | 1/2" REBAR SET          |
| SW           | SIDE WALK               |
| BOLLARD      | BOLLARD                 |
| OHP          | OVERHEAD POWER          |
| FH           | FIRE HYDRANT            |
| CB           | CATCH BASIN             |
| MH           | MANHOLE                 |
| WM           | WATER METER             |
| WV           | WATER VALVE             |
| GV           | GAS VALVE               |
| GM           | GAS METER               |
| LP           | LIGHT POLE              |
| CONCRETE PAD | CONCRETE PAD            |



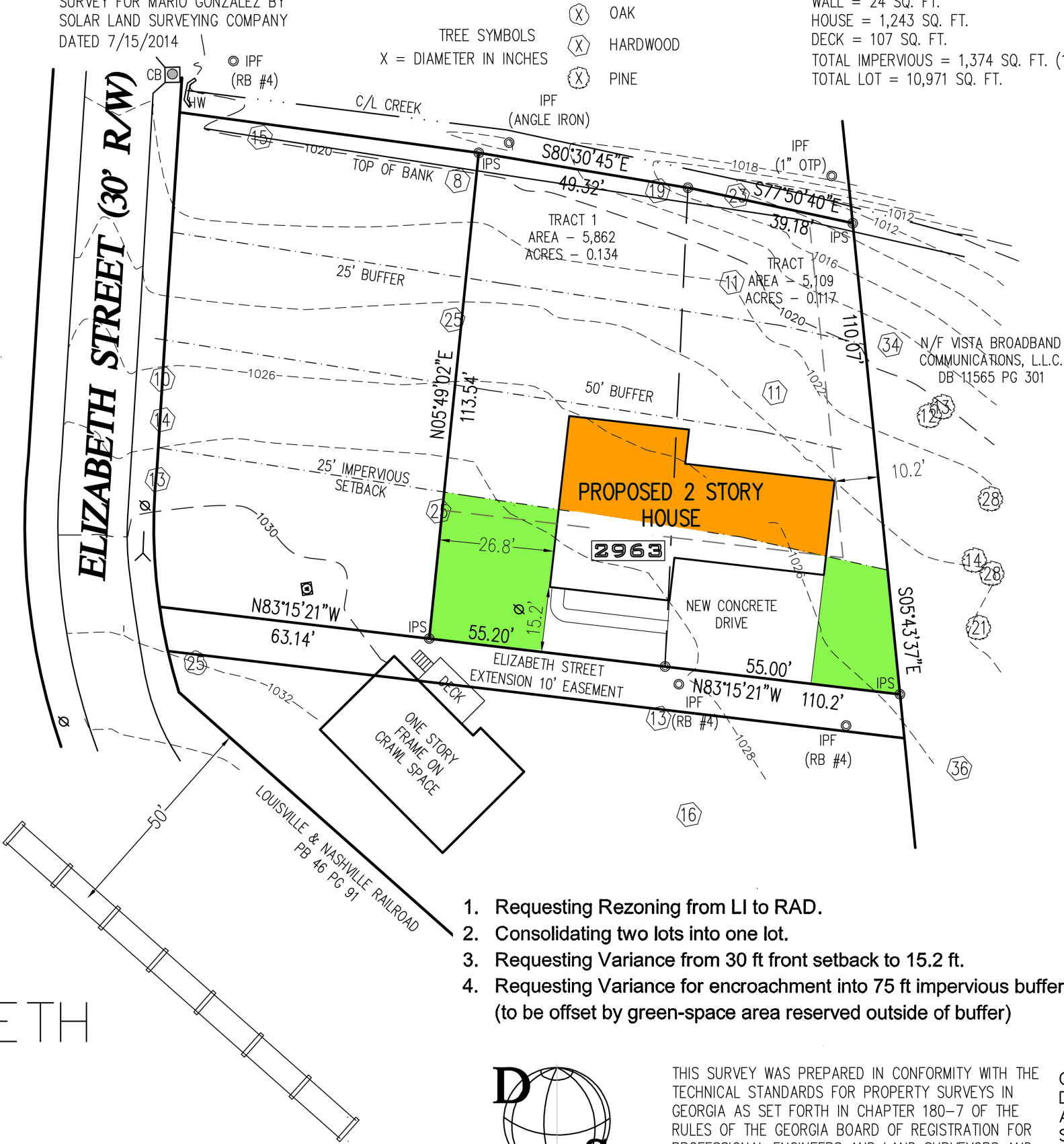
FOR  
DEKALB SURVEYS, INC.  
407 W. PONCE DE LEON  
SUITE B  
DECATUR, GEORGIA 30030  
404.373.9003



www.dekalbsurveys.com

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. AUTHORITY O.C.G.A. SECS. 15-6-67,  
43-15-4, 43-15-6, 43-15-19, 43-15-22.

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WRITTEN PERMISSION OF THIS  
SURVEYOR



1. Requesting Rezoning from LI to RAD.
2. Consolidating two lots into one lot.
3. Requesting Variance from 30 ft front setback to 15.2 ft.
4. Requesting Variance for encroachment into 75 ft impervious buffer (to be offset by green-space area reserved outside of buffer)