

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TRACT A
13,650 Sq Ft
0.31 Ac.

TRACT B
9,477 Sq Ft
0.22 Ac.

TRACT C
10,234 Sq Ft
0.23 Ac.

TRACT D
9,442 Sq Ft
0.22 Ac.

TOTAL AREA
42,803 Sq Ft
0.98 Ac.

LARGEST LOT = 13,650 SQ FT
SMALLEST LOT = 9,442 SQ FT
AVERAGE LOT SIZE = 10,700.75 SQ FT
LOT DENSITY = 4 LOTS / 0.98 = 4.08 LOTS / ACRE

IMPERVIOUS AREA CHART:

TRACT A:
HOUSE FOOTPRINT, PORCHES, PATIOS = 1,575 SQ FT
DRIVEWAY AND WALKS = 1,716 SQ FT
TOTAL = 3,291 SQ FT (24.1% OF LOT)

TRACT B:
HOUSE FOOTPRINT, PORCHES, PATIOS = 2,589 SQ FT
DRIVEWAY AND WALKS = 626 SQ FT
TOTAL = 3,215 SQ FT (33.9% OF LOT)

TRACT C:
HOUSE FOOTPRINT, PORCHES, PATIOS = 2,589 SQ FT
DRIVEWAY AND WALKS = 654 SQ FT
TOTAL = 3,243 SQ FT (31.7% OF LOT)

TRACT D:
HOUSE FOOTPRINT, PORCHES, PATIOS = 2,589 SQ FT
OUTDOOR LIVING SLAB = 583 SQ FT
DRIVEWAY AND WALKS = 854 SQ FT
TOTAL = 4,026 SQ FT (42.6% OF LOT)

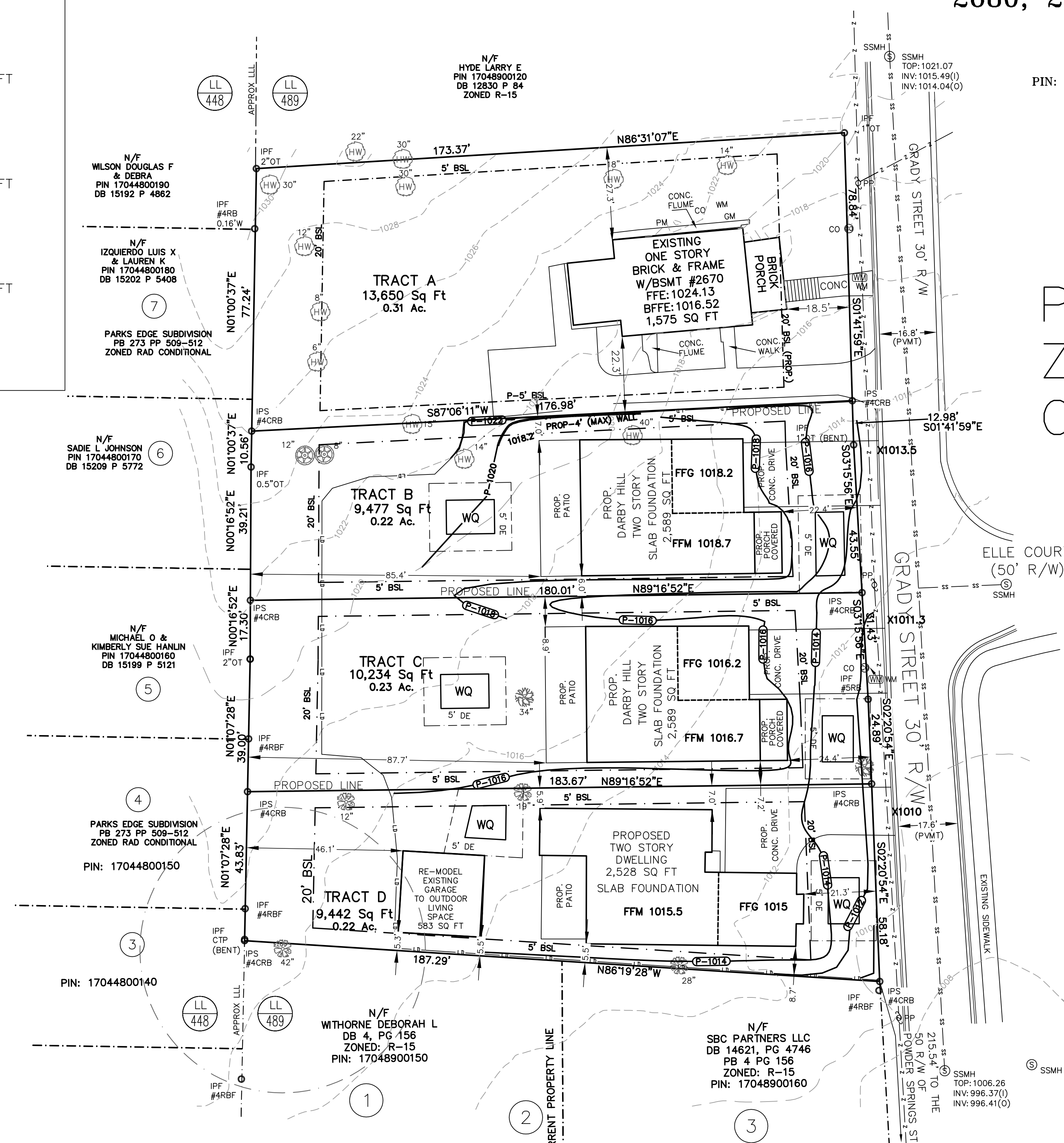
PROPOSED ZONING PLAN FOR:
PRITCHARD BUILDERS, INC.
2680, 2664 & 2670 GRADY STREET

LAND LOT 489, 17th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA
CITY OF SMYRNA
EXISTING ZONING: R-15
PIN: 170 489 00140, 170 489 00720, & 170 489 00130

42,804 SQ FT
0.98 ACRES
DENSITY=4.08 UNITS/AC

PROP ZONING: RAD CONDITIONAL
BUILDING SETBACKS:
FRONT: 20' MINIMUM (FROM EXISTING R/W)
SIDE: 5' (10' MINIMUM BETWEEN BLDG)
REAR: 20' MINIMUM

PROPOSED ZONING: RAD CONDITIONAL



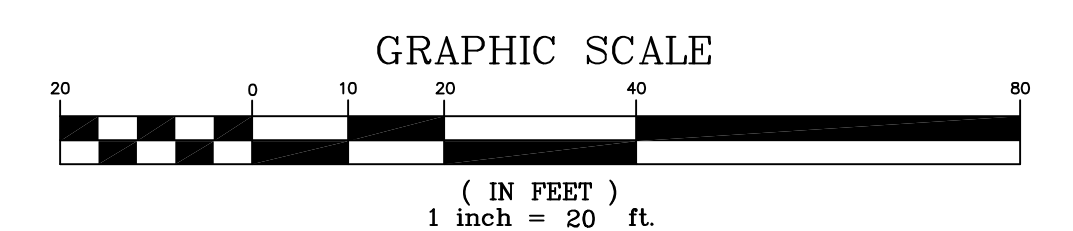
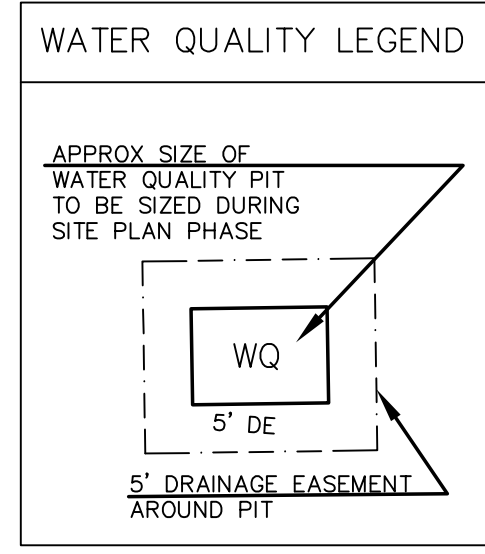
TREE LEGEND:

(HW) TBD-HARDWOOD	(H) HOLLY
(P) POPLAR	(J) JUNIPER
(PI) PINE	(L) LUSTERIM
(HI) HICKORY	(CM) CRAPE MYRTLE
(M) MAPLE	(SF) SPRUCE-FUR
(SG) SWEETGUM	(B) BIRCH
(NI) NOT IDENTIFIED	(W) WILLOW
(D) DOGWOOD	(C) CYPRUS

NOTE: CONTOURS SHOWN HEREON ARE A COMBINATION OF FIELD-RUN AND GPS TOPOGRAPHY.

LEGEND:

IPF	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	OPEN TOP PIN	HC	HANDI-CAP
OT	OPEN TOP PIN	BOLLARD	BOLLARD
CT	CRIMP TOP PIN	CMF	CONCRETE MONUMENT FOUND
RB	RE-BAR	CMF	OVERHEAD UTILITY LINE(S)
CRB	REINFORCING BAR	SSMH	SANITARY SEWER MAN HOLE
CL	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
R/W	CENTERLINE	DWB	DRIVEWAY BOX
LLL	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT LINE	DI	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
S	CURVE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GV	GAS VALVE	FT	FIRE HYDRANT
GM	GAS METER	DE	DRAINAGE EASEMENT
LF	LAMP POLE	WV	WATER VALVE
SS	SANITARY SEWER	PVI	POST INDICATOR VALVE
FC	FENCE CORNER	WM	WATER METER
AE	ACCESS EASEMENT	CO	CATCH BASIN
PROP	PROPOSED	POB	POINT OF BEGINNING
AE	ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE	NTS	NOT TO SCALE
AIR-COND	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
GA	GAS MANHOLE	UE	UTILITY EASEMENT
PB	POWER BOX	PM	POWER METER
CATV	CABLE TELEVISION JUNCTION BOX	CLF	CHAIN-LINK FENCE
TB	TELEPHONE JUNCTION BOX	CTW	CROSS-TIE WALL
APP	ABANDONED POWER POLE		



NOTE: FULL SITE, GRADING, EROSION AND TREE RECOMPENSE PLANS REQUIRED AT THE TIME OF PERMITTING.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 1000 FEET. THE PLAN IS BASED ON THE ASSUMPTION THAT THE CORNER POINTS AND ANGLE POINTS ARE CORRECT. THE DISTANCES AND ANGLES ARE CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 1000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY WHOSE NAME IS ON THESE DOCUMENTS. THESE DOCUMENTS, AS INSTRUMENTS OF SAID PERSON, PERSONS OR ENTITY, WITHOUT EXPRESS RECITATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY, THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO WRITTEN PERMISSION FROM FRONTLINE SURVEYING & MAPPING, INC. SHALL BE REQUIRED FOR ANY REUSE OF THIS PLAN OR ANY INFORMATION THEREON. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

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PRITCHARD BUILDERS, INC.

DATE: 09-29-16
SCALE: 1" = 20'
COBB COUNTY, GEORGIA
BY: [Signature]
DATE: 03/16/18
REVISION: [Table with 2 columns: REVISION, DATE]

2nd SECTION
17th DISTRICT
BLOCK C

LAND LOT 489
LOT 4, 5, 6, & PART OF 7

SUBDIVISION: MRS. EUNICE ALLEN OWENS PROPERTY
PG: 156
DB: [Blank]

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB # 63245-Z

