



TRACT AREA= 1.313 ACRES

Curve Table				
Curve #	Radius	Arc	Chord Distance	Chord Bearing
C1	147.25'	91.19'	89.74'	N70°58'38"E

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION

**GENERAL NOTES:**

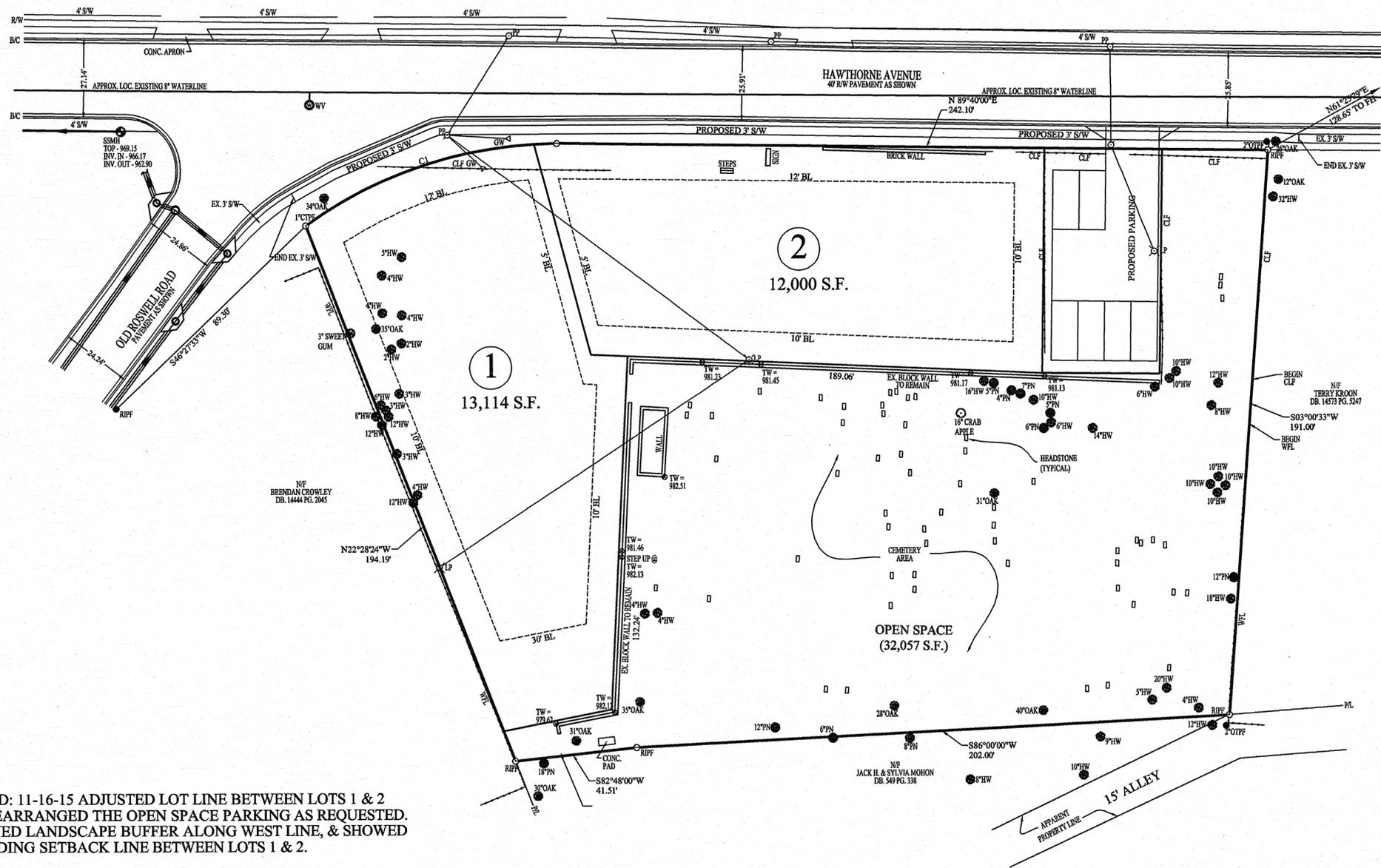
- EXISTING ZONING: R-15  
PROPOSED ZONING: RAD
- REQUIRED SETBACKS  
FRONT - 40'  
REAR - 30'  
SIDE - 10'
- PROPOSED VARIANCE REQUEST  
A) TO REDUCE REAR SETBACK FROM 30' TO 10' ON LOT 2 AS SHOWN.  
B) TO KEEP FRONT SETBACK ON LOTS 1 & 2 AT 12' AS PER VARIANCE CASE V08-029.  
C) MAXIMUM COVERAGE OF 45% PER LOT.  
D) TO ELIMINATE TO 10' BUFFER ON LOTS 1 & 2 AS SHOWN. NO BUFFER ALONG CEMETERY REAR LINE.  
E) LOT SIZE TO BE AS SHOWN.
- ALL EXISTING STRUCTURES OUTSIDE THE CEMETERY TO BE REMOVED.
- NO WETLANDS AS PER THE NATIONAL WETLANDS INVENTORY MAPS.
- PROPOSED USAGE: ATTACHED & DETACHED SINGLE FAMILY HOMES.
- LOTS TO BE SERVED BY CITY WATER & SEWER.
- ALL BOUNDARY SURVEY INFORMATION TAKEN FROM PLAT OF SURVEY FOR EVANGELICAL CHRISTIAN ESPRITUAL CHURCH PREPARED BY DLM CIVIL ENGINEERING LAND SURVEYING DATED 8-29-00 LAST REVISED 9-6-00.
- SITE ADDRESS:  
1514 HAWTHORNE AVENUE  
SMYRNA, GA. 30080  
TAX ID # 17059200040  
DB 249 PG 408

- LEGEND**
- B/C - BACK OF CURB
  - BL - BUILDING LINE
  - CMP - CORRUGATED METAL PIPE
  - DB - DEED BOOK
  - DI - DROP INLET
  - EX - EXISTING
  - FH - FIRE HYDRANT
  - HW - HARDWOOD
  - JB - JUNCTION BOX
  - MISC. - MISCELLANEOUS
  - N/F - NOW OR FORMERLY
  - PG - PAGE
  - PL - PROPERTY LINE
  - PN - PINE
  - R/W - RIGHT OF WAY
  - SS - SANITARY SEWER
  - SSE - SANITARY SEWER EASEMENT
  - SSMH - SANITARY SEWER MANHOLE
  - S/W - SIDEWALK
  - WB - WEIR BOX
  - WM - WATER METER
  - - HEADSTONE

REVISED: 11-16-15 ADJUSTED LOT LINE BETWEEN LOTS 1 & 2 AND REARRANGED THE OPEN SPACE PARKING AS REQUESTED. REMOVED LANDSCAPE BUFFER ALONG WEST LINE, & SHOWED 5' BUILDING SETBACK LINE BETWEEN LOTS 1 & 2.

REVISED: 9-4-15 ADJUSTED LOT LAYOUT TO SHOW TWO LOTS AND ADJUST THE OPEN SPACE WITH PARKING.

REVISED: 5-21-15 REDUCED LOTS TO 5, ADJUSTED LOT LINES & AREAS, ADJUSTED DRIVES & GUEST PARKING, ADJUST BL, & EDITED GENERAL NOTES.



THE DATA SHOWN ON THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 13,269 FEET.

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

AS PER THE F.I.L.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C019H DATED 3/4/13 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



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G.L.P.

REZONING & VARIANCE PLAN FOR  
**TULEY & TULEY, INC.**

1514 HAWTHORNE AVENUE  
LAND LOT 552 17TH DISTRICT 2ND SECTION  
COBB COUNTY, CITY OF SMYRNA, GEORGIA  
DATE: 3/16/14 SCALE: 1"= 30'

**PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
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