

- * LEGEND ***
- | | |
|---------------------------|-----------------------------|
| IPF IRON PIN FOUND | POB POINT OF BEGINNING |
| IPS IRON PIN SET | LLL LAND LOT LINE |
| OTP OPEN TOP PIPE FOUND | MH MAN HOLE |
| CTP CRIMP TOP PIPE FOUND | SSL SANITARY SEWER LINE |
| RFB REINFORCING BAR FOUND | CB CATCH BASIN |
| AI ANGLE IRON FOUND | JB JUNCTION BOX |
| CP CALCULATED POINT | DI DRAINAGE INLET |
| -X-X FENCE | YI YARD INLET |
| CLF CHAIN LINK FENCE | HW HEAD WALL |
| WDF WOOD FENCE | PP POWER POLE |
| WRF WIRE FENCE | PW POWER LINE |
| FC FENCE CORNER | SSE SANITARY SEWER EASEMENT |
| BL BUILDING LINE | DE DRAINAGE EASEMENT |
| R/W RIGHT-OF-WAY | UE UTILITY EASEMENT |
| PL PLAT | AE ACCESS EASEMENT |
| PC PROPERTY CORNER | TB TOP OF BANK |
| CL CENTER LINE | CMP CORRUGATED METAL PIPE |
| BR BRICK | RCP REINFORCED CONC. PIPE |
| FR FRAME | APP AS PER PLAT |
| WD WOOD | APD AS PER DEED |
| P PLAT | APR AS PER RECORD |
| DEED | APF AS PER FIELD |
| RECORD | BC BACK OF CURB |
| FIELD | EP EDGE OF PAVEMENT |
| C.OUT SS CLEANOUT | OU OWNERSHIP UNCLEAR |
| | OH OVERHANG |
| | CL GAS LINE |
| | WM WATER METER |
| | WL WATER LINE |
| | WV WATER VALVE |
| | N N'BORS. |

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
 MAP ID: 13067C0119H
 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THE PROPOSED HOUSE SIZES AND PLANS ARE CONCEPTUAL AND MAY CHANGE AND ARE INTENDED TO PROTRAY THE GENERAL STYLE TO DEMONSTRATE THE INTENT TO BLEND WITH THE ARCHITECTURE OF THE COMMUNITY.

ZONING: CENTRAL BUSINESS DISTRICT

NOTES:
 STORMWATER MANAGEMENT SHALL BE HANDLED ON EACH LOT AS APPROVED BY THE CITY ENGINEER.

OWNERS:
 STANLEY COX
 3812 FISHER DRIVE
 SMYRNA, GA 30082
 CONTACT: 770.238.9197

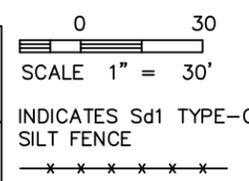
BILLIE SAPPENFIELD
 601 CRABAPPLE CT
 CANTON, GA 30115
 CONTACT: 404.234.6595

LAND AREA=
 27574 S.F. / 0.633 AC

PROPOSED LOTS:
 LOT DENSITY: 4.75 HOMES/AC.
 MINIMUM LOT SIZE: 8,200 SF
 MAXIMUM LOT SIZE: 10,200 SF
 AVERAGE LOT SIZE: 9,191 SF
 LOT 1 SIZE: 9169.68 SF
 LOT 2 SIZE: 9117.74 SF
 LOT 3 SIZE: 9286.53 SF

ADDITIONAL NOTES:
 NO BUFFER AREA REQUIRED.
 NO LAKES OR STREAMS.
 EXISTING DRIVEWAY USED AS CONSTRUCTION ENTRANCE.

SETBACKS
 FRONT: 20 FT. REQUESTED
 REAR: 30 FT. PER ORDINANCE
 SIDES: 5 FT. REQUESTED
 VARIANCE FROM ORDINANCE



PLAT FOR ZONING
 SITE: 2764 HAMBY STREET, SMYRNA, GA 30080
 LOT BLOCK UNIT
 SUBDIVISION R.B. SEAGRAVE'S
 LAND LOT 488 17TH DISTRICT 2ND SECTION
 COBB COUNTY, GEORGIA (DB 14508 PG 3546)

REVISIONS	BY
DRAWN BY	
CHECKED BY	
DATE: 07/08/2014	
SCALE: 1" = 20'	
JOB No.	
SHEET NUMBER	
1	
1 OF 1 SHEETS	