

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

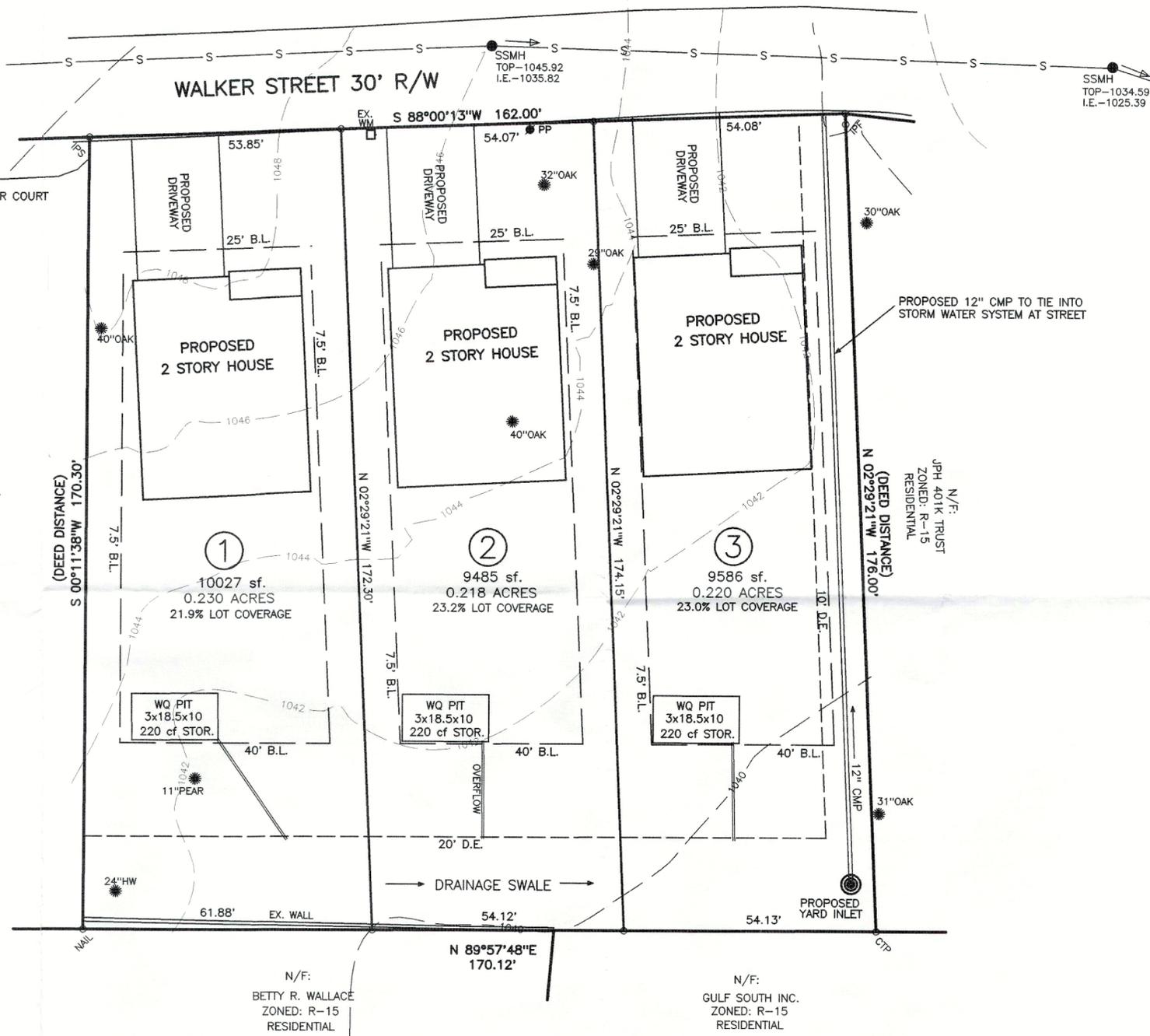
In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Cobb County, Georgia
Community Panel Number 13067C 0019 H
Effective Date 03/04/13
Revision Date

IMPERVIOUS SURFACE: (TYPICAL)

HOUSE = 1708 sf.
DRIVEWAY = 492 sf.
TOTAL = 2200 sf.

P.O.B. 112.0' TO WALKER COURT

N/F:
LITTLE MB, LLC
ZONED: R-15
RESIDENTIAL



PROPOSED ZONING: RAD

SETBACKS: (PER ZONING)
FRONT - 40 FT
SIDE - 35 FT
REAR - 40 FT

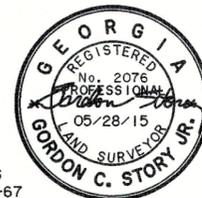
MAXIMUM BLDG HEIGHT - 35 FT
MINIMUM LOT AREA - 15000 sf.
MINIMUM FLOOR AREA - 1800 sf.
MAXIMUM IMPERVIOUS - 45%
MINIMUM LOT WIDTH - 100 FT

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- - - = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



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



ALPHA LAND SERVICES
1005 ECHO VALLEY COURT
LOGANVILLE, GA, 30052
ENGINEERING & LAND SURVEYING
OFF: 770.696.4054 FAX: 770.696.4054
REVISION: 05/28/15

CONCEPT PLAN FOR:		
1498 WALKER STREET		
TAX PARCEL #17056000580		
LAND LOT: 560	LOT: _____	BLOCK: _____
DISTRICT: 17TH	SUB: _____	
COBB COUNTY		
GEORGIA		
FIELD DATE: 03/26/15	AREA = 0.668 ACRES	
PLAT DATE: 05/06/15	JOB No. 1597SUB	
REF. PLAT: PB. _____	P. _____	