

RETRACEMENT & ZONING SURVEY FOR:

TANNER GARD
1515 WALKER STREET - PIN:17059300150
CITY OF SMYRNA, GEORGIA 30080
Land Lot 5 9 3, 1 7th District, 2nd Section Cobb County
Field Measured 6,234.225 SQ. FT., 0.143 Acres of Land
PRESENT ZONING R - 15
OWNER(S) PER COBB COUNTY ASSESSORS GIS WEBSITE:
ERIC WATSON, RANDALL GRADY AND ED GALVIN

Now or Formerly
PIN:17059300880
WALKER STREET SE
GARETT & REBECCA PLYLER
DEED BOOK 15021, PAGE 5863

N80°20'00"E(R) 52.81'(R)
N80°18'07"E(F) 53.09'(F)

SURVEYOR'S NOTES

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.

A LEICA Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure one foot in 16,146 feet and no angle adjustment. This plat has been calculated for closure and is found to be accurate within one foot in 314,898 feet.

Now or Formerly
PIN:17059300880
WALKER STREET SE
GARETT & REBECCA PLYLER
DEED BOOK 15021, PAGE 5863

344' along R/W of Walker Street to the intersection of the R/W of Walker Court
Per Deed Book 14543, Page 3356

Now or Formerly
PIN: 17059300160
1523 WALKER STREET SE
JUDITH H PURVIS

TRACT AREA

Record - 6,214.2365 SF., 0.1426 Acres
Field - 6,234.2256 SF., 0.1431 Acres

LEGEND

- SS =Sanitary Sewer
- R/W=Right of Way
- PP =Power Pole
- IPP =1/4" Iron Rebar Placed
- IPF =Iron Pin Found
- SP =Service Pole
- LP = Light Pole
- POB = Point of Beginning
- = Chain Link Fence
- = Sewer Manhole
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- >SS> = Sanitary Sewer Line
- WM = Water Meter
- (F) = Field Measurement
- (R) = Record Measurement
- = Power Line

Flood Note

ACCORDING TO F.I.R.M. COMMUNITY PANEL #3067C0119H, EFFECTIVE ON 03/04/2013 AND PART OF THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS AND IS LOCATED IN ZONE "X".
CITY OF SMYRNA 130057

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS
MEASURED C1	N74°00'44"W	74.85	75.02	314.64
RECORD C1	N73°57'07"W	73.79	73.96	314.64

EXISTING R-15 ZONING PER CITY OF SMYRNA ARCGIS.COM & MUNICODE WEBSITE

Maximum Lot Coverage - 35%, Minimum Lot Width At Setback - 85 Feet

Minimum Front Setback From Street R/W

Major/Minor/Other Thoroughfare - 50 Feet/40 Feet/30 Feet

Minimum Side Yard Setback - 10 Feet, Minimum Rear Yard Setback - 30 Feet

Maximum Height Of Structure - 35 Feet

PROPOSED R-15 ZONING SETBACKS FOR PIN:17059300150 - Max Coverage - As Proposed

Front - 20 Ft, Left Side - 8 Ft, Right Side 0 Ft, Rear - 26 Ft, Maximum Height - 35 Ft

IMPERVIOUS AREA (SQUARE FEET)

PER FIELD MEASURED LOT AREA

ALL MEASUREMENTS TO PROPERTY LINE

1. MAIN HOUSE - 1,149.10 SqFt- 18.43%
2. GARAGE - 363.18 SqFt- 5.82%
3. FRONT PORCH - 603.81 SqFt- 9.68%
4. REAR COVERED DECK - 115.66 SqFt- 1.85%
5. REAR DECK - 110.68 SqFt- 1.77%
6. PROPOSED ADDITION - 384 SqFt
7. MAIN HOUSE, GARAGE WITH ADDITION - 1,772.02 SqFt - 28.42%
8. FRONT WALK - 94.11 SqFt - 1.50%
9. AS-PHALT AND CONCRETE DRIVE TO RW - 916.53 SqFt - 14.70%

TOTAL IMPERVIOUS AREA BEFORE ADDITION

3,353.07 SQUARE FEET = 53.784%

TOTAL IMPERVIOUS AREA AFTER ADDITION

3,386.47 SQUARE FEET = 54.320%

GRAPHIC SCALE



SCALE: 1"= 20'



Perimeter Surveying Co., Inc.

KENNETH L. NUTT, GA., R.L.S. #2104

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COA# LSF001223

kencoper@aol.com

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

REV.1 MARCH 22, 2018
MARCH 20, 2018

RETRACEMENT AND ZONING SURVEY FOR:

TANNER GARD

1515 WALKER ST., CITY OF SMYRNA, 30080
PIN: 17059300150, COBB COUNTY GEORGIA
LAND LOT 593, 17th DISTRICT, 2nd SECTION

Computed by: RSN
Drawn by: RSN
Checked by: KLN

Party Chief: KLN
Field Survey Date : 03/18/2018
Job #: 003618

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BASIS OF BEARING: Plat Deed Book 14543, Page 3356
And Plat By For Lisa Denton Morgan J.A. Evans Surveying Co., Inc.
Dated 08-28-1996 Signed By James A. Evans, JR. - GRLS2167

SHEET SIZE 11 X 17
SHEET 1 OF 1