

EXISTING ZONING: R-20
PIN# 17066400360

SETBACKS:
FRONT - 35'
SIDE - 12'
REAR - 35'
AREA:
56,409 SF
1.295 AC

PROPOSED ZONING: R-8
MIN. LOT SIZE: 8,000 SQ. FT.
MIN. FLOOR AREA: 1500 SQ. FT.
MAX. LOT COVERAGE: 45%
MIN. LOT WIDTH AT SETBACK: 50 FT.
SETBACKS:
FRONT: 25 FT.
SIDE: 5 FT.
REAR: 25 FT.
MAX. HEIGHT OF STRUCTURE: 35 FT.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries, the recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR 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.

ROBERT B. BETTERTON 01-26-2024
ROBERT B. BETTERTON GA. RLS #2496 PRINTED NAME DATE



JANUARY 26, 2024

VARIANCES REQUESTED:

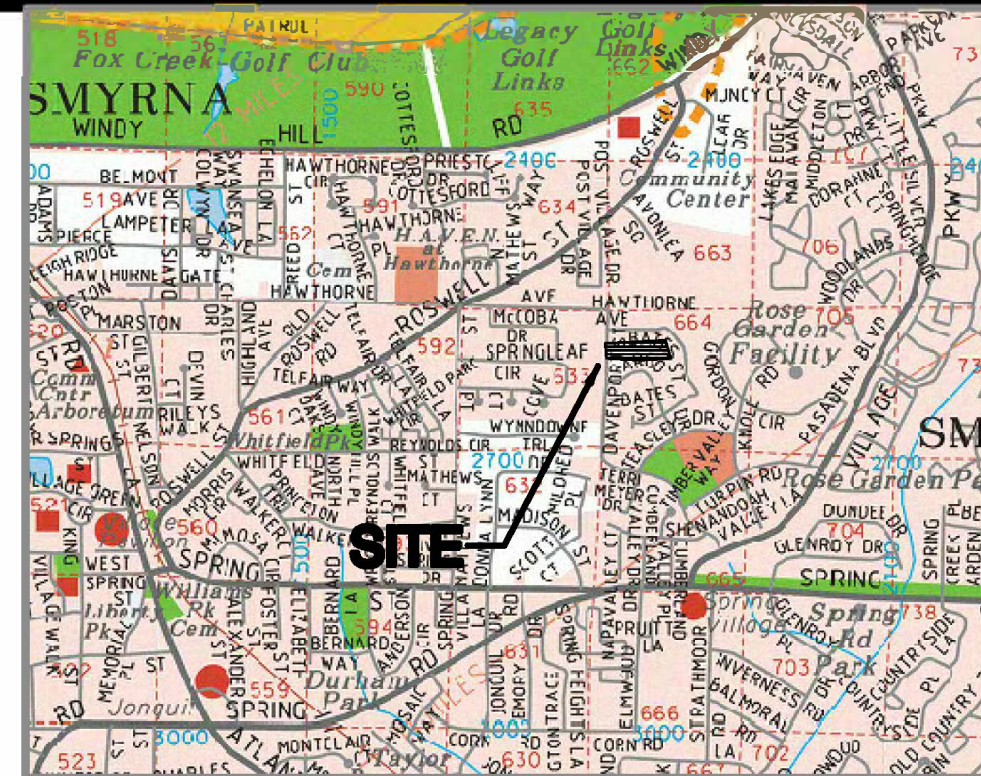
1. REDUCE THE MINIMUM LOT WIDTH AT THE FRONT BUILDING SETBACK FROM 50 FT. TO 42 FT..

ABBREVIATION LEGEND

A B/L ARC DISTANCE
CMP BUILDING LINE
D.B. CORRUGATED METAL PIPE
FH DEED BOOK
GW FIRE HYDRANT
IPF IRON PIN FOUND
IPS IRON PIN SET
INV INVERT ELEVATION
LC CHORD LENGTH
L.L. LAND LOT
L.L.L. LAND LOT LINE
N/F NOW OR FORMERLY
OTP OPEN TOP PIPE
PAGE PAGE
P.O.B. POINT OF BEGINNING
PP POWER POLE
R RADIUS
R/W RIGHT-OF-WAY
S.F. SQUARE FEET
SSWH SANITARY SEWER MANHOLE
WM WATER METER

SYMBOL LEGEND

○ Guy Wire
● Fire Hydrant
□ Drop Inlet
□ Water Meter
□ Water Valve
□ Power Pole
○ Sanitary Sewer Manhole
— Water Line
— Sanitary Sewer Line
— Overhead Power Line
— Fence



LOCATION MAP

SCALE: 1" = 2000'
REF: AERO MAP VIEWER 2.1

REVISION RECORD

DATE	PURPOSE

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BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

ZONING PLAT
2571 DAVENPORT STREET (PIN#17066400360)
LOCATED IN:
LAND LOT 664
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA, CITY OF SMYRNA
PREPARED FOR:
GREG STRINGER

DRAWN BY
WMH

CHECKED BY
RBB

SCALE
1" = 20'

DATE
JANUARY 26, 2024

FILE NUMBER
24107.PRO

JOB NUMBER
24107

SHEET NUMBER
1 OF 1

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 780,514 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,823 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = SOKKIA IX SERIES ROBOTIC STATION
4. DATE OF SURVEY: 1/23/2024
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FEMA INSURANCE RATE MAP COMMUNITY NUMBER 130057, PANELS 0119H & 0138G, DATED 3/4/13 & 12/16/08, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:

1. AS BUILT SURVEY FOR KELLER WILLIAMS REALTY, DATED 9/30/2019, PREPARED BY SOLAR LAND SURVEYING COMPANY

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

