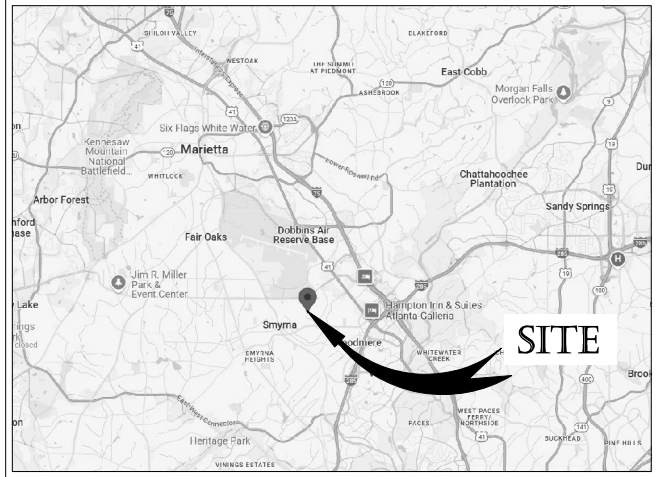


SITE LOCATION



NOT TO SCALE

SYMBOL LEGEND

| | |
|-----|---------------------------------|
| ● | MONUMENT FOUND |
| ○ | MONUMENT SET |
| △ | COMPUTED POINT (NOT MONUMENTED) |
| + | UTILITY POLE |
| ⊕ | FIRE HYDRANT |
| ⊙ | WATER VALVE |
| ⊗ | SANITARY SEWER MANHOLE |
| ⊘ | GAS VALVE |
| ⊚ | IRRIGATION CONTROL VALE |
| --- | SUBJECT PROPERTY LINE |
| --- | ADJOINER PROPERTY LINE |
| --- | RIGHT OF WAY LINE |
| --- | EXISTING PROPERTY |
| --- | TREE SAVE LINE |
| --- | LAND LOT LINE |
| --- | SANITARY SEWER LINE |
| --- | ASPHALT ROAD |
| --- | CONCRETE |

ABBREVIATION LEGEND

| | |
|-----|----------------------------|
| Δ | DELTA ANGLE |
| CB | CHORD BEARING AND DISTANCE |
| A | ARC LENGTH |
| LLL | LAND LOT LINE |
| N/F | NOW OR FORMERLY |
| OTP | OPEN TOP PIPE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PL | PROPERTY LINE |
| R | RADIUS |
| RB | REBAR |
| RBC | REBAR WITH CAP |
| R/W | RIGHT OF WAY |

SURVEYOR'S NOTES

- THIS SURVEY, PREPARED FOR CLIENT AS SHOWN ON THIS PLAT, REPRESENTS A SPECIFIC SCOPE OF SERVICES. THERE MAY BE OTHER MATTERS OF TITLE, BURDENING OR FAVORING THE SUBJECT PROPERTY, THAT ARE NOT SHOWN HEREON.
- THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- CONVENTIONAL SURVEY MEASUREMENTS WERE OBTAINED WITH A GEOMAX ZOOM85. GNSS SURVEY MEASUREMENTS WERE OBTAINED WITH A EGPS 20T GNSS RECEIVER.
- THE FIELD MEASUREMENTS FOR THE ESTABLISHMENT OF PROJECT CONTROL WAS BASED ON A GNSS SURVEY WITH A EGPS 20T GNSS RECEIVER. THE COORDINATES WERE COMPUTED BY USING EGPS VRS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A RELATIVE POSITIONAL PRECISION OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION.
- THIS PLAT HAS A CLOSURE PRECISION OF
MAIN PARCEL
ONE FOOT IN 87545 FEET.
GAP PARCEL
ONE FOOT IN 72088 FEET.
- NO 811 DESIGN TICKET WAS ORDER FOR THIS SURVEY.
- LAST FIELD DATE: 04/18/2025

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY 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.

EXISTING ZONING: R-20

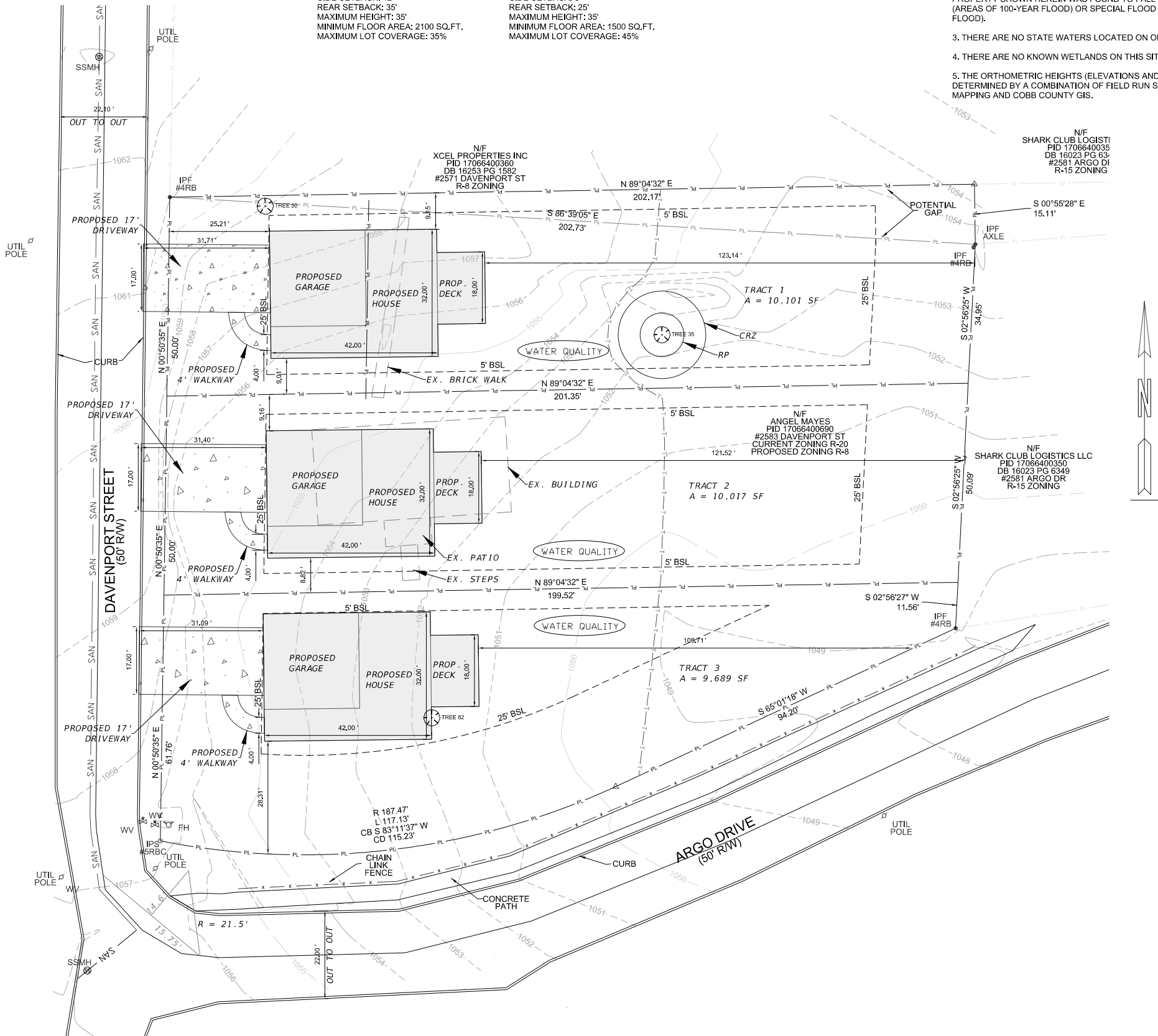
MINIMUM LOT AREA - 20,000 SF
MINIMUM LOT WIDTH AT SETBACK- 100'
FRONT SETBACK:
50' (MAJOR THROUGHFARE)
40' (MINOR THROUGHFARE)
35' (OTHER)
SIDE SETBACK: 12'
REAR SETBACK: 35'
MAXIMUM HEIGHT: 35'
MINIMUM FLOOR AREA: 2100 SQ.FT.
MAXIMUM LOT COVERAGE: 35%

PROPOSED ZONING: R-8

MINIMUM LOT AREA - 8,000 SQ.FT.
MINIMUM LOT WIDTH AT SETBACK- 50'
FRONT SETBACK:
50' (MAJOR THROUGHFARE)
40' (MINOR THROUGHFARE)
25' (OTHER)
SIDE SETBACK: 5'
REAR SETBACK: 25'
MAXIMUM HEIGHT: 35'
MINIMUM FLOOR AREA: 1500 SQ.FT.
MAXIMUM LOT COVERAGE: 45%

SITE INFORMATION

- BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY NORTH SURVEYING & MAPPING, DATED 04/18/2025, PID 07066400690.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13067C0119H, REVISED DATE 03/04/2013, WAS EXAMINED AND NO PORTION OF THE PROPERTY SHOWN HEREIN WAS FOUND TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100-YEAR FLOOD) OR SPECIAL FLOOD HAZARD ZONE (AREAS OF 500-YEAR FLOOD).
- THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE SITE.
- THERE ARE NO KNOWN WETLANDS ON THIS SITE.
- THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY A COMBINATION OF FIELD RUN SURVEY BY NORTH SURVEYING & MAPPING AND COBB COUNTY GIS.



GRAPHIC SCALE - FEET

1 inch = 15 ft.

LAND LOT 664, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

PROJECT OWNED/DEVELOPED BY:

**SIGNATURE HOMES OF
GEORGIA, LLC**
2583 DAVENPORT ST
SMYRNA, GEORGIA 30080



1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411



SURVEYING & MAPPING

ZONING PLAT

SHEET NO.: **01**

DATE: 05/01/2025

PROJECT#: 2500076

GSWCC # 0000104692

EXPIRATION: 12/22/2026