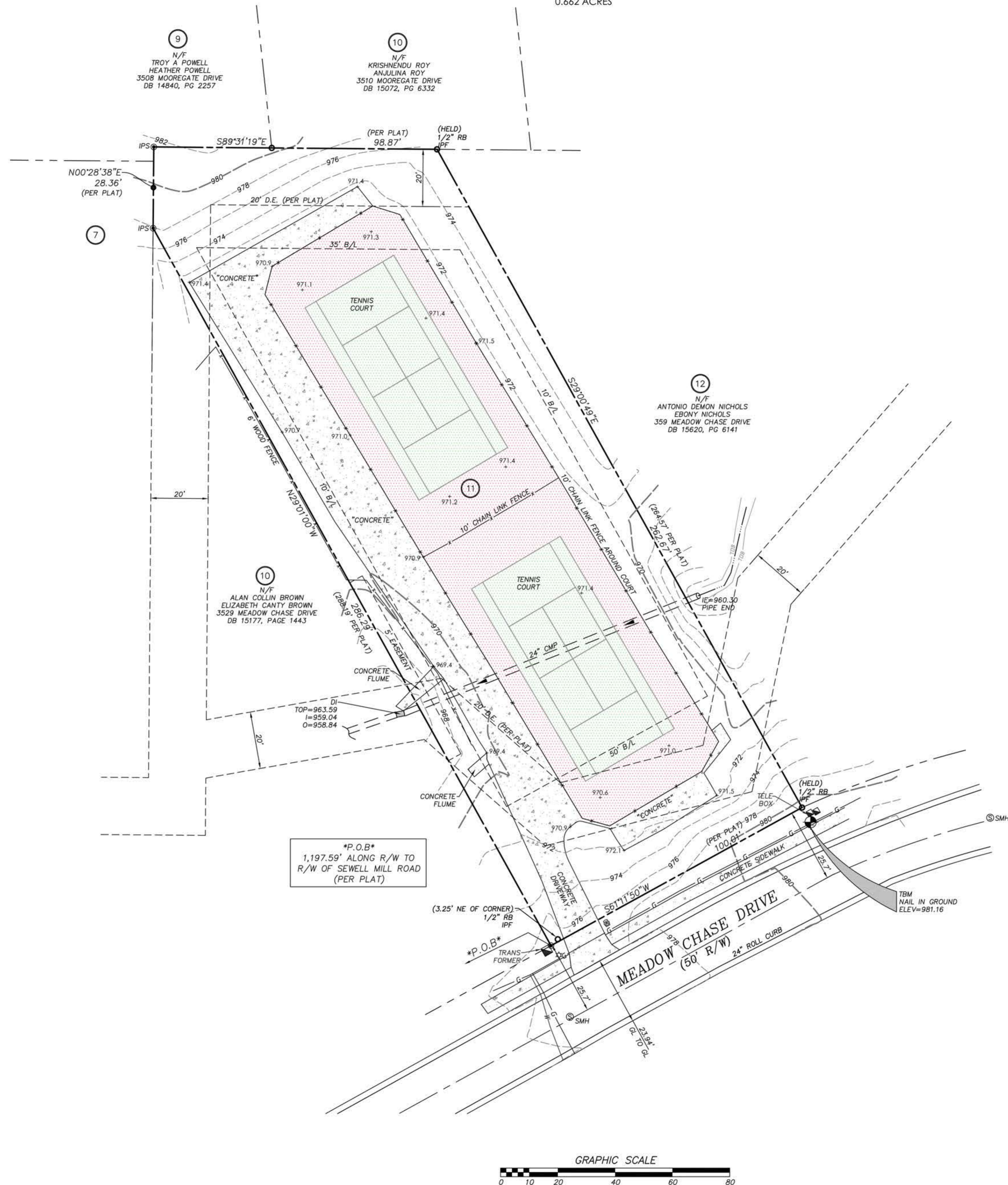
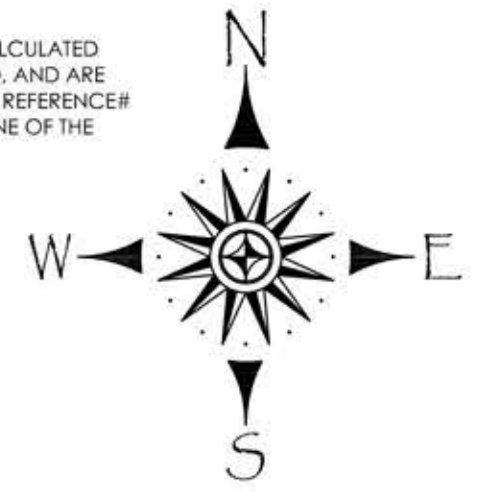


ZONING: R-20
 SETBACKS
 FRONT = 50' (PER PLAT)
 SIDE = 10'
 REAR = 35'
 MIN. LOT SIZE = 20,000 SQ.FT.
 MIN. LOT WIDTH @ SETBACK LINE = 75'
 BOUNDARY REFERENCES:
 1. PLAT BOOK 66, PAGE 21 or PB 71 PG 45
 2. SEE ADJOINERS
 ADDRESS(S)
 3539 MEADOW CHASE DRIVE
 MARIETTA, GEORGIA, 30062
 FLOOD NOTE
 AS PER THE F.I.R.M., FLOOD INSURANCE RATE MAP COBB COUNTY COMMUNITY PANEL NO. 13067 C 0127 H DATED NOVEMBER 02, 2012. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 BENCHMARK REFERENCE
 ALL ELEVATIONS ARE GROUND RUM; ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE COBB COUNTY GIS MAPS LOCATED ONLINE AT [HTTP://COBBGIS.ORG/](http://COBBGIS.ORG/)
 EXISTING IMPERVIOUS SURFACE CALC.
 EXISTING CONCRETE = 5,717 SQ.FT.
 PROPOSED REAR DECK = 12,316 SQ.FT.
 TOTAL = 18,033 SQ.FT.
 SITE AREA = 28,854 SQ.FT.
 IMPERVIOUS CALC = 18,033/28854 = 0.625
 IMPERVIOUS CALC = 62.5%

TOTAL SITE AREA
 28,854 SQ. FT.
 0.662 ACRES

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, AND ARE BASED ON BOUNDARY REFERENCE# 2, NORTH PROPERTY LINE OF THE CANDLER BUILDING.



INDEX

PAGE	DESCRIPTION
1	EXISTING CONDITIONS
2	SINGLE FAMILY RESIDENTIAL SITE PLAN
3	STORM SEWER DRAINAGE PLAN
4	PROFILE PAGE

LEGEND

IPF	IRON PIN FOUND	— — — — —	PROPERTY LINE
1/2"	REBAR SET	-x-x-	FENCE
CMP	CORRUGATED METAL PIPE	-t-	TELEPHONE LINE
R/W	RIGHT OF WAY	-g-	GAS LINE
CL	CENTER LINE	-w-	WATER LINE
PL	PROPERTY LINE	-ss-	SANITARY SEWER LINE
FES	FLARED END SECTION	-p-	POWER LINE
L.L.L.	LAND LOT LINE	— —	FIRE DEPT. LINE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
SMH	SANITARY SEWER MANHOLE	SL	SIDEWALK LIGHTS
GP	GAS VALVE	D.I.	DRAIN INLET
ICV	IRRIGATION CONTROL VALVE	SMH	SAN. SEWER MANHOLE
GP	GEORGIA POWER MANHOLE LID	CD	CLEANOUT
TM	TELE COMM. MANHOLE LID	WM	WATER METER
GV	GAS VALVE	DV	WATER VALVE
BENCHMARK		GW	GUY WIRE
IPF	IRON PIN FOUND	AC	AIR CONDITIONER
		N/F	NOW OR FORMERLY
		PT	PERC. TEST (BOREHOLE)
		TR	4x4 TRANSFORMER
		RRT	RAIL ROAD TIE WALL

INSTRUMENT USED: TOPCON ES-150 (ROBOTIC/MOTORIZED)
 WORK PERFORMED ON MARCH 6, 2020.
 THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,511 FEET.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.
 THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
 THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.
 IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.