

REVISION RECORD	
DATE	PURPOSE
7-24-16	ADDRESS STAFF COMMENTS
08-07-16	REDUCE UNITS TO 72

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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

LOCATION MAP
1"=2000'

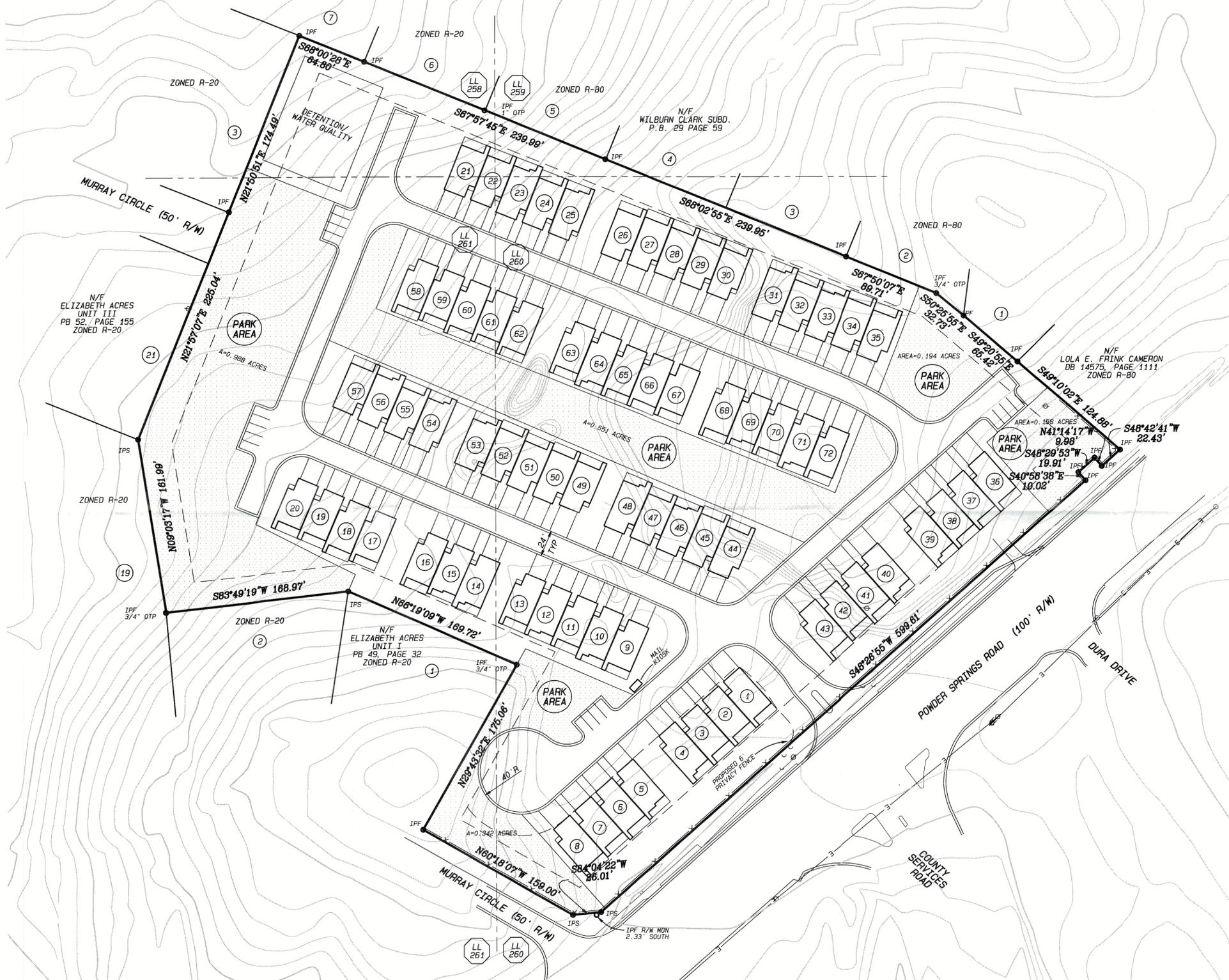
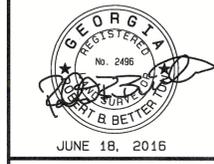
CURRENT ZONING: R-2
PROPOSED ZONING: PRD-SF
LOT AREA: 8.968 ACRES
FRONT SETBACK: 30 FT.
REAR SETBACK: 30 FT.
SIDE SETBACKS: 25 FT.

PROPOSED UNITS: 72
DENSITY: 8.03 UNITS/ACRE
PARK AREA TOTAL: 2.333 ACRES

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,047,551 FEET.
2. 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 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF SURVEY: 05-22-16
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FTA FLOOD HAZARD MAP COMMUNITY NUMBER 130226, PANEL 01126, DATED 12-16-2008, 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.

BOUNDARY INFORMATION TAKEN FROM SURVEY PLAT FOR THE ESTATE OF JOHN W. CLARK, PREPARED BY THE CRUSSELLE COMPANY DATED 06-26-2006.



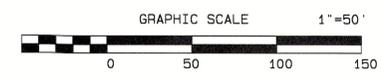
ABBREVIATION LEGEND	
A	ARC DISTANCE
B/L	BUILDING LINE
CMB	CORRUGATED METAL PIPE
D.B.	DEED BOOK
FH	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
INV	INVERT ELEVATION
LC	CHORD LENGTH
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
N/F	NOW OR FORMERLY
OTF	OPEN TOP PIPE
PS	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SSMH	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

ZONING MAP
1400 POWDER SPRINGS ROAD
LOCATED IN: 258, 259, 260 & 261
LAND LOTS
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA, CITY OF MARIETTA
PREPARED FOR:
TYLER CHANDLER HOMES

DRAWN BY
RBB
CHECKED BY
RBB
SCALE
1" = 50'
DATE
JUNE 18, 2016
FILE NUMBER:
16133.PRO
JOB NUMBER
16133
SHEET NUMBER

RECEIVED
8/17/16



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.