



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2016-02

LEGISTAR: #20160015

LANDOWNERS: Cary McCallum
2880 Berry Patch Court
Marietta, GA 30067

APPLICANT: Same as above

AGENT: n/a

PROPERTY ADDRESS: 303 & 309 Austin Avenue

PARCEL DESCRIPTION: 16 11410 0280 & 16 11410 0260

AREA: 0.702 acres

COUNCIL WARD: 5B

EXISTING ZONING: R-4 (Single Family Residential – 4 units/acre)

REQUEST: CRC (Community Retail Commercial)

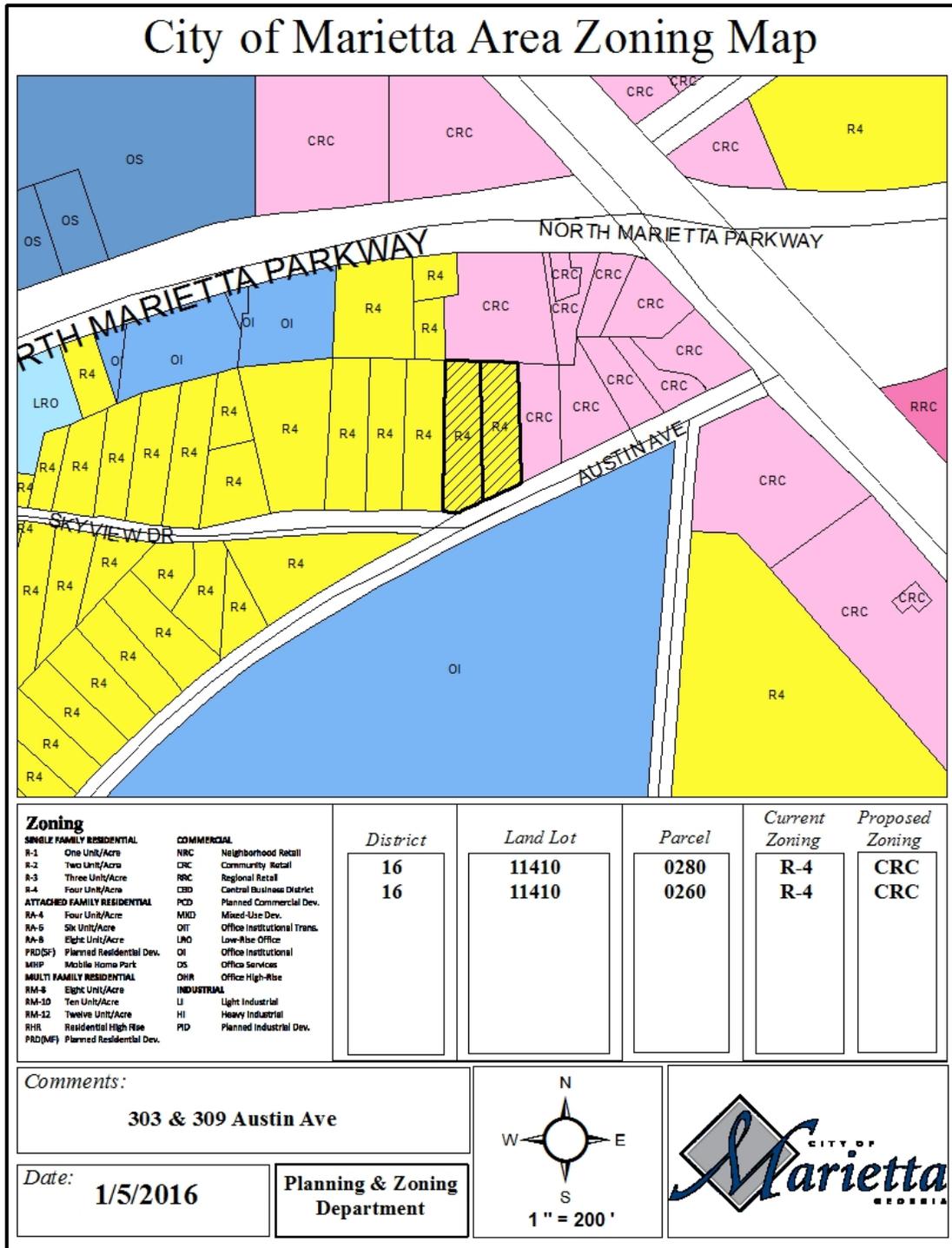
FUTURE LAND USE: Medium Density Residential

REASON FOR REQUEST: The applicant is requesting the rezoning of this property in order to operate a commercial landscaping company.

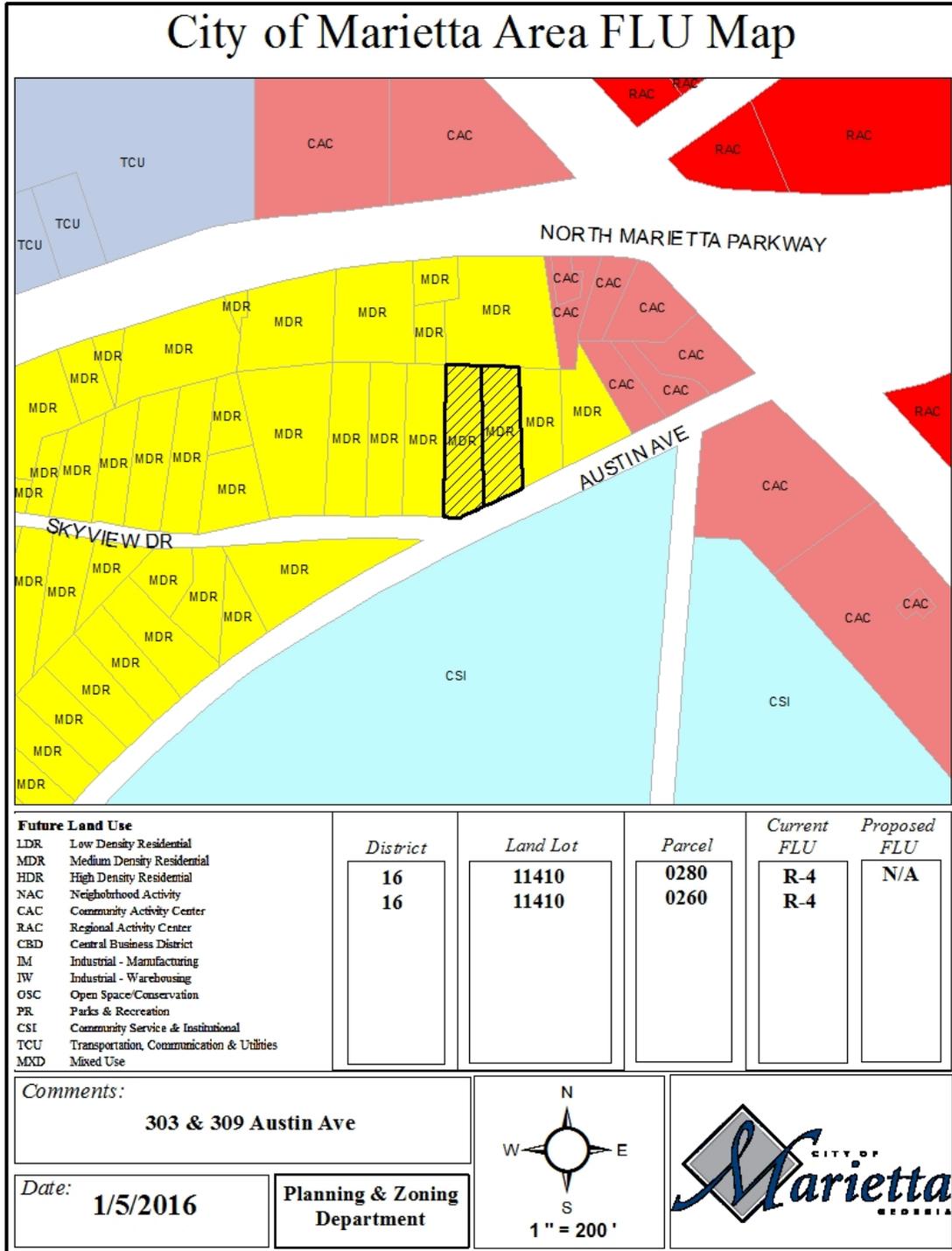
PLANNING COMMISSION HEARING: Tuesday, February 2nd, 2016 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, February 10th, 2016 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



309 Austin Ave



303 Austin Avenue



Aerial of subject properties

STAFF ANALYSIS

Location Compatibility

Cary McCallum is requesting the rezoning of two parcels located at 303 and 309 Austin Avenue from R-4 (Single Family Residential – 4 units/acre) to CRC (Community Retail Commercial) for the purpose of running a commercial landscaping business. The properties are located near the intersection of Austin Avenue and Skyview Drive and are only a few parcels away from Cobb Parkway North. The property to the west is a single family home zoned R-4. Across Austin Avenue to the south is the North River Church of Christ, zoned OI (Office Institutional). Although the property to the east is zoned CRC, it has never been converted from a residence and is currently occupied.

Use Potential and Impacts

Although this property is located between commercial and residential zoning districts, a commercial landscaping company is not an appropriate transitional use due to the intensity of material storage, truck parking, and truck loading. The commercial properties to the east of the subject property and fronting Austin Avenue, if not used as residences, are used for administrative offices. Commercial landscapers are only permitted in CRC with the following restrictions:

- Outdoor storage shall be at least 25 feet from the street right-of-way
- Such use shall be at least 100 feet from any property zoned single family residential.

The CRC zoning category also requires a 40' undisturbed or planted buffer against any residential zoning district. A wooden shed, pole barn, graveled areas, and part of the residential structure at 303 Austin Avenue are located within the 40' buffer area against 761 Skyview Drive. The submitted plans show no proposed means of buffering through the use of fencing or evergreen plantings.

CRC zoning for these two particular parcels is reasonable, as it makes the properties at the corner of North Marietta Parkway, Cobb Parkway North, and Austin Avenue more appealing for assemblage and redevelopment. However, a commercial landscaping company is one of the most intense uses in the CRC zoning district and is not appropriate for a transitional area.

If this property is rezoned to a commercial zoning category, the residential occupation of either of the structures would have to cease since residences are not an allowable use in CRC. Utility records currently indicate possible residential tenants at one or both properties.

This property is located in a transitional area, with commercial zoning from Cobb Parkway North on the east side and single family residences on the west side. The Comprehensive Plan has designated the future land use of these, and all surrounding parcels, as MDR (Medium Density Residential). A commercial landscaping company and a zoning classification of CRC



is not compatible with the MDR future land use category. As a result, this rezoning request is not supported by the City's Comprehensive Plan.

Environmental Impacts

The Tree Protection and Landscaping ordinance exempts residential lots occupied by no more than one dwelling structure containing no more than two units. Sometime between 2005 and 2007 (when the current applicant purchased the properties) a large portion of trees were cleared from the rear yards for trucks and materials. The environmental impact of a commercial landscaping company operating on this site would be minimized by the adherence to the City's Tree Protection and Landscaping Ordinance as well as stormwater treatment.

Economic Functionality

The applicant purchased both properties in 2005. Aerial photography indicates these properties functioning as single family residences until around 2006 when the rear yards were cleared for truck and material storage. There is no history of any business licenses issued for this property and the only building permit issued was in 2005 to the applicant for a residential rewire. Considering the properties have been used residentially, there is reasonable economic use as currently zoned.

Infrastructure

Gravel is not an acceptable surface for parking or driving vehicles. Parking and driveways must be paved using concrete, asphalt, or brick and the configuration designed using city design standards; parking may not be located within the right of way. Plans for proper stormwater quantity and quality treatment must be evaluated by the City's Public Works Department.

The property also is and has been receiving residential rates for electricity, water, wastewater, and sanitation services.

History of Property

There is no history of any variances, Special Land Use Permits, or rezonings for this property.

ANALYSIS & CONCLUSION

Cary McCallum is requesting the rezoning of two parcels located at 303 and 309 Austin Avenue from R-4 to CRC for a commercial landscaping business. Properties zoned CRC are located to the east and north while single family residences zoned R-4 are located to the west. Records indicate this property was purchased by the applicant and started being used as a landscaping company in 2005.

CRC zoning for these two particular parcels is reasonable, as it makes the properties at the corner of North Marietta Parkway, Cobb Parkway North, and Austin Avenue more appealing for assemblage and redevelopment. However, a commercial landscaping company is one of the most intense uses in the CRC zoning district due to the intensity of material storage, truck parking, and truck loading. The nearby commercial properties to the east of the subject property and fronting Austin Avenue, if not used as residences, are used for administrative offices. Commercial landscapers are only permitted in CRC with the following restrictions:

- Outdoor storage shall be at least 25 feet from the street right-of-way
- Such use shall be at least 100 feet from any property zoned single family residential.

The CRC zoning category also requires a 40' undisturbed or planted buffer against any residential zoning district. A wooden shed, pole barn, graveled areas, and part of the residential structure at 303 Austin Avenue are located within the 40' buffer area against 761 Skyview Drive. The submitted plans show no proposed means of buffering through the use of fencing or evergreen plantings.

If this property is rezoned to a commercial zoning category, the residential occupation of either of the structures would have to cease since residences are not an allowable use in CRC.

The Comprehensive Plan has designated the future land use of these, and all surrounding parcels, as MDR; a commercial landscaping company and a zoning classification of CRC is not supported by the City's Comprehensive Plan.

Prepared by: Shelly Winkles

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of the water line?	8"
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	400 GPD per structure

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	---
Size of the sewer line?	8"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	400 GPD per structure
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	NA
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	NA
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are the storm water issues related to the application?	Yes, see comment below
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Austin Ave
What is the classification of the road?	Local
What is the traffic count for the road?	NA
Estimated # of cars generated by the proposed development?	NA
Estimated # of trips generated by the proposed development?	NA
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	NA

- Driveway and parking spaces cannot be gravel. Must be a paved surface.
- Parking spaces must be completely out of the public right of way.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development? _____

Distance of the nearest station? _____

Most likely station for 1st response? _____

Service burdens at the nearest city fire station (under, at, or above capacity)? _____

The above referenced properties will be required to comply with Life Safety Code NFPA 101, 2012 edition with Georgia State amendments, Georgia Accessibility Code and all Marietta City fire related codes.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes X No _____

If not, can this site be served? Yes _____ No _____

What special conditions would be involved in serving this site?

Additional comments:



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440
 Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

For Office Use Only:

Application #: 22016-02 Registrar #: _____ PZ #: _____

Planning Commission Hearing: 2-2-16 City Council Hearing: 2-10-16

Owner's Name Cary McCallum Email Address: cary@levellawns.com

Mailing Address 2880 Berry Patch Ct Marietta, GA Zip Code: 30067 Telephone Number 678-907-7099

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property to be rezoned: 303 & 309 Austin Ave Marietta, GA 30060

Land Lot (s) 11410 District 16 Parcel 0280 0260 Acreage .695 Ward SB Future Land Use: MDR

Present Zoning Classification: R4 Proposed Zoning Classification: CRC

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
 - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands and 100 year floodplain
7. A detailed written description of the proposed development / project must be submitted with the rezoning application.

To Whom It May Concern:

The purpose of this letter is to accompany the rezoning submission package intended to state the reason for rezoning.

I own both properties at 303 and 309 Austin Ave. I am applying to rezone these properties to match the zoning of properties to the side and behind my properties. The intended use of the properties is for a small seasonal landscaping company. This landscaping company has only 2 small box trucks and 6 employees who mostly work off site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cary', written in a cursive style.

Cary McCallum

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: January 15, 2016

PUBLIC NOTICE OF REZONING

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, February 2, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, February 10, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2016-02 [REZONING] CARY MCCALLUM is requesting the rezoning of property located in Land Lot 1141, District 16, Parcels 0280 & 0260, 2nd Section, Marietta, Cobb County, Georgia, and being known as 303 & 309 Austin Avenue from R-4 (Single Family Residential – 4 units/acre) to CRC (Community Retail Commercial). Ward 5B.

A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

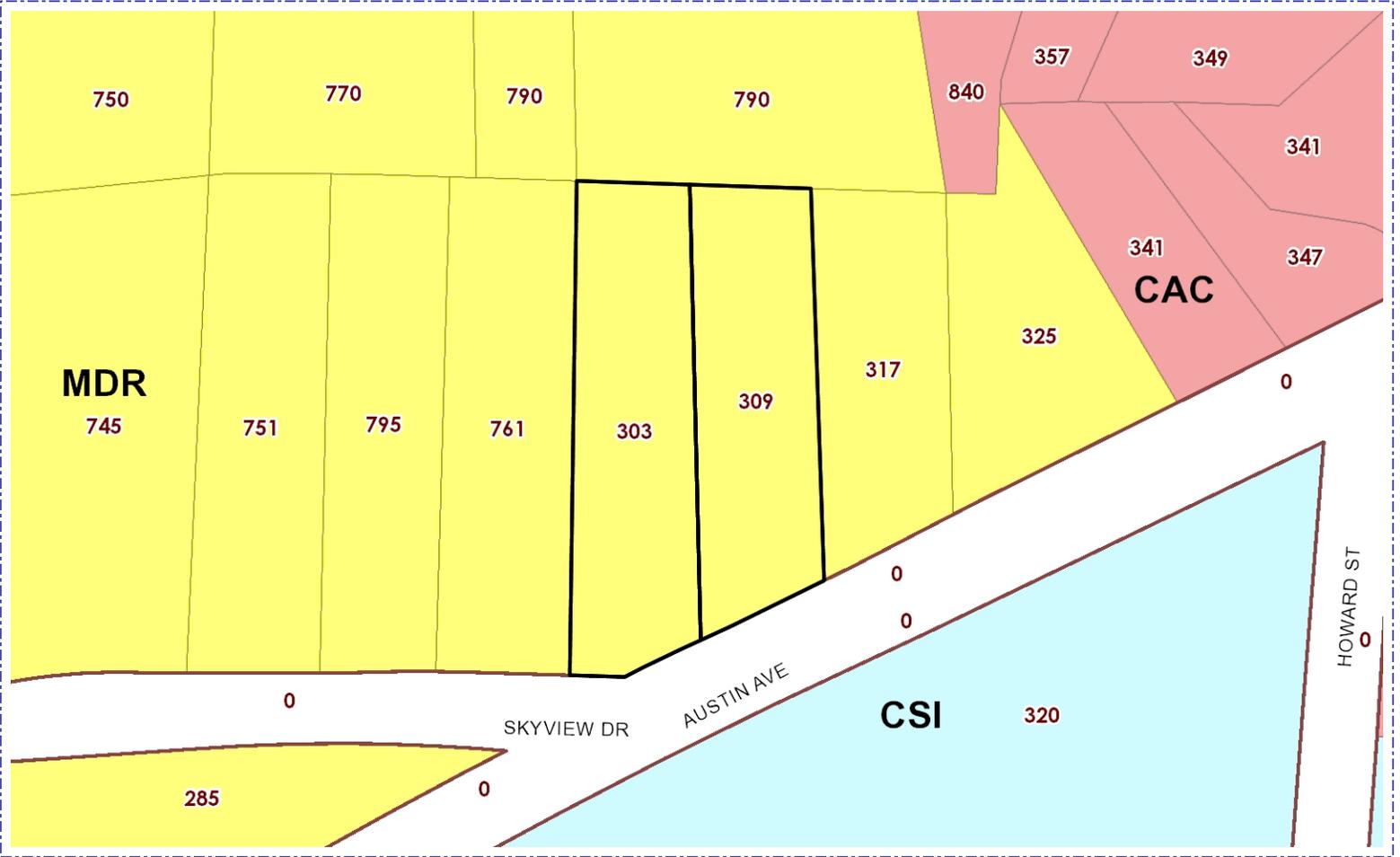
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
309 AUSTIN AVE	16114100260	0.33	5B	R4	MDR
303 AUSTIN AVE	16114100280	0.373	5B	R4	MDR
Planning Commission Hearing Date:	02/02/2016	Future Land Use Symbols 			
City Council Hearing Date:	02/10/2016				
Future Land Use:	MDR				
Case Number:					
Comments:					
City of Marietta Planning & Zoning					



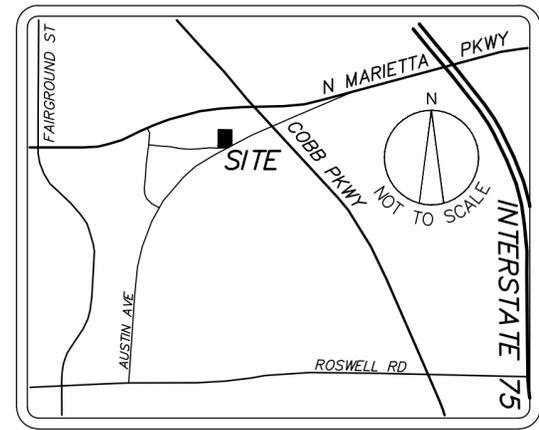
Address	Parcel Number	Acreage	Ward	Zoning	FLU
309 AUSTIN AVE	16114100260	0.33	5B	R4	MDR
303 AUSTIN AVE	16114100280	0.373	5B	R4	MDR

Property Owner:	Cary McCallum
Applicant:	
City Council Hearing Date:	02/10/2016
Planning Commission Hearing Date:	02/02/2016
BZA Hearing Date:	Case Number: Z2016-02
Comments:	

Legend

-  Railroads
-  City Limits
-  Cobb County Pockets

N/F
D. BURTON
D.B. 13267, PG. 553
ZONED CRC



VICINITY MAP

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCRAGEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120,542 FEET.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LIES IN ZONE "X" (AREA OUTSIDE OF THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0109H, EFFECTIVE DATE OF NOVEMBER 2, 2012.
8. NO EVIDENCE OF WETLANDS ON THIS PROPERTY.
9. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO RECORD NORTH.
10. FIELD SURVEY COMPLETED 12/01/2015
11. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

ZONING NOTES

PROPERTY USE:	COMMERCIAL LANDSCAPER
CURRENT ZONING:	R-4
PROPOSED ZONING:	CRC
MINIMUM LOT SIZE:	20,000 SQ. FT.
PROPOSED LOT SIZE:	30,286 SQ. FT.
MINIMUM LOT WIDTH:	100 FT.
PROPOSED LOT WIDTH:	134 FT.
MAXIMUM BUILDING HEIGHT:	75 FT.
PROPOSED BUILDING HEIGHT:	15 FT.
MAXIMUM FLOOR AREA RATIO:	0.50
PROPOSED FLOOR RATIO:	0.08
MAXIMUM IMPERVIOUS SURFACE:	80%
PROPOSED IMPERV SURFACE:	40%
MINIMUM LANDSCAPED AREA:	15%
PROPOSED LANDSCAPE AREA:	31.5%
MINIMUM BUILDING SETBACKS:	
FRONT:	35 FT.
SIDE:	15 FT.
REAR:	35 FT.
REQUIRED LANDSCAPE AND BUFFER:	
	40 FT. BUFFER ADJACENT TO RESIDENTIAL ZONING DISTRICT

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS 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.



JAMES H RADER GEORGIA RLS# 3033



REVISED 12/3/2015 TO CHANGE BOUNDARY

REZONING PLAN FOR:

**CORE AERATIONS LLC
D.B.A. LEVEL LAWN**

LAND LOT 1141
DISTRICT 16, SECTION 2
CITY OF MARIETTA
COBB COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	12/02/15	20151130	1 OF 1

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
COPYRIGHT 2015

LEGEND

⊙	PROPERTY CORNER	PVC	POLYVINYL CHLORIDE PIPE
IPF	PROPERTY LINE	FH	FIRE HYDRANT
IPS	1/2" REBAR FOUND	WV	WATER VALVE
RBR	1/2" REBAR SET	WM	WATER METER
CTP	REBAR	W	WATER LINE
OTP	CRIMPED TOP PIPE	TP	TELEPHONE PEDESTAL
CMF	OPEN TOP PIPE	UT	TELEPHONE MANHOLE
FND	CONCRETE MONUMENT FOUND	TV	UNDERGROUND TELEPHONE
PM	FOUND	CATV	CABLE TELEVISION PEDESTAL
PM	POWER POLE	STJ	STORM DRAIN JUNCTION BOX
PM	POWER METER	DI	DROP INLET
PM	POWER BOX	AI	AREA INLET
PM	ELECTRIC MANHOLE	SD	STORM DRAINAGE LINE
OHE	OVERHEAD POWER	CM	CORRUGATED METAL PIPE
UGP	UNDERGROUND POWER	RCP	REINFORCED CONCRETE PIPE
GV	GAS VALVE	CPP	CORRUGATED PLASTIC PIPE
GM	GAS METER	MP	MONITORING WELL
GL	GAS LINE	T	TREE
SS	SANITARY SEWER MANHOLE	TL	TREELINE
SS	SANITARY SEWER CLEAN OUT	BM	BENCHMARK
SS	GREASE TRAP	LL	LAND LOT LINE
SS	SANITARY SEWER LINE	F	FENCE
DIP	DUCTILE IRON PIPE		

RECORD
D.B. 14216, PG. 2761

ZONED R-4
N/F
J. ZOLLER
D.B. 14311, PG. 834

30,586.8 SQ. FT.
0.702 ACRES

ZONED CRC
N/F
J. COLLINS, JR.
D.B. 14042, PG. 6050

SKYVIEW DRIVE
(APPARENT 40' R/W)

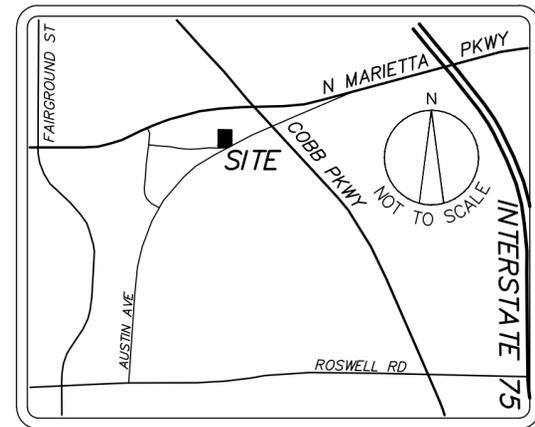
AUSTIN AVENUE
(APPARENT 40' R/W)

40' LANDSCAPED BUFFER

PROPOSED PAVED PARKING
AREA WITH 4 SPACES AND
REAR ACCESS DRIVEWAY

STORMWATER
MANAGEMENT FACILITY
(AS NECESSARY)

N/F
D. BURTON
D.B. 13267, PG. 553



VICINITY MAP

SURVEY NOTES

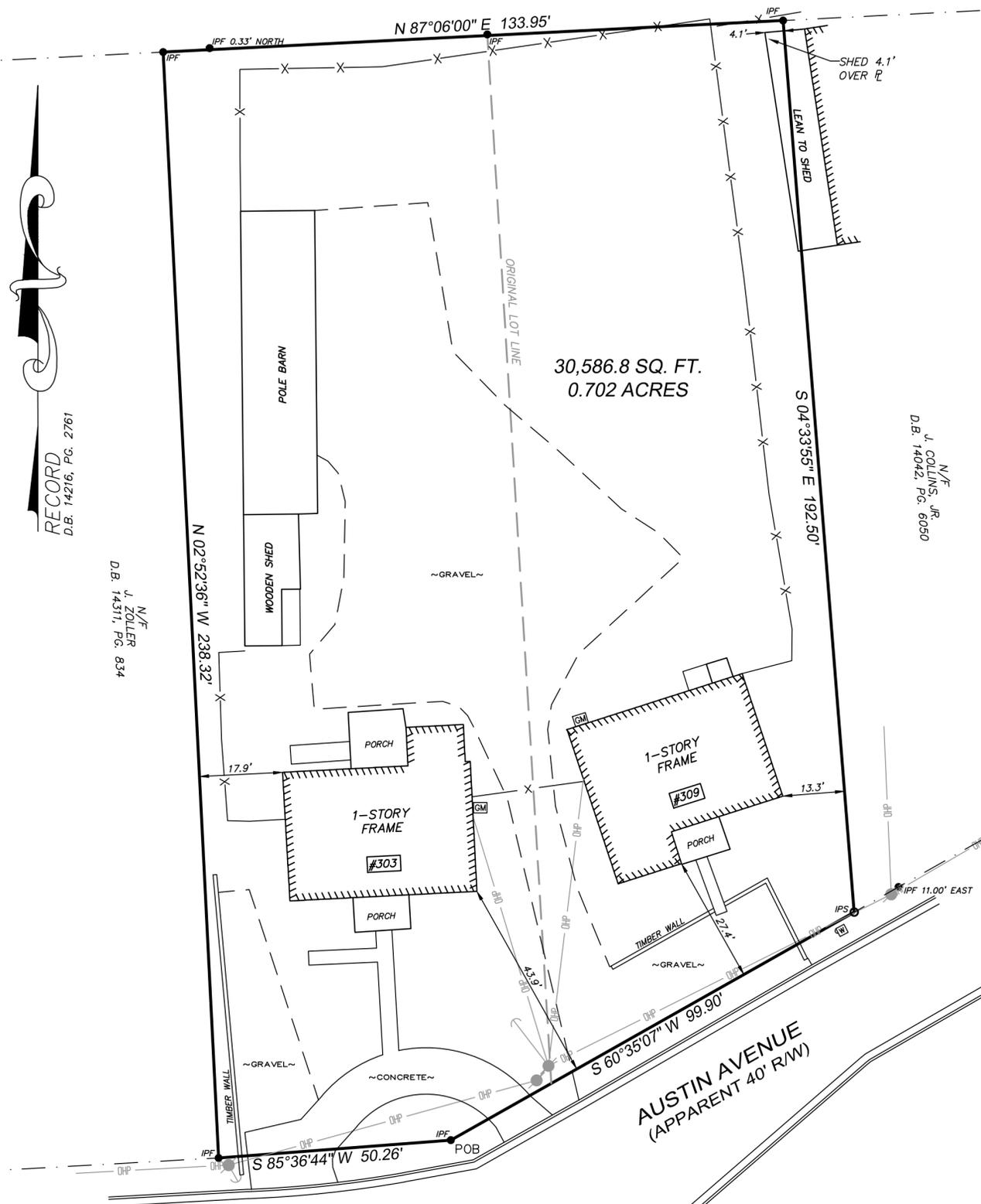
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120,542 FEET.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LIES IN ZONE "X" (AREA OUTSIDE OF THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0109H, EFFECTIVE DATE OF NOVEMBER 2, 2012.
8. NO EVIDENCE OF WETLANDS ON THE PROPERTY.
9. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO RECORD NORTH.
10. FIELD SURVEY COMPLETED 12/01/2015
11. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

N/F
J. COLLINS, JR.
D.B. 14042, PG. 6050

N/F
J. ZOLLER
D.B. 14311, PG. 834

RECORD
D.B. 14216, PG. 2761

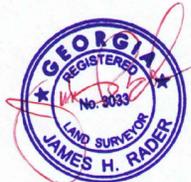
30,586.8 SQ. FT.
0.702 ACRES



SSMH
SKYVIEW DRIVE
(APPARENT 40' R/W)

AUSTIN AVENUE
(APPARENT 40' R/W)

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS 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.



JAMES H RADER GEORGIA RLS# 3033



REVISED 12/3/2015 TO CHANGE BOUNDARY

LEGEND

⊙	PROPERTY CORNER	PVC	POLYVINYL CHLORIDE PIPE
IPF	PROPERTY LINE	FH	FIRE HYDRANT
IPS	1/2" REBAR FOUND	WV	WATER VALVE
RBR	1/2" REBAR SET	WM	WATER METER
CTP	REBAR	W	WATER METER
CMF	CRIMPED TOP PIPE	TP	TELEPHONE PEDESTAL
FND	OPEN TOP PIPE	UT	TELEPHONE MANHOLE
PM	CONCRETE MONUMENT FOUND	TV	UNDERGROUND TELEPHONE
E	FOUND	CATV	CABLE TELEVISION PEDESTAL
GM	POWER POLE	ST	STORM DRAIN JUNCTION BOX
OV	POWER METER	DI	DROP INLET
OV	POWER BOX	AI	AREA INLET
OV	ELECTRIC MANHOLE	SD	STORM DRAINAGE LINE
OV	OVERHEAD POWER	CM	CORRUGATED METAL PIPE
OV	UNDERGROUND POWER	RC	REINFORCED CONCRETE PIPE
OV	GAS VALVE	CP	CORRUGATED PLASTIC PIPE
OV	GAS METER	PP	MONITORING WELL
OV	GAS LINE	T	TREE
OV	SANITARY SEWER MANHOLE	TL	TREELINE
OV	SANITARY SEWER CLEAN OUT	BM	BENCHMARK
OV	GREASE TRAP	LL	LAND LOT LINE
OV	SANITARY SEWER LINE	F	FENCE
OV	DUCTILE IRON PIPE		

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
COPYRIGHT 2015

RETRACEMENT SURVEY FOR:

CORE AERATIONS LLC
D.B.A. LEVEL LAWN

LAND LOT 1141
DISTRICT 16, SECTION 2
CITY OF MARIETTA
COBB COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	12/02/15	20151130	1 OF 1