

SURVEY NOTES:

THERE MAY BE UTILITIES THAT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN.

THERE IS A 25' NON-DISTURBANCE BUFFER (WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (TROUGH OR STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

LEGEND

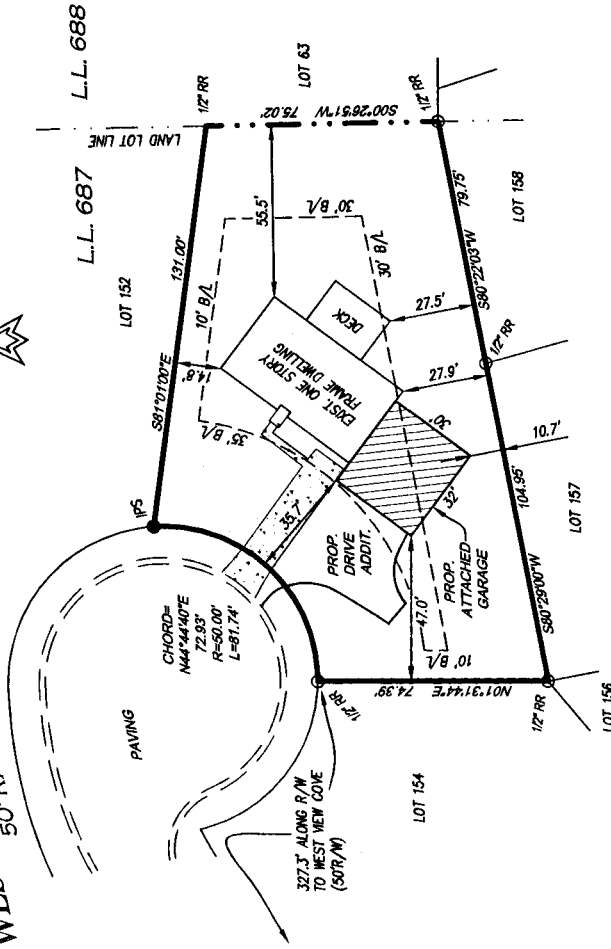
- CORNER MONUMENTATION:
 - = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - = CORNER FOUND
 - △ = UNMONUMENTED CORNER
 - ⊕ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X — X — FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OTP = OPEN TOP WATER PIPE
 - CIP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BUILDING LINE
 - R/W = RIGHT OF WAY
 - W = WATER MAINS
 - G = GAS MAINS
 - S = SANITARY SEWER MAIN
 - NF = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE
 - D.B. = DEEP BOOK
 - PLAT BOOK
 - R/W MON. = CONCRETE RIGHT OF WAY MONUMENT

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067C0084G EFFECTIVE DATE: DECEMBER 16, 2008 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD ZONE



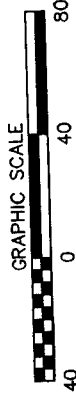
WEST VIEW DRIVE
50' R/W



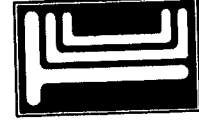
PLAT OF SURVEY FOR
JOHN M. MATTINGLY
LOCATED IN LAND LOT 687, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
3011 WEST VIEW DRIVE
BEING LOT 153, WESTON COVE, UNIT IV,
PLAT BOOK 109, PAGE 82

AREA = 0.381 ACRES
16,600 SQ. FT.

V-66
(2011)



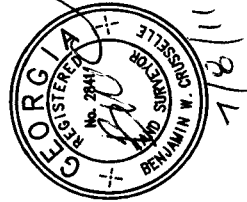
DATE	DESCRIPTION



THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C06144 FILE: C06144.DWG
FIELD SURVEY DATE: 6/23/2011
PLAT DATE: 6/29/2011 SCALE: 1" = 40'

TECHNICAL DATA
TRAVERSE PRECISION: 1/48 105
ANGLE ERROR: 3 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/77.369



APPLICANT: John M. Mattingly **PETITION NO.:** V-66
PHONE: 770-943-4402 **DATE OF HEARING:** 09-14-11
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 687
PROPERTY LOCATION: On the east side of **DISTRICT:** 19
Westview Drive, east of Westview Cove **SIZE OF TRACT:** 0.38 acre
(3011 Westview Drive). **COMMISSION DISTRICT:** 4
TYPE OF VARIANCE: Waive the rear setback on lot 153 from the required 30 feet to 10 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If variance is approved, all applicable inspections will be required. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No apparent adverse stormwater impacts are anticipated. All downspouts must be discharged to the ground at the structure to maximize overland flow of roof runoff.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED **PETITION NO.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

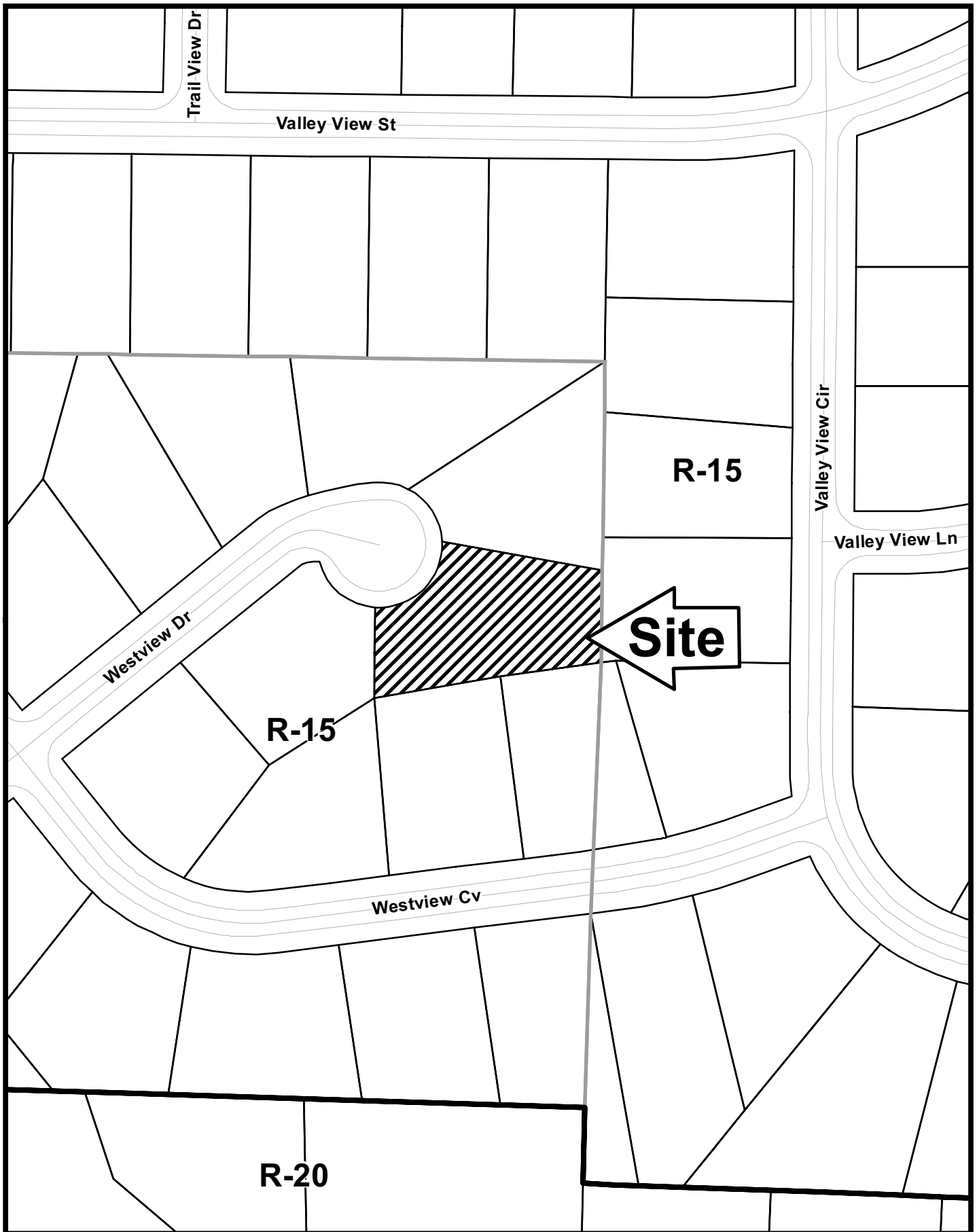
Applicant Name: **John M. Mattingly**

Petition Number: V-66

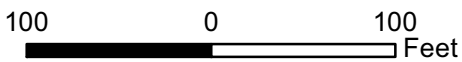
Date: 8/30/2011



NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-66



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

678-471-0776

Application for Variance Cobb County

[Signature]

(type or print clearly)

Application No. V-66
Hearing Date: 9-14-11

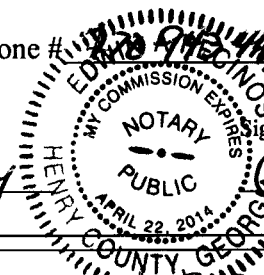
Applicant John M. Mattingly Phone # 770-943-4402 mail JOHNCLUBUFF@BELL(SOUTH)NET

John M. Mattingly Address 3011 West View Dr
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770-943-4402 E-mail JOHNCLUBUFF@BELL(SOUTH)NET

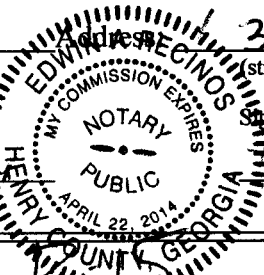
My commission expires: April 22, 2014
Signed, sealed and delivered in presence of: *[Signature]*
Notary Public



Titleholder John Mattingly Phone # 770-943-4402 E-mail JOHNCLUBUFF@BELL(SOUTH)NET

Signature *[Signature]* Address 3011 West View Dr
(attach additional signatures, if needed) (street, city, state and zip code) SPRINGS GA 30127

My commission expires: April 22, 2014
Signed, sealed and delivered in presence of: *[Signature]*
Notary Public



Present Zoning of Property +

Location 3011 WESTVIEW DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) + 687 @ 74 District 19 Size of Tract .38 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

+ DUE TO THE SHAPE OF THE PROPERTY A VARIANCE IS NEEDED

List type of variance requested: BUILD A ATTACHED GARAGE
WAIVE THE REAR SETBACK FROM REQUIRED 30FT TO 10FT