

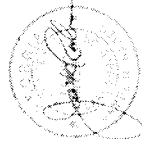
V-14  
(2011)

**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 THEODOLITE AND ELECTRONIC DISTANCE METER.
3. 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 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ 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. 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 13121C0251 E, EFFECTIVE DATE OF JUNE 22, 1998.
8. VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NAVD 88.
9. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES PERFORMED BY LANDPRO SURVEYING AND MAPPING, INC. MAKES NO GUARANTEE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

COBB COUNTY ZONING IS RA-5  
FRONT SET BACK - 25'  
SIDE SET BACK - 5'  
REAR SET BACK - 20'  
EXISTING IMPERVIOUS AREA  
HOUSE 2,507 SQ FT = 38%  
DRIVEWAY 515 SQ FT = 04%  
(PERVIOUS PAVERS X 60%)  
PROPOSED IMPERVIOUS AREA  
2945 SQ FT = 45%

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H. RADER GEORGIA RLS# 3033

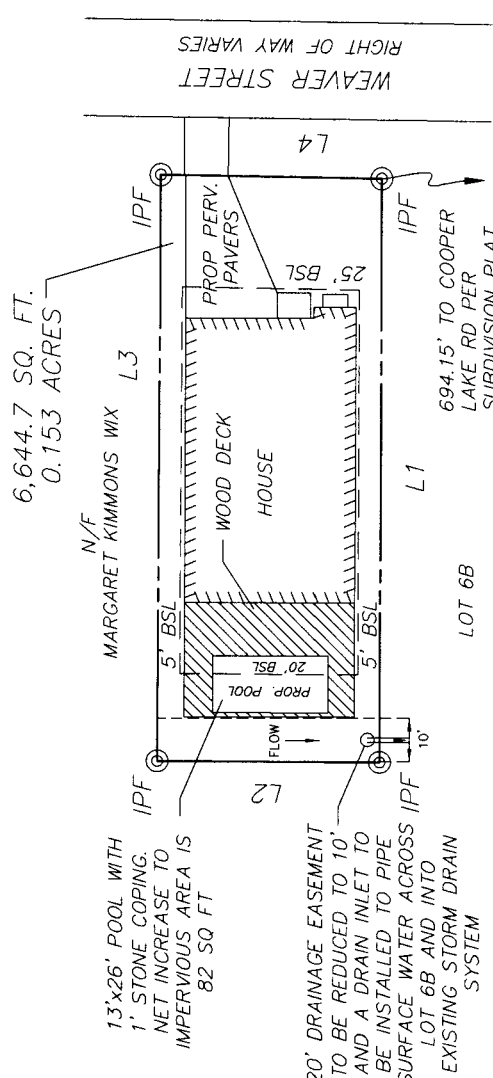
VARIANCE PLAN FOR:

**LANDPRO**

**SURVEYING AND MAPPING**  
305 CREEKSTONE RIDGE  
WOODSTOCK, GA 30188  
TELE: 404-386-2170  
FAX: 678-213-1519  
WWW.LANDPROSURVEYING.COM  
COPYRIGHT 2010

EDENS

LAND LOT 694	LOT 6A
DISTRICT 17	WEAVER STREET
SECTION 2	AT MANER STREET
COBB COUNTY, GA	SUBDIVISION
DATE	PROJECT NO.
SCALE	1" = 20'
12/06/10	0501000931
	SHEET
	1 OF 1



LINE	BEARING	DISTANCE
L1	N 89°57'26" W	132.19'
L2	N 00°19'11" E	50.33'
L3	S 89°49'27" E	132.67'
L4	S 00°52'35" W	50.03'

THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS. THE DATE AND SCOPE OF THIS SURVEYING AND MAPPING, INC. ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE AND SCOPE.

**LEGEND**

PROPERTY OWNER	PVC IN	POLYETHYLENE GLYCOL PIPE
IPF	1/2" REBAR SET	PIPE W/DRUM
IPB	CONCRETE MONUMENT FOUND	WATER VALVE
CP	ELECTRIC MANHOLE	WATER METER
C-TP	UNDERGROUND POWER	TELEPHONE PEDESTAL
C-M	GAS VALVE	TELEPHONE MANHOLE
C-CP	UNDERGROUND CEMENT	CONCRETE MONUMENT FOUND
C-P	UNDERGROUND POWER	TELEPHONE PEDESTAL
C-W	GAS VALVE	CABLE TELEVISION PEDESTAL
C-WP	UNDERGROUND WATER	CABLE TELEVISION PEDESTAL
C-WP	UNDERGROUND WATER	POWER INLET
C-WP	UNDERGROUND WATER	AREA INLET
C-WP	UNDERGROUND WATER	CORRUGATED METAL PIPE
C-WP	UNDERGROUND WATER	REINFORCED CONCRETE PIPE
C-WP	UNDERGROUND WATER	PLASTIC PIPE
C-WP	UNDERGROUND WATER	MONITORING WELL
C-WP	UNDERGROUND WATER	TRAIL LINE
C-WP	UNDERGROUND WATER	BEACHMARK
C-WP	UNDERGROUND WATER	LAND LOT LINE
C-WP	UNDERGROUND WATER	GUARD RAIL



**APPLICANT:** Nancy Edens **PETITION NO.:** V-14  
**PHONE:** 770-855-4938 **DATE OF HEARING:** 02-09-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** RA-5  
**PHONE:** same **LAND LOT(S):** 694  
**PROPERTY LOCATION:** On the west side of Weaver Street, north of Cooper Lake Road (4248 Weaver Street). **DISTRICT:** 17  
**SIZE OF TRACT:** 0.153 acre  
**COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the impervious surface from a maximum of 40% to 45%.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**WITHDRAWN WITHOUT PREJUDICE**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       

