

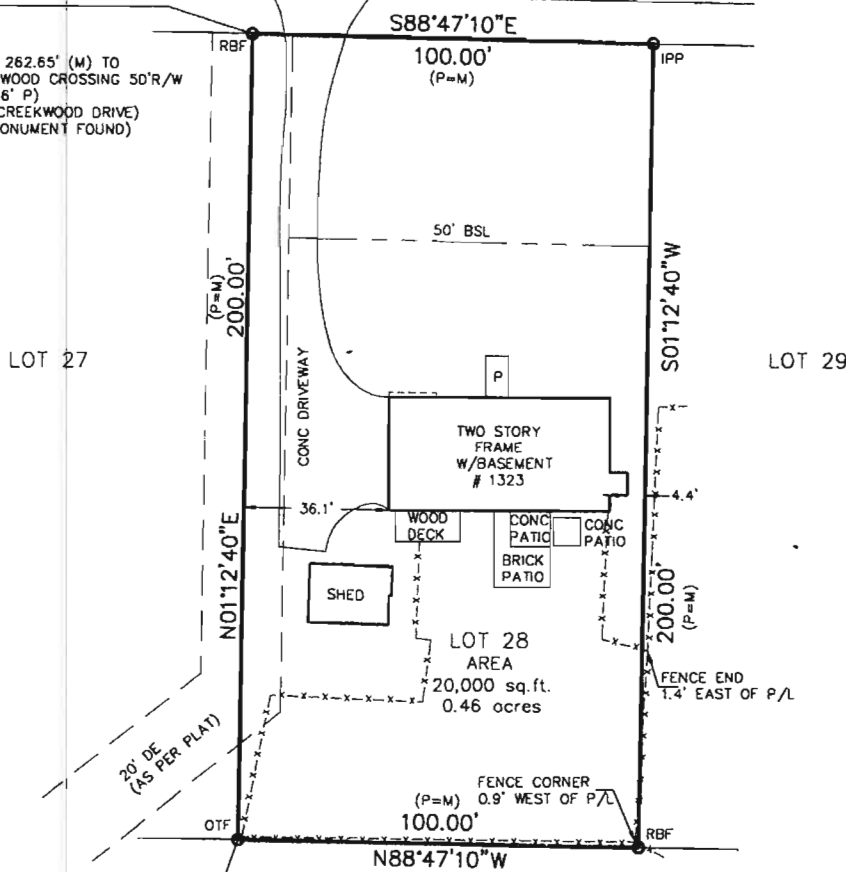
LUP-31  
(2016)

Continued until the February 7, 2017 Planning Commission hearing and the February 21, 2017 Board of Commissioners hearing.

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

P.O.B. 262.65' (M) TO CREEKWOOD CROSSING 50'R/W (262.46' P) (FKA CREEKWOOD DRIVE) (NO MONUMENT FOUND)



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

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 OF THE STATE OF GEORGIA.

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. 15-8-67, AUTHORITY O.C.G.A. SECS. 15-8-67, 43-15-8, 43-15-19, 43-15-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FIELD DATE 08/08/16

JOB NUMBER: 16-03546		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>RAISSA BARNETTE</b>	DATE: 08/09/16
		OWNER / PURCHASER <b>GREGORY CHANCY</b>	SCALE: 1" = 30'
		LAND LOT 94      20th DISTRICT      2nd SECTION      COBB COUNTY, GEORGIA	
		LOT 28      BLOCK B      UNIT THREE      AREA OF LOT: 20,000 S.F.	
		SUBDIVISION THE FAIRWAYS OF PINETREE	
PLAT BOOK <u>68</u> PAGE <u>19</u> DEED BOOK _____ PAGE _____		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED <b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	

APPLICANT: SM Living, LLC

PETITION NO: LUP-31

PHONE# 470-222-1219 EMAIL: gchancy@gmail.com

HEARING DATE (PC): 11-01-16

REPRESENTATIVE: Dan Silverboard

HEARING DATE (BOC): 11-15-16

PHONE# 678-336-7244 EMAIL: dsilverboard@taylorenghish.com

PRESENT ZONING: R-20

TITLEHOLDER: Gregory Chancy

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Shiloh Trail East, east of  
Creekwood Crossing

PROPOSED USE: Allow 8 Residents in a  
Group Home

(1323 Shiloh Trail East)

ACCESS TO PROPERTY: Shiloh Trail East

SIZE OF TRACT: 0.46 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family  
house

LAND LOT(S): 94

PARCEL(S): 92

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 1

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: R-20/Fairways of Pinetree Subdivision

SOUTH: R-20/Fairways of Pinetree Subdivision

EAST: R-20/Fairways of Pinetree Subdivision

WEST: R-20/Fairways of Pinetree Subdivision

*Adjacent Future Land Use:*

North: Low Density Residential (LDR)

East: Low Density Residential (LDR)

South: Low Density Residential (LDR)

West: Low Density Residential (LDR)

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

Continued until the February 7, 2017 Planning Commission hearing and the February 21, 2017 Board of Commissioners hearing.

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:

