

EXISTING GC ZONING PER COBB COUNTYGIS & MUNICODE WEBSITE
 (GC: GENERAL COMMERCIAL, Minimum 20,000 Sq.Ft. Lot Size)
UNITS PER ACRE - N/A, Minimum Lot Width At Setback - 60' Feet
Minimum Front YARD Setback
 Arterial/Collector/Local - 50 Feet/40 Feet/40 Feet
Major Side Yard -25/35' Feet, Minimum Side Yard Setback - 10 Feet,
Minimum Rear Yard Setback - 30 Feet, Maximum Coverage - N/A
Maximum Height Of Structure - 4 Stories

EXISTING R-20 ZONING PER COBB COUNTYGIS & MUNICODE WEBSITE
 (R-20: single-family residential, 20,000-square-foot lot size)
UNITS PER ACRE - 1.75 avg., Minimum Lot Width At Setback - 75/50' Feet
Minimum Front YARD Setback
 Arterial/Collector/Local - 40 Feet/40 Feet/35 Feet
Major Side Yard -25/35' Feet, Minimum Side Yard Setback - 10 Feet,
Minimum Rear Yard Setback - 35 Feet, Maximum Coverage - 35%
Maximum Height Of Structure - 35 Feet, Minimum Floor Area - 1200 Sq.Ft.

RETRACEMENT & ZONING SURVEY FOR:

JIMMY D. HESTER
 6145 MABLETON PARKWAY - PIN: 1801890035
 MABLETON, GEORGIA 30126
 Land Lot(s) 189 & 190, 18th District, 2nd Section Cobb County
 Field Measured **101,876.0725 Sq.Ft. and 2,338 Acres** of Land
PRESENT ZONING GC/R-20
 OWNER(S) PER COBB COUNTY ASSESSORS GIS WEBSITE:
 JIMMY D. HESTER
 kencoper@aol.com
BY: P S C I
 Surveying the World, One parcel at a time!

PROPOSED NRC ZONING PER COBB COUNTYGIS & MUNICODE WEBSITE
 NRC (Neighborhood Retail Commercial, Minimum 20,000 Sq.Ft. Lot Area)

Units per Acre, Max FAR - N/A, 0.5 Office

Minimum Lot Width At Setback - 60 Feet

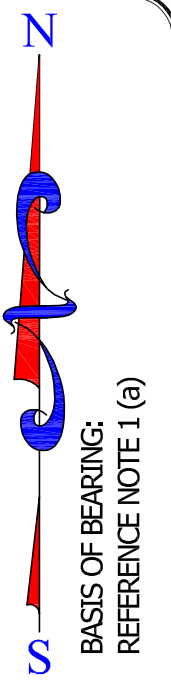
Minimum Front YARD Setback
 Arterial/Collector/Local - 50 Feet/40 Feet/40 Feet

Major Side Yard -25/35' Feet, Minimum Side Yard Setback - 15 Feet,
Minimum Rear Yard Setback - 30 Feet, Maximum Coverage - N/A
Maximum Height Of Structure - 35 Feet

SQUARE FOOTAGE FOR STRUCTURES AND FACILITIES LOCATED AT 6145 MABLETON PARKWAY.

A. ONE STORY BUILDING: 1,093.22 Sq.Ft.
 B. OVERHANG: 864.77 Sq.Ft.
 C. SHED: 60.67 Sq.Ft.
 D. SHED: 301.76 Sq.Ft.
 E. CONCRETE PAD: 556.03 Sq.Ft.
 F. CONCRETE PAD: 374.12 Sq.Ft.
 G. ONE STORY BUILDING: 3,625.40 Sq.Ft.
 H. BUILDING/SHED: 137.72 Sq.Ft.
 I. DOCK: 109.01 Sq.Ft.

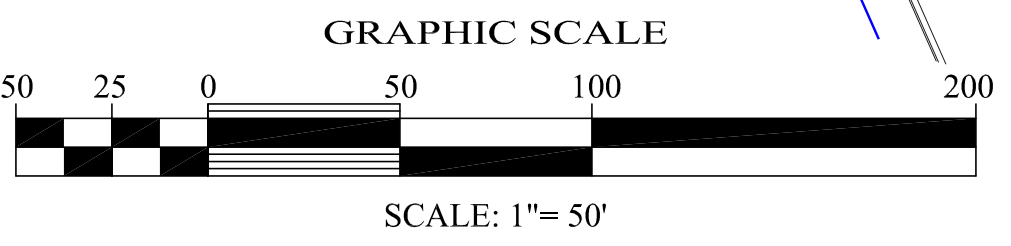
Concrete and Structures Shaded Impervious Area 23,666.5433 Sq.Ft. - 23.23%



SURVEYOR'S NOTES

- 1) REFERENCES:
 a.) PLAT DATED 09-11-97 BY GASKINS SURVEYING COMPANY FOR JIM'S USED APPLIANCES. SIGNED BY GRLS#2060, JOHN C. GASKINS AND GRLS#2403 DARRELL D. RAINES.
 b.) DEED BOOK - 14630, Page 6454
 c.) ALL OTHER REFERENCES ON FACE OF SURVEY.
 - 2) RECORD NORTH AND ALL BEARINGS SHOWN REFLECT REFERENCE PLAT OR DEED.
 - 3) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RAW CLOSURE OF ONE FOOT IN 62,712 FEET, AND WAS ADJUSTED USING A LEAST SQUARES ROUTINE YIELDING A CLOSURE OF ONE FOOT IN 118,545.
 - 4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE AND THOROUGH TITLE ABSTRACT.
 - 5) BOUNDARY SURVEY OF EXISTING PARCEL BEING TAX PARCEL ID # 1801890035.
 - 6) FIELD EQUIPMENT USED : LEICA TOTAL STATION, ALLEGRO DC
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND LOT 1 IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 228,588 FEET.
- THE FIELD WORK FOR THIS SURVEY WAS DONE ON March 28-April 2, 2018.

- NRC ZONING - PARKING**
 1 space per 4 seats in the principal place of worship, provided that the number of spaces thus required may be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner without charge, during the time of services, to make up the additional spaces required.
- Neighborhood Retail Uses - PARKING**
 1 space per 200 square feet (net) of floorspace.
- Office service and supply establishments**
 1 space per 200 square feet (net) of floorspace, 1 space per employee.
- Offices not elsewhere classified**
 1 space per 285 square feet (net) of floorspace. Other consumer goods and services 1 space per 200 square feet (net) of floorspace.
- Other service establishments**
 1 space per 200 square feet (net) of floorspace.



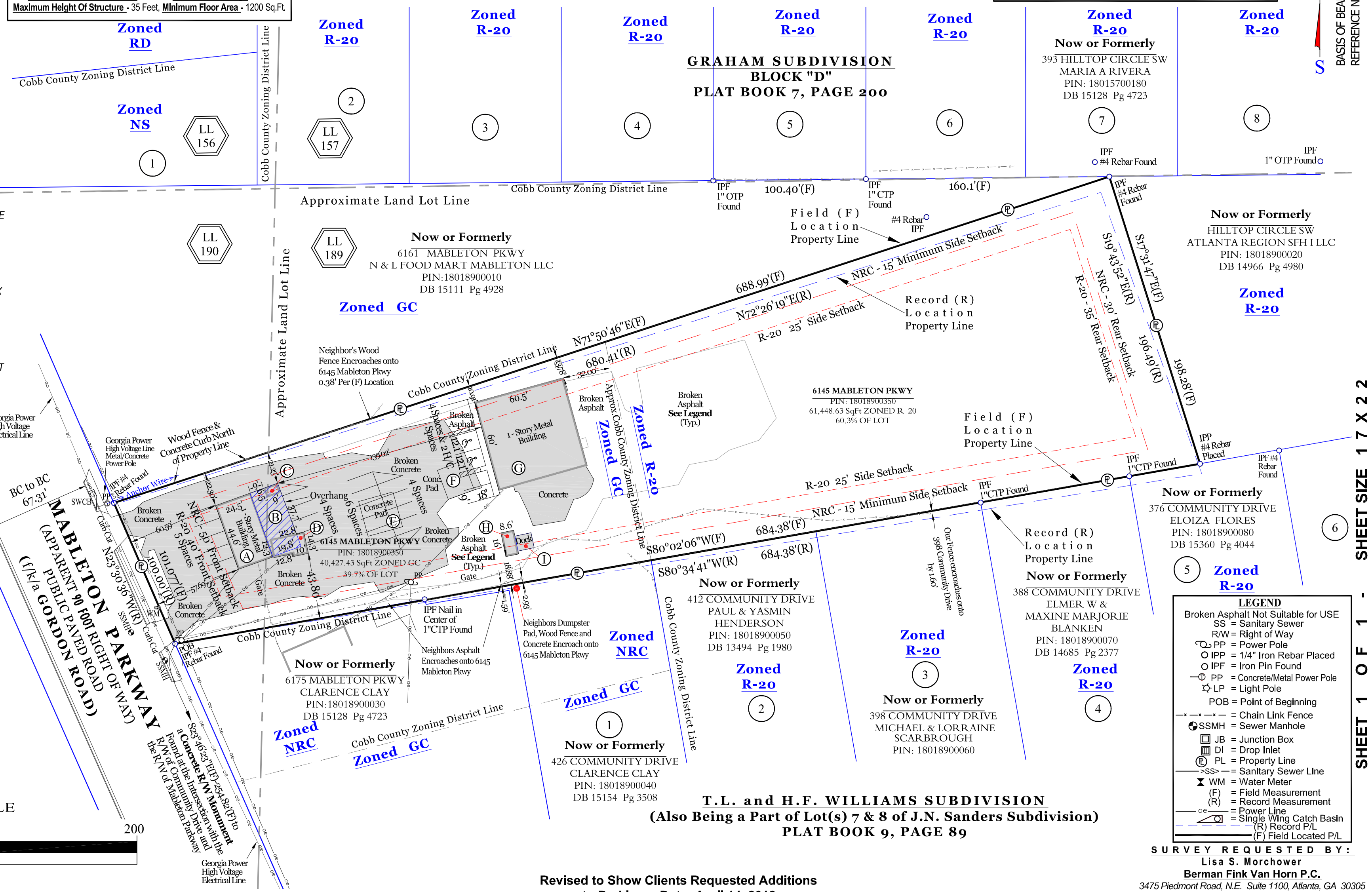
Perimeter Surveying Co., Inc.
 KENNETH L. NUTT, GA., R.L.S. #2104
 1065 Sandtown Road, SW Marietta, GA 30008
P:(770) 425-6824 F: (770) 425-6768
 COA# LSF001223
 kencoper@aol.com

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Revised 04/14/18
 APRIL 02, 2018



Plat Date: April 02, 2018



TRACT AREA
 Record - 99,991,7399 Sq.Ft., 2.295 Acres
 Field - 101,876.0725 Sq.Ft., 2,338 Acres

FLOOD NOTE
 ACCORDING TO F.I.R.M. COMMUNITY PANEL # 13067C0212H, EFFECTIVE ON 03/04/2013 AND PART OF THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS AND IS LOCATED IN ZONE "X".
 COBB COUNTY UNINCORPORATED AREAS 130052

SURVEY REQUESTED BY:
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 (770) 826-4441 cell
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JIMMY D. HESTER
 6145 Mableton Pkwy., Mableton GA, 30126
 PIN: 180018900350, COBB COUNTY GEORGIA
 LAND LOT(S) 189 & 190, 18th DISTRICT, 2nd SECTION
 Computed By: RSN Party Chief: RWilson
 Drawn By: RWilson/RNutt Field Survey Date: 03/28/18
 Checked By: KNutt Job #: 003618

SHEET 1 OF 1 - SHEET SIZE 17 X 22