ZONING: O-I (LRO) (4385 WALTON STREET ONLY)

SETBACKS:
- FRONT = 40'
- SIDE = 10'
- REAR = 30'
- ABUTTING "R" ZONING = 30'

MAX. BUILDING HEIGHT = 40' (2 STORIES)
MAX. IMPERVIOUS SURFACE = 60%
MIN. LOT SIZE = 15,000 SQ. FT.
MIN. LOT WIDTH = 75'

ZONING: R-15

SETBACKS:
- FRONT = 35'
- SIDE = 10'
- REAR = 30'

MAX. BUILDING HEIGHT = 35' (2 STORIES)
MAX. IMPERVIOUS SURFACE = 35%
MIN. LOT SIZE = 15,000 SQ. FT.
MIN. LOT WIDTH = 75'

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 15302, PAGE 3700
2. SUBJECT DEED BOOK 15302, PAGE 3698
3. SURVEY BY J.A. EVANS & ASSOCIATES SURVEYING CO., INC. FOR RUTH V. KAROLYI DATED MARCH 31, 1987.
4. SURVEY BY J.A. EVANS & ASSOCIATES SURVEYING CO., INC. FOR RUTH V. KAROLYI DATED FEBRUARY 9, 1990.
5. SEE ADJOINERS

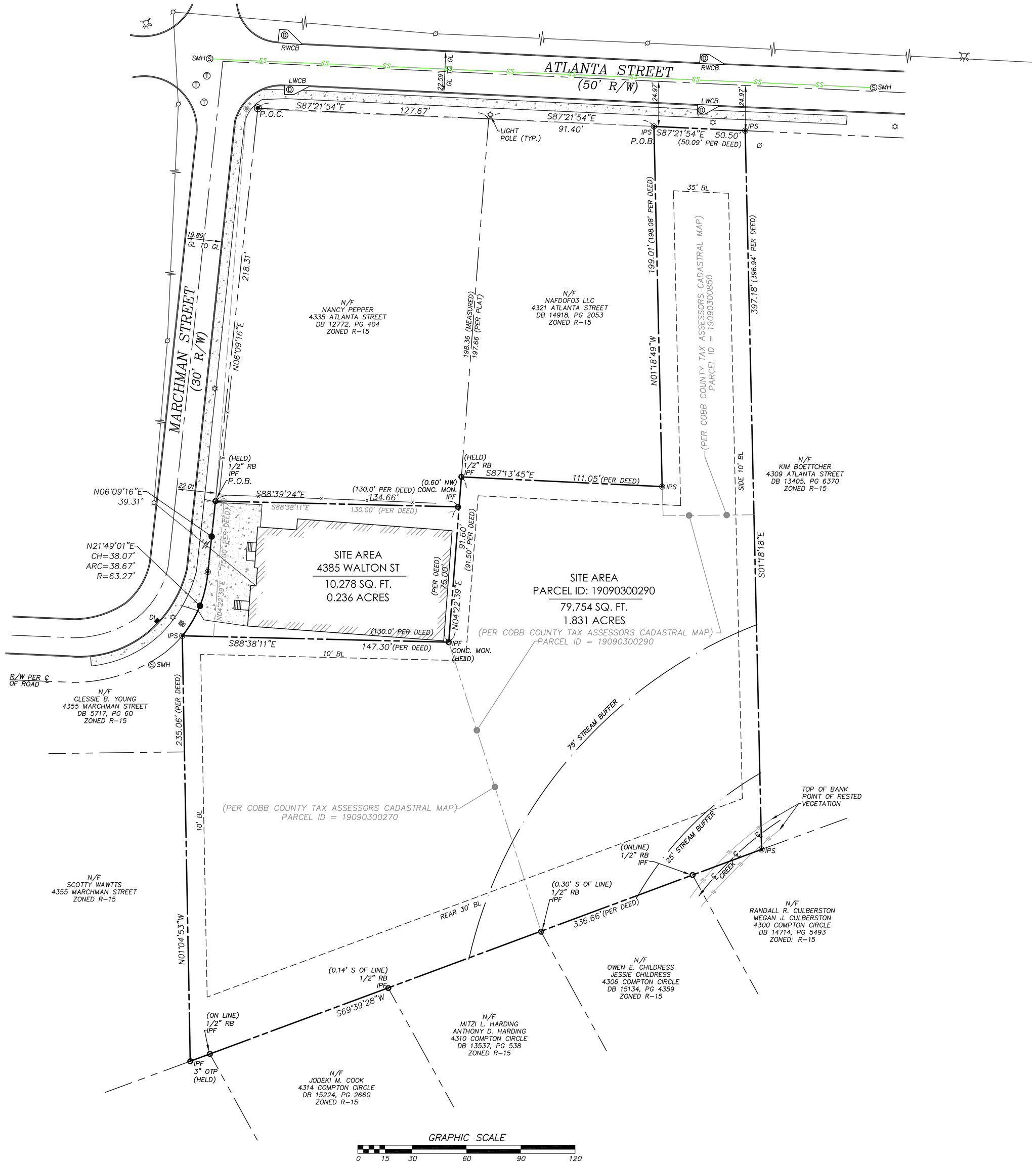
ADDRESS

4385 WALTON STREET (4385 MARCHMAN STREET)
POWDER SPRINGS, GEORGIA 30127

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COBB COUNTY COMMUNITY PANEL NO. 13067 C 0181 H DATED MARCH 04, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS SITE DOES LIES WITHIN ZONE "X".



ALL BEARINGS ARE HELD BASED ON BOUNDARY REFERENCE # 2, WEST LINE OF PARCEL 19090300290 BEARING N 04°22'39" E.

N W E S

SITE AREA
4385 WALTON ST
18,904 SQ. FT.
0.434 ACRES

SITE AREA
PARCEL ID: 190903002910
79,754 SQ. FT.
1.831 ACRES

UTILITY NOTE :

APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY, ARE BASED UPON THE BEST AVAILABLE INFORMATION FURNISHED BY EACH UTILITY. MERIDIAN GEOMATICS, LLC IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 404-623-4344 OR 1-800-282-7411.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. MERIDIAN GEOMATICS, LLC. MAY NOT HAVE FULL KNOWLEDGE OF ALL UNDERGROUND UTILITIES.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS.

ABANDONED UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
℄	CENTER LINE
⅊	PROPERTY LINE
FES	FLARED END SECTION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
Ⓢ	SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
Ⓑ	BELLSOUTH MANHOLE
Ⓓ	DRAINAGE MANHOLE
GV	GAS VALVE
	BENCHMARK
	IRON PIN FOUND
	PROPERTY LINE
—X—	FENCE
—UGP—	UNDERGROUND POWER
—UG—	UNDERGROUND GAS
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
	POWER LINE
—UC—	UNDERGROUND COMM.
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
Y.I.	YARD INLET
D.I.	DRAIN INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
	WATER METER
Ⓔ	GEORGIA POWER LID
WV	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY

INSTRUMENT USED: TOPCON 8000 SERIES PULSE LASER (ROBOTIC)

WORK PERFORMED ON MARCH 21, 2016.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,258 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

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.

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

SITE PLAN for
ADRIANE'S DELECTABLES
PERMITTING MUNICIPALITY: CITY OF POWDER SPRINGS

REVISIONS

PEACHTREE WALK SUBDIVISION
LAND LOT 902 19th DISTRICT
COBB COUNTY, GEORGIA
DATE: 03/28/2016 SCALE: 1"= 30'

MERIDIAN GEOMATICS, LLC
Land Surveying ~ Residential, Commerical & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRWN BY S.C.D.
JOB NO. 2016-046