

TOTAL TRACT AREA = 17.702 ACRES (771,086.35 S.F.)

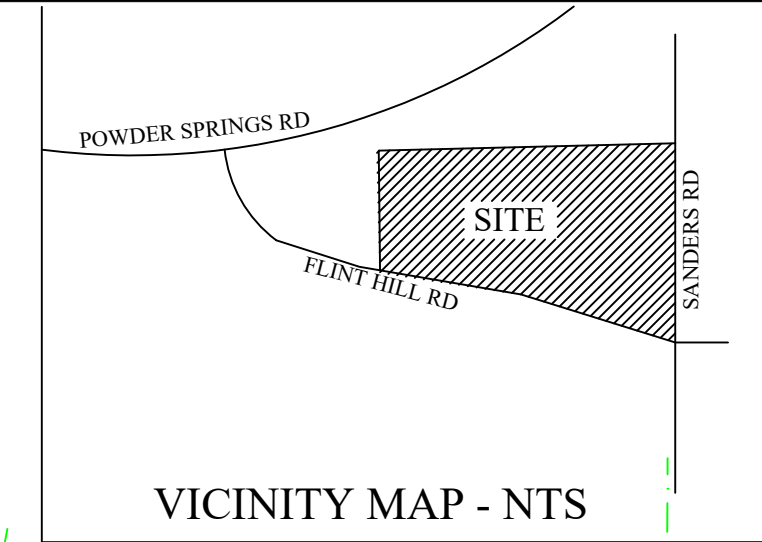
TRACT I AREA = 8.050 ACRES (350,652.62 S.F.)

TRACT II AREA = 9.652 ACRES (420,433.73 S.F.)

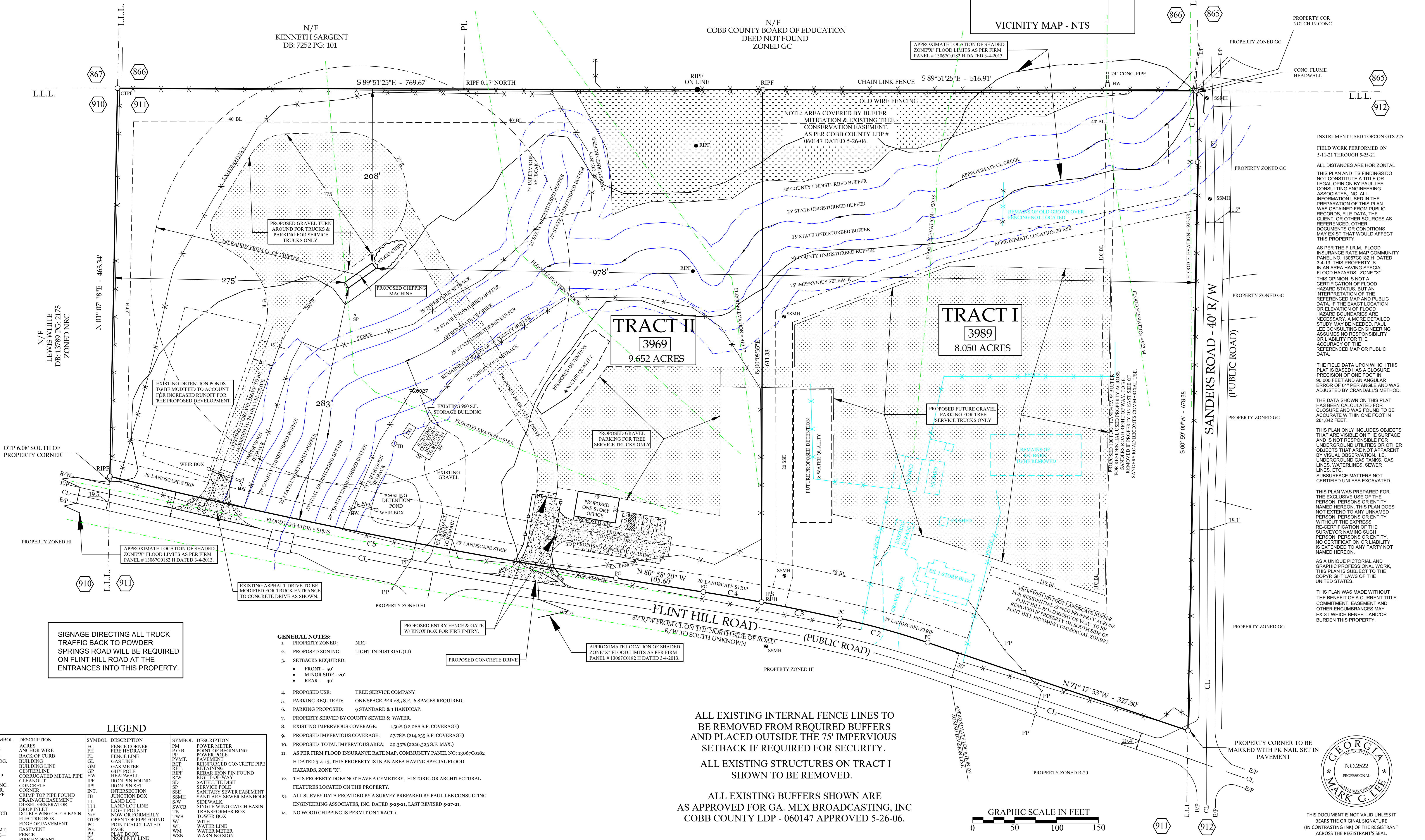
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	1118.46'	85.18'	85.16'	S 01° 11' 49" E
C 2	931.89'	108.83'	108.77'	N 74° 38' 17" W
C 3	2471.81'	95.21'	95.20'	N 78° 14' 09" W
C 4	2471.81'	70.45'	70.45'	N 80° 09' 20" W
C 5	7508.65'	615.78'	615.61'	N 78° 37' 22" W

**SITE ADDRESS TRACT II:**  
 3969 FLINT HILL ROAD  
 POWDER SPRINGS, GA. 30127  
 DEED BOOK 15160 PAGE 3232  
 PARCEL ID NO.: 19091100020

**SITE ADDRESS TRACT I:**  
 3989 FLINT HILL ROAD  
 POWDER SPRINGS, GA. 30127  
 DEED BOOK 15160 PAGE 3232  
 PARCEL ID NO.: 19091100060



NOTE: GPS CONTROL PER MATT WILSON, R.L.S. # 2728, DATED MARCH 16, 2005.  
 NOTE: RIGHT-OF-WAY VARIES AT INTERSECTION OF FLINT HILL ROAD AND SANDERS ROAD AS DESCRIBED IN DB: 10653 PAGE 354 RECORDED IN COBB COUNTY, GEORGIA, ALSO IN DB: 10981, PAGE 227 IN COBB COUNTY, GEORGIA.



**SIGNAGE DIRECTING ALL TRUCK TRAFFIC BACK TO POWDER SPRINGS ROAD WILL BE REQUIRED ON FLINT HILL ROAD AT THE ENTRANCES INTO THIS PROPERTY.**

- GENERAL NOTES:**
- PROPERTY ZONED: NRC
  - PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
  - SETBACKS REQUIRED:
    - FRONT - 50'
    - MINOR SIDE - 20'
    - REAR - 40'
  - PROPOSED USE: TREE SERVICE COMPANY
  - PARKING REQUIRED: ONE SPACE PER 285 S.F. 6 SPACES REQUIRED.
  - PARKING PROPOSED: 9 STANDARD & 1 HANDICAP.
  - PROPERTY SERVED BY COUNTY SEWER & WATER.
  - EXISTING IMPERVIOUS COVERAGE: 1.56% (12,088 S.F. COVERAGE)
  - PROPOSED IMPERVIOUS COVERAGE: 27.78% (214,235 S.F. COVERAGE)
  - PROPOSED TOTAL IMPERVIOUS AREA: 29.35% (2226,323 S.F. MAX.)
  - AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13067C0182 H DATED 3-4-13, THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE "X".
  - THIS PROPERTY DOES NOT HAVE A CEMETERY, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
  - ALL SURVEY DATA PROVIDED BY A SURVEY PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. DATED 5-25-21, LAST REVISED 5-27-21.
  - NO WOOD CHIPPING IS PERMIT ON TRACT I.

**ALL EXISTING INTERNAL FENCE LINES TO BE REMOVED FROM REQUIRED BUFFERS AND PLACED OUTSIDE THE 75' IMPERVIOUS SETBACK IF REQUIRED FOR SECURITY.**

**ALL EXISTING STRUCTURES ON TRACT I SHOWN TO BE REMOVED.**

**ALL EXISTING BUFFERS SHOWN ARE AS APPROVED FOR GA. MEX BROADCASTING, INC COBB COUNTY LDP - 060147 APPROVED 5-26-06.**



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ACRES	FC	FENCE CORNER	PM	POWER METER
AW	ANCHOR WIRE	PH	FIRE HYDRANT	P.O.B.	POINT OF BEGINNING
BC	BACK OF CURB	FL	FENCE LINE	PP	POWER POLE
BLDG.	BUILDING	GL	GAS LINE	PRMT.	PAYMENT
BL	BUILDING LINE	GM	GAS METER	RC	REINFORCED CONCRETE PIPE
CL	CENTERLINE	GP	GUY POLE	RET.	RETAINING
CMP	CORRUGATED METAL PIPE	HW	HEADWALL	RIBAR	REBAR IRON PIN FOUND
CO	CORNER	IF	IRON PIN FOUND	R/W	RIGHT-OF-WAY
CONC.	CONCRETE	IP	IRON PIN SET	SD	SANITARY SEWER EASEMENT
COR.	CORNER	INT.	INTERSECTION	SP	SERVICE POLE
CTPF	CRIMP TOP PIPE FOUND	JB	JUNCTION BOX	SSMH	SANITARY SEWER MANHOLE
DE	DRAINAGE EASEMENT	LL	LAND LOT	S/W	SIDEWALK
DG	DIESEL GENERATOR	LL	LAND LOT LINE	SWC	SINGLE WING CATCH BASIN
DI	DROP INLET	LP	LIGHT POLE	TB	TRANSFORMER BOX
DWCB	DOUBLE WING CATCH BASIN	NO	NOW OR FORMERLY	TWB	TOWER BOX
E	ELECTRIC BOX	OTPF	OPEN TOP PIPE FOUND	W	W/TH
EP	EDGE OF PAVEMENT	PC	POINT CALCULATED	WL	WATER LINE
ESMT.	EASEMENT	PG	PAGE	WM	WATER METER
F	FENCE	PB	PLAT BOOK	WSN	WARNING SIGN
FH	FIRE HYDRANT	PL	PROPERTY LINE		

**SERIOUS TREE SERVICES**

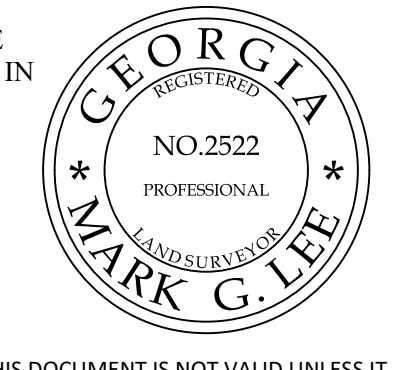
LAND LOT 911, 19th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA

NO.	DATE	REVISION	BY	DESIGNED	DRAWN	CHECKED

SCALE 1"=50'

DATE 7-09-2024

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
 PLANNING - ENGINEERING - LAND SURVEYING  
 44 DARBY'S CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141  
 Ph. (770) 932-1111 Email: paul@paullee.com



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.