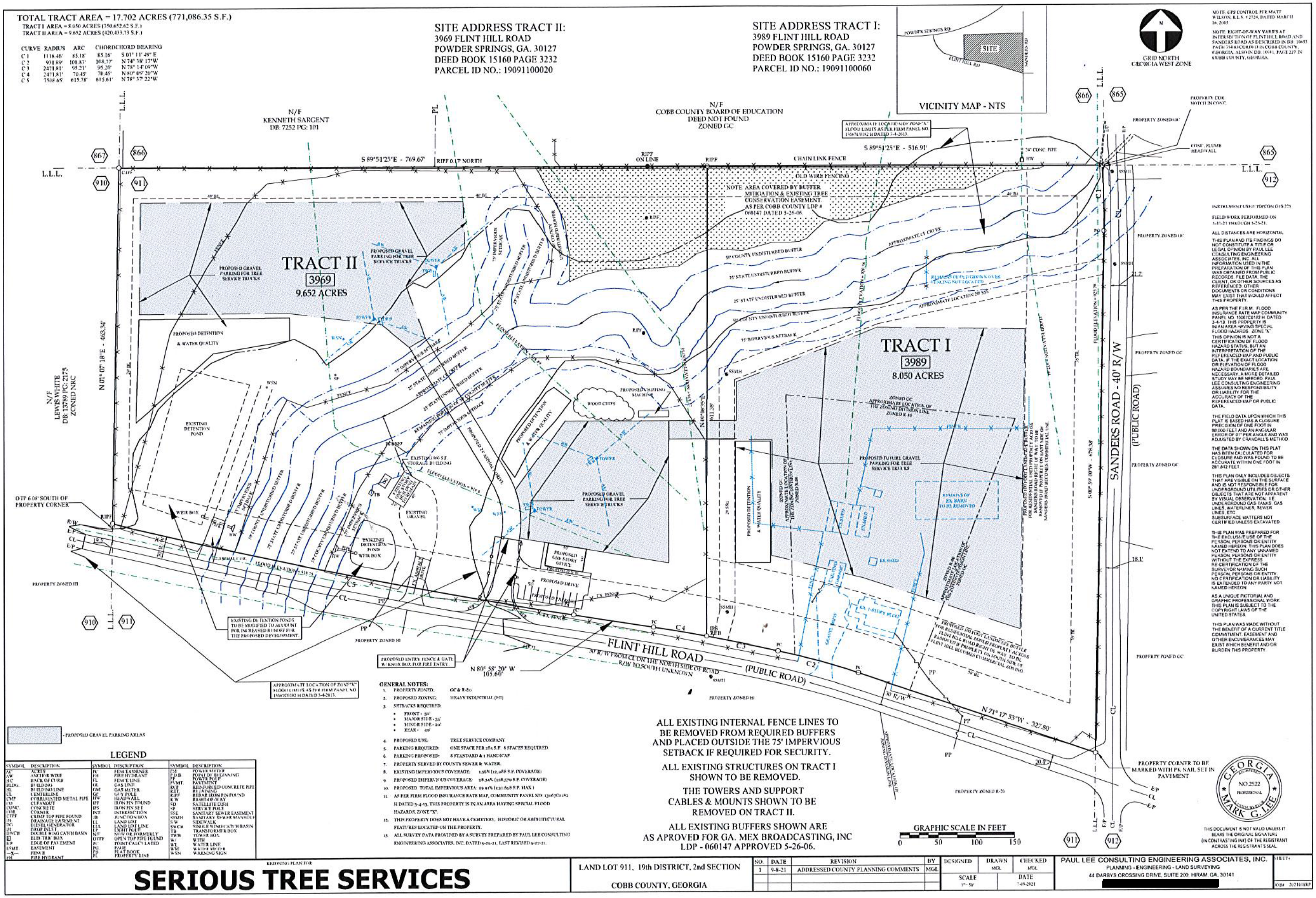

TOTAL TRACT AREA = 17.702 ACRES (771,086.35 S.F.)

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. # 2724, 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.

INSTRUMENT USED TOPCON GTS 225

FIELD WORK PERFORMED ON 5-11-21 THROUGH 5-25-21.

ALL DISTANCES ARE HORIZONTAL

THIS PLAN AND ITS FINDINGS DO NOT CONSTITUTE A TITLE OR LEGAL OPINION BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM PUBLIC RECORDS, FILE DATA, THE CLIENT, OR OTHER SOURCES AS REFERENCED. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY.

AS PER THE F.I.R.M. 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 OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. PAUL LEE CONSULTING ENGINEERING ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 90,000 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,812 FEET.

THIS PLAN ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE 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. SUBSURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY PARTY NOT NAMED HEREON.

AS A UNIQUE PICTORIAL AND GRAPHIC PROFESSIONAL WORK, THIS PLAN IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES.

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND OTHER ENCUMBRANCES MAY EXIST WHICH BENEFIT AND/OR BURDEN THIS PROPERTY.

GEORGIA REGISTERED NO. 2522 PROFESSIONAL LAND SURVEYOR MARK G. LEE

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

GENERAL NOTES:

1. PROPERTY ZONED: GC & R-80
2. PROPOSED ZONING: HEAVY INDUSTRIAL (HI)
3. SETBACKS REQUIRED:
   - FRONT - 50'
   - MAJOR SIDE - 35'
   - MINOR SIDE - 20'
   - REAR - 40'
4. PROPOSED USE: TREE SERVICE COMPANY
5. PARKING REQUIRED: ONE SPACE PER 285 S.F. 6 SPACES REQUIRED.
6. PARKING PROPOSED: 8 STANDARD & 1 HANDICAP
7. PROPERTY SERVED BY COUNTY SEWER & WATER.
8. EXISTING IMPERVIOUS COVERAGE: 1.56% (12,088 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE: 28.34% (218,570 S.F. COVERAGE)
10. PROPOSED TOTAL IMPERVIOUS AREA: 29.91% (230,658 S.F. MAX.)
11. 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".
12. THIS PROPERTY DOES NOT HAVE A CEMETERY, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
13. ALL SURVEY DATA PROVIDED BY A SURVEY PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. DATED 5-25-21, LAST REVISED 5-27-21.

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.

THE TOWERS AND SUPPORT CABLES & MOUNTS SHOWN TO BE REMOVED ON TRACT II.

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

- PROPOSED GRAVEL PARKING AREAS

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ACRES	FC	FENCE CORNER	PM	POWER METER
AW	ANCHOR WIRE	FH	FIRE HYDRANT	P.O.B.	POINT OF BEGINNING
B/C	BACK OF CURB	FL	FENCE LINE	PP	POWER POLE
BLDG.	BUILDING	GL	GAS LINE	PVMT.	PAVEMENT
BL	BUILDING LINE	GM	GAS METER	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	GP	GUY POLE	RET.	RETAINING
CMP	CORRUGATED METAL PIPE	HW	HEADWALL	RIPF	REBAR IRON PIN FOUND
CO	CLEANOUT	IPF	IRON PIN FOUND	R/W	RIGHT-OF-WAY
CONC.	CONCRETE	IPS	IRON PIN SET	SD	SATELLITE DISH
COR.	CORNER	INT.	INTERSECTION	SP	SERVICE POLE
CTPF	CRIMP TOP PIPE FOUND	JB	JUNCTION BOX	SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT	LL	LAND LOT	SSMH	SANITARY SEWER MANHOLE
DG	DIESEL GENERATOR	LLL	LAND LOT LINE	S/W	SIDEWALK
DI	DROP INLET	LP	LIGHT POLE	SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN	N/F	NOW OR FORMERLY	TB	TRANSFORMER BOX
E	ELECTRIC BOX	OTPF	OPEN TOP PIPE FOUND	TWB	TOWER BOX
E/P	EDGE OF PAVEMENT	PC	POINT CALCULATED	W/	WITH
ESMT.	EASEMENT	PG	PAGE	WL	WATER LINE
—X—	FENCE	PB	PLAT BOOK	WM	WATER METER
FH	FIRE HYDRANT	PL	PROPERTY LINE	WSN	WARNING SIGN

REZONING PLAN FOR

SERIOUS TREE SERVICES

LAND LOT 911, 19th DISTRICT, 2nd SECTION

COBB COUNTY, GEORGIA

NO.	DATE	REVISION	BY
1	9-8-21	ADDRESSED COUNTY PLANNING COMMENTS	MGL

DESIGNED	DRAWN	CHECKED
	MGL	MGL
SCALE 1" = 50'		DATE 7-09-2021

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBYS CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141
[redacted]

SHEET#

JOB# 20210118RP