

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- MON - Monument Found
- CP - Calculated Point
- PP - Power Pole
- LP - Light Pole
- PED - Utility Pedestal
- FH - Fire Hydrant
- WM - Water Meter
- WV - Water Valve
- GM - Gas Meter
- SMH - Sewer Manhole
- CB - Catch Basin
- DI - Drop Inlet
- C/O - Cleanout
- PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- RW - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning



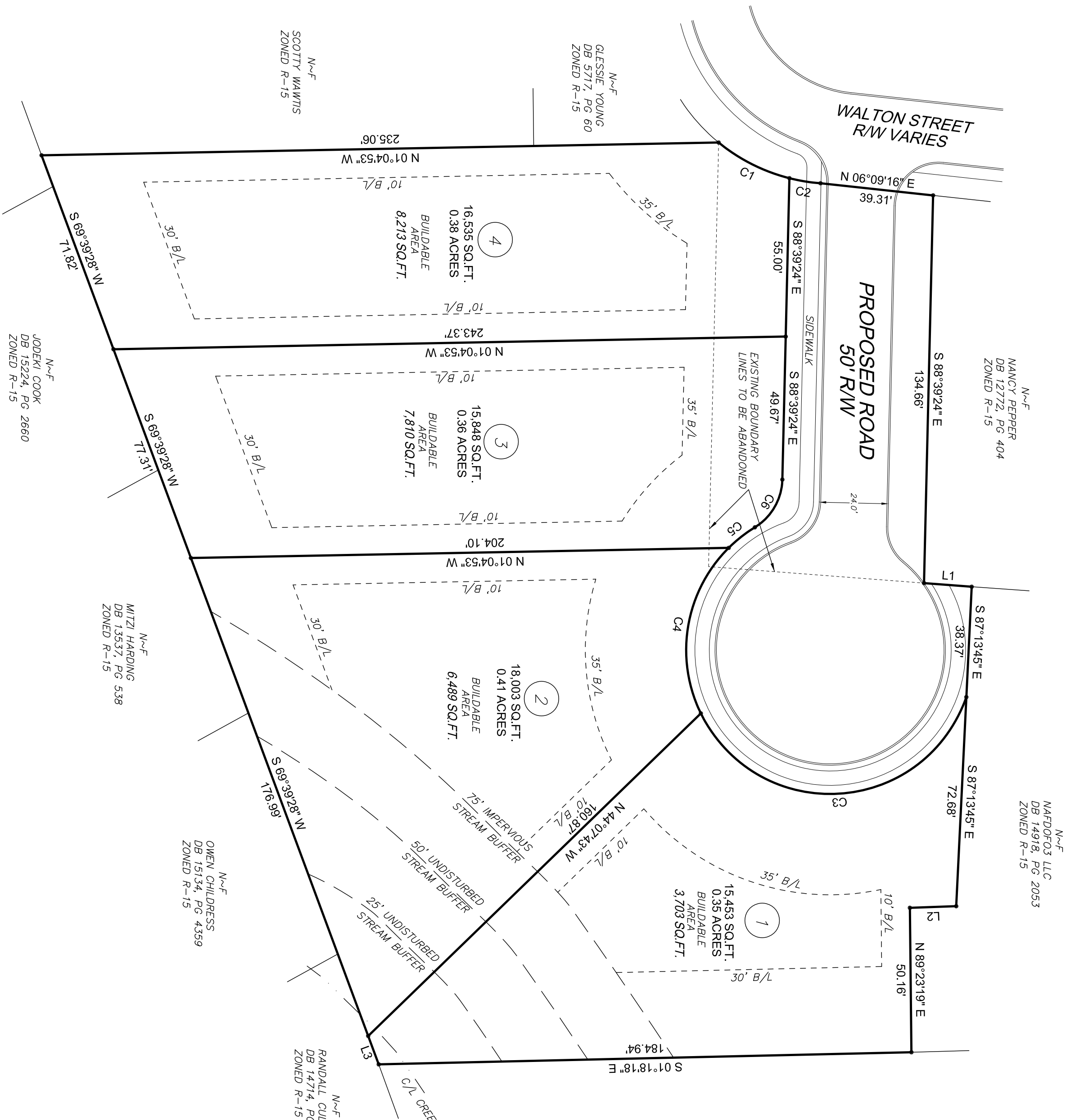
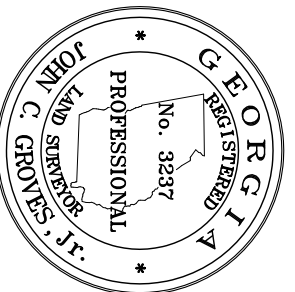
LINE BEARING	DISTANCE
L1 N 04°22'39" E	16.67
L2 S 02°00'24" E	16.10
L3 S 69°39'28" W	10.53

CURVE ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1 27.73°	63.27'	N 26°45'41" E	27.51'
C2 10.95°	63.27'	N 09°15'03" E	10.93'
C3 117.85°	60.00'	S 03°30'13" E	92.33'
C4 62.22°	60.00'	N 80°26'59" W	98.28'
C5 11.38°	60.00'	N 35°10'08" W	11.95'
C6 19.94°	20.00'	N 60°09'45" W	19.12'

This is a conceptual plat for rezoning purposes. The recording information of maps, plats or other instruments created by the professional land surveyor, or the recording information of the local jurisdiction, shall not be construed to imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land.

Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for professional 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 OCGA 15-6-67.

John C. Groves, Jr., RLS 3237



SURVEYOR'S NOTES:

1. This plat proposes to rezone 4385 Walton St from current OJ zoning to R-15, abandon the boundary lines of 4385 Walton St, and subdivide the entire parcel into 4 residential lots. Each lot shall be zoned R-15. Proposed residences to be a maximum of two stories and not to exceed 35' in height.
 2. Storm water will be managed and mitigated by each individual lot via a combination of bio retention areas, infiltration trenches, dry wells and other approved methods by the City of Powder Springs
 3. R-15 Zoning Information Building Setback Lines
Front - 35'
Side - 10'
Rear - 30'
- Minimum Lot Size - 15,000 sq.ft.
Minimum Lot Width - 75'
Maximum Building Height - 35'
Maximum House Size - 2 stories
Maximum Impervious Coverage - 35%

**CONCEPTUAL SUBDIVISION PLAT
PREPARED FOR
TMG ENTERPRISES LLC**

LOCATED IN LAND LOT 902
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE:	4/15/20
SCALE:	1" = 30'
DRAWING:	20-063
COORD:	
REVISIONS:	