

LEGEND

- RBF REBAR FOUND
- (1/2) REBAR
- CRS CAPPED REBAR SET
- (1/2) REBAR
- CRBF CAPPED REBAR FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- ☆ LIGHT POLE
- BL BUILDING LINE
- CLLF CHAIN LINK FENCE
- R/W RIGHT-OF-WAY
- TRPD PHONE PEDASTAL
- CATV CABLE BOX
- WM WATER METER
- TPB TRANSFORMER
- (12.34D) DEED DISTANCE
- (12.34M) MEASURED DISTANCE
- DE DRAINAGE EASEMENT
- SSE SEWER EASEMENT
- HW HEADWALL
- JB JUNCTION BOX
- CB CATCH BASIN
- P PORCH
- C/P CARPORT

TREE NOTE:

SPECIMEN TREES TO BE IDENTIFIED AND PROTECTED/REMOVED IN ACCORDANCE WITH CITY OF ROSWELL TREE PROTECTION ORDINANCE PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT

EXISTING ZONING REC

PARCS & RECREATION
MIN. LOT AREA: 2.0 ACRES
MIN. LOT FRONTAGE: 50'

SETBACKS:
FRONT-10 FEET
SIDE -10 FEET
REAR -10 FEET

PROPOSED ZONING: DX

MAXIMUM COVERAGE: 20%
DOWNTOWN MIXED USE
MIN. LOT AREA: 6,000 SF
MIN. LOT FRONTAGE: 50'

SETBACKS:
FRONT-20 FEET
SIDE -7 FEET
REAR -20 FEET

MAXIMUM BUILDING HEIGHT: 35'

GENERAL NOTES

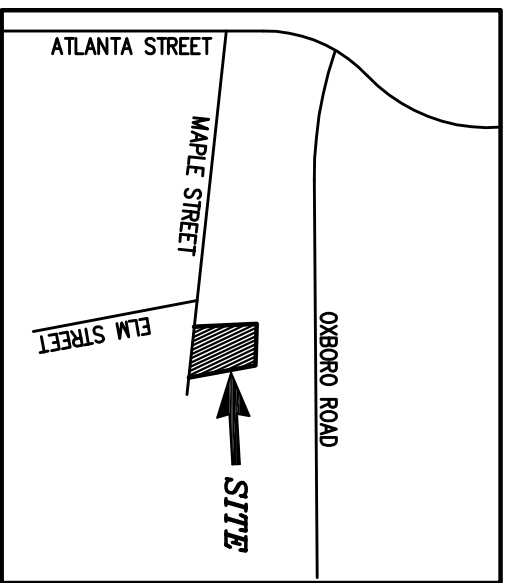
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 156,200 FEET.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 22,500 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

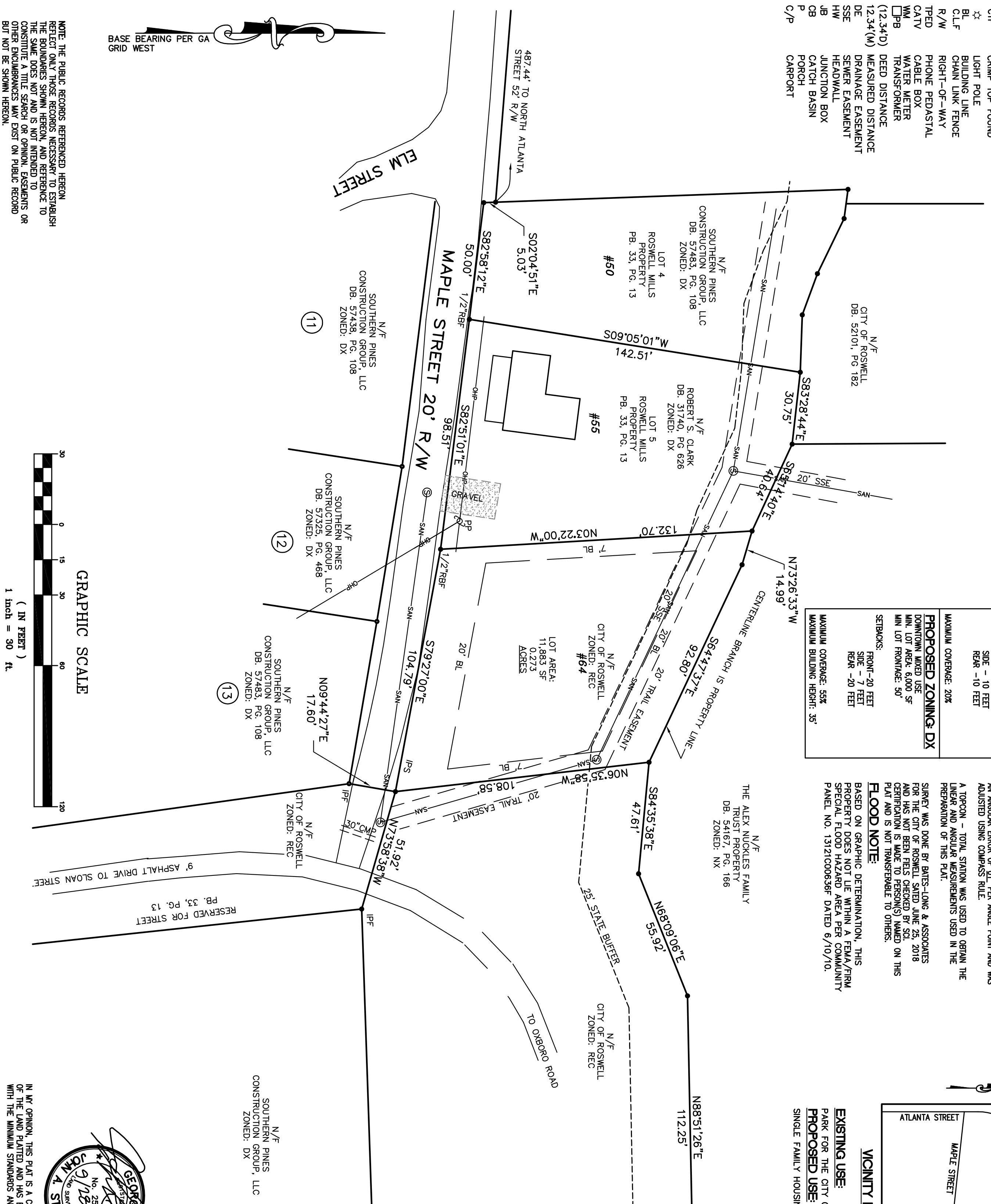
SURVEY WAS DONE BY BATES-LONG & ASSOCIATES FOR THE CITY OF ROSWELL SATED JUNE 25, 2018 AND HAS NOT BEEN FIELD CHECKED BY SCL. CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAN AND IS NOT TRANSFERABLE TO OTHERS.

FLOOD NOTE:
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C00636F DATED 6/10/10.



EXISTING USE:
PARK FOR THE CITY OF ROSWELL

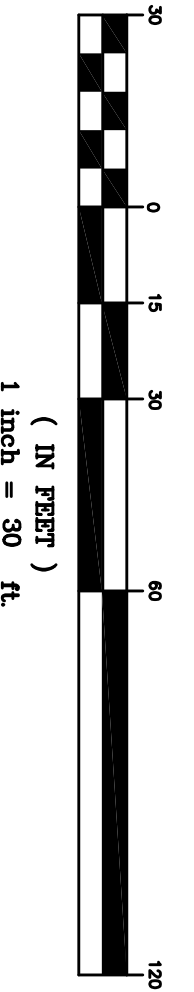
PROPOSED USE:
SINGLE FAMILY HOUSING



BASE BEARING PER GA GRID WEST



GRAPHIC SCALE

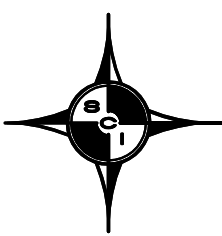


NOTE: THE PUBLIC RECORDS REFERENCED HEREON, REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORDS BUT NOT BE SHOWN HEREON.



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REZONING EXHIBIT FOR:
SOUTHERN PINES CONSTRUCTION GROUP, INC
LAND LOT 415 1st DISTRICT 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA



SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT-SITE E-SNELLVILLE GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

DRAWN DGP	CHECKED JAS
DATE 9/26/18	SCALE 1"=30'
PROJECT NUMBER 53957	

1