

LEGEND
BOC = BACK OF CURB
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
NTS = NOT TO SCALE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
COR MON = USC&OE MONUMENT
RB = REBAR
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
SQ. ROD = SQUARE ROD
AIF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
WV = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE
PH. BOX = PHONE BOX
U/G = UNDERGROUND
C.O. = SEWER CLEAN-OUT
SS = SANITARY SEWER
MH = MAN HOLE
FFE = FINISHED FLOOR ELEV.
FH = FIRE HYDRANT
L/S = LANDSCAPE
DE = DRAINAGE EASEMENT
POI = PEDESTAL DROP INLET
DI = DROP INLET
LGP = LOT GRADING PLAN
SWCB = SINGLE WING CATCH BASIN
DWCB = DOUBLE WING CATCH BASIN
--G-- = GAS LINE
--P-- = POWER LINE
--SS-- = SANITARY SEWER LINE
--FM-- = SANITARY FORCE MAIN
--T-- = TELEPHONE LINE
--W-- = WATER LINE
--X-- = FENCE LINE

DATE OF SURVEY: 12-02-2019

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN TRAVS) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 190785 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA TS06+.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13117C0130G, DATED 06/07/2019.

TOTAL = 2.293 ACRES

99,868.66 SQUARE FEET

ZONED CBD

PARCELS 076 009 & 076 179

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

Course	Bearing	Distance
L1	N 73°08'25" E	138.94'

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS.

APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT OF WAY ENCROACHMENTS.

FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT OF WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.

CHARACTER AREA FOR THIS PROPERTY IS THE CAMPGROUND CHARACTER AREA ALSO THE HIGHWAY COMMUNITY NODE. MAXIMUM HEIGHT REQUIRED FOR THIS CHARACTER AREA IS 50 FEET.

ZONING NOTES:

- SEEKING TO REZONE THE REEAR 1.524 ACERS OF THIS PROPERTY FROM CBD TO HB.

VARIANCE NOTES:

- SEEKING A VARIANCE TO TABLE 12.2 OF THE FORSYTH COUNTY UDC TO REDUCE THE SIDE SETBACK BY 8.5' TO A 6.5' SIDE SETBACK.
- SEEKING A VARIANCE TO TABLE 12.2 OF THE FORSYTH COUNTY UDC TO REDUCE THE SIDE SETBACK BY 1' TO A 14' SIDE SETBACK.
- SEEKING A VARIANCE TO TABLE 12.2 OF THE FORSYTH COUNTY UDC TO REDUCE THE SIDE SETBACK BY 14' TO A 36' SIDE SETBACK.
- SEEKING A VARIANCE TO TABLE 12.2 OF THE FORSYTH COUNTY UDC TO REDUCE THE BUFFER BY 4' TO A 36' BUFFER.

CONDITIONAL USE NOTES:

- SEEKING A CONDITIONAL USE TO TABLE 12.1 OF THE FORSYTH COUNTY UDC TO ALLOW AUTOMOBILE SERVICE ESTABLISHMENT MAJOR, VEHICLE SALES, AND OPEN STORAGE.

NOTES & REFERENCES:

- PLAT BOOK 21 PAGE 154
- PLAT BOOK 24 PAGE 98
- PLAT BOOK 32 PAGE 136
- DEED BOOK 9103 PAGES 213-215 FORSYTH COUNTY RECORDS.
- PLAT FOR WALLACE BROTHERS BY RICHARD WEBB & ASSOICATES DATED JUNE 28, 1996.
- THERE WILL BE NO NEW CONSTRUCTION OF THIS SITE.
- ALL UTILITIES ARE EXISTING..
- BUILDING HAS EXISTING PRIVATE SEPTIC SYSTEM.

PARKING CALCULATIONS

AUTOMOBILE SERVICE AND REPAIR
2 SPACES PER TWO SERVICE BAYS.
6 SERVICE BAYS X 2 = 12 SPACES
REQUIRED 12 SPACES SHOWN.

LANDSCAPED OPEN SPACE NOTES:

- MINIMUM LANDSCAPED OPEN SPACE = 15% OF 1.524 AC. = 0.229 AC
- 0.276 AC SHOWN

OWNER INFO:
LAZAROS PAPADOPOULOS
1955 WILKIE ROAD
ALPHARETTA, GA 30004

PROPERTY INFO:
2393 CANTON HWY
CUMMING GA 30040

N/F
YOUNG H & HAE S KIM
ZONED CBD
PARCEL 076 008

N/F
MORELAND SHOPETTE, LLC
ZONED CBD
PARCEL 076 010

N/F
ECK-CUMMING, LLC
c/o DERRICK INTERESTS, INC
ZONED CBD
PARCEL 076 133

N/F
PAMELA DAY COLE, ETAL
ZONED A1
PARCEL 077 079

SEE VARIANCE
NOTE #3 & #4



RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
100 KELLY MILL ROAD CUMMING GA. 30040
Email: rjwebb6103@comcast.net

JOB NO.
19332

REZONING/C.U.P./VARIANCE PLAT

**LAZAROS
PAPADOPOULOS
& LEE ECONOMY**

LAND LOT 950
3RD DISTRICT-1ST SECTION
FORSYTH COUNTY, GEORGIA
DECEMBER 4, 2019

GRAPHIC SCALE: 1"=40'

It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

By:
Registered Georgia Land Surveyor No.: RLS2507

RECEIVED
DEC 06 2019
Forsyth County Department of
Planning & Community Development
2A3962