

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
 POB = POINT OF BEGINNING
 NTS = NOT TO SCALE
 IPF = IRON PIN FOUND
 CDR MON = USCOE 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
 PDI = 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
 ---FV--- = 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 SQUARES 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:
 1. SEEKING TO REZONE THE REAR 1.524 ACERS OF THIS PROPERTY FROM CBD TO HB.

VARIANCES TO UDC SECTION 12-4.3 (TABLE 12.2) NOTES:

- VARIANCE OF 33.5 FEET TO ALLOW FRONT SETBACK 6.5 FEET ADJACENT TO MAP AND PARCEL 076-010 TO ACCOMMODATE EXISTING STRUCTURE ONLY.
- VARIANCE OF 1 FOOT TO ALLOW SIDE SETBACK OF 14 FEET ADJACENT TO MAP AND PARCEL 076-133 TO ACCOMMODATE THE EXISTING STRUCTURE ONLY.
- VARIANCE OF 14 FEET TO ALLOW SIDE SETBACK OF 36 FEET ADJACENT TO MAP AND PARCEL 077-079 TO ACCOMMODATE THE EXISTING STRUCTURE ONLY.
- VARIANCE OF 4 FEET TO ALLOW BUFFER OF 36 FEET ADJACENT TO MAP AND PARCEL 077-079 TO ACCOMMODATE THE EXISTING STRUCTURE ONLY.
- VARIANCE OF 10 FEET TO ELIMINATE FRONT LANDSCAPE STRIP.

CONDITIONAL USE NOTES:

- SEEKING A CONDITIONAL USE TO TABLE 12.1 OF THE FORSYTH COUNTY UDC TO ALLOW AUTOMOBILE SERVICE ESTABLISHMENT MAJOR, VEHICLE SALES.
- EXISTING BUILDING COVERAGE 11.8%. NO PROPOSED BUILDING.

TRACT 2
 1.524 ACRES
 TO REZONE FROM
 CBD TO HB

- 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 & ASSOCIATES 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 SERVICE BAY.
 11 SERVICE BAYS X 2 = 22 SPACES
 1 SPACE PER EMPLOYEE = 1.
 REQUIRED 23 SPACES SHOWN.

LANDSCAPED OPEN SPACE NOTES:
 1. MINIMUM LANDSCAPED OPEN SPACE = 15% OF 1.524 AC. = 0.229 AC
 2. 0.276 AC SHOWN

COMMON AREA NOTES:
 1. MINIMUM COMMON AREA = 5% OF 1.524 AC. = 0.076 AC
 2. 0.099 AC SHOWN

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

PROPERTY INFO:
 2393 CANTON HWY
 CUMMING GA 30040



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.

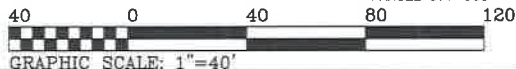
By: *[Signature]*
 Registered Georgia Land Surveyor No.: RLS2507

Forsyth County Department of
 Planning & Community Development

REZONING/C.U.P./VARIANCE PLAT

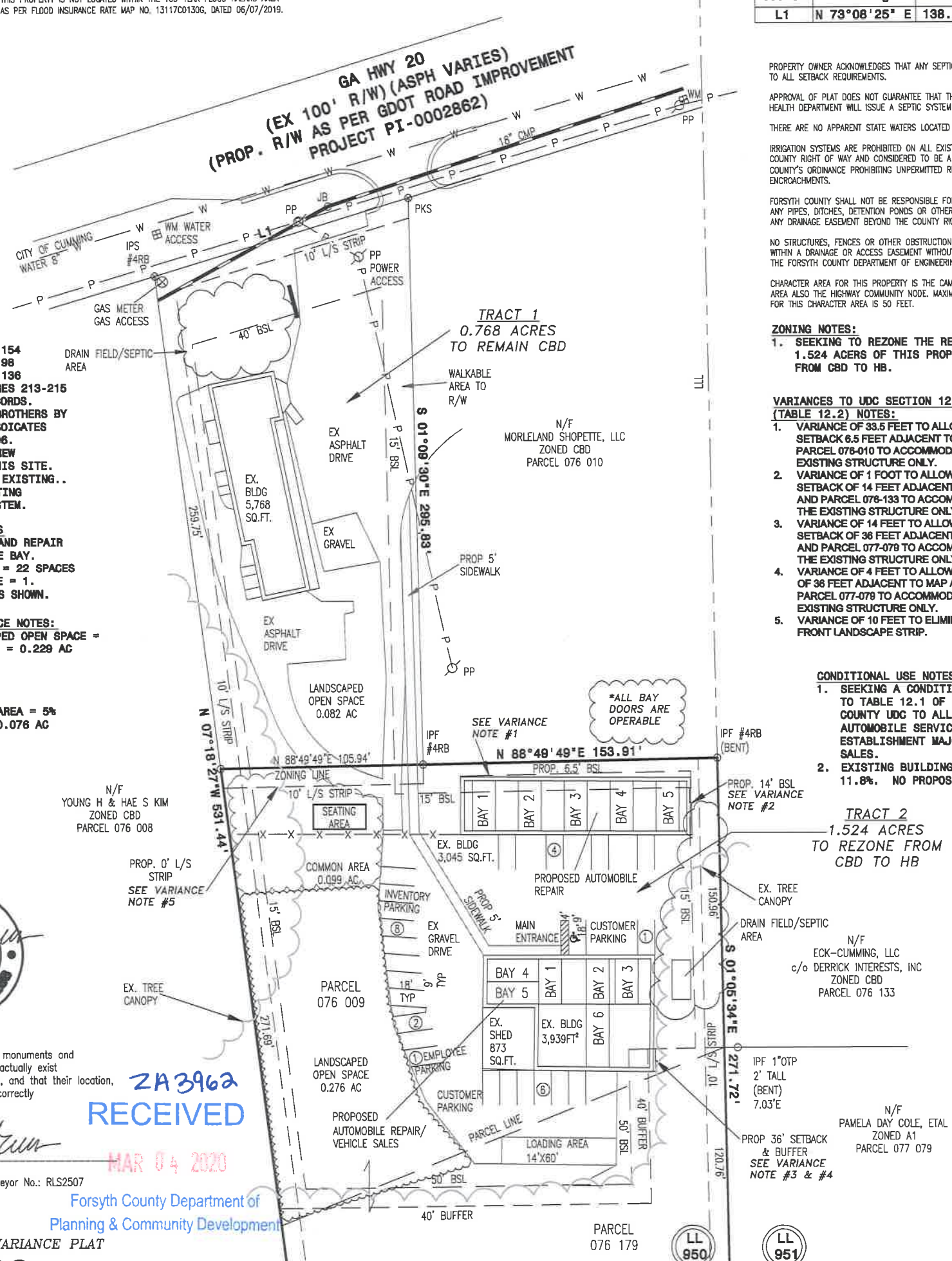
LAZAROS PAPAPOPOULOS & LEE ECONOMY

LAND LOT 950
 3RD DISTRICT-1ST SECTION
 FORSYTH COUNTY, GEORGIA
 JANUARY 23, 2020



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



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