

REZONING SITE PLAN PREPARED FOR: DAMIR SERDAREVIC

TAX PARCEL ID: 100-002
CURRENT ZONING DISTRICT: R1
PROPOSED ZONING DISTRICT: HB
TOTAL AREA
22,014 SQ. FT.
0.597 ACRES

ZONING / OVERLAY DISTRICT NOTES:

- 1. PROPERTY IS SUBJECT TO THE BUFORD HIGHWAY OVERLAY DISTRICT.
- 2. TOTAL AREA OF SUBJECT PROPERTY EXCLUDING R/W IS 18,720 SQ. FT.
- 3. MINIMUM REQUIRED LANDSCAPE / OPEN SPACE IS 15%, OR 2,808 SQ. FT.
- 4. TOTAL PROPOSED LANDSCAPE / OPEN SPACE IS 22%, OR 4,047 SQ. FT.
- 5. CUSTOMER PARKING SPACES - 3 (1 A.D.A. COMPLIANT)
- 6. VEHICLE DISPLAY PARKING SPACES - 13

ZA3968
RECEIVED
JAN 03 2020

Forsyth County Department of
Planning & Community Development

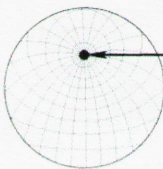
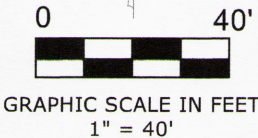
NOTES / REFERENCES:

- 1. PLAT OF DR. MARCUS MASHBURN SUBDIVISION RECORDED AT PLAT BOOK 3, PAGE 103.
- 2. SURVEY BY CARMICHAEL LAND SURVEYING, INC. DATED NOVEMBER 14, 2005.
- 3. MOUNTAIN VALLEY ESTATES SUBDIVISION FINAL PLAT RECORDED AT PLAT BOOK 17, PAGE 92.

LAND LOT: 989
DISTRICT: 3RD
SECTION: 1ST
COUNTY: FORSYTH
PROPERTY ADDRESS:
1365 CANTON HWY
CUMMING, GA 30040
DATE(S) OF FIELD WORK: VARIOUS
DATE OF DRAWING: 06/20/2016
REV. 12/23/2019 (REZONING SITE PLAN)
SURVEY #: 19-1307
SITE PLAN PREPARED FOR:
DAMIR SERDAREVIC
LEGAL DESCRIPTION:
SEE ATTACHED

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900
THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A CLOSURE PRECISION OF ONE FOOT IN 36,578
FEET, AND AN ANGULAR ERROR OF 05' PER ANGLE
POINT. ADJUSTMENT FOR CLOSURE WAS BY THE
COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 256,663 FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE SEARCH AND IS SUBJECT TO ANY
DISCLOSURES SAID TITLE SEARCH MAY PRODUCE.



ACCURATE
SURVEYING AND
PLANNING, INC.

4955 BLOOMING COURT
CUMMING, GA 30028
OFFICE (770) 888-9880 CELL (678) 595-0994
WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM
GEORGIA REGISTERED LAND SURVEYING FIRM #1128

SURVEYOR'S CERTIFICATE:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ANTHONY P. FAILLA GA RLS #3258
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

LEGEND	
●	Iron Pin Found
(S)	Surveyed / Actual
LL	Land Lot
LLL	Land Lot Line
R/W	Right-of-Way
B.S.L.	Building Setback Line
O.T.	Open Top Pipe
C.T.	Crimp Top Pipe
RB	Rebar
Concrete	Concrete