

V-6  
(2009)

SURVEY FOR  
**DUE WEST GROUP, LLC**  
LOCATED IN LAND LOT 70  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

OCTOBER 29, 2008

REFERENCE PLAT:  
SURVEY FOR VIRGIL E. CHEATHAM, JR., BY GEORGE WILLIS  
CRUSSELLE, DATED 7-22-96.

4807 S. MAIN STREET  
ACWORTH, GA. 30101  
770-529-8940

INTERSECTION AND SITE DISTANCE  
REQUIREMENTS ARE MET WITHIN THE DESIGN LAYOUT OF  
THIS PLAN.

DATUM FROM GPS  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88  
ZONING: R-15  
SETBACK LINES: 35' ON FRONT  
30' ON REAR  
10' ON EACH SIDE

IT IS THE OWNERS RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST  
MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL UPON COMMENCEMENT OF  
ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO  
INSPECTION BY COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE  
COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE. FOR ANY PROJECT  
WITH A DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE  
FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL  
ISSUING AUTHORITY (COBB COUNTY).

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY  
AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE  
THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL  
OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS  
PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON CONFORMING  
CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE  
SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON  
AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR  
ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT,  
AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO  
SELL AND CONVEY LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND  
MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

- MINIMUM HOUSE SIZE: 1,150 SQ. FT.
- DRIVEWAY MUST HAVE A MINIMUM 12' DRIVING SURFACE WITH
- MINIMUM 25' INSIDE TURNING RADIUS.
- FULLY DEVELOPED LANDSCAPING SHALL BE AT LEAST 70' FROM
- CENTER OF DRIVE (14' CLEAR WIDTH) AND 13.5' VERTICAL
- CLEARANCE.
- MAXIMUM GRADE SHALL NOT EXCEED 18%.
- DRIVEWAY MUST EXTEND WITHIN 150' OF THE MOST REMOTE
- PORTION OF THE STRUCTURE.
- DRIVEWAY IS LIMITED TO 1000' MAXIMUM FROM ROADWAY
- UNLESS AN APPROVED TURN-AROUND IS PROVIDED.
- DRIVEWAY MUST SUPPORT 25 TONS (50,000 LBS.).
- PROVIDE EMERGENCY ACCESS TO ALL GATES SECURING FIRE
- DEPT ACCESS WITH A MINIMUM 120' CLEAR WIDTH.
- HYDRANT WITHIN 500' OF REMOTE STRUCTURE, MINIMUM 6" MAIN
- (REQUIRED FLOW: 1000 GPM @ 20 PSI)
- FIRE FLOW TEST FROM CLOSEST EXISTING HYDRANT (REQUIRED
- FLOW: 1000 GPM @ 20 PSI)

WEST ZONE  
GRID NORTH

L1	S 25°40'47" E	41.16'
L2	S 36°46'10" W	39.48'
L3	N 25°40'47" W	75.00'

FRONT SETBACK - 30'  
SIDE SETBACK - 10'  
REAR SETBACK - 30'  
-AN ON-SITE SEWAGE MANAGEMENT SYSTEM WILL BE ISSUED BY  
COBB COUNTY BOARD OF HEALTH UPON COMPLIANCE WITH THE  
RULES AND REGULATIONS FOR ON-SITE SEWER MANAGEMENT  
SYSTEMS.

COBB COUNTY BOARD OF HEALTH CERTIFICATION

THIS PLAT HAS BEEN APPROVED FOR DEVELOPMENT UTILIZING ON-SITE  
SEWAGE MANAGEMENT SYSTEMS EXCEPT AS NOTED. UNAUTHORIZED  
EXCAVATION OR FILLING OF LOTS MAY RENDER THEIR APPROVAL VOID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

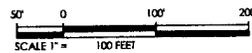
ENVIRONMENTAL HEALTH DISTRICT DIRECTOR FOR COBB PUBLIC HEALTH

THIS PLAT, HAVING BEEN SUBMITTED  
TO COBB COUNTY AND HAVING BEEN  
FOUND TO COMPLY WITH THE COBB  
COUNTY DEVELOPMENT STANDARDS  
AND THE COBB COUNTY ZONING  
ORDINANCE, IS APPROVED FOR RECORDING.

DATE: COBB COUNTY WATER SYSTEM

DATE: ZONING DIVISION

DATE: DEVELOPMENT & INSPECTIONS DIVISION



PLAT FILED IN OFFICE \_\_\_\_\_ RECORDED IN PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
CLERK, COBB COUNTY SUPERIOR COURT DATE: \_\_\_\_\_

- LEGEND**
- 1) I.P.F. - IRON PIN FOUND (1/2" REBAR UNLESS OTHERWISE NOTED.)
  - 2) I.P.P. - IRON PIN PLACED
  - 3) CONC. - CONCRETE
  - 4) R. - RADIUS
  - 5) A. - ARC DISTANCE
  - 6) L.L. - LAND LOT
  - 7) F.H. - FIRE HYDRANT
  - 8) P.P. - POWER POLE
  - 9) P.O.B. - POINT OF BEGINNING
  - 10) P. - PROPERTY LINE
  - 11) C. - CENTER LINE
  - 12) --- LAND LOT LINE
  - 13) --- POWER LINE
  - 14) --- FENCE
  - 15) RW - RETAINING WALL

**GENERAL NOTES:**

- 1) UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, ARE NOT SHOWN.
- 2) ALL IRON PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- 3) ALL DISTANCES ON PLAT ARE GROUND DISTANCES

F.L.A. OFFICIAL FLOOD HAZARD MAP  
COMMUNITY NO. 130052, PAGE 5 F.  
DATED: 8-18-92 SHOWS THIS PROPERTY  
NOT TO BE IN AN AREA HAVING SPECIAL  
FLOOD HAZARDS.

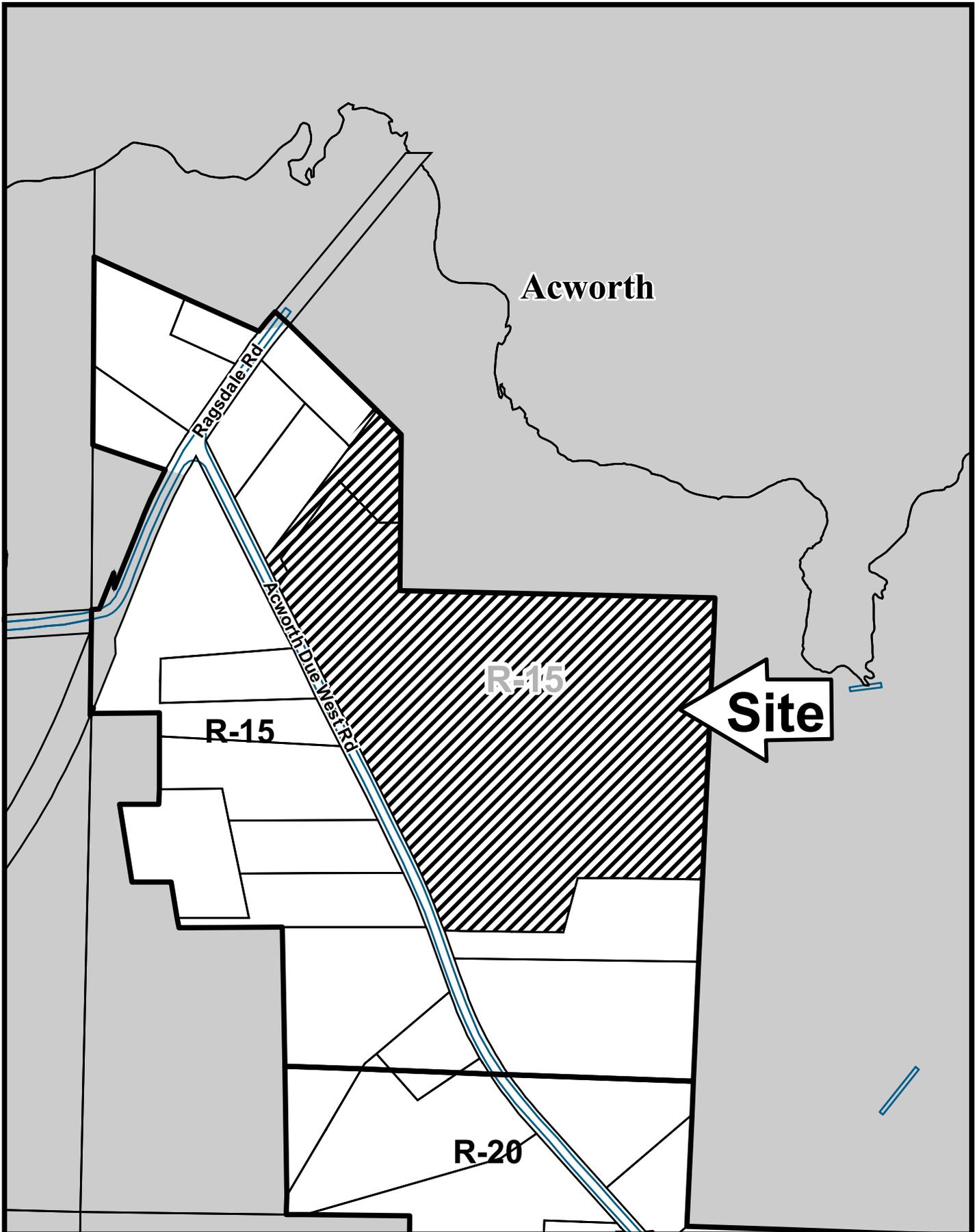
**K Surveys, Inc.**  
247 WINTERBURY DRIVE  
CANTON, GA. 30114  
770-974-4238  
DRAWN BY: GDM JOB: 8408-2



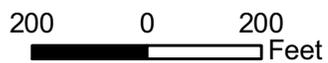
I HEREBY CERTIFY THAT MINIMUM INTERSECTION AND STOPPING SITE  
DISTANCE REQUIREMENTS ARE SATISFIED WITHIN THE DESIGN  
AND LAYOUT OF THESE PLANS.  
SIGNATURE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT THE PLANS SHOWN AND  
DESCRIBED HEREON IS A TRUE AND CORRECT  
SURVEY MADE ON THE GROUND UNDER MY  
SUPERVISION, THE MONUMENTS HAVE BEEN  
PLACED AS SHOWN HEREON, AND IS TO THE  
ACCURACY AND SPECIFICATIONS REQUIRED BY COBB  
COUNTY DEVELOPMENT STANDARDS  
SIGNATURE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_ DATE: \_\_\_\_\_





This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

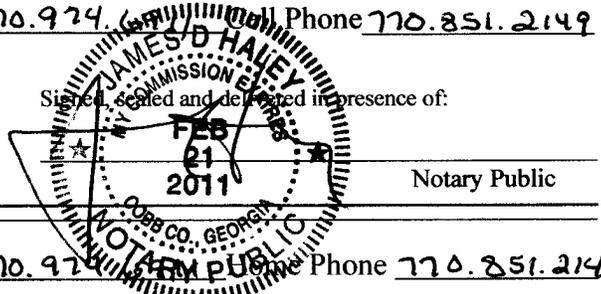
Application No. V-6  
Hearing Date: 1-14-9

Applicant Due West Group, LLC Business Phone 770.974.6911 Home Phone 770.851.2149

Anthony E. Cheatham Address 4807 S. Main St. Acworth, GA 30101  
(representative's name, printed) (street, city, state and zip code)

Anthony E. Cheatham Business Phone 770.974.6911 Home Phone 770.851.2149  
(representative's signature)

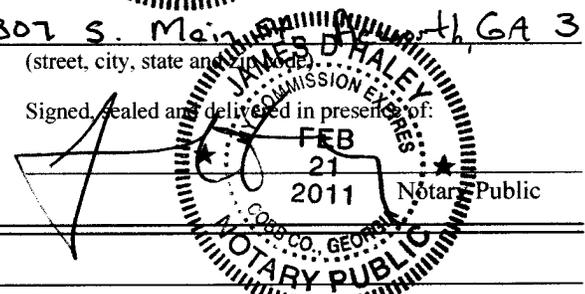
My commission expires: 2/21/2011



Titleholder Due West Group, LLC Business Phone 770.974.6911 Home Phone 770.851.2149

Signature Anthony E. Cheatham Address: 4807 S. Main St. Acworth, GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/21/2011



Present Zoning of Property R-15

Location 4060 Acworth-Due West Rd. Acworth GA 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 70 District 20 Size of Tract .25 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

This tract is being split from a larger tract. The front porch of the existing house (constructed 1942) sits within the front setback. Variance is required by Community Development in order to split the lot.

List type of variance requested: Variance from front setback requirement of Code Section 134-198 WAIVE THE FRONT SETBACK FROM REQUIRED 40FT TO 20FT