

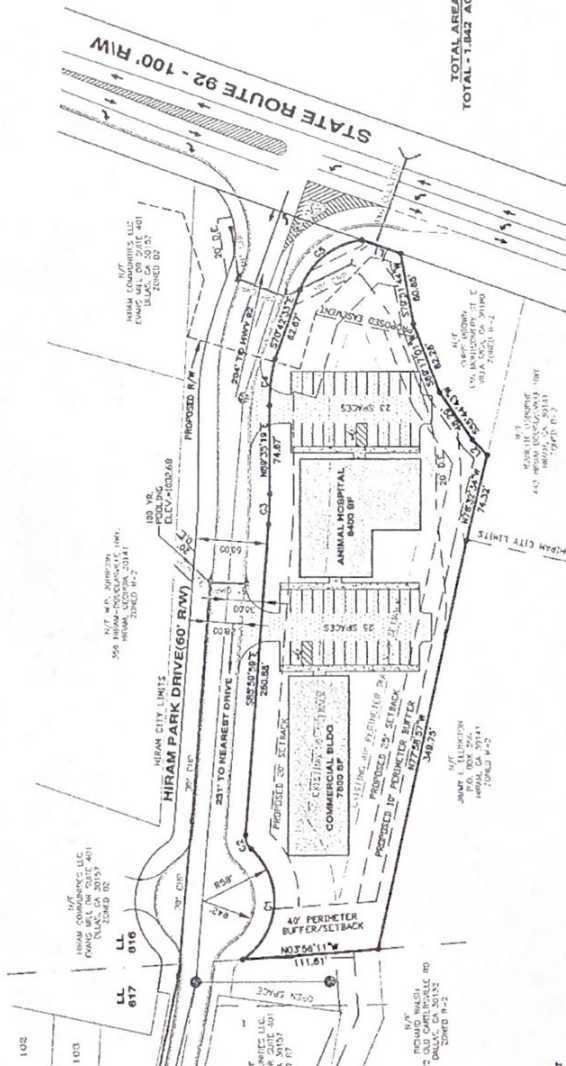
**ZONING VARIANCE PLAT FOR
STAN STEPHENS**

LOCATED IN LAND LOT(S) - 616
2nd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

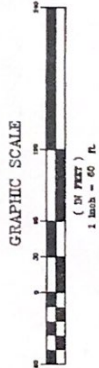
PROJECT NO. 01-051
DATE 12-4-07
DRAWN BY M.C.H.3
APPROVED BY [Signature]
REGISTERED LAND SURVEYOR
CARLTON R. HAYESTRAW & ASSOCIATES
2205 BARNETT HWY. DALY, GEORGIA 30117
PHONE: 770-443-2200 FAX: 770-443-2200



TOTAL AREA
TOTAL - 1.1842 ACRES



- GENERAL INFORMATION:
- 1) THIS PROPERTY IS CURRENTLY ZONED R-2
 - 2) THIS PROPERTY IS CURRENTLY OCCUPIED BY A RESIDENTIAL HOME
 - 3) TOTAL NUMBER OF LOTS DEVELOPED: 2 LOTS
 - 4) MINIMUM LOT SIZE: 20,000 S.F.
 - 5) MINIMUM FRONT SETBACK: 25 FEET
 - 6) MINIMUM SIDE SETBACK: 15 FEET
 - 7) A 10' EASEMENT IS RESERVED ON THE SIDE AND REAR LOT LINES FOR DRAINAGE AND UTILITIES.



LINE TABLE

LINE	LENGTH	BEARING
L1	34.47	S19°20'24.5\"
L2	10.13	S45°21'12.5\"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	108.27	38.00	94.02	S42°22'21.1\"
C2	12.79	14.00	12.35	S67°50'59.3\"
C3	30.53	170.00	30.45	N03°42'44.3\"
C4	65.41	64.00	63.05	N02°12'23.3\"

NOTE: SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS THE FLOOD HAZARD ZONE (FLOOD ZONE NO. 132030314) BY THE FLOOD INSURANCE RATE MAP FOR PAULDING COUNTY, GEORGIA, PREPARED BY FEMA, DATED NOV. 8, 1996.

OWNER/DEVELOPER
110 EVANS HALL DR SUITE 401
CONTACT: STAN STEPHENS
PHONE: 770-448-0879

NOTE:
NO CEMETRIES, ARCHITECTURAL, OR ARCHAEOLOGICAL LANDMARKS ARE BELIEVED TO BE EXISTING ON THIS PROPERTY.
THIS PROPERTY IS SUBJECT TO UTILITY EASEMENTS.
SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF HIRAM.
DEFINITION FOR THIS PROJECT IS PROVIDED OFFSITE.
NO CREEKS ARE BELIEVED TO IMPACT THIS SITE.



THE PURPOSE OF THIS VARIANCE IS TO PROVIDE AN ANIMAL HOSPITAL BUFFER AND REDUCE THE FRONT SETBACKS.

ZONING CASE NUMBER
2007-44-Z

- 1. 20' PERM. SETBACK
- 2. 40' PERM. SETBACK
- 3. 50' PERM. SETBACK
- 4. 60' PERM. SETBACK
- 5. 70' PERM. SETBACK
- 6. 80' PERM. SETBACK
- 7. 90' PERM. SETBACK
- 8. 100' PERM. SETBACK
- 9. 110' PERM. SETBACK
- 10. 120' PERM. SETBACK
- 11. 130' PERM. SETBACK
- 12. 140' PERM. SETBACK
- 13. 150' PERM. SETBACK
- 14. 160' PERM. SETBACK
- 15. 170' PERM. SETBACK
- 16. 180' PERM. SETBACK
- 17. 190' PERM. SETBACK
- 18. 200' PERM. SETBACK
- 19. 210' PERM. SETBACK
- 20. 220' PERM. SETBACK
- 21. 230' PERM. SETBACK
- 22. 240' PERM. SETBACK
- 23. 250' PERM. SETBACK
- 24. 260' PERM. SETBACK
- 25. 270' PERM. SETBACK
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