

LOCATION MAP  
(NOT TO SCALE)

SITE

### FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL  
MAP ID: 13067C0119H EFFECTIVE DATE: 03/04/2013  
ZONE: X



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

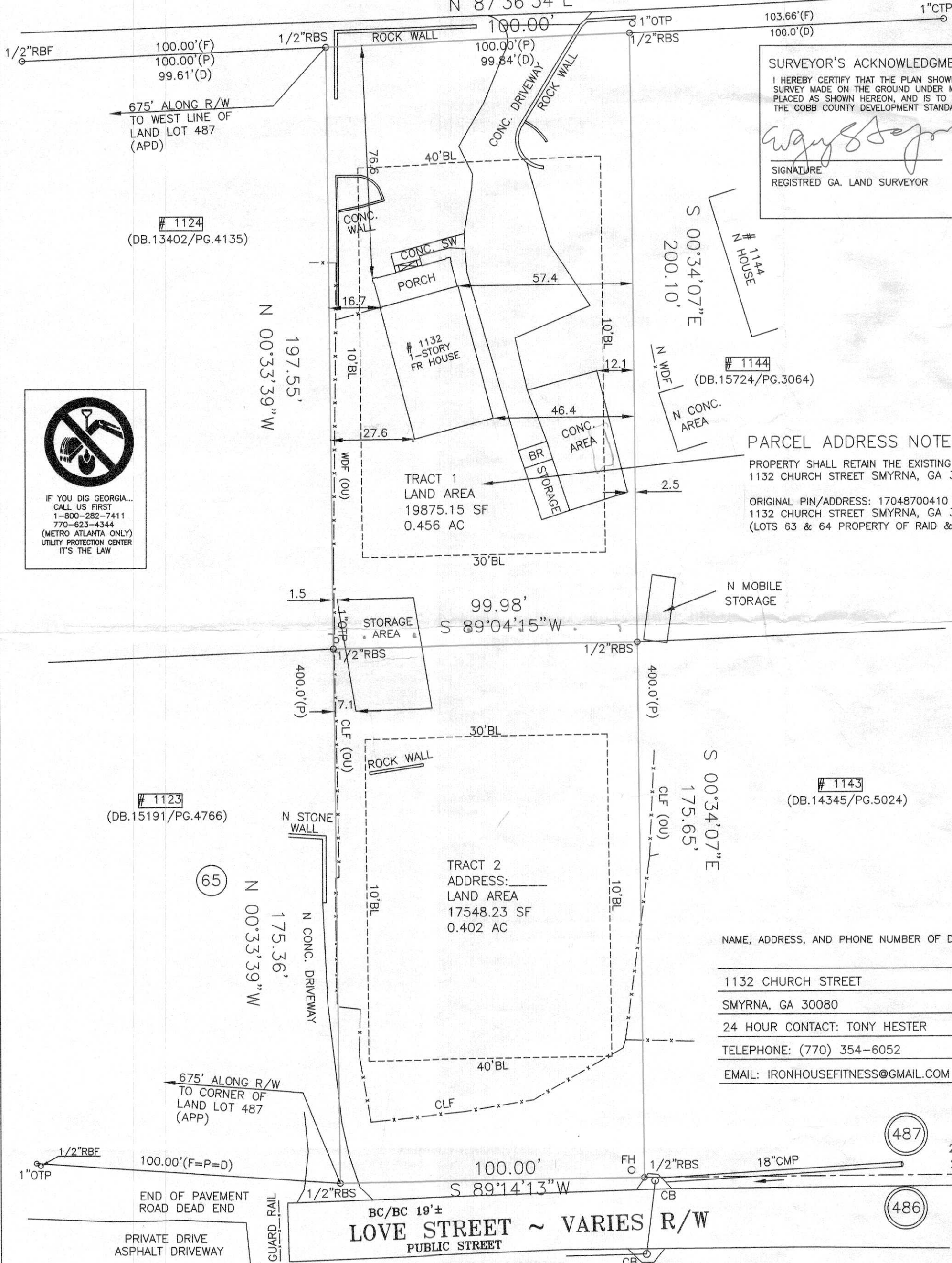
*Eugene Stepanov*  
SIGNATURE  
REGISTERED GA. LAND SURVEYOR

EUGENE STEPANOV  
PRINTED NAME

02/22/2021  
DATE

## CHURCH STREET ~ VARIES R/W

BC/BC 22'±  
N 87°36'34"E



### SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

*Eugene Stepanov*  
SIGNATURE  
REGISTERED GA. LAND SURVEYOR

EUGENE STEPANOV  
PRINTED NAME

02/22/2021  
DATE

### COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 3 PAGE 51, THE PURPOSE OF THIS REVISION IS TO REPLAT ORIGINAL LOTS OF RECORD WHICH ARE LOTS 63 AND 64 INTO 3 LOTS WITH CURRENT CODE ZONING SETBACKS.

COBB COUNTY WATER SYSTEM DATE

ZONING DIVISION DATE

DEVELOPMENT & INSPECTIONS DIVISION DATE

ALL ELEVATIONS ARE FIELD RUN MEASUREMENTS  
HORIZONTAL DATUM = NAD 1983  
VERTICAL DATUM = NAVD 1988

ELECTRONIC TOTAL STATION TOPCON ES-105 AND A 100' CHAIN WERE USED TO DETERMINE LINEAR AND ANGULAR DIMENSIONS

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES

IF THE CUMULATIVE DISTURBED AREA ON THESE LOTS EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION MANAGER.

NO STREET PARKING HAS BEEN  
APPROVED FOR THIS DEVELOPMENT

### OWNER'S ACKNOWLEDGEMENT

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 OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL FOR ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION 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 THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE

DATE

PRINTED NAME

### SPECIAL NOTES:

- FIRE APPARATUS ACCESS SHALL MEET THE FOLLOWING:  
DRIVEWAY MUST HAVE A MINIMUM 12'DRIVING SURFACE WIDTH (CCDS 402.07.01) WITH MINIMUM 25' INSIDE TURNING RADIUS. DRIVEWAY MUST HAVE A MINIMUM 12'DRIVING SURFACE WIDTH (CCDS 402.07.01) WITH MINIMUM 25' INSIDE TURNING RADIUS. FULLY DEVELOPED LANDSCAPING SHALL BE AT LEAST 7'0" FROM CENTER OF DRIVE (14' CLEAR WIDTH) AND 13'6" VERTICAL CLEARANCE. MAXIMUM GRADE SHALL NOT EXCEED 18% ANGLE OF DEPARTURE SHALL NOT EXCEED 8.5%. 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.
- FIRE HYDRANT ACCESS AND FLOW SHALL MEET THE FOLLOWING:  
HYDRANT LOCATION WITHIN 500' OF THE MOST REMOTE PORTION OF THE STRUCTURE. FIRE FLOE TEST FROM CLOSEST EXISTING HYDRANT SHALL BE PROVIDED MEETING THE MINIMUM, 1000 GPM @ 20PSI.
- SUBMITTAL OF AN INDIVIDUAL EROSION/SEDIMENT CONTROL PLAN IS NOT REQUIRED FOR THIS DIVISION OF PROPERTY. HOWEVER, IT IS THE OWNER'S/ DEVELOPER'S/ BUILDER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMP'S) UPON COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE
- REPLACE DRIVE STD WITH COBB STD 116R.
- ALL ROADWAY WALKWAY UTILITY CROSSING ARE TO BE BORED AND CASED. ANY ROAD OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIV UNDER SEPARATE PERMIT.

### NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER

1132 CHURCH STREET  
SMYRNA, GA 30080  
24 HOUR CONTACT: TONY HESTER  
TELEPHONE: (770) 354-6052  
EMAIL: IRONHOUSEFITNESS@GMAIL.COM

APPROX.  
LOCATION OF  
LAND LOT LINE

AN ON-SITE SEWAGE MANAGEMENT SYSTEM PERMIT WILL BE ISSUED BY COBB COUNTY BOARD OF HEALTH UPON COMPLIANCE WITH THE RULES AND REGULATIONS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

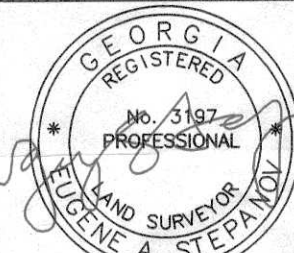
PROPERTY IS ZONED R-15  
COBB COUNTY

MINIMUM LOT SIZE 15000 SF  
MINIMUM LOT WIDTH 85'  
BUILDING SETBACK:  
FRONT: 40'  
SIDE: 10'  
REAR: 30'  
MAX LOT COVERAGE 35%  
MAX BUILDING HEIGHT 35'

TOTAL LAND AREA  
37,423.38 SF / 0.859 AC

TURN AROUND AREA TO BE  
PROVIDED ON SITE

COUNTY EASEMENT NOTE:  
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

LOTS 63 AND 64		BLOCK	
PROPERTY OF RAID & WALKER SUBDIVISION		UNIT	
LAND LOT 487	17TH DISTRICT	2ND SECTION	
COBB COUNTY	PB.3/PG.51	DB.15208/PG.2549	
FIELD WORK DATE NOV 03, 2020		PRINTED/SIGNED FEB 22, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AM  
COORD #20201516  
DWG #20202381

**SURVEY LAND EXPRESS, INC**  
LAND SURVEYING SERVICES

24 LENOX POINTE  
ATLANTA, GA 30324  
FAX 404-601-0941  
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INFO@SURVEYLANDEXPRESS.COM