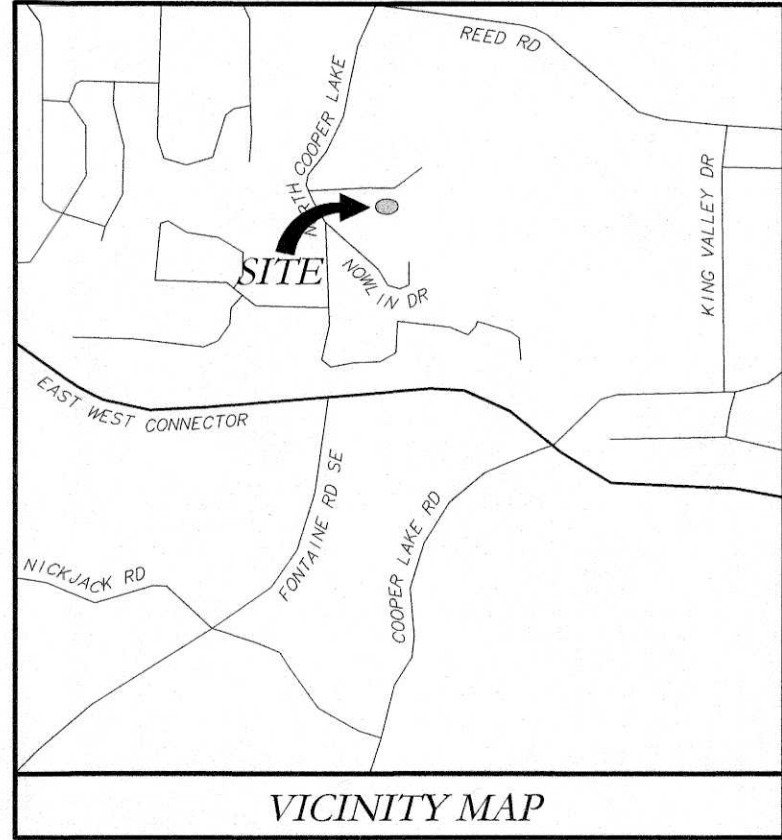
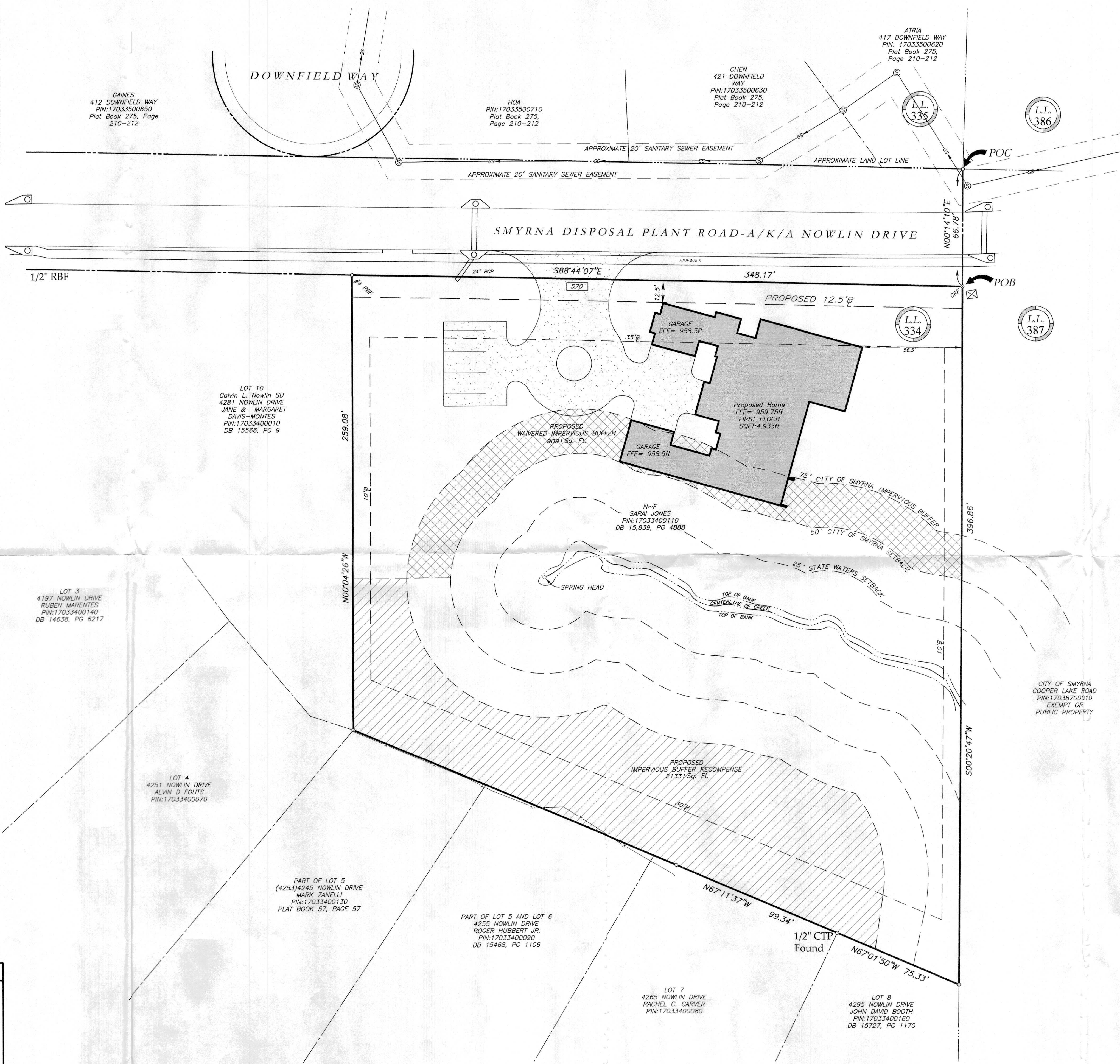


RESERVED FOR COURT CLERK



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION TS12 R1000, P5" WITH A CARLSON SURVEYOR 2 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

BOUNDARY INFORMATION SHOWN IS PER A RETRACEMENT SURVEY FOR ALVIN FOUTS PREPARED BY PERIMETER SURVEYING COMPANY, INC. DATED 11/4/2020. THE SURVEY WAS VERIFIED BY SURVEYS PLUS, INC. AND FIELD LOCATION OF THE SPRING HEAD, STREAM BANKS AND BUFFERS WERE ADDED FOR THE PURPOSE OF THE VARIANCE EXHIBIT.

ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL.

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-15 (RESIDENTIAL) PER CITY OF SMYRNA ZONING ORDINANCES.

MINIMUM LOT WIDTH	85 FEET
FRONT SETBACK	35 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0206J AND THE DATE OF SAID MAP IS OCTOBER 5, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN THE PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

SURVEY REFERENCES

1. REFERENCE A RETRACEMENT SURVEY FOR ALVIN FOUTS PREPARED BY PERIMETER SURVEYING COMPANY, INC., DATED 11/4/2020.

REQUESTED VARIANCES

1. REDUCTION OF FRONT BUILDING SETBACK LINE TO 12.5'

2. WAIVER OF THE IMPERVIOUS BUFFER AS SHOWN (9091 Sq. Ft.) WITH AN AREA OF RECOMPENSE AT THE REAR OF THE LOT (21,331 Sq. Ft.)

LEGEND

IMPERVIOUS AREA AFFECTED

IMPERVIOUS AREA AFFECTED RECOMPENSE

SURVEYOR'S CERTIFICATION

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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

Donald L. Perryman
DONALD L. PERRYMAN, LS # 2133
8/18/21
DATE

LEGEND		
POB	POINT OF BEGINNING	⊕
POC	POINT OF COMMENCEMENT	⊙
RBS	REAR SET	⊕
RFP	REAR FOUND	⊕
MNF	MAG NAIL FOUND	⊕
MNS	MAG NAIL SET	⊕
CNP	CAPTOP REBAR FOUND	⊕
OTF	OPEN TOP PIPE FOUND	⊕
CMP	CONCRETE MONUMENT FOUND	⊕
DI	DROP INLET	⊕
CI	CATCH INLET	⊕
YI	YARD INLET	⊕
OCS	OUTLET CONTROL STRUCTURE	⊕
UB	UNION BOX	⊕
SWCB	SINGLE WING CATCH BASIN	⊕
DWCB	DOUBLE WING CATCH BASIN	⊕
HW	HEADWALL	⊕
FES	FLARED END SECTION	⊕
CNP	CORRUGATED METAL PIPE	⊕
RCP	REINFORCED CONCRETE PIPE	⊕
SS	SANITARY SEWER	⊕
F.M.E.	FORCE MAIN EASEMENT	⊕
S.S.E.	SANITARY SEWER EASEMENT	⊕
D.E.	DRAINAGE EASEMENT	⊕
W.E.	WATER EASEMENT	⊕
⊕	FIRE HYDRANT	⊕
⊕	WATER VALVE	⊕
⊕	GAS METER	⊕
⊕	POWER METER	⊕
⊕	ELECTRICAL BOX	⊕
⊕	POWER POLE	⊕
⊕	OVERHEAD ELECTRICAL	⊕
⊕	GUT WIRE	⊕
⊕	ROOF DRAIN	⊕
⊕	DROP INLET	⊕
⊕	JUNCTION BOX	⊕
⊕	HEAD WALL	⊕
⊕	DOUBLE WING CATCH BASIN	⊕
⊕	SAFETY END SECTION	⊕
⊕	UNDERGROUND GAS LINE	⊕
⊕	UNDERGROUND WATER LINE	⊕
⊕	UNDERGROUND ELECTRIC LINE	⊕
⊕	UNDERGROUND TELECOM	⊕
⊕	SANITARY SEWER LINE	⊕
⊕	SANITARY SEWER MANHOLE	⊕
⊕	GREASE TRAP	⊕
⊕	CLEAN OUT	⊕
⊕	FENCE	⊕
⊕	BOLLARD	⊕
⊕	SPOT ELEVATION	⊕

DATE	
REVISIONS	

JOB NUMBER	5733
DRAWN BY	JTB
CHECKED BY	DLP
DATE	8-18-21
FIELD DATE	8-5-21
SCALE	1"=30'

VARIANCE PLAT FOR SARAI JONES

LOCATED IN LAND LOT 334 OF THE 17th DISTRICT, 2nd SECTION, COBB COUNTY, CITY OF SMYRNA, GEORGIA

5730 SMYRNA DISPOSAL PLANT ROAD, SMYRNA, GEORGIA

SURVEYS PLUS, INC.

3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com

ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

REGISTERED LAND SURVEYOR
DONALD L. PERRYMAN
LS # 2133

Sheet 1 of 1